



# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

## THIS IS A NEW PROJECT REFERRAL

DATE: 7/13/2015

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

FROM: Brian Pedrotti (805-788-2788 or bpedrotti@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** SUB2015-00002 CO15-0053 KENDALL ROAD LLC – Proposed parcel map to divide one 2.29 ac parcel into two parcels of 1 ac and 1.29 ac. Site location is 1140 Kendall Rd, San Luis Obispo. APN: 076-512-010

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

SUB2015-00002 CO15-0053 KENDALL ROAD L

Parcel Map

SPLIT A 2.29 AC PARCEL INTO (1) 1 AC PARCEL AND (1) 1.29 AC PARCEL

SLOSLO/ SLOC SEF

AR CS

## 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
- F
- F
- Condominium (new or conversion)
- Amendment to approved land division

## APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Kendall Rd LLC Daytime Phone 805-712-0815  
 Mailing Address 2580 El Camino Real, Atascadero CA Zip Code 93422  
 Email Address: jason@smart72.com

Applicant Name Kendall Rd LLC Daytime Phone 805-712-0815  
 Mailing Address 2580 El Camino Real, Atascadero CA Zip Code 93422  
 Email Address: jason@smart72.com

Agent Name Mark DeVries Daytime Phone \_\_\_\_\_  
 Mailing Address 2580 El Camino Real Atascadero CA Zip Code 93422  
 Email Address: Gmc47@hotmail.com

## PROPERTY INFORMATION

Total Size of Site: AC 2.29 Assessor Parcel Number(s): 076-512-010  
 Legal Description: See Attached Exhibit "A"  
 Address of the project (if known): 1140 Kendall Road 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.: Hwy 227 to Kendall Rd

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

Vacant land

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Split a 2.29 AC parcel into a 1 AC parcel + a 1.29 AC 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 [Signature]

Date 5-28-15

### 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 AC Parcel

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 2.29

What will the property be used for after division: office warehouse

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? 3 AC

Describe existing and future access to the proposed project site: Street existing and

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

North: office warehouse South: office warehouse

East: office warehouse West: office warehouse

Proposed water source:  On-site well  Shared well  Other

Community System - List the agency or company responsible for provision: Fiero Lane water

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 water

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)

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

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

This is part of an existing subdivision

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

This is part of an existing subdivision

**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: 2.29 acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ 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: \_\_\_\_\_
- 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: Hwy 227

**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 Office warehouse per CC + R's  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 200 Gallons per day
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. N/A
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  
See Fiero Lane water company
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? See Public Health Letter  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? N/A 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: onsite    Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? 200 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 Obispo Garbage
- 3. Where is the waste disposal storage in relation to buildings? N/A
- 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: N/A
- 2. Location of nearest police station: 1042 Walnut St San Luis Obispo 93401
- 3. Location of nearest fire station: 2160 Santa Barbara Ave SLO 93401
- 4. Location of nearest public transit stop: Broad + Marigold
- 5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
 If yes, what is the distance? 1 mile feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: Open Land
- 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: To Small to Farm

**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): Part of existing Tract # 2368
- 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: See CC+R's

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: N/A Lot Split

\*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:  
N/A Lot Split

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

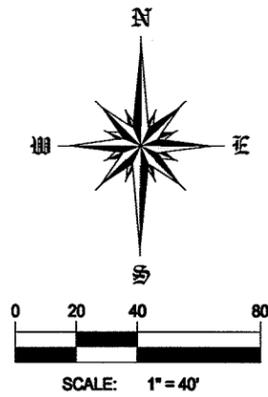
**Other Related Permits**

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 No. C015-0053

BEING A DIVISION OF LOT 10 OF TRACT No. 2368 FILED IN BOOK 28 OF MAPS AT PAGE 58 IN THE OFFICE OF THE SAN LUIS OBISPO COUNTY RECORDER, SITUATE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 31 SOUTH, RANGE 12 EAST, M.D.B. & M., COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



## LEGEND

- ⊙ FD. MONUMENT PER TRACT No. 2368 AS RECORDED IN MAP BOOK 28, Pg. 56 O.R. SAN LUIS OBISPO COUNTY, CALIFORNIA
- ( ) RECORD INFORMATION PER TRACT No. 2368
- O.R. OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA
- PUE PUBLIC UTILITIES EASEMENT
- ⊙ SANITARY SEWER MANHOLE
- STORM DRAIN DROP INLET
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ELECTRICAL SERVICE BOX
- TELEPHONE SERVICE PEDESTAL

## CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
1	1530.00	00°46'59"	20.91'
2	1530.00	06°20'55"	169.53'
3	20.00	85°27'49"	29.83'
4	1770.00	06°20'56"	196.13'
5	1485.00	08°49'30"	228.73'
6	1800.00	29°13'12"	917.98'

## BASIS OF BEARINGS

THE MEASURED LINE BETWEEN FOUND CENTERLINE MONUMENTS ON KENDALL ROAD OF WHICH BEARS S 74°23'21" W AS SHOWN ON TRACT No. 2368, FILED IN MAP BOOK 28 AT PAGE 59 IN THE OFFICE OF THE SAN LUIS OBISPO RECORDER WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

## NOTES

THE DARKENED LINE REPRESENTS THE BOUNDARY OF THE LAND TO BE PARTITIONED. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMALS THEREOF.

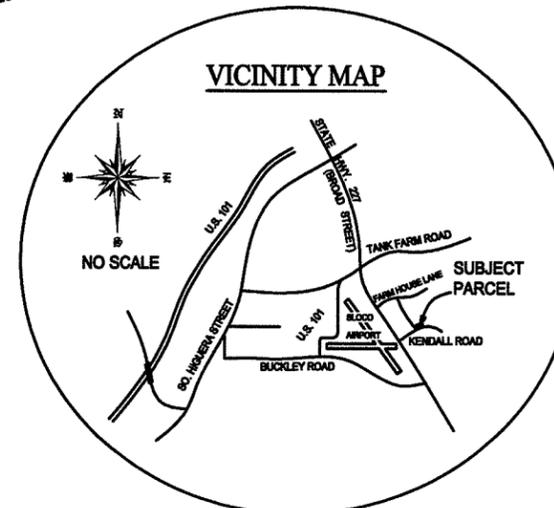
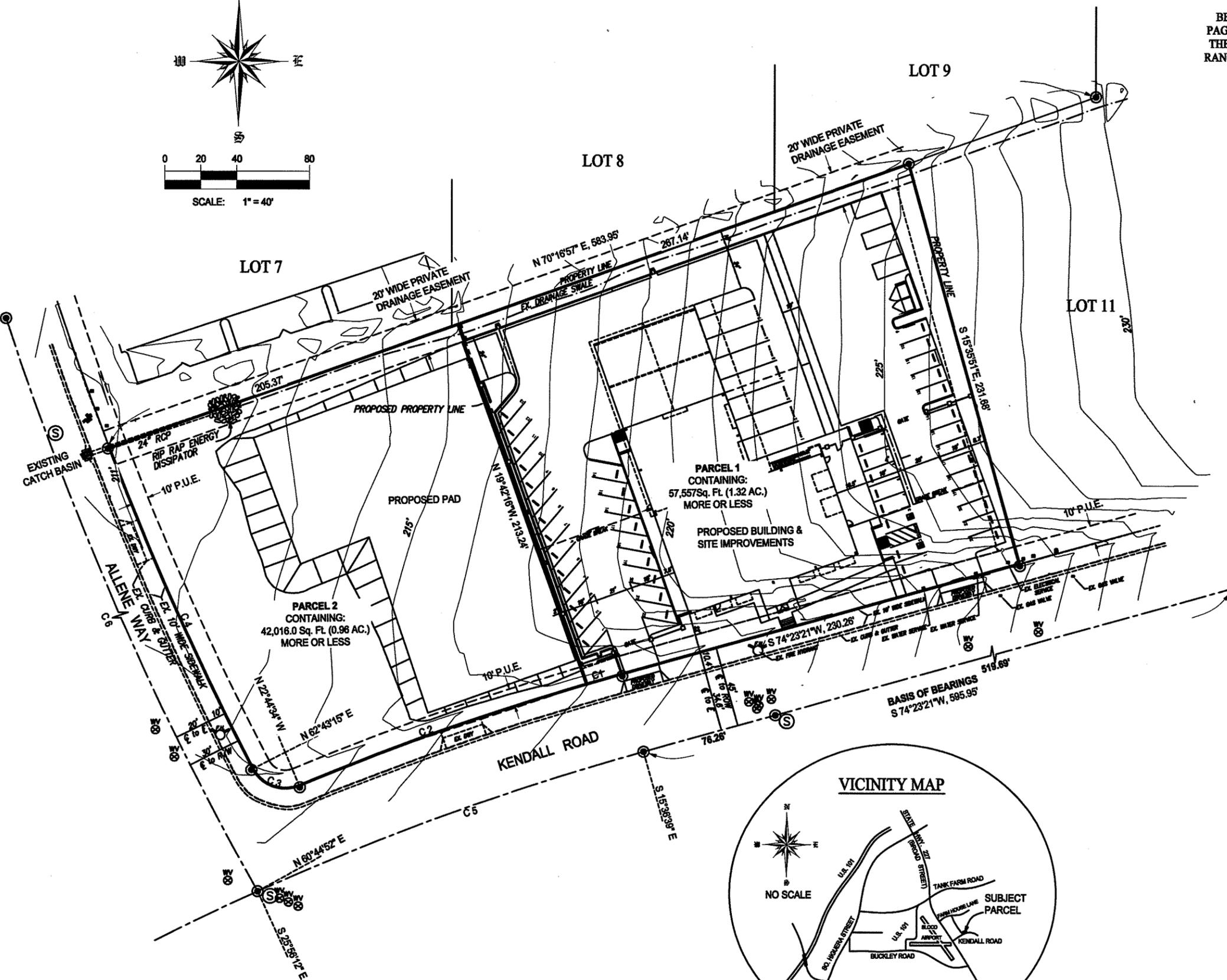
DEWALT CORPORATION HAS NOT MADE AN EXTENSIVE INDEPENDENT SEARCH FOR OWNERSHIP TITLE EVIDENCE, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY OTHER FACT THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

