



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 5/9/2016

**TO:** \_\_\_\_\_

**FROM:** James Caruso (805-781-5702 or [jcaruso@co.slo.ca.us](mailto:jcaruso@co.slo.ca.us)) AND/OR  
Kate Shea (805-781-4163 or [kshea@co.slo.ca.us](mailto:kshea@co.slo.ca.us))  
South County Team / Development Review

**PROJECT DESCRIPTION:** SUB2015-00070 TR3043 WELDON – 2 lot parcel map with 3 designated building sites. Project location is Ontario Road ¾ mile north of San Luis Bay Drive, San Luis Obispo. APN(s): 076-114-052, 076-241-016.

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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.

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\_\_\_\_\_ **Date**

\_\_\_\_\_ **Name**

\_\_\_\_\_ **Phone**

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2015-00070 TR3043

WELDON ART

## 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

Parcel Map

2 LOT PARCEL MAP WITH 3 DESIGNATED BUILDING SITES  
SLOSLB/ SLOSLB  
RL

## APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name ART WELDON Daytime Phone 503.2308  
Mailing Address P.O. BOX 369, ARROYO GRANDE Zip Code 93421  
Email Address: \_\_\_\_\_

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

Agent Name JEFFREY EMRICK GTA Daytime Phone 489.1321  
Mailing Address 1415. ELM ST. ARROYO GRANDE Zip Code 93420  
Email Address: JEMRICK@GARINGOTAYLOR.COM

## PROPERTY INFORMATION

Total Size of Site: 177.05 AC Assessor Parcel Number(s): 076.114.052, 076.241.016

Legal Description: \_\_\_\_\_  
Address of the project (if known): \_\_\_\_\_

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

3/4 MI. NORTH OF SAN LUIS BOY DRIVE.

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

VACANT LAND

## PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): 2 LOT PARCEL MAP WITH 3 DESIGNATED BUILDING SITES.

## 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 4/21/16

**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?: 80 AC + 97 AC

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 177 AC

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.

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: PRIVATE DRIVE OF ONTARIO RD.

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

North: RURAL LAND South: TRAILER PARK, AG

East: RURAL LAND West: RURAL LAND.

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

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

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)

Acreage of open space: \_\_\_\_\_ Average slope of open space: \_\_\_\_\_

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

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Specify the proposed ownership and method of maintenance of the open space: \_\_\_\_\_

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**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: 15 acres  
Moderate slopes - 10-20%: 20 acres  
20-30%: 20 acres  
Steep slopes over 30%: 122 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: HWY 101, ONTARIO ROAD.

**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? 500 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: \_\_\_\_\_
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? 1000 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: So. Co. Sanitary

3. Where is the waste disposal storage in relation to buildings? IN BUILDING ENVELOPE
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: SAN LUIS COASTAL
2. Location of nearest police station: AVILA / SAN LUIS OBISPO
3. Location of nearest fire station: AVILA
4. Location of nearest public transit stop: SAN LUIS BAY DRIVE & ONTARIO RD.
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: VACANT LAND.
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: POOR SOIL, STEEP SLOPES.

**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 \*: 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:

\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

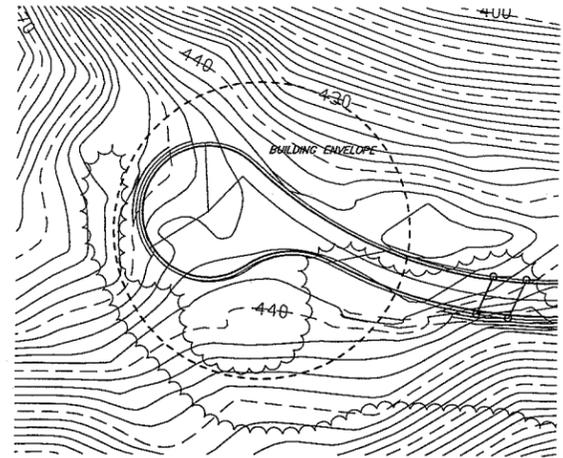
3. Are you aware of any previous environmental determinations for all or portions of this property?       Yes       No

