



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 12/2/2015

TO: _____

FROM: MEGAN MARTIN, 805-781-4163, MAMartin@co.slo.ca.us
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: SUB2015-00037 CO15-0057 DYER, PROPOSED DIVISION OF ONE 10 ACRE PARCEL TO TWO PARCELS OF 5 ACRES EACH, LOCATED AT 400 ALOMA WAY, ARROYO GRANDE APN: 075-232-003

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

Parcel Map

DIVIDE PARCEL INTO 2 PARCELS OF 5 ACRES EACH SCSC/ SCSC RR

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
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Road Name
- Certificate of Compliance
- Parcel Map
- Road Abandonment
- Condominium (new or conversion)
- Amendment to approved land division
- Tract Map

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name John L. Dowden, Tia N. Dowden Daytime Phone (661)344-0435
 Mailing Address 509 Hilltop Court, Taft, CA Zip Code 93268
 Email Address: tiadowden@yahoo.com jdowden04@yahoo.com

Applicant Name John Collier Daytime Phone 805 431-1407
 Mailing Address 480 W Grand Avenue, Suite B Grover Beach, CA Zip Code 93433
 Email Address: jcollier80@aol.com

Agent Name William R. Dyer, Civil Engineer Daytime Phone 805 481-1223
 Mailing Address P O Box 432, Grover Beach, CA Zip Code 93483
 Email Address: wrd_531@sbcglobal.net

PROPERTY INFORMATION

Total Size of Site: 10 ac Assessor Parcel Number(s): 075-232-003
 Legal Description: Lot 3, Ocean View Orchards
 Address of the project (if known): 400 Aloma Way, Arroyo Grande, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: South Halcyon Road, left on Aloma Way to past Ferndale Rd on left.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant, well improvements, gravel roadway, oak trees.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels):
Divide parcel into 2 Parcels of 5 acres each.

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  Date 9-7-15

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 5 acres

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 10 acres

What will the property be used for after division: Rural 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.

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? _____

Describe existing and future access to the proposed project site: _____

South Halcyon Road to Aloma Way

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

North: Rural Residential South: Rural Residential

East: Rural Residential West: Rural Residential

Proposed water source: On-site well Shared well Other _____

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 _____

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: Cal 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 _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreeage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

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:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 6.4 acres
Moderate slopes of 10-30%: 3.6 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Flattened for road and storage/parking areas.
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Aloma Way

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 600 gpd
4. How many service connections will be required? 2
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Existing well
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? Yes No
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours 20 G.P.M.
 Surrounding Well Logs Hydrologic Study Other Well Completion Report

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 200 min. feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: South County Sanitation
- 3. Where is the waste disposal storage in relation to buildings? Behind Buildings
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: Lucia Mar
- 2. Location of nearest police station: City of Arroyo Grande
- 3. Location of nearest fire station: City of Arroyo Grande
- 4. Location of nearest public transit stop: City of Arroyo Grande
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1.5 miles feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: Rural Residential
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

- 1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
- 2. If yes, is the site currently under land conservation contract? Yes No
- 3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

- 1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): none
- 2. Will the development occur in phases? Yes No
 If yes describe: _____
- 3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: construct single family residences
- 4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: none

*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:
none

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): Tentative and final map approvals thru County. Abandonment of Jenner Way.

(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.)

OWNER & SUBDIVIDER:

John & Tia Dowden
509 Hilltop Court
Taft, CA 93288

SITE INFORMATION:

APN: 075-232-003
ADDRESS: 400 Aloma Way
Arroyo Grande CA 93420

UTILITIES:

| | |
|------------|---------------------------|
| POWER- | P.G. & E. |
| TELEPHONE- | A.T. & T. |
| GAS - | So. Cal. Gas Company |
| WATER- | Individual Private Wells |
| SEWER- | Individual Septic Systems |

NOTES:

