



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

SR 13694 INR1498

MAR 11 2014

DATE: 3/10/2014

TO: ENV HEALTH

FROM: Jo Manson (805-781-4660 or jmanson@co.slo.ca.us) South County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00048 COAL⁴12-0011 DEVINE - Proposed lot line adjustment between two parcels (an equal exchange of 19.53 and 19.49 acres). Site location is 3133 and 3162 Upper Lopez Canyon Rd, Arroyo Grande. APN: 048-081-018 and 048-081-020.

Environmental Health

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.

Verify any existing water or septic systems (if any) remain on the parcel served & meet approved setbacks to new property lines.

3/10/14 Date

Name

25551 Phone

FK



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

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DATE: 3/10/2014

TO: PW

MAR 11 2014

FROM: Jo Manson (805-781-4660 or jmanson@co.slo.ca.us) COUNTY OF SAN LUIS OBISPO
South County Team / Development Review DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: SUB2013-00048 COAL⁴13-0011 DEVINE - Proposed lot line adjustment between two parcels (an equal exchange of 19.53 and 19.49 acres). Site location is 3133 and 3162 Upper Lopez Canyon Rd, Arroyo Grande. APN: 048-081-018 and 048-081-020.

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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
Map is lacking information required by 21.02.030, see attached checklist.
Recommend Approval.

Date 3/17/14 Name D. Rion Phone x 5252

21.02.030 Lot Line Adjustment Check List

for project number
 COAL 14-2011

| Status | Item |
|--------|--|
| ✓ | Title Report |
| ✓ | Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment. |
| ✓ | The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044. |
| ① 0 | Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq. |
| ✓ | Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines. |
| ✓ | Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet. |
| | Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department. |
| ② 0 | Streets. The locations, names, <u>county road numbers</u> , and <u>widths</u> of all adjoining and contiguous highways, streets and ways. |
| ✓ | Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities. |
| ③ 0 | Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures. |
| X | Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds. |
| X | Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean. |
| X | Flood hazard. The location of all areas subject to inundation or Stormwater overflow. |
| ✓ | Property description. A description of the property as well as the assessor's parcel number(s) for the property. |
| ④ 0 | Map information. A north arrow and scale and a <u>vicinity map</u> . |
| | Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels. |
| ✓ | Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section. |

X = Not Applicable 0 = Requires Compliance ✓ = Complied

COMMENTS:

- ① Overall boundary of properties being adjusted is vague. Show north-south line.
- ② Add county road # (2035) and ROW width, 40'
- ③ Creek not shown
- ④ Add Vicinity Map
- * REMOVE "TENTATIVE" from map title. See attached copy of 2011 letter to surveyors.



**SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS**

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo, CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

December 20, 2011

To: All Surveyors and Engineers

Subject: Title Used on Lot Line Adjustment Maps

Ladies and Gentlemen:

Effective immediately, all lot line adjustment maps, submitted as required by San Luis Obispo County Real Property Division Ordinance Section 21.02.030(b)(3), shall not use the term "tentative" in the map title. Said ordinance requires submittal of a lot line adjustment map and it shall be labeled accordingly.

The map should not be labeled "Tentative Lot Line Adjustment Map" as many have been in the past. All lot line adjustment maps shall be specifically labeled "Lot Line Adjustment Map COAL _____." Any lot line adjustment map submitted that is not labeled correctly will be returned for correction prior to further processing.

The term "tentative map" shall only be used for proposed subdivisions by parcel or final (tract) map. All tentative subdivision maps should be labeled accordingly as "Tentative Parcel Map," "Vesting Tentative Parcel Map," "Tentative Tract Map," or "Vesting Tentative Tract Map."

Please contact me if you have any questions and thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Rion".

DOUG RION
County Surveyor

File: CF 770.10.05 – Surveyors General

L:\DEVELOP\DEC11\Notice Regarding Title of Lot Line Adjustment Maps.doc.DR:lc



Fw: SUB2013-00048 COAL13-0011 DEVINE, South County E-Referral, LLA, Arroyo Grande

Frank Honeycutt to: Jo Manson

03/18/2014 04:01 PM

Here's PW comments:



COAL 2013-0011 SUB2013-00048 Devine.pdf

Frank Honeycutt, P.E.
Development Services Division Manager
Department of Public Works
County of San Luis Obispo
San Luis Obispo, Ca 93408
(805) 781-1596
(805) 674-1951 (cell)
fhoneycutt@co.slo.ca.us
Visit Public Works on the Web at: <http://www.slocountypwd.org>

----- Forwarded by Frank Honeycutt/PubWorks/COSLO on 03/18/2014 03:55 PM -----

From: Mail for PL_Referrals Group
To: Tim Tomlinson/PubWorks/COSLO@Wings, Frank Honeycutt/PubWorks/COSLO@Wings, Doug Rion/PubWorks/COSLO@Wings, Leslie Terry/PH/COSLO@Wings, zwrights229@aol.com, 93triple4@att.net
Cc: Jo Manson/Planning/COSLO@Wings
Date: 03/10/2014 11:21 AM
Subject: SUB2013-00048 COAL13-0011 DEVINE, South County E-Referral, LLA, Arroyo Grande
Sent by: Donna Hawkins

San Luis Obispo County
Planning & Building Department

SUB2013-00048 COAL13-0011 DEVINE, South County E-Referral, LLA, Arroyo Grande

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Please comment on all issues that you see may be associated with this project.

Please respond to this referral within 14 days of receiving this e-mail.

Community Advisory Groups, please respond within 60 days of receiving this e-mail.

Direct your comments to the planner, Jo Manson at 805-781-4660 or jmanson@co.slo.ca.us.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to

COAL 14-0011 LLA MAP - revised
Doug Rion to: Jo Manson

05/27/2014 09:04 AM

Jo,

I have reviewed the revised map (now 2 sheets), dated May 2014 and all necessary information is now shown as required by 21.02.030.

Doug Rion
County Surveyor
San Luis Obispo County Public Works Dept.
805-781-5265
drion@co.slo.ca.us