



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/23/2010

TO: _____

FROM: Jo Manson, Information Services 805-781-4660

PROJECT DESCRIPTION: SUB2010-00006 SOHI- 2 Conditional Certificates of Compliance- Site located on Ormonde Road in SLO. APN: 044-241-057.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 8/6/2010 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

Planning & Building
received 7-20-10

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No SUB2010-00006

C10-0078

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 HARMONIA SOUTI Daytime Phone _____
 Mailing Address 2568 JOHNSON AVE. SLO CA Zip Code 93401
 Email Address: _____

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

Agent Name CHRIS STRAUD Daytime Phone 805 440-1799
 Mailing Address 1335 MONTEREY STREET SLO, CA Zip Code 93401
 Email Address: CSTRAUD76@SBCGLOBAL.NET

PROPERTY INFORMATION

Total Size of Site: 4.69 ACRES Assessor Parcel Number(s): 044-241-057
 Legal Description: OLK PK TR PTD LOTS 58, 63 & ADJ RD
 Address of the project (if known): 615 W. ORMOND RD. SAN LUIS OBISPO, CA 93401
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: GO W. EAST ON W. ORMOND ROAD, PROPERTY LOCATED ON SOUTH SIDE, NEAREST ROAD WOULD BE PRINCE CANYON ROAD. GATE CODE IS 0007
 Describe current uses, existing structures, and other improvements and vegetation on the property:
VACANT LAND, WITH OLD-SITE

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): 2 CONDITIONAL CERTIFICATES OF COMPLIANCE

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 7/19/2010

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

C10-0078
File No SUB 2010-00006

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
615 W. ORMOND RD SLO, CA 93401, identified as Assessor Parcel Number
044-241-057, 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: 2 CONDITIONAL CERTS OF COMPLIANCE (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: CHRIS STRAUD
Daytime Telephone Number: 805 440-1799
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property N/A

Person or entity granting consent:

Print Name: HARMOHAN SOHI
Print Address: 2568 JOHNSON AVE SLO CA 93401
Daytime Telephone Number: 805 440-1799
Signature of landowner: [Signature] Date: 7/19/2010

Authorized agent:

Print Name: CHRIS STRAUD
Print Address: 1335 MONTEREY ST SLO, CA 93401
Daytime Telephone Number: 805 440 1799
Signature of authorized agent: [Signature] Date: 7/19/2010

CERTIFICATE OF COMPLIANCE APPLICATION

San Luis Obispo County Department of Planning and Building

C 10-0078
File No SVB2010-0000 10

Project Information:

Number of existing lots or parcels: 2

Existing parcel sizes: APPROX 2 ACRES + .5 ACRES

Number of lots, parcels, certificates or merged parcel requested: 2

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.

For Conditional Certificates of Compliance only, please answer the following questions:

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 access to the proposed project site: LOCATED ON W. ORANGE ROAD
NEAREST CROSS STREET WOULD BE PINE CANYON ROAD, GATE CODE IS 0007

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

North: RESIDENTIAL South: VACANT LAND
East: RESIDENTIAL West: RESIDENTIAL

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: CAN FIRE

List available or proposed utilities: Gas Telephone Electricity Cable TV

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

C 10-0078

File No SUB 2010-0000 10

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: 25-3 acres
Moderate slopes of 10-30%: 1-1.5 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: SEASONAL WATER RUN-OFF (RAIN WATER)
- 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: _____
- 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: ORMOUR ROAD

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? N/A
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: FYI, CAPPED WELLS ON SITE
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 Hours 50 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? TBD 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? None
- 2. Name of Solid Waste Disposal Company: None
- 3. Where is the waste disposal storage in relation to buildings? TBD
- 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: SAN LUIS COASTAL
- 2. Location of nearest police station: PISMO BEACH POLICE DEPARTMENT 2.8 mi
- 3. Location of nearest fire station: PISMO BEACH FIRE DEPARTMENT 2.8 mi
- 4. Location of nearest public transit stop: RIDE ON/UCP SACRAMENTO DR. 7.3 mi
- 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: SEE ATTACHED ARCHAEOLOGICAL REPORT
- 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: 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): 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: _____
- 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:

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: Pismo Clarksia

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.)

SUBDIVISION REGULATION MATRIX

San Luis Obispo County Department of Planning and Building

C10-0078

File No SUB 9010-00006

INTRODUCTION

The following matrix should be used to assist in determining the applicability of various State and local subdivision regulations. This matrix is not all inclusive, but should serve as a useful guide. Where additional detail is required, the specific regulation should be consulted.

BASIS FOR REQUEST	DATES	APPLICABLE SUBDIVISION REGULATIONS
<input type="checkbox"/>	Prior to May 8, 1893	Maps filed prior to this date did not create legal lots. The county only recognizes those parcels that have been conveyed separately from surrounding lands.
<input type="checkbox"/>	May 8, 1893 to May 13, 1901 (Stats. 1893, ch. 80)	Original predecessor statute to the Subdivision Map Act. The county recognizes lots created by a map filed and approved pursuant to this statute.
<input type="checkbox"/>	May 13, 1901 to May 14, 1907 (Stats. 1901, ch. 124)	Additional requirements added to the 1893 Act.
<input type="checkbox"/>	May 14, 1907 to August 14, 1929 (Stats. 1907, ch. 231)	Additional requirements added to the 1901 Act.
<input type="checkbox"/>	August 14, 1929 to Aug. 27, 1937 (Stats. 1929, ch. 837)	State law requires a tract map (probably labeled "final map") for creation of five or more lots of one acre or less created by any one person within one calendar year. For parcels created pursuant to this Act, the County verifies the number of parcels created and sizes. For parcels not created by this Act, the County recognizes lots created by recorded tract maps pursuant to a predecessor statute and lots created by conveyance of a specifically identified parcel.
<input type="checkbox"/>	August 27, 1937 to Sept. 7, 1955 (Stats. 1927, ch. 670; Stats. 1943, ch. 128)	State law provides for the option of filing a record of survey map in lieu of a tract map after approval by the Board of Supervisors. The county verifies that the "record of survey map" was approved by the Board of Supervisors and complies with the provisions of the Act. They will be labeled either "Article 6 Records of Survey" or "Section 11535 Records of Survey."
<input type="checkbox"/>	Sept. 7, 1955 to Sept. 15, 1961 (Stats. 1955, ch. 1593; Stats. 1943, ch. 668)	The option to file "Article 6 Records of Survey" maps is deleted.
<input type="checkbox"/>	Nov. 17, 1955 to March 19, 1962 (Ord. No. 327)	Local ordinance requires tract map for creation of five or more lots of five acres or less.

SUBDIVISION REGULATION MATRIX – PAGE 2

- Oct. 12, 1960 to March 27, 1961
(Ord. No. 509) First local *Lot Division Ordinance* requires plat map approval for creation of four or fewer parcels of less than three acres. Lot line adjustments were also regulated by this ordinance.
- March 27, 1961 to Sept. 28, 1961
(Ord. No. 546) Planning Director approval of lot line adjustments by letter.
- Sept. 15, 1961 to Sept. 17, 1965
(Stats. 1961, ch. 377 and 2060;
Stats. 1963, ch 1551) Additional requirements for tract maps. Additional restrictions are added for optional "Section 11535 Records of Survey" maps.
- March 19, 1962 to Feb. 17, 1966
(Ord. No. 595) Local ordinance requires tract map for creation of five or more lots of twenty acres or less.
- Sept. 17, 1965 to Nov. 13, 1968
(Stats. 1965, ch. 1180) "Section 11535 Records of Survey" maps are required to be approved as a parcel map.
- Feb. 17, 1966 to Nov. 23, 1978
(Ord. No. 834) Local ordinance requires a parcel map for creation of four or fewer lots of less than twenty acres and for creation of five or more lots of less than forty acres.
- Nov. 13, 1968 to March 3, 1972
(Stats. 1968, ch. 520) Additional requirements for parcel maps. Conveyances to public entity is not counted in computing the number of parcels created under the Act.
- March 4, 1972 to March 1, 1975
(Stats. 1971, ch. 1446) Amends the Subdivision Map Act to now require a parcel map or final (tract) map for most subdivisions, including those of four lots or less.
- March 1, 1975 to the present
(Stats. 1974, ch. 1536) Recodifies Subdivision Map Act and removes it from the Business and Professions Code and places it in the Government Code.
- Nov. 23, 1978 to Dec. 18, 1979
(Ord. No. 1905) Additional amendments to Lot Division Ordinance.
- Dec. 19, 1979 to the present
(Ord. No. 1986) Comprehensive amendment to Title 21 combining regulations into the Real Property Division Ordinance.

Revised 3/12/04

APPLICATION: **CONDITIONAL CERTIFICATES OF COMPLIANCE,
SUB2010-00006 (C10-0078) (APN: 044-241-057)**

**OWNER/
APPLICANT:** **Harmohan Sohi**

AGENT: **Chris Strand**

PREPARED BY: **Jo Manson, Project Planner**

**PROJECT
HISTORY:**

The applicant is requesting two (2) conditional certificates of compliance. Subsequent to this application, the applicant is proposing to merge the two (2) illegally subdivided properties with another adjacent legal parcel that the applicant owns (per deed Volume 822 of Official Records, Page 241 and it is shown on the attached APN map with a dot pattern).

