



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/14/2014

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

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** SUB2014-00027 CO14-0099 LEBLANC – Proposed parcel map to divide one lot of 2 acres into two lots of 1 acre and 1 acre. Site location is 478 Pajaro Ln, Nipomo. APN: 092-473-035

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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.

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Date \_\_\_\_\_ Name \_\_\_\_\_ Phone \_\_\_\_\_

# 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 DIOSELINA LEBLANC Daytime Phone 805-260-6514  
 Mailing Address 478 PAJARO ST. NIPOMO Zip Code 93444  
 Email Address: ROSI1519@YAHOO.COM

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

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

### PROPERTY INFORMATION

Total Size of Site: 2.015 AC Assessor Parcel Number(s): 092-473-035  
 Legal Description: Map CO-75-413, in the County of San Luis, October 18, 1976  
 Address of the project (if known): 478 Pajaro Lane Nipomo CA 93444 <sup>1 n Book</sup>  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Corner of Osage, Yucaliptus, Pajaro <sup>2-1 pg 16</sup>

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

1 house, 1 Brann, 1 Shop, Trees allowed

### PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT SPLIT

### 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 Dioselina LeBlanc Date 9/19/14

### 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?: 1.00 AC

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 2.015 AC

What will the property be used for after division: RURAL RESIDENTIAL

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: ONE ADDITIONAL  
ACCESS POINT OFF PAJARO LANE

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

North: RURAL RESIDENTIAL South: RURAL RESIDENTIAL

East: " " West: " "

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: NIPOMO CSD

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 \_\_\_\_\_

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

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

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

Acreage of open space: \_\_\_\_\_ Average slope of open space: \_\_\_\_\_

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

\_\_\_\_\_

Specify the proposed ownership and method of maintenance of the open space: \_\_\_\_\_

\_\_\_\_\_

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

Is your project a:

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

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

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

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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: \_\_\_\_\_ acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
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: \_\_\_\_\_
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: \_\_\_\_\_

**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?     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 \_\_\_\_\_ Hours \_\_\_\_\_ 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? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

**If a community sewage disposal system is to be used:**

1. Is this project to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

**Solid Waste Information**

1. What type of solid waste will be generated by the project?  
 Domestic    Industrial    Agricultural    Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: \_\_\_\_\_
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: \_\_\_\_\_
2. Location of nearest police station: \_\_\_\_\_
3. Location of nearest fire station: \_\_\_\_\_
4. Location of nearest public transit stop: \_\_\_\_\_
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: \_\_\_\_\_
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: \_\_\_\_\_

**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: \_\_\_\_\_
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 \*: \_\_\_\_\_

\*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: \_\_\_\_\_
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**

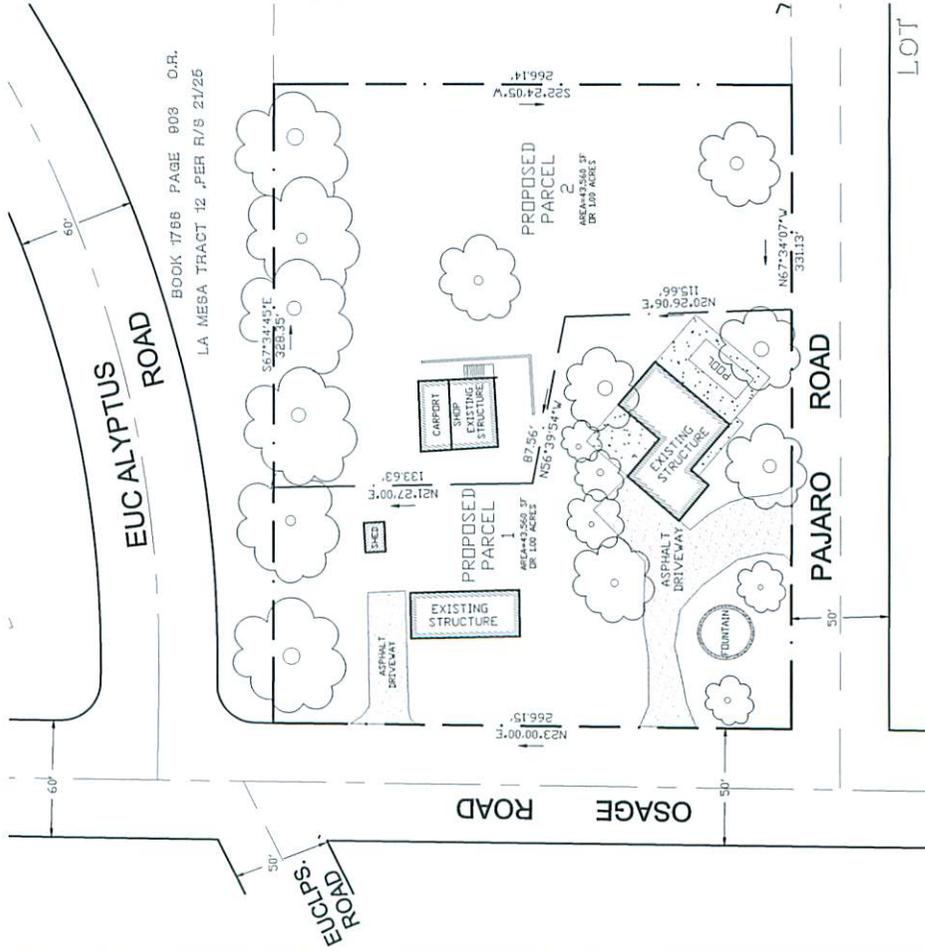
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): \_\_\_\_\_

