



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 7/15/2015

TO: _____

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

PROJECT DESCRIPTION: SUB2015-00004 CO15-0055 HURDLE – Proposed parcel map to subdivide one parcel of approximately 0.901 ac into four parcels of 18,949 sf, 6,987 sf, 6,286 sf, and 7,017 sf. Site location is 875 Theodora St, Nipomo. APN: 092-573-021

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

Parcel Map

SUBDIVIDE EXISTING RESIDENTIAL PARCEL INTO 4 LOTS. MIN LOT SIZE IS 6,200 SF. SCSC/ NIPO RSF

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
- Parc
- Road Abandonment
- Condominium (new or conversion)
- Road Name

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name CHRIS HURDLE Daytime Phone 805-720-7007
 Mailing Address 875 THEODORA STREET, NIPOMO, CA Zip Code 93444
 Email Address: CHRISTOPHER.HURDLE@SONUS.COM

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name GREG BARDINI, MORTON & PITALO Daytime Phone 916-496-8763
 Mailing Address 75 IRON POINT CIRCLE, #120, FOLSOM, CA Zip Code 95630
 Email Address: GBARDINI@MPENGR.COM

PROPERTY INFORMATION

Total Size of Site: 0.901± ACRES Assessor Parcel Number(s): 092-573-021
 Legal Description: LOT 'C', TRACT MAP NO. 1015, BK 11, PG. 71
 Address of the project (if known): 875 THEODORA STREET, NIPOMO, CA 93444
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: INTERSECTION OF ORCHARD RD. & THEODORA ST.

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING SINGLE FAMILY RESIDENCE

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): SUBDIVIDE EXISTING RESIDENTIAL PARCEL INTO 4 LOTS. MIN. LOT SIZE IS 6,200 SF. EXISTING RESIDENCE TO REMAIN

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 *Christopher Hurdle* Date 7-5-15

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?: 4.44 du/ac. Min. Parcel size is 6,286 SF

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 0.901± ac,

What will the property be used for after division: single family 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: Existing access from
Theodora St. 1/2 street improvements to Frank Court.

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

North: Single Family Residential South: Single Family Residential

East: Single Family Residential West: Single Family Residential

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

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

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: Nipomo MESA

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

Fire Agency: List the agency responsible for fire protection: SLO County

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 Public Sewer Disposal

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:

- 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? 1.2 AC-FT/YEAR
4. How many service connections will be required? 3 NEW, 1 EXISTING
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? N/A
 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? N/A
 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: 450 FT. Location of connection: CHATA STREET
2. What is the amount of proposed flow? AVE. DAILY FLOW=960 gpd 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: SOUTH COUNTY SANITARY SERVICE
- 3. Where is the waste disposal storage in relation to buildings? SIDE YARD
- 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: LUCIA MAR UNIFIED SCHOOL DISTRICT/NIPMO HIGH SCHOOL
- 2. Location of nearest police station: 9 MILES TO OCEANO STATION
- 3. Location of nearest fire station: 1.5 MILES TO CDF
- 4. Location of nearest public transit stop: TAFT/CARRILLO, NIPOMO, CA 1.2 MILES
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 0.5 MILES, MARKET feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: SINGLE FAMILY RESIDENTIAL
- 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: N/A

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): N/A
- 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 *: N/A

*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:
ADANDON EXISTING SPETIC SYSTEM IN ACCORANCE WITH HEALTH DEPT.
CONNECTION TO PUBLIC WATER AND SEWER.
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): NIPOMO MESA, COUNTY HEALTH

(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.)

