



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/4/2010

TO: _____

FROM: Holly Phipps, Nort County Team

PROJECT DESCRIPTION: DRC2010-00010 COAL 10-0073 MARTIN- LLA between 2 parcels. 321 acre site off Santa Rita Road in Templeton. APN: 039-261-038 and 039-221-008.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 8/19/2010 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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Build

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Martin Family Ranch (Betty & Michael Miller) Daytime Phone (559) 431-4480
 Mailing Address 970 East Goshen, Fresno CA Zip Code 93720
 Email Address: _____

Applicant Name Same as landowner Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Kirk Consulting Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Rd. Atascadero, CA Zip Code 93422
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: +/- 321 acres Assessor Parcel Number(s): 039-261-038 & 039-221-008
 Legal Description: Lots 124, 150, and portions of Lot 20 per Rancho Paso de Robles, Bk A, Pg. 164
 Address of the project (if known): 01835 SANTA RITA RD, Templeton CA 93465
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Vineyard dr. exit, left on vineyard dr., left on s. bethel rd., rt. on Santa Rita, one mile to property

Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing House and Various Ag. Structures

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Two Lot LLA. Adjusting lot lines to follow Santa Rita Rd.

LEGAL DECLARATION

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

Property owner signature Jamie Kirk Date 7-29-10

FOR STAFF USE ONLY				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> 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?: Two Parcels: (Lot 1) 161 acres & (Lot 2) 160 acres

Number of existing lots, parcels or certificates: 2 existing parcels Existing parcel sizes: (1) +/- 146 acres & (2) +/- 174 acres

What will the property be used for after division: AG & Residential

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

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

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 off of Santa Rita Rd. for both Lot 1 and Lot 2

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 (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: SLO Co. CalFire

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 ita Rd.

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

Acreeage 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: N/A

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), 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 mobile homes) 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:

- a. Answer ALL of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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:

Lot 1: flat with sm. slope portion, Lot 2: rolling hills

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 220 acres
Moderate slopes of 10-30%: 100 acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Santa Rita Creek
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: Santa Rita Rd.

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 Orchard and grazing
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? N/A
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: N/A
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? Yes No
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 _____ G.P.M.
 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? N/A 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

N/A

- 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: +/- 10 min
- 3. Location of nearest fire station: +/- 10min
- 4. Location of nearest public transit stop: +/-5min
- 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

N/A

- 1. Please describe the historic use of the property: _____
- 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 if your site is: 1) Within the Agricultural land use category, or 2) 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 *: No

*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:
No Environmental mitigations proposed

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): N/A

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



SUPPLEMENTAL DEVELOPMENT STATEMENT
Martin Family Trust
COAL 10-0073

Proposal

The lot line adjustment is proposing to adjust the lot lines between two existing lots. The site is in the Salinas River Planning Area and the lots are designated Agricultural on the County's Land Use Maps. The existing parcels sizes are approximately +/- 174.85 acres and 146.45 acres in size. The proposed parcel sizes are acres 160.08 and 161.22 acres in size respectively.

Existing Uses:

Current uses on the site are agricultural and agricultural supportive uses. Structures consist of an existing house and various agricultural accessory structures located near Santa Rita Creek Road. Agricultural uses include cattle grazing, dry land farming, and dry farmed orchards.

Proposed Configuration:

The intention of the LLA is intended to create lots that are better suited to the existing improvements/access as well as create lots that will support a more efficient use of the land. Currently, existing parcel 2 is bisected by Santa Rita Creek Road. The adjustment will adjust the lot line to follow Santa Rita Creek Road, configuring the resulting lots in such a way that one parcel is entirely on the north side of Santa Rita Creel Road and one parcel is entirely on the south side of Santa Rita Creek Road. This adjustment will allow the more productive soil along Santa Rita Creek to become a single intact farming unit and will result in a parcel that is no longer bisected by Santa Rita Creek Road.

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.

