



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 11/10/2015

TO: _____

FROM: CODY SCHEEL, 805-781-5157, cscheel@co.slo.ca.us
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: SUB2015-00033 COAL 15-0085 MURPHY LLA, PROPOSED LOT LINE ADJUSTMENT BETWEEN TWO EXISTING PARCELS TO CORRECT BOUNDARY ERROR, LOCATED AT 2347 OCEAN ST., OCEANO APN: 062-098-014 & -015

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date _____

Name _____

Phone _____

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot Receiving Site Reversion to Acreage
- Condominium (new or conversion) Sending Site
- Road Abandonment Road Name
- Tract Map Parcel Map Lot Line Adjustment
- Amendment to approved land division

SUB2015-00033 COAL0085 MURPHY WILLIAM

Lot Line Adjustment

LOT LINE ADJUSTMENT BETWEEN TWO PARCELS TO FIX BOUNDARY ERROR

/ JSM

AR RSF

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name William Murphy Daytime Phone 503-332-4291
 Mailing Address 160 Station Way, Arroyo Grande, CA Zip Code 93420
 Email Address: william_murphy@hotmail.com

Applicant Name MBS Land Surveys, Attn: Leaha Magee Daytime Phone 805-594-1960
 Mailing Address 3563 Sueldo St., Unit Q, SLO, CA Zip Code 93401
 Email Address: Leaha@mbslandsurveys.com

Agent Name MBS Land Surveys, Attn: Leaha Magee Daytime Phone 805-594-1960
 Mailing Address 3563 Sueldo St., Unit Q, SLO, CA Zip Code 93401
 Email Address: Leaha@mbslandsurveys.com

PROPERTY INFORMATION

Total Size of Site: 17,949.75 s.f. Assessor Parcel Number(s): 062-098-014 & -015
 Legal Description: Lots 25 - 29, Block 18, of Map No. 2, of the Town of Oceano.
 Address of the project (if known): 2347 Ocean St., Oceano, CA 93445
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Please see attached vicinity map.

Describe current uses, existing structures, and other improvements and vegetation on the property:

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): LLA for APNs 062-098-014 & -015
Residential

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature William Murphy Date October 12, 2015

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: Parcel 1 - 7,700.52 s.f. Parcel 2 - 9,794.23 s.f.

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 17,494.75 s.f.

What will the property be used for after division: Residential

Is the property part of a previous subdivision that you filed? Yes No

If Yes, what was the map number: Tract No: _____ CO _____ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? Yes No

Building permits or other approval? Yes No

If you answered Yes to either question, please provide copies of all applicable materials.

Deed history included.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

Surrounding parcel ownership: Do you own adjacent property? Yes No

If yes, what is the acreage of all property you own that surrounds the project site? Please see LLA map.

Describe existing and future access to the proposed project site: Adjust property line to address residence which straddles property line
Existing

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Residential South: Residential

East: Residential West: Residential

Proposed water source: On-site well Shared well Other Existing service.

Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Proposed sewage disposal: Individual on-site system Other Existing service.

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: Oceano CSD Fire

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request Existing home was constructed over property line.

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer ALL of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project * _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