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

**Other Related Permits**

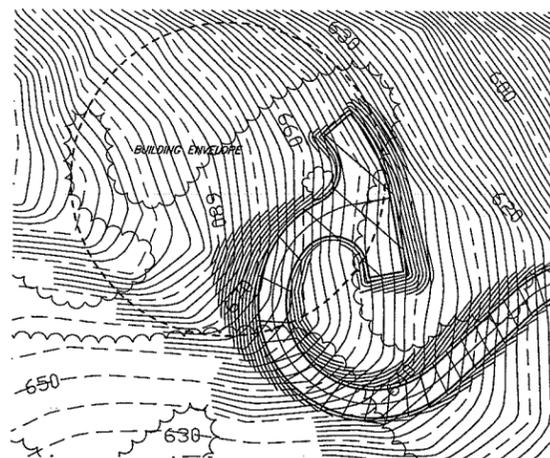
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local):      WATER BOARD.

(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.)



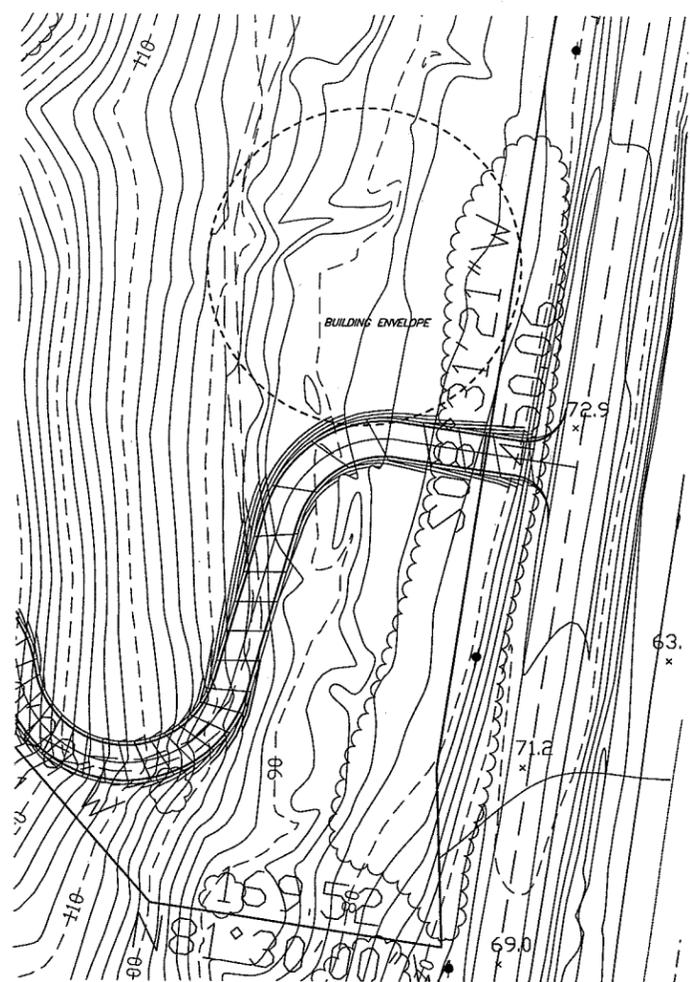
PARCEL 1 BUILDING ENVELOPE

SCALE: 1" = 40'



