



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

Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: September 25, 2014

TO: Jo Manson, Project Manager

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

SUBJECT: Clark Lot Line Adjustment SUB2014-00013 (1788)

Comments

The applicant proposes to reconfigure two existing of 880 and 240 acres to create two parcels of approximately 897 and 223 acres each. The project site is located on Shedd Canyon Road, west of Shandon. The project site is used for wine grape, dry farm hay, and cattle production. The lot line adjustment is requested to consolidate wine grape production areas on one parcel.

The property is currently under a Williamson Act contract that will need to be revised to reflect the proposed changes.

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.

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.

COAL 14-0064 / SUB 2014-00013

Doug Rion to: Jo Manson

12/09/2014 11:27 AM

Jo,

I have reviewed the revised LLA map dated Nov. 19, 2014 and all deficiencies have been satisfied.
Good to go !

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

COAL 14-0064, Revised - Referral Comments

Doug Rion to: Jo Manson
Cc: Frank Honeycutt

10/03/2014 09:21 AM

Jo,

Regarding the revised LLA map received with the Re- Referral dated 9/25/2014, Items 1-5 noted on the comments of my prior LLA Map checklist have not been addressed on the LLA map dated 9/17/2014:

1. Dimensions shown on Sht 2 are not identified as measured, record or calculated.
2. Flood Zone not shown
3. Hatching not identified
4. Owner names do not match the title report
5. Contour line elevations are not labeled

Also, on sheet 2 of the map, the parcels are not labeled and a portion of the line table and the entire curve table are missing (all this information was shown on the previous map)

+

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



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 8/21/2014

TO: PW

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

REC'D 8/22/2014
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: SUB2014-00013 COAL14-0064 CLARK - Proposed lot line adjustment to adjust two parcels of 880 and 240 acres to two parcels of 903 and 217 acres respectively. Site location is Shedd Canyon Rd, Shandon. APNs: 019-171-023, 019-171-012, and 019-171-030

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.

Map requires corrections, see attached checklist.
Recommended approval of adjustment

Date: 9/5/14 Name: Dave R. Phone: 52105

21.02.030 Lot Line Adjustment Check List

for project number
COAL 14 - 0004

Status	Item
✓	Title Report <i>OWNER NAMES & MAP</i>
✓	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.
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.
✓	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways. <i>NO PUBLIC ROADS MEET THE PARCELS</i>
✓	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.
0	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 Dimensions shown on sheet 2 are not identified as measured/record/calculated.
- ② Flood zone for parcels 000790045009 & 0007516 NOT SHOWN
- ③ Hatching on sheet 1/2 not identified by note or legend
- ④ Owner names on title report (2 tracts) not shown on map
- ⑤ Contour lines on sheet 1/2 lacking elevation labels
- ⑥ Doc # for CC 2007-12573 on map has typo error (13273)