

SAN LUIS OBISPO LAFCO
Local Agency Formation Commission

Proposal Application

The California Government Code requires the Commission to review specific factors in its consideration of this proposal. Please complete this form to facilitate our review.

Please provide the names and addresses of the Applicant's Agent or and/or other persons to whom copies of the Agenda, Executive Officer's report and any required notice or hearing is to be furnished.

Applicant/Agents

Name	Address	Telephone No.
Chuck Braff	656 Santa Rosa St. #2B San Luis Obispo, CA 93401	310-990-6897
Roy Ogden	656 Santa Rosa St. #2B San Luis Obispo, CA 93401	805-544-5600

Interested Parties

Name	Address	Telephone No.
Erik Rutherford, PE	612 Clarion Court	805-544-4011
Brad Brechwald, PE	612 Clarion Court	805-544-4011

E-mail Addresses

chuck@bowtieholdings.com	bradb@wallacegroup.us
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Proposal Type:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> ANNEXATION | <input type="checkbox"/> OUTSIDE USER AGREEMENT | <input type="checkbox"/> SPECIAL STUDY |
| <input type="checkbox"/> SPHERE OF INFLUENCE | <input type="checkbox"/> SPECIAL DISTRICT FORMATION | <input type="checkbox"/> INCORPORATION OF CITY |
| <input type="checkbox"/> DISSOLUTION | <input type="checkbox"/> MERGERS | <input type="checkbox"/> DIVEST/ACTIVATE POWERS |
| <input type="checkbox"/> CONSOLIDATIONS | <input type="checkbox"/> REORGANIZATIONS | <input type="checkbox"/> DETACHMENT |

General Information

Name & type of Proposal: SUB2018-00015/CO18-0029
(e.g., name, type, jurisdiction)

1. This Application was initiated by:

Petition Resolution of Application

2. Does the application include 100% written consent of each property owner in the affected territory?

Yes No

3. State reason(s) for requesting the proposed action: _____

Condition of Approval #15 of the San Luis Obispo County Subdivision Review Board's notice of final action for project SUB2018-00015 requires that the proposed subdivision obtain sanitary sewer service from CSA-18. _____

4. State location of affected territory: _____

Parcel 2, 52/PM/17, APN 044-082-035 (County of San Luis Obispo). Refer to legal description for more information.

5. Is the affected territory inhabited or uninhabited (less than 12 registered voters)?

Inhabited Uninhabited

6. Do the boundaries of the district or city overlap or conflict with the boundaries of the proposed annexation?

Yes No

If yes, justify the need for overlapping or conflicting boundaries: _____

7. Do the boundaries of the territory split lines of assessment?

Yes No

8. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip?

Yes No

If yes, justify the necessity for the boundaries as proposed: _____
Neighboring parcels through which the sewer will run are not being considered for annexation at this time

9. If the proposed boundary follows a street or highway does it include the entire street or highway?

Yes No

10. List the cities or district(s) that will be affected by this proposal: _____
County of San Luis Obispo, County Service Area 18

Land Use Information

11. Total acreage: 7.13 Acres
APN #s APN 044-082-035

12. Indicate the zoning. County and City rezoning of the site:
County: Residential Suburban (RS), Airport Review Area

City: Not within City limits

13. Describe any special land use concerns found in General Plans: _____

14. Describe the existing land use: Residential Suburban

15. What is the proposed land use? Residential Suburban

16. Has the affected territory been rezoned? Yes No

Date: _____ (Please attach ordinance)

If yes, what is the rezoning use and densities (if applicable) permitted? _____

17. Describe the specific development potential of the property: _____

A Tentative Parcel Map (CO 18-0029) to subdivide an existing 7.13-acre parcel into four parcels ranging in size from 1.2 to 1.6 acres each with a 1.2-acre remainder parcel

18. Has a Land use Permit, Conditional Use Permit, Tract Map, or Specific Plan or other land use approval been given for the property(ies)?

Yes No If yes, please attach a copy of the approval. Attached

Environmental Information

(Please submit any environmental studies that have been completed.)

19. Has an environmental determination (Negative Declaration-Environmental Impact Report) been certified by a legislative body?

Yes No

If yes, please attach a copy. Negative Declaration, refer to attached SUB2018-00015/CO18-0029 Exhibit A Findings

20. Is the site presently zoned for or engaged in agricultural use?

Yes No If yes, please explain: _____

Prime agricultural land:

Yes No

21. Will extension of services requested for this proposal induce growth on affected property? Yes No

On adjacent properties? Yes No

Unincorporated? Yes No

Both? Yes No

22. Will the proposal require public services from any agency or facility that is currently operating at or near capacity, i.e. sewer, water, police or fire?

Yes No

If yes, please explain: _____

23. Please describe the environmental setting of the site: _____

The site is characterized by undeveloped land Davenport Creek runs along the southern parcel line, and an unnamed drainage runs from north to south approximately 300-ft from the western parcel line.

24. Terrain: Level to gently rolling (0-10%)

Slopes (10-30%)

Steep slopes (over 30%)

25. Hydrology (streams, lakes, or marshes on site)? Yes No

If yes, please describe: _____

26. Vegetation:

Has the natural vegetation already removed or altered?

Yes No

27. Are there any endangered plant species on site? Yes No

28. Have any endangered or threatened species been identified?

Yes No

If yes, please explain: _____