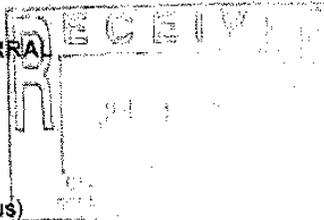


FH



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 7/16/2014

TO: PW

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00005 COAL14-0056 WILCOX – Proposed lot line adjustment to adjust two parcels from 2.06 acres and 2.06 acres to 1.51 acres and 2.61 acres respectively. Site location is 5660 and 5696 Ground Squirrel Hollow Rd, Paso Robles. APN: 015-325-033 and -034.

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 I - 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.

MAP CORRECTIONS NEEDED, SEE ATTACHED CHECK LIST W/COMMENTS
RECOMMEND APPROVAL

Date: 7/24/14 Name: D. Ryan Phone: 45252

21.02.030 Lot Line Adjustment Check List

for project number
COAL 14-0056

Status	Item
X	Title Report
X	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.
X	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.
X	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.
X	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.
X	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.
X	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.
X	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways.
0	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
✓	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.
✓	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.
✓	Map information. A north arrow and scale and a vicinity map.
	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 EASEMENT FOR EXCEPTION #3 ON PTR, NOT SHOWN OR NOTED ON THE MAP
- ② DEED OF DEPOSITION REC #4 ON PTR, DOES NOT ENCOMPASS LOT 112 AS SHOWN AND HAS INCORRECT BE/PS REFERENCE
- ③ DRIVEWAY TO LOTS 121, 122 APPEARS TO CROSS LOT 112 FROM EVIDENCE OF RECORDED EASEMENT
- ④ REMOVE "TENTATIVE" FROM MAP TITLE, PROPER TITLE IS "LOT LINE ADJUSTMENT MAP..." SEE ATTACHED LETTER
- ⑤ MAP INDICATES INDIVIDUAL AS OWNER OF LOT 122, PTR STATES LOT IS OWNED BY TRUST.

COAL 14-0056 - Wilcox

Doug Rion to: Megan A Martin

09/22/2014 09:15 AM

History: This message has been forwarded.

Megan,

I have reviewed the revised LLA map submitted by Skip Touchon and all comments on my prior LLA checklist have been addressed. I recommend that an easement for that portion of the existing driveway that crosses the adjacent property be a project condition of approval.

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



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie

www.slocounty.ca.gov/agcomm

Agricultural Commissioner/Sealer

AgCommSLO@co.slo.ca.us

RECEIVED

JUL 25 2014

PLANNING & BUILDING

DATE: July 24, 2014

TO: Megan Martin, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department *LA*

SUBJECT: Wilcox Lot Line Adjustment SUB2014-00005 (1778)

Comments

The applicant proposes to reconfigure two existing parcels of 2.06 and 2.06 acres each to create two parcels of 1.51 and 2.61 acres each within the Agriculture land use category. The project site is located at 5660 and 5696 Ground Squirrel Hollow Road, east of Paso Robles. Both parcels are developed with a residence and abut agricultural land to the south.

The Agriculture Department considers the proposal to be **equal to** the existing parcel configuration in terms of agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations. An agricultural buffer of 150 feet along the southern property line of proposed Parcel 2 is recommended for any future residence to protect existing and future agriculture resources.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.