



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

JAN - 2015

DATE: 1/5/2015

TO:

PW

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

PROJECT DESCRIPTION: SUB2014-00037 COAL14-0116 GARCIA - Proposed lot line adjustment of two parcels from 4.5 acres and 453.5 acres to 138 acres and 320 acres respectively. Site location is 1710 Toro Creek Rd, Morro Bay. APNs: 046-201-009, 073-092-026, and 073-092-048.

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 ADDITIONAL INFORMATION, SEE ATTACHED CHECK LIST - REVISE & RESUBMIT.

Date 1/15/15

Name DRION

Phone 52105

21.02.030 Lot Line Adjustment Check List

for project number
COAL 14.0116

Status	Item
✓	Title Report <u>FSLC-511400120-RB</u> <u>12/15/14</u>
	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.
④ 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.
① 0	Streets. The locations, names, <u>county road numbers</u> , and widths of all adjoining and contiguous highways, streets and ways.
② 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.
③ 0	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 TORO CREEK RD IS A COUNTY MAINTAINED ROAD, ADD CC RD # 4001 to map

② EASEMENTS #3 & #5 ON PTR ARE NOT SHOWN OR DESCRIBED ON THE MAP.

③ PROPERTY DESCRIPTION IS LACKING "PORTION OF SECTION 36, T2B5 R10E..."

• Identify State Hwy 41 on vicinity map

④ Exterior boundary lines do not scale to dimensions shown. 200 to 450' differences.



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

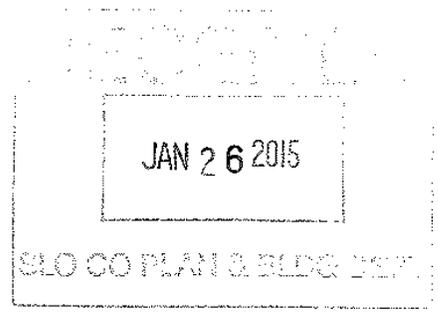
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(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie
Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: January 23, 2015
TO: Megan Martin, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department *JA*
SUBJECT: Garcia Lot Line Adjustment SUB2014-00037 (1802)



Comments

The applicant proposes to reconfigure two existing parcels of 4.5 and 453.5 acres each to create two parcels of 138 and 320 acres each. The project site is located on Toro Creek Road, south of Cayucos. The project site has historically been used for cattle production and more recently irrigated vegetable production.

The property is currently under a Williamson Act contract and the proposed parcels will need to qualify and enter into a new contract.

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.