



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 3/30/2016

TO: _____

FROM: James Caruso (781-5702 or jcaruso@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00064 CO15-0073 BHT II PISMO LLC – Proposed parcel map to create 2 parcels of 156.1ac and 25.9ac. Site Location is: Accessed by Highland Drive, El Viento, Pismo Beach. APN: 079-251-005

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

SUB2015-00064 CO15-0073 BHT II PISMO LLC

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

Parcel Map

PARCEL MAP TO CREATE 2 PARCELS OF
156.1AC AND 25.9AC
SCSLB/ SCSLB

RL

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name BHT II PISMO LLC Daytime Phone 949-588-5830
Mailing Address 15910 Ventura Blvd, Suite 801, Encino, CA Zip Code 91436
Email Address: shester@wchpartners.com

Applicant Name Dave Watson Daytime Phone 805-704-8728
Mailing Address PO Box 385, Pismo Beach, CA Zip Code 93448-0385
Email Address: dave@watsonplanning.us

Agent Name Dave Watson Daytime Phone 805-704-8728
Mailing Address PO Box 385, Pismo Beach, CA Zip Code 93448-0385
Email Address: dave@watsonplanning.us

PROPERTY INFORMATION

Total Size of Site: 182 acres Assessor Parcel Number(s): 079-251-005
Legal Description: Remainder Parcel of 66-PM-70
Address of the project (if known): na
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Accessible at the end of Highland Drive in Pismo Beach

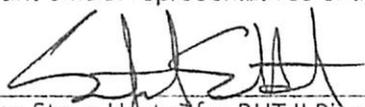
Describe current uses, existing structures, and other improvements and vegetation on the property:
Site is presently vacant; does contain two (2) water tanks owned and operated by the City Pismo Beach

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Proposed two (2) lot parcel split;
No development for the site is proposed at this time

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 2-29-2016
by Steve Hester for BHT II Pismo LLC



original

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 A = 25.9 acres; Parcel B = 156.1 acres
Number of existing lots, parcels or certificates: One (1) Existing parcel sizes: 182 acres
What will the property be used for after division: Parcels will remain undeveloped; horse and cattle grazing
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: _____
Existing and future access to the parcel comes from Highland and El Viento Drives

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

North: vacant AG rangeland South: single-family residential uses
East: vacant AG rangeland West: vacant AG rangeland

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: _____

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: +/- 18 acres
Moderate slopes of 10-30%: +/- 4 acres
Steep slopes over 30%: +/- 4 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: _____
- 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: site is visible from Highland, El Viento Drives

Solid Waste Information no solid waste service or development is proposed at this time

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: Lucia Mar Unified School District
2. Location of nearest police station: 1000 Bello Street, Pismo Beach
3. Location of nearest fire station: 1000 Bello Street, Pismo Beach
4. Location of nearest public transit stop: Highland Drive at James Way, Pismo Beach
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property: Used for grazing and Pismo Beach water tanks
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: Site grazing has been intermittent; Future potential for AG use adjoining single family neighborhood is unrealistic

Special Project Information parcel split only - no development is proposed at this time

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 parcel split only - no development is proposed at this time

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 parcel split only - no development is proposed at this time

