

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building		(2) MEETING DATE January 24, 2006		(3) CONTACT/PHONE James Caruso, Senior Planner (805) 781-5702	
(4) SUBJECT Continued hearing to consider the Environmental determination for Major Domo lot line adjustment (SUB2004-00369/COAL 04- 0457).					
(5) SUMMARY OF REQUEST The lot line adjustment proposes to adjust the lines between three parcels on the Santa Margarita Ranch. The Department has determined that the application represents a lot line adjustment of more than four parcels in violation of the State Subdivision Map Act (Government Code section 66412d).					
(6) RECOMMENDED ACTION The Environmental Coordinator recommends that the Board of Supervisors remove this item from the agenda.					
(7) FUNDING SOURCE(S) Application fee		(8) CURRENT YEAR COST n/a		(9) ANNUAL COST n/a	
(10) BUDGETED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO					
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): None					
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____					
(13) SUPERVISOR DISTRICT(S) 1st, 2nd, 3rd, 4th, <u>5th</u> , All			(14) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A		
(15) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Hearing (Time Est. 60 minutes_) <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Board Business (Time Est. _____)			(16) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input checked="" type="checkbox"/> N/A		
(17) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A			(18) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		

(19) ADMINISTRATIVE OFFICE REVIEW 	<p align="center"><i>OK Leslie Brown</i></p> <p align="right" style="font-size: 2em;"><i>D-1 (1/24/06)</i></p>
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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

DATE: JANUARY 24, 2006

TO: BOARD OF SUPERVISORS

FROM: JAMES CARUSO, SENIOR PLANNER

VIA: ELLEN CARROLL, ENVIRONMENTAL COORDINATOR

SUBJECT: CONTINUED HEARING TO CONSIDER THE ENVIRONMENTAL DETERMINATION FOR THE MAJOR DOMO LOT LINE ADJUSTMENT (SUB2004-00369/COAL 04- 0457)

RECOMMENDATION

The Environmental Coordinator recommends that the Board of Supervisors remove this item from the agenda.

DISCUSSION

The previous hearing was continued to this date in order for staff to review the history of lot line adjustments involving the Santa Margarita Ranch parcels. State law (Government Code 66412d) has limited lot line adjustments to just 4 parcels. The adjustment of more than four parcels requires a tract map. The subject lot line adjustment involves three parcels, a previous lot line adjustment of adjoining parcels involved five parcels. The parcel ownership has been made up of the same people in different partnerships.

Although not explicitly stated in the law, adjusting more than four adjoining lots in serial fashion under similar but different ownership appears to require a tract map. If such a serial adjustment were allowed to proceed, it would clearly defeat the purpose of the law.

If the applicant wishes to proceed with this lot line adjustment, the application will be scheduled for a public hearing with a recommendation for denial due to the conflict with Government Code 66412d. Then the applicant can appeal the decision to the Board. The Board can then consider this issue.

OTHER AGENCY INVOLVEMENT

County Counsel

FINANCIAL CONSIDERATIONS

D-1
2

No direct financial considerations to the County.