The first conditional certificate of compliance parcel is an approximate 0.5 acre parcel that is a portion of Lot 58 of Map of Oak Park, according to map filed November 3, 1883 in Book A, Page 152 of Maps. The area is shown on the attached APN map with a diagonal line pattern. Based upon a parcel size of approximately 0.5 acres a pre-1960 deed would establish the legality of the parcel if the parcel had been conveyed by deed separately from surrounding land prior to October 12, 1960. There is not a pre-1960 deed for this specific parcel which deeded it separately from surrounding land; the first time the parcel was deeded out separately was ✖ on February 25, 1977 (1960 OR 131). Based upon the approximate 0.5 acre parcel size the parcel size was a violation of the County's Lot Division Ordinance and State Subdivision Map Act because lots of less than 3 acres could not be created after October 12, 1960 without first having a subdivision approved by the County Subdivision Review Board (SRB). A map was required to be approved to create parcels after October 12, 1960, therefore the parcel was not legally created. Therefore, a conditional certificate of compliance is required.

Applicable deed history is as follows:

September 7, 1933 – 140 OR 172 recorded September 18, 1933 – Deed from Jos Murphy to Elberta Oil Company. Includes Lots 57, 58 and 64 of Map of Oak Park and other noncontiguous properties. Legal transaction.

February 4, 1976 – 1880 OR 141 recorded February 24, 1976 – Deed from Elberta Oil Company to Henry and Sarah Shankle. APNs: 044-241-023 and -057 Portion (formerly 044-241-024). Illegal Transaction. This was a violation of the County's Lot Division Ordinance and State

Subdivision Map Act because parcels less than three acres could not be created after October 12, 1960 (Lot Division Ordinance) without first having a subdivision approved by the County Subdivision Review Board. A map was required to be approved to create parcels at that time, therefore the parcel was not legally created.

Intervening deeds

February 25, 1977– 1960 OR 131 recorded February 25, 1977 – Deed from Jones to Lawrence and Mary Bordan. APN: 044-241-057. This deed separated APN: 044-241-023 from that portion of 044-241-057 which was formerly 044-241-024 and is the subject parcel of the first conditional certificate of compliance. Illegal transaction for this parcel formerly known as 044-241-024. This was a violation of the County's Lot Division Ordinance and State Subdivision Map Act because parcels less than three acres could not be created after October 12, 1960 (Lot Division Ordinance) without first having a subdivision approved by the County Subdivision Review Board. A map was required to be approved to create parcels at that time, therefore the parcel was not legally created.

December 12, 2006 – Doc. No. 2006-088607 recorded December 15, 2006 – Deed from Bordan to Holland. APN: 044-241-057

February 14, 2008 – Doc. No. 2008-007469 recorded February 15, 2008 – Correcting deed for Doc. No. 2006-088607 to correct erroneous legal description.

July 10, 2008 – Doc. No. 2008-038606 recorded July 25, 2008 – Deed from Holland to Sohi. APN: 044-241-057

The second conditional certificate of compliance parcel is for an approximate 2.1 acre parcel that is a portion of Lot 63 of Map of Oak Park, according to map filed November 3, 1883 in Book A, Page 152 of Maps. The area is shown on the attached APN map with a brick pattern. Based upon a parcel size of approximately 2.1 acres a pre-1960 deed would establish the legality of the parcel if the parcel had been conveyed by deed separately from surrounding land prior to October 12, 1960. There is not a pre-1960 deed for this specific parcel which deeded it separately from surrounding land; the first time the parcel was separated from surrounding land and left as a remainder was per deed dated January 25, 1966 (1386 OR 130). Based upon the approximate 2.1 acre parcel size the parcel size was a violation of the County's Lot Division Ordinance and State Subdivision Map Act because lots of less than 3 acres could not be created after October 12, 1960 without first having a subdivision approved

by the County Subdivision Review Board (SRB). A map was required to be approved to create parcels after October 12, 1960, therefore the parcel was not legally created. Therefore, a conditional certificate of compliance is required.

Applicable deed history is as follows:

September 11, 1964 – 1381 OR 126 recorded February 17, 1966 – Deed from Hall and Spring to Jones. Includes APN: 044-241-016 and portion of 044-241-057 (subject parcel). Legal transaction.

January 25, 1966 – 1386 OR 130 recorded February 17, 1966 – Deed from Jones to Shankle. APN: 044-241-016 (approximate one acre property). Illegal transaction. This conveyance created two (2) illegal parcels, 044-241-016 and 044-241-057 Portion (subject parcel). This was a violation of the County's Lot Division Ordinance and State Subdivision Map Act because parcels less than three acres could not be created after October 12, 1960 (Lot Division Ordinance) without first having a subdivision approved by the County Subdivision Review Board. A map was required to be approved to create parcels at that time, therefore the parcel was not legally created.

March 11, 1974 – 1768 OR 826 recorded March 11, 1974 – Deed from Jones to Bordan. APN: 044-241-057 Portion (includes subject parcel).

December 12, 2006 – Doc. No. 2006-088607 recorded December 15, 2006 – Deed from Bordan to Holland. APN: 044-241-057

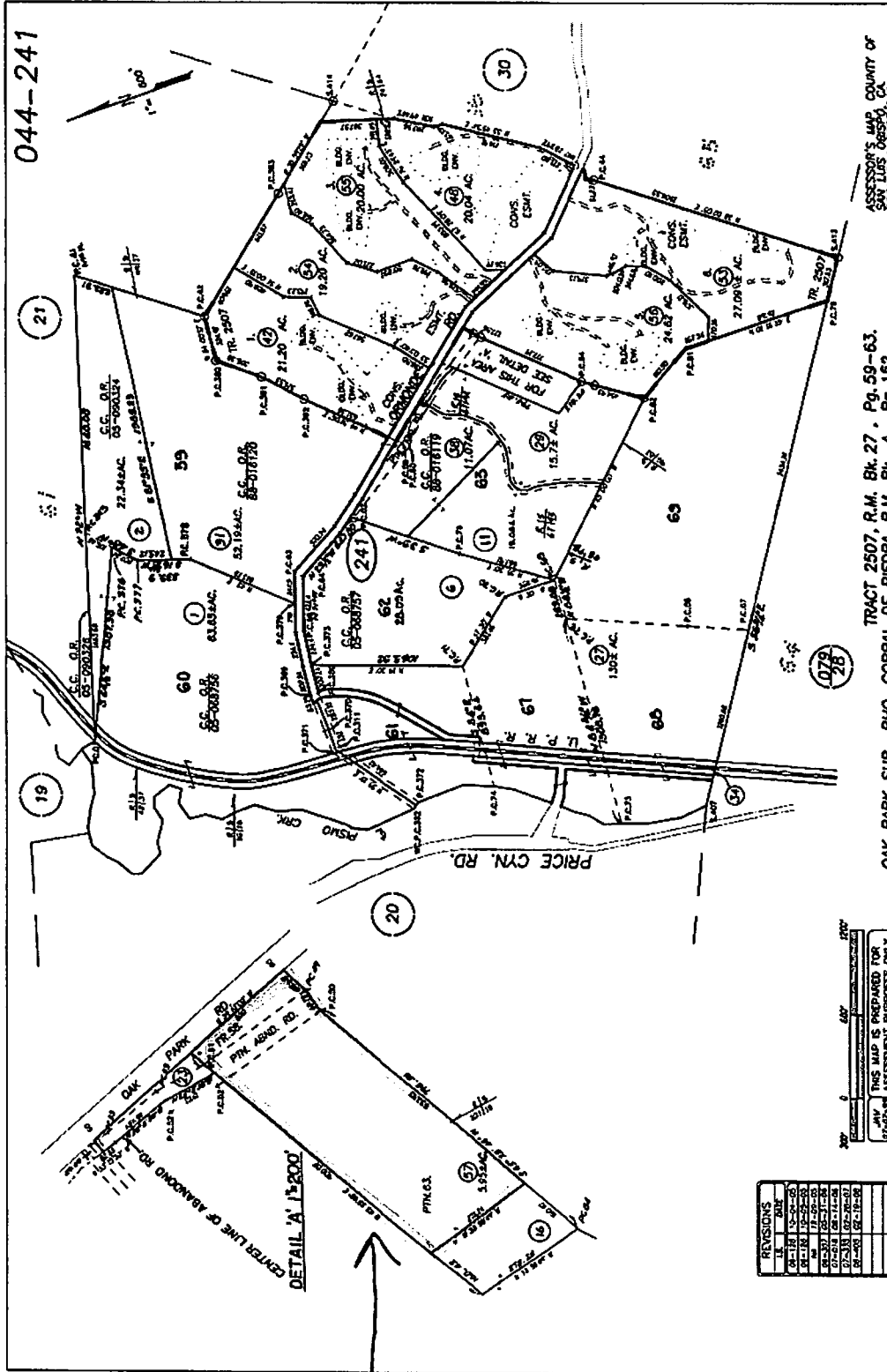
February 14, 2008 – Doc. No. 2008-007469 recorded February 15, 2008 – Correcting deed for Doc. No. 2006-088607 to correct erroneous legal description.

July 10, 2008 – Doc. No. 2008-038606 recorded July 25, 2008 – Deed from Holland to Sohi. APN: 044-241-057

* Pursuant to the Subdivision Map Act, the parcels should comply with the subdivision standards in effect on July 10, 2008 as that is the date that the applicant acquired his interest in the property. **(Doc. #2008-038606).**

* A Notice of Violation case (S990141E) was set up to address the two (2) illegal subdivisions. Processing of this application for two (2) conditional certificates of compliance and the subsequent recording of two (2) conditional certificates of compliance will resolve the Notice of Violation case.