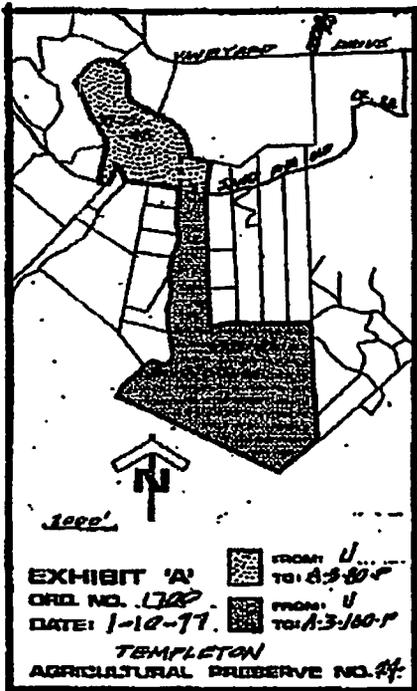
The lot line adjustment will result in parcels that are equal to *and* better than the existing situation for the following reasons:

- Both lots will be at least 160 acres in size which is within the range of parcel sizes allowed in the Agricultural Land Use Category.
- The lot line adjustment does not create any more development potential than exists today as both lots are legal lots of record available to be developed consistent with applicable county regulations.
- From a design perspective the adjustment is better than the existing situation because it will reconfigure the lots so that existing Parcel 2 is no longer bisected by Santa Rita Creek Road.

Based on the above discussion, the project will maintain a position equal to and *better than* the existing situation, relative to the county's zoning and building ordinances.

Williamson Act Contract:

The property is currently encumbered by a Williamson Act Contract. The parcels sizes resulting from the Lot Line Adjustment will be consistent with the minimum parcels sizes outlined in the Williamson Act Contract. The contract minimum parcel size for the property north of Santa Rita Creek Road is 80 acres and the minimum contract size for the property to the south of Santa Rosa Creek Road is 160 acres. Both resulting parcels exceed 160 acres in size. All soil types on the site are well described as well to moderately suited for rangeland by the Soil Survey for San Luis Obispo County.

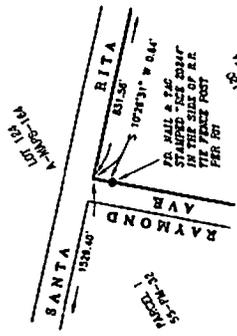


Environmental Review:

The lot line adjustment qualifies for a Categorical Exemption (Class 5) pursuant to CEQA because the project is a minor adjustment of land and the project will not negatively impact agricultural resources will not increase the development potential and will not have an impact on the environment and sensitive environmental resources.

TENTATIVE PARCEL MAP COAL 10-0073

BEING A LOT LINE ADJUSTMENT OF CERTIFICATES OF COMPLIANCE 2005-00701 & 2006-00703 BEING LOTS 104, 150, AND PORTIONS OF LOT 120 OF THE RANCHO PASO DE RODILES AS SHOWN ON THE MAP FILED IN BOOK A, PAGE 84 OF MAPS, IN THE COUNTY OF SAN JUAN COUNTY, STATE OF CALIFORNIA.