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: _____

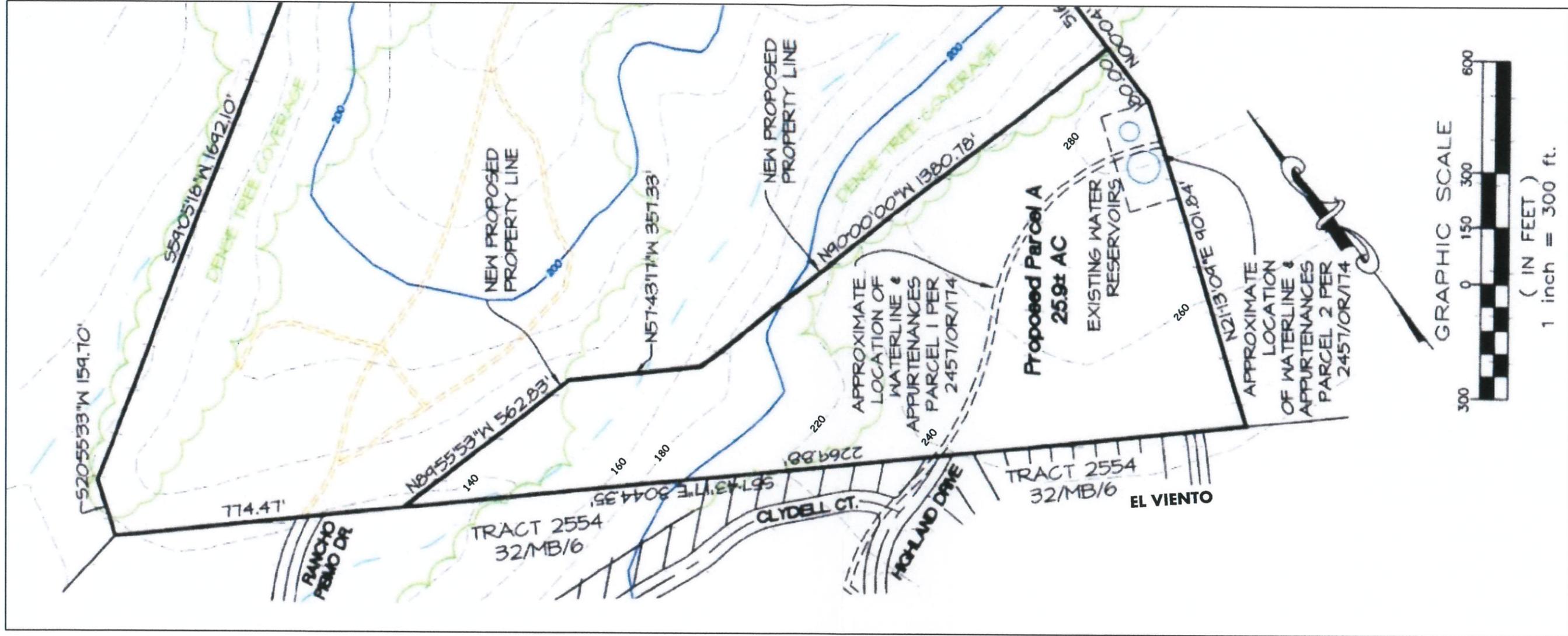
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

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): none _____

(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.)



Site and Proposed Parcel Map Data:

Land Use Designation: Rural Lands

Rural Lands Minimum Parcel Size Tests to Qualify for 20 acre minimum area:

Distance from URL = 0-10 miles Fire Response Time < 15 minutes Average Slope < 30% ... calc'd at 6.59% (non-GSA)
 Road Access provided by streets with minimum 40' right-of-way widths (Highland Dr, El Viento)

