



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/10/2013

TO: _____

FROM: Kerry Brown, Development Review

PROJECT DESCRIPTION: SUB2012-00035 CO10-0093 NUTMEG LLC- Parcel Map to subdivide 45,271 sf parcel into 4 lots. Site located off Mountain View Drive in Los Osos. APN: 074-263-039.

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

Parcel Map

PARCEL MAP-4 PARCELS

EST/LSOS

KJB

AS LCP RMF

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance
- Parcel Map
- Road Abandonment
- Condominium (new or conversion)
- Tract Map
- Road Name

APPLICANT INFORMATION

Check box for contact person assigned to this project
 Landowner Name Nutmeg Investments Partnership Daytime Phone 805-471-7245
 Mailing Address Co J.H. Edwards Co. P.O. Box 6070, Los Osos Zip Code 93412
 Email Address: _____

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

Agent Name Jeff Edwards Daytime Phone 805-235-0873
 Mailing Address P.O. Box 6070, Los Osos Zip Code 93412
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 45,271 sq. ft. Assessor Parcel Number(s): 074-263-039
 Legal Description: please see preliminary title report
 Address of the project (if known): 1990 Mountain View Dr., Los Osos
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: site lies at easterly terminous of Santa Ynez Ave. and Mountain View Drive
 Describe current uses, existing structures, and other improvements and vegetation on the property: 3 single-family residences

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Parcel Map creating four (4) parcels - please see map for individual sizes.

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 3-28-13

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
_____, identified as Assessor Parcel Number
_____, for which a construction permit, land use permit, land
division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county
requesting an approval for: _____ (specify type of project, for example:
addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: _____
Daytime Telephone Number: _____
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

Person or entity granting consent:

Print Name: _____

Print Address: _____

Daytime Telephone Number: _____

Signature of landowner: _____ Date: _____

Authorized agent:

Print Name: _____

Print Address: _____

Daytime Telephone Number: _____

Signature of authorized agent: _____ Date: _____

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: density; 15 units per acre
Number of existing lots, parcels or certificates: one Existing parcel sizes: 45,271 sq.ft.

What will the property be used for after division: residential multi-family

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: Mountain View Drive

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

North: LOCSO corporate yard South: mini storage

East: Residential Suburban West: mini storage

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 ^{Phase I} Other _____

Community System - List the agency or company responsible for sewage disposal: Phase II/Co. of SLO

Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: CalFire

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)

Acreeage 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:

- 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: 1.04 acres
Moderate slopes of 10-30%: _____ 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: _____
- 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: site is already developed
- 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: South Bay Blvd.

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? Phase I - 900 gpd Phase II - 1725 gpd
4. How many service connections will be required? Phase I - 8 Phase II - 7
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Private on site water supply well & pump
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 Golden State Water Co.
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? 250+ 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:

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: Mission Country
- 3. Where is the waste disposal storage in relation to buildings? Behind Phase I
- 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: SLCUSD
- 2. Location of nearest police station: 1/2 mile
- 3. Location of nearest fire station: 1/2 mile
- 4. Location of nearest public transit stop: 1/2 mile
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1/2 mile feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: residential
- 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: Please see Cultural Resource Inventory; Aug. 2007
- 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.

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: _____

Special Project Information Please see DRC2006-00234

- 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: 8 units in Phase I w/ 7 units in Phase II
- 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: Phase II construction when water and sewer connections are available
- 4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: n/a

*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:
Not aware of any potential environmental impacts associated with the proposed project; therefore no mitigation measures needed.

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: MSS known to occur on adjacent property to North