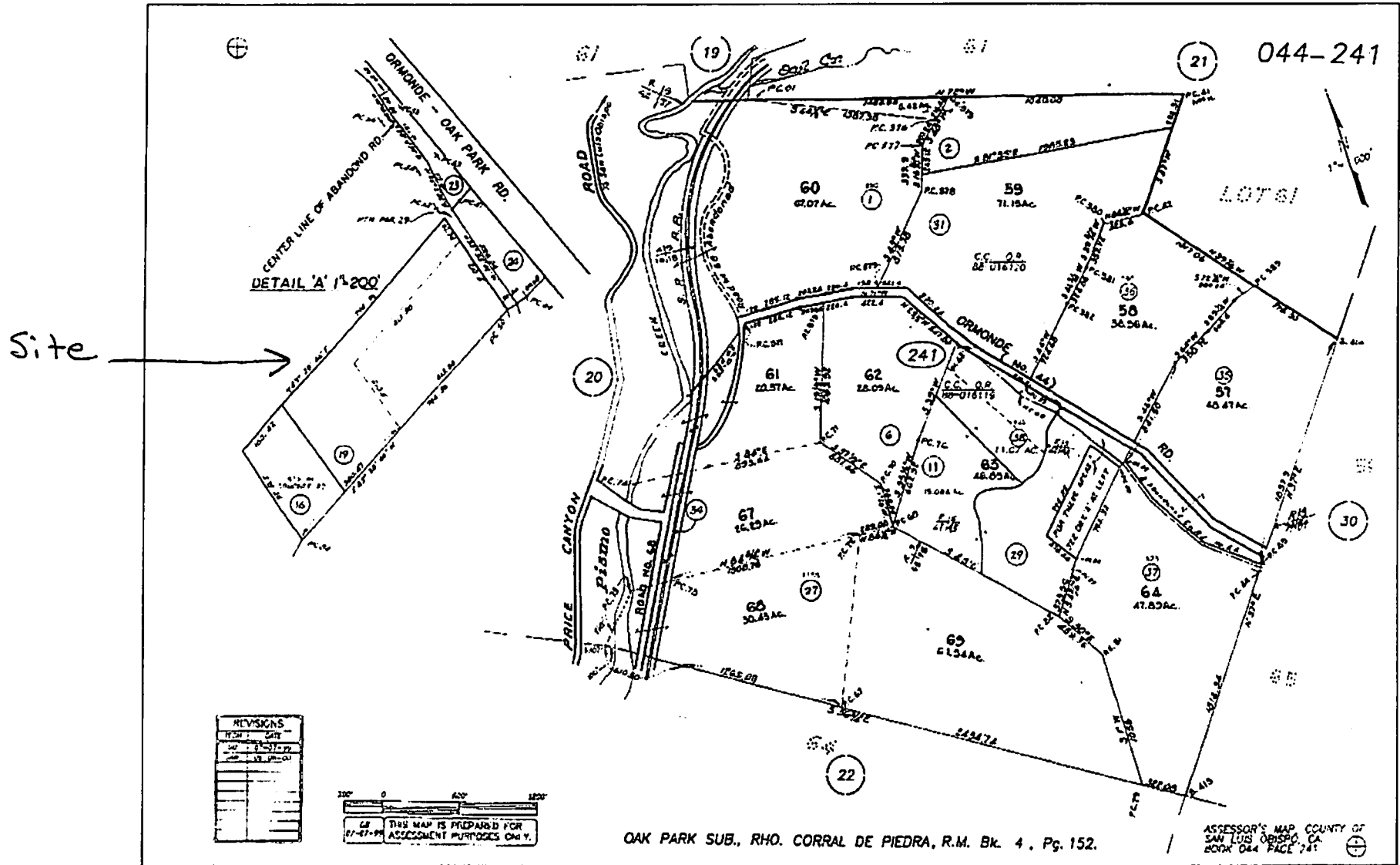
NEW APN MAP



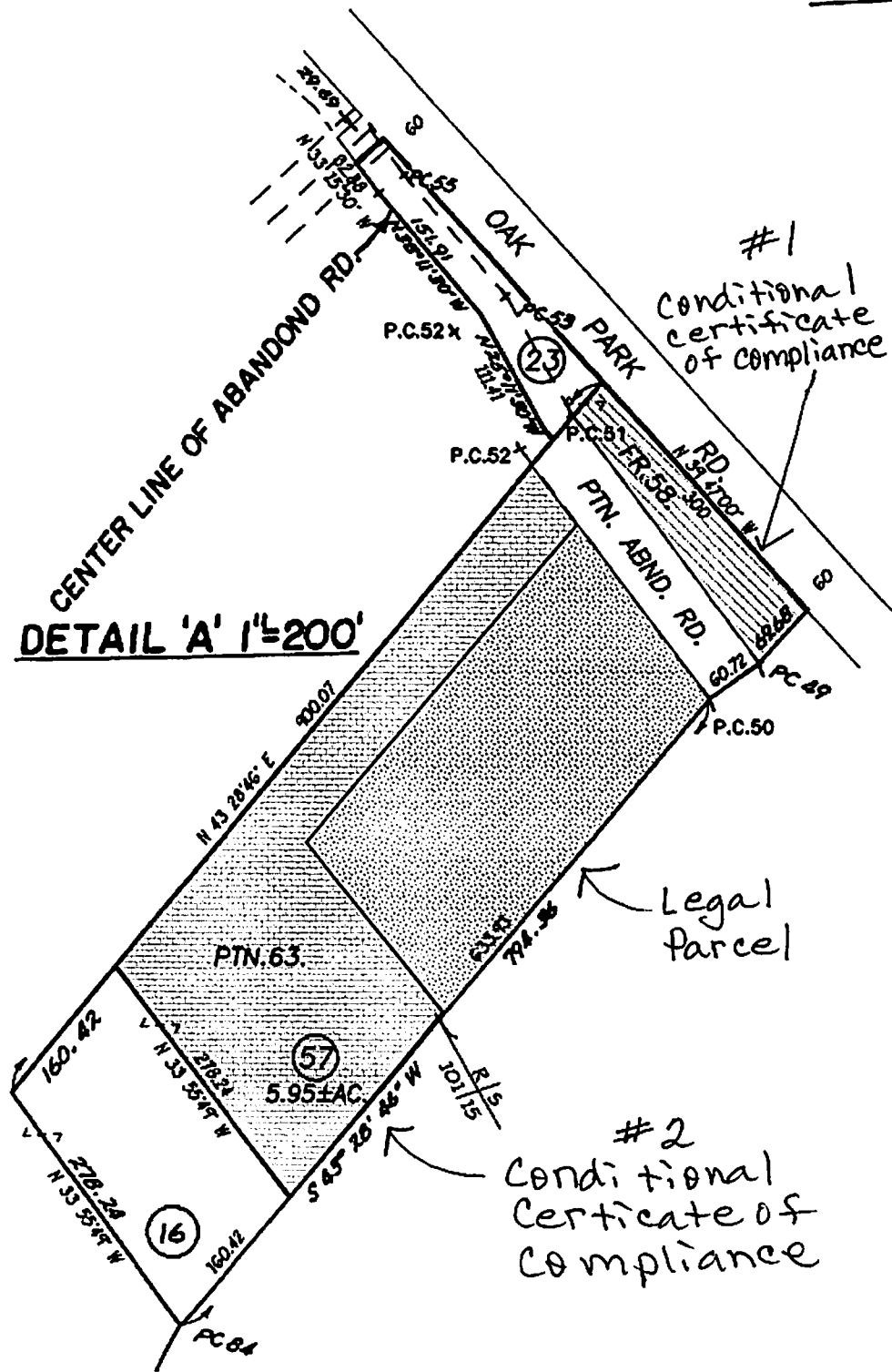
REVISIONS	DATE	BY
1	12-20-00	...
2	12-22-00	...
3	12-22-00	...
4	12-22-00	...
5	12-22-00	...
6	12-22-00	...
7	12-22-00	...
8	12-22-00	...
9	12-22-00	...
10	12-22-00	...

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

OLD APN MAP



DETAIL 'A' 1"=200'



R.S.C.C.S.F.

CLERK-RECORDER'S STATEMENT

I, the Clerk-Recorder, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of June, 2008.

CLERK-RECORDER: JILL P. BODEMEYER, COUNTY RECORDER

COUNTY: SAN FRANCISCO

COUNTY SURVEYOR'S STATEMENT

I, the County Surveyor, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 15th day of June, 2008.

COUNTY SURVEYOR: JOHN P. O'NEILL, COUNTY SURVEYOR

ENGINEER'S STATEMENT

This map was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer in the State of California. I am the author of the original map and I am responsible for the accuracy of the information shown hereon.