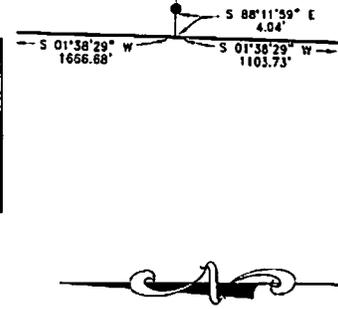


DETAIL C
NOT TO SCALE

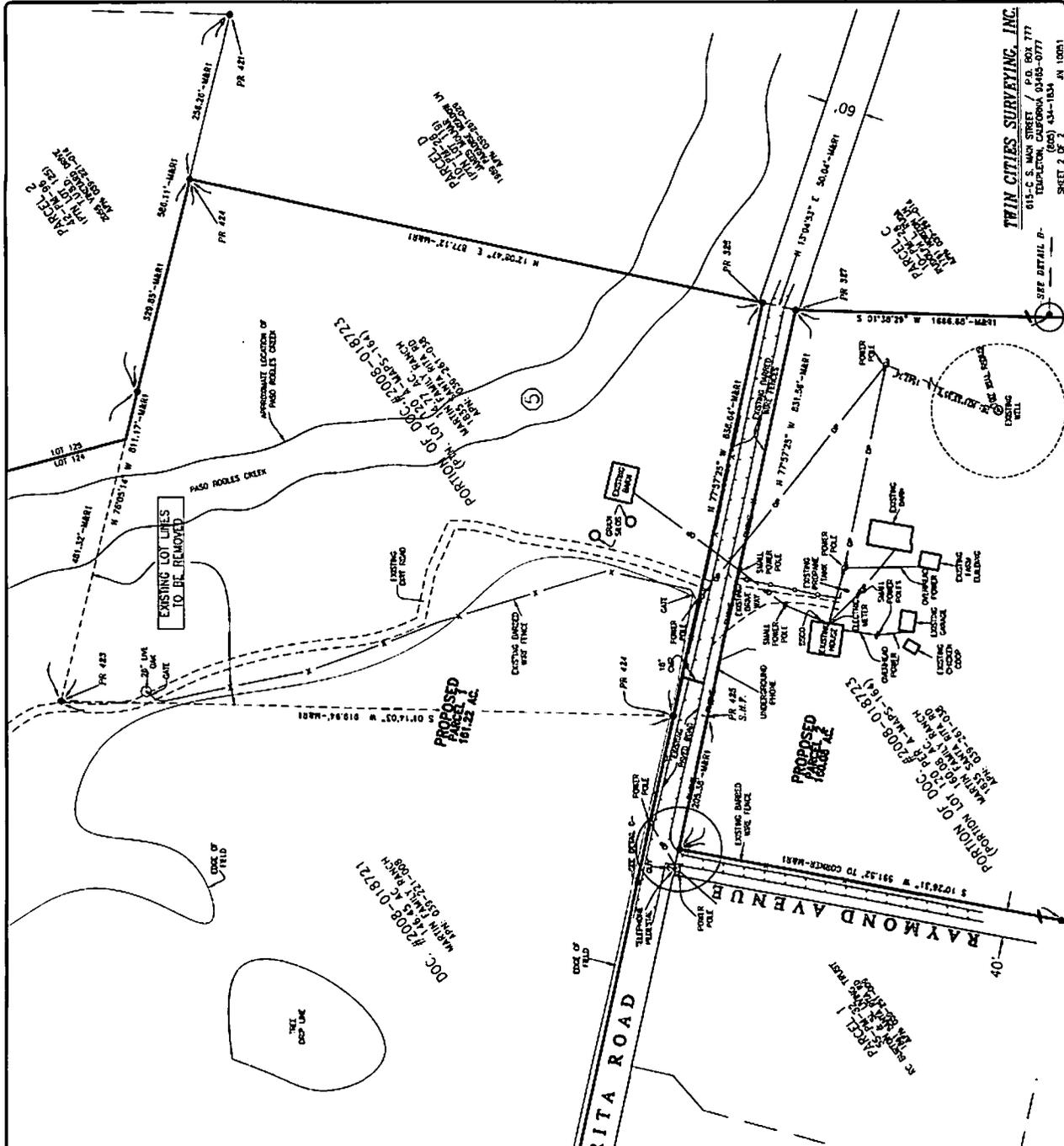
LEGEND:

- - INDICATES FOUND MONUMENT PER R
- 1" - IRON PIPE
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- 1" - IRON PIPE
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DETAIL B

