



THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: November 30, 2022
TO: AIR POLLUTION CONTROL BOARD, ASSESSOR, BUILDING, CAL FIRE/ COUNTY FIRE, ENV HEALTH, HEAL SLO, LEGISLATIVE ASSISTANT 3rd, PARKS, PUBLIC WORKS, ROAD NAMING, STORM WATER, AVILA VALLEY ADVISORY COUNCIL, OLDE TOWNE NIPOMO ASSOCIATION, AT&T, CHARTER CABLE TV, PG&E, SOUTHERN CAL GAS CO., SQUIRE CANYON CSD, SAN LUIS COASTAL, BICYCLE ADVISORY COMMITTEE, CAL TRANS, RWQCB, AB52
FROM: Blake Maule (bmaule@co.slo.ca.us) 805-781-4163

PROJECT NUMBER & NAME: N-SUB2022-00034

PROJECT DESCRIPTION*: Proposed subdivision of an existing 35-acre parcel into three parcels of varying sizes (Parcel 1: 4.75 acres, Parcel 2: 5.68 acres, Parcel 3: 24.94 acres), using existing access from Squire Canyon Road. The site is characterized by a level to steeply sloping topography and open space areas to the north and south. Parcel 2 is improved with an approximately 2,576 square foot single family residence served by an on-site well and septic system. Parcels 1 and 3 will need individual septic but have access to the 4 on-site wells. The proposed project is located at 41 Squire Canyon Road, San Luis Obispo (076-271-058) in the San Luis Bay Sub Area North of the San Luis Obispo Planning Area.

APN(s): 076-271-058

Please submit comments within 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. In your response, please consider and/or indicate the following:

- PART I: 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 INDICATE (VIA E-MAIL OR PHONE).

Table with 3 columns: Date, Name, Phone. Includes a note: *All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.



OVERVIEW

PARCEL STATUS Active

TAX CODE

PRIMARY OWNER NELSON PETER C TRE ETAL
 41 SQUARE CYN RD SAN LUIS OBISPO, CA 93401

SECONDARY OWNERS 2021-02-19 2021-R-013267 NELSON FAMILY TRUST
 2008-04-10 2021-R-013267 NELSON PETER C
 2008-04-10 2021-R-013267 NELSON SUZANNE R

PARCEL ADDRESS(ES) 35 SQUIRE CANYON RD SAN LUIS OBISPO, CA 93401

ADVISORY COUNCIL Avila Valley Advisory Council

LEGAL DESCRIPTION RHO SAN MIG PTN LT 18

PLANNING AREA(S) San Luis Obispo Planning Area, San Luis Bay Inland Sub-Area North

LAND USE Residential Suburban

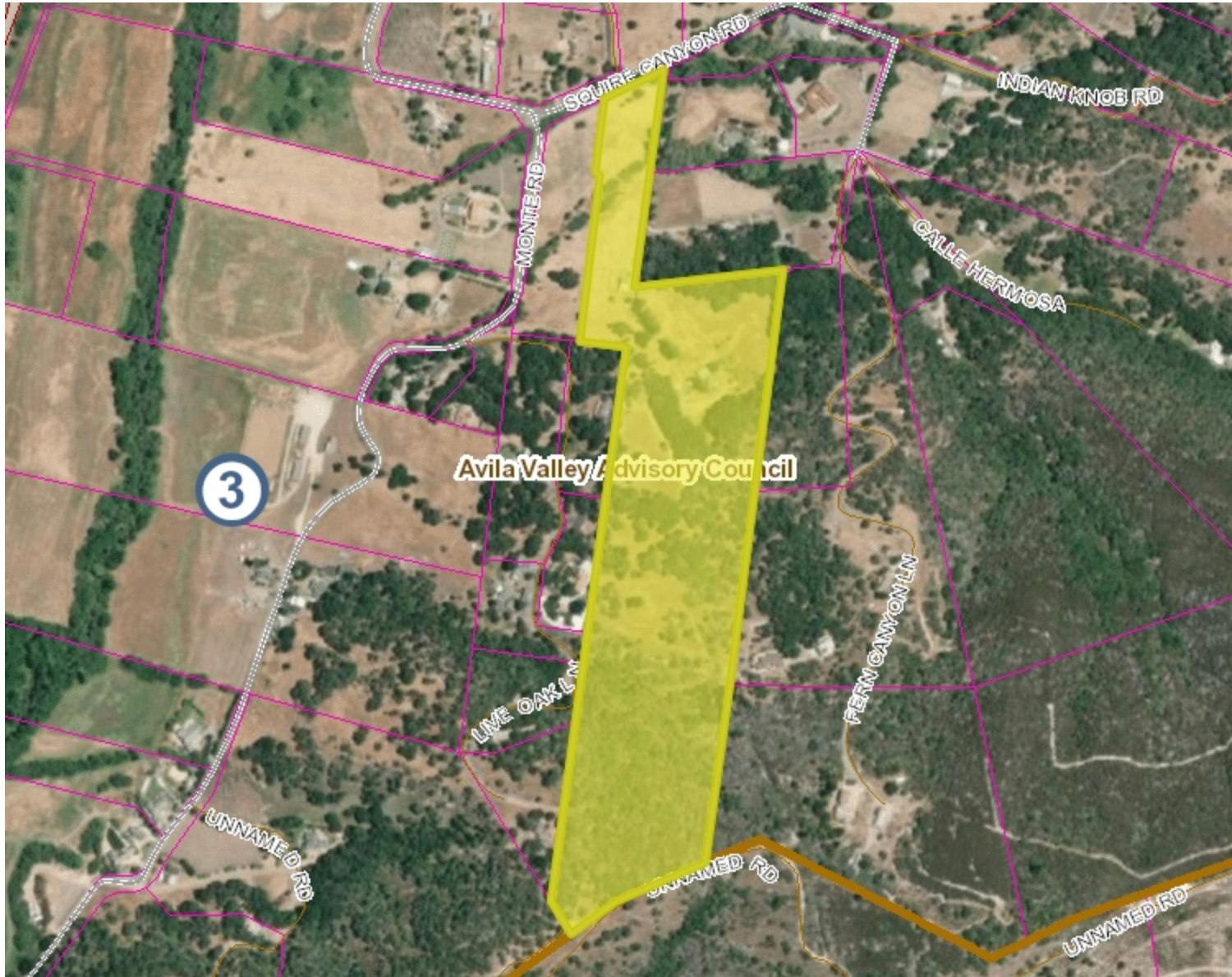
COMBINING DESIGNATIONS Flood Hazard, Flood Hazard

