



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

**DATE:** 4/6/2015

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

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

**PROJECT DESCRIPTION:** SUB2014-00047 CO15-0024 LINDGREN – Proposed parcel map to subdivide a 5.5 acre parcel into two parcels of 3.5 acres and 2.0 acres. Site location is 3565 Sequoia Dr, San Luis Obispo. APN: 076-532-030

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

Parcel Map

DIVIDE 5.5 ACRE PARCEL INTO A 3.5 ACRE AND A 2.0 ACRE PARCEL  
SLOSLO/ SLOC

AR RS

## APPLICATION TYPE - CHECK ALL THAT APPLY

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

## APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Mark E. Lindgren Daytime Phone 805-541-0649  
 Mailing Address 3565 Sequoia Drive San Luis Obispo CA Zip Code 93401  
 Email Address: Lindgren SLO @ SBCGlobal.net

Applicant Name Mark E. Lindgren Daytime Phone 805-541-0649  
 Mailing Address 3565 Sequoia Drive San Luis Obispo CA Zip Code 93401  
 Email Address: Lindgren SLO @ SBCGLOBAL.NET

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

## PROPERTY INFORMATION

Total Size of Site: 5.5 Acres Assessor Parcel Number(s): 076-532-030  
 Legal Description: Lot 15 of Tract 681, County of San Luis Obispo, California  
 Address of the project (if known): 3565 Sequoia Drive 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.: Orcutt Road to Tiburon Way  
500 yds north of Orcutt Road  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
Primary residence, shop, pool

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Divide 5.5 Acre parcel into a 3.5 Acre and a 2.0 Acre parcel

## 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 Mark E. Lindgren Date 4-3-2015

**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?: 5.5 Acre parcel split into 3.5 Acre and 2.0 Acre

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 5.5 Acre

What will the property be used for after division: private residence

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 paved driveway

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

North: residential South: residential

East: residential West: residential

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

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

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 Abandonment of offers of dedication for Estancia Lane and Saguaro Street

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

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**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: 5.5 acres  
Moderate slopes of 10-30%: 0 acres  
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- 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 existing structures : Pool
- 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: Tiburon Way and Sequoia Drive

**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? 400 gpd
4. How many service connections will be required? 1
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  
*Mutual Water Co. tests on file with County Environmental Health.*
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? 600 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: San Luis Garbage
- 3. Where is the waste disposal storage in relation to buildings? North side of residence
- 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: Downtown San Luis Obispo
- 3. Location of nearest fire station: Laure Lane also Cal fire at SLO Co Airport
- 4. Location of nearest public transit stop: Greutt Rd and Johnson Avenue
- 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: cattle grazing
- 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. Only done with initial subdivision Tract 681

