



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 11/30/2015

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

**FROM:** BRANDI CUMMINGS, 805-781-1006, BCummings@co.slo.ca.us  
COASTAL Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00062 NICHOLSON MUP, PROPOSED MINOR USE PERMIT TO CONSTRUCT FARM SUPPORT QUARTERS (2,421 SF) FOR RANCH LOCATED AT 041-021-048. SITE LOCATION IS 2268 LITTLE MORRO CREEK RD APN: 073-031-038

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

DRC2015-00062

NICHOLSON WILL

### 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

MINOR USE PERMIT

FARM SUPPORT QUARTERS (2,421 SF) FOR RANCH LOCATED AT 046-021-048.

BNC

AG FH

### APPLICANT INFORMATION

Landowner Name William M. & Deborah Daytime Phone 805-772-3012  
 Mailing Address 2268 Little Morro Creek Road Zip Code 93442  
 Email Address: Nicholson Ranches & Mail, Com

Applicant Name CLINT NICHOLSON Daytime Phone 805-459-3321  
 Mailing Address 2268 LITTLE MORRO CREEK RD Zip Code 93442  
 Email Address: clnicholson50@gmail.com

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

### PROPERTY INFORMATION

Total Size of Site: 23+ ac Assessor Parcel Number(s): 013-031-038  
 Legal Description: \_\_\_\_\_  
 Address of the project (if known): 2268 Little Morro Creek  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 4 miles up Little Morro Creek Rd.

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

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): farm support for ranch on 046-021-048 (Cottontail Creek Rd.)

### 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 Clint Nicholson

Date 11-20-2015

**FOR STAFF USE ONLY**

\*  
**LAND USE PERMIT APPLICATION**

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: Morro Creek Rd.

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? 332 ±

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

North: Ag South: Ag  
East: Ag West: Ag

**For all projects, answer the following:**

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %

Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_

Total area of all paving and structures: \_\_\_\_\_  sq. feet  acres

Total area of grading or removal of ground cover: \_\_\_\_\_  sq. feet  acres

Number of parking spaces proposed: \_\_\_\_\_ Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

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  No (If yes, please submit copy)

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  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL FIRE

N/A **For commercial/industrial projects answer the following:**

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

**For residential projects, answer the following:**

Number of residential units: 1 Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# 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: 3<sup>+</sup> acres  
Moderate slopes of 10-30%: 20<sup>±</sup> acres  
Steep slopes over 30%: \_\_\_\_\_ 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: MONROE CREEK
- 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: \_\_\_\_\_

**Water Supply Information**

1. What type of water supply is proposed? 20 gpm  
 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? sfd
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: well
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? N/A  
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 20 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? 200\* 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
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:**

- N/A
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: \_\_\_\_\_
- 3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
- 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: \_\_\_\_\_
- 2. Location of nearest police station: \_\_\_\_\_
- 3. Location of nearest fire station: \_\_\_\_\_
- 4. Location of nearest public transit stop: \_\_\_\_\_
- 5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
 If yes, what is the distance? \_\_\_\_\_ feet/miles

N/A

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
 \_\_\_\_\_
- 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.

N/A

**Commercial/Industrial Project Information**

**Only complete this section if you are proposing a commercial or industrial project or zoning change.**

- 1. Days of Operation: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- 2. How many people will this project employ? \_\_\_\_\_
- 3. Will employees work in shifts?     Yes     No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
 Yes     No    If yes, please explain: \_\_\_\_\_
- 5. Will this project increase the noise level in the immediate vicinity?     Yes     No  
 If yes, please explain: \_\_\_\_\_  
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: \_\_\_\_\_
- 7. Will hazardous products be used or stored on-site?     Yes     No  
 If yes, please describe in detail: \_\_\_\_\_
- 8. Has a traffic study been prepared?     Yes     No    If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees  Yes  No  
If yes, please specify what you are proposing: \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  
 Yes  No If yes, please describe: \_\_\_\_\_

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

*N/A* **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: \_\_\_\_\_

*N/A* **Energy Conservation Information**

1. 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.

*N/A* **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 in either Current Planning or the Environmental Division.)

# LANDOWNER STATEMENT

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## LANDOWNERS' STATEMENT OF COMPLIANCE WITH THE WILLIAMSON ACT

### A. Statement of Intent

San Luis Obispo County Department of Planning and Building cannot take action on any building permit or land use permit application involving a new structure or use on a parcel restricted by a Land Conservation Contract until such time as sufficient evidence is presented to the County and/or the California State Department of Conservation that the proposed new use is in compliance with and is compatible with the Land Conservation Contract.

The purpose of this form is to provide sufficient information to make a determination of compliance and to document that the landowner/applicant is aware of the provisions of Government Code Section 51250 (also known as the Laird Bill, AB 1492) regarding material breaches of land conservation contracts and associated financial penalties.

### B. Applicant Information

#### Landowner:

Name WILLIAM M. NICHOLSON  
~~WILLIAM M. NICHOLSON~~  
Address 2268 LITTLE MORRO CREEK RD  
MORRO BAY CA 93442  
Telephone Number 805-772-3012

#### Applicant (if different from landowner):

Name CLINT NICHOLSON  
Address 2268 LITTLE MORRO CREEK RD  
MORRO BAY CA 93442  
Telephone Number 805-459-3321

Assessors Parcel Number(s) of all land under land conservation contract affected by the application for a land use permit or building permit:

PARCEL # 3 ONLY.

