



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/20/2013

TO: _____

FROM: Stephanie Fuhs- South County Team/ Development Review

PROJECT DESCRIPTION: SUB2013-0010 CO13-0048 PEDP- Proposed two lot parcel map creating a 1.0 acre parcel and a 1.41 acre parcel. Project site located off Prospect Street. APN: 076-512-016.

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Build

SUB2013-00010 CO13-0048 PEDP INC A CA C

Parcel Map

PARCEL MAP - 2 PARCELS

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | | |
|---|--|-------------------------------------|-----------|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Lot Line Adjustment | <input checked="" type="checkbox"/> | SLO/ SLOC |
| <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site | <input type="checkbox"/> | AR CS |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | <input type="checkbox"/> | |
| <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> | |

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name PEDP, Inc. Daytime Phone 805-541-9004
 Mailing Address 684 Higuera Street, Suite B, San Luis Obispo, CA Zip Code 93401
 Email Address: nick@nktcommercial.com

Applicant Name PEDP, Inc. Daytime Phone 805-541-9004
 Mailing Address 684 Higuera Street, Suite B, San Luis Obispo, CA Zip Code 93401
 Email Address: nick@nktcommercial.com

Agent Name C.M. Florence, AICP Agent c/o Oasis Associates, Inc. Daytime Phone 805-541-4509
 Mailing Address 3427 Miguelito Court, San Luis Obispo, CA Zip Code 93401
 Email Address: cmf@oasisassoc.com

PROPERTY INFORMATION

Total Size of Site: 2.41 acres Assessor Parcel Number(s): 076-512-016

Legal Description: Recorded August 10, 2006 Book 28 pages 56-61.

Address of the project (if known): 1175 Prospect Street (North/Ewing bldg.) & 4875 Morabito Place (pending South/Farm Bureau bldg.)

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From SR227 turn East on Kendall, South on Prospect Street
Located at southeast Corner of Prospect Street and Morabito Place.

Describe current uses, existing structures, and other improvements and vegetation on the property:

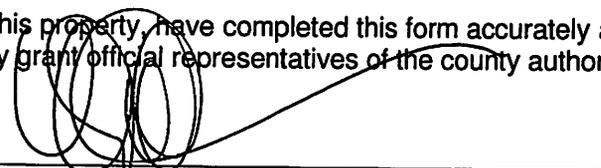
Soil Stockpile on site for building development, north portion under construction (PMT2012-02122, PMT2012-01976)

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Land division of existing parcel (lot 16) into two (2) parcels. Parcel 1, 1.0 ac. Parcel 2, 1.41 ac. maintaining existing tract 2368 development conditions.

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 02 Aug 13

FOR STAFF USE ONLY				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> 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?: 2.41 acres

Number of existing lots, parcels or certificates: one (1) Existing parcel sizes: 2.41 acres

What will the property be used for after division: Commercial service development/ buildings

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

If Yes, what was the map number: Tract No: 2368 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 curb cut/driveway on Prospect Street, Existing shared curb cut/driveway on Morabito

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

North: Vacant (Commercial)

South: Truck Storage Yard (Industrial)

East: Agricultural

West: Light Manufacturing (Commercial Services)

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: Fiero Lane Mutual Water Co.

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: Fiero Lane Mutual Water Co.

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

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

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreeage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

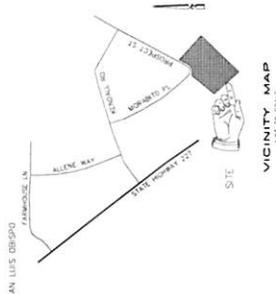
Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

