



DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 2/23/2016

TO: _____

FROM: Jo Manson (805-781-4660 or jmanson@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2015-00053 COAL16-0123 MUSCH – Proposed lot line adjustment to adjust two parcels of approximately 5.10 acres and 4.90 acres. Site location is 719 Story St, Nipomo. APN: 092-154-026

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

SUB2015-00053

MUSCH DEBRA A

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit Tree Permit Minor Use Permit
- Conditional Use Permit/Development Plan Plot Plan
- Curb, Gutter & Sidewalk Waiver Other Site Plan
- Surface Mining/Reclamation Plan Zoning Clearance
- Amendment to approved land use permit Variance

Lot Line Adjustment

LOT LINE ADJUSTMENT TO ADJUST LOT LINE WHICH CURRENTLY RUNS THROUGH SCSC/ NIPO

RS

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Debra Musch Daytime Phone 805-459-1694
 Mailing Address 719 Story St., Nipomo, CA Zip Code 93444
 Email Address: muschyapple@me.com

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name MBS Land Surveys, Attn: Leaha Magee Daytime Phone 805-594-1960
 Mailing Address 3564 Sueldo St., Unit Q, SLO, CA Zip Code 93401
 Email Address: leaha@mbslandsurveys.com

PROPERTY INFORMATION

Total Size of Site: 10 acres Assessor Parcel Number(s): 092-154-026

Legal Description: STORY SB LT 19 LESS PTN MIN RTS., LOT 19

Address of the project (if known): 685, 719 & 723 Story Street, Nipomo

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

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

PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): Lot line adjustment to adjust lot line which which currently runs through an existing residence. Owner would like to correct this situation.

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 Debra Musch

Date February 11, 2016

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 - 5.10 acres. Parcel 2 - 4.90 acres.

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

What will the property be used for after division: _____

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: Residential - this lot line adjustment is proposed to correct a lot line that runs through an existing residence. No development is proposed.

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 _____

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

Existing homes are on private existing septic systems. No development is proposed.

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)

Acreage 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:

- 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: 10 acres
Moderate slopes - 10-20%: _____ acres
20-30%: _____ 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: _____

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? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
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 _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

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? _____ 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 If 'Yes', please attach.
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: _____

3. Where is the waste disposal storage in relation to 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: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance (1/2-mile or closer) of the project? Yes No

Historic and Archeological Information

1. Please describe the historic use of the property: _____
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): _____
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: _____
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 *:
 *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