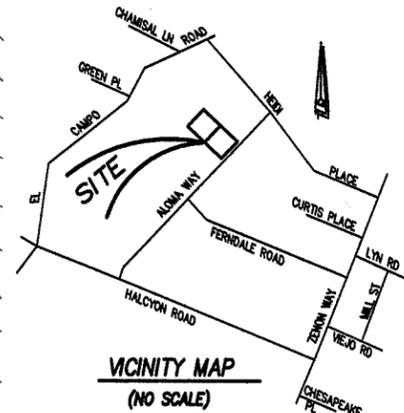
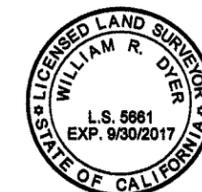
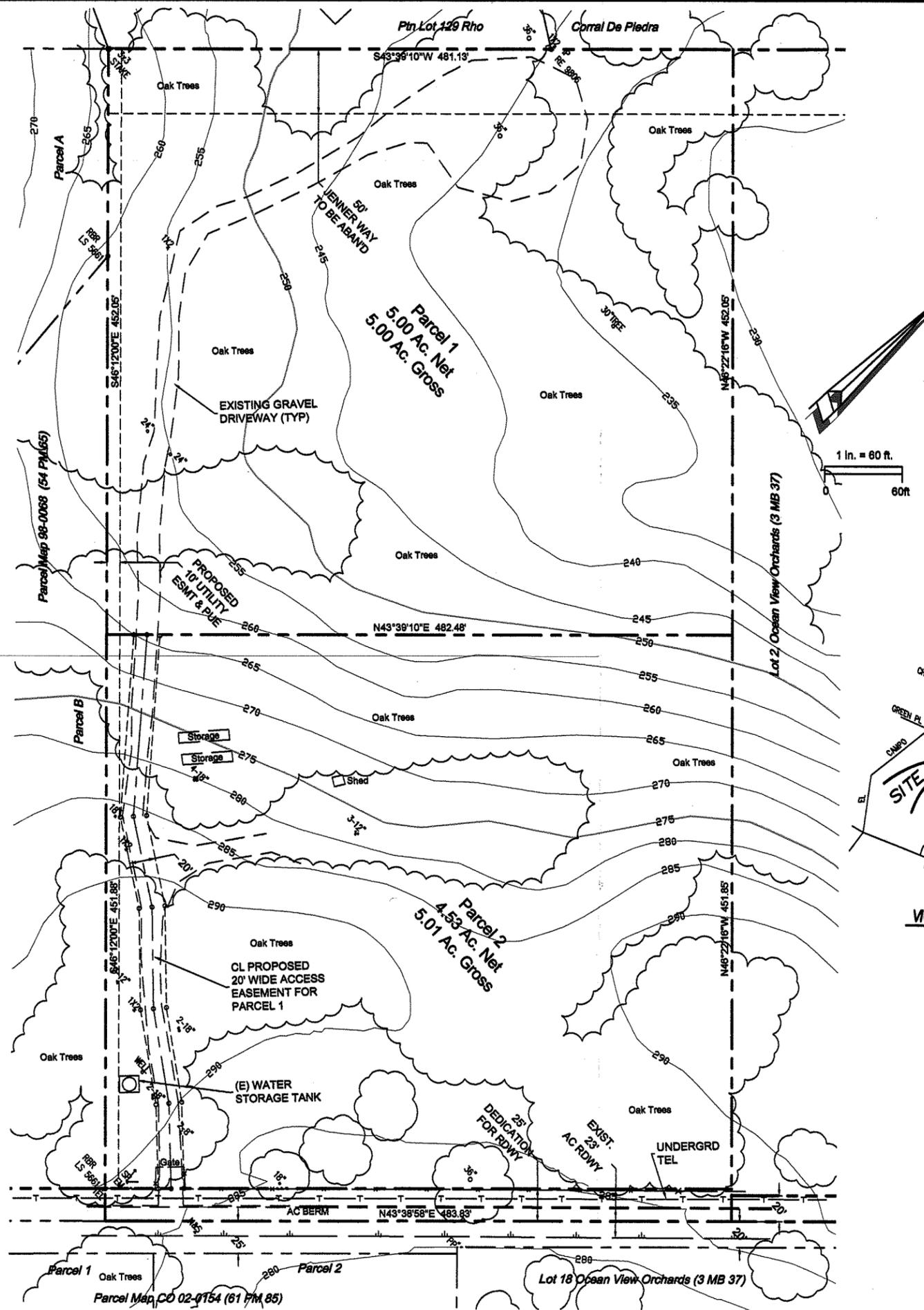
- All trees shown are oak trees unless otherwise indicated. Not all trunk locations are shown.
- Topographic information from County of San Luis Obispo 200 scale aerial topo supplemented by a field survey dated October 18, 2014.
- Bench Mark: Top of centerline monument well at the intersection of Aloma Way and Ferndale Road. Elevation 310.31 per County Improvement Plans dated February, 1999. USC&GS Datum.

