



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/25/2011

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

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2010-00082, CO11-0038 ZUBILLAGA- Parcel map to subdivide an existing 12.88 parcel into two parcels consisting of 7.84 acres and 5.04 acres. Site located off Nacimiento Lake Drive in Paso Robles. APN: 026-261-029.

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 (2 PARCELS)

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

ADEL/ RADEL  
RR

HAP

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Zubillaga, Patrice & Edward Daytime Phone 805-237-9171  
 Mailing Address 1905 Spring Street Paso Robles, CA Zip Code 93446  
 Email Address: \_\_\_\_\_

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

Agent Name Kirk Consulting Daytime Phone 805-461-5765  
 Mailing Address 8830 Morro Rd. Atascadero, CA Zip Code 93422  
 Email Address \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: +/-12.88acres Assessor Parcel Number(s): 026-261-029  
 Legal Description: T.26S.; R.12E; Section 19 (PTN>) M.D.B. & M.  
 Address of the project (if known): 1045 Nacimiento Lake Drive Paso Robles, CA 93446  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Take CA-46 Ext (231), turn left @ CA-46 stop light, continue onto 24th Street, slight right onto Nacimiento Lake Drive, Follow Nacimiento Lake Drive for 1.6miles (property is on the left hand side)

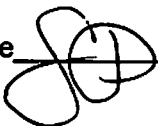
Describe current uses, existing structures, and other improvements and vegetation on the property:  
Mobile Home, two storage sheds, 3 wells and a water tank.

### PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Request for a two lot parcel map. The existing parcel is 12.88 acres, the owner would like to subdivide into 2 parcels consisting of 7.84 acres (Parcel 1) and 5.04 acres (Parcel 2).

### 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  Date 4-22-11

**FOR STAFF USE ONLY**

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

# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

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

## Project Information:

What is the proposed density or parcel size?: Parcel 1= 7.84acres Parcel 2= 5.04 acres  
Number of existing lots, parcels or certificates: 1 parcel Existing parcel sizes: 12.88 acres  
What will the property be used for after division: Residential Use

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: Existing access is off of Nacimiento Lake Drive. Future access will be provided by a proposed 30' easement off of Nacimiento Lake Drive.

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

North: RR South: RR

East: AG West: RR

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  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_

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

Fire Agency: List the agency responsible for fire protection: Cal Fire (San Luis Obispo County)

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)

Acreage 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: 8 acres acres  
Moderate slopes of 10-30%: 4.88 acres acres  
Steep slopes over 30%: n/a 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: Grading for access road to existing mobile home
- 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: Nacimiento Lake Drive

**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? N/A
4. How many service connections will be required? Two
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
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  
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 4 hour Hours            G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other Well Completion Reports

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?    N/A 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: Individual On-Site Septic System
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: Paso Robles School District
2. Location of nearest police station: Paso Robles Police Station
3. Location of nearest fire station: Paso Robles Fire Dept.
4. Location of nearest public transit stop: Off of 24th Street
5. Are services (grocery/other shopping) within walking distance of the project?    Yes    No  
If yes, what is the distance? \_\_\_\_\_ feet/miles

**Historic and Archeological Information**

1. Please describe the historic use of the property: N/A
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.

**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: No

**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): N/A
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: No Future expansions are proposed at this time
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:

N/A

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.)



**SUPPLEMENTAL DEVELOPMENT STATEMENT**  
**Zubillaga 2 Lot Parcel Map**  
**CO 11-0038**

**Project Description**

The proposed project will subdivide an existing 12.88 acre parcel into two parcels. Proposed Parcel 1 will be 7.84 acres with proposed Parcel 2 will be 5.04 acres. The site is currently developed with a mobile home, two sheds, three wells and a water tank. Access to the property is currently provided by an existing driveway off of Nacimiento Lake Drive. Parcel 2 will likely be developed with a single family residence and residential accessory uses in the future, however no construction is proposed at this time.

**Land Use Ordinance Consistency:**

Section 22.22.060 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Rural land use category. The standards are based on the distance from an urban areas, fire response time, type of access serving the property and the topography of the site. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 5 acre parcels.

