

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.

Name	Applicant/Agents Address	Telephone Number
Art Weldon (applicant)	P.O. Box 369, Arroyo Grande CA 93421	805-503-2308
Perry McBeth (applicant's agent)	141 S Elm Street, Arroyo Grande CA 93420	805-489-1321

Name	Interested Parties Address	Telephone Number

E-mail Addresses	
art.weldon@icloud.com	pmcbeth@garingtaylor.com

Proposal Type:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> ANNEXATION | <input type="checkbox"/> OUTSIDE USER AGREEMENT | <input type="checkbox"/> SPECIAL STUDY |
| <input checked="" 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: Annexation of APN 076-114-052 for Parcel Map Co16-156 (SUB2015-00070) into County
(e.g., name, type, jurisdiction)
Service District 12 (CSA 12) for water service.

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 for Proposed subdivision
Co16-156 (SUB2015-00070)

4. State location of affected territory: County Service District 12.

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 x No

If yes, justify the necessity for the boundaries as proposed: _____

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

_____ Yes x No

10. List the cities or district(s) that will be affected by this proposal: CSA 12

Land Use Information

11. Total acreage: 177 acres

APN #s 076-114-052

12. Indicate the zoning. County and City rezoning of the site:

County: San Luis Obispo County

City: San Luis Obispo

13. Describe any special land use concerns found in General Plans: N/a

14. Describe the existing land use: Vacant Land

15. What is the proposed land use? Single Family Residences

16. Has the affected territory been rezoned? n/a _____ 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: _____

Proposed 2 lot Parcel Map subdivision with 3 building envelopes for development of Single Family Residences.

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

See attached Notice of Final County Action, Parcel Map SUB2015-00070

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

See attached Notice of Final County Action, Parcel Map SUB2015-00070

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

Yes No Zoned RL

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: _____

Steep sloping oak woodland, with grasses and shrubs. Average slope over 30%.

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: _____
