



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 7/22/2016

TO: _____

FROM: Cindy Chambers (805-781-5608 or cchambers@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2016-00002 CO16-0177 CHANLEY – Request to subdivide an existing 10 acre parcel into two 5 acre parcels. Project location is on Zenon Way and Chesapeake Place in the Nipomo-Mesa Area.
APN: 091-063-001

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

SUB2016-00002 CO16-0177 CHANLEY, ROBER

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
TWO LOT PARCEL MAP
SCSC/ SCSC
RR

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Robert Chanley / David Chanley Daytime Phone (805) 448-9320
Mailing Address 550 Ramona Ave. Grover Beach Zip Code 93433
Email Address: dwchanley@gmail.com

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

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

PROPERTY INFORMATION

Total Size of Site: 10.01 ac Assessor Parcel Number(s): 091-063-0061
Legal Description: Lot 6 of the Parter Eucalyptus Tract No. 1 recorded in BK 1, Pl 33 of maps
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.: S. Halcyon to Zenon Way, S. on Zenon Way to Chesapeake Place.
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): Subdivide an existing 10 acre parcel into two 5 acre parcels

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 [Signature] Date 7-14-16

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?: 2-5 acre parcels

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

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: Chesapeake Place

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

North: Single Family South: Agriculture

East: Single Family West: Single Family

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)

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: 5.2 acres
Moderate slopes - 10-20%: 3.8 acres
20-30%: 0.7 acres
Steep slopes over 30%: 0.3 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: Zenon Way, Chesapeake Place

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? 130 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? _____ GP.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 Sanitary Service

- Where is the waste disposal storage in relation to buildings? _____
- Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- Name of School District: Lucia Mar Unified School District
- Location of nearest police station: Arroyo Grande
- Location of nearest fire station: San Luis Obispo County Fire Station 22
- Location of nearest public transit stop: N. Thompson at Hwy 101
- Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? Yes No

Historic and Archeological Information

- Please describe the historic use of the property: Vacant Land
- 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: _____
- 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.

- Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
- If yes, is the site currently under land conservation contract? Yes No
- 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

- 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): _____
- Will the development occur in phases? Yes No
 If yes describe: _____
- Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
- Are there any proposed or existing deed restrictions? Yes No
 If yes, please describe: _____

Energy Conservation Information

- 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.)

LOT 16
3/MB/37

LOT 5
1/MB/33

PARCEL 2
54/PM/99

TENTATIVE PARCEL MAP CO 16-0177

HALCYON
ROAD

LEGAL DESCRIPTION

LOT 6 OF THE PORTER PACIFIC EUCALYPTUS TRACT NO. 1,
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA,
AS RECORDED IN BOOK 1, PAGE 33 OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

SITE INFORMATION

APN: 091-063-008 ~~1~~
OWNERS: DAVID CHANLEY, DANIELLE CHANLEY
4641 BRANDON CT.
SANTA MARIA, CA 93455
ROBERT CHANLEY
550 RAMONA AVE.
GROVER BEACH, CA 93433

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO DIVIDE AN EXISTING 10.00 ACRE PARCEL
INTO TWO PARCELS, PARCEL 1 = 5.01 ACRES AND PARCEL 2 = 5.00 ACRES.
ONE BUILDING PAD PER PARCEL IS PLANNED WITH THIS PROJECT.

A FINAL TOTAL OF TWO LOTS ARE PROPOSED AS PART OF THIS PROJECT.

PARCEL 1: RESIDENTIAL SINGLE FAMILY

PARCEL 2: RESIDENTIAL SINGLE FAMILY

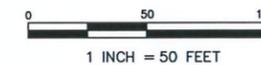
NET AREA: 9.10 ACRES
GROSS AREA: 10.01 ACRES
CURRENT USE: VACANT
PROPOSED USE: RESIDENTIAL SINGLE FAMILY
ZONING: RESIDENTIAL RURAL

ENVIRONMENTAL DATA

TREES: 900 OAK
14 EUCALYPTUS

FLOOD ZONE DESIGNATION: ZONE X, (OUTSIDE 500YR FLOOD LEVEL)
PANEL # 06079C1608G NOVEMBER 16, 2012

GEOLOGIC HAZARDS: NONE KNOWN



VICINITY MAP
NOT TO SCALE

LOT 6 OF THE PORTER PACIFIC
EUCALYPTUS TRACT NO. 1
BK. 1, PG. 33 OF MAPS

PARCEL 1
5.01 GROSS ACRES
4.54 NET ACRES

PARCEL 2
5.00 GROSS ACRES
4.56 NET ACRES

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND
SURVEYOR'S ACT IN MARCH, 2016. BOUNDARY INFORMATION SHOWN HEREON IS BASED
UPON RECORD DATA PER BOOK 1, PAGE 33 OF MAPS; TOPOGRAPHIC INFORMATION WAS
DERIVED FROM A FIELD SURVEY, AND RECORD TITLE INFORMATION IS STATED PER FIDELITY
NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. FSLC-0021600200-RB DATED
FEB 18, 2016.