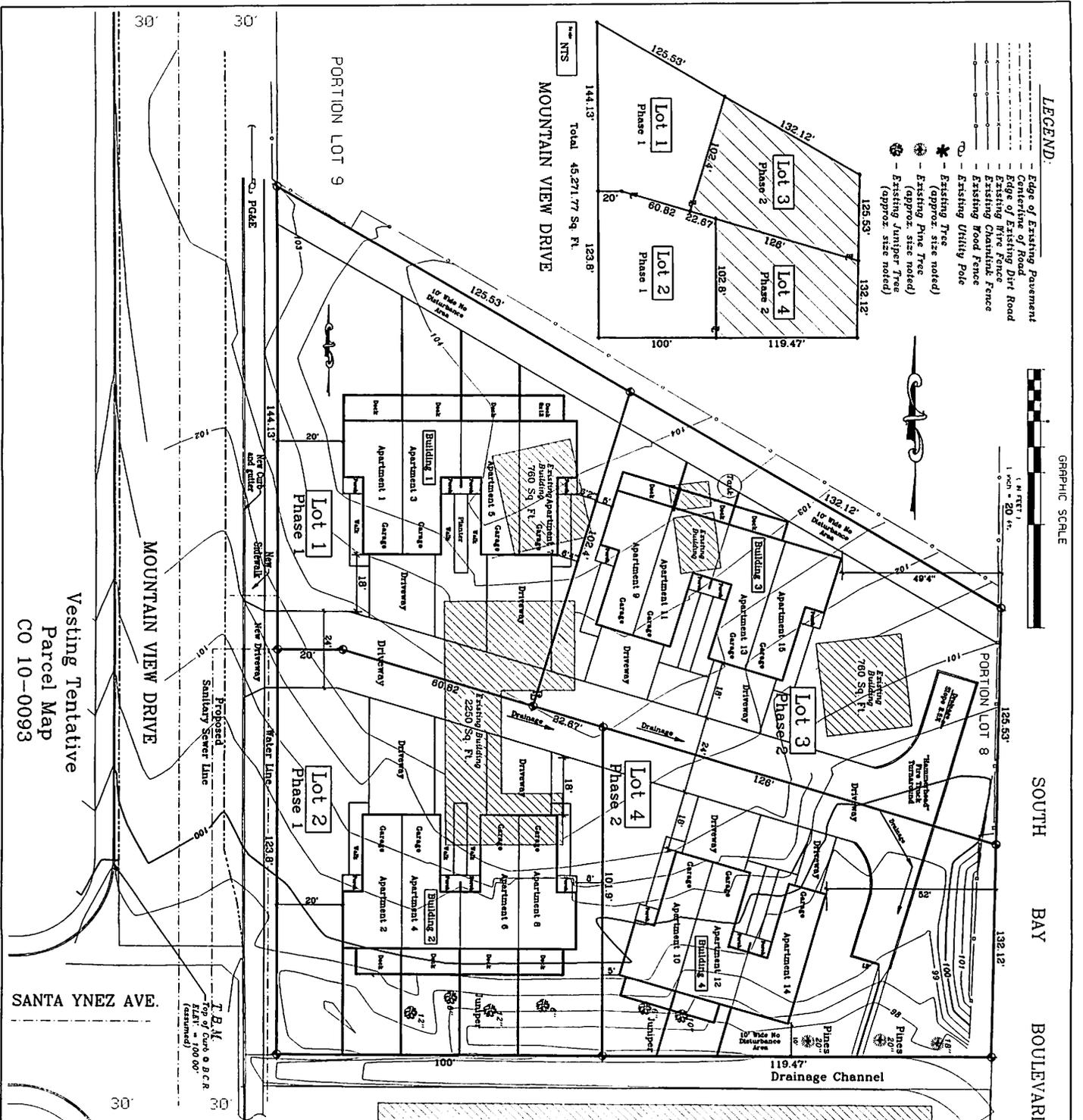
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): ED 10-161

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): none

(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.)



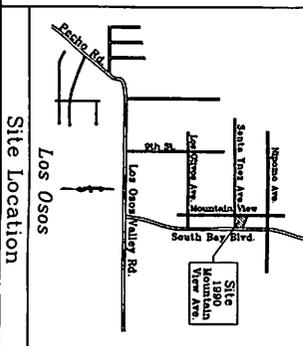
Vesting Tentative
Parcel Map
CO 10-0093

Lot Schedule	
Phase 1	Lot 1 11,719.33 Sq. Ft.
Phase 1	Lot 2 11,622.91 Sq. Ft.
Phase 2	Lot 3 11,948.42 Sq. Ft.
Phase 2	Lot 4 10,081.13 Sq. Ft.
Total	45,271.77 Sq. Ft.

