



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/24/2015

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

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)  
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00043 CO13-0101 KISSEL – Proposed parcel map to divide one parcel of 7.4 acres into two parcels of 2.0 acres and 5.4 acres. Site location is 1610 Calle Crotalo, San Luis Obispo. APN: 076-532-039

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 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 Kissel Phillip Tre, ETAL (Janice) Daytime Phone 441-1414  
 Mailing Address 1610 Calle Crotalo, San Luis Obispo, CA. Zip Code 93401  
 Email Address: Janicekissel@gmail.com

Applicant Name Janice Kissel Daytime Phone 441-1414  
 Mailing Address 1610 Calle Crotalo, San Luis Obispo, CA. Zip Code 93401  
 Email Address: Janicekissel@gmail.com

Agent Name ATGEO SYSTEMS (Alan Valbrecht) Daytime Phone 781-9296  
 Mailing Address 3590 Sacramento Street, San Luis Obispo, CA. Zip Code 93401  
 Email Address: bill@atgeosys.com

### PROPERTY INFORMATION

Total Size of Site: (Net) 6.7 ac (Gross) 7.4 AC Assessor Parcel Number(s): 076-532-039

Legal Description: Parcel 2 of COAL 04-0427

Address of the project (if known): 1610 Calle Crotalo, 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.: Take Orcutt Road South from intersection w/ Johnson, Turn left (easterly) on Calle Crotalo, second property on left.

Describe current uses, existing structures, and other improvements and vegetation on the property: Residential w/ a barn and horses.

### PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Split into two parcels one 2.0 AC gross (currently vacant) & one 5.4 AC (current residence) 5.4 AC gross

### 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 \_\_\_\_\_

**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?: 2 ac & 5.4 ac Gross / 1.9 & 4.8 ac net.  
Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 7.4 ac gross, 6.7 ac net  
What will the property be used for after division: 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 04-0427  
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 IS FROM Calle Crotolo & Sequoia Drive - That will remain the same The new parcel will access From Tiburon Way.

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

North: Residential South: Residential / Vacant  
East: Residential / Vacant West: Residential / Vacant

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: Alfueria de Chorro 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: \_\_\_\_\_  
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:

- |   |   |
|---|---|
| <input type="checkbox"/> Parcel & site design (21.03.010(c))    | <input type="checkbox"/> Access & circulation design (21.03.010(d)) |
| <input type="checkbox"/> Flood hazard & drainage (21.03.010(e)) | <input type="checkbox"/> Water supply (21.03.010(f))                |
| <input type="checkbox"/> Sewage Disposal (21.03.010(g))         | <input type="checkbox"/> Public Utilities (21.03.010(h))            |
| <input type="checkbox"/> 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)

Acres 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:

- 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: 5.86 acres  
Moderate slopes of 10-30%: 1.37 acres  
Steep slopes over 30%: 0.27 acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: An unnamed creek passes through the property
- 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: grading for the existing house & barn (Permits were issued)
- 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: The site can be seen from existing access roads, Tiburon Way, Sequoia Drive & Calle Crotallo.

\* a seasonal creek passes through the site but the FIRM shows no flooding in this area.

**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? 1 additional
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: EXISTING FH @ Calle Cratelo & Segobia Drive
6. Has there been a sustained yield test on proposed or existing wells? Water Mains in access streets exist.  
 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:

NA

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: San Luis Coastal School Dist.
- 2. Location of nearest police station: SLO CITY - 1042 WALNUT ST. San Luis Obispo, CA 93401
- 3. Location of nearest fire station: 4671 Broad St. San Luis Obispo, CA 93401
- 4. Location of nearest public transit stop: Orcutt Rd @ Johnson Ave.
- 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: Prior to 1982 the land was used for grazing in 1982 subdivided into 5+ acre residential lots
- 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 \*: NA

\*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.)





**TBM:** THE TEMPORARY BENCHMARK FOR THIS PROJECT IS A CENTERLINE MONUMENT IN SEQUOIA DRIVE WITH AN ELEVATION OF 1000.00 BASED ON ARBITRARY DATUM.

**PARCEL MAP INFORMATION**

THIS PROJECT IS A RESIDENTIAL SUBDIVISION.  
 WATER FOR THE NEW PARCEL WILL BE OBTAINED FROM ALFUERA DE CHORRO WATER COMPANY.  
 SEWAGE DISPOSAL WILL BE BY PRIVATE ONSITE SYSTEM.

**UNPLOTTED EASEMENTS & RESTRICTIONS**

AN EASEMENT FOR RIGHT OF WAY FOR UNOBSTRUCTED PASSAGE THROUGH THE AIR SPACE OVER THE LAND: PER 2387-OR-949  
 CC&R AND EASEMENTS: PER 2409-OR-11, 2448-OR-232, 2634-OR-739

**OWNER'S STATEMENT:**

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT, AND STATE THAT I AM THE LEGAL OWNER OF SAID PROPERTY OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ATGEOSYSTEMS  
 3590 SACRAMENTO STREET #110  
 SAN LUIS OBISPO, CA 93401  
 (805)781-9296

**RECORD OWNER:**

KISSEL PHILIP TRE. ETAL  
 1610 CALLE CROTALO  
 SAN LUIS OBISPO, CA 93401

**ASSESSOR'S NUMBER:**

076-532-039

**BOUNDARY INFORMATION:**

BOUNDARY INFORMATION SHOWN HEREON IS RECORD INFORMATION TAKEN FROM BOOK 99 OF RECORDS OF SURVEYS AT PAGE 37.

