



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/28/2013

TO: _____

FROM: SOUTH COUNTY TEAM, DEVELOPMENT REVIEW

PROJECT DESCRIPTION: SUB2012-00044 CO13-0002 DEGROOT- Parcel Map for industrial condos consisting of 6 parcels. 1 acre site located off Precision Lane. APN: 091-402-001.

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

INDUSTRIAL CONDO-6 PARCELS

SC/ CALG

IND

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name HENRI DE GROOT Daytime Phone 805 473 0990
 Mailing Address 126 OAK GROVE LANE ARROYO GRANDE Zip Code 93420
 Email Address: _____

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

Agent Name CIVIL DESIGN SOLUTIONS Daytime Phone _____
 Mailing Address PO BOX 207 ARROYO GRANDE, CA Zip Code 93421
 Email Address: rob@civildesign-solutions.com

PROPERTY INFORMATION

Total Size of Site: 1.0 AC Assessor Parcel Number(s): 091-402-001
 Legal Description: LOT 1 PM CD-PB-292 BK 55 PLR SLO CNTY.
 Address of the project (if known): END OF PRECISION LANE
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: WINTER HAVEN RD. & HWY 1 NEAREST CROSS STREET

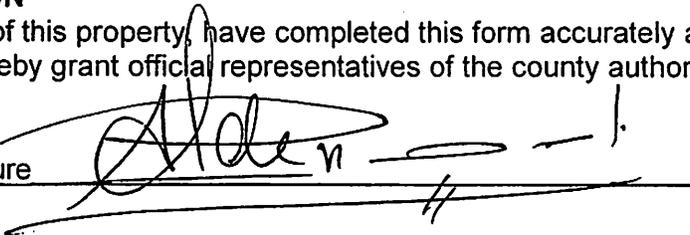
Describe current uses, existing structures, and other improvements and vegetation on the property:
COMMERCIAL BUILDING, PARKING LOT

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): COMMERCIAL CONDO PROJECT.

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 1-8-13

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?: 3,000 sq ft
Number of existing lots, parcels or certificates: 1.0 Existing parcel sizes: 1.0 AC.
What will the property be used for after division: COMMERCIAL INDUSTRIAL
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 PREVIOUS LANE

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: CAL FIRE

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".

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Parcel Summary Report For Parcel # 091-402-001

5/23/2013
3:03:51PM

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 DEGROOT HENRI
127 OAK GROVE LN ARROYO GRANDE CA 93420-0000

Address Information

Status Address
P 02385 PRECISION DR CALG

Lot Information:

<u>Tract / Twنشp</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>
C088-	292	0001	Callendar - Garr	South County	IND			Y	VP / VP	E0400411

Parcel Information

Status Description
Active PM 55-8 PAR 1

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN LUIS
NO. 04
ARROYO GRANDE
COASTAL SAN LUIS

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 091-402-001

5/23/2013
3:03:51PM

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San Luis Obispo, California 93408

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C8919	FNL	Primary Parcel
Description: STEEL INDUSTRIAL BUILDING FA 240/ ARCH SOTO SHELL BLDG ON SEPTIC SYSTEM		
COD2004-00411	CLD	Primary Parcel
Description: OCCUPANCY WITHOUT A PERMIT		
COD2006-00233	CLD	Primary Parcel
Description: CONDITION COMPLIANCE - REQUIRED LANDSCAPING AND BAY DOORS REQUIRED TO BE CLOSED		
COD2009-00511	CLD	Primary Parcel
Description: OCCUPIED RV'S AND POSSIBLE CONDITION COMPLIANCE VIOLATION (LANDSCAPING) (ZONED INDUSTRIAL)		
E000356	RES	Primary Parcel
Description: CONST W/O PERMIT MUP		
PMT2004-01389	FNL	Primary Parcel
Description: FIRESPRINKLERS FOR IND. BUILDING AND OFFICE C8919/ 13 SYSTEM 1999 EDITION/ ORD HAZARD GROUP III/		
PMT2004-02977	WIT	Primary Parcel
Description: TENANT IMPROVEMENT (18,000 SF) SHELL BUILDING TO WAREHOUSE		
SUB2012-00044	REC	Primary Parcel
Description: INDUSTRIAL CONDO-6 PARCELS		
D890173D	WIT	Related Parcel
Description: WAIVE PLANNING AREA STANDARDS FOR DIV		
D980214P	EX1	Related Parcel
Description: SHELL BUILDING		
S880140P	RDD	Related Parcel
Description: PROPOSED 4 LOT PARCEL MAP PLUS REMAINDER		
S970032N	RDD	Related Parcel
Description: PROP ROAD NAME - PRECISION ROAD (INDUSTRIAL)		