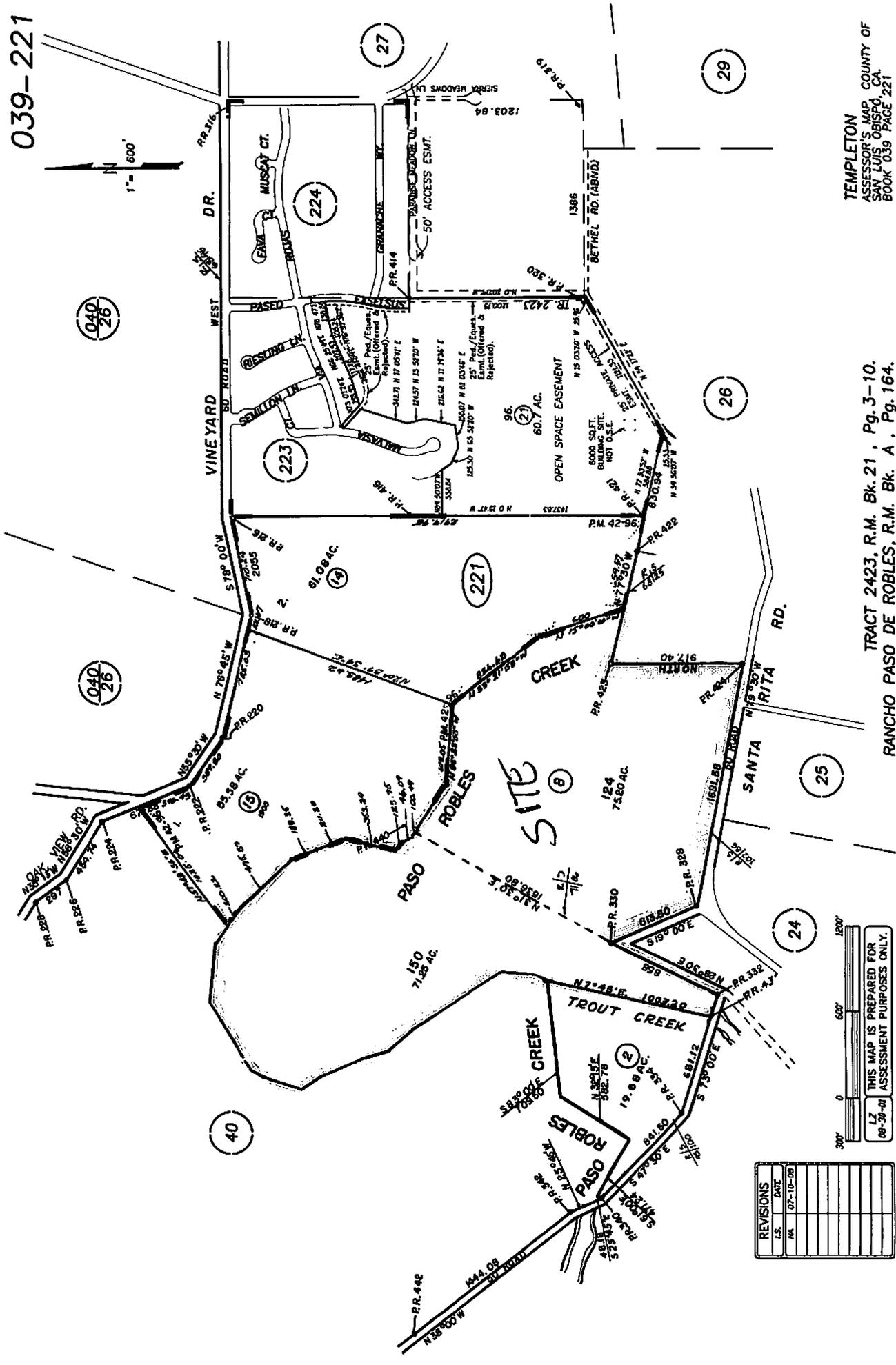
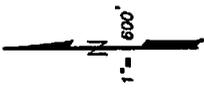


SCALE: 1" = 100 FT.



