



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 4/26/2010

TO: _____

FROM: Nick Forester, Development Review

PROJECT DESCRIPTION: SUB2004-00369 COAL 04-0457 MAJOR DOMO- lot line adjustment between 2 parcels located off Hwy 58. APN: 070-091-037 and 038.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 5/10/2010 please.

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.

Date

Name

Phone

2010 MAR 29 PH 3: 30

Letter of Transmittal

Date: March 29, 2010 **Nick Forester**
To: ~~Holly Phipps~~, County of San Luis Obispo
From: Jamie Kirk
RE: **SUB2004-00369 – Major Domo LLA**

Enclosed is an updated Tentative Map for Lot Line Adjustment COAL 04-0457. The map has been updated to include the information requested in the Information Hold letter dated March 28, 2006. The project has been revised from a three lot - lot line adjustment to a two lot - lot line adjustment.

The purpose of the Lot Line Adjustment is to create two parcels that are better suited for agricultural purposes. The parcel line separating Parcel 1 and Parcel 2, although irregular in shape, is intended to conform to the natural topography of the site and provide Parcel 1 with road frontage/access on Highway 58.

Ordinance Consistency:

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.

The proposed lot line adjustment is equal to or better than the existing situation for the following reasons.

- Parcel 1: The existing substandard lot will be increased in size from +/- 20 acres to +/- 623 acres in size. The reconfigured parcel will exceed the minimum parcel size for the Ag Land Use Category. From a zoning perspective, this is *better* than the existing situation.
- Parcel 2: Parcel 2 is proposed to be 1,082 acres in size. The parcel will remain in compliance with the minimum parcel size requirements for the Ag Land Use Category. From a zoning perspective this is *equal* to the existing situation.

- The proposed lots are more uniform in configuration than the existing parcel layout, from a zoning and building perspective this is *better* than the existing situation.
- The proposed lot configuration is better suited to agricultural uses in that the increase in size and the reconfiguration of the substandard lot would result in a lot that would be *better* suited to future agricultural uses.

Environmental Review:

There is no development currently proposed on the site and no development is proposed as part of the lot line adjustment request. Because development is not proposed at this time, the appropriate time to evaluate potential impacts of future development on the site would be at the time of application for future building and/or land use permits. The lot line adjustment itself will not have an impact on the environment and sensitive environmental resources therefore this project qualifies for a General Rule Exemption under CEQA (Section 15061b.3).

15061. REVIEW FOR EXEMPTION

- (a) Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA.
- (b) A project is exempt from CEQA if:
 - (3) The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The attached material should be sufficient to accept the application as complete for processing and proceed forward to a Planning Department Hearing. If you have any additional questions please contact me at 461-5765.

Regards,

Jamie Kirk
Kirk Consulting
jamie@kirk-consulting.net
Phone: 805-461-5765 ext 11

March 28, 2006

Jamie Kirk
Kirk Consulting
9720 Atascadero Road
Atascadero, CA 93422

Subject: SUB2004-00369 (MAJOR DOMO LOT LINE ADJUTMENT)

Dear Ms Kirk:

Your revised application, received on March 1, 2006, has been reviewed by the Department of Planning and Building, and the information that is on the attached list is required before it can be accepted as complete for processing, as required by California Government Code Section 65943.

You can help expedite the review process by making sure all the above information is submitted at one time, and that the re-submittal package has the project number on a cover sheet. If the requested information is not received within 90 days of this letter, your application will be deemed withdrawn (pursuant to Section 22.64.030B of the Land Use Ordinance / Section 23.02.056(a) of the Coastal Zone Land Use Ordinance).

Upon the submittal of this information your application can be accepted as complete for processing and staff will begin its environmental determination pursuant to the California Environmental Quality Act (CEQA). During the environmental review process, you may be asked to provide additional information. The Environmental Division will contact you if additional information is needed.

If you have any questions concerning these requirements, please contact me at (805) 781-5702.

Sincerely,

James Caruso
Senior Planner

1. Please correct the application page to reflect the proper assessor parcel numbers of the three parcels being adjusted.
2. Please indicate all existing structures, driveways, wells, septic systems, easements and other improvements on the map. If no improvements or undisclosed easements exist, please note that on the face of the map.
3. Aerial photographs of the site indicate that watercourses may exist on the site, especially in the northwest corner. Please identify the location of all drainages or if there are no drainages, please state that on the face of the map.
4. Identify the purpose of the darker black lines on the face of the map. For example, there is a heavier black line running through the "Proposed Parcel 2 " statement on the map.
5. Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment is limited to four or fewer parcels. The cover letter accompanying the revised lot line adjustment states that the owners of the three subject parcels were not the owners of record when a previous adjustment was recorded that involved two of the three existing parcels. Please provide evidence of that through deed records and whatever other information that is available to identify the ownership parties of the affected parcels.



DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File Nos. _____

APPLICATION TYPE CHECK ALL THAT APPLY

- Public Lot
- Certificate of Compliance
- Lot Line Adjustment
- Parcel Map
- Tract Map
- Condominium (new or conversion)
- Road Abandonment
- Reversion to Acreage
- Sending Site
- Receiving Site
- Preliminary Determination
- Other
- Road Naming/Addressing
- Voluntary Merger

50B2004-00369

APPLICANT INFORMATION

CHECK BOX FOR CONTACT PERSON

Landowner Name Major Domo, LLC A California Limited Liability Company Daytime Phone: 237-7480

Mailing Address 5875 Stockdale Road, Paso Robles, CA Zip: 93446

Applicant Name _____ Daytime Phone: _____

Mailing Address _____ Zip: _____

Agent Jamie Kirk Daytime Phone: 461-5765

Mailing Address 9720 Atascadero Ave, Atascadero, CA Zip: 93422

PROPERTY INFORMATION

Total Size of Site: 2,200 Acres Assessor Parcel Number(s): 070-091-037 / 070-091-038

Legal Description: COC 2001 OR 076583 / COC 2004 OR 069803 / COC 2001 OR 076581

Address of the project (if known): Unknown *El Camino Real*

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

East side of El Camino Real, North of Santa Margarita

Describe current uses, existing structures, and other improvements and vegetation on the property: _____

Cattle Grazing

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): Lot Line Adjustment adjusting the ¹/₂ existing parcels

See Supplemental Statement

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date _____

OFFICE USE ONLY			
Date Received: _____	By: _____	Receipt No.: _____	Use Group?: _____
Planning Area: _____	Community Code: _____	[] "A" Use [] "S" Use	
Land Use Category: _____	Combining Designation: _____		
Coastal Zone: [] In [] Out	Enforcement Case: [] Yes [] No	File # _____	Addressing: _____
Comments: _____	Planner: _____	Date: _____	

Revised 07/02/01



LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No. _____

Project Information - What is the proposed density or parcel size: 1,092 acres / 65 Acres / 1043 Acres

Number of existing lots, parcels or certificates: 3 Existing parcel sizes: 519 acres / 1696 acres / 19 acres

Number of lots, parcels, certificates or merged parcels requested: 3 Number of phases (if applicable): 1

What will the property be used for after division: No Change in Use: Agricultural

Is this part of property you previously subdivided? Yes No

If Yes, what was the map number? Tract No. _____ CO _____ COAL _____

Have you reviewed county records to determine if the subject property after its creation has ever been the subject of a recorded certificate of compliance, a recorded map, or been issued a permit or grant of approval for development of the property? Yes No

If yes, please describe what you found and provide copies of all applicable materials: _____

COC 2001 OR 076583 / COC 2004 OR 069803 / COC 2001 OR 076581

Surrounding parcel ownership: Do you own adjacent property? Yes No

If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the surrounding land uses (when applicable, please specify all agricultural uses):

North: RL / EX Zone : Quarry

South: Public/RSF School / Residential

East: RR/RL / EX Zone : Quarry / Residential

West: RS/AG: Cattle grazing / Residential

Access: Describe existing and future access to the proposed project site (i.e. dirt roads, locked gates, etc): _____

El Camino Real / Highway 58

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other _____

Community System -List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: CDF

List available or proposed utilities: Gas Telephone Electricity Cable TV

(OVER)

Adjustments (Section 21.03.020 of Title 21):

Are you requesting any adjustments from the Design Criteria or the Road Improvements in the Real Property Division Ordinance?

- Yes If yes, please complete information below
- No

Please describe the requested adjustment:

- Parcel and site design (21.03.010(c))
- Access and circulation design (21.03.010(d))
- Flood hazard and drainage (21.03.010(e))
- Water supply (21.03.010(f))
- Sewage disposal (21.03.010(g))
- Public utilities (21.03.010(h))
- Road Exception (21.03.020(d))
- Other _____

Briefly describe the reasons for the request: _____

Quimby Ordinance (Section 21.09.010 et seq. of Title 21): N/A

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park and recreation purposes
- Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option please provide the following information)

Acreage of open space _____ Average slope of open space _____

Describe the on-site recreational amenities being proposed and their location on the open space _____

Specify the proposed form of ownership and method of maintenance _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23): N/A

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one of more dwellings (includes mobilehomes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwelling units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application; OR
- Demolition or conversion of one or more dwellings (includes mobilehomes) to a non-residential use which is not "coastal dependent".



ENVIRONMENTAL DESCRIPTION FORM

Land Divisions Only
San Luis Obispo County Department of Planning and Building

File No. _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer ALL of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site: Level to gently rolling, 0-10% slopes: 2090 acres
Moderate slopes of 10-30%: 110 acres
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Salinas River is located near the northeast property boundary
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: Flooding problems exist in the town of Santa Margarita / NOT ON THE SITE
4. Has a drainage plan been prepared? Yes No If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No If yes, please include with application.
8. Are there any sewer ponds or waste disposal sites on or adjacent to the project? Yes No
9. Is a railroad or highway within 300 feet of your project site? Yes No
10. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: The site is visible from El Camino Real and Highway 58

Water Supply Information

1. What is the proposed use of the water? Residential Agricultural: explain _____
 Commercial/Office: explain _____ Industrial: explain _____
 2. What is the expected daily water demand associated with the project? N/A
 3. How many service connections will be required? N/a
 4. Do operable water facilities exist on the site? Yes No
If yes, please describe: _____
 5. Has there been a sustained yield test on proposed or existing wells? Yes No If yes please attach
 6. Does water meet the Health Agency's quality requirements?
Bacteriological: Yes No Chemical: Yes No
Physical: Yes No Water analysis report submitted? Yes No
 7. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis → OK or Problems
 Will Serve Letter Pump Test → _____ Hours _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____
- Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished? Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions? Yes No
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required? Yes No
(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: N/A
Location of connection: _____
2. What is the amount of proposed flow? _____ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial Agricultural

Other, please explain? _____

2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: Atascadero Unified School District
2. Location of nearest police station: Atascadero
3. Location of nearest fire station: Santa Margarita
4. Location of nearest public transit stop: Santa Margarita
5. Are services (grocery and other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: Agriculture / Cattle Grazing

2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: Archeological resources have been identified on

3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Agricultural Information

Only complete this section if you are within the Agricultural land use category or your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____
No

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): N/A

2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: _____
The project is not proposing any new construction

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

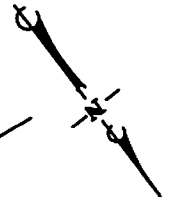
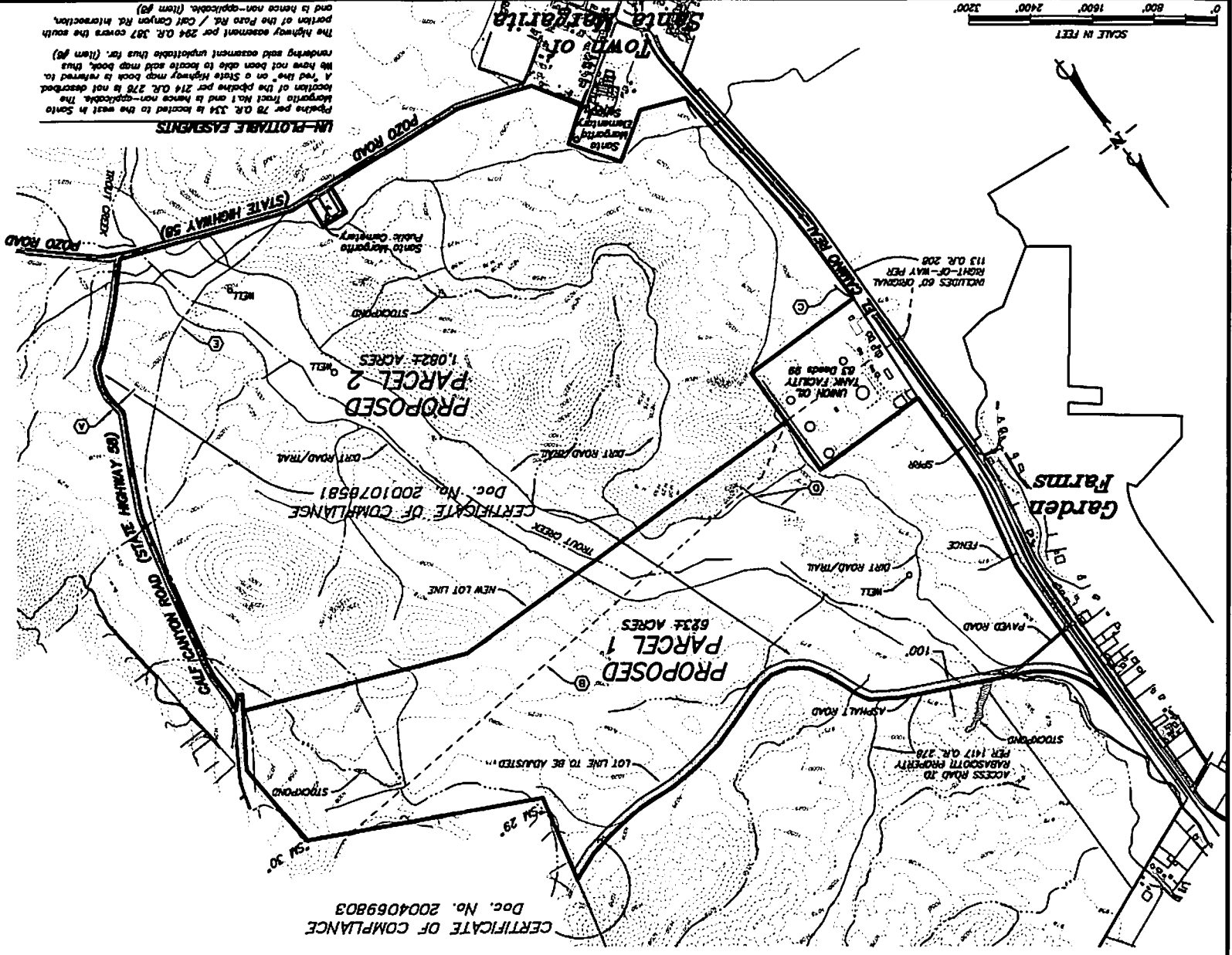
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____
The project does not involve any new construction therefor no additional permits are required

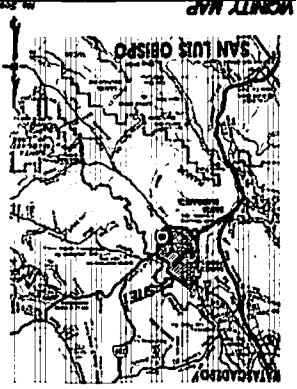
(If you are unsure if additional permits are required from other agencies, please ask your project planner or environmental specialist for guidance)

Rancho Santa Margarita

CERTIFICATE OF COMPLIANCE
Doc. No. 2004069803



IN-FLIGHT EASEMENTS
 Pipeline per 78 O.R. 234 is located to the west in Santa Margarita Tract No.1 and is hence non-applicable. The location of the pipeline per 214 O.R. 276 is not described on a State Highway map book is referred to. We have not been able to locate said map book, thus rendering said easement unplottable thus far. (Item #8)
 The highway easement per 294 O.R. 287 covers the south portion of the Park Rd. / City Canyon Rd. intersection, and is hence non-applicable. (Item #9)



OWNER
 MAJON DORA, LLC
 22720 EL CAJON REAL
 SANTA MARGARITA, CA 93453

EASEMENTS
 The easements shown on this map are listed in Preliminary Report Order Number 4001-1371508, provided by First American Title and Dated as of September 9, 2004 at 7:30 A.M. (Items are numbered in said report as follows:
 A) 60' wide easement for public road and highway per 8 Deeds 30X (Item #4)
 B) Pipeline easement per 50 Deeds 72 (Item #5)
 C) 10' wide pipeline easement per 214 O.R. 430 within railroad property. (Item #7)
 D) Centerline 3'-10" wide easement for pipeline pipe protection per 658 O.R. 154 (Item #9)
 E) Centerline of Coastal Aqueduct per Doc. #1996-025109 (Item #11)

COAL 04-0467

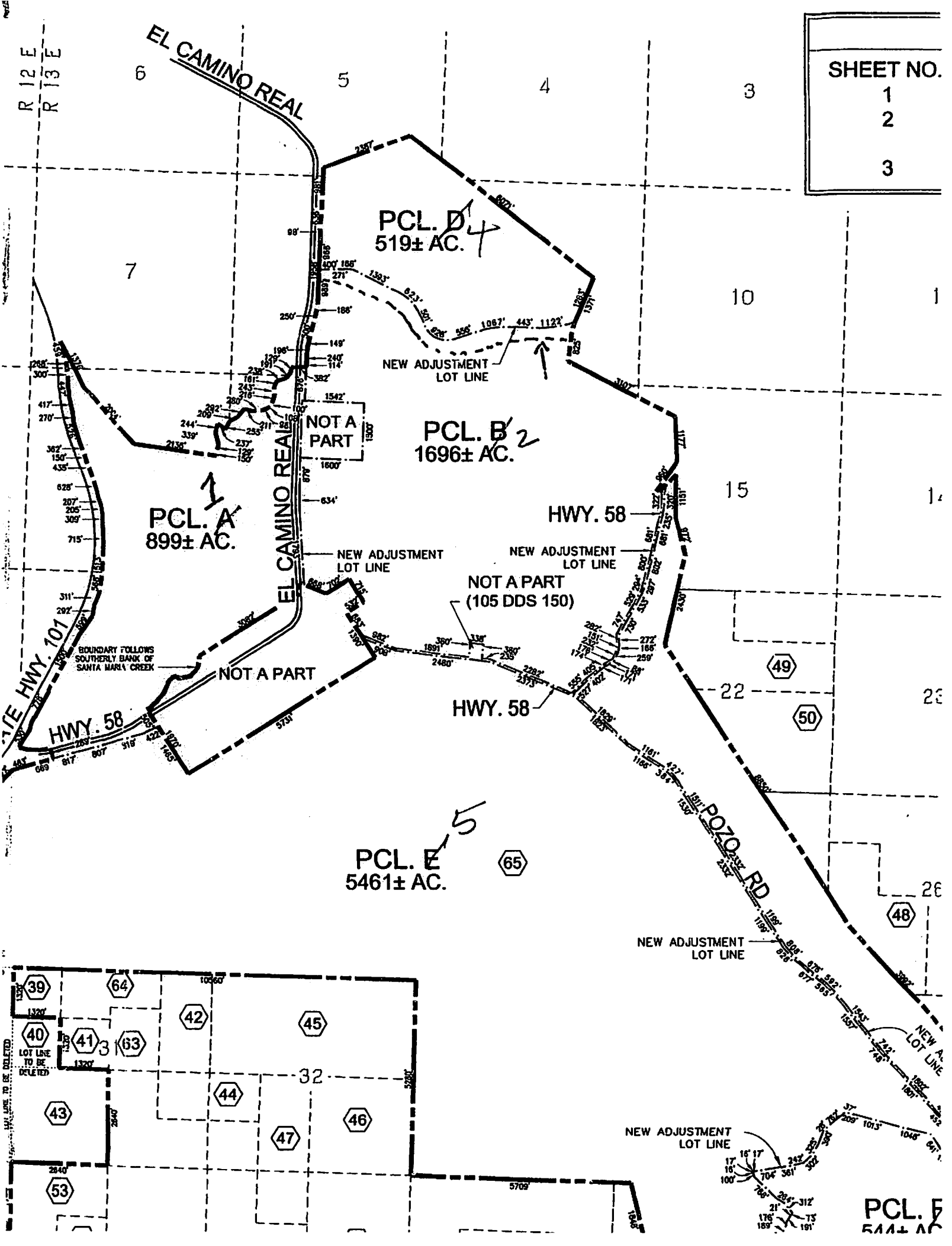
TENTATIVE LOT LINE ADJUSTMENT MAP

PARCEL 2 OF COAL 00-0264 PER CERTIFICATE OF COMPLIANCE RECORDED AS DOC# 2001-078581, AND THAT PORTION OF THE RANCHO SANTA MARGARITA PER CERTIFICATE OF COMPLIANCE RECORDED AS DOC# 2004-1086803 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO.

VOLBRECHT SURVEYS

POST OFFICE BOX 299
 SAN LUIS OBISPO, CA 93408
 (805) 761-8296

SHEET NO.
1
2
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PCL. F
544± AC.