**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 \*: PV solar

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

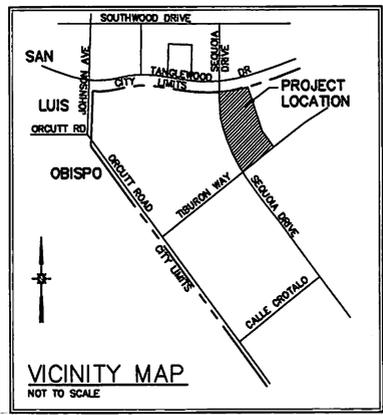
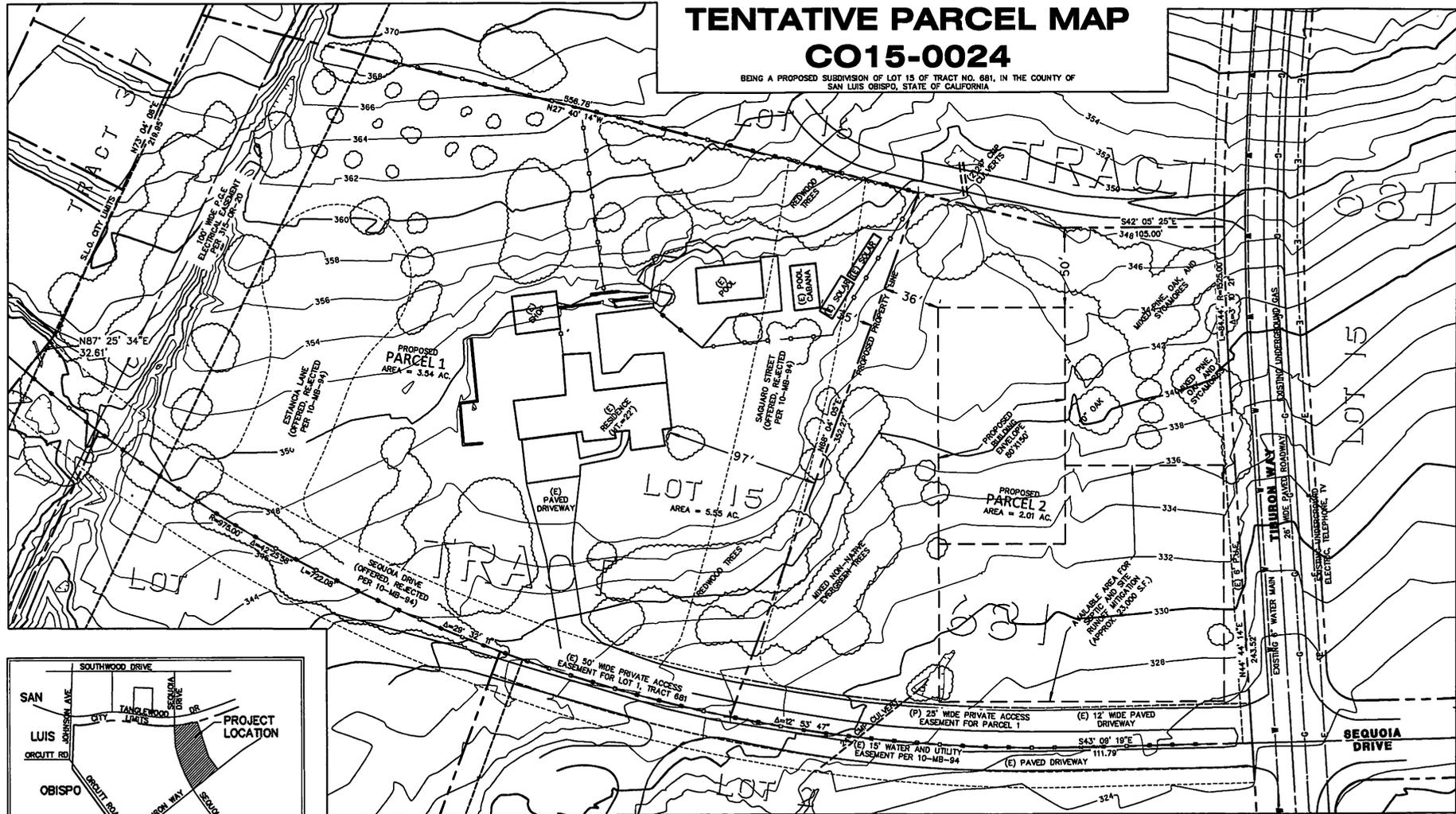
**Other Related Permits**

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

(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 CO15-0024

BEING A PROPOSED SUBDIVISION OF LOT 15 OF TRACT NO. 681, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA



### SITE INFORMATION

APN : 076-532-030  
 ADDRESS : 3565 SEQUOIA DRIVE  
 SAN LUIS OBISPO, CA 93401  
 PROJECT AREA : 5.55 ACRES  
 ZONING : RS - RESIDENTIAL SUBURBAN (TRACT 681)  
 AVG. SLOPE : 8%

### SITE UTILITIES

ELECTRICITY : PG&E  
 NATURAL GAS : SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE : AT&T  
 WATER : APUERA DE CHORRO WATER COMPANY  
 SEWER : PRIVATE SEPTIC  
 TV/CABLE : CHARTER COMMUNICATIONS