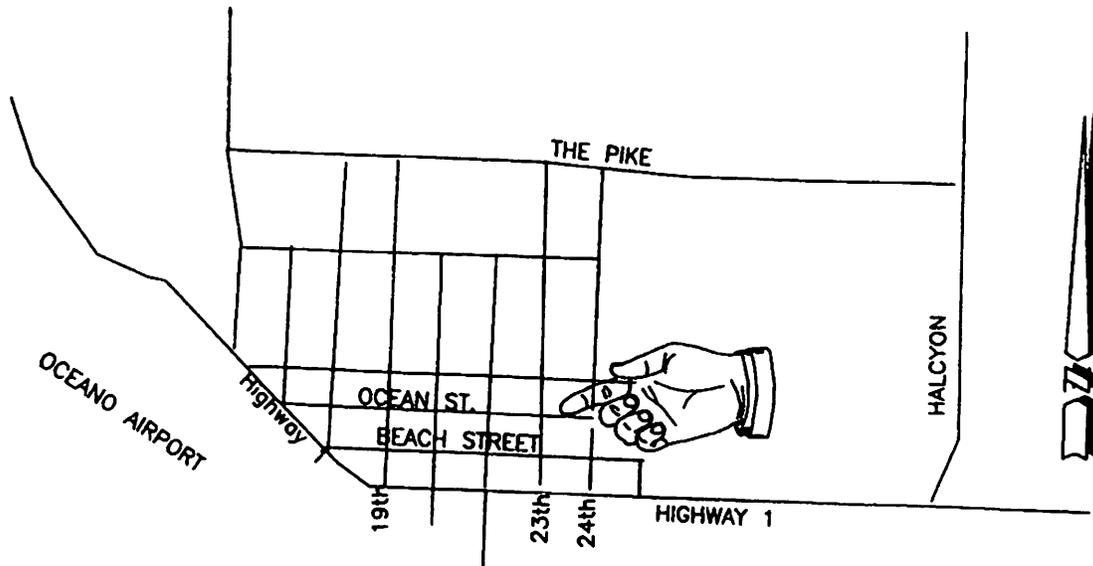
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

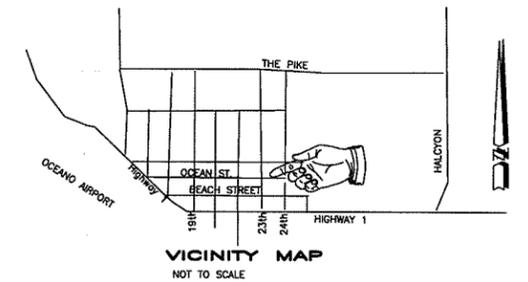
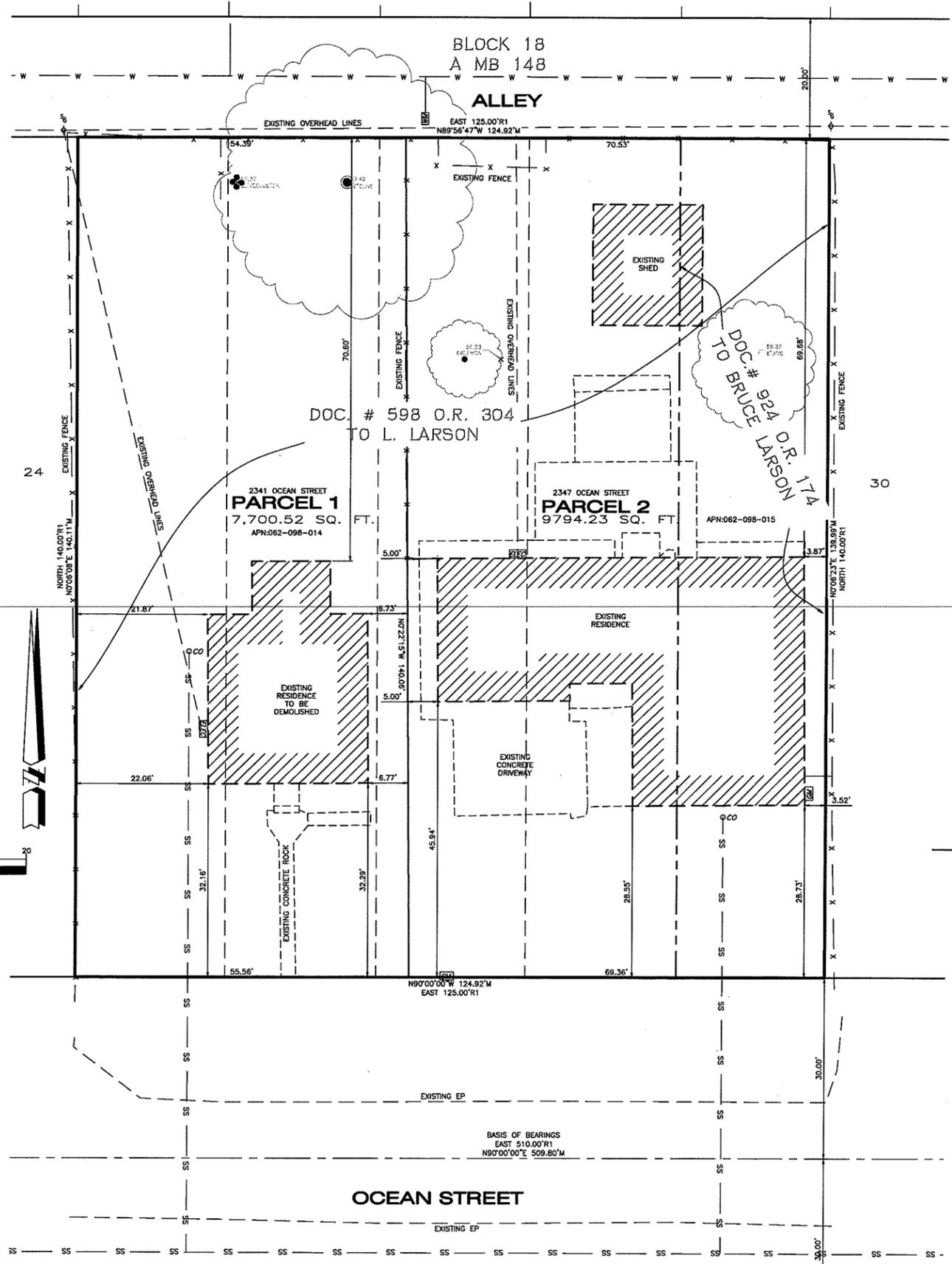
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