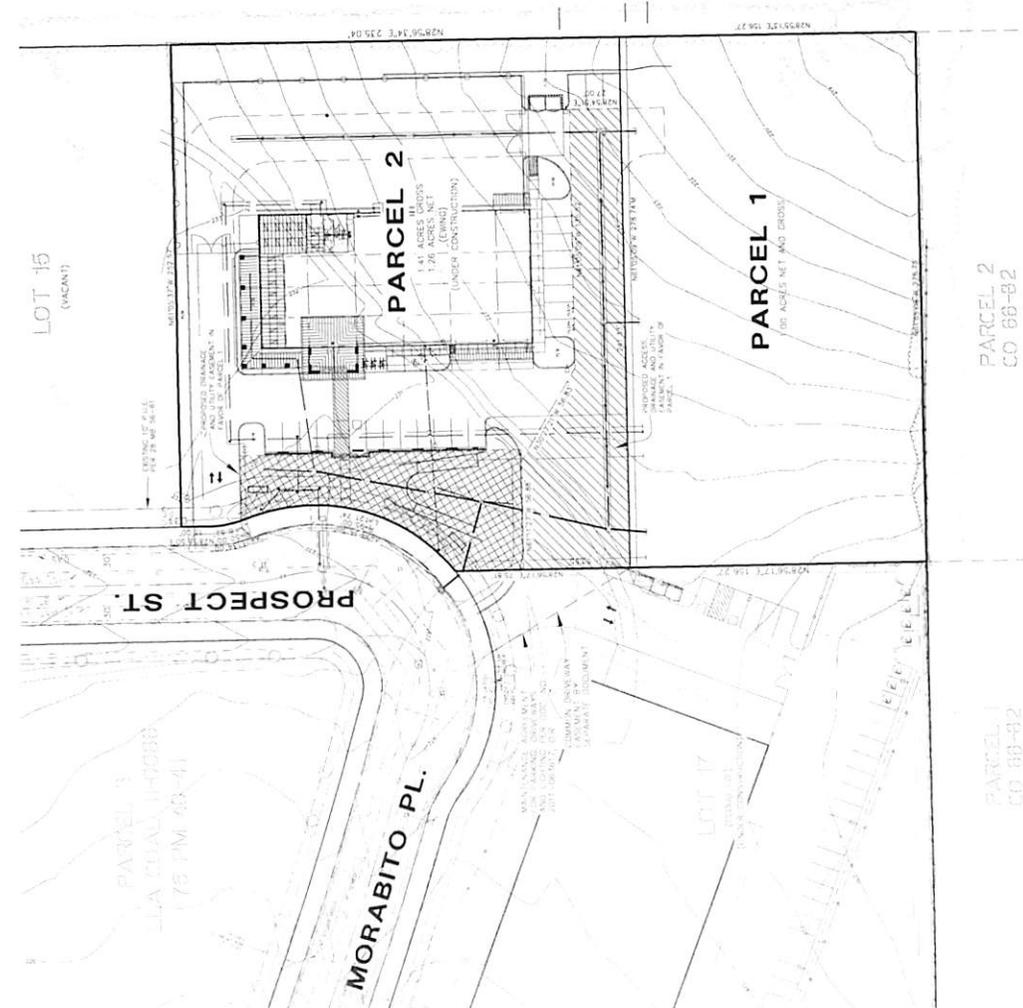
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- PROJECT DATA**
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LOT 9 OF THE HOLLISTER TRACT



PLANNER / AGENT
 MARY ANN...
 SAN LUIS OBISPO, CA 93401

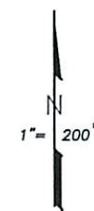
OWNERS
 ...
 SAN LUIS OBISPO, CA 93401

BENCH MARK
 THE BENCH MARK FOR THIS PROJECT IS A FOUND CITY OF SAN LUIS OBISPO...
 AT THE CORNER OF THE SUBSTANTIAL CURB OF ROAD STREET AND...
 (ELEVATION 42.18) (NO. 11)

VESTING TENTATIVE PARCEL MAP
CO 13-0048

LOT 15 OF TRACT NO. 288 AS SHOWN ON MAP FILED IN BOOK 28 AT PAGE 56-67 IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF MBS, INC.
 MBS, 2013...
 SAN LUIS OBISPO, CA 93401