PLANNING AREA STANDARDS 22, 22.14.060, 22.96, 22.96.030, 22.96.050 F3, 66474.02

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
09/01/2022	CEQA2022-00070	CEQA	Draft
<p><i>CO 22-0040 Tentative Parcel Map/Sub-divide one parcel into three parcels</i> <i>The proposed project is to subdivide one (1) parcel (APN 076-271-058) into three (3) parcels, using existing access from Squire Canyon Road. The site is characterized by a level to sloping topography with all utilities available. The property is improved with an approximately 2,576 SF single family residence served by an on-site well and septic system. There are a total of four existing wells on the property (see "Water Resources" below)</i></p>			
09/01/2022	N-SUB2022-00034	Subdivision, Non-Coastal Appealable	Information Hold
<p><i>CO 22-0040 Tentative Parcel Map/Sub-divide one parcel into three parcels</i> <i>The proposed project is to subdivide one (1) parcel (APN 076-271-058) into three (3) parcels, using existing access from Squire Canyon Road. The site is characterized by a level to sloping topography with all utilities available. The property is improved with an approximately 2,576 SF single family residence served by an on-site well and septic system. There are a total of four existing wells on the property (see "Water Resources" below)</i></p>			
08/31/2022	P-APP2022-00298	Application	Completed
<p><i>CO 22-0040 Tentative Parcel Map/Sub-divide one parcel into three parcels</i> <i>The proposed project is to subdivide one (1) parcel (APN 076-271-058) into three (3) parcels, using existing access from Squire Canyon Road. The site is characterized by a level to sloping topography with all utilities available. The property is improved with an approximately 2,576 SF single family residence served by an on-site well and septic system. There are a total of four existing wells on the property (see "Water Resources" below)</i></p>			
08/16/2022	CO 22-0040	Map Number	Completed
<p><i>SEQUENTIAL MAP NUMBER ASSIGNMENT ONLY.</i></p>			
05/06/2021	PRE2021-00074	Pre-Application	Completed
<p><i>Our client would like to subdivide property at 35 and 41 Squire Canyon Road as shown on the attached plans (existing three parcels and proposed eight parcel subdivision). The plan includes a proposed connection of two dead end roads (Live Oak Lane and Fern Canyon Road) to provide a loop for improved fire access to the existing homes on both roads.</i></p>			

Near - GIS (APN 076-271-058)









Legend

Roads

- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance

Community Advisory Groups

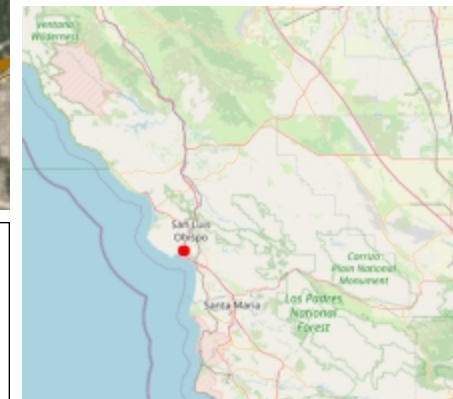
-  Community Advisory Group Boundary
-  Cayucos Citizens Advisory Council Subarea
-  Creston Advisory Body Sub Areas
-  2011 Supervisor Districts
-  SLO County Boundary
-  SLO County Parcels