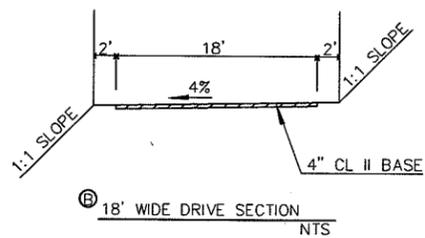
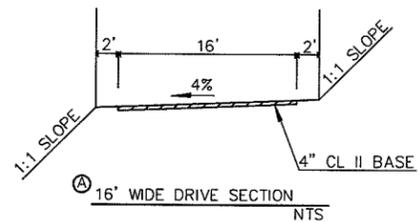
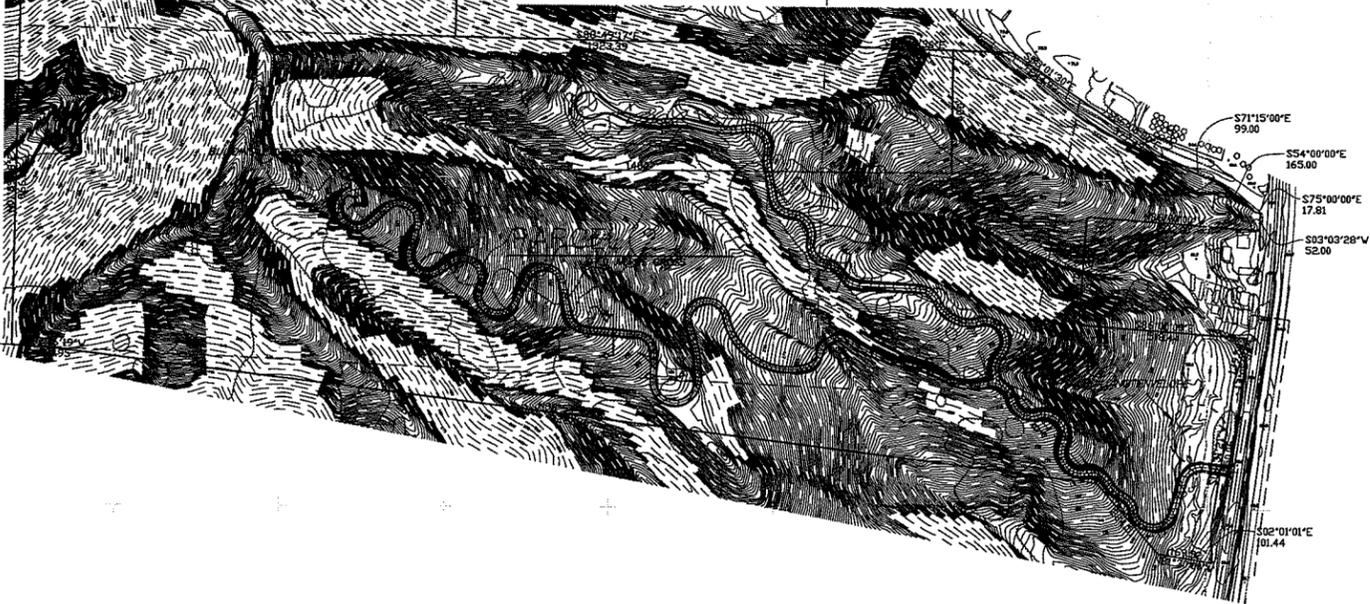
PARCEL 2 BUILDING ENVELOPE

SCALE: 1" = 40'



PARCEL 2 BUILDING ENVELOPE

SCALE: 1" = 40'



REFERENCE NOTES:

1. PUBLIC WATER PROVIDED BY LOPEZ WATER
2. PRIVATE SEPTIC SYSTEMS
3. APN: 076-241-016 & 076-114-052
4. GENERAL PLAN DESIGNATION: SLO PLANNING AREA
5. ZONING: RURAL LANDS

TENTATIVE PARCEL MAP FOR TRACT No. 3043

BEING A SUBDIVISION OF A PORTION OF LOT 4, 1031/DR/299, IN THE CITY OF PISMO BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA INTO 2 RESIDENTIAL PARCELS WITH AREAS OF 80.0 AC. & 97.0 AC.

AVILA BEACH, CALIFORNIA

PREPARED FOR:  
Owners/Applicant:  
Art Weldon  
P.O. Box 369  
Arroyo Grande, CA 93421  
(805) 489-1321

PREPARED BY:  
Engineer:  
Garing Taylor & Associates  
141 S. Elm Street  
Arroyo Grande, CA 93420  
(805) 489-1321  
Jeffrey J. Emrick, P.E.

Plot Date: 01.09.16  
File Name: TTM.DWG

Sheet 1 of 1  
GTA No. 15.524.000

TENTATIVE PARCEL MAP

SCALE: 1" = 200'

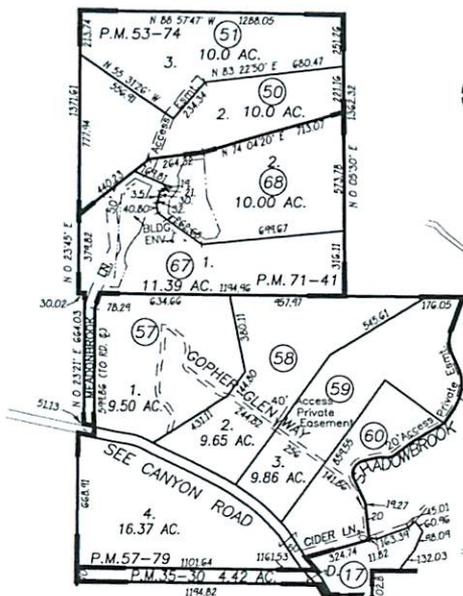


Civil Engineering  
Surveying  
Project Development  
141 South Elm Street  
Arroyo Grande, CA 93420  
(805) 489-1321