(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.)

# TENTATIVE PARCEL MAP

FOR  
**REC-0814-0099**

SAN LUIS OBISPO COUNTY CA  
 PARCEL A, OF PARCEL MAP CO-75-413, IN THE COUNTY OF SAN LUIS OBISPO, ACCORDING TO THE MAP DATED OCTOBER 18, 1976, IN AS RECORDED IN THE COUNTY RECORDERS OFFICE FOR THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 40 ft



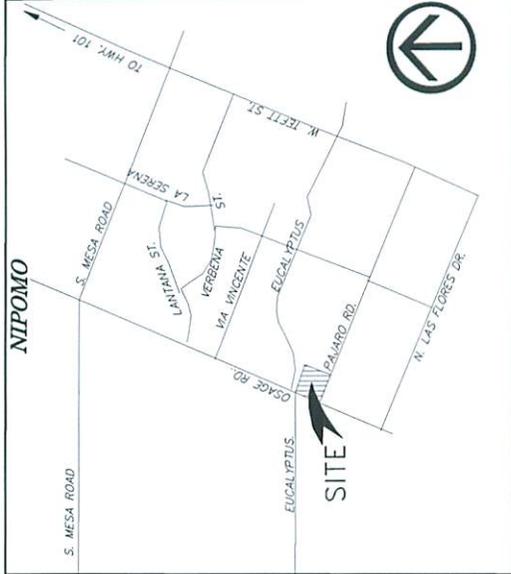
ACREAGE:	PROPOSED	EXISTING
PARCEL 1	1.00	2.00
PARCEL 2	1.00	0.00

**OWNERS:**  
 DIIDELINA LEBLANC  
 478 PAJARO LANE  
 NIPOMO, CA 93444

**APN #:**  
 092-472-035

**BOUNDARY:**  
 BOUNDARY SHOWN IS BASED ON RECORD INFORMATION FOR PARCEL A, OF PARCEL MAP CO-75-413, AS RECORDED IN THE COUNTY RECORDERS OFFICE.

**MAP PREPARED BY:**  
 CIVIL DESIGN SOLUTIONS  
 18 BOY GARDEN  
 ARROYO GRANJE, CA 93420



**VICINITY MAP**  
 NO SCALE



**SURVEYORS STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF \_\_\_\_\_ IN JULY OF 2014. HEREBY I STATE THAT THIS PARCEL MAP SUBSTANTIALLY COMPLIES WITH THE APPLICABLE OR CONDITIONALLY APPROVED TENTATIVE MAP, PLANNING AND ZONING ORDINANCES TO THE EXTENT OF THE REQUIREMENTS SHOWN HEREON ARE THE CHARACTERISTICS TO OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

D. SCOTT PETERS, L.S. 7190 DATE \_\_\_\_\_

**OWNERS STATEMENT:**

I HEREBY REQUEST APPROVAL OF THIS ADJUSTMENT OF REAL PROPERTY SHOWN ON THIS DEVELOPMENT PLAN AND STATE THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNERS AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
 CIVIL DESIGN SOLUTIONS  
 AGENT FOR OWNERS