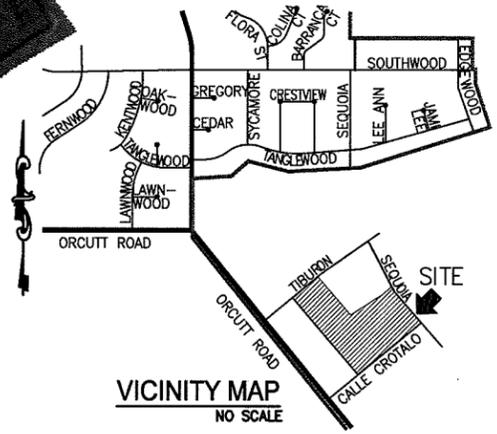
**TOPOGRAPHIC INFORMATION:**

TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP WAS TAKEN FROM RECORD DATA FOR LOT LINE ADJUSTMENT COAL 04-0427 AND TRACT IMPROVEMENT PLANS FOR TRACT 681 AND IS BASED ON AN ARBITRARY DATUM. THIS MAP DOES NOT REPRESENT A TOPOGRAPHIC SURVEY PREPARED BY ATGEOSYSTEMS.

**ENGINEER'S STATEMENT:**

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE LOT DIVISION ORDINANCE OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

ALAN L. VOLBRECHT L.S.5201, EXPIRES  
 ATGEOSYSTEMS  
 3590 SACRAMENTO STREET #110  
 SAN LUIS OBISPO, CA 93401  
 (805)781-9296



**VICINITY MAP**  
NO SCALE

**VESTING TENTATIVE  
 PARCEL MAP  
 CO 013-0101**

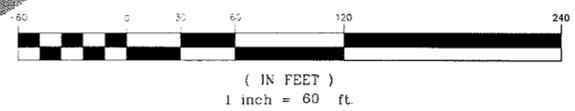
BEING A DIVISION OF PARCEL 2 OF COAL 04-0427 BEING A DIVISION OF A PORTION OF LOT 5 AND 7 OF TRACT 681 PER 10 MAPS 74 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

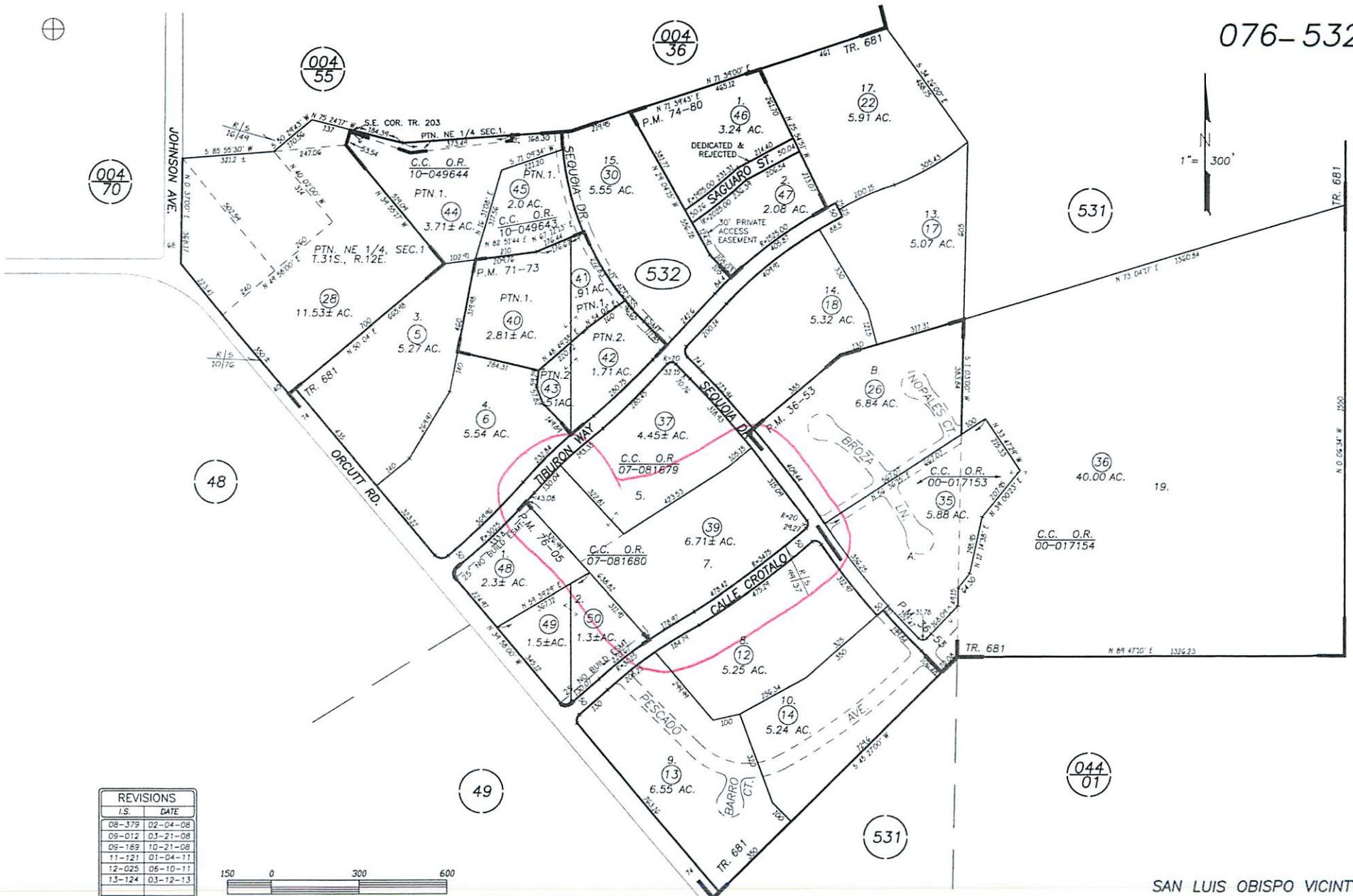
PREPARED FOR: JANICE KISSEL  
 PREPARED BY:



