



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 3/26/08

TO: _____

FROM: Martha Miller, South County Team

PROJECT DESCRIPTION: SUB2007-00169 GARL- Road Abandonment of a 1/2 block between Avocado Ave and Dana St., in Nipomo. APN: 019-071-045.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 4/10/08 please.

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

File No _____

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map | <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site |
| <input type="checkbox"/> Condominium (new or conversion) | <input checked="" type="checkbox"/> Road Abandonment | <input type="checkbox"/> Road Name | |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | | |

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name L GARL Daytime Phone 805
Mailing Address 1036 MESA ROAD, NIPOMO Zip 93444
Email Address: NONE

Applicant Name L GARL Daytime Phone 805
Mailing Address 1036 MESA ROAD, NIPOMO Zip 93444
Email Address: NONE

Agent Name GRANITE RIDGE ENG. GROUP Daytime Phone _____
Mailing Address 8679 SANTA ROSA ST. ATAS Zip 93422
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 14,000 SF Assessor Parcel Number(s): 010-386-026, 027
Legal Description: LOTS 15 & 18 OF THE FAIRVIEW TRACT (BKA, PAGE 08)
Address of the project (if known): 139 E. DANA STREET NIPOMO, CA
Directions to the site (include gate codes)- describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: NW CORNER OF DANA STREET AND AVOCADO AVENUE JUST OFF THOMPSON AVENUE
Describe current uses, existing structures, and other improvements and vegetation on the property: EXISTING 4 PLEX APARTMENT UNIT

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): ABANDONMENT OF AVOCADO AVENUE BETWEEN 1/2 BLOCK AND DANA STREET

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date 5/12/05

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?: _____

Number of existing lots, parcels or certificates: _____ Existing parcel sizes: _____

What will the property be used for after division: _____

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 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: _____

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

North: _____ South: _____

East: _____ West: _____

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: _____

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: _____

LAND DIVISION APPLICATION

Form No. 1000 Department of Planning and Building
1000

What is the proposed density of parcel area?

Number of existing lots parcels or certificates

What will the property be used for after division?

Is the property part of a previous subdivision that you filed? Yes No

If Yes what was the map number? CO CO CO

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

Is there any other information, please provide copies of all applicable materials.

Will efforts be made to ensure improvements be reduced? Yes No

Are you the owner of the property? Yes No

If not, what is the name of all property owners and their addresses (the project site)?

Describe existing and future uses of the project site.

Does the project site contain any hazardous materials?

What are the uses of the surrounding property (when applicable)?

Is the project site adjacent to any water bodies?

Is the project site adjacent to any wetlands?

Is the project site adjacent to any floodplains?

Is the project site adjacent to any other sensitive areas?

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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 mobilehomes), 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 mobilehomes) to a non-residential use which is not "coastal dependent".

*NOT APPLICABLE
STREET ABANDONMENT
REQUEST*

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

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 0.32 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: UN-NAMED CREEK BEHIND PARCELS
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: EXISTING 4 PLEX APARTMENT UNIT
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: E. DANA STREET

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THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5708 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

Dear Mr. [Name]:
I have received your letter of [Date] regarding [Subject].
The information you provided is being reviewed.
I will contact you again once a decision has been reached.
Thank you for your patience.

Sincerely,
[Name]

Enclosed for you are [Number] copies of [Document Name].
If you have any questions, please do not hesitate to call.
I will be glad to assist you in any way possible.
Very truly yours,
[Name]

I am sorry that I cannot provide you with a more definitive answer at this time.
The situation is still under review.
I will be sure to keep you informed of any developments.
Thank you for your understanding.

Yours faithfully,
[Name]
[Title]
[Department]
[University]

I have discussed this matter with the relevant departments.
The consensus is that [Decision].
I hope this meets your requirements.
Please let me know if you need any further information.

I am sure that you will find this information helpful.
I will be available to discuss this further if needed.
Thank you for your interest in [Subject].

I will be in touch with you again in the near future.
I appreciate your time and effort.
Very best regards,
[Name]

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? _____
4. How many service connections will be required? _____
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?
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 _____ GPM
 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? _____ 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

The first part of the report is devoted to a description of the work done during the year. This is followed by a section on the results of the work, and a final section on the conclusions.

The work done during the year has been divided into three main parts. The first part is devoted to the study of the properties of the system. The second part is devoted to the study of the dynamics of the system. The third part is devoted to the study of the stability of the system.

The results of the work are presented in the following sections. The first section is devoted to the study of the properties of the system. The second section is devoted to the study of the dynamics of the system. The third section is devoted to the study of the stability of the system.

The conclusions of the work are presented in the final section. It is concluded that the system is stable and that the properties of the system are as predicted.