PROPERTY USE:

| | |
|-----------|-------------------|
| EXISTING: | Vacant |
| PROPOSED: | Rural Residential |

LEGEND

- 60 — EXISTING CONTOUR
- — — — — PROPERTY LINE
- x-x- FENCE LINE
- - - - - EDGE OF PAVEMENT
- T- UNDERGROUND TELEPHONE
- - - - - WEEP LINE
- - - - - BUILDING
- 24' TREE
- EM ELECTRIC METER
- PP POWER POLE
- SP SERVICE POLE



NOTES:

BOUNDARY IS SHOWN BASED UPON A MONUMENTS FOUND PER PARCEL MAP RECORDED IN BOOK 54 PAGE 85 OF PARCEL MAPS, RECORD OF SURVEYS RECORDED IN BOOK 90 AT PAGE 81 OF LICENSED SURVEYS, AND RECORD OF SURVEY RECORDED IN BOOK 9, PAGE 93 OF LICENSED SURVEYS, SAN LUIS OBISPO COUNTY.

BASIS OF BEARINGS IS THE NORTHEASTERLY LINE OF PARCEL MAP CO 88-0068 (54 PM 65) WHICH BEARS N 46°12'00" E.

OWNER'S STATEMENT:

I hereby apply for approval of the division of real property shown on this map and certify that I am the legal owner of said property or the authorized agent of the legal owners and that the information shown hereon is true and correct to the best of our knowledge and belief.

BY: _____
John L. Dowden

BY: _____
Tia N. Dowden

SURVEYORS STATEMENT:

THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE LOT DIVISION ORDINANCE OF THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

BY: William R. Dyer
DATE: 9/2/15

William R. Dyer
Civil Engineering - Land Surveying
15 North 8th Street, Suite B Phone - (805) 481-1223
P. O. Box 432 Fax - (805) 481-1323
Grover Beach CA 93483-0432

VESTING TENTATIVE PARCEL MAP NO. CO 15-0057
A SUBDIVISION OF LOT 3, OCEAN VIEW ORCHARDS (3 MB 37)
County of San Luis Obispo, California
November 2015
Sheet 1 of 1
Job No. Col14306



Agriculture

Commercial Retail

Residential Rural

Urban

on

South County Planning Area
Planning Area

South County Inland Sub Area
Planning Area

WINDY HOLLOW



Parcel Summary Report For Parcel # 075-232-003

11/23/2015
3:54:22PM

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 DOWDEN JOHN L
 509 HILLTOP CT TAFT CA 93268-4508
OWN DOWDEN TIA N

Address Information

Status Address
 00000 ALOMA WY SCSC

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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| 075232 | 003 | 0001 | South Cty. Plan | South County I RR | | | | U | | |

Parcel Information

Status Description
Active OCEAN VW ORCH LT 3 LESS R D

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN LUIS
NO. 04
ARROYO GRANDE
COASTAL SAN LUIS



Parcel Summary Report For Parcel # 075-232-003

11/23/2015
3:54:23PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

PMT2013-02776

ISS

Primary Parcel

Description:

ELECTRICAL FOR AG WELL ONLY - 200 AMPS - NO RV TO BE PLACED ON PROPERTY

SUB2015-00037

REC

Primary Parcel

Description:

DIVIDE PARCEL INTO 2 PARCELS OF 5 ACRES EACH