## OWNER

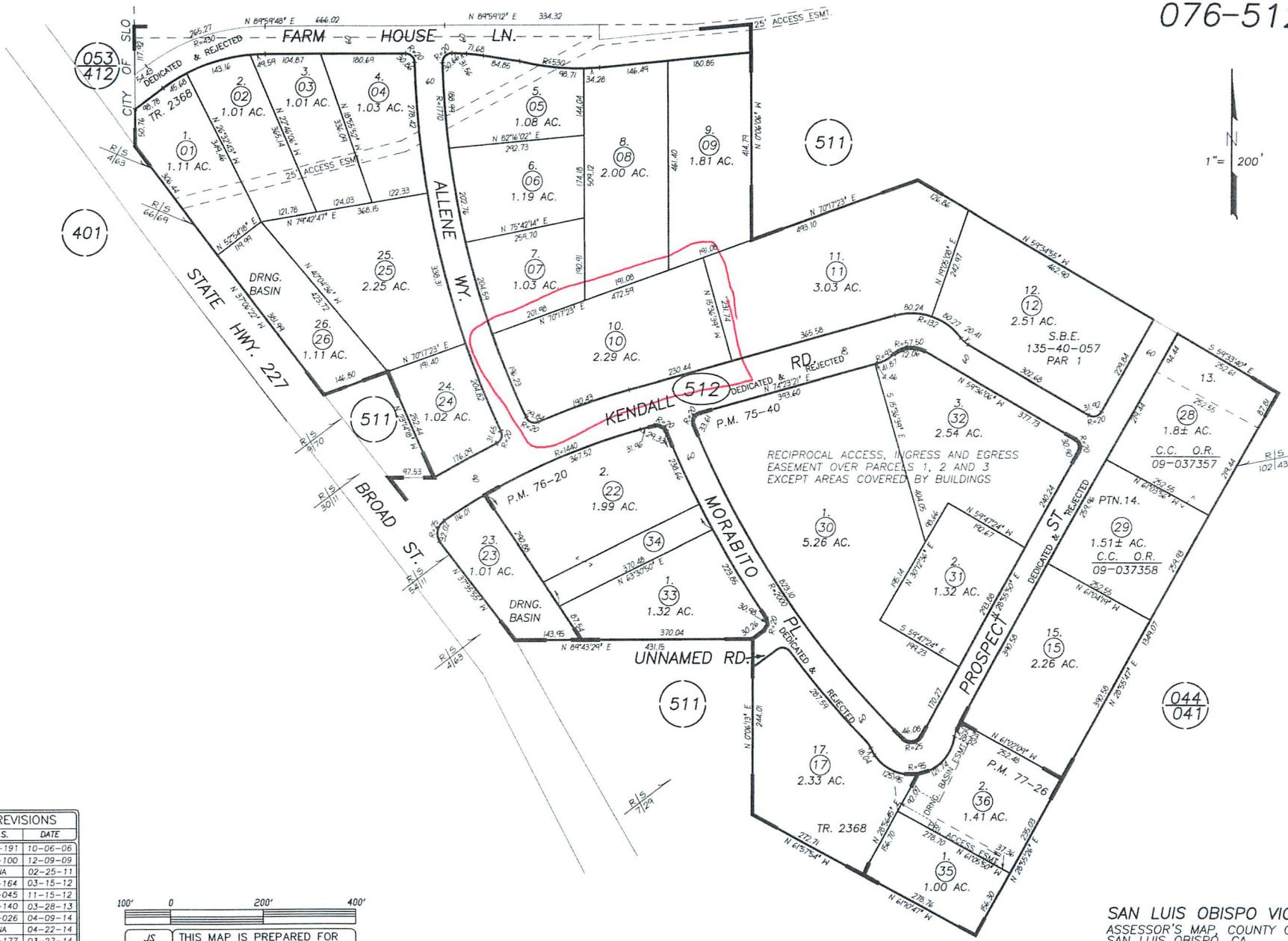
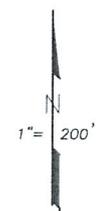
MARK DEVRIES  
2580 EL CAMINO REAL  
ATASCADERO, CA. 93422