The second part of the report is devoted to a description of the work done during the year. This is followed by a section on the results of the work, and a final section on the conclusions.

The work done during the year has been divided into three main parts. The first part is devoted to the study of the properties of the system. The second part is devoted to the study of the dynamics of the system. The third part is devoted to the study of the stability of the system.

The results of the work are presented in the following sections. The first section is devoted to the study of the properties of the system. The second section is devoted to the study of the dynamics of the system. The third section is devoted to the study of the stability of the system.

The conclusions of the work are presented in the final section. It is concluded that the system is stable and that the properties of the system are as predicted.

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: LUCIA MAR
2. Location of nearest police station: OCEANO SUBSTATION
3. Location of nearest fire station: NIPOMO STATION # 20
4. Location of nearest public transit stop: THOMPSON RD & E. TEEPT ST (ROUTE 10)
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? WITHIN 1 MILE feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: EXISTING 4 PLEX
APARTMENT UNIT
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: 1) within the Agricultural land use category or 2) your site is 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: _____

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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: FUTURE APARTMENT EXPANSION
- 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: NONE, STREET ABANDONMENT REQUEST
- 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): NONE

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

Section 101 - General Information

1. The following information is required in the report and should be provided in the report:

2. This information is required in the report and should be provided in the report:

3. This information is required in the report and should be provided in the report:

4. This information is required in the report and should be provided in the report:

Section 102 - Specific Information

1. This information is required in the report and should be provided in the report:

2. This information is required in the report and should be provided in the report:

3. This information is required in the report and should be provided in the report:

4. This information is required in the report and should be provided in the report:

Section 103 - Additional Information

1. This information is required in the report and should be provided in the report:

2. This information is required in the report and should be provided in the report:

3. This information is required in the report and should be provided in the report:

4. This information is required in the report and should be provided in the report:

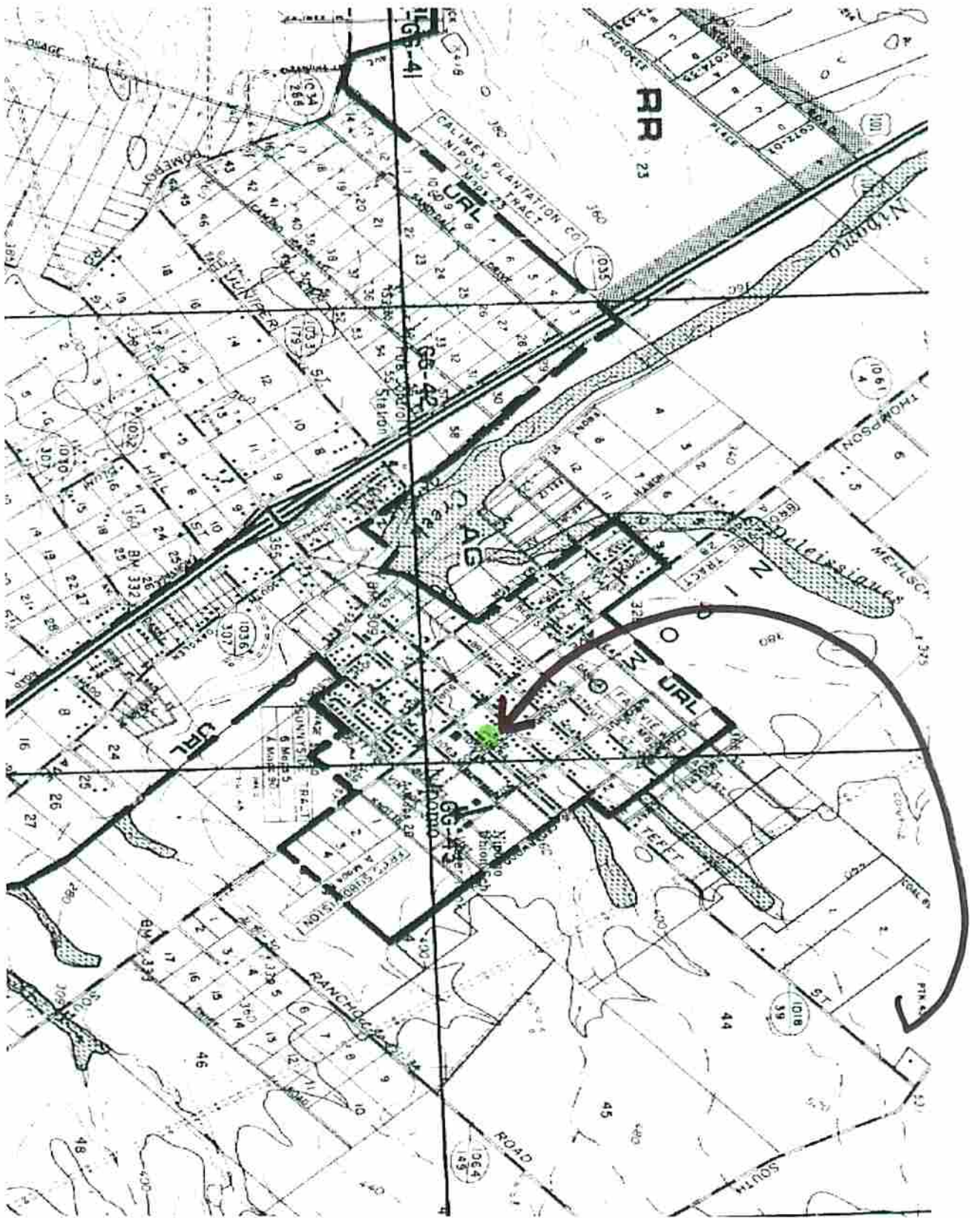
Section 104 - Final Information

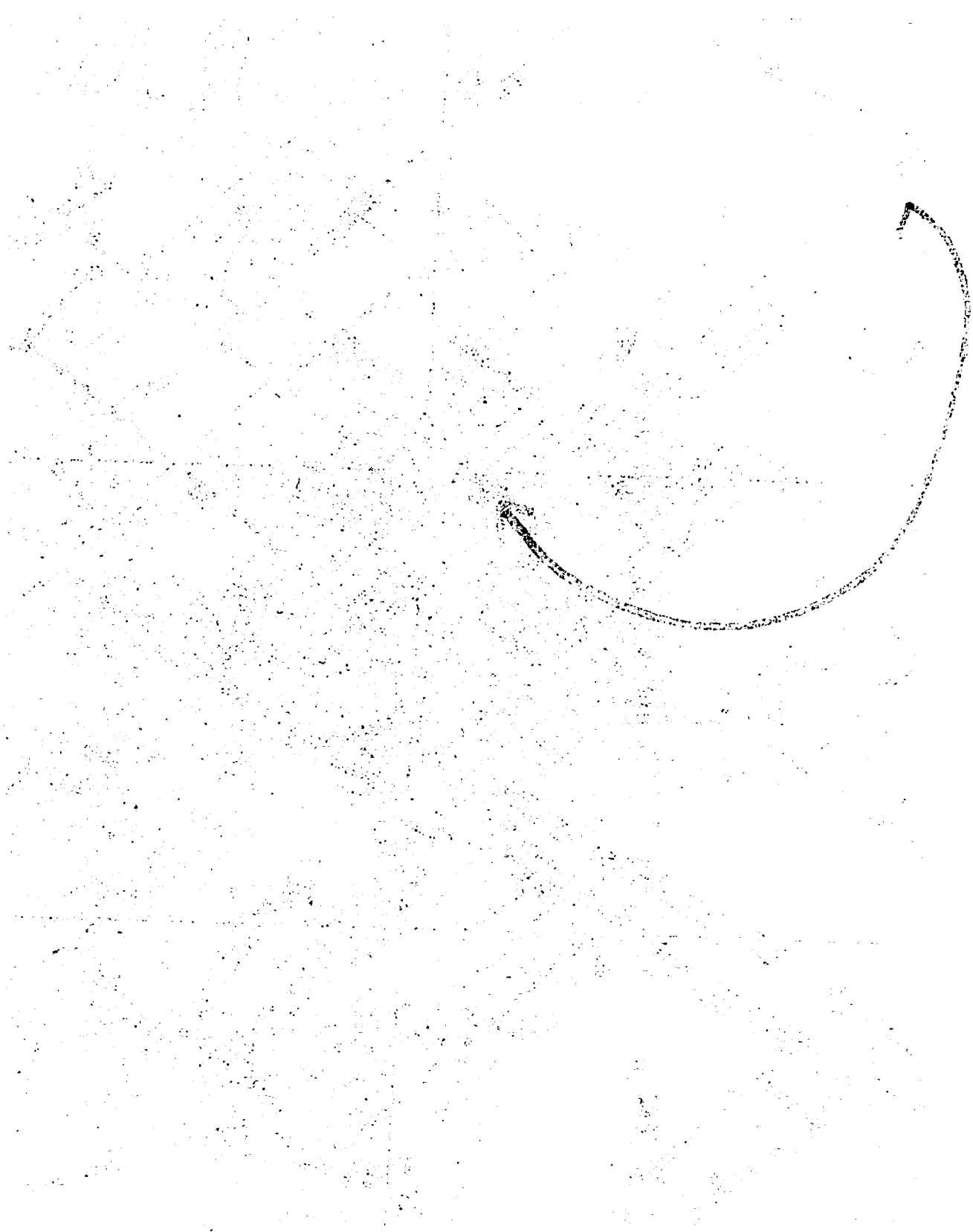
1. This information is required in the report and should be provided in the report:

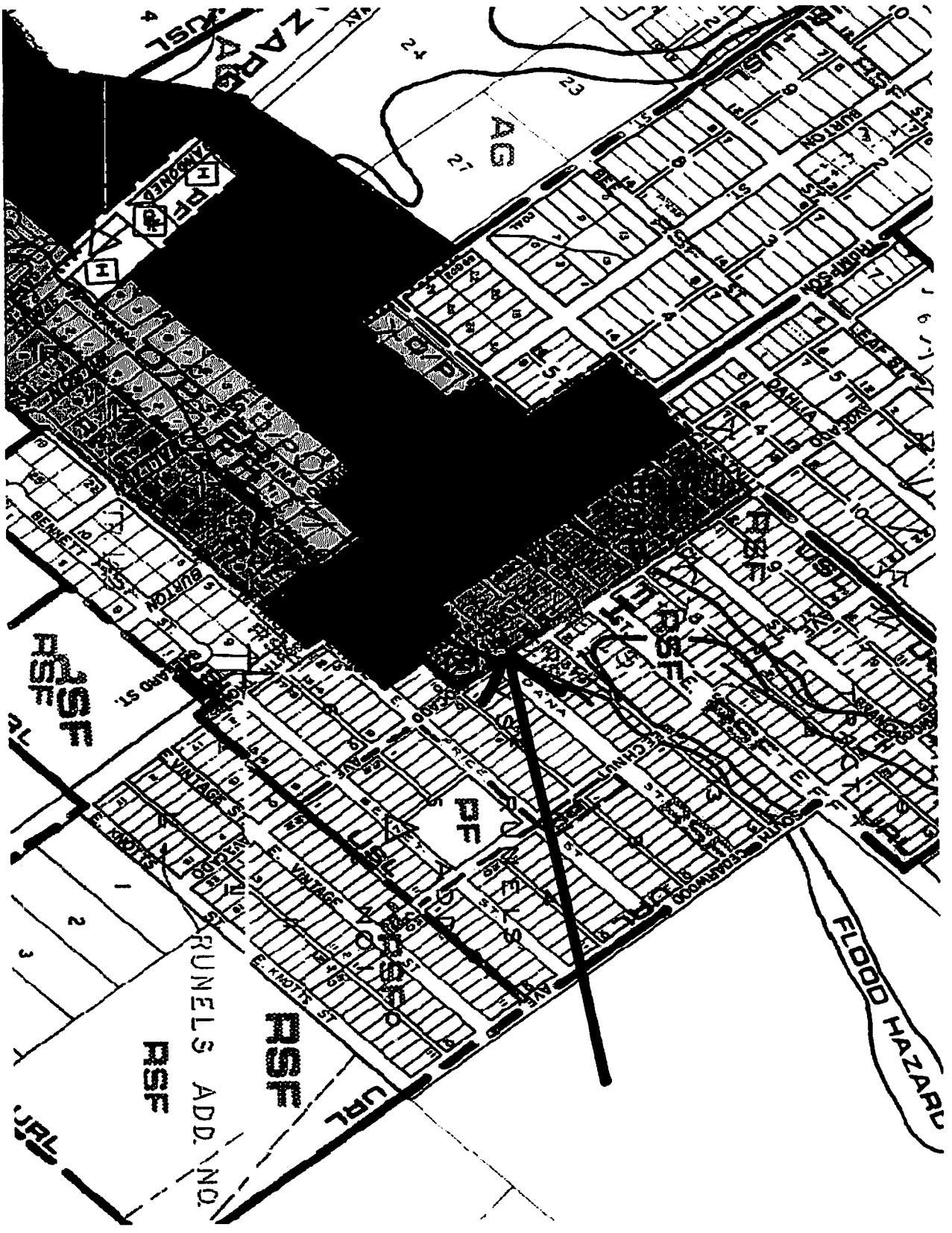
2. This information is required in the report and should be provided in the report:

3. This information is required in the report and should be provided in the report:

4. This information is required in the report and should be provided in the report:













Parcel Summary Report For Parcel # 090-386-026

3/25/2008
12:55:31PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Address Information

<u>Status</u>	<u>Address</u>
	00139 EA DANA ST NIPO

Lot Information:

Community: NIPO

Planning Area: SC

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	FAIRV	0001	0015	Y	RMF / FH		

People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	GARL KEITH 1036 MESA RD NIPOMO CA 93444-9337		

Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	TN NIPOMO FRWW TR BL 1 LT 15	