VICINITY MAP
NOT TO SCALE

LLA COAL 15-0085
APNs 062-098-014 & -015
2341 & 2347 Ocean St., Oceano



REFERENCES

R1 A MB 148

OWNERS

WILLIAM MURPHY
2347 OCEAN STREET
OCEANO, CA 93445
PHONE: 503-332-42192
E-MAIL: WmMurphy@hotmail.com
APN: 062-098-014 & 015

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF OCEAN STREET BEARING N 97° 00' 00" E.

STATEMENT OF PURPOSE:

THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO RE-CONFIGURE PARCEL 1 TO BE CONSISTENT WITH CURRENT SETBACK REQUIREMENTS

LEGEND

- ▲ FOUND PIN IN MONUMENT WELL PER R1
- FOUND MONUMENT AS NOTED
- X FENCE LINE
- M MEASURED
- R RECORD
- PROPOSED PROPERTY LINE
- - - PROPERTY LINE TO BE ADJUSTED

SERVICES:

- WATER: OCEANO COMMUNITY SERVICE DISTRICT
- SEWER: OCEANO COMMUNITY SERVICE DISTRICT
- GAS: THE GAS COMPANY
- ELECTRIC: PACIFIC GAS & ELECTRIC
- TELEPHONE: PAC BELL

ZONING STANDARDS:

- ZONING: AR-AIRPORT REVIEW AREA
- RSF-RESIDENTIAL SINGLE FAMILY
- MINIMUM AREA: 3500 SQ. FT.
- MINIMUM WIDTH _____
- MINIMUM DEPTH _____
- MINIMUM FRONTAGE _____
- FRONT SETBACK _____
- SIDE SETBACK 5 FT.
- REAR SETBACK 5 FT.
- INFORMATION FROM COUNTY OF SAN LUIS OBISPO ZONING ORDINANCE

PROJECT DATA

1. PROJECT ADDRESS: 2341 & 2347 OCEAN STREET, OCEANO
2. ASSESSOR'S PARCEL NUMBER: 062-098-014 & 015
3. ZONING: AR, AIRPORT REVIEW AREA & RSF, RESIDENTIAL SINGLE FAMILY
4. TOTAL AREA: 17494.75 SQ. FT.