ENGINEER: JAMES E. O'BRIEN, P.E., LICENSE NO. 50728

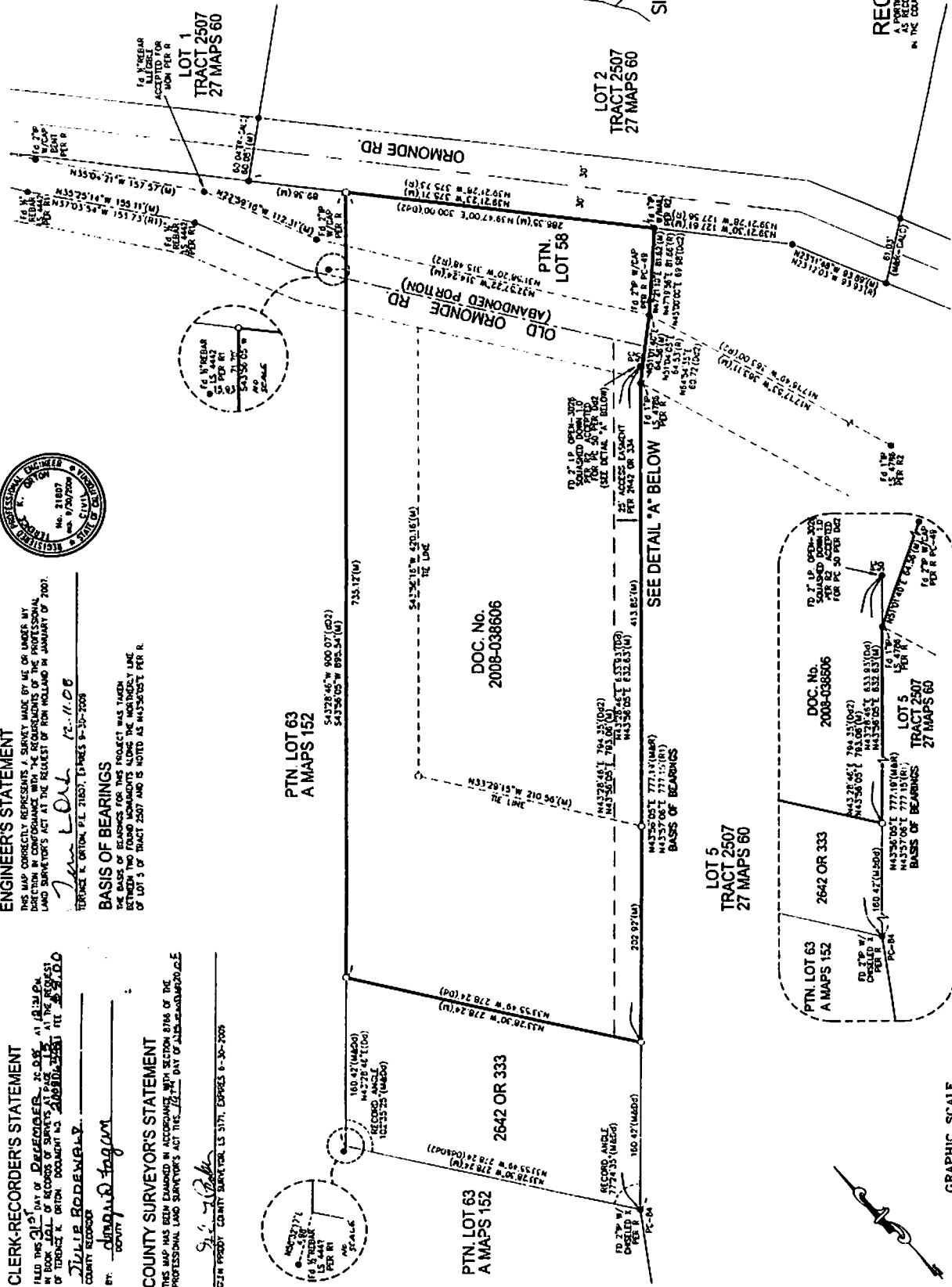
BASIS OF BEARINGS

The bearings shown on this map were taken from the bearings of the original map and are based on the bearings of the original map.

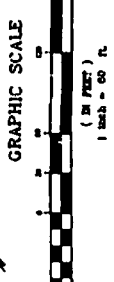


LEGEND: SET 1/2" REBAR W/CAP PER 21807 FOUND 1/2" REBAR PER 21807 PER R OR AS OTHERWISE NOTED (CALC) CALCULATED FROM RECORD INFORMATION

REFERENCES: 27 MAPS 60, 27 MAPS 60, 27 MAPS 60, 27 MAPS 60, 27 MAPS 60, 27 MAPS 60



RECORD OF SURVEY: A PORTION OF LOT 63 AND LOT 58 OF ONE PART AS RECORDED MAPS 2507, 2642, 333 AND 333 IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. PREPARED FOR: RON HOLLAND BY: WESTLAND ENGINEERING, INC. DATE: 2008-06-07. SHEET 1 OF 1.

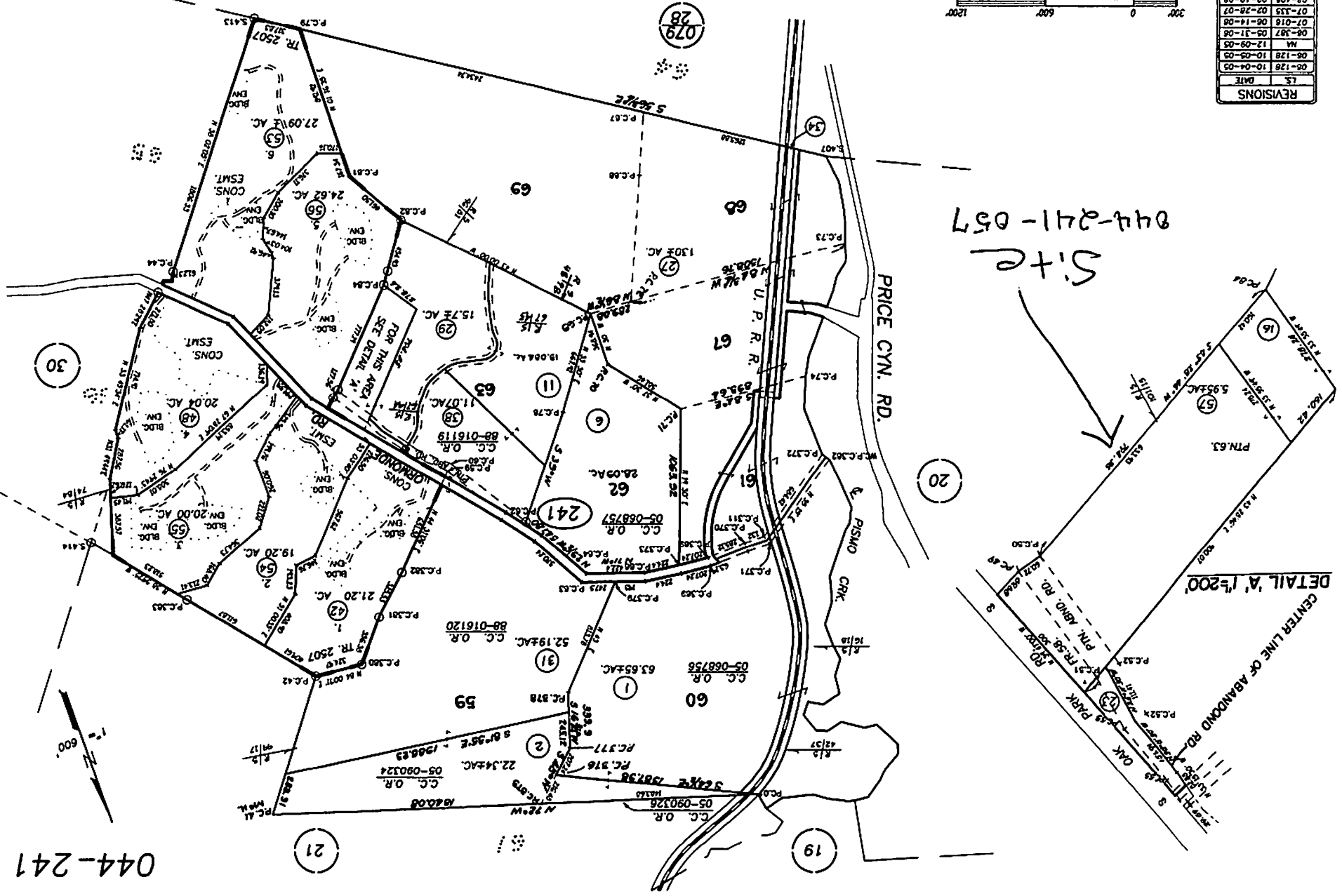


LS	DATE	REVISIONS
08-128	10-04-05	
08-128	10-09-05	
MA	12-09-05	
08-387	09-31-08	
07-018	06-14-08	
07-335	02-28-07	
08-405	02-19-08	

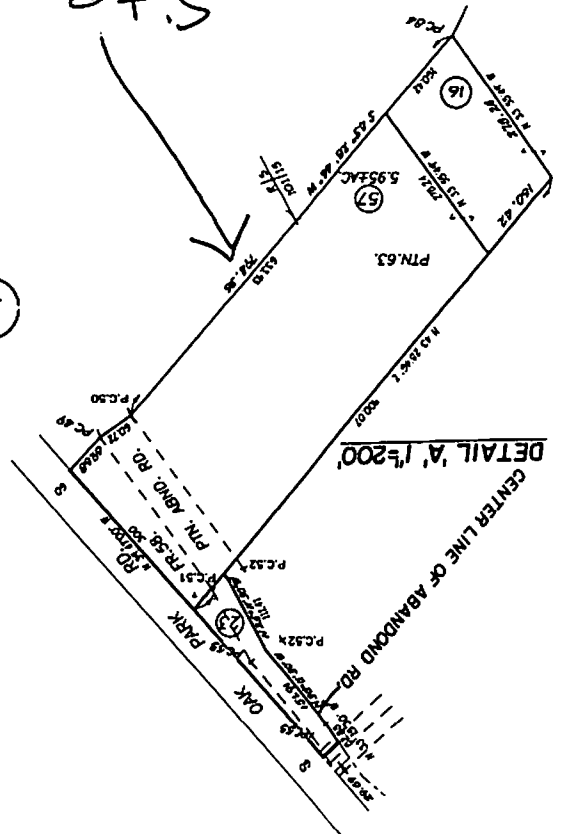
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.
07-07-99
1200' 600' 0'

TRACT 2507, R.M. BK. 27, Pg. 59-63.
OAK PARK SUB., RHO. CORRAL DE PIEDRA, R.M. BK. A, Pg. 152.

ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 044 PAGE 241



Site
044-241-057



044-241



GeoSolutions, INC.

2370 Skyway Drive, Suite 104, Santa Maria, CA 93455
(805)614-6333, (805)614-6322 fax
SBinfo@geosolutions.net

220 High Street, San Luis Obispo, CA 93401
(805)543-8539, (805)543-2171 fax
info@geosolutions.net

July 12, 2010
Project No. SL07505-1

Harmohan Sohi
C/o Chris Strand
Holland Real Estate
1335 Monterey Road
San Luis Obispo, California 93401

Subject: Percolation Testing Report
615 West Ormonde Road, APN: 044-241-057
Arroyo Grande Area, San Luis Obispo County, California

Dear Mr. Sohi:

INTRODUCTION

GeoSolutions, Inc. performed percolation testing on July 8, 2010 for a proposed private wastewater disposal system to be located at 615 West Ormonde Road, APN: 044-241-057, in the Arroyo Grande area of San Luis Obispo county, California. See Figure 1: Site Location Map for the general location of the project area and for the percolation test area. Figure 1: Site Location Map was obtained from the computer program *Topo USA 6.0* (DeLorme, 2006).

The property is approximately 6 acres in size and rectangular in shape. The area tested is located on the eastern half of the property and will hereafter be referred to as the "Site." The Site is located approximately 100 feet west of Tiber creek, flows through the property. A private water well is located to the north of the creek. Seasonal grasses and oak trees currently vegetate the Site. See Figure 2: Site Plan for the general layout and location of the percolation test locations.

FIELD EXPLORATION

Utilizing our mobile B-24 drill rig, four, 8-inch diameter percolation test borings were drilled to an average depth of 5 feet below ground surface (bgs), and one exploratory boring was drilled to an approximate depth of 15 feet bgs. See Figure 2: Site Plan for the approximately locations of the percolation test borings and the exploratory boring. Two-inch diameter slotted PVC pipe was placed in the percolation test borings, and the annular space was filled with clean poorly graded #2/12 sand. Groundwater was not encountered in the deep exploratory boring.

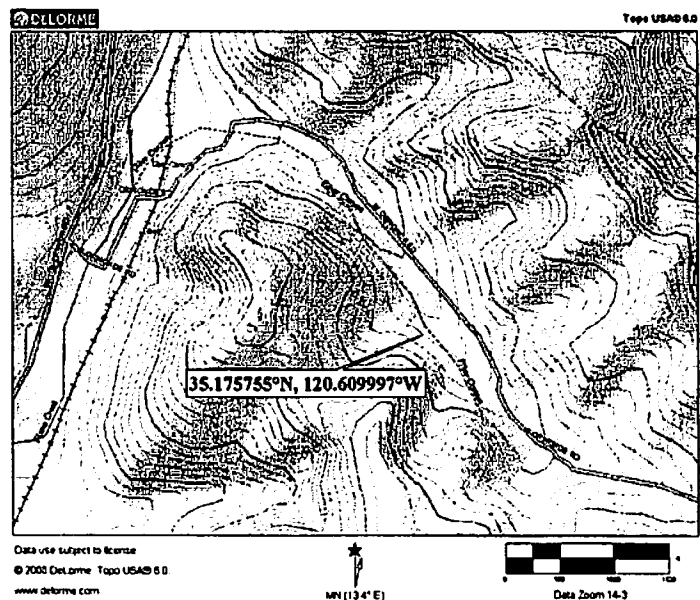


Figure 1: Site Location Map

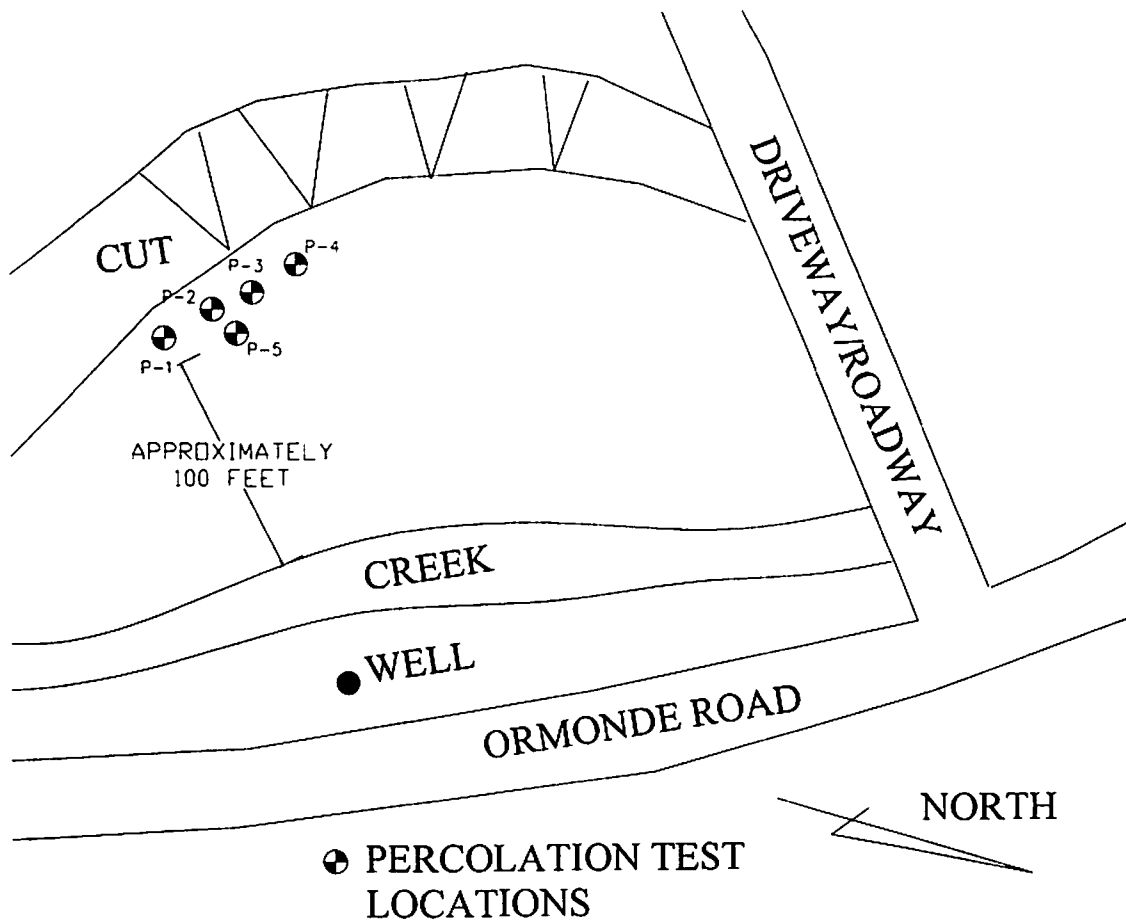


Figure 2: Site Plan

The soils encountered during the field investigation were classified in the field in accordance with the Unified Soils Classification System (USCS). Grey silty SAND (SM) was encountered at the surface in a dry condition to termination in the percolation test borings and the exploratory boring. This material is interpreted as weathered sandstone. Please refer to the attached percolation boring logs for detailed soil profiles.

PERCOLATION TESTING

Each percolation test boring was presoaked approximately 24-hours prior to percolation testing. Percolation testing consisted of placing approximately 12 inches of water in each boring and measuring the depth to the water every 30 minutes for a total of 6 hours of testing. The stabilized percolation rates (in minutes per inch) were calculated by dividing the time period of the last reading obtained by the recorded water elevation drop. Stabilized percolation test results are presented below in Table 1.

Table 1: Percolation Test Results

Date	Test Location	Depth (ft)	Percolation Rate (minutes/inch)
July 8, 2010	P-1	5	<1
	P-2	5	6
	P-3	5	16
	P-4	5	3
	P-5	15	-

CONCLUSIONS

The stabilized percolation rate for the tested area was greater than 6 minutes per inch. Groundwater was not encountered in the 15 feet below ground surface exploratory boring.

