



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

Promoting the wise use of land

MEETING DATE December 5, 2014	CONTACT/PHONE Stephanie Fuhs (805)781-5721	APPLICANT Danfield/Machado	FILE NO. COAL 14-0087 SUB2014-00016
SUBJECT Hearing to consider a Request by Thomas Danfield and Eugene Machado for a Lot Line Adjustment (COAL14-0087) to adjust the lot lines between two parcels of 30.6 and 57.5 acres each. The adjustment will result in two parcels of 30.5 and 57.6 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 3725 Santa Manuela and 3751 Santa Domingo Road. The site is in the South County (Huasna-Lopez subarea) planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 14-0087 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Geologic Study Area	ASSESSOR PARCEL NUMBER 048-171-004 and 048-171-008	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: Chapter 22.22.040- Subdivision Design Standards for the Agriculture land use category			
EXISTING USES: 2 barns, 1 mobile home			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture/Scattered residences, grazing, undeveloped <i>East:</i> Agriculture/Scattered residences, grazing, undeveloped <i>South:</i> Agriculture/Scattered residences, grazing, undeveloped <i>West:</i> Agriculture/Scattered residences, grazing, undeveloped			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner			
TOPOGRAPHY: Gently to moderately sloping		VEGETATION: Grasses, forbs, scattered oaks	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CalFire		ACCEPTANCE DATE: September 12, 2014	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ Fax: (805) 781-1242			

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
30.6	30.5
57.5	57.6

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to correct a boundary dispute between the two parcel owners.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan, staff has concluded that the adjustment is consistent with both state and local law.

LEGAL LOT STATUS:

The two lots were legally created by issuing building permits on each parcel (PMT2004-03877 and C8716 respectively) at a time when that was a legal method of creating lots.