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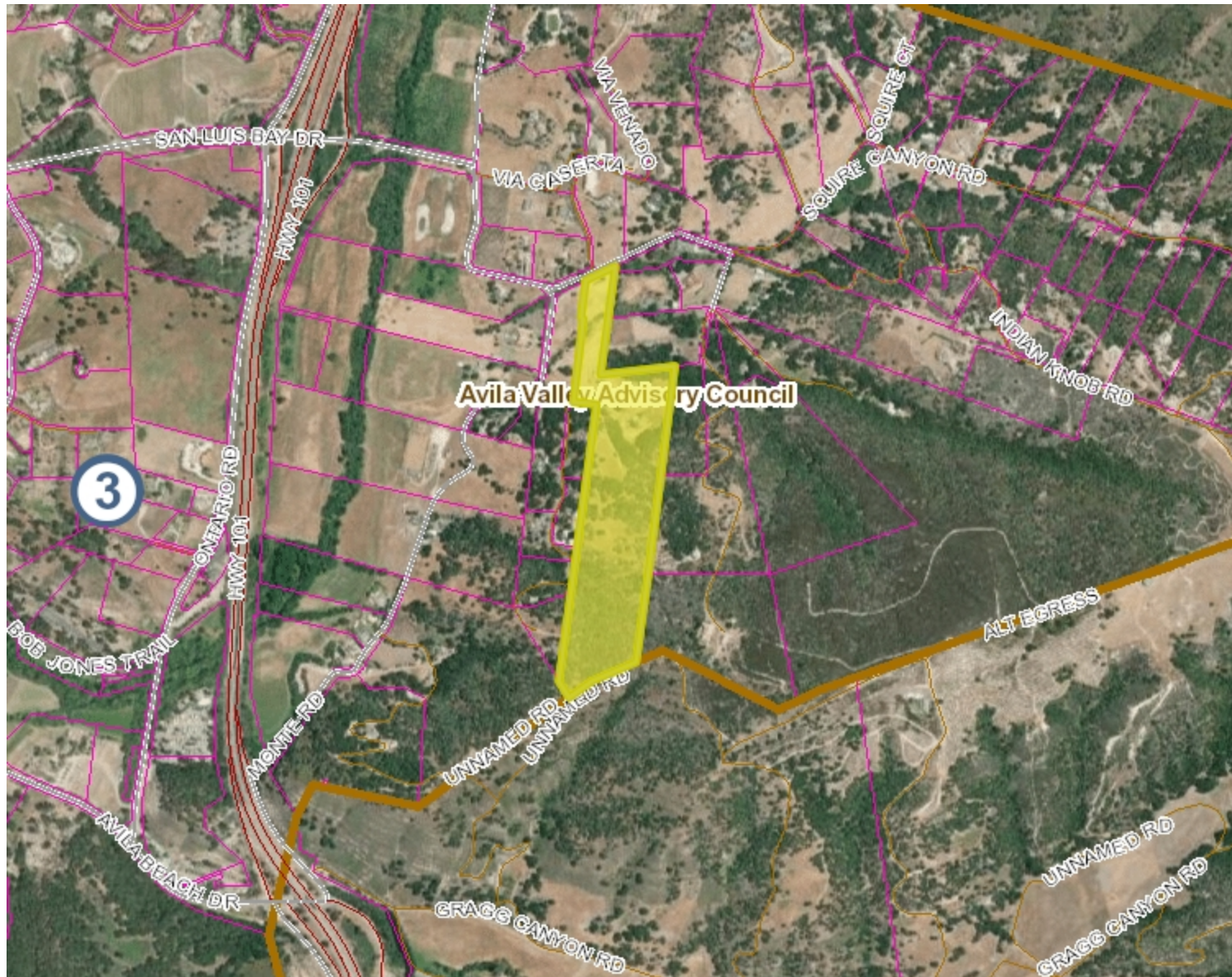


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Map for Reference Purposes Only







Far - GIS (APN 076-271-058)






Legend


Roads

-  CalTrans
-  Maintained by SLO CO
-  Private Maintenance
-  Federal or State Maintenance


Community Advisory Groups

-  Community Advisory Group Boundary
-  Cayucos Citizens Advisory Council Subarea
-  Creston Advisory Body Sub Areas