COAL - 15-0085

AREA TABLE:

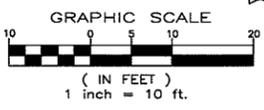
LOT NO.	OLD AREA	PARCEL NO.	NEW AREA

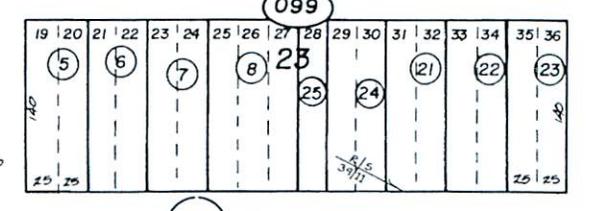
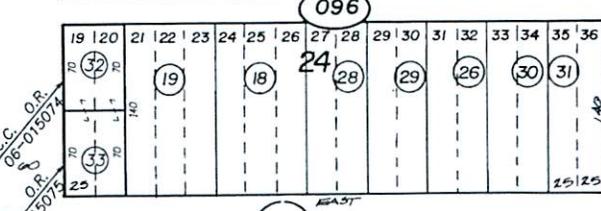
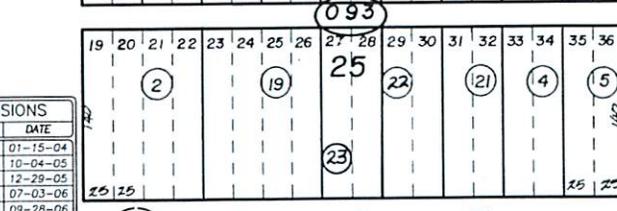
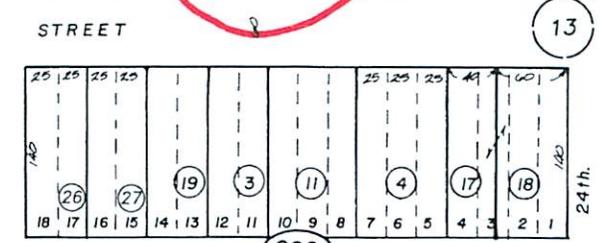
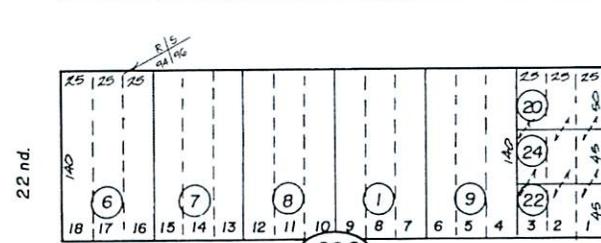
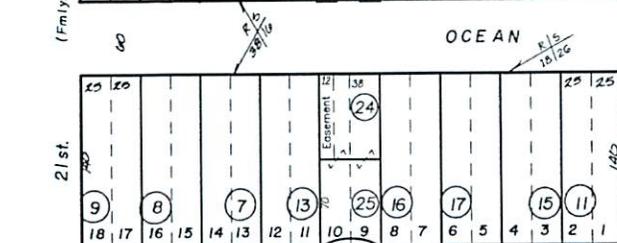
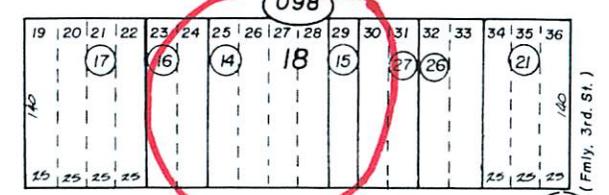