\_\_\_\_\_  
 DATE

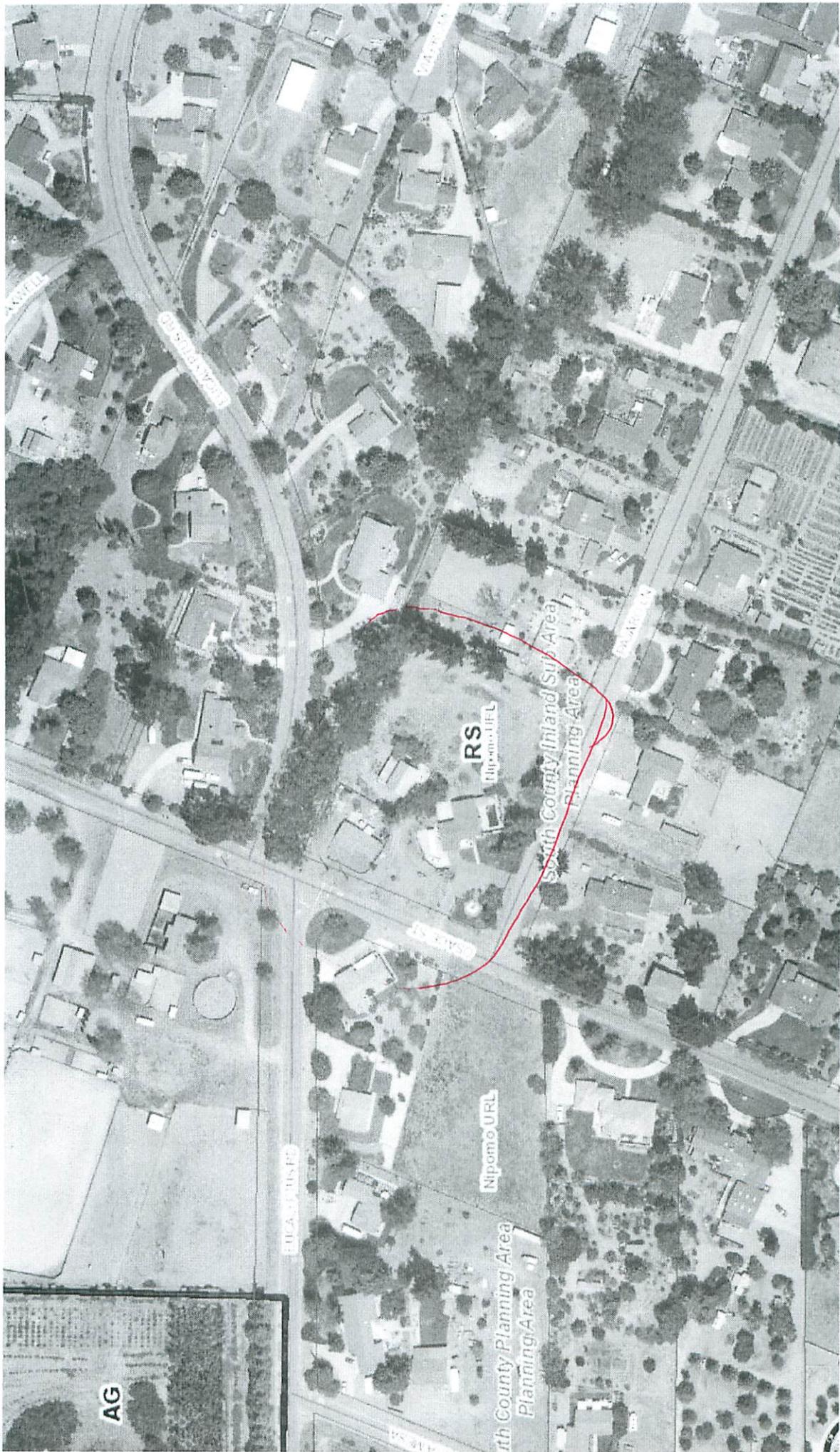


092-472



REVISIONS	
I.S.	DATE
05-144	10-18-05







# Parcel Summary Report For Parcel # 092-473-035

10/3/2014  
3:01:50PM

## 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    SAHAGUN DIOSELINA L  
          478 PAJARO LN NIPOMO CA 93444-8838  
OWN    LEBLANC DIOSELINA

### Address Information

Status            Address  
                      00478 PAJARO LN NIPO

### Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO75-	413	A	Nipomo	South County I RS				Y	VP	

### Parcel Information

Status    Description  
Active    PM 21/16 PAR A

### Notes

### Tax Districts

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



# Parcel Summary Report For Parcel # 092-473-035

10/3/2014  
3:01:50PM

## 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:**

C8108 FNL Primary Parcel

**Description:**

(ASBLT)CONVERT WORKSHOP PERMIT #58748 BACK TO WORK SHOP/GARAGE & ADD BATHROOM & CARPORT

COD2004-00335 CLD Primary Parcel

**Description:**

STORED VEHICLES

E000412 RES Primary Parcel

**Description:**

CONST NO PERMIT

PMT2006-01501 EXP Primary Parcel

**Description:**

EXPIRED - REMODEL AND ADDITION TO SFD (830 SF ADDN) AND ATTACHED GARAGE (480SF)

SEP2010-00157 ISS Primary Parcel

**Description:**

Septic Inspection

SEP2012-00472 ISS Primary Parcel

**Description:**

Septic Inspection

SEP2012-00704 ISS Primary Parcel

**Description:**

Septic Inspection

SEP2013-00180 ISS Primary Parcel

**Description:**

Septic Inspection

SUB2014-00027 REC Primary Parcel

**Description:**

(2) LOT PARCEL MAP