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C. Project Description

Building Permit Application No. \_\_\_\_\_

Land Use Permit Application No. 2015-00062

\* Describe in detail what the project consists of: FARM SUPPORT

Explain how you intend to place the proposed structure or establish the use to minimize impacts on the property and to not compromise long-term agricultural operations: THE AREA

USED FOR PROJECT IS A SMALL FLAT AREA THAT IS NOT USED FOR AGRICULTURAL YEAR AROUND. IT IS IN A SEPARATE SECLUDED AREA WHERE NO HARM WILL COME TO PRESERVATION.

\* D. Existing Contract Information

Original Contract Name: \_\_\_\_\_

Contract Recording Information: \_\_\_\_\_

Contract Resolution Number: \_\_\_\_\_

Assessor's Parcel Number(s) subject to the contract: 073 031 038

Minimum Parcel Size for Conveyance: \_\_\_\_\_

\* E. Existing Buildings and Non-Agricultural Land Uses

Describe all existing buildings on the property, including their size, location and use and identify the assessors parcel number if there are multiple parcel numbers:

ON PARCEL # 3: - 1 BARN - 30' x 70'    • 1 HORSE ARENA 120' x 280'  
- 1 SHOP - 25' x 50'    • 1 HOME 3,000ft<sup>2</sup>  
- 3 CATTLE CORRALS  
"VARIOUS SIZE"

PARCEL #4: 1 GRAZING LAND

PARCEL #5: GRAZING LAND

PARCEL #6: GRAZING LAND

Describe all existing non-agricultural land uses on the property (if any), including their scope and duration, location and the assessor's parcel number, if there are multiple parcel numbers:

NO NON-AGRICULTURAL USES.

F. Existing Agricultural Use

Describe in detail all current agricultural crops and activities (or the last crop grown and the approximate date planted, if fields are currently fallow):

SINCE THE LOCATION OF THIS AREA IS SO SMALL AND NOT NEAR THE MAJORITY OF THE RANCA, THIS LOCATION IS USED SOMETIMES AS A TEMPORARY HOLDING FIELD FOR CATTLE. NO CROPS ARE GROWN ON THIS PROPERTY.

G. Proposed Measures to Ensure Continued Compliance

What is your long-term intent for the property? BUILD A HOME AND RAISE A FAMILY TO MAINTAIN OUR CATTLE OPERATION WHICH HAS BEEN IN OUR FAMILY FIVE GENERATIONS.

Explain how you are maintaining the agricultural viability of the land and how agriculture will remain the primary use of the property:

MY FAMILY AND MYSELF ARE FIRM BELIEVERS IN PRESERVATION AND AGRICULTURE. WE WILL CONTINUE TO RUN CATTLE ON THIS PROPERTY AS WE HAVE SINCE 1929.

Explain how new structures or operations on the parcel will neither restrict nor impede any existing agricultural operations on the existing parcel or on adjoining contracted land:

THIS AREA WILL STILL BE USED AS A TEMPORARY HOLDING FIELD FOR CATTLE SINCE SUCH A SMALL AREA OF THE TWO ACRES ARE BEING USED. THIS LOCATION AGAIN WAS TOO SMALL TO REALLY UTILIZE FOR CATTLE.

Explain how your agricultural operations will not result in any lands being proposed for withdrawal from the Williamson Act:

THERE WILL BE NO CHANGES WITH THE INTENT OF THE LAND NOR WILLIAMSON ACT. THE CURRENT CATTLE OPERATION WILL CONTINUE FOR GENERATIONS TO COME.

#### H. Acknowledgement

The Landowner makes the following representations:

- 1) I acknowledge that the activity, use or structures as proposed will be conducted in such a way as to maintain the agricultural viability of the parcel and ensure that agriculture is the primary use of the property.
- 2) I am aware of the provisions of the Williamson Act (Section 51250 of the California Government Code) and of the allowable uses on Williamson Act properties, as defined by San Luis Obispo County Code and the San Luis Obispo County Rules of Procedure To Implement The California Land Conservation Act of 1965.
- 3) I understand that AB1492 (Government Code Section 51250) defines specific and substantial penalties if structures on the parcel are found by the County of San Luis Obispo or the State of California to result in a material breach of the contract provisions.
- 4) I acknowledge that the Department of Conservation has indicated that: "Residences not incidental to an agricultural use are prohibited, and may trigger AB1492 penalties. These may include residences for family members not involved with the agricultural use, or residences constructed on contracted parcels with no commercial-agricultural use."
- 5) I acknowledge that the activity, use or structures as proposed are of a size and type that would not adversely affect the on-site or adjacent farming operations and would be incidental to or in support of the primary agricultural use of the property. I understand that the County has a "right to farm" policy.
- 6) I understand that it is my sole responsibility as the Landowner to ensure that all activities, uses and structures on this parcel are in compliance with the provisions of the Williamson Act and San Luis Obispo County Code, and that those activities will not result in a material breach of the Land Conservation Contract.