ROBERT CHANLEY L.S. 9249
LICENSE EXPIRATION DATE: 03/31/2018



LEGEND

- (R) 1/MB/33
- [E] EXISTING COMMUNICATION PULL BOX
- [T] EXISTING TELEPHONE RISER
- EXISTING UTILITY POLE
- ⊙ EXISTING GAS MANHOLE
- EXISTING TREE
- EXISTING TREE DRIP LINE
- EXISTING FENCE
- EXISTING OVERHEAD LINE
- EXISTING ASPHALT BERM

BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE NAVD88 AS
DETERMINED BY GPS OBSERVATIONS CONSTRAINED
TO NGS MONUMENT DESIGNATED HPGN CA 05 05,
HAVING A PUBLISHED ELEVATION OF 220.8'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED
UPON THE WORLD GEODETIC SYSTEM OF 1984 (WGS84)
REFERENCE FRAME, AND CONSTRAINED TO THE
CALIFORNIA COORDINATE SYSTEM ZONE 5, NGS
MONUMENT DESIGNATED HPGN CA 05 05, PID: FV2048
2010.00 EPOCH DATE, DETERMINES FROM GPS
OBSERVATIONS OBTAINED IN FEBRUARY 2016.
N- 2226905.40 E- 5788619.18

TRACT 1899
18/MB/67

ZENON WAY

PARCEL A
54/PM/25

CHESAPEAKE PLACE

LOT 5
A/MB/109

N56°56'30"E
36.04'

SLOPE EASEMENT
PER (1999-005211)

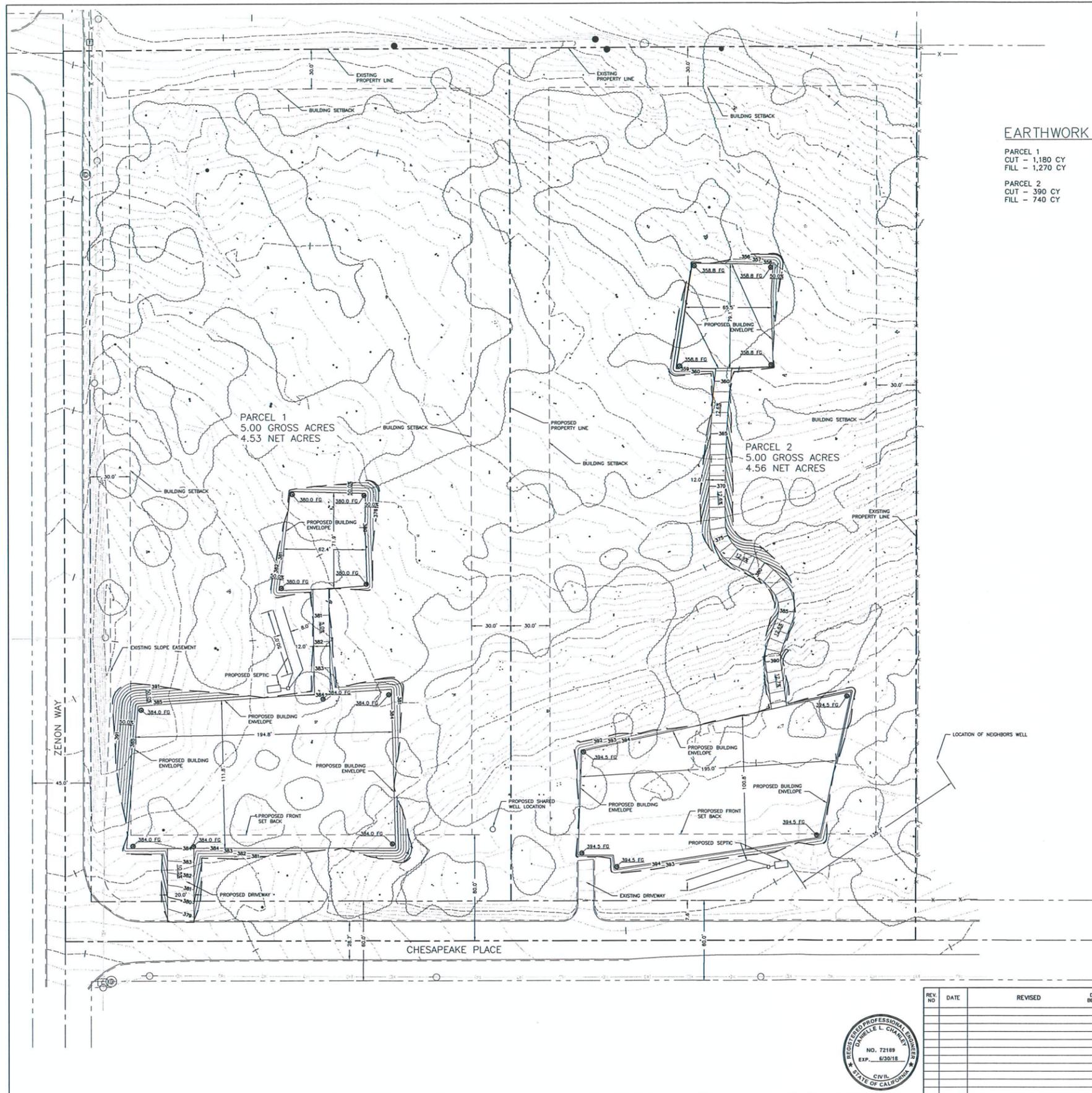
10' WIDE OIL, GAS &
WATER EASEMENT
PER (773-OR-274)