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS N 29°26'38" W AS MEASURED FROM THE CENTER LINE WELL MONUMENT AT THE INTERSECTION OF CALLE CROTALO AND SEQUOIA DRIVE, AND THE CENTER LINE WELL MONUMENT AT THE INTERSECTION OF SEQUOIA DRIVE AND TANGLEWOOD DRIVE (C0383, CITY OF SAN LUIS OBISPO HORIZONTAL CONTROL NETWORK)

### BENCHMARK

THE PROJECT BENCHMARK IS A LEAD AND TACK ON THE NORTHWEST CORNER OF THE MAILBOX SLAB ON THE SOUTH SIDE OF TIBURON WAY AND 30' NORTHEAST OF ORCUTT ROAD, HAVING AN ELEVATION OF 280.29 FEET. (NAVD83, SLO CITY BENCHMARK SYSTEM)

### NOTES

1. THE PROPOSED BUILDING ENVELOPE AND AVAILABLE AREA FOR SEPTIC AND SITE RUNOFF MITIGATION ARE ONLY SHOWN TO DEMONSTRATE THE FEASIBILITY OF FUTURE DEVELOPMENT AND ARE NOT BASED ON A THOROUGH SITE DESIGN.

### LEGEND

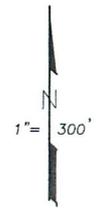
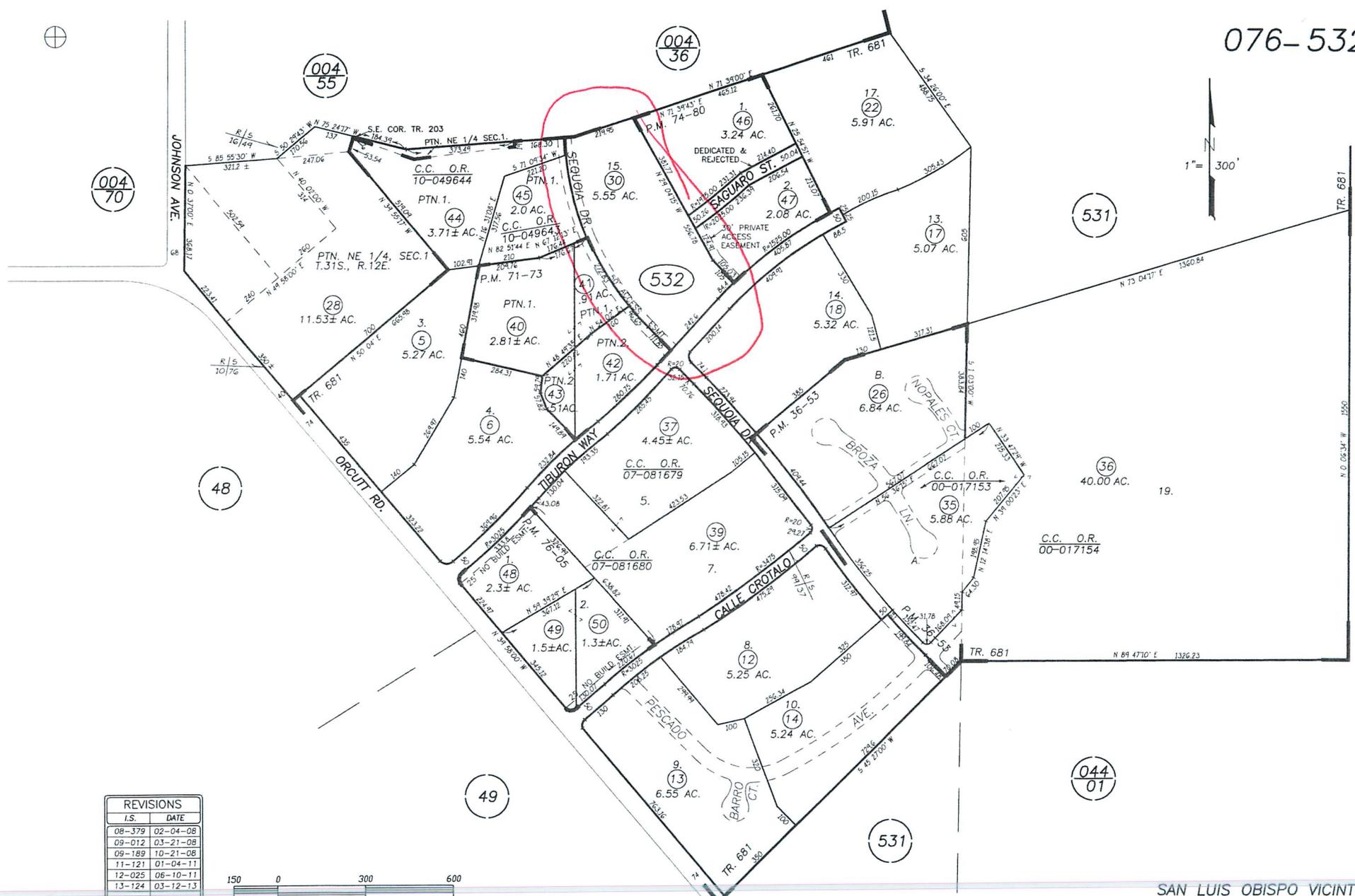
- (E) EXISTING
- (P) PROPOSED
- — — — — EXISTING PROPERTY BOUNDARY LINE
- - - - - (E) UNDERGROUND ELECTRICAL, TV, PHONE
- — — — — (E) WATER MAIN
- — — — — (E) UNDERGROUND NATURAL GAS
- — — — — (E) FENCE