TWIN CITIES SURVEYING, INC.
015 S. MAIN STREET, SUITE 101, SAN JUAN COUNTY, CA 95166-0777
TEL: (530) 434-1834 (FAX) (530) 434-1834
SHEET 2 OF 2 AN 100611

039-221



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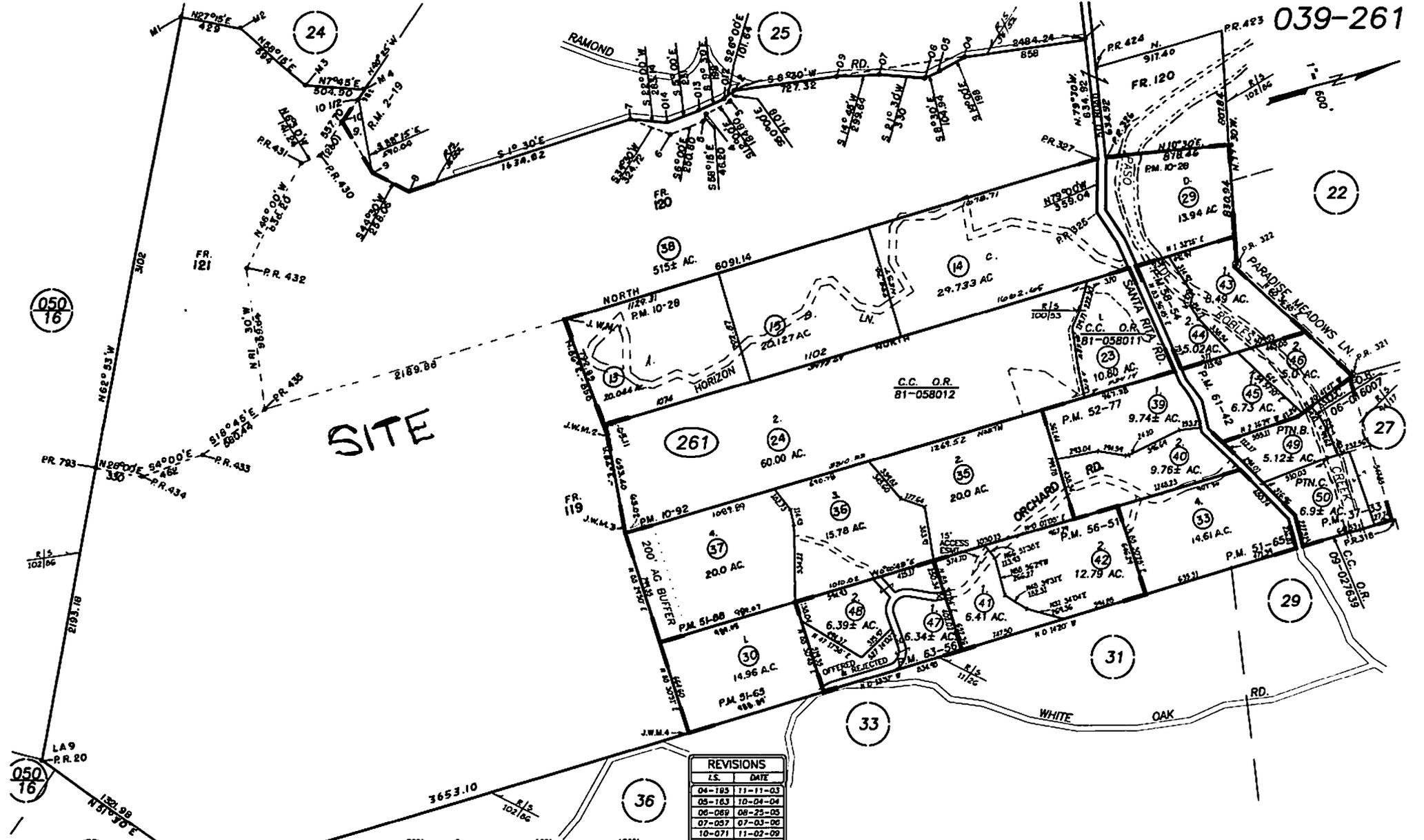


REVISIONS	
U.S.	DATE

LZ THIS MAP IS PREPARED FOR 08-30-01 ASSESSMENT PURPOSES ONLY.

TEMPLETON ASSESSOR'S MAP COUNTY OF SAN LUIS OBISPO, CA BOOK 039 PAGE 221

TRACT 2423, R.M. Bk. 21, Pg. 3-10. RANCHO PASO DE ROBLES, R.M. Bk. A, Pg. 164.



