



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

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Date: April 8, 2016  
To: Jo Manson, Project Manager  
From: Edward M. Reading, Development Services Engineer  
Subject: **Public Works Comments on COAL 16-0123 (SUB2015-00053), Musch. Story Rd, Nipomo**

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 Comments:**

- A. We have reviewed the second submittal dated 4/7/2016 and have no comments or concerns.
- B. 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.
- C. Future construction permits will be reviewed for access, utilities, drainage and flood hazard.
- D. Future construction permits may be subject to South County road impact fees.

**Recommended Project Conditions of Approval:**

- 1. None

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Date: February 25, 2016  
To: Jo Manson, Project Manager  
From: Glenn Marshall, Development Services Engineer  
Subject: **Public Works Comments on COAL 16-0123 (SUB2015-00053), Musch. Story Rd, Nipomo**

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 Comments:**

- A. 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.
- B. Future construction permits will be reviewed for access, utilities, drainage and flood hazard.
- C. Future construction permits may be subject to South County road impact fees.

**Recommended Project Conditions of Approval:**

- 1. None

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## 21.02.030 Lot Line Adjustment Check List

for project number

COAL 16 - 0123

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.
✓	Lot areas. The area of all <u>existing and proposed</u> 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.
0	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways.
✓	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
X	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.
0	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:

- Survey SA = Co. Rd # 1028

- STATEMENT OF EXPLANATION