## SURVEYOR

AARON G. BYRD  
DEWALT CORPORATION  
1930 22ND STREET  
BAKERSFIELD, CA. 93301  
(661) 323-4600

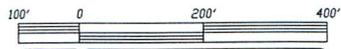


APN: 076-512-010



076-511

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	
13-140	03-28-13	
15-026	04-09-14	
NA	04-22-14	
14-177	03-27-14	



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2368, R.M. Bk. 28 , Pg. 56-61.

SAN LUIS OBISPO VICINITY  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 076 PAGE 512

City of San Luis Obispo

San Luis Obispo Planning Area  
Planning Area  
San Luis Obispo Sub Area North  
Planning Area

PF

PF

San Luis Obispo URL

CS

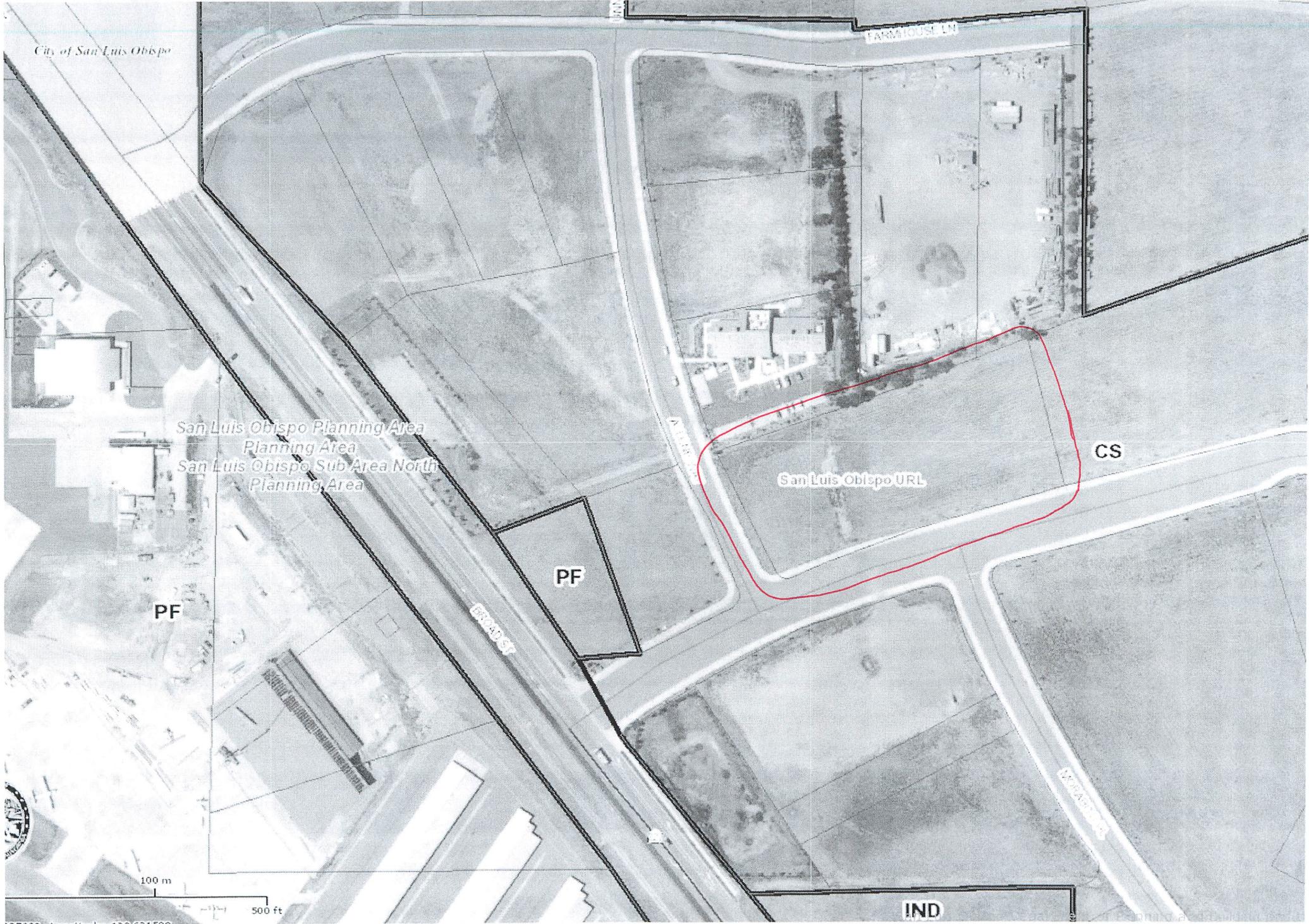
IND

100 m

500 ft

327500 Longitude: 120/631500

City of San Luis Obispo Planning and Development





# Parcel Summary Report For Parcel # 076-512-010

7/9/2015  
12:07:19PM

## 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    KENDALL ROAD LLC  
         2580 EL CAMINO REAL ATASCADERO CA 93422-1916  
OWN    KENDALL ROAD LLC A CA LLC

### Address Information

<u>Status</u>	<u>Address</u>
P	04750 ALLENE WY SLOC
P	01140 KENDALL RD 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>
2368	0000	0010	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 2368 LT 10

