



DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 9/21/07

TO: _____

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2007-00035, COAL 07-0180, DUNNING/ LLA- to adjust the parcel lines between (2) 40 acres parcels. 80 acre site located off Niderer F.d., in Paso Robles. APN: 026-342-031 and 032.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 10/6/07 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 _____
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HAP

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No SUB '07 - 00035

APPLICATION TYPE CHECK ALL THAT APPLY

- Public Lot
- Voluntary Merger
- Certificate of Compliance
- Lot Line Adjustment
- Parcel Map
- Tract Map
- Receiving Site
- Sending Site
- Condominium (new or conversion)
- Road Abandonment
- Road Name
- Reversion to Acreage
- Reconsideration

Dunning

COAL 07-0180

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Dunning Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

Applicant Name Dunning Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

Agent Name Vaughan Surveys Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 80 AC± Assessor Parcel Number(s): 026-342-031 & 032
 Legal Description: The East 1/2 of the Southwest 1/4 of Section 10, Township 27 South, Range 11 East
 Address of the project (if known): Niderer Road, Paso Robles, CA 93446
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: North Hwy 101, west on Hwy 46 West, Right on Old Creek Rd., Right on Willow Creek Road, Right on Niderer Road
 Describe current uses, existing structures, and other improvements and vegetation on the property: Agriculture

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): Lot Line Adjustment to adjust the parcel lines between two 40 acre parcels, proposed parcels will remain 40 acres each

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 9/6/07

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Project Information: What is the proposed density or parcel size?: 40 AC±, 40 AC±

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 40/40

What will the property be used for after division: Agriculture

Is the property part of a previous subdivision that you filed?: Yes No

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

Have you reviewed county records to determine if the subject property has ever been the subject of a recorded certificate of compliance or a recorded map? Yes No

Building permits or other approval?: Yes No

If Yes to either question, please provide copies of all applicable materials.

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?: _____

Describe existing and future access to the proposed project site: Existing and future access is off of Niderer Road per a 50' Right of Way

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

North: AG South: AG

East: AG West: AG

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 No 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 No If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: CAL FIRE

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & 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 (21.03.010(d))

Briefly describe the reasons for the request: _____

Quimby Ordinance (Section 21.09.010 et seq of Title 21):

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

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option please complete below)

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 ownership and method of maintenance of the open space: _____

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

Is your project a:

New housing project containing 11 or more dwelling units or parcels; OR

- Demolition or conversion of one or more dwellings (includes mobilehomes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings 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.
- Demolition or conversion of one or more dwellings (includes mobilehomes) to a non-residential use which is not "coastal dependent".

ENVIRONMENTAL DESCRIPTION FORM

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: 15 acres
Moderate slopes of 10-30%: 41 acres
Steep slopes over 30%: 24 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
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.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain _____
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No Chemical? Yes No
Physical? Yes No Water analysis report submitted? Yes No
8. 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: _____
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: Templeton Unified School District
- 2. Location of nearest police station: CHP, Templeton
- 3. Location of nearest fire station: CDF
- 4. Location of nearest public transit stop: N/A
- 5. Are services (grocery / 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: AG
- 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: _____
- 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: 1) within the Agricultural land use category or 2) 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: _____

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): _____

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: _____

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): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

VAUGHAN SURVEYS, INC.

1101 Riverside Avenue • Paso Robles, CA 93446
(805) 238-5725 • FAX (805) 238-5835

PROJECT DESCRIPTION

**Lot Line Adjustment
COAL 07-0180**

The proposed project is a Lot Line Adjustment between two (2) parcels of 40 acres each resulting in two parcels of 40 acres each. The subject property is in the Adelaide Planning area, is zoned Agriculture, and is approximately 3 miles West of the city of Paso Robles. This adjustment will not result in any change in the land use or density of the parcels. There is no request for development at this time. There are existing homes on each of the parcels.

Parcel 1 currently includes small vineyards and a home approximately 1800 sq ft. Parcel 2 currently includes small vineyards, a residence approximately 1,800 sq ft, storage structures and a 2,200 sq ft winery. The current property line splits through one of the existing vineyards. The proposed lot line adjustment would provide for the winery to be included on parcel 1 and the vineyards to not be split between the two parcels.

The purpose of the requested Lot Line Adjustment is for estate planning purposes. The proposed parcel lines take into consideration the vineyards on site and the topography of the land.

This project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15303 because the project is to be considered a minor alteration on the land and it will not result in changes in land use or density. The parcel sizes will remain the same providing for an equal-to finding to be made.