Remoteness	0-5 miles from the Paso Robles Reserve Line	5 acres
Fire Hazard/ Response Time	Within the 15 minute response time In the moderate fire hazard area	5 acres
Access	Located on a 40 foot right-of-way	5 acres
Slope	Parcel 1: Average slope is between 0 and 25.5%	7 acres
	Parcel 2: Average slope is between 0 and 9.6%	5 acres

**Other Applicable Planning/ Environmental References. :**

The project is located within the Adelaida Planning Area. There are no planning area standards that apply to the property. The project site is not located within a Combing Designation Overlay, it is not within a Community Advisory Review Area, nor does it overlay the Paso Robles Ground Water Basin.

**Biological Resources:**

A Botanical Survey is underway by Terra Verda Environmental Consulting. The report will be provided to the Planning Department upon completion of the work.

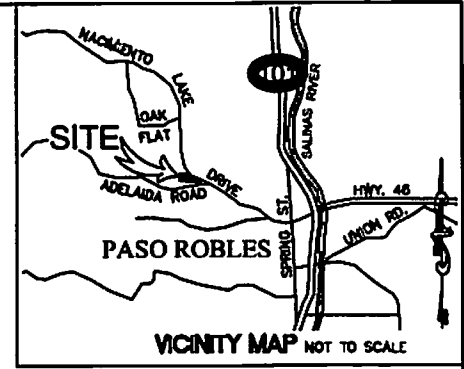
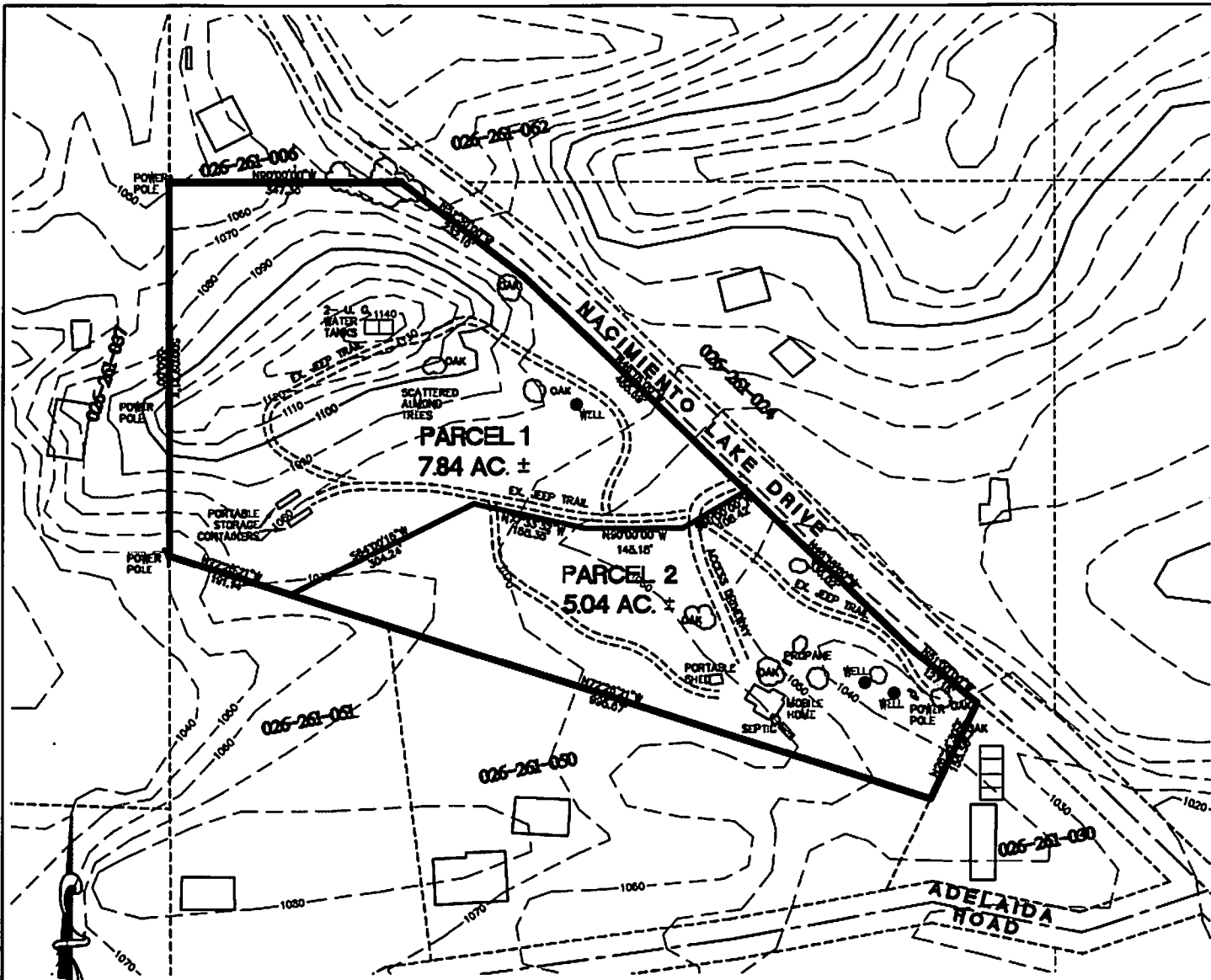
**Water/Septic:**