SUB2015-00070 TR3043  
Parcel Map  
2 LOT PARCEL MAP WITH 3 DESIGNATED BUILDING SITES SLOSLB/ SLOSLB RL  
WELDON ART





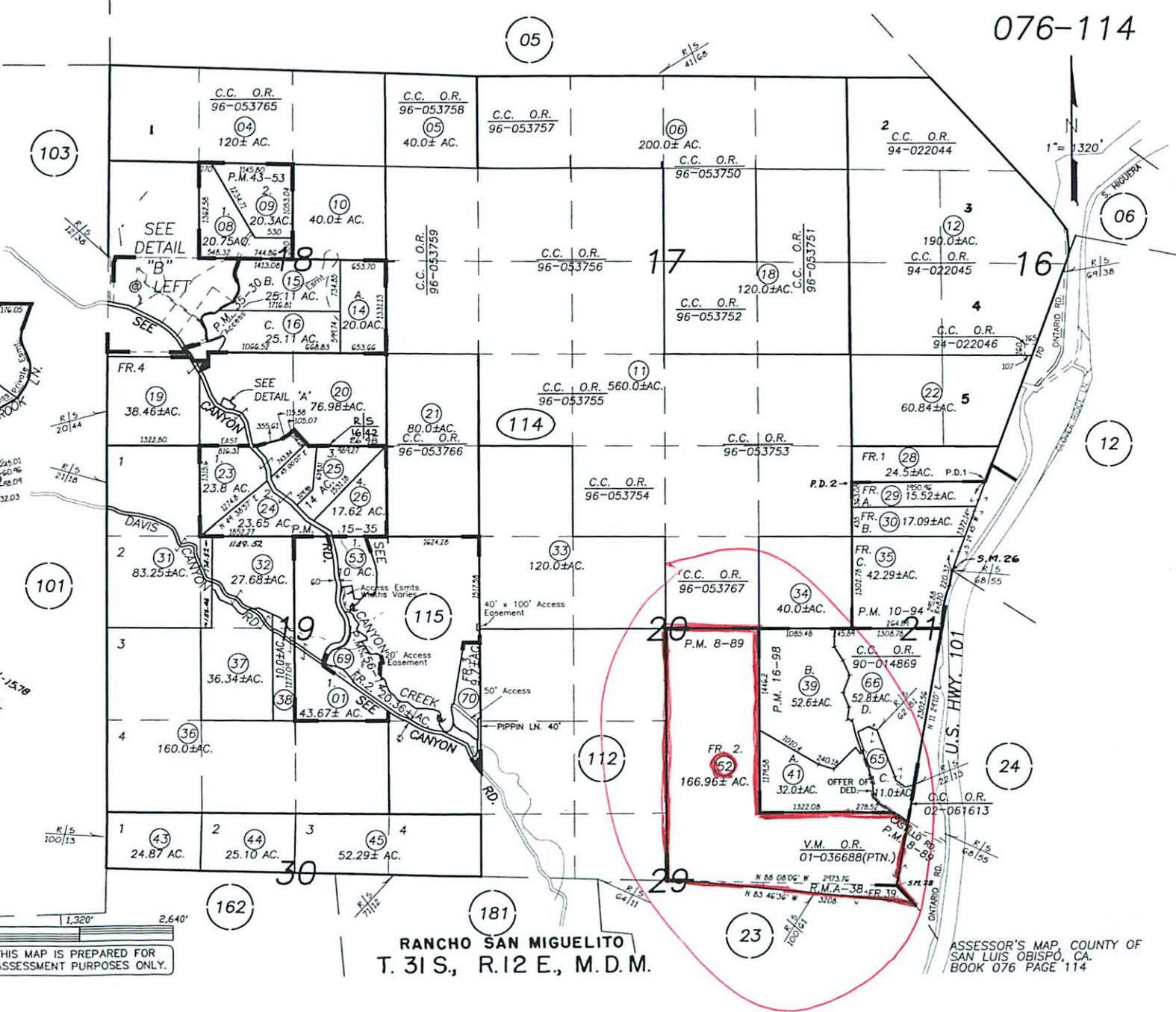
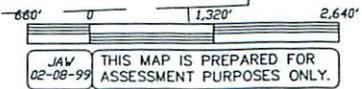