- 7) The evidence I have provided in this application or in an attached written statement supports the following findings:
- a) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the Agricultural Preserve.
  - b) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the vicinity. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing or shipping.
  - c) The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.
- 8) In consideration of the County's processing and consideration of this application for approval of the land use project, development, grading or building permit being applied for (the "Project"), and any related discretionary or ministerial actions, or any related California Environmental Quality Act (CEQA) consideration by the County, the Owner and Applicant, jointly and severally, agree to indemnify the County of San Luis Obispo ("County") from liability or loss connected with the Project approvals as follows:
- a) The Owner and Applicant shall defend, indemnify and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul the Project or any prior or subsequent development approvals regarding the Project or Project condition imposed by the County or any of its agencies, departments, commissions, agents, officers or employees concerning the said Project, or to impose liability against the County and its agents, officers or employees resulting directly or indirectly from approval of the project, including any claim for attorney fees claimed by or awarded to any party from the County. The obligations of the Owner and Applicant under this Indemnification shall apply regardless of whether any permits or entitlements are issued.
  - b) The County will promptly notify Owner and Applicant of any such claim, action or proceeding that is or may be subject to this indemnification and will cooperate fully in the defense.
  - c) The County may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding. To the extent that County uses any of its resources responding to such claim, action or proceeding, Owner and Applicant will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at their regular rate for external or non-County agencies, and any other direct or indirect costs associated with responding to the claim, action or proceedings, including expert consultant and witness costs.

- d) The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.
- e) The Owner and Applicant shall pay all court ordered costs and attorney fees.
- f) This indemnification represents the complete understanding between the Owner and Applicant and the County with respect to matters set forth herein.

IN WITNESS WHEREOF, by their signature below, the Owner and Applicant hereby certify that the information set forth in this Landowners' Statement of Compliance is true and correct, and that they have read, understand and agree to perform the obligations under this Statement and the indemnification.

Property Owner(s): William M. Nielson 11-20-2015  
 Signature Date

Property Owner(s): \_\_\_\_\_  
 Signature Date

Applicant(s): [Signature] 11-20-15  
 (If different from above) Signature Date

# Property and Project Layout

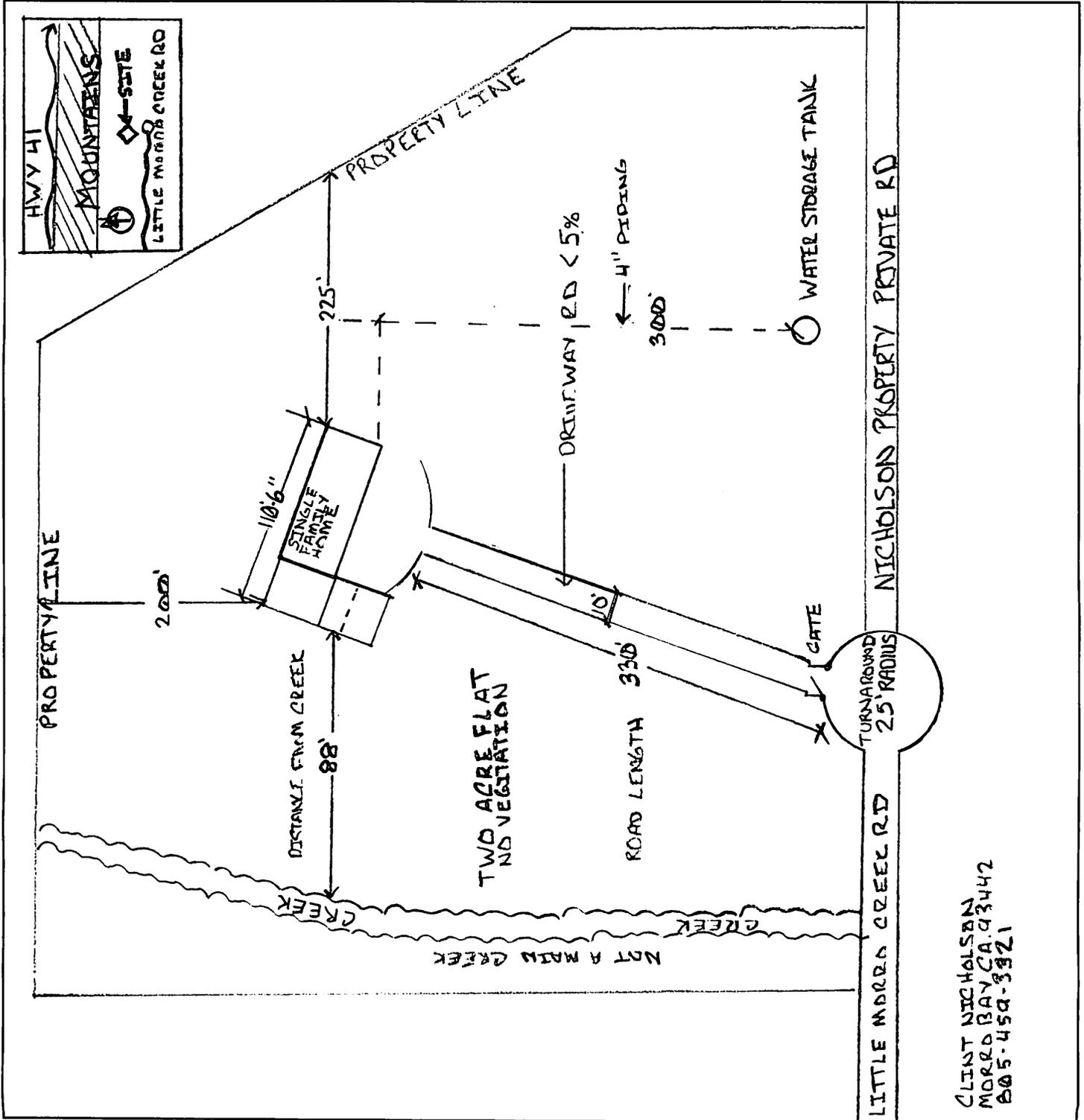
San Luis Obispo County Department of Planning and Building