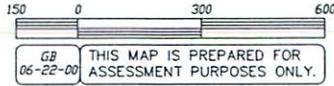
3590 Sacramento Dr, Suite110, San Luis Obispo, CA 93401 (805)781-9296 atgeosys.com  
 FEB. 2015 SHEET 1 OF 1

**GRAPHIC SCALE**





REVISIONS	
I.S.	DATE
08-379	02-04-08
09-012	03-21-08
09-189	10-21-08
11-121	01-04-11
12-025	06-10-11
13-124	03-12-13



TRACT NO. 681, R.M. Bk. 10, Pg. 94.  
T.31S.; R.12E.; SECTION 1 (NE 1/4), M.D.B. & M.

SAN LUIS OBISPO VICINITY  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 076 PAGE 532





# Parcel Summary Report For Parcel # 076-532-039

2/20/2015  
3:28:27PM

## 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    KISSEL PHILLIP  
         1610 CALLE CROTALO SLO CA 93401-8310  
OWN    KISSEL FAMILY TRUST  
  
OWN    KISSEL JANICE

### Address Information

**Status                      Address**  
   01610 CALLE CROTALO SLOC

### Lot Information:

<u>Tract / Twnshp</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>
COAL04-	427	0002	San Luis Obisp	San Luis Obis	RS	AR		Y	SS / SC	

### Parcel Information

**Status    Description**  
Active    TR 681 LT 7 & PTN LT 5

### Notes

### Tax Districts

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 # 076-532-039

2/20/2015  
3:28:27PM

## 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:**

96662 FNL Primary Parcel

**Description:**

CONST BARN

96936 FNL Primary Parcel

**Description:**

SEPTIC SYSTEM FOR BARN 750GAL 100'LEACH

A0738 FNL Primary Parcel

**Description:**

CONST GRADING FOR PRIVATE ARENA

A5138 FNL Primary Parcel

**Description:**

GUEST UNIT & WORKSHOP ADD (T MARTIN PRJ ARCH C22923)

A7857 FNL Primary Parcel

**Description:**

ADD 789 SF & 535 CVRD PRCH TO SFD/REMDL4206 SF ARCH: TOM MARTIN C22923

A9668 FNL Primary Parcel

**Description:**

SWIMMING POOL AND SPA

A9897 FNL Primary Parcel

**Description:**

GRAD'G AROUND POOL ONLY, RETG WALL <4FT HI(NO PMT) DAVAR ENGINEERING,RCE

C0030 FNL Primary Parcel

**Description:**

ADD 91 SQ.FT.UNCONDITIONED WORKROOM/ENTRY-ADDENDUM ARCH: THOMAS MARTIN, C-22923 (544-4398) TO 002

PMT2002-27766 REC Primary Parcel

**Description:**

ADD/ALT SINGLE FAMILY DWELLING

PRE2013-00025 MET Primary Parcel

**Description:**

PROPOSED PARCEL MAP TO SPLIT A 6.71 AC PARCEL INTO TWO PARCELS OF 2 AC AND 4.71 AC. (CO13-0101)

SUB2014-00043 REC Primary Parcel

**Description:**

PARCEL MAP TWO (2) LOT



## Parcel Summary Report For Parcel # 076-532-039

2/20/2015  
3:28:27PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2006-00050

RDD .

Related Parcel

**Description:**

LOT LINE ADJUSTMENT (COAL 04-0427) TO ADJUST THE LOT LINES BETWEEN TWO PARCELS OF 5.49 AND 5.66 ACRES EACH. THE ADJUSTMENT WILL RESULT IN TWO PARCELS OF 4.43 AND 6.72 ACRES EACH. THE PROJECT WILL NOT RESULT IN THE CREATION OF ANY ADDITIONAL PARCELS.