EXISTING ASPHALT
BERM

SLOPE EASEMENT
PER (1999-005211)

EXISTING ASPHALT
DRIVEWAY

EXISTING ASPHALT
BERM



EARTHWORK QUANTITIES

PARCEL 1
 CUT - 1,180 CY
 FILL - 1,270 CY

PARCEL 2
 CUT - 390 CY
 FILL - 740 CY



REV. NO.	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CHK. BY	APPRO. BY

buenaresources
 ENVIRONMENTAL, CIVIL, & GENERAL CONTRACTING SERVICES
 2236 Dreyfus Drive #3, Santa Maria, CA 93455
 P 805.714.2916 F 805.346.1767

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

TENTATIVE PARCEL MAP
 APN: 091-063-006 **1**
PRELIMINARY GRADING PLAN
 SAN LUIS OBISPO COUNTY

DRAWN BY	DATE	JOB NO.
DLC	7/12/16	1604
CHECKED BY	SCALE	SHEET
	1" = 30'	1 OF 1



091-063-001

Potential Suburban

Recreation

South County Planning Area
South County Inland Sub Area Planning Area

Residential Rural

South County Advisory Council

South County Inland Sub Area Planning Area

WINDY HILL

GREENHART DR

STATE ST

STATE ST

STATE ST

MAYFIELD DR

WINDY HILL

WINDY HILL



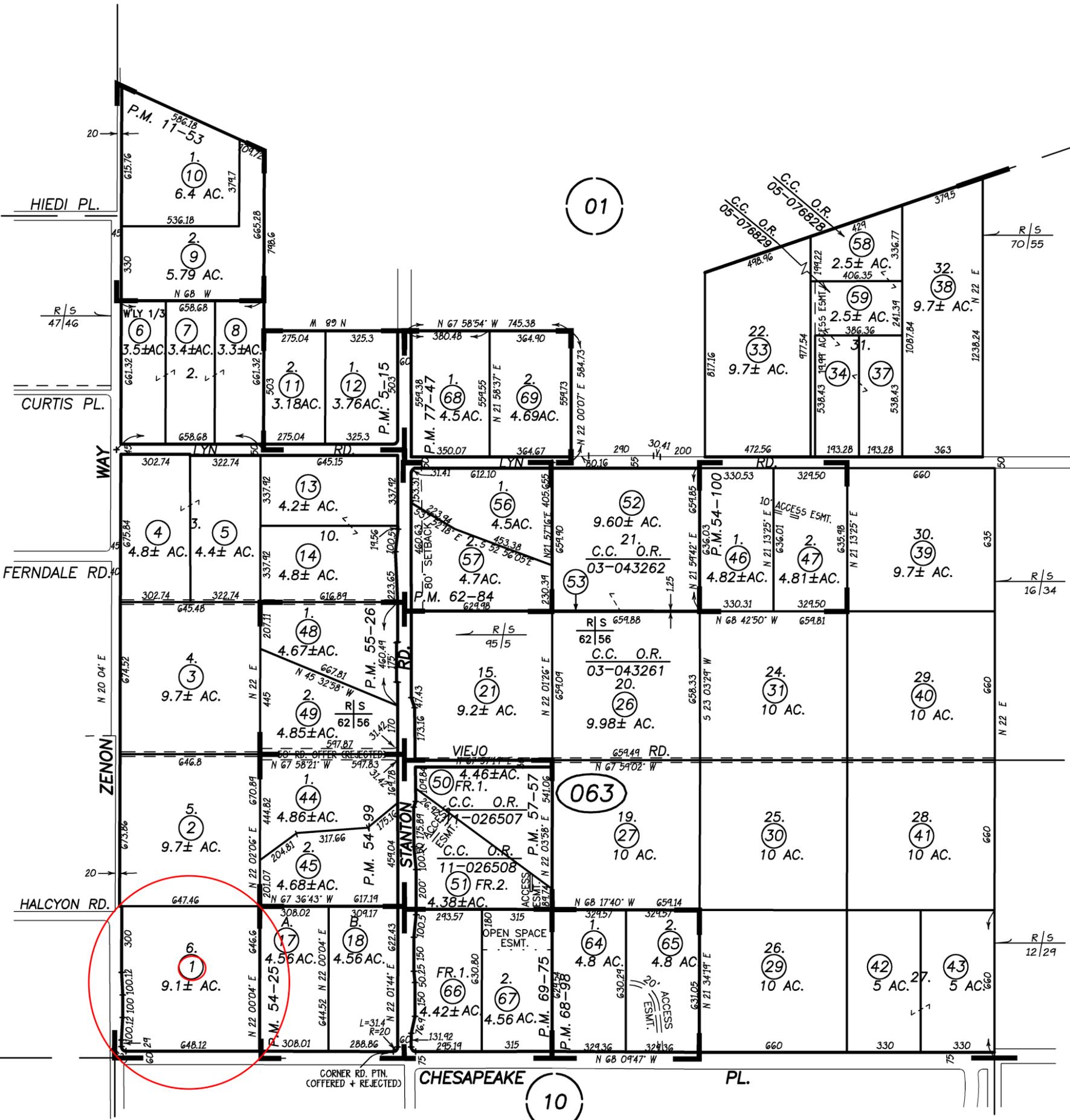
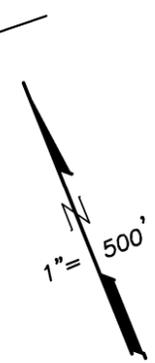
091-061

075/24

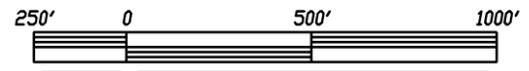
075/232

07

11



REVISIONS	
I.S.	DATE
05-254	12-29-04