Draw the property and project layout below in the space provided. Please make sure you include all required information. (see Property and Project Layout Checklist)

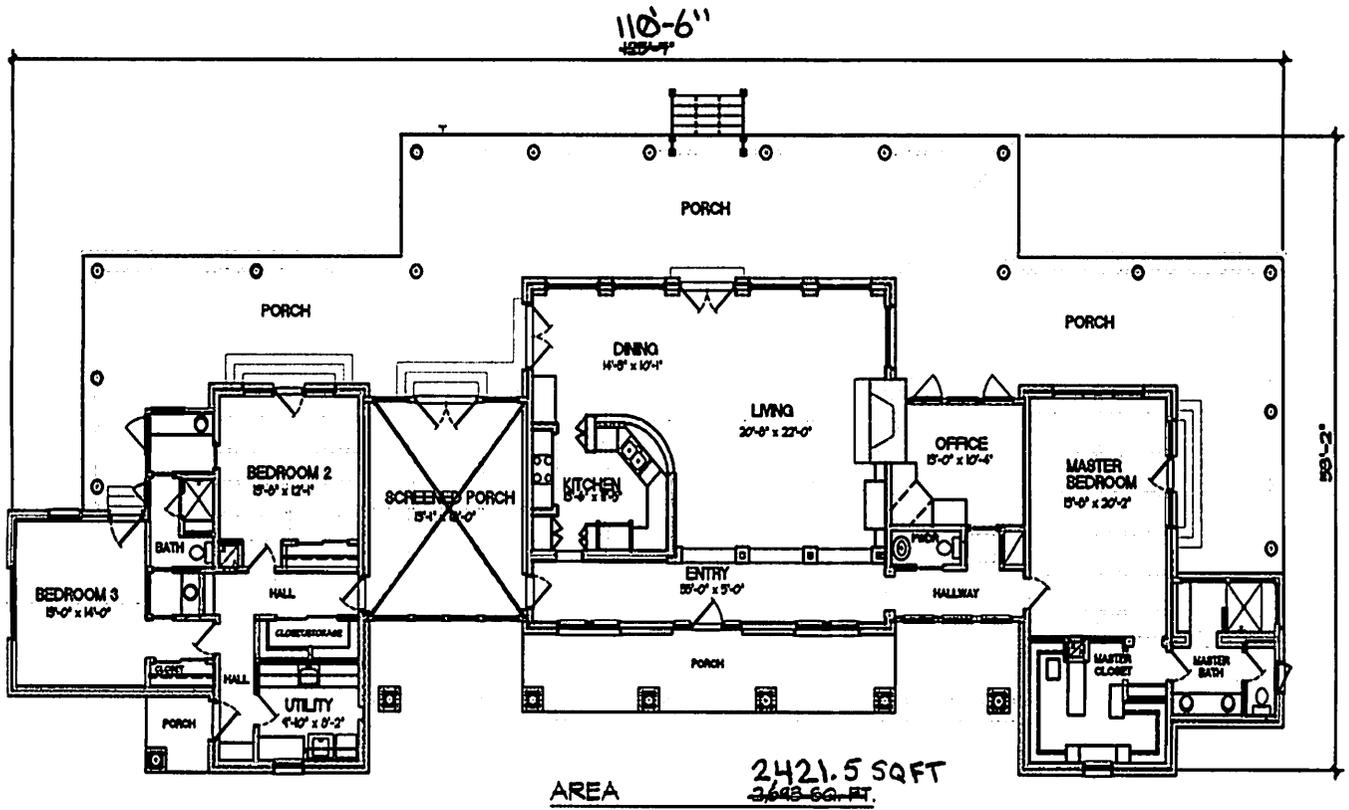


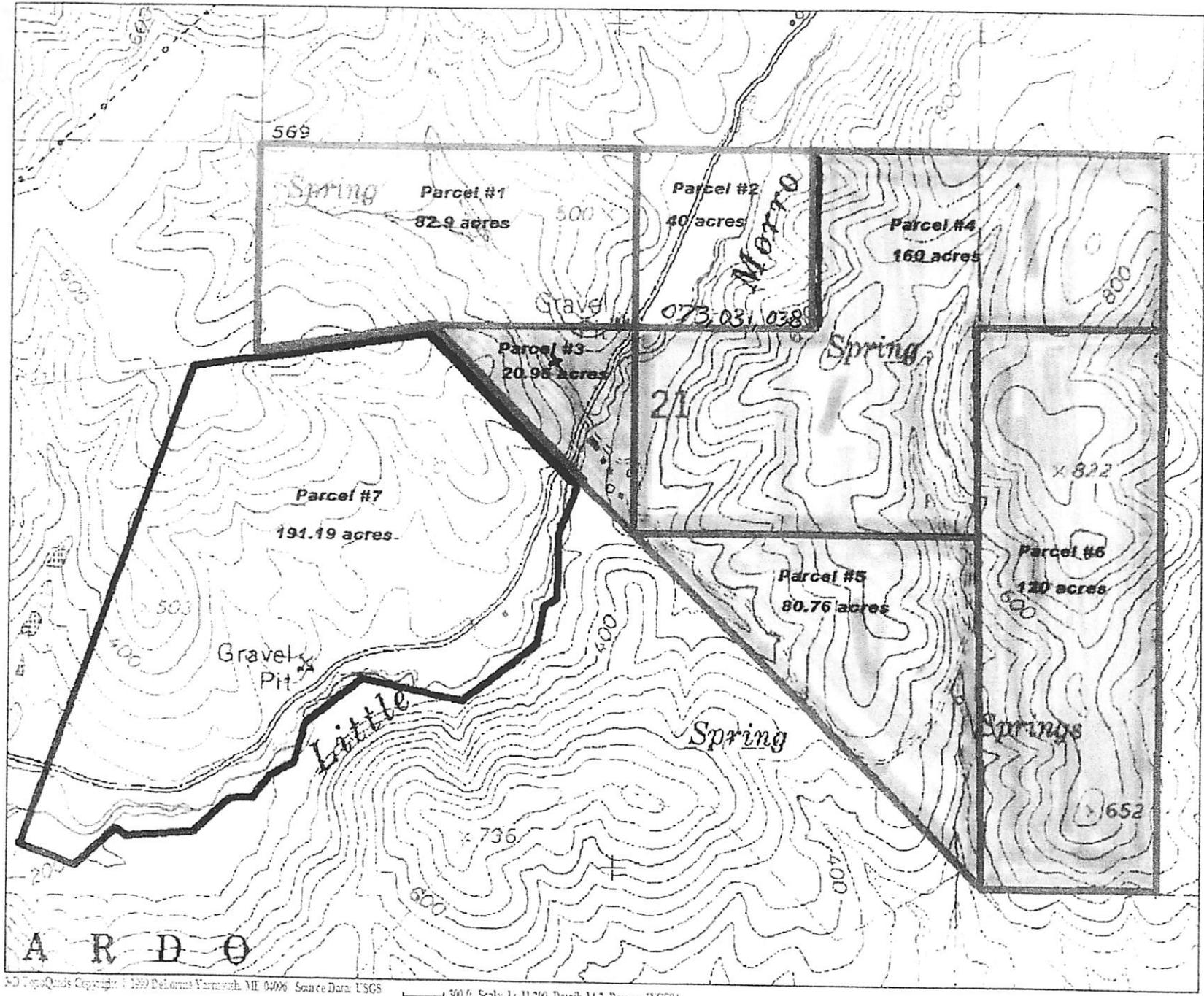
Scale: 1 in = \_\_\_\_\_ ft

North Arrow:



CLINT NICHOLSON  
MORRO BAY CA 93442  
805-459-3321

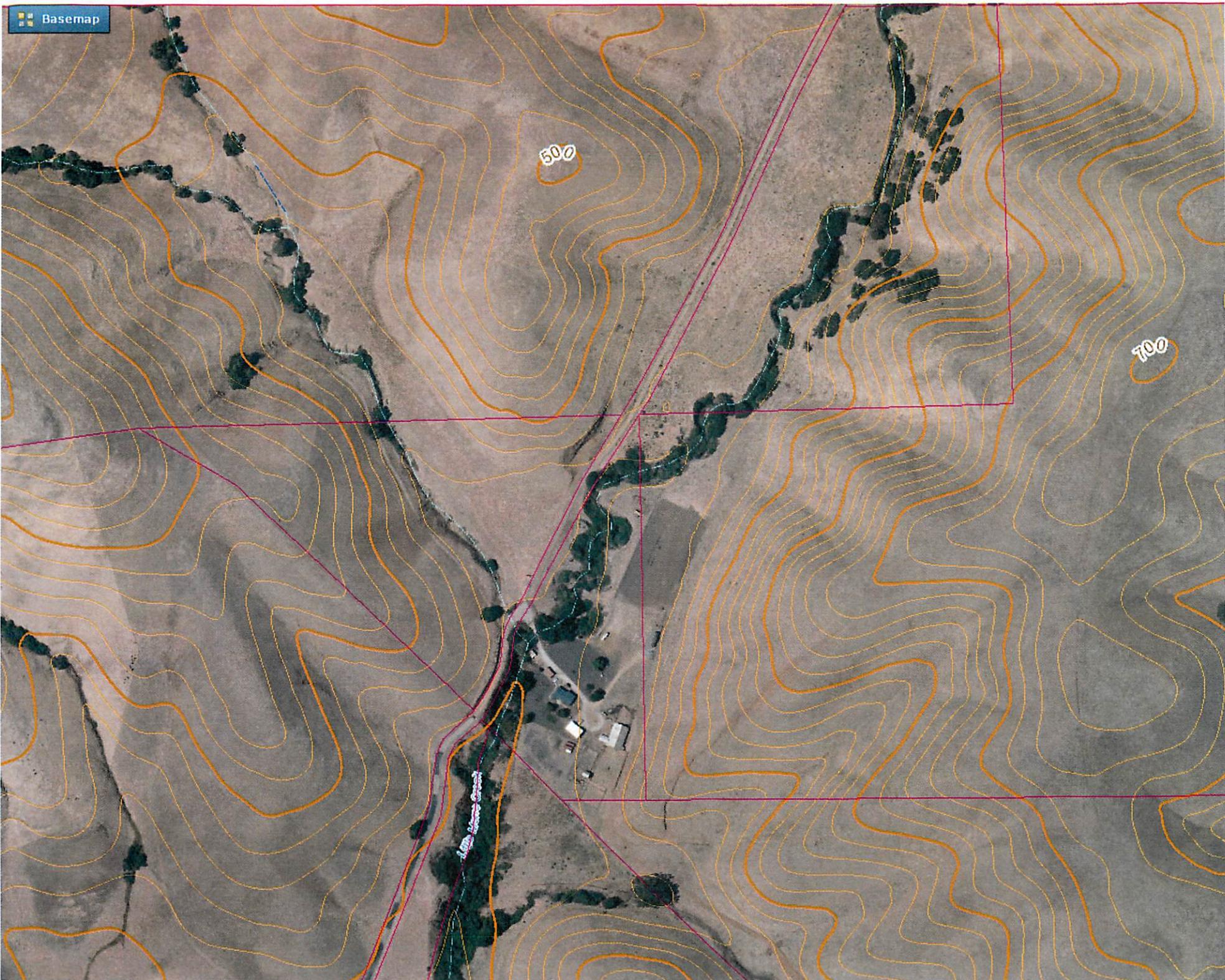




red =  
proposed  
lot line  
adjustment  
area

© 2000 TopoQuest Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS  
 50 ft Scale: 1:11,200 Detail: 14:1 Datum: WGS84

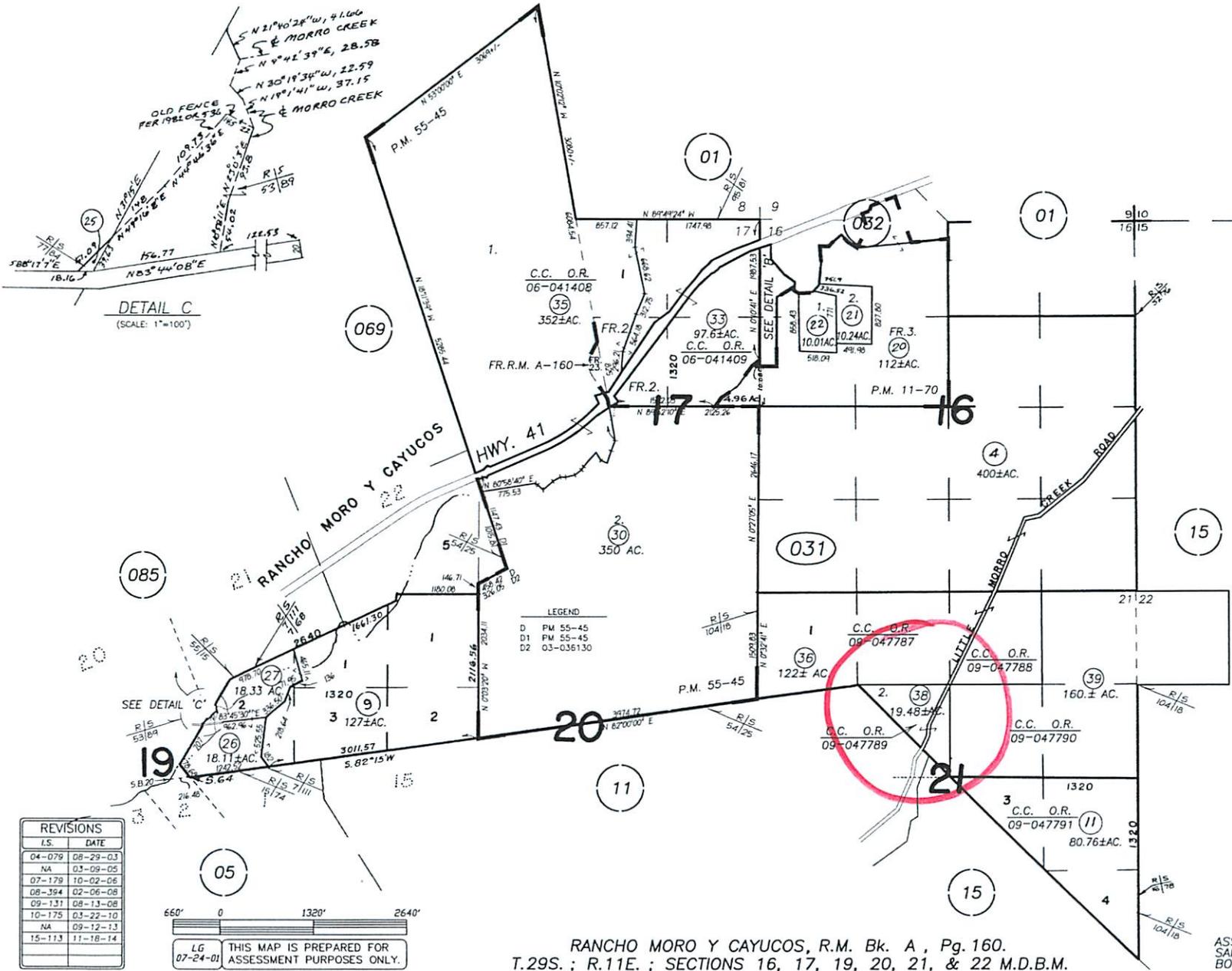
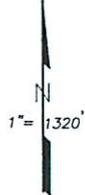
A