2011 Supervisor Districts

-  2011 Supervisor Districts

SLO County Boundary

-  SLO County Boundary

SLO County Parcels

-  SLO County Parcels

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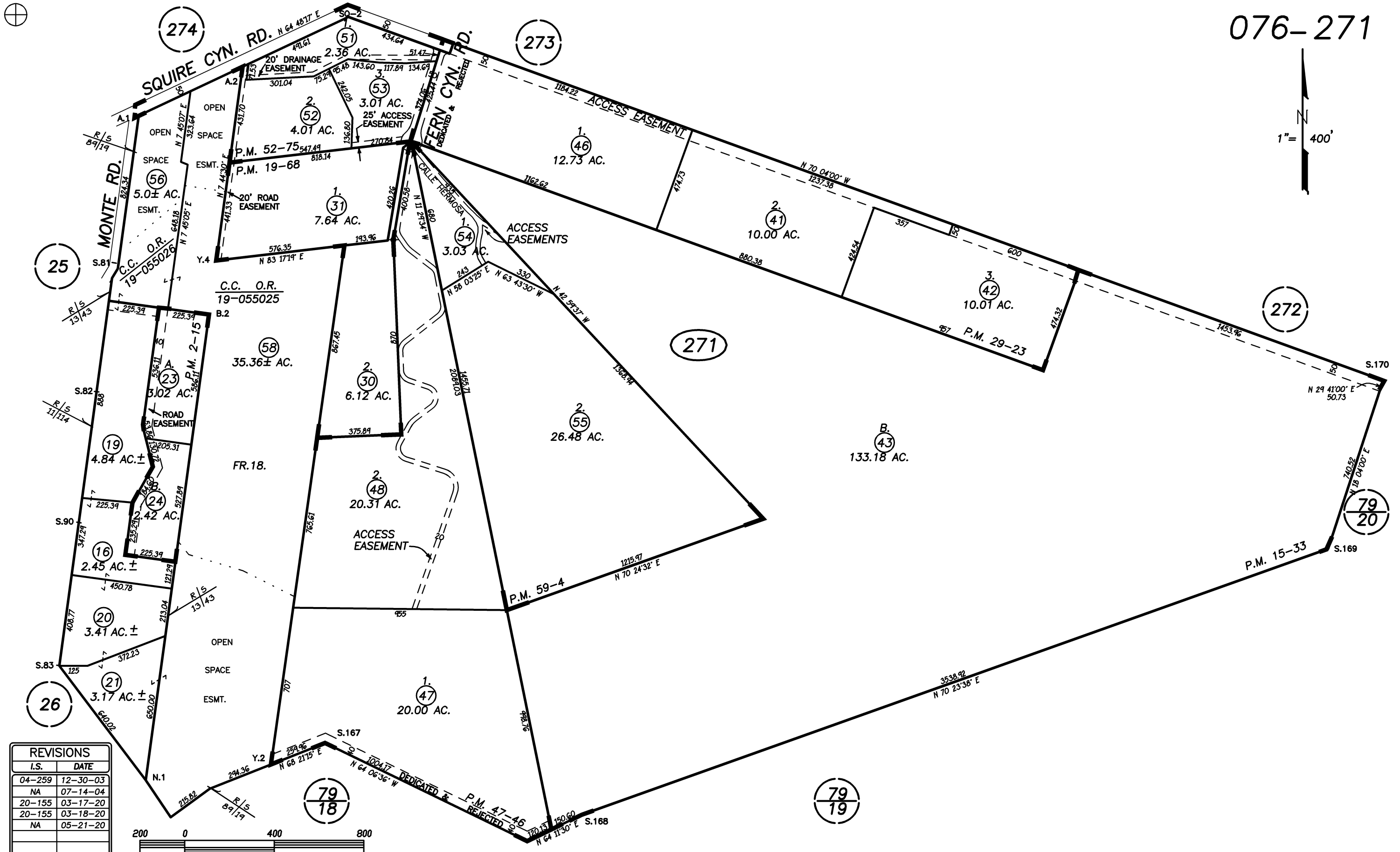
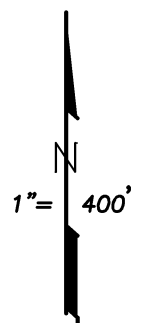
WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department



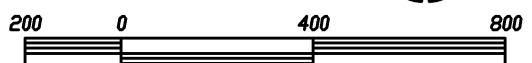
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Map for Reference Purposes Only





REVISIONS	
I.S.	DATE
04-259	12-30-03
NA	07-14-04
20-155	03-17-20
20-155	03-18-20
NA	05-21-20



AJS
11/18/97
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

SUBDIVISION OF RANCHO SAN MIGUELITO , R.M. Bk. A , Pg. 38