ADDITIONAL ENVIRONMENTAL SERVICES

The recommendations contained in this report are based on a limited number of percolation test borings and on the continuity of the sub-surface conditions encountered. GeoSolutions, Inc. assumes that it will be retained to provide additional services during future phases of the proposed project. These services would be provided by GeoSolutions, Inc. as required by County of San Luis Obispo, the 2007 CBC, and/or industry standard practices. These services would be in addition to those included in this report and would include, but are not limited to, the following services:

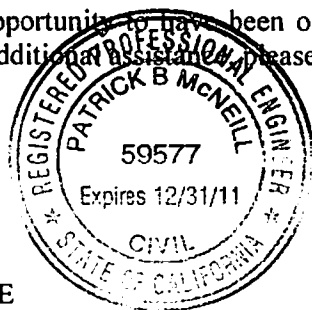
1. Consultation during and/or development of the septic system design.
2. Plan review of grading and septic system documents prior to construction and a report certifying that the reviewed plans are in conformance with the septic system design.
3. Construction inspections and testing, as required, during all grading, excavating operations, and compaction of Site soils for the proposed private wastewater disposal system beginning with the stripping of vegetation at the Site, at which time a site meeting or pre-job meeting would be appropriate.
4. Special inspection services during installation of the septic tank and construction of the disposal field.
5. Preparation of special inspection reports as required during construction.

LIMITATIONS

Changes in disposal field location will render our findings invalid unless our staff reviews such changes. Subsurface exploration of any site is not necessarily confined to selected location and conditions may, and often do, vary between and around these locations. If varied conditions are encountered during septic system installation, additional exploration and/or testing may be required. If the installer should discover field conditions that are different from those described in this report, then GeoSolutions, Inc. should be notified immediately for further evaluation. This percolation testing report is not intended to be used as a septic design.

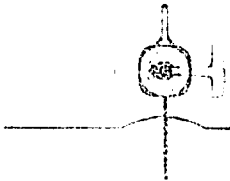
Thank you for the opportunity to have been of service for percolation testing and reporting. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 543-8539.

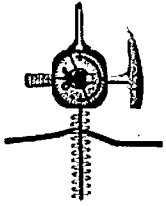
Sincerely,
GeoSolutions, Inc.



Patrick B. McNeill
Patrick B. McNeill, PE
Principal

Attachments: Percolation Boring Logs
County of San Luis Obispo "Private Sewage Disposal Systems Percolation Test and Boring Requirements"





GeoSolutions, Inc.

220 High Street
San Luis Obispo, CA 93401

PERCOLATION LOG

BORING NO. **P-1**

JOB NO. **SL07505-1**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	615 West Ormonde Road	DRILL RIG:	Mobile B24
DRILLING LOCATION:	See Figure 3: Site Plan Detail	HOLE DIAMETER:	4 Inches
DATE DRILLED:	July 7, 2010	SAMPLING METHOD:	None
LOGGED BY:	PM	HOLE ELEVATION:	Not Recorded

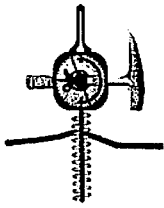
➤ Depth of Groundwater: Not Encountered

Boring Terminated At: 5.0 Feet

Page 1 of 5

DEPTH	SOIL DESCRIPTION	USCS	LITHOLOGY	ANNULAR MATERIAL DESCRIPTION	WELL CASING MATERIAL DESCRIPTION	WELL CROSS-SECTION
-------	------------------	------	-----------	------------------------------	----------------------------------	--------------------

0	SILTY SAND: gray, dry, dense (weathered sandstone)	SM		POORLY GRADED NO. 2/12 SAND	PVC SCREEN	
-1						
-2						
-3						
-4						
-5						
-6						
-7						
-8						
-9						
-10						
-11						
-12						
-13						
-14						
-15						
-16						
-17						
-18						
-19						
-20						



GeoSolutions, Inc.

220 High Street
San Luis Obispo, CA 93401

PERCOLATION LOG

BORING NO. **P-2**

JOB NO. **SL07505-1**

PROJECT INFORMATION

DRILLING INFORMATION

PROJECT: **615 West Ormonde Road**
 DRILLING LOCATION: **See Figure 3: Site Plan Detail**
 DATE DRILLED: **July 7, 2010**
 LOGGED BY: **PM**

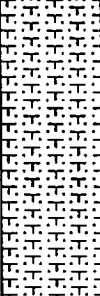
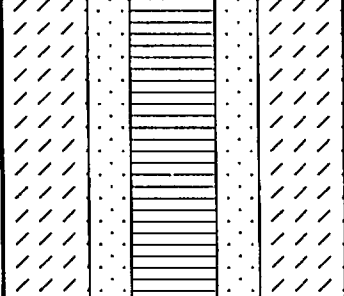
DRILL RIG: **Mobile B24**
 HOLE DIAMETER: **4 Inches**
 SAMPLING METHOD: **None**
 HOLE ELEVATION: **Not Recorded**

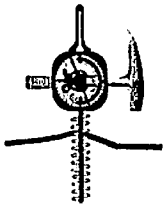
▼ Depth of Groundwater: **Not Encountered**

Boring Terminated At: **5.0 Feet**

Page 2 of 5

DEPTH	SOIL DESCRIPTION	USCS	LITHOLOGY	ANNULAR MATERIAL DESCRIPTION	WELL CASING MATERIAL DESCRIPTION	WELL CROSS-SECTION
-------	------------------	------	-----------	------------------------------	----------------------------------	--------------------

0 -1 -2 -3 -4 -5 -6 -7 -8 -9 -10 -11 -12 -13 -14 -15 -16 -17 -18 -19 -20	SILTY SAND: gray, dry, dense (weathered sandstone)	SM		POORLY GRADED NO. 2/12 SAND	PVC SCREEN	



GeoSolutions, Inc.

220 High Street
San Luis Obispo, CA 93401

PERCOLATION LOG

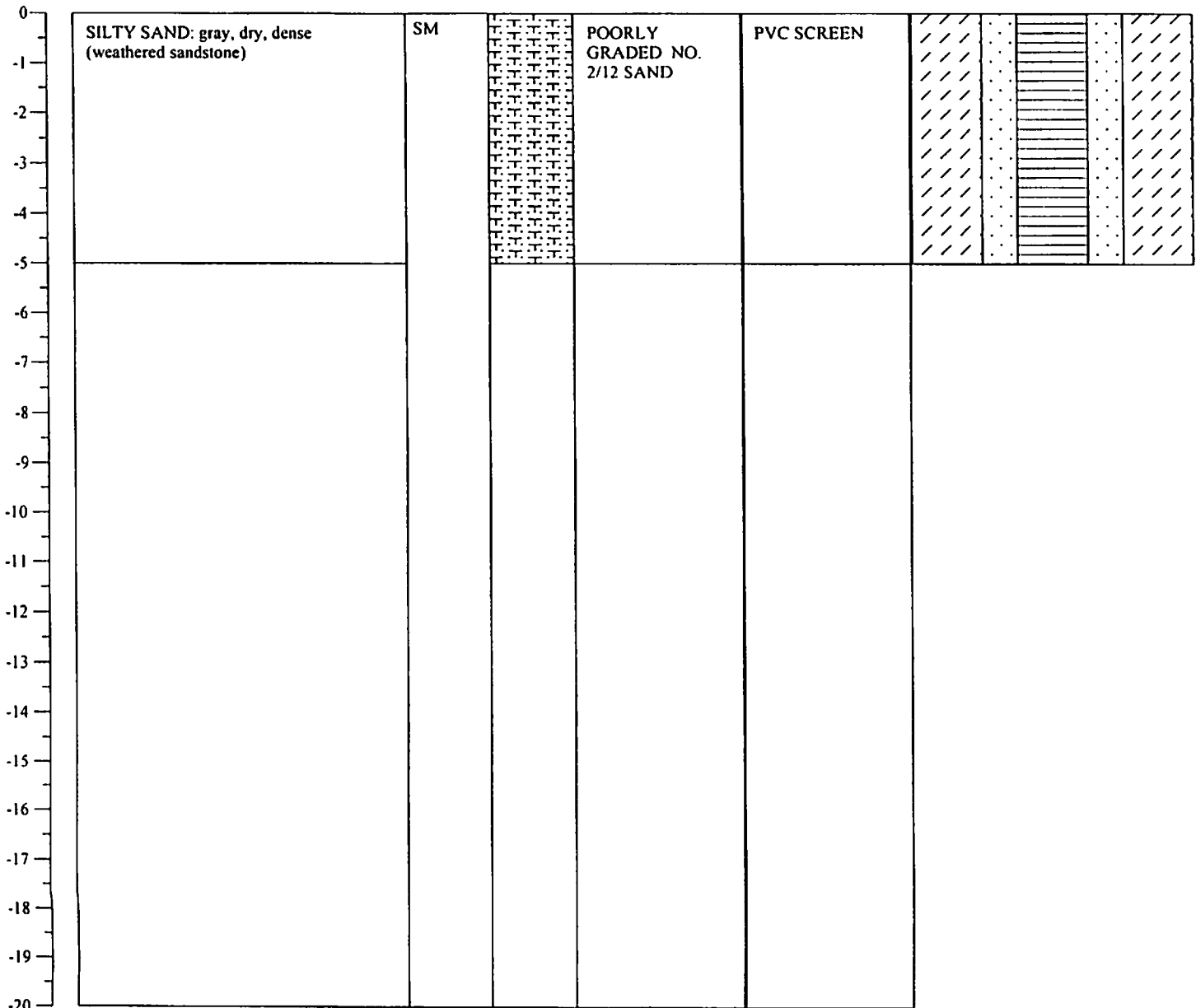
BORING NO. **P-3**

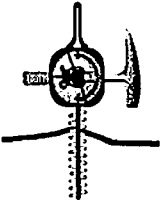
JOB NO. **SL07505-1**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	615 West Ormonde Road	DRILL RIG:	Mobile B24
DRILLING LOCATION:	See Figure 3: Site Plan Detail	HOLE DIAMETER:	4 Inches
DATE DRILLED:	July 7, 2010	SAMPLING METHOD:	None
LOGGED BY:	PM	HOLE ELEVATION:	Not Recorded

▼ Depth of Groundwater: Not Encountered Boring Terminated At: 5.0 Feet Page 3 of 5

DEPTH	SOIL DESCRIPTION	USCS	LITHOLOGY	ANNULAR MATERIAL DESCRIPTION	WELL CASING MATERIAL DESCRIPTION	WELL CROSS-SECTION
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GeoSolutions, Inc.