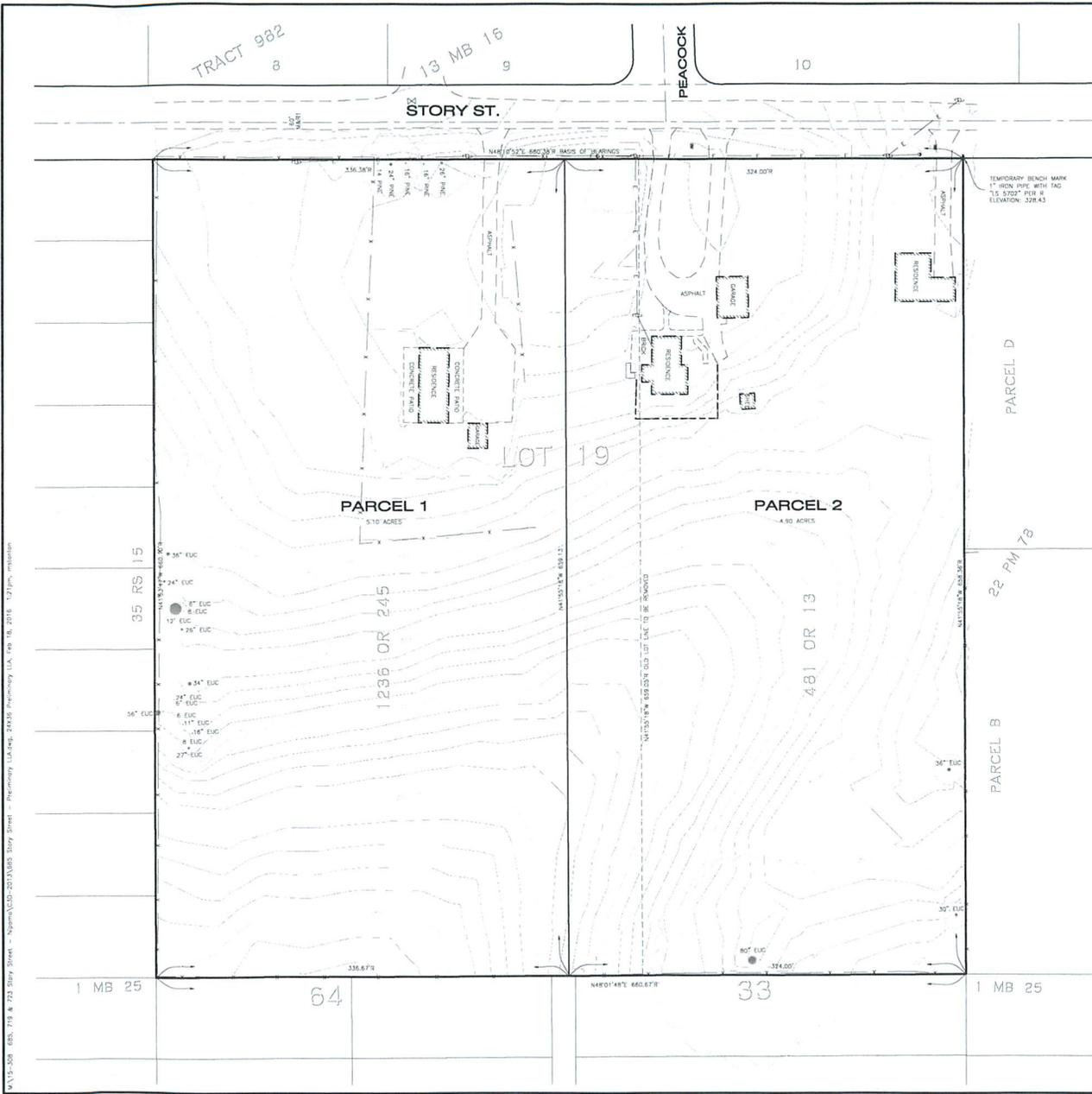
1. ~~List any mitigation measures that you propose to lessen the impacts associated with your project:~~

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 to the project.)~~

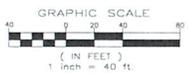


SYMBOL LEGEND:

—	FENCE LINE	▬	RETAINING WALL
—S—	SEWER MAIN	□	PO&E BOX
—W—	WATER MAIN	□	GAS METER
—G—	GAS MAIN	□	TELEPHONE BOX
—E—	ELEC/TELEPHONE/CABLE	□	SIGNAL BOX
—D—	DOWNGRADE ELECTRIC	□	CABLE TV BOX
○	DROP INLET AT CURB	□	ELECTRIC BOX
○	DROP INLET	○	TELEPHONE MANHOLE
○	STORM DRAIN MANHOLE	○	STREET LIGHT
○	FIRE HYDRANT	○	JOINT POLE
○	WATER WELL	○	POWER POLE
○	SEWER MANHOLE	○	GUY WIRE
○	SEWER CLEANOUT		
○	MONITORING WELL		

ABBREVIATIONS

R	RECORD PER 111 LS 075	IP	IRON PIPE
AC	ASPHALT CONCRETE	GB	GRADE BREAK
AP	ANGLE POINT	GM	GAS METER
BM	BENCH MARK	HP	HIGH POINT
BUILD	BUILDING	L	LIGHT
ROW	BACK OF WALK	M	MANHOLE
ED	EDGE MARK	PP	POWER POLE
CF	CURB FACE	PPV	POLYVINYL PIPE
CD	CLEAN CUT	RP	REBAR
COL	COLUMN	REP	REINFORCED CONCRETE PIPE
CON	CONCRETE	RID	RAMPING FACES
CONC	CONCRETE	SD	STORM DRAIN
CMF	CONSOLIDATED METAL PIPE	SP	SPOT ON SLOPE
CMU	CONCRETE MASONRY UNITS	SS	SEWER
CSTN	CROWN OF STREET	STR	STAIRS
DI	DROP INLET	TSP	TOP OF SLOPE
EG	EXISTING GRADE	TSD	T&E OF SLOPE
EP	EDGE OF PAVEMENT	W	WATER
FD	FOUND	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE
FF	FINISH FLOOR	WV	WATER VALVE
FW	FACE OF WALL		
HSE	HOUSE CODE		
DR	GRASS		
GM	GAS METER		
IP	IRON PIPE		