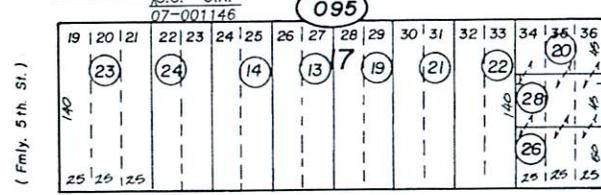
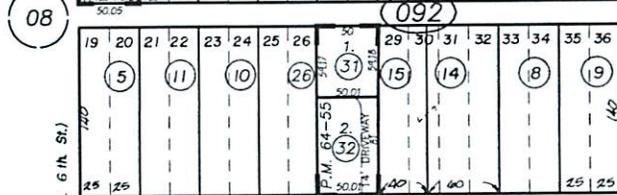
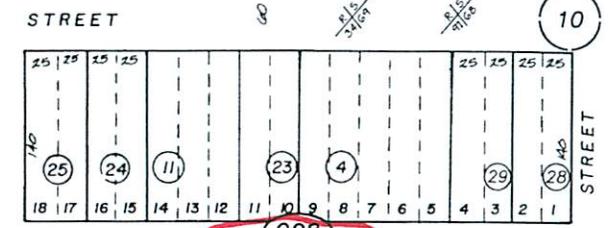
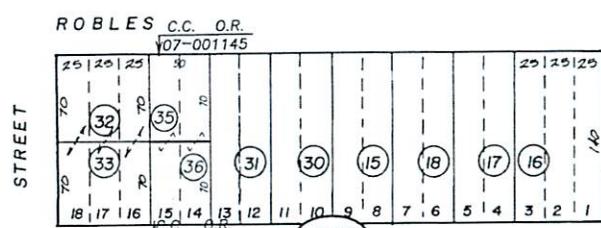
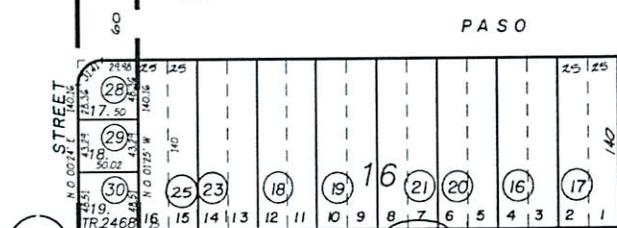
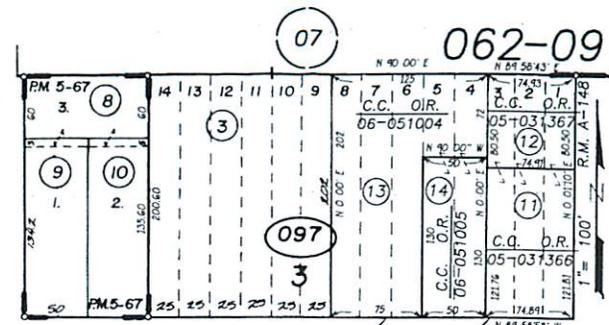
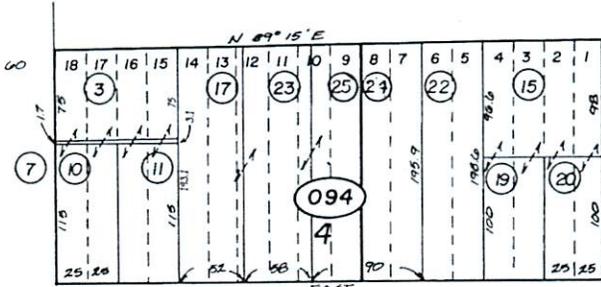
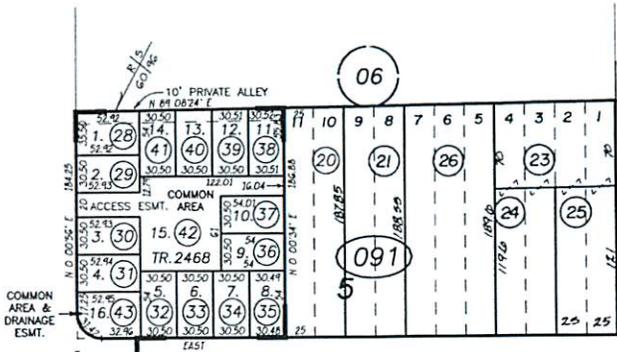
PRELIMINARY LOT LINE ADJUSTMENT

