



# CERTIFICATE OF COMPLIANCE AND CONDITIONAL CERTIFICATE OF COMPLIANCE APPLICATION PACKAGE

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO  
976 OSOS STREET • ROOM 300 • SAN LUIS OBISPO • CA 93408 • (805) 781-5600 • TTY/TDD RELAY-711

**NOTE:** Your application is public record and information regarding your application is available both in person at the Department of Planning and Building in the County Government Center and on the County Planning and Building Department's website. All references to names, addresses, telephone numbers, email addresses and project information are part of this public record. All applications must be filed under the property owner's name and address of the property that is the subject of the application; however, you may use an alternate contact address and telephone number.

## REQUIRED CONTENTS

The following information is required to be submitted with your application. If any information is missing, your application may be returned to you until such time as all required materials are included with the submittal.

**COPIES** – Please provide the following number of copies:

- 1 copy of the Completed General Application Form (provide 15 copies for Conditional Certificate of Compliance applications)
- 1 copy of the Consent of Landowner Form (if applicant does not own the property)
- 1 copy of the Completed Certificate of Compliance Application Form (provide 15 copies for Conditional Certificate of Compliance applications)
- 1 copy of the Environmental Description Form (for Conditional Certificates of Compliance only)
- 1 copy of the Signed Information Disclosure Form
- Subdivision Regulation Matrix Form (for Conditional Certificates of Compliance only)

## FEES

Application Fee - Fees will be calculated at the time of submittal (See User's Guide to the Certificate of Compliance Process).

## **SITE MAP (FOR CONDITIONAL CERTIFICATE OF COMPLIANCE APPLICATIONS ONLY)**

**Site Map** - The site map must show the following items (where they apply to your site):

- North arrow and scale, the legal description and the assessor parcel number(s) for the property, the name and address of the record owner(s) of the subdivision. A vicinity map showing precisely how to drive to the site (include street names and distances to help describe how to get to the site).
- Exterior boundaries and dimensions of the original parcel, with dimensions shown in feet based on survey data or information of record, and areas of the property shown in square feet or acres to the nearest tenth.
- Existing structures and their uses, wells, septic tanks, driveways, and other improvements on the original parcel, accurately located and drawn to scale.

- Location, name, width and pavement type of all adjoining contiguous highways, streets, roads, and alleys. Existing/proposed curb, gutter and sidewalk. All points of access, both existing and proposed.
- Location, width and purpose of all existing and proposed easements, driveways, streets (with proposed names) and appurtenant utilities.
- Types and location of existing/proposed water supply and sewage disposal facilities.
- Contour Map showing the following (not required for a Lot Line Adjustment or a Public Lot):

**Proposed parcels larger than 10 acre**

40 acres or larger - 40-foot intervals

20 to 40 acres - 20-foot intervals

10 to 20 acres - 10-foot intervals

**Proposed parcels smaller than 10 acre**

0-12 percent slope - 2-foot intervals

more than 12 percent - 5-foot intervals

- General location of major topographic and man-made features, such as rock outcrops, bluff tops, watercourses, drainage channels, drainage structures, streams, ponds, swales and graded areas.
- Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean. The location of all areas subject to inundation or stormwater overflow.
- Location, diameter (at 4 feet above grade), species, approximate canopy cover (dripline) of all trees on the site, noting which will remain and which are proposed for removal, and include proposals for replacement of trees to be removed.
- All areas proposed for grading and landscaping.
- Any areas proposed to be reserved and maintained as open space.
- Any designated building sites proposed to minimize grading, tree removal and other potential impacts, or areas proposed for exclusion from construction activities. Also any proposed building setback lines different from those established by ordinance.
- Coastal Access - If the project is within the coastal zone and located between the ocean and the nearest public road, applications shall include the locations of the nearest public access points to the beach.

## **COPIES OF MAPS (FOR CONDITIONAL CERTIFICATE OF COMPLIANCE APPLICATIONS ONLY)**

### **Full-Sized Plans**

- 15 copies of all drawings in a full-size format (on paper 18 by 26 inches in size).

### **Reductions**

- 10 copies of all drawings reduced to the size of an 8-1/2 by 11 inch page.
- 1 copy of all drawings reduced to the size of an 11 by 17 inch page.

## OTHER INFORMATION

**Title Report** - two copies of a preliminary title report, not more than six months old.

**Legal Lot Verification** - how the parcel(s) was legally created.

**Abandoned Oil and Gas Wells** - if applicable - information is available from the California Division of Oil & Gas, 195 South Broadway, Suite 101, Orcutt, California 93455, (805) 937-7246.