TOPOGRAPHICAL SURVEY
A PORTION LOT 8
BLOCK "A"
TRACT 70
A.P.N. - 074-263-039
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

Mark Hoppe
1990 Mountain View Ave.
Los Osos, CA

DANNY F. HORN - Land Surveyor
566 Spring Street
Paso Robles, CA. 93446
Office: (805) 239-0356 Fax: (805) 239-1349



Site Location
1990 Mountain View Ave.
Los Osos, Ca
A portion of Lot 8
Block "A" Tract 70
San Luis Obispo County
APN 074-263-039

Owner:
Nutmeg LLC
P.O. Box 6254
Los Osos, Ca. 93412
(805) 226-2752

Contractor:
Hoppe Builders Inc.
1818 Buggywip Lane
Paso Robles, Ca. 93446
(805) 471-7245

Parcel Map
Date: 25, 2013
Scale: 1" = 20'
Sheet: 1010

Dana Belmonte
Residential Design
14006 Murro Rd.
Atascadero,
Ca 93422
(805) 461-6317
danabelmonte@gmail.com

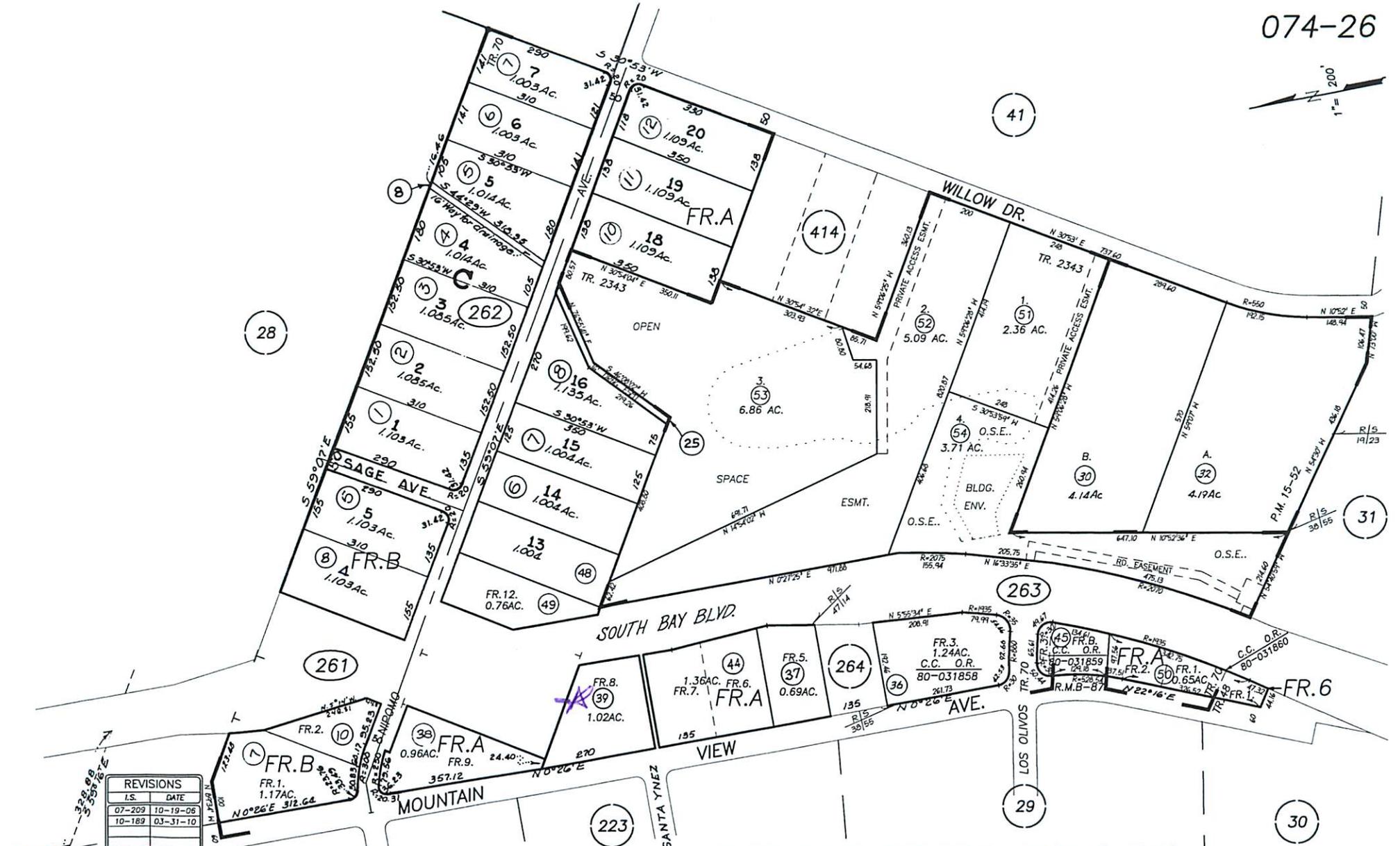
APN 074-263-039



Google earth

Google earth





REVISIONS	
I.S.	DATE
07-209	10-19-08
10-189	03-31-10



LZ 10-19-06 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

WILLOW POND ESTATES, TRACT 2343, R.M. Bk. 32 , Pg. 41-46.
 SLACK TRACT, R.M. Bk. B , Pg. 87.
 VISTA DEL MORRO; TRACT NO. 48, R.M. Bk. 5 , Pg. 66.
 VISTA DEL MORRO NO. 3; TRACT NO. 70, R.M. Bk. 5 , Pg. 83.
 LOS OSOS
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 074 PAGE 26





Parcel Summary Report For Parcel # 074-263-039

4/10/2013
3:54:52PM

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 NUTMEG LLC
1616 BUGGY WHIP LN PASO ROBLES CA 93446-4200

Address Information

Status Address
P 01990 MOUNTAIN VIEW DR LSOS

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>
074263	039	0001	Los Osos	Estero				N	VP	E990374S
70	A	8P	Los Osos	Estero	RMF	LCP	AS	Y	VP	E920770L / P930108Z ,

Parcel Information

Status Description
Active TR 70 BL A PTN LT 8

Notes

Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
NO. 02 ROAD-CO/SUPVR
LOS OSOS-ZONE B COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