PROJECT DATA

- PROJECT ADDRESS: 685, 718&723 STORY STREET
- ZONING: RESIDENTIAL
- ASSESSOR'S PARCEL NO: 092-154-026
- WATER SUPPLY: NCSO
- SEWER DISPOSAL: NCSO
- GAS: SOUTHERN CALIFORNIA GAS CO
- ELECTRICITY: PG&E
- TELEPHONE: PACIFIC BELL
- EXISTING AREA: 4.9 AND 5.1 ACRES
- PROPOSED AREA: 4.9 AND 5.1 ACRES
- PROPOSED USE: RESIDENTIAL
- REASON FOR REQUEST: TO ACCOMMODATE EXISTING RESIDENCES

OWNERS
 DEBRA MUSCH, TRUSTEE
 MARIETTA APPLE TRUST
 719 STORY STREET
 NIPOMO, CA 93444
 muschycps@pm.com
 805-455-1694

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS COUNTY OF SAN LUIS OBISPO SURVEY MONUMENT REPLACEMENT FOR BENCHMARK Q-529 (DESTROYED) PER FIELD BOOK 1018, PAGE 5,299 ON TOP OF CURB AT CURB RETURN FRONTING THE OLD CHURCH ON THE EAST SIDE OF THOMPSON.
 ELEVATION: 333.34
 NAD 83 DATUM

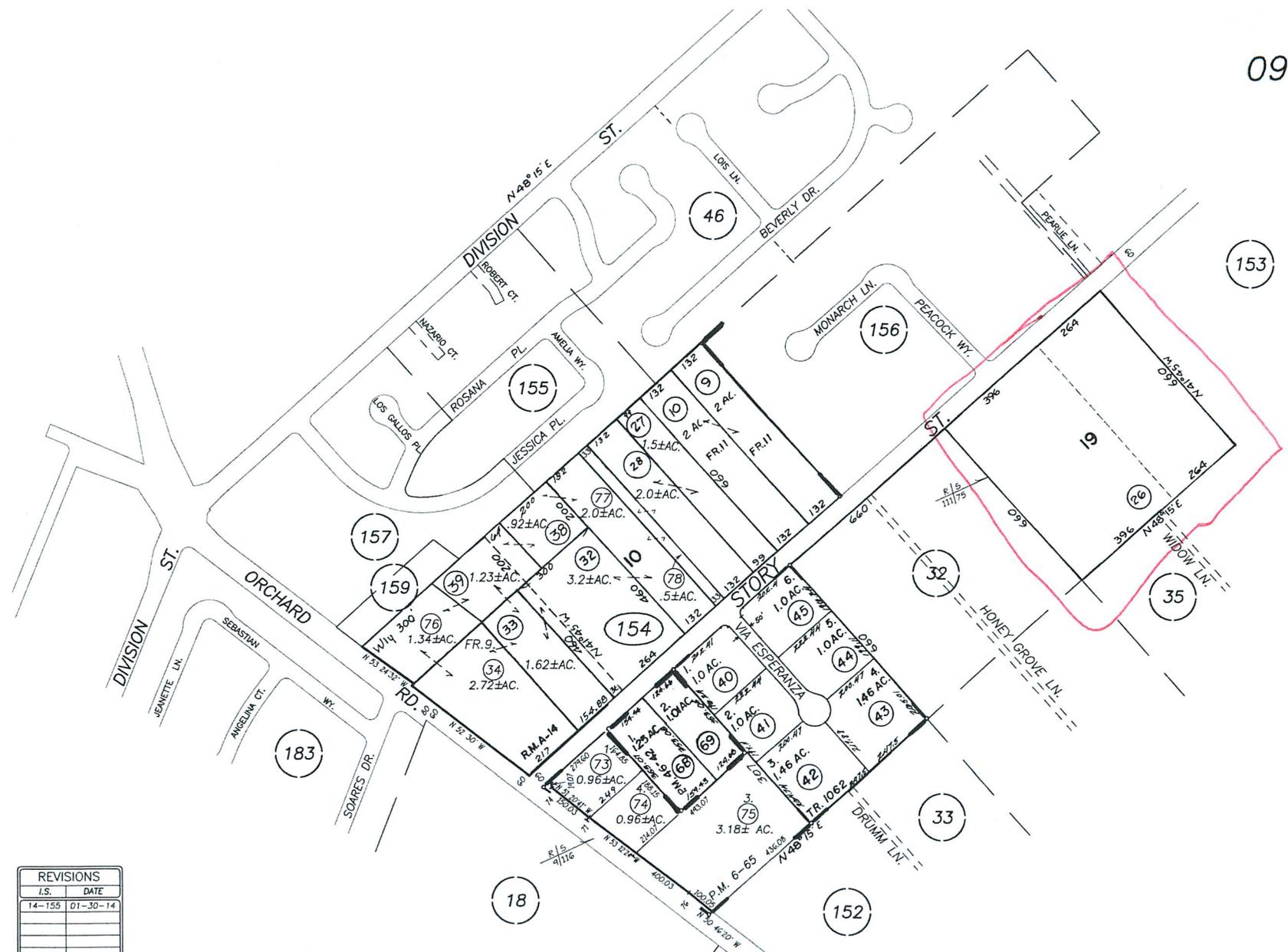
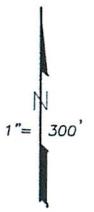
BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE NORTH LINE OF LOT 19.
 BEARING N 48° 10' 52" E PER B.S.