### OWNER

MARK & SUSAN LINDGREN  
 3565 SEQUOIA DRIVE  
 SAN LUIS OBISPO, CA 93401  
 (805)441-1706

### PREPARED BY: ROMANO LAND SURVEYS

TIMOTHY ROMANO, PLS #6206  
 3505 SEQUOIA DRIVE  
 SAN LUIS OBISPO, CA 93401  
 (805) 580-5910



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



GB 06-22-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

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

City of  
San Luis Obispo

San Luis Obispo Planning Area  
Planning Area

San Luis Obispo URL

San Luis Obispo Sub Area North  
Planning Area

RS

AG

HEMPEN WAY

PALE BRIDGE

RR

200 m

500 ft





# Parcel Summary Report For Parcel # 076-532-030

4/6/2015  
8:25:11AM

## 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    LINDGREN MARK E  
           3565 SEQUOIA DR SLO CA 93401-8702

OWN    LINDGREN FAMILY TRUST

OWN    LINDGREN SUSAN A

### Address Information

<u>Status</u>	<u>Address</u>
P	03565 SEQUOIA DR SLOC

### 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>
681	0000	0015	San Luis Obisp	San Luis Obis	RS	AR		Y	SS / SC	

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 681 LT 15

### 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 # 076-532-030

4/6/2015  
8:25:11AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
85877	FNL	Primary Parcel
<u>Description:</u> WORKSHOP		
A1708	FNL	Primary Parcel
<u>Description:</u> SWIMMING POOL		
C5416	RPL	Primary Parcel
<u>Description:</u> REPLACED WITH PMT2011-00117 - CABANA FOR POOL W/ELEC (UNCONDITIONED)		
C6365	FNL	Primary Parcel
<u>Description:</u> SOLAR SYSTEM FOR SFD		
PMT2008-00959	FNL	Primary Parcel
<u>Description:</u> RE-ROOF - CLASS B SHAKES TO BE INSTALLED		
PMT2011-00117	FNL	Primary Parcel
<u>Description:</u> PERMIT TO FINAL C5416 (CABANA FOR POOL WITH ELECTRIC)		
PRE2014-00045	MET	Primary Parcel
<u>Description:</u> LOT SPLIT		
SUB2014-00047	REC	Primary Parcel
<u>Description:</u> DIVIDE 5.5 ACRE PARCEL INTO A 3.5 ACRE AND A 2.0 ACRE PARCEL		