220 High Street
San Luis Obispo, CA 93401

PERCOLATION LOG

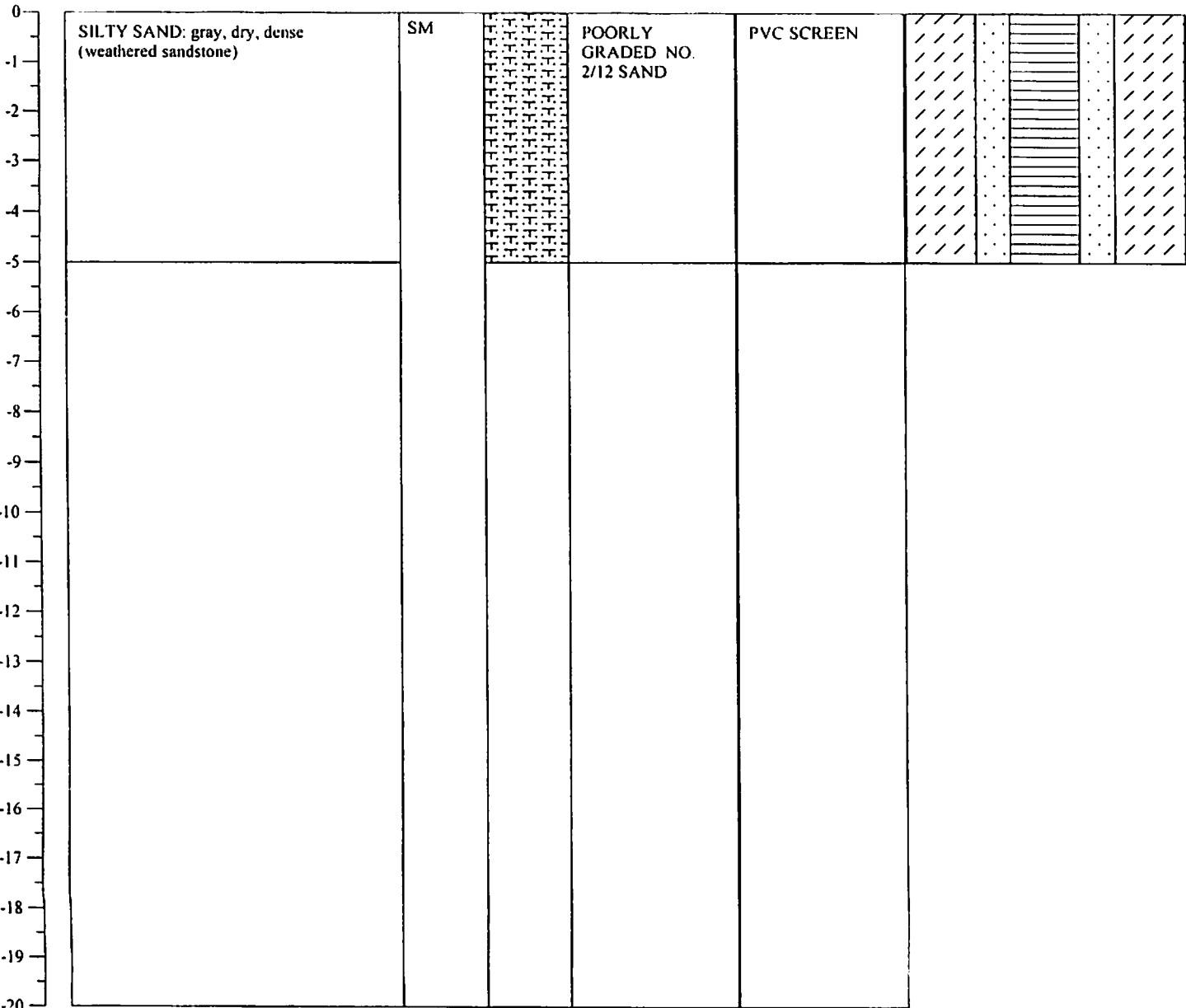
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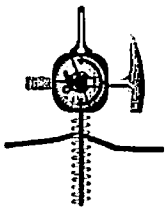
JOB NO. **SL07505-1**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	615 West Ormonde Road	DRILL RIG:	Mobile B24
DRILLING LOCATION:	See Figure 3: Site Plan Detail	HOLE DIAMETER:	4 Inches
DATE DRILLED:	July 7, 2010	SAMPLING METHOD:	None
LOGGED BY:	PM	HOLE ELEVATION:	Not Recorded

▼ Depth of Groundwater: Not Encountered Boring Terminated At: 5.0 Feet Page 4 of 5

DEPTH	SOIL DESCRIPTION	USCS	LITHOLOGY	ANNULAR MATERIAL DESCRIPTION	WELL CASING MATERIAL DESCRIPTION	WELL CROSS-SECTION
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GeoSolutions, Inc.

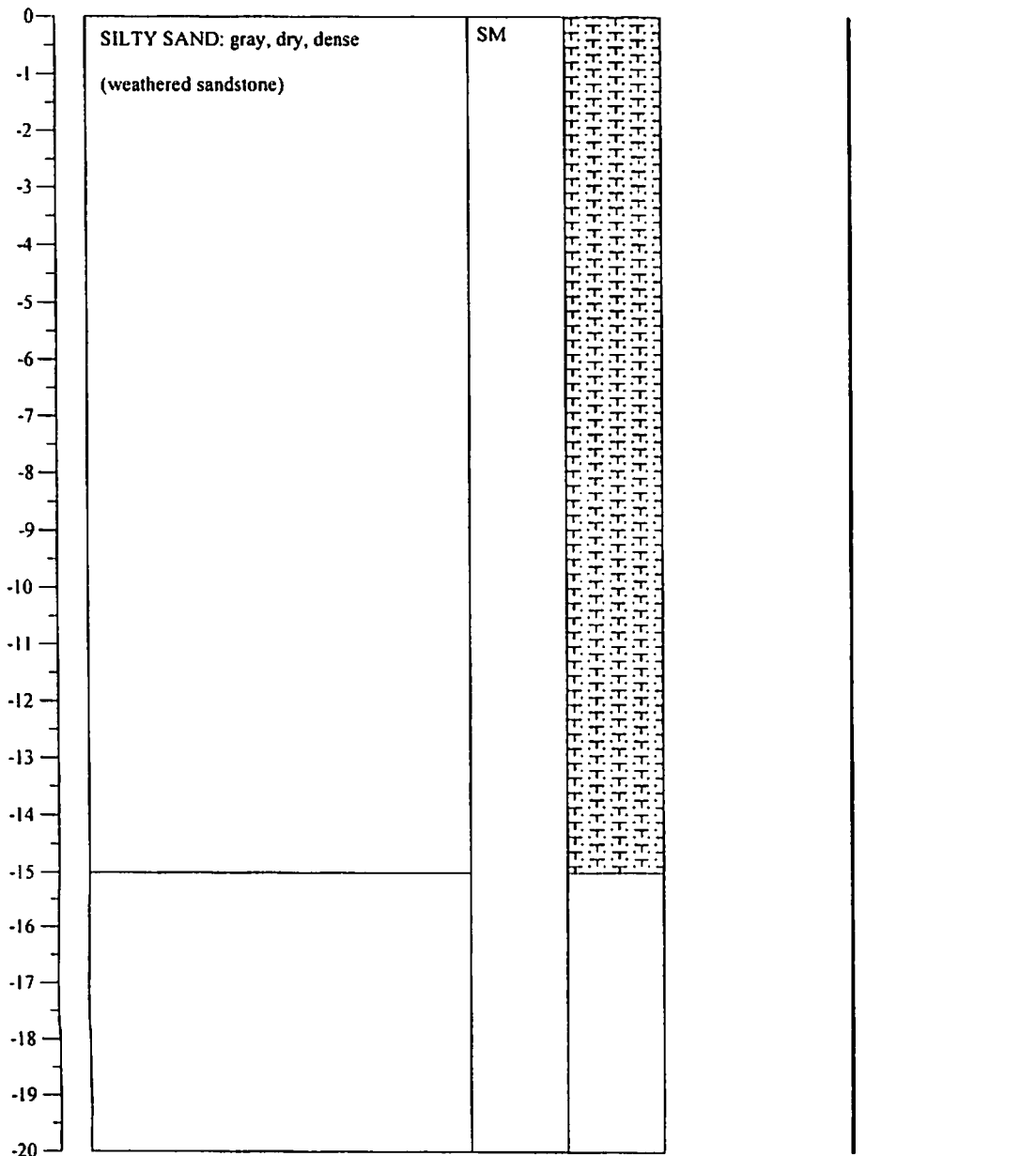
220 High Street
San Luis Obispo, CA 93401

PERCOLATION LOG

BORING NO. **P-5**

JOB NO. **SL07505-1**

PROJECT INFORMATION				DRILLING INFORMATION		
PROJECT:	615 West Ormonde Road			DRILL RIG:	Mobile B24	
DRILLING LOCATION:	See Figure 3: Site Plan Detail			HOLE DIAMETER:	4 Inches	
DATE DRILLED:	July 7, 2010			SAMPLING METHOD:	None	
LOGGED BY:	PM			HOLE ELEVATION:	Not Recorded	
<input checked="" type="checkbox"/> Depth of Groundwater: Not Encountered				Boring Terminated At: 15.0 Feet		Page 5 of 5
DEPTH	SOIL DESCRIPTION	USCS	LITHOLOGY	ANNULAR MATERIAL DESCRIPTION	WELL CASING MATERIAL DESCRIPTION	WELL CROSS-SECTION



PERCOLATION FIELD TEST DATA

Name: 615 W Ormonde

Job #: SL07505-1

Date: 7/8/2010

Operator: SP

Type of Test: Standard 2" PVC w/8" boring Backhoe Pit

If the backhoe pit has been utilized please provide dimensions of the actual perc test hole including the depth of water tested.