LOTS 25-29 OF BLOCK 18 OF THE TOWN OF OCEANO AS SHOWN ON MAP FILED IN BOOK A AT PAGE 148, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF WILLIAM MURPHY
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
505-594-1960

M:\15-234_2341 & 2347 Ocean St.-Ocean\CS0-2013\2341 & 2347 Ocean St.-Preliminary LLA.dwg, 24X36, Oct 15, 2015 7:26am, another.





REVISIONS	
LS.	DATE
04-280	07-15-04
06-127	10-04-05
06-212	12-29-05
07-055	07-03-06
07-176	09-28-06
08-005	03-01-07
15-067	10-16-14

0 50' 100' 200'

LZ 08-22-97

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 2468, R.M. Bk. 22, Pg. 90-95.
TOWN OF OCEANO, R.M. Bk. A, Pg. 148

OCEANO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 062 PAGE 09



Residential Single-Family

15th St



Ocean St

South County Planning Area
Planning Area

Oceanfront
Oceanfront

UNNAMED RD

Multi-Family

Beach St

23rd St

UNNAMED RD

UNNAMED RD

21st St

UNNAMED RD

25th St

tail



Parcel Summary Report For Parcel # 062-098-014

11/5/2015
3:31:31PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN MURPHY WILLIAM A
 160 STATION WAY #145 ARROYO GRANDE CA 93420-9990

OWN MURPHY DEBBRA E

OWN MURPHY FAMILY REVOCABLE TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	02347 OCEAN ST OCNO

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
TNOCNO	0018	0026						Y	LM	
TNOCNO	0018	0027						Y	LM	
TNOCNO	0018	0028						Y	LM	

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
TNOCNO	0018	0025	Oceano	South County I	RSF	AR		Y	LM / VP	E010160M / E030055

Parcel Information

Status Description

Active TN OCEANO BL 18 LTS 25 TO 28

Notes

SEE PARCEL TAG NOTES FOR PARCEL LEGALITY. JSM 4/7/15. LOTS ARE SEPERATE LEGAL LOTS 014 AND 015 BUT SFD CROSSES PL. POTENTIAL TO DO A LOT LINE ADJUSTMENT TO FREE UP A BUILDABLE PORTION ON WESTERN SIDE. KNALL 4/13/15

Tax Districts



Parcel Summary Report For Parcel # 062-098-014

11/5/2015
3:31:31PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS
COUNTY-ZONE NO. 03
SAN LUIS
NO. 04
SOUTH SAN LUIS OBISPO COUNTY
OCEANO
AREA NO. 21

Case Information

Case Number: **Case Status:**

COD2003-00055 CLD Primary Parcel

Description:

RV STORAGE; 2 TRAILERS

COD2013-00004 CLD Primary Parcel

Description:

REPORTED SUBSTAN (BETWEEN 23 AND 24 STREET)

E010160 RES Primary Parcel

Description:

VEHICLE AND STORAGE VIOLATION

PMT2004-01360 WIT Primary Parcel

Description:

METAL SHED - 378 S.F.

PMT2013-00156 FNL Primary Parcel

Description:

CONVERT SFD BUILT IN 1931 TO STORAGE BUILDING - REMOVE HEATER, PLUMBING AND ELECTRICAL

SUB2015-00033 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT BETWEEN TWO PARCELS TO FIX BOUNDARY ERROR



Parcel Summary Report For Parcel # 062-098-015

11/5/2015
3:32:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role **Name and Address**

OWN MURPHY WILLIAM A
 160 STATION WAY #415 ARROYO GRANDE CA 93420-9990

OWN MURPHY DEBBRA E

OWN MURPHY FAMILY REVOCABLE TRUST

Address Information

Status **Address**
 P 02347 OCEAN ST OCNO

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
TNOCNO	0018	0029	Oceano	South County I	RSF	AR		Y	LM	

Parcel Information

Status **Description**
 Active TN OCEANO BL 18 LT 29

Notes

SEE PARCEL NOTES TAG FOR PARCEL LEGALITY. JSM 4/7/15
 PER CALL FROM RABO BANK (RONDA GARAS @ 269-7077), CONFIRMED EXISTING ADDRESS 2347 OCEAN ST, AND NOT "2341". THE EXISTING
 RESIDENCE APPEARS TO BE LOCATED PARTIALLY ON APN 062-098-014 & 015. 8/27/14-PCS

Tax Districts
 LUCIA MAR
 SAN LUIS OBISPO JT(27,40)
 ARROYO GRANDE
 COASTAL SAN LUIS
 COUNTY-ZONE NO. 03
 SAN LUIS



Parcel Summary Report For Parcel # 062-098-015

11/5/2015
3:32:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 04
SOUTH SAN LUIS OBISPO COUNTY
OCEANO
AREA NO. 21

Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
PMT2004-01360	WIT	Related Parcel

Description:
METAL SHED - 378 S.F.

SUB2015-00033	REC	Related Parcel
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Description:
LOT LINE ADJUSTMENT BETWEEN TWO PARCELS TO FIX BOUNDARY ERROR