076-511

401

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512

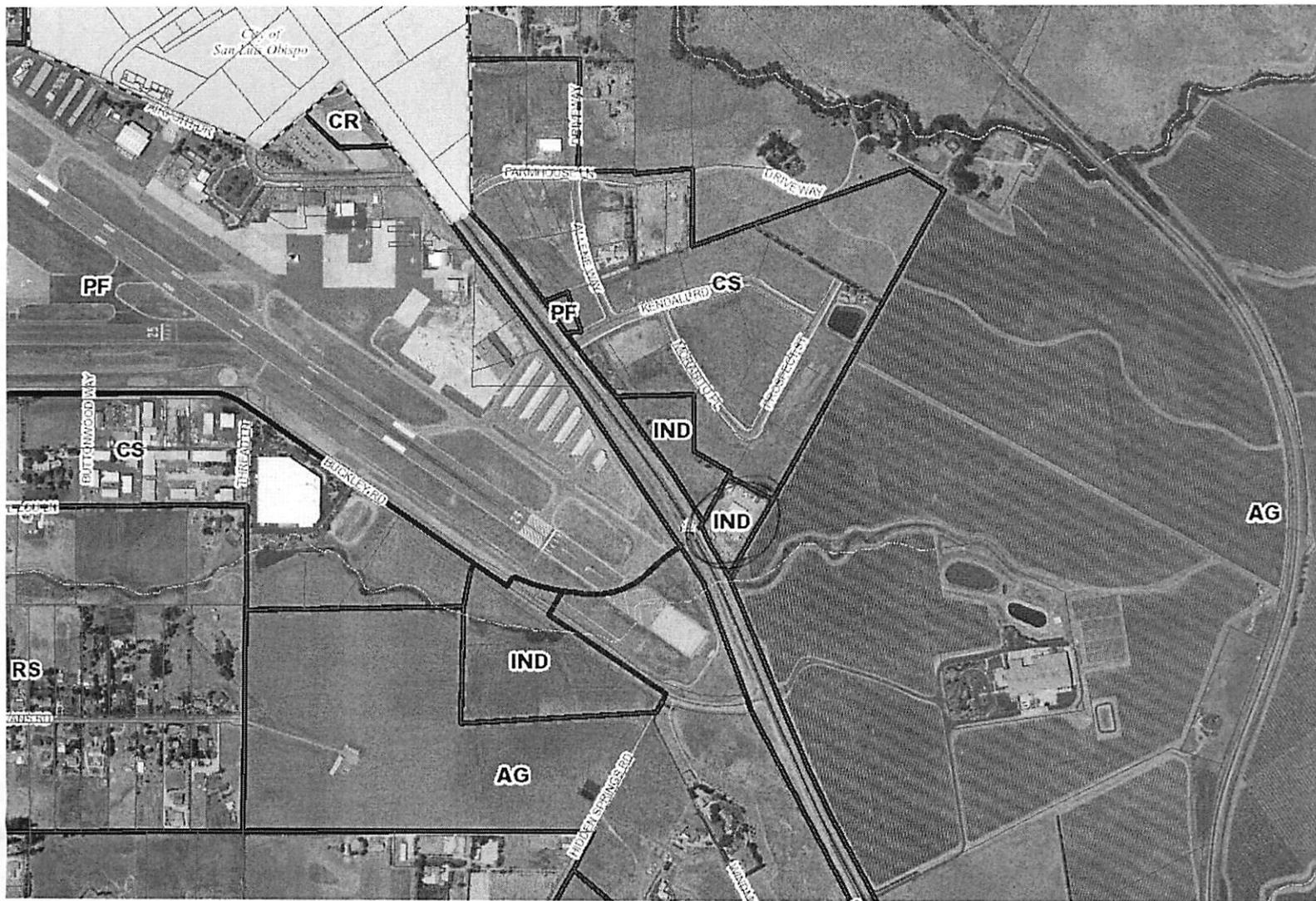
511

044
041

REVISIONS	
I.S.	DATE
07-191	10-06-06
10-100	12-09-09
NA	02-25-11
12-164	03-15-12
13-045	11-15-12

100' 0 200' 400'