05-437	05-23-05
05-456	06-03-05
NA	08-01-05
06-280	02-07-06
08-110	06-20-07
08-110	06-21-07
08-248	11-06-07
NA	03-15-12
15-121	12-05-14



JS 12-29-04 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Parcel Summary Report For Parcel # 091-063-001

7/22/2016
3:04:12PM

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 ROBINSON GARY D
 2510 APPALOOSA ARROYO GRANDE CA 93420-5595

OWN ROBINSON A W

OWN ROBINSON ARLENA M

OWN ROBINSON AUBREY & ARLENA FAMILY TRU

OWN ROBINSON AUBREY D

OWN ROBINSON DENNIS K

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>
PORPCTR1	0000	0006	South Cty. Plan	South County P	RR			Y		E922175L

Parcel Information

Status **Description**

Active RHO NIP POR PAC TR 1 LT 6 LESS RD

Notes

NOT IN SUMMIT STATION

Tax Districts



Parcel Summary Report For Parcel # 091-063-001

7/22/2016
3:04:13PM

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)
AREA NO. 21
SAN LUIS
NO. 04
ARROYO GRANDE
COASTAL SAN LUIS

Case Information

Case Number:

Case Status:

PRE2015-00061

MET

Primary Parcel

Description:

PARCEL MAP TO DIVIDE ONE 10 ACRE PARCEL INTO TWO FIVE ACRE PARCELS.

SUB2016-00002

REC

Primary Parcel

Description:

TWO LOT PARCEL MAP