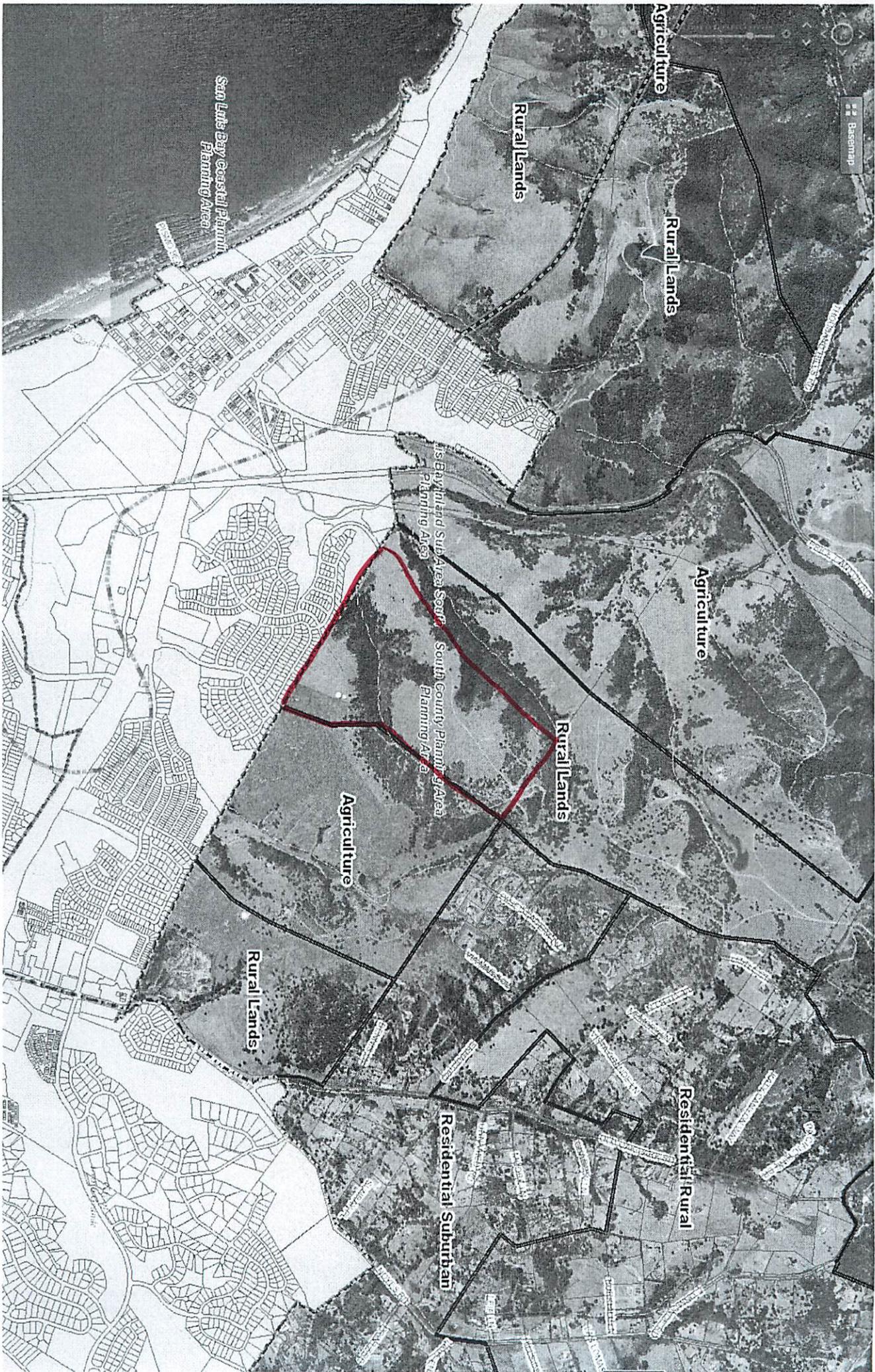


Job Title:
Price Canyon Parcel Map CO-PM 15-0073
- BHT II LLC Highland Drive, Pismo Beach

SHEET No.

2

Parcel A
 Blow-up



Base map

Agriculture

Rural Lands

Rural Lands

Agriculture

Rural Lands

Agriculture

Rural Lands

Residential Rural

Residential Suburban

San Luis Bay Coastal Planning Area

Island Sub-Area South County Planning Area



Residential Rural

Residential Suburban

Rural Lands

Agriculture

Rural Lands

South County Planning Area

Agriculture

San Luis Bay Inland Sub Area South

Rural Lands

Basemap



Parcel Summary Report For Parcel # 079-251-005

3/22/2016
4:19:21PM

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 BHT II PISMO LLC
15910 VENTURA BLVD #801 ENCINO CA 91436-
OWN BHT II PISMO LLC A DE LLC

Address Information

Status **Address**

Lot Information:

<u>Tract / Twncshp</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>
APV.C07-	106	0001	South Cty. Plan	South County I				N	S2	
PB05-	311	RMDR	South Cty. Plan	South County I RL				Y		

Parcel Information

Status **Description**

Active RHO PISMO & SAN MIG PTN LT 10 LESS 25% MIN RT

Notes

THIS APN IS THE LEGAL REMAINDER PARCEL OF A PISMO BEACH PARCEL MAP, PB 05-0311. RECORDED BOOK 66, PAGE 70 OF PARCEL MAPS.

Tax Districts

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



Parcel Summary Report For Parcel # 079-251-005

3/22/2016
4:19:22PM

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:

DRC2006-00121

WIT

Primary Parcel

Description:

A CONDITIONAL USE PERMIT TO ALLOW AN 18-FOOT WIDE ALL-WEATHER ACCESS ROAD WITHIN A EXISTING 60-FOOT WIDE EMERGENCY ACCESS EASEMENT APPROXIMATELY 2 MILES IN LENGTH. THE PROPOSED EASEMENT/ROADWAY COMMENCES AT APPROVED TRACT 2554 IN THE CITY OF PISMO BEACH AND EXTENDS TO THE NORTHEAST THROUGH TWO PARCELS OF 241 ACRES AND 185 ACRES, CONNECTING TO VETTER LANE WITHIN UNINCORPORATED SAN LUIS OBISPO COUNTY.

G830004M

DEN

Primary Parcel

Description:

LU CHANGE FROM RURAL LANDS TO RES SUBRB

PRE2015-00016

MET

Primary Parcel

Description:

PARCEL MAP TO DIVIDE A 180 ACRE PARCEL INTO TWO LOTS

SUB2004-00374

WIT

Primary Parcel

Description:

PARCEL MAP - 1 LOT PARCEL MAP/182 AC

SUB2006-00198

RDD

Primary Parcel

Description:

ONE CONDITIONAL CERTIFICATE OF COMPLIANCE FOR APN 079-251-005, AN APPROXIMATELY 185 ACRE PARCEL THAT WAS CREATED AS A REMAINDER PARCEL OF A PREVIOUS TRACT MAP (TR 2554)

SUB2015-00064

REC

Primary Parcel

Description:

PARCEL MAP TO CREATE 2 PARCELS OF 156.1AC AND 25.9AC

G970014F

CMP

Related Parcel

Description:

LAFCO REFERRAL-REVISE PISMO SPHERES