



976 Osos Street #300

San Luis Obispo, CA. 93408

P.O.Box 533
Cambria, CA 93428

(805) 924-1930

www.northcoastadvisorycouncil.org

RE: DRCSUB2015-00040 Reid/Coal 15-0102

On January 20th 2016, the North Coast Advisory Council with a unanimous vote, approved the lot line adjustment according to the County regulations.

Respectfully

A handwritten signature in cursive script, appearing to read "Bruce Fosdike", with a long horizontal flourish extending to the right.

Bruce Fosdike

NCAC Chair

BF/cl

LLA MAP - COAL 15-0102 revised
Doug Rion to: Jo Manson

02/04/2016 02:59 PM

Jo,

I have reviewed the revised LLA map dated Jan 12, 2016 and all necessary revisions have been made.

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 PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

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



Date: December 21, 2015
To: Jo Manson, Project Manager
From: Doug Rion (for Glenn Marshall, Development Services Engineer)
Subject: **Public Works Comments on COAL 15-0102 (SUB2015-00040), Reid & Siegle, Dorset St., Cambria**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

- A. Please have the applicant's agent revise the Lot Line Adjustment map to clearly show and label all required information, see attached checklist.

Public Works Comments:

Resubmit corrected map.

GM



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 12/17/2015
TO: Public Works
FROM: JO MANSON, 805-781-4660, JManson@co.slo.ca.us
COASTAL Team / Development Review

FILED
DEC 18 2015
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
PUBLIC WORKS

PROJECT DESCRIPTION: SUB2015-00040 COAL15-0102, PROPOSED LOT LINE ADJUSTMENT GRANTING 9 FT OF VACANT PARCEL 022-232-045 TO PARCEL 022-232-046 AND REMAINING 19 FT TO PARCEL 022-232-031, Cambria APN: 022-232-031, -045, -046

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 requires corrections to comply w/ 2402.030, see attached checklist. Recommend approval.

Date 12/21/15 Name Paul R. Phone x 5265

21.02.030 Lot Line Adjustment Check List

for project number
COAL 15-DIDZ

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.
✓	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.
①	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	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways. <u>5120</u>
③	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.
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.
✓	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 O = Requires Compliance ✓ = Complied

COMMENTS:

- ① ADD COUNTY RD # 5120 - DORSET ST, AND INDICATE ROW WIDTH.
- ② EASEMENT PER 402/DR/491 IS INCORRECTLY NOTED AS PG 407
- ③ LOT AREAS LISTED FOR EXISTING PARCELS ARE ASSOCIATED WITH THE WRONG APN