DETAIL B  
(SCALE: 1"=600')



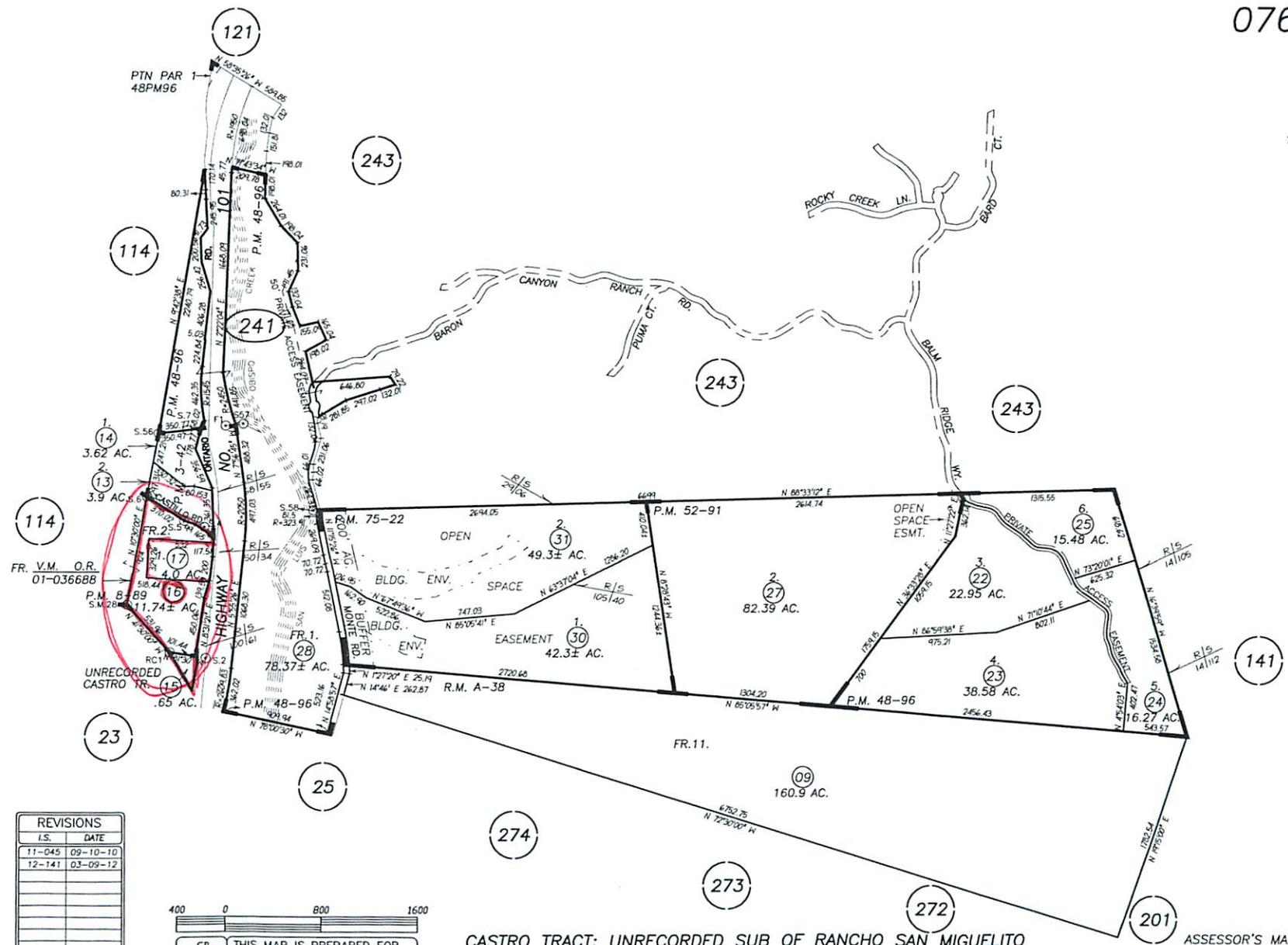
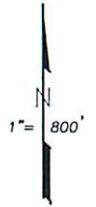
DETAIL A  
(SCALE: 1"=100')

REVISIONS	
I.S.	DATE
NA	07-18-06
09-112	07-10-08
NA	8-18-14
15-085	10-07-14
NA	12-21-15



**RANCHO SAN MIGUELITO  
T. 31 S., R. 12 E., M. D. M.**

ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 076 PAGE 114



REVISIONS	
I.S.	DATE
11-045	09-10-10
12-141	03-09-12



GB  
11-18-97

CASTRO TRACT; UNRECORDED SUB OF RANCHO SAN MIGUELITO  
RANCHO SAN MIGUELITO, R.M. Bk. A , Pg. 38.

ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 076 PAGE 241



# Parcel Summary Report For Parcel # 076-114-052

5/2/2016  
11:42:33AM

## 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    WELDON ART  
          PO BOX 369 ARROYO GRANDE CA 93421-0369  
OWN    WELDON KAREN

### Address Information

**Status**            **Address**  
                          06226 ONTARIO RD SLOSLB

### 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>
M01-	156	1P	SLO Planning A	San Luis Obis	RL			Y	L2	

### Parcel Information

**Status**    **Description**  
Active    PM 8-89 PTN PAR 2 & RHO S AN MIG PTN LT 39

**Notes**  
THIS APN AND 076-241-016 ARE TOGETHER ONE LEGAL PARCEL WHICH IS PARCEL 1 OF VOLUNTARY MERGER M01-156.JSM

**Tax Districts**  
SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
COUNTY-ZONE NO. 09  
SAN LUIS  
NO. 03  
AREA NO. 21



# Parcel Summary Report For Parcel # 076-114-052

5/2/2016  
11:42:33AM

## 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:**

91894 FNL Primary Parcel

**Description:**

UNDERGROUND LINES & ELEC TO AG WELL W/1HP PUMP

PMT2002-18788 EXP Primary Parcel

**Description:**

CONST MH D.O.# B306

PRE2014-00048 MET Primary Parcel

**Description:**

EXTEND DRIVEWAY TO END OF EXISTING DIRT ROAD, TWO HOUSE PADS, POSSIBILITY OF SPLITTING OFF BACK 80 ACRE PARCEL

S000300V RDD Primary Parcel

**Description:**

PROP 2 TO 1 MERGER (TAX-DEFAULTED)

SUB2015-00070 REC Primary Parcel

**Description:**

2 LOT PARCEL MAP WITH 3 DESIGNATED BUILDING SITES

PRE2006-00123 CAN Related Parcel

**Description:**

166.96 AND 2 AC



# Parcel Summary Report For Parcel # 076-241-016

5/2/2016  
1:25:26PM

## 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    WELDON ART  
          PO BOX 369 ARROYO GRANDE CA 93421-0369  
OWN    WELDON KAREN

### Address Information

Status            Address  
P                    06226 ONTARIO RD SLOSLB

### 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>
M01-	156	1P	SLO Planning A	San Luis Obis	RL			Y	L2	

### Parcel Information

Status    Description  
Active    RHO SAN MIG PM 8/89    PTN PAR 2

Notes  
THIS APN AND 076-114-052 ARE TOGETHER ONE LEGAL PARCEL WHICH IS PARCEL 1 OF VOLUNTARY MERGER M01-156.JSM

Tax Districts  
SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
COUNTY-ZONE NO. 03  
COUNTY-ZONE NO. 09  
AREA NO. 21  
SAN LUIS  
NO. 03  
AREA NO. 12



# Parcel Summary Report For Parcel # 076-241-016

5/2/2016  
1:25:27PM

## 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:**

PMT2002-23772      EXP      Primary Parcel

**Description:**

INSTALL MOBILEHOME

PMT2002-23773      EXP      Primary Parcel

**Description:**

GRADING TO WIDEN ROAD PER CDF REQUIREMENTS

PRE2006-00123      CAN      Primary Parcel

**Description:**

166.96 AND 2 AC

PRE2007-00035      REC      Primary Parcel

**Description:**

SEE PACKET. REFERRED BY BILL R. TKJ

PRE2006-00081      REC      Related Parcel

**Description:**

200 ACRES

S000300V      RDD      Related Parcel

**Description:**

PROP 2 TO 1 MERGER (TAX-DEFAULTED)

SUB2015-00070      REC      Related Parcel

**Description:**

2 LOT PARCEL MAP WITH 3 DESIGNATED BUILDING SITES