VESTING TENTATIVE PARCEL MAP TRACT NO. 0015-0055

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
IN THE COMMUNITY OF NIPOMO
SAN LUIS OBISPO COUNTY, CALIFORNIA

LEGAL DESCRIPTION

LOT 'C' TRACT MAP 1015, BK 11, PG. 71
APN: 092-573-021

OWNER/SUBDIVIDER

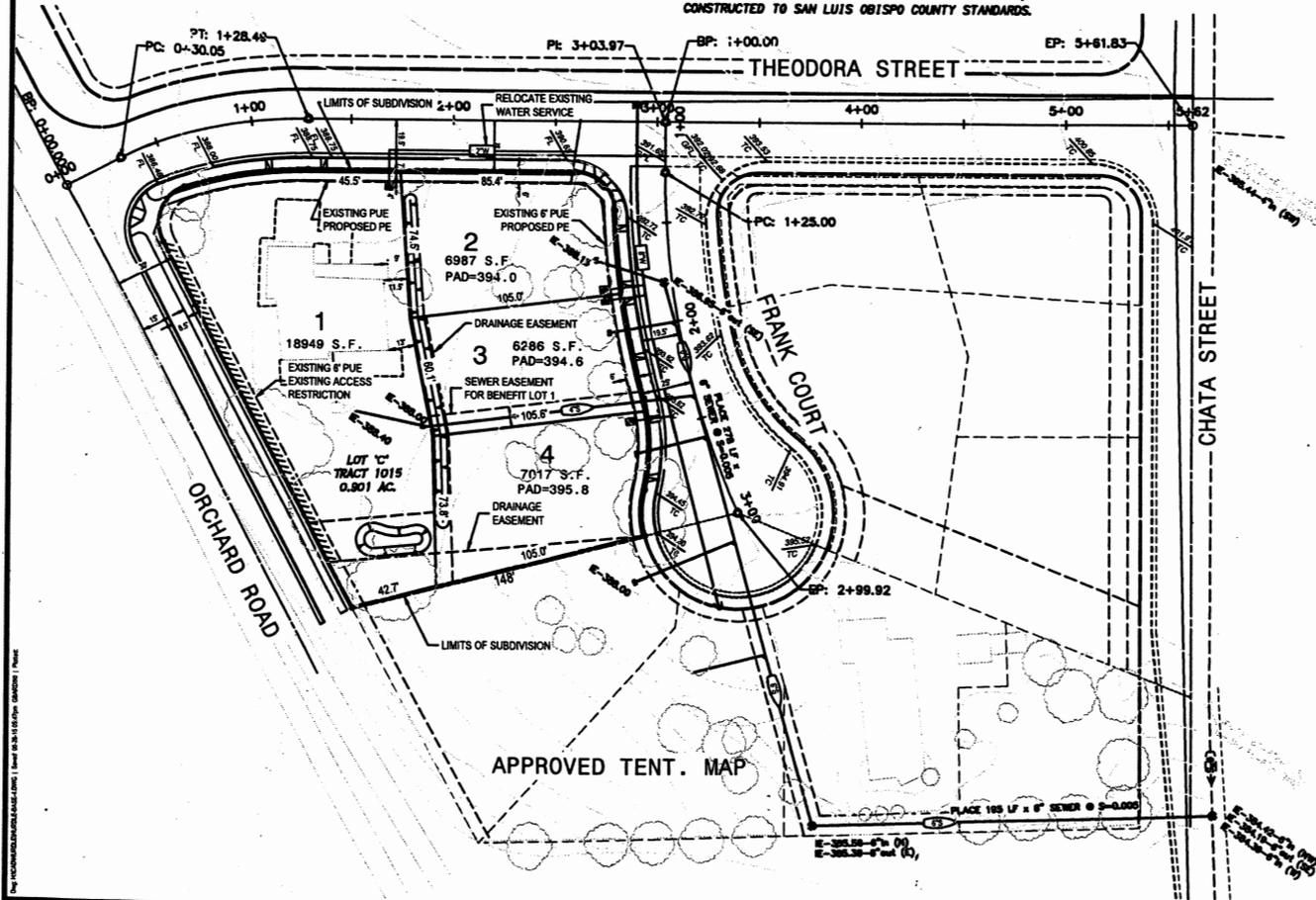
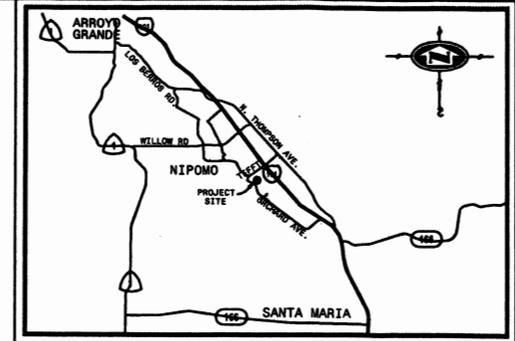
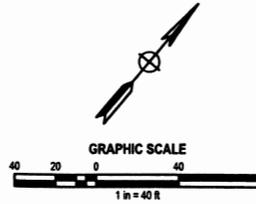
CHRIS HURDLE
875 THEODORA STREET
NIPOMO, CA 93444
(805) 720-7007

LAND USE STATISTICS:

TOTAL NUMBER OF LOTS: 4 NUMBERED
GROSS ACREAGE: 0.901±
NET ACREAGE: 0.901±
DENSITY: 4.44 DU/AC
EXISTING LAND USE DESIGNATION: RSF
RESIDENTIAL SINGLE FAMILY
PROPOSED LAND USE DESIGNATION: RSF
RESIDENTIAL SINGLE FAMILY

GENERAL NOTES

1. THE PARCEL HAS ONE EXISTING HOME ON SITE.
2. EXISTING ZONING IS RSF (RESIDENTIAL SINGLE FAMILY).
3. THE PARCEL IS WITHIN THE NIPOMO SOUTH COMMUNITY PLAN AREA
4. SOURCE OF WATER SUPPLY SHALL BE NIPOMO MESA.
5. SOURCE OF SEWER DISPOSAL SHALL BE NIPOMO MESA.
6. ABANDON LEACH FIELD TO COUNTY STANDARDS.
7. ALL PUBLIC UTILITIES (GAS & ELECTRIC - PG&E, TELEPHONE - AT&T, CABLE TELEVISION - COMCAST, AND NIPOMO MESA WATER & SEWER) SHALL BE INSTALLED.
8. ALL IMPROVEMENTS PROPOSED (STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK, AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO SAN LUIS OBISPO COUNTY STANDARDS.



GRADING LEGEND

ELEVATIONS:

51.00 AC	ASPHALTIC CONCRETE	51.00 HP	HIGH POINT
51.00 BRW	BOTTOM OF RETAINING WALL	51.00 INV	PIPE INVERT
51.00 BW	BOTTOM OF WALL	51.00 LIP	EDGE OF GUTTER PAN
51.00 C	CONCRETE	51.00 LIP	LOW POINT
51.00 CL	CENTERLINE	51.00 P	PAVEMENT
51.00 EP	EDGE OF PAVEMENT	51.00 R	RIDGE
51.00 FG	FINISHED GRADE	51.00 SG	SUBGRADE
51.00 FL	FLOWLINE	51.00 SW	SIDEWALK
51.00 GB	GRADE BREAK	51.00 TB	TOP OF BANK
51.00 GFL	GUTTER FLOWLINE	51.00 TC	TOP OF CURB
51.00 GR	INLET GRATE	51.00 TRW	TOP OF RETAINING WALL
51.00 HGL	HYDRAULIC GRADE LINE	51.00 TW	TOP OF WALL

SYMBOLS:

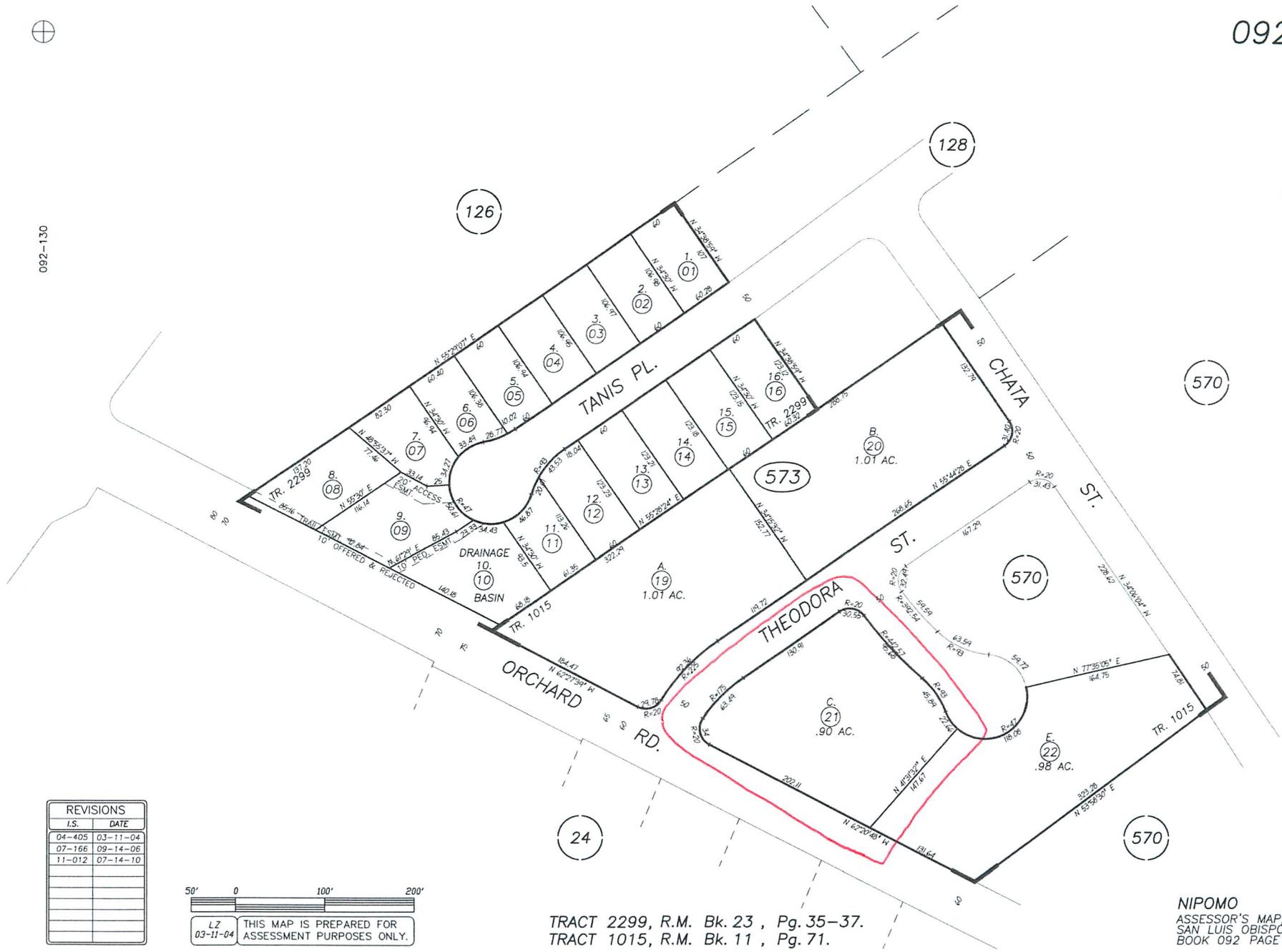
EXISTING	PROPOSED	DESCRIPTION
—	—	RIDGE OR GRADE BREAK
←	← 2%	DIRECTION OF DRAINAGE
—	—	FLOWLINE OF SWALE
—	—	RETAINING WALL
—	—	FENCE
⊙	⊙	SEWER MANHOLE
⊠	⊠	STORM DRAIN INLET
—	—	SEWER PIPE
23.45	51.00	ELEVATION CALLOUTS
—	—	SLOPE BANK: TOP OF BANK, TOE OF BANK



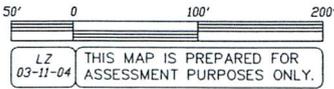
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
75 Iron Point Circle, Suite 120 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: slating@mpengr.com • web: www.mpengr.com



092-130



REVISIONS	
I.S.	DATE
04-405	03-11-04
07-166	09-14-06
11-012	07-14-10



TRACT 2299, R.M. Bk. 23 , Pg. 35-37.
 TRACT 1015, R.M. Bk. 11 , Pg. 71.

NIPOMO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 092 PAGE 573



South County Planning Area
Planning Area

Nipomo URL

RSF

South County Inland Sub Area
Planning Area

50 m





Parcel Summary Report For Parcel # 092-573-021

7/10/2015
4:15:38PM

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 HURDLE CHRISTOPHER F
875 THEODORA ST NIPOMO CA 93444-9335

Address Information

<u>Status</u>	<u>Address</u>
P	00875 THEODORA ST NIPO

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>
1015	0000	C	Nipomo	South County I RSF				Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 1015 LT C LESS RD

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 092-573-021

7/10/2015
4:15:38PM

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:

C0151 FNL Primary Parcel

Description:

ADD BATH & LAUNDRY HOOKUPS TO EXIST. GARAGE

SEP2010-00789 ISS Primary Parcel

Description:

Septic Inspection

SEP2013-00068 ISS Primary Parcel

Description:

Septic Inspection

SUB2015-00004 REC Primary Parcel

Description:

SUBDIVIDE EXISTING RESIDENTIAL PARCEL INTO 4 LOTS. MIN LOT SIZE IS 6,200 SF. EXISTING RESIDENCE TO REMAIN