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





Parcel Summary Report For Parcel # 076-512-016

8/7/2013
4:38:24PM

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 PEDP INC
684 HIGUERA ST STE B SLO CA 93401-3550
OWN PEDP INC A CA CORP

Address Information

Status Address
P 01175 PROSPECT ST SLOC

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
2368	0000	0016	San Luis Obispo	San Luis Obispo	CS	AR		Y	SC	

Parcel Information

Status Description
Active TR 2368 LT 16

Notes
THIS PARCEL HAS BEEN PRE-ADDRESSED 6/27/07. SEE ROAD NAME FILE SUB2004-00243.
PER FORWARDED SITE PLAN BY OASIS ASSOCIATES, ADDRESS FOR FUTURE BLDG "A" IS 1175 PROSPECT ST, AND BUILDING "B" IS 4875

Tax Districts
MORNING HILLS, UNITS 100 & 101. 8/15/12-PCS

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 04
AREA NO. 21



Parcel Summary Report For Parcel # 076-512-016

8/7/2013
4:38:24PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

CCM2012-00008

ERR

Primary Parcel

Description:

ENGINEERED GRADING TO PREPARE A FILL - TEMPORARY STOCKPILE MONITORING UNTIL BUILDING PERMIT FINALS

CCM2012-00015

REC

Primary Parcel

Description:

CCM CASE FOR PMT2012-01881 AND/OR PMT2012-02122

DRC2012-00034

APV

Primary Parcel

Description:

METAL BUILDING FOR WHOLESALE AND WAREHOUSE; FENCED STORAGE YARD

PMT2012-00233

FNL

Primary Parcel

Description:

REVISED TO ENGINEERED ROUGH GRADING TO PREPARE A FILL PAD CLOSE TO SUBGRADE FOR FUTURE COMMERCIAL PROJECT. 4.3% NAT GRADE. WDID 340C36493. PREVIOUSLY MINOR GRADING STOCKPILE OF SOIL FOR ULTIMATE DEVELOPMENT ON LOT 16 TRACT 2368. THIS PERMIT IS NOT FOR PLACEMENT OF FILL FOR A BUILDING PAD.

PMT2012-01881

ISS

Primary Parcel

Description:

GRADE EXISTING STOCKPILE TO ACCOMMODATE PROPOSED SUBGRADE FOR TWO PROPOSED BUILDING PADS - EAST AIRPORT COMMERCE PARK - LOT 16 (DRC2012-00034) - WDID # 3 40C364693

PMT2012-01976

ISS

Primary Parcel

Description:

METAL BUILDING / STORE (9,998 SF) (APPROVED FABRICATOR) & MINOR GRADING & RETAINING WALL FOR "EWING IRRIGATION" (LOT 16) (FIRE SPRINKLERS PMT2012-02162)

PMT2012-02122

FNL

Primary Parcel

Description:

FOUNDATION ONLY FOR PMT2012-01976 (METAL BUILDING / STORE FOR EWING IRRIGATION)

PMT2012-02162

ISS

Primary Parcel

Description:

FIRE SPRINKLERS FOR METAL BUILDING/STORE (PMT2012-01976).NFPA 13 2010 EDITION/ WAREHOUSE EX HAZ. GRP 1/ OFFICE LIGHT HAZ.

PMT2012-02405

ISS

Primary Parcel

Description:

SIGN PERMIT - EWING IRRIGATION GOLF INDUSTRIAL - NON ILLUMINATED SIGN TO FRONT WALL

SUB2013-00010

REC

Primary Parcel

Description:

PARCEL MAP - 2 PARCELS



Parcel Summary Report For Parcel # 076-512-016

8/7/2013
4:38:24PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

G880015M AUT Related Parcel

Description:

GP AMEND TO CHANGE AG TO MULTI-USE

S000007U RDD Related Parcel

Description:

PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

SUB2004-00243 APV Related Parcel

Description:

PROP TO RENAME AND RELOCATE FARMHOUSE LN (HEARING REQUIRED) AND NEW ROAD NAMES FOR TRACT 2368