## SUPPLEMENTAL INFORMATION (FOR CONDITIONAL CERTIFICATE OF COMPLIANCE APPLICATIONS ONLY)

The following information may be required to be submitted before a review of the application can be completed. If you had a pre-application meeting, and items are checked on this checklist, they are required to be submitted with your application.

- Preliminary Soils Report prepared by a geotechnical engineer or qualified registered civil engineer (required for all tract maps). This provision may be waived, upon receipt of a written request if Public Works determines the information is unnecessary. Preliminary Soils Report may be required for tentative parcel maps.
- Preliminary Grading/Drainage/Erosion Control Plan prepared pursuant to Section 22/23.05.020 and .040 or to Public Works improvement plan standards.
- Preliminary Landscaping Plan prepared pursuant to Section 22/23.04.180, et seq.
- Fire Safety Plan prepared pursuant to Section 22/23.05.080, et seq. and fire response time verification where applicable
- Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- Archeological Report - where required, submit two copies.
- Botanical Report - where required, submit two copies.
- Biological Report - where required, submit two copies.
- Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- Traffic Study - where required, submit two copies.
- Visual Analysis - for applications that propose development along significant visual corridors (such as Highways 101 and 1).
- Cost Accounting Agreement.

### WHAT IS A CERTIFICATE OF COMPLIANCE?

The purpose of a Certificate of Compliance is to provide landowners and subsequent purchasers with a record of the county's determination that a parcel was legally created. This process is governed by the State Subdivision Map Act (Government Code Section 66499.35). Although a certificate of compliance certifies the legality of the parcel, it neither ensures that it is a buildable parcel, nor entitles the parcel owner a construction permit or other development permits or approvals. To obtain a construction permit or other land use approval for the parcel, the owner must complete the appropriate application process and meet all existing regulations. If the county determines that the parcel was created in compliance with the provisions of the Subdivision Map Act and local ordinances at the time of its creation, a certificate of compliance is issued. If the parcel was not created in compliance with those provisions, a conditional certificate of compliance is issued. The conditions which must be satisfied before issuance of any permit or other approval will typically be the same as those that would have been applied if the parcel had been legally created using the land division process.

## **DETERMINING PARCEL LEGALITY**

Over the years, there have been a number of ways to create a legal parcel. The most common means of establishing the creation of a parcel are deeds from one owner to another describing a precisely delineated (metes and bounds) portion of a larger property, and reference to a land division map formally approved by the county under the Subdivision Map Act or its predecessor statutes (known at various times as a plat map, parcel map or tract map). When several certificates are requested, it must be shown that each parcel was individually created. Requirements for creating parcels changed from deeds to a land division map because of procedures established at either the state or local level, regulating the creation of parcels. Knowing the dates that the parcels were created is important so they can be compared to the requirements that were in place at that time. Each application is evaluated on an individual basis with consideration given to the specific facts and circumstances involved. The guidelines used are contained in the Subdivision Regulation Matrix. Other documents you may come across in your review of parcel legality include:

### **Government Lots And Patents**

Government lots are typically quarter-quarter sections along the north and west boundary of a township and are generally around 40 acres. Government lot numbers may also have been assigned to oddly-shaped parcels of various acreage along grant lines or to oddly-shaped sections of the General Land Offices' original land surveys. A quarter-quarter section or government lot is considered a separate legal parcel only if it was granted separately by the government or conveyed individually by a subsequent owner. The original government grants of land, called patents, are generally recognized as legally created parcels.

### **Record Of Survey**

A record of survey is a record of an actual survey of a property showing placement of monuments and measured distances and bearings in the field. Records of survey are generally conducted to determine the physical location and/or acreage of existing parcels. They do not create legal lots of record, except for those completed in 1937 to 1962 to record an approved subdivision of 5 or more lots of one acre or less in size. Very few were actually recorded during that period. Evidence that the subdivision was approved by the Board of Supervisors must be provided. A record of survey may no longer be recorded for a parcel without a determination that the parcel was created in compliance with the Subdivision Map Act and county ordinance.

### **Partitions By Court Decree**

A court decree partitioning real property does not singularly create separate legal parcels. Code of Civil Procedure section 872.040 requires partition actions to comply with the Subdivision Map Act and local ordinances in order to create separate legal parcels. In most instances, applications involving court decrees will need to be reviewed by staff and County Counsel.

### **Roads & Rights-Of-Way**

Roads, streets, utility easements or railroad rights-of-way do not create separate parcels. Under the Subdivision Map Act, legal parcels are considered as a whole even when roads, streets, utility easements or railroad rights-of-way bisect the parcel.