Parcel 1 is developed with one on-site well and two wells are located on parcel 2. Well production rates for the wells are 2.5-3 gallons per minute each. The rates are sufficient to serve individual single family residences with supplemental water storage per Title 19 Requirements. Parcel 1 is currently served by an existing septic system. A septic system will be installed on Parcel 2 at the time of future construction.

**Legal Lot Status:**

The subject parcel was created by COAL (CC 03-022559) and is considered a legal lot of record.

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**EXISTING PARCELS**

PARCEL PER 2748 OR 21 12.88 AC. ±

**PROPOSED PARCELS**

PARCEL 1 7.84 AC. ±

PARCEL 2 5.04 AC. ±

TOTAL 12.88 AC. ±

**AVERAGE SLOPES**

PARCEL 1 = 28.6% PARCEL 2 = 9.6%

**OWNER/APPLICANT**

EDUARDO & PATRICE ZUBILLAGA  
1906 SPRING STREET  
PASO ROBLES, CA 93448

PHONE NO. 805-237-6171

**APN**

026-261-020

**ZONING DESIGNATION**

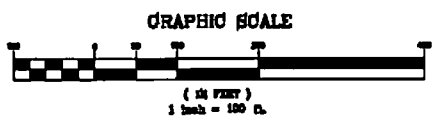
RR

**TENTATIVE PARCEL MAP**

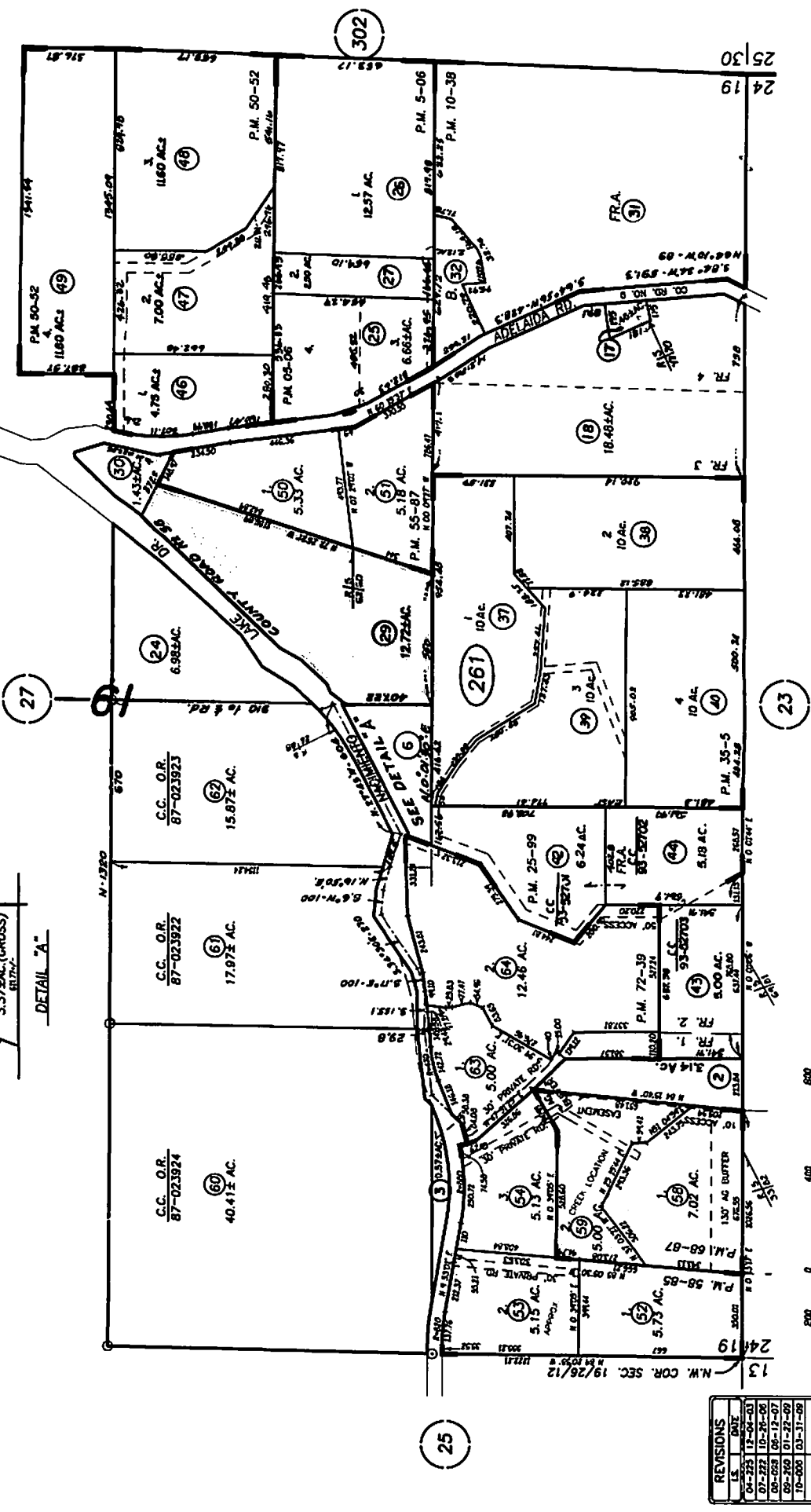
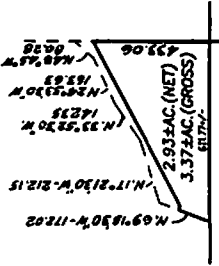
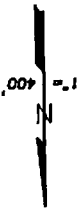
CO 11-0038

BEING A TWO PARCEL SUBDIVISION OF  
PROPERTY DESCRIBED IN CERTIFICATE OF  
COMPLIANCE AS DOCUMENT NO.  
2003-022559 OF OFFICIAL RECORDS,  
COUNTY OF SAN LUIS OBISPO, STATE OF  
CALIFORNIA, SECTION 19, T 26 S R 12 E,  
MDB&M.