Hole		Water Depth:	
Unit of	Inches		1
1 for T	Decimal Feet		0
0 for F	Centimeters		0

WATER DEPTH FROM TOP OF CASING							
Time (min)	P-1	Time (min)	P-2	Time (min)	P-3	Time (min)	P-4
0	20.00	0	45.00	0	47.13	0	47.25
ΔH	20.00	ΔH	-	ΔH	-	ΔH	-
Rate (gpm)	1.50	Rate (gpm)	#VALUE!	Rate (gpm)	#VALUE!	Rate (gpm)	#VALUE!
30	40.00	30	0.00	30	0.00	30	0.00
ΔH	19.55	ΔH	12.00	ΔH	7.75	ΔH	20.05
Rate (gpm)	1.53	Rate (gpm)	2.50	Rate (gpm)	3.87	Rate (gpm)	1.50
60	0.00	60	41.25	60	28.75	60	51.50
ΔH	40.00	ΔH	7.50	ΔH	4.00	ΔH	6.63
Rate (gpm)	0.75	Rate (gpm)	4.00	Rate (gpm)	7.50	Rate (gpm)	4.53
90	40.00	90	48.75	90	32.75	90	58.13
ΔH	17.80	ΔH	6.00	ΔH	3.50	ΔH	22.75
Rate (gpm)	1.69	Rate (gpm)	5.00	Rate (gpm)	8.57	Rate (gpm)	1.32
120	0.00	120	54.75	120	36.25	120	45.75
ΔH	17.80	ΔH	6.25	ΔH	3.75	ΔH	11.38
Rate (gpm)	1.69	Rate (gpm)	4.80	Rate (gpm)	8.00	Rate (gpm)	2.64
150	40.25	150	52.13	150	40.00	150	57.13
ΔH	7.00	ΔH	4.88	ΔH	2.75	ΔH	21.50
Rate (gpm)	4.29	Rate (gpm)	6.15	Rate (gpm)	10.91	Rate (gpm)	1.40
180	47.25	180	57.00	180	42.75	180	48.50
ΔH	17.95	ΔH	11.25	ΔH	3.25	ΔH	9.00
Rate (gpm)	1.67	Rate (gpm)	2.67	Rate (gpm)	9.23	Rate (gpm)	3.33
210	39.45	210	39.75	210	46.00	210	57.50
ΔH	7.80	ΔH	9.50	ΔH	2.75	ΔH	25.95
Rate (gpm)	3.85	Rate (gpm)	3.16	Rate (gpm)	10.91	Rate (gpm)	1.16
240	47.25	240	49.25	240	48.75	240	50.45
ΔH	75.50	ΔH	6.63	ΔH	2.38	ΔH	7.55
Rate (gpm)	0.40	Rate (gpm)	4.53	Rate (gpm)	12.63	Rate (gpm)	3.97
270	43.50	270	55.88	270	51.13	270	58.00
ΔH	4.50	ΔH	5.50	ΔH	2.00	ΔH	8.63
Rate (gpm)	6.67	Rate (gpm)	5.45	Rate (gpm)	15.00	Rate (gpm)	3.48
300	48.00	300	55.00	300	53.13	300	57.75
ΔH	80.13	ΔH	9.75	ΔH	2.88	ΔH	11.00
Rate (gpm)	0.37	Rate (gpm)	3.08	Rate (gpm)	10.43	Rate (gpm)	2.73
330	45.50	330	46.50	330	49.13	330	57.25
ΔH	-	ΔH	5.25	ΔH	1.88	ΔH	-
Rate (gpm)	-	Rate (gpm)	5.71	Rate (gpm)	16.00	Rate (gpm)	-
360		360	51.75	360	51.00	360	
Hole Depth (ft)		Hole Depth (ft)		Hole Depth (ft)		Hole Depth (ft)	
No. of	12	No. of Me	13	No. of Me	13	No. of M	12
Perc R	insufficient data	Perc Rate	insufficient data	Perc Rate	insufficient data	Perc Rat	insufficient data



Centauri Labs Work Order: 10F0296
Date Printed: 21 June 2010

Ben Thompson
Farm Supply Company
224 Tank Farm Road
San Luis Obispo, CA 93401

Dear Ben Thompson

Thank you for choosing Centauri Labs for your analytical testing needs. This report has been prepared in response to your request for analytical services. Enclosed are the following sections for your complete laboratory report:

Analytical Results
Chain of Custody

Centauri Labs certifies that the test results contained in this report meet all requirements of the ELAP Standards for applicable certified analysis under CDPH Environmental Laboratory Accreditation Program (ELAP) Certificate #1958. Any exceptions to applicable standards have been noted in the case narrative. Please visit our web page at www.centaurilabs.com for additional certification information. This report shall not be reproduced, except in full, without written permission from Centauri Labs.

If you have any questions regarding any portion of this report, please feel free to contact Kathy Wensloff or Michael Ng at (805) 545-9838 (kwensloff@centaurilabs.com or michaelng@centaurilabs.com).

Michael Ng
Lab Director

7210 Corporate Court, Frederick, MD 21703
1600 Monticello Court, Montgomery, AL 36117
111 Suburban Rd Suite C-1, San Luis Obispo, CA 93401

P: (301) 694-5310 F: (301) 620-4751
P: (301) 694-5310 F: (334) 213-0400
P: (805) 545-9838 F: (805) 545-0107

www.centaurilabs.com



Ben Thompson
 Farm Supply Company
 224 Tank Farm Road
 San Luis Obispo, CA 93401

Work Order: 10F0296
 Project: Holland
 Project Number: [none]
 Received: 06/17/10
 Printed: 06/21/10

ANALYTICAL RESULTS

Sample Description:	Sampled By	Sampled	Matrix
615 W. Ormond (10F0296-01)	JZ	06/17/10 06:12:30	Drinking Water

Analyte	Result	LUU	Dilution Factor	Units	Method	Date Analyzed	Date Prepared	Batch	Notes
---------	--------	-----	-----------------	-------	--------	---------------	---------------	-------	-------

Bacteria by Standard Methods

Total Coliform Bacteria	Absent		1	N/A	SM 9223B	06/17/10	06/17/10	1025081	
E Coli	Absent		1	N/A	SM 9223B	06/17/10	06/17/10	1025081	

7210 Corporate Court, Frederick, MD 21703
 1090 Monticello Court, Montgomery, AL 36104
 111 Suburban Rd Suite C-1, San Luis Obispo, CA 93401

Phone: (410) 401-3100 or (202) 271-3733
 Fax: (410) 401-3101 or (202) 271-3734
 E-Mail: info@centaurilabs.com or info@sls.com

www.centaurilabs.com



San Luis Obispo County Farm Supply

"A Farmer Owned Cooperative"

Pump Test Report

Customer **Jerry Holland Realtor/Bordan Job** Date: **06/17/10**
Address **615 W. Ormonde Rd.**
City and State **San Luis Obispo, CA 93401**
Location of Test **same APN # 044241057**

Test Information:

Time	Pumping Level	G.P.M
9:00	44'	50
9:05	94'	50
9:10	122'	50
9:15	143'	50
9:30	156'	50
10:00	163'	50
10:30	171'	50
11:00	175'	50
11:30	179'	50
12:00	181'	50
12:30	182'	50
1:00	183'	50

Well Information:

Well Size **5"** Well Depth **406'**
Test pump size **5 hp 45 gpm** Pump Setting **387'**
Standing Level **44'**
Hours of Running **4**
Test Started **9:00 AM** Shut Down **1:00 PM**
Recovery **from 183' to 96' in 5 mins**
Additional Information: **Bacteria sample to Creek**


Ben Thompson
Pump Department Manager

224 Tank Farm Road
Post Office Box 111
San Luis Obispo, CA 93406
805 543-3751

1108 Paso Robles Street
Paso Robles, CA 93446
805 238-1177

1920 N. Broadway
Santa Maria, CA 93454
805 922-2737

1079 El Camino Real
Arroyo Grande, CA 93420
805 489-5514