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Plot Plan
- Curb, Gutter & Sidewalk Waiver
- Other
- Site Plan
- Surface Mining/Reclamation Plan
- Zoning Clearance
- Amendment to approved land use permit
- Variance
- Certificate of Compliance

Department Use Only  
Do Not Mark  
(Staff Apply Label Here)

## APPLICANT INFORMATION

Check box for contact person assigned to this project

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

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

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

## PROPERTY INFORMATION

Total Size of Site: \_\_\_\_\_ Assessor Parcel Number(s): \_\_\_\_\_

Legal Description: \_\_\_\_\_

Address of the project (if known): \_\_\_\_\_

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: \_\_\_\_\_

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

## PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): \_\_\_\_\_

## 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**

# CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

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

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): \_\_\_\_\_, identified as Assessor Parcel Number \_\_\_\_\_, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: \_\_\_\_\_ (specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:  
Print Name: \_\_\_\_\_  
Daytime Telephone Number: \_\_\_\_\_
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property  
\_\_\_\_\_

## Person or entity granting consent:

Print Name: \_\_\_\_\_

Print Address: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_

Signature of landowner: \_\_\_\_\_ Date: \_\_\_\_\_

## Authorized agent:

Print Name: \_\_\_\_\_

Print Address: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_

Signature of authorized agent: \_\_\_\_\_ Date: \_\_\_\_\_

# CERTIFICATE OF COMPLIANCE APPLICATION

San Luis Obispo County Department of Planning and Building

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

## Project Information:

Number of existing lots or parcels: \_\_\_\_\_ Existing parcel sizes: \_\_\_\_\_

Number of lots, parcels, certificates or merged parcel requested:  
\_\_\_\_\_

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.

## For Conditional Certificates of Compliance only, please answer the following questions:

**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 access** to the proposed project site: \_\_\_\_\_

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

North: \_\_\_\_\_ South: \_\_\_\_\_

East: \_\_\_\_\_ West: \_\_\_\_\_

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

# 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 10-20%: \_\_\_\_\_ acres  
20-30%: \_\_\_\_\_ 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    If 'Yes', please attach.
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 (1/2 mile or closer) of the project?     Yes     No

**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)

# INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

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

**TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS** - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application receiving a Negative Declaration must be approved or denied within 60 days of its adoption. If the project is exempt under CEQA, the project must be approved or denied within 90 days of acceptance. For land use/land division applications subject to an Environmental Impact Report (EIR), project approval/denial shall be within six months of the certification of the EIR. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

**RIGHT TO FARM DISCLOSURE** - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

**HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE -**

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), please complete the attached form that verifies you have consulted with the applicable websites and determined whether or not the subject property is listed on any of these sites:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database;
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database;
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF);
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials;
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

In addition, please answer the following question: "This project is within 1/2 mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills)  Yes  No

**PLEASE COMPLETE AND SIGN BELOW**

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing, (2) Public Notice Distribution requirements, (3) the Right to Farm Disclosure, and (4) Proximity to Landfills.

**AND**

I acknowledge that I have consulted the websites that Identify Hazardous Waste and Substances Sites on the attached form and find the following: The site is not shown on any of these websites.

\_\_\_\_\_  
Signature Date

Print Name: \_\_\_\_\_

# SUBDIVISION REGULATION MATRIX

San Luis Obispo County Department of Planning and Building

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

## INTRODUCTION

The following matrix should be used to assist in determining the applicability of various State and local subdivision regulations. This matrix is not all inclusive, but should serve as a useful guide. Where additional detail is required, the specific regulation should be consulted.