SAN LUIS OBISPO COUNTY  
STATE OF CALIFORNIA



**DAN KING SURVEYING**  
P O BOX 4909  
PASO ROBLES CA 93447-4909  
PHONE (805) 238-5427

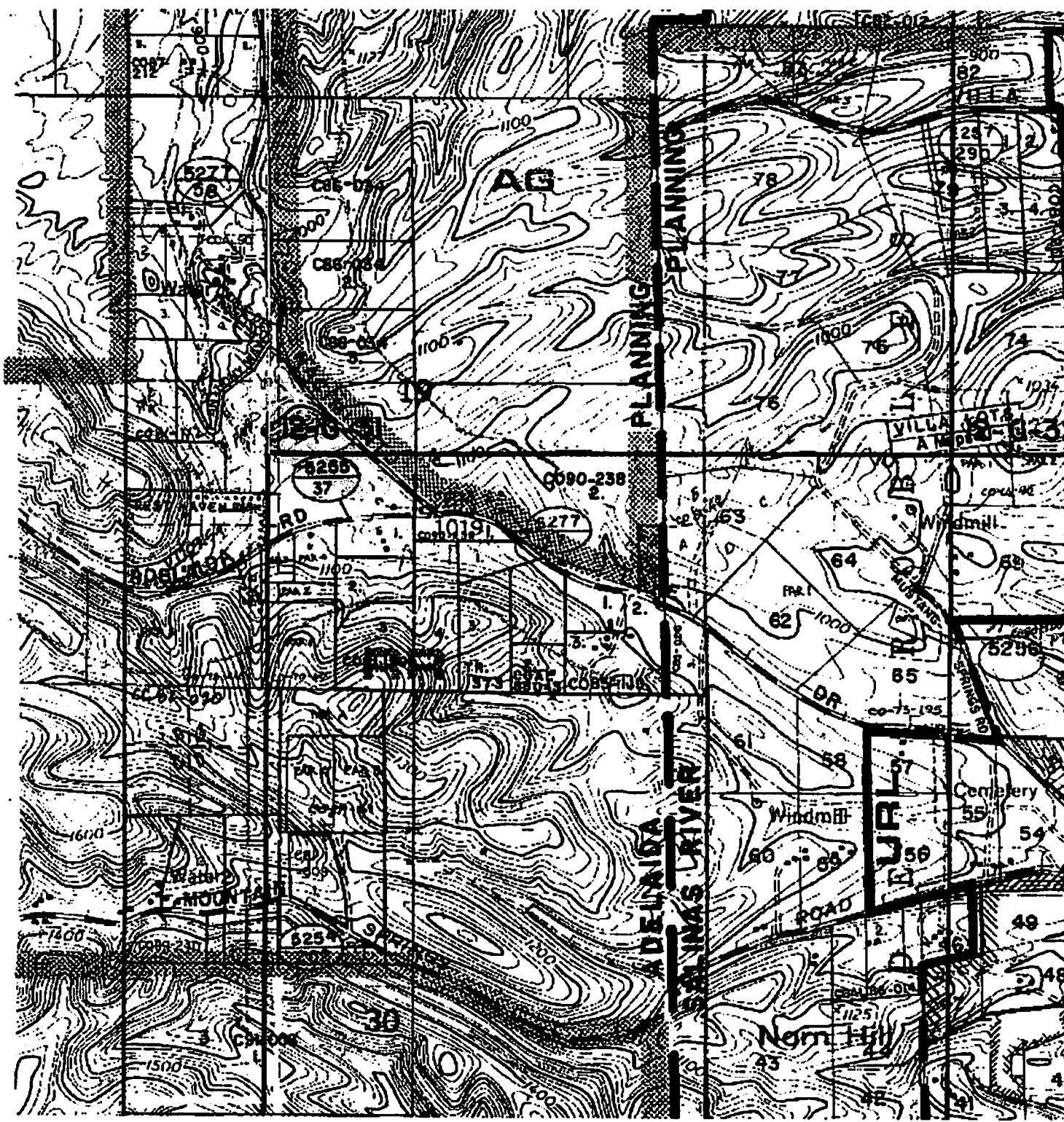


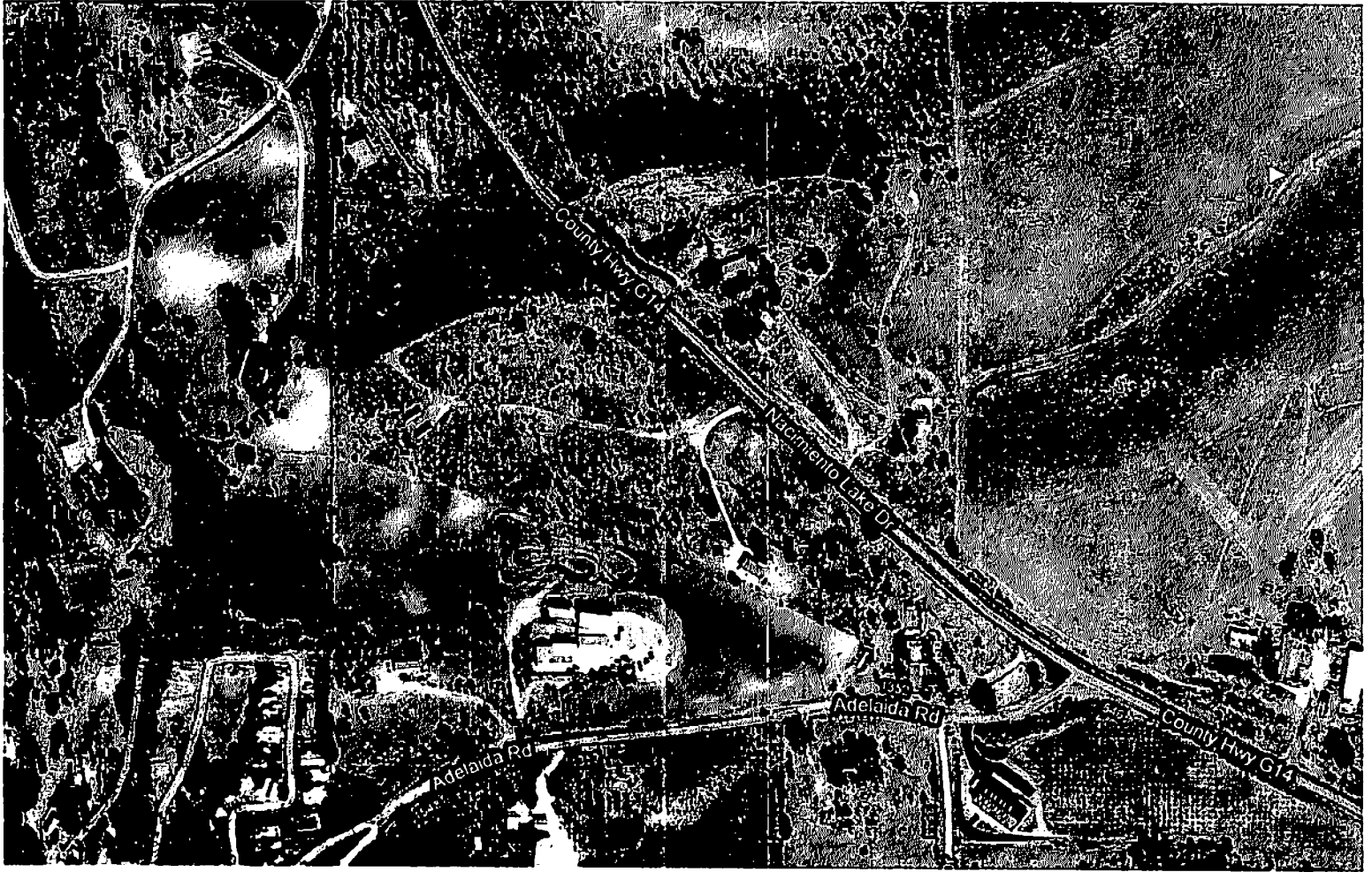
REVISIONS	DATE
04-225	12-04-00
07-222	10-25-06
08-058	08-12-07
09-250	01-22-09
10-000	03-31-09

17 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T. 26S.; R. 12E.; SECTION 19(P1TN.). M.D.B. & M.

ASSESSOR'S MAP COUNTY OF SAN LUIS OBISPO, CA. BOOK 026 PAGE 26







# Parcel Summary Report For Parcel # 026-261-029

4/25/2011  
1:46:41PM

## 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    ZUBILLAGA EDWARD L  
          1905 SPRING ST PASO ROBLES CA 93446-1619  
OWN    BALLEW-ZUBILLAGA PATRICE

### Address Information

#### Status            Address

A            01045 NACIMIENTO LAKE DR RADEL

### Lot Information:

<u>Tract / Townshp</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>
T26S	R12E	19P	Rural Adelaida	Adelaida	RR			Y		
APV.C03-	091	0001	Rural Adelaida	Adelaida				N		

### Parcel Information

#### Status    Description

Active    T26S R12E PTN SEC 19

### Notes

#### Tax Districts

PASO ROBLES JT(27,40) (SB1537) UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
PASO ROBLES PUBLIC CEMETERY  
NO. 01 ROAD-CO/SUPVR  
AREA NO. 21 COUNTY SERVICE



# Parcel Summary Report For Parcel # 026-261-029

4/25/2011  
1:46:41PM

## 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:**

S020293C

**Case Status:**

RDD

Primary Parcel

**Description:**

PROP 1 CERT OF COMP

SUB2010-00082

REC

Primary Parcel

**Description:**

PARCEL MAP (2 PARCELS)