**PRELIMINARY MAP
 FOR
 LOT LINE ADJUSTMENT
 COAL 16-0123**

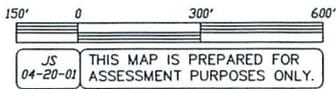
BEING AN ADJUSTMENT OF THOSE PORTIONS OF LOT 19 OF THE SUBDIVISION OF PART OF LOT 26 OF THE HANEY'S SUBDIVISION OF THE NIPOMO RANCHO, AS SHOWN ON MAP FILED IN BOOK A OF MAPS AT PAGE 14 IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA DESCRIBED IN DEEDS RECORDED IN BOOK 481, PAGE 13 AND IN BOOK 1256, PAGE 245, BOTH OF OFFICIAL RECORDS OF SAID COUNTY AT THE REQUEST OF DEBRA MUSCH

MES LAND SURVEYS
 MICHAEL B. STANTON, PLS 5702
 MARK SUELLER, CT UNIT 72
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 February 18, 2018 JOB #15-308

M:\15-308_685_718_723 Story Street - Nipomo\15-308_685_718_723 Story Street - Preliminary LA map 2/8/18 2/8/18 12:17pm.mst



REVISIONS	
I.S.	DATE
14-155	01-30-14



TRACT NO. 982, R.M. Bk. 13 , Pg. 16.
 TRACT NO. 1062, R.M. Bk. 11 , Pg. 69.
 STORY'S RESUB. OF THE RHO. NIPOMO, R.M. Bk. A , Pg. 14.

NIPOMO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 092 PAGE 154



Residential Single-Family

Residential Single-Family

Residential Suburban

Public Facilities

Commercial Retail

Commercial Service

Residential Single-Family

Residential Multi-Family

South County Planning Area
Planning Area

al Retail

NIH/ons UFL

South County Inland Sub Area
Planning Area

Residential Single-Family

Rural Lands

300 m



Parcel Summary Report For Parcel # 092-154-026

2/23/2016
10:39:38AM

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 MUSCH DEBRA A
719 STORY ST NIPOMO CA 93444-9179
OWN APPLE MANNETTA R

OWN APPLE MANNETTA R LIVING TRUST

Address Information

Status **Address**
P 00685 STORY ST NIPO
P 00719 STORY ST NIPO
P 00723 STORY ST NIPO

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>
FADANAS1	0000	0019	Nipomo	South County I	RS			Y		P86010701

Parcel Information

Status **Description**
Active STORY SB LT 19 LESS PTN MIN RTS

Notes
SEE PARCEL TAG FOR LEGALITY INFORMATION. TWO (2) UNDERLYING LEGAL PARCELS.

Tax Districts
LUCIA MAR
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN LUIS
NO. 04



Parcel Summary Report For Parcel # 092-154-026

2/23/2016
10:39:38AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NIPOMO
COASTAL SAN LUIS
NIPOMO

Case Information

Case Number:

Case Status:

88607 FNL Primary Parcel

Description:

CONSTRUCT REROOF OF SINGLE-FAMILY DWELLING

SEP2010-00605 ISS Primary Parcel

Description:

Septic Inspection

SEP2011-00882 ISS Primary Parcel

Description:

Septic Inspection

SUB2015-00053 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT TO ADJUST LOT LINE WHICH CURRENTLY RUNS THROUGH AND EXISTING RESIDENCE. OWNER WOULD LIKE TO CORRECT THIS SITUATION

ZON2011-00179 APV Primary Parcel

Description:

INTERIOR DESIGN & EVENT DESIGN