#### Notes

THIS PARCEL HAS BEEN PRE-ADDRESSED 6/27/07. SEE ROAD NAME FILE SUB2004-00243. IF THEY WANT TO DO A PARCEL MAP AND A MUP CONCURRENTLY THE FEES WILL BE S22A PARCEL MAP WITH CUP WITH PREVIOUSLY ISSUED ED AND THE REFFERALS SWC/AS/BR 10/27/14

#### Tax Districts

SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
COUNTY-ZONE NO. 09  
SAN LUIS  
NO. 03  
AREA NO. 21



# Parcel Summary Report For Parcel # 076-512-010

7/9/2015  
12:07:19PM

## 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:**

DRC2006-00214      APV      Primary Parcel

**Description:**

CONDITIONAL USE PERMIT FOR TWO 10K SQ FT BUILDINGS, PARKING AND LANDSCAPE

DRC2014-00124      INH      Primary Parcel

**Description:**

PROPOSED 12,083 SF OFFICE AND 3,000 SF WAREHOUSE BUILDING. INCLUDES 3,000 SF COVERED AREA TO UNLOAD TRUCKS.

PMT2004-00465      FNL      Primary Parcel

**Description:**

GRADING - TEMPORARY ACCESS ROAD

PMT2014-03027      RVW      Primary Parcel

**Description:**

GRADING - MAJOR (6,500 C.Y.) - REQUIRES SWPPP

SUB2015-00002      REC      Primary Parcel

**Description:**

SPLIT A 2.29 AC PARCEL INTO (1) 1 AC PARCEL AND (1) 1.29 AC PARCEL

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

S980133L      RDD      Related Parcel

**Description:**

LOT LINE ADJUSTMENT

SUB2004-00243      APV      Related Parcel

**Description:**

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