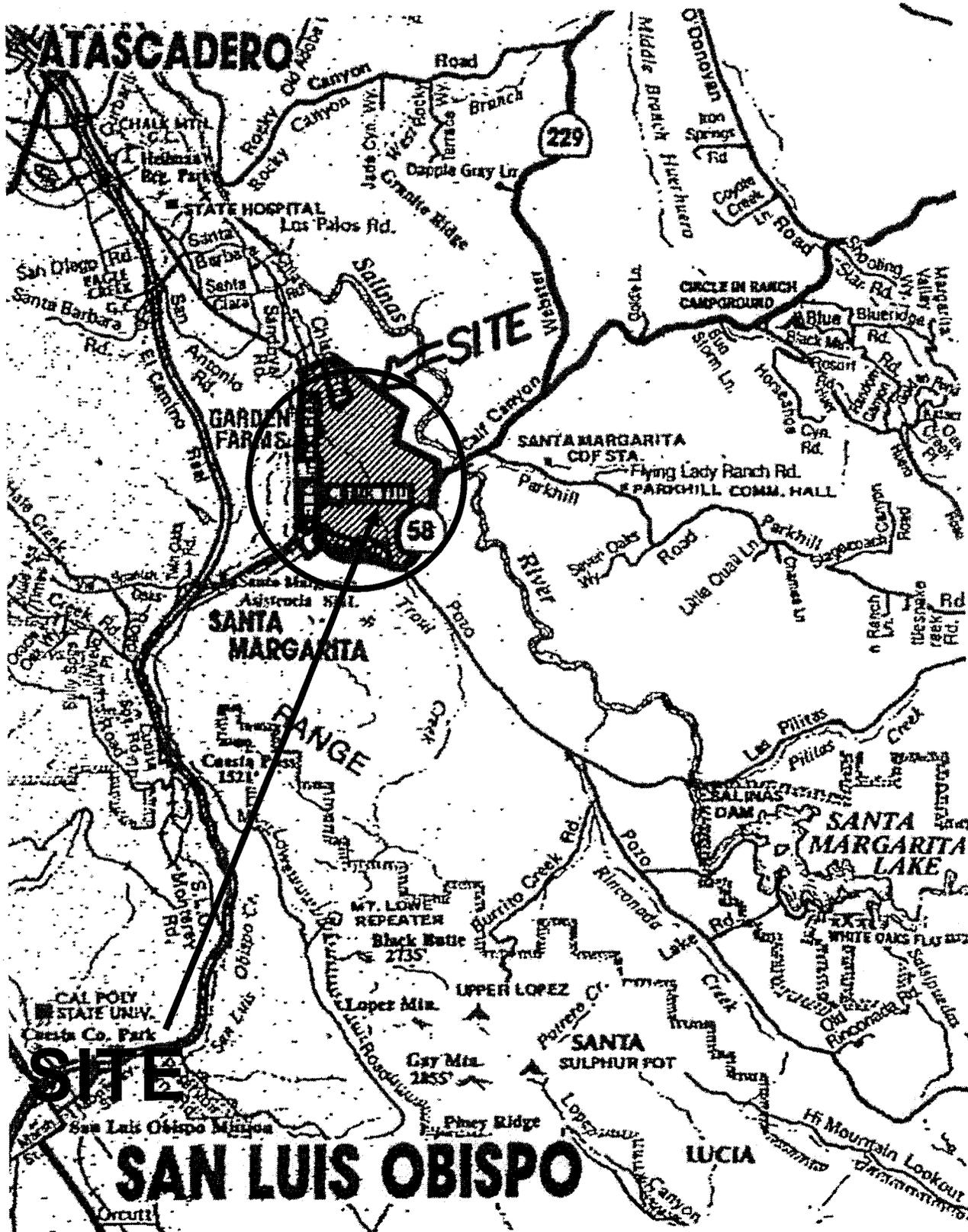
INTENDED RESULTS

If the applicant wishes to proceed with this lot line adjustment, the application will be scheduled for a properly noticed public hearing.

Attachments

- A – Vicinity Map
- B - Land Use Category Map
- C - Existing lot configuration
- D – Proposed lot line adjustment

D-3



PROJECT

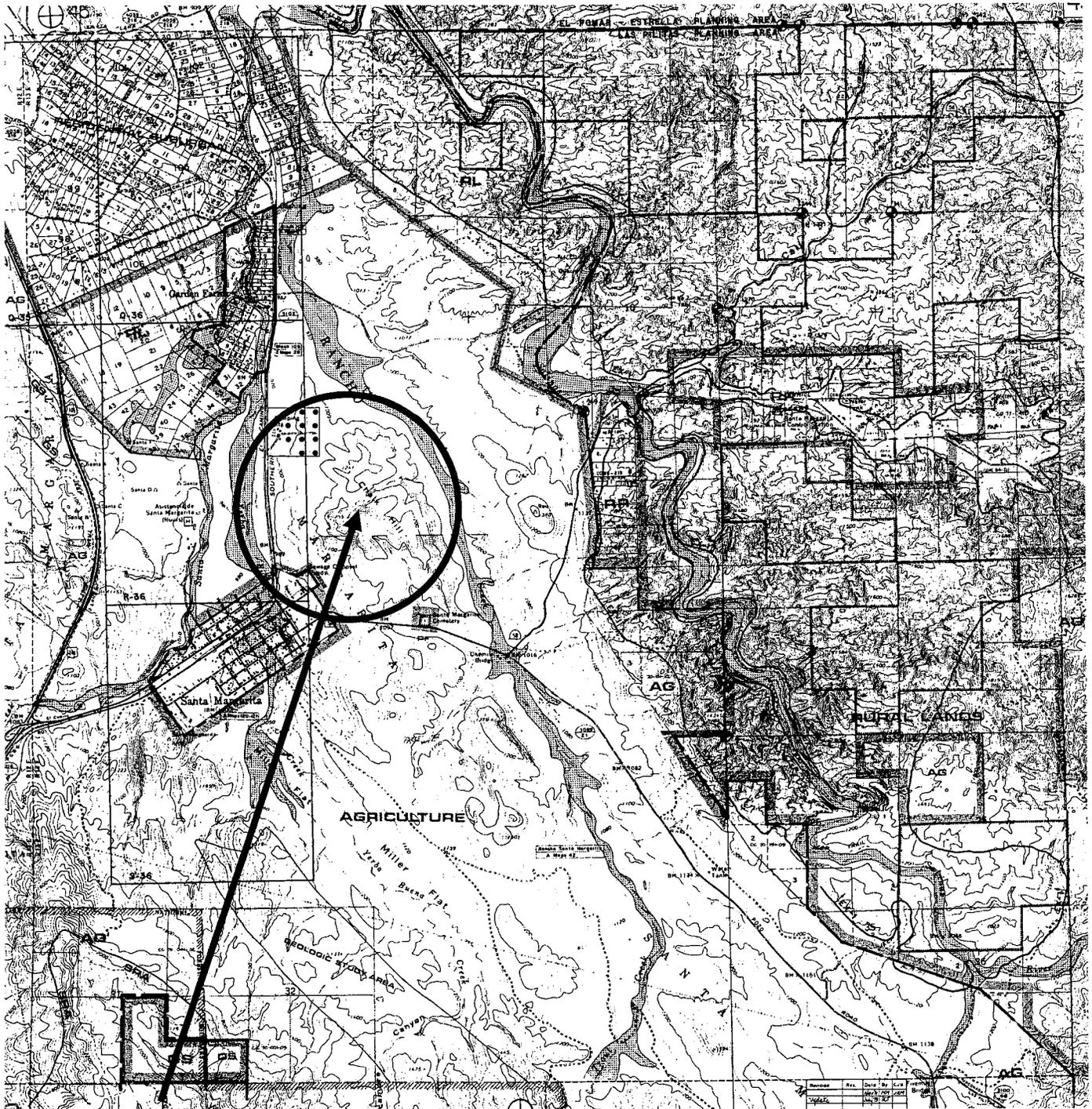
Lot Line Adjustment
MAJOR DOMO SUB2004-00369 COAL04-0457



EXHIBIT

Vicinity Map

04



SITE

PROJECT

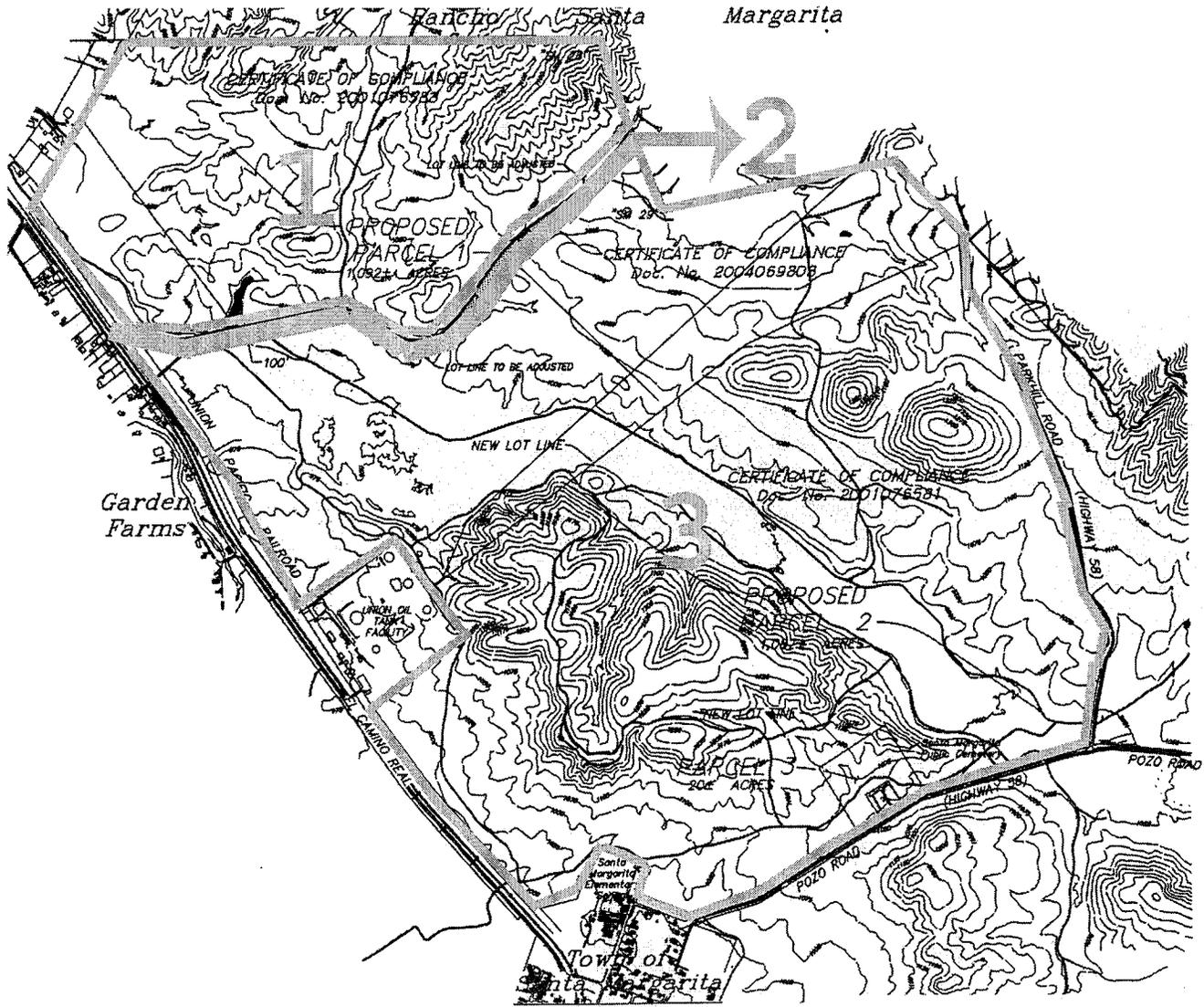
Lot Line Adjustment
MAJOR DOMO SUB2004-00369 COAL04-0457



EXHIBIT

Land Use Category Map

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S



PROJECT

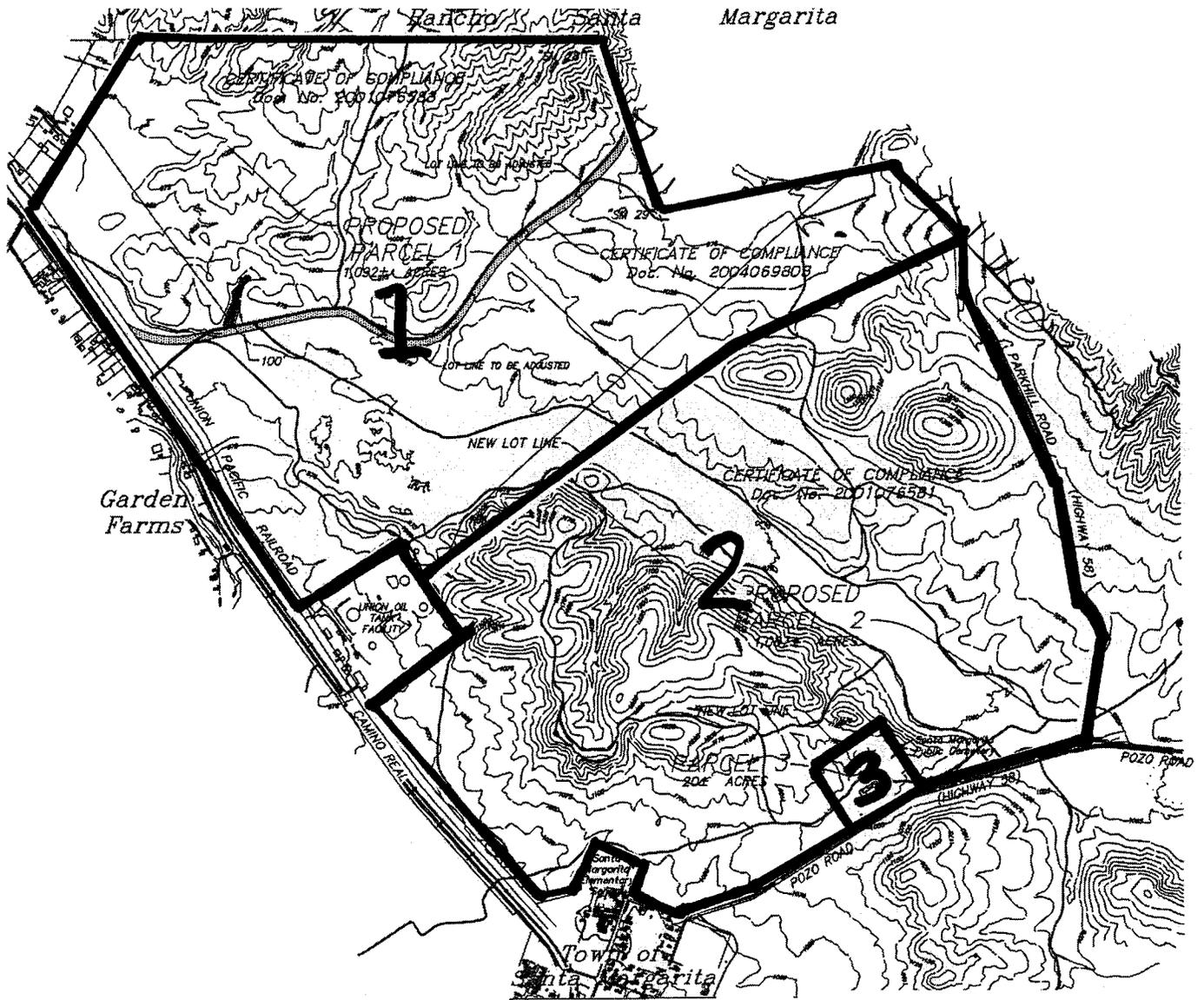
Lot Line Adjustment
MAJOR DOMO SUB2004-00369 COAL04-0457



EXHIBIT

Lot Line Adjustment Map: Existing

D-1
6



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PROJECT

Lot Line Adjustment
MAJOR DOMO SUB2004-00369 COAL04-0457



EXHIBIT

Lot Line Adjustment Map: Proposed