DETAIL C  
(SCALE: 1"=100')

DETAIL B  
(SCALE: 1"=600')

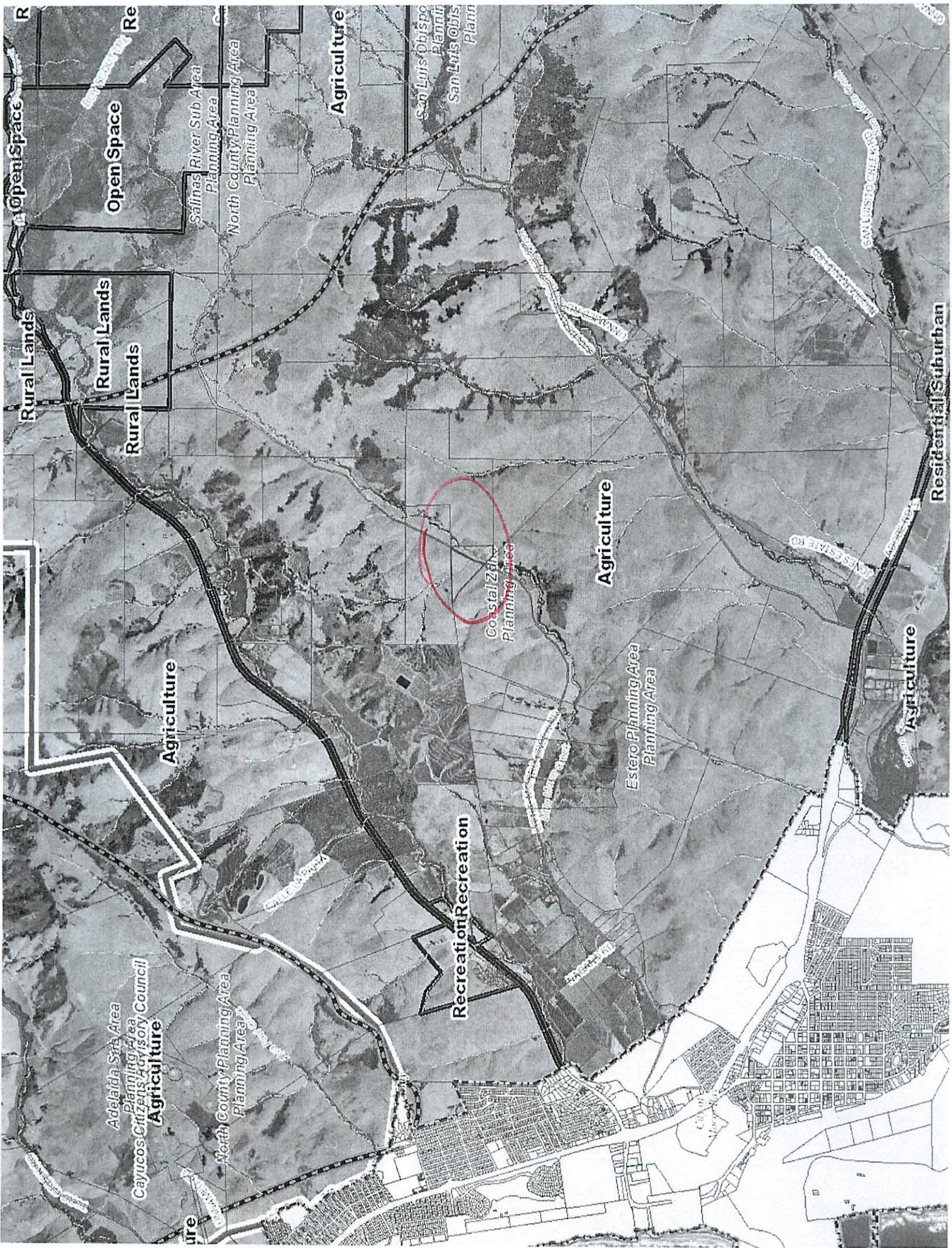
REVISIONS	
L.S.	DATE
04-079	08-29-03
NA	03-09-05
07-179	10-02-06
08-394	02-06-08
09-131	08-13-08
10-175	03-22-10
NA	09-12-13
15-113	11-18-14

660' 0 1320' 2640'

LG 07-24-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RANCHO MORO Y CAYUCOS, R.M. Bk. A, Pg. 160.  
T.29S. ; R.11E. ; SECTIONS 16, 17, 19, 20, 21, & 22 M.D.B.M.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 073 PAGE 031



Open Space

Rural Lands

Rural Lands

Rural Lands

Open Space

Recreation

Residential Suburban

Agriculture

Agriculture

Agriculture

Agriculture

Agriculture

Agriculture

Agriculture

Agriculture

Agriculture

Adelaida Sub Area  
Planning Area  
Cayucos Citizens Advisory Council  
Agriculture

North County Planning Area

North County Planning Area

Salinas River Sub Area  
Planning Area

North County Planning Area

Estero Planning Area

Coastal Zone  
Planning Area

Estero Planning Area

San Luis Obispo  
Planning Area



# Parcel Summary Report For Parcel # 073-031-038

11/30/2015  
11:18:04AM

## 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    NICHOLSON WILLIAM M  
        2268 LITTLE MORRO CREEK MORRO BAY CA 93442-1879

OWN    NICHOLSON TRACY H

OWN    NICHOLSON WILLIAM M & TRACY FAMILY

OWN    NICHOLSON WILLIAM M & TRACY H FAMIL

### Address Information

<u>Status</u>	<u>Address</u>
P	02268 LITTLE MORRO CREEK RD EST
P	02272 LITTLE MORRO CREEK RD EST

### 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>
T29S	R11E	21P			AG	LCP	GS	Y		
073031	038	0001			SRV	SRA		N		
APV.C09-	071	0003						N		

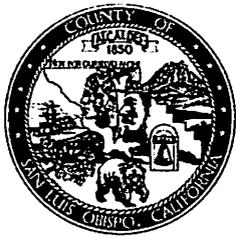
### Parcel Information

<u>Status</u>	<u>Description</u>
Active	T29S R11E PTN SEC 21

### Notes

### Tax Districts

SAN LUIS COASTAL



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SAN LUIS OBISPO JT(27,40)  
CAYUCOS-MORRO  
NO. 02  
AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

DRC2015-00062 REC Primary Parcel

**Description:**

PROPOSED MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT TO CONSTRUCT FARM SUPPORT QUARTERS (2,421 SF) FOR RANCH LOCATED AT 046-021-048. SITE LOCATION IS 2268 LITTLE MORRO CREEK RD. APN: 073-031-038.

PMT2007-01892 FNL Primary Parcel

**Description:**

UPGRADE EXISTING 100 AMP METER TO 200 AMP

PMT2011-01442 FNL Primary Parcel

**Description:**

COMPLETE DEMO OF NEW STRUCTURE - CONDITIONED SPACE ADDITION (1154 SF), COVERED PORCH (1544 SF), AND REBUILD 1845 SF SFD. OK TO FRAME FLOOR FOR STORAGE AREA(ONLY) ABOVE GALLERY WITH PULL DOWN LADDER. TEMPORARY DWELLING (PARK MODEL RV) DURING CONSTRUCTION.

PMT2011-01926 FNL Primary Parcel

**Description:**

200 AMP TEMPORARY ELECTRIC SERVICE - RELOCATING SERVICE DUE TO REMODEL OF DWELLING (PMT2011-01442)

PMT2012-00419 FNL Primary Parcel

**Description:**

FIRE SPRINKLERS FOR SINGLE FAMILY DWELLING PMT 2011-01442/ NFPA 13D 2010 EDITION/ PIPING CPVC/ SPRINKLERS TYCO RES 49 CONCEALED TY2234/ BOOSTER PUMP GOULDS HSC-20/ 5,000 GALLON WATER STORAGE. SPRINKLERS REQUIRED IN BASEMENT AREA.

PMT2012-01367 ISS Primary Parcel

**Description:**

SFD 3,669 SF W/ATT GARAGE 839 W/NEW SEPTIC W/MINOR GRADING

PMT2013-00932 FNL Primary Parcel

**Description:**

FIRE SPRINKLERS FOR SINGLE FAMILY DWELLING & GARAGE PMT2012-01367/ NFPA 13D 2010 EDITION/ PIPING CPVC/ SPRINKLERS RELIABLE HOUSE & GARAGE RFC43 RA0612/ BOOSTER PUMP GOULDS 33GB15, EXISTING 6000 GALLON WATER STORAGE TANK

ZON2009-00716 REC Primary Parcel

**Description:**

COASTAL WELL



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ZON2012-00472      REC      Primary Parcel

**Description:**

COASTAL WELL PERMIT

SUB2008-00102      RDD      Related Parcel

**Description:**

PROP 7 CERTS OF COMPLIANCE