LOS OSOS-ZONE J COMM. SERVICE
LOS OSOS-ZONE K COMM. SERVICE
LOS OSOS COMM. SERVICE



Parcel Summary Report For Parcel # 074-263-039

4/10/2013
3:54:52PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

82391 FNL Primary Parcel

Description:

RENOVATION OF SFR

82810 FNL Primary Parcel

Description:

REPLACE SEPTIC SYSTEM

85688 FNL Primary Parcel

Description:

REPAIR LEACH LINE TO SFD

93449 FNL Primary Parcel

Description:

REPLACE DAMAGED ELEC ENTRANCE SERVICE TO SFD

96442 FNL Primary Parcel

Description:

CONST RE-ROOF FOR SINGLE FAMILY DWELLING

DRC2006-00234 APV Primary Parcel

Description:

TWO PHASED REDEVELOPMENT OF THE SITE. THE FIRST PHASE INCLUDES DEMOLITION OF THREE EXISTING DETACHED SINGLE FAMILY RESIDENCES AND REDEVELOPMENT OF THE SITE INTO (2) 4-UNIT APARTMENTS (4-ATTACHED ONE BEDROOM UNITS), TOTALING 8 UNITS. THE SECOND PHASE INCLUDES (1) 4-UNIT APARTMENT (4-ATTACHED ONE BEDROOM UNITS) AND (1) 3-UNIT APARTMENT (3 ATTACHED ONE BEDROOM UNITS), TOTALING 7 UNITS. PHASE II WILL NOT OCCUR UNTIL A COMMUNITYWIDE WASTEWATER SYSTEM IS AVAILABLE. THE PROJECT WILL RESULT IN 15 TOTAL UNITS FOR BOTH PHASES. EACH UNIT IS APPROXIMATELY 892 SQUARE FEET IN SIZE, TWO-STORY AND INCLUDES A SINGLE CAR GARAGE.

E990374 RES Primary Parcel

Description:

NO HEAT IN ROOMS SUBS

PMT2004-01918 FNL Primary Parcel

Description:

LEACH REPAIR

PMT2007-00050 FNL Primary Parcel

Description:

LEACH REPAIR



Parcel Summary Report For Parcel # 074-263-039

4/10/2013
3:54:52PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SEP2010-00480 ISS Primary Parcel

Description:

Septic Inspection

SUB2012-00035 REC Primary Parcel

Description:

PARCEL MAP-4 PARCELS

DRC2007-00181 APV Related Parcel

Description:

NEW DOMESTIC COMMUNITY WELL SITE

DRC2012-00008 APV Related Parcel

Description:

MODIFICATION OF PREVIOUS DEVELOPMENT PLAN DRC2007-00181