<b>BASIS FOR REQUEST</b>	<b>DATES</b>	<b>APPLICABLE SUBDIVISION REGULATIONS</b>
<input type="checkbox"/>	Prior to May 8, 1893	Maps filed prior to this date did not create legal lots The county only recognizes those parcels that have been conveyed separately from surrounding lands
<input type="checkbox"/>	May 8, 1893 to May 13, 1901 (Stats. 1893, ch. 80)	Original predecessor statute to the Subdivision Map Act. The county recognizes lots created by a map filed and approved pursuant to this statute.
<input type="checkbox"/>	May 13, 1901 to May 14, 1907 (Stats. 1901, ch. 124)	Additional requirements added to the 1893 Act.
<input type="checkbox"/>	May 14, 1907 to August 14, 1929 (Stats. 1907, ch. 231)	Additional requirements added to the 1901 Act.
<input type="checkbox"/>	August 14, 1929 to Aug. 27, 1937 (Stats. 1929, ch. 837)	State law requires a tract map (probably labeled “finalmap”) for creation of five or more lots of one acre or less created by any one person within one calendar year. For parcels created pursuant to this Act, the County verifies the number of parcels created and sizes. For parcels not created by this Act, the County recognizes lots created by recorded tract maps pursuant to a predecessor statute and lots created by conveyance of a specifically identified parcel.
<input type="checkbox"/>	August 27, 1937 to Sept. 7, 1955 (Stats. 1927, ch. 670, Stats. 1943, ch. 128)	State law provides for the option of filing a record of survey map in lieu of a tract map after approval by the Board of Supervisors. The county verifies that the “record of survey map” was approved by the Board of Supervisors and complies with the provisions of the Act. They will be labeled either “Article 6 Records of Survey” or “Section 11535 Records of Survey.
<input type="checkbox"/>	Sept. 7, 1955 to Sept. 15, 1961 (Stats. 1955, ch. 1593; Stats. 1943, ch. 668)	The option to file “Article 6 Records of Survey” maps is deleted.
<input type="checkbox"/>	Nov. 17, 1955 to March 19, 1962 (Ord. No. 327)	Local ordinance requires tract map for creation of five or more lots of five acres or less.
<input type="checkbox"/>	Oct. 12, 1960 to March 27, 1961 (Ord. No. 509)	First local <i>Lot Division Ordinance</i> requires plat map approval for creation of four or fewer parcels of less than three acres. Lot line adjustments were also regulated by this ordinance.

**BASIS FOR REQUEST****DATES****APPLICABLE SUBDIVISION REGULATIONS**

- |                          |  |  |
|--------------------------|--|--|
| <input type="checkbox"/> | March 27, 1961 to Sept. 28, 1961 (Ord. No. 546)  | Planning Director approval of lot line adjustments by letter.  |
| <input type="checkbox"/> | Sept. 15, 1961 to Sept. 17, 1965 (Stats. 1961, ch. 377 and 2060; Stats. 1963, ch 1551) | Additional requirements for tract maps. Additional restrictions are added for optional "Section 11535 Records of Survey" maps.                                     |
| <input type="checkbox"/> | March 19, 1962 to Feb. 17, 1966 (Ord. No. 595)   | Local ordinance requires tract map for creation of five or more lots of twenty acres or less.  |
| <input type="checkbox"/> | Sept. 17, 1965 to Nov. 13, 1968 (Stats. 1965, ch. 1180)                                | "Section 11535 Records of Survey" maps are required to be approved as a parcel map.  |
| <input type="checkbox"/> | Feb. 17, 1966 to Nov. 23, 1978 (Ord. No. 834)  | Local ordinance requires a parcel map for creation of four or fewer lots of less than twenty acres and for creation of five or more lots of less than forty acres. |
| <input type="checkbox"/> | Nov. 13, 1968 to March 3, 1972 (Stats. 1968, ch. 520)                                  | Additional requirements for parcel maps. Conveyances to public entity is not counted in computing the number of parcels created under the Act.                     |
| <input type="checkbox"/> | March 4, 1972 to March 1, 1975 (Stats. 1971, ch. 1446)                                 | Amends the Subdivision Map Act to now require a parcel map or final (tract) map for most subdivisions, including those of four lots or less.                       |
| <input type="checkbox"/> | March 1, 1975 to the present (Stats. 1974, ch. 1536)                                   | Recodifies Subdivision Map Act and removes it from the Business and Professions Code and places it in the Government Code.   |
| <input type="checkbox"/> | Nov. 23, 1978 to Dec. 18, 1979 (Ord. No. 1905)   | Additional amendments to Lot Division Ordinance.   |
| <input type="checkbox"/> | Dec. 19, 1979 to the present (Ord. No. 1986)   | Comprehensive amendment to Title 21 combining regulations into the Real Property Division Ordinance.   |



# HAZARDOUS WASTE AND SUBSTANCES STATEMENT DISCLOSURE

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

**Project Title:** \_\_\_\_\_ **Project APN(s):** \_\_\_\_\_

## HAZARDOUS WASTE AND SUBSTANCES

Per Government Code section 65962,5, known as the 'Cortese List' (AB3750), I have consulted the following websites/lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (<http://www.envirostor.dtsc.ca.gov/public/> )
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (<http://geotracker.waterboards.ca.gov/> )
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf>)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>)

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable) (Check box):

- Is not** included on any of lists found on the above-referenced websites.
- Is** included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code. the following information is provided related to this site/application:

Name of applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Address of site (street name & number if available, City, State and ZIP Code):  
\_\_\_\_\_

Local agency (city/county): \_\_\_\_\_

Assessor's book, page, and parcel number: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Name of Applicant (Print)

\_\_\_\_\_  
Date Telephone