Current access to the parcels are provided for in a Right of Way for road purposes from Niderer road to the property line per the document recorded in Book 1652, Page 775. An access easement is proposed over the existing dirt driveway from the property line of parcel 2, where the right of way ends, to the property line of parcel 1. No new roads will be constructed for access. The proposed access will meet CDF requirements.

All existing buildings meet the setback requirements for the new parcel line.

Attached is documentation to support the legality of the parcels. Each parcel was legally created by deed or patent prior to 1966 when that was an appropriate way to create a legal parcel.

The following findings can be made in regards to the proposed lot line adjustment:

Ordinance Compliance

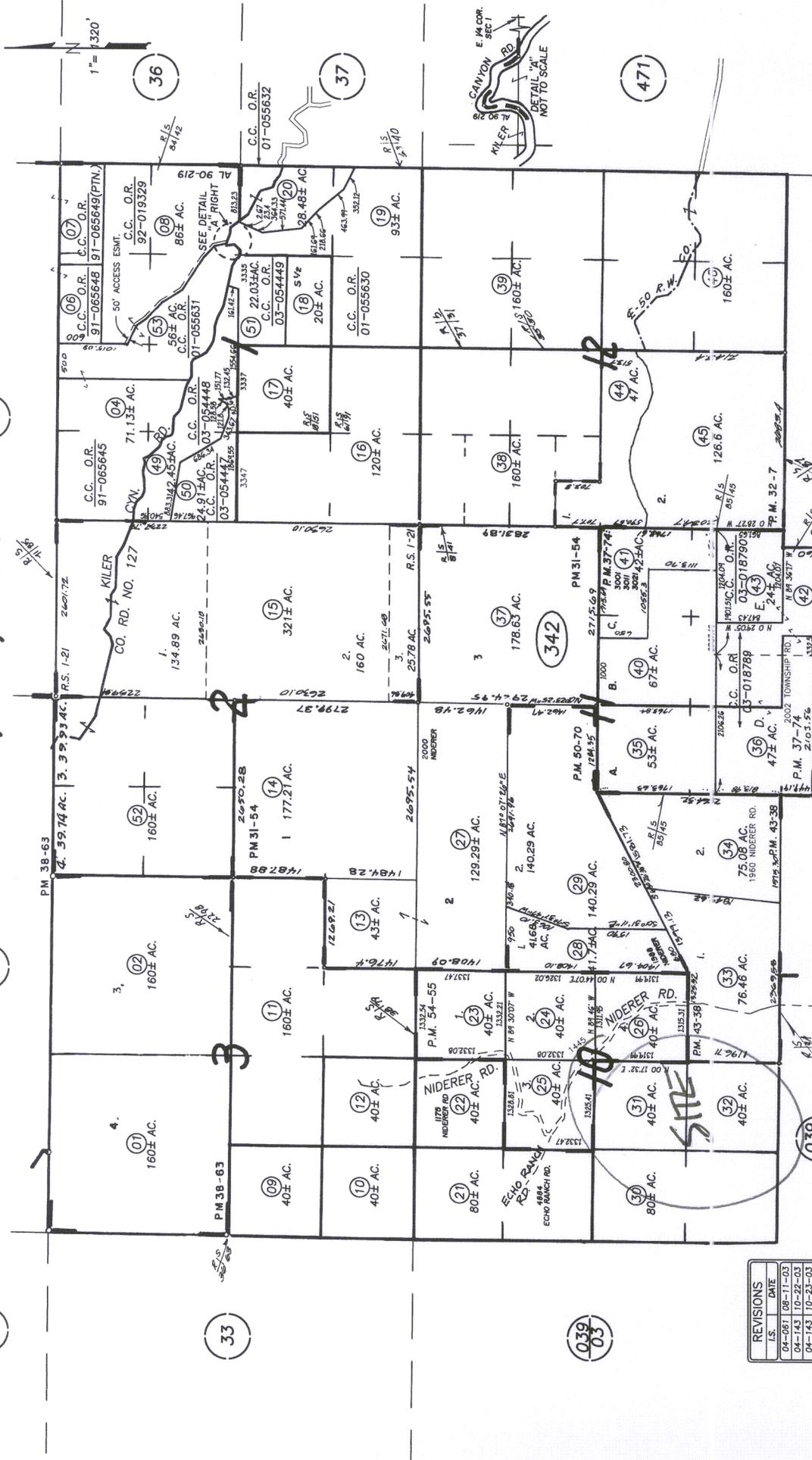
The proposed project is to adjust the lot lines between four legal parcels as follows:

EXISTING PARCEL SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
40	40
40	40

The proposed adjustment is equal to than the existing configuration.

SB 497

Lot Line Adjustments are limited to four or fewer existing adjoining parcels. The new parcels are to comply with not only the zoning and building regulations, but also with the general plan and any other applicable plans. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. There will no change in the parcel sizes. The proposed configuration allows for the existing vineyards to remain in one piece on each prospective parcel.



ASSessor's MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 026 PAGE 342

AL 90-219 = O.R. VOL. 3770, PG'S 688 TO 716
CORRECTION = VOL. 3854, PG.81

650 0 1320 2640

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

REVISIONS	I.S.	DATE
	04-087	08-11-03
	04-143	10-22-03
	04-143	10-23-03
	04-143	10-24-03

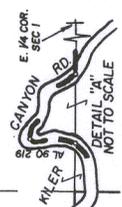
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03

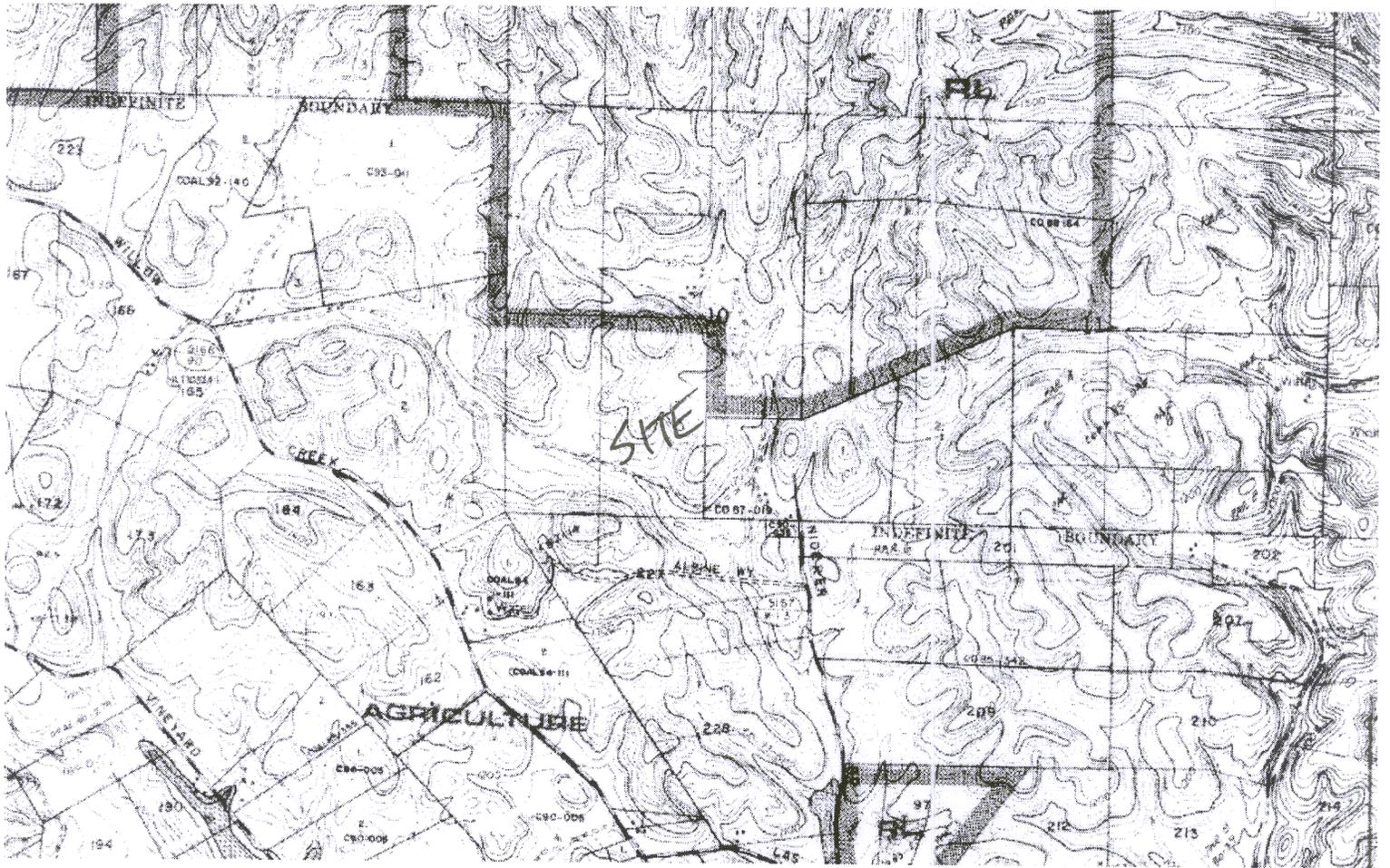
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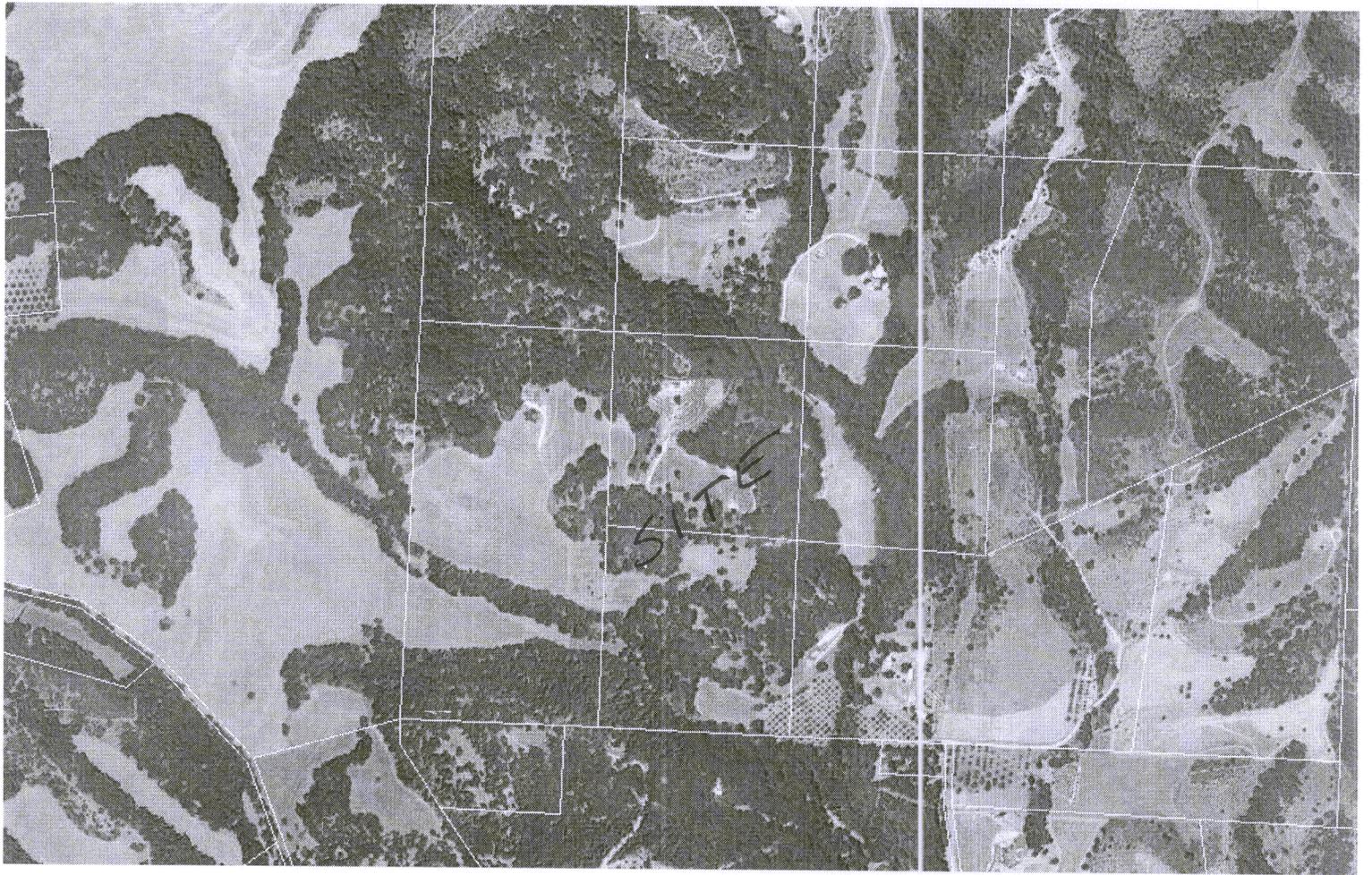
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07





TSP 25 / 1000 scale





Parcel Summary Report For Parcel # 026-342-031

9/21/2007
11:21:44AM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Address Information

Status P
Address 0000 NIDERER RD RADEL

Lot Information:

Community: RADEL
Planning Area: ADEL

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
R	T27S	R11E	10P	U			AG

People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	DUNNING JOHN S 1953 NIDERER RD PASO ROBLES CA 93446-9652	EMAIL: % ROBERT G DUNNING	
OWN	DUNNING BARBARA M		
OWN	DUNNING JOHN S FAMILY TRUST		
OWN	DUNNING ROBERT C		

Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	T27S R11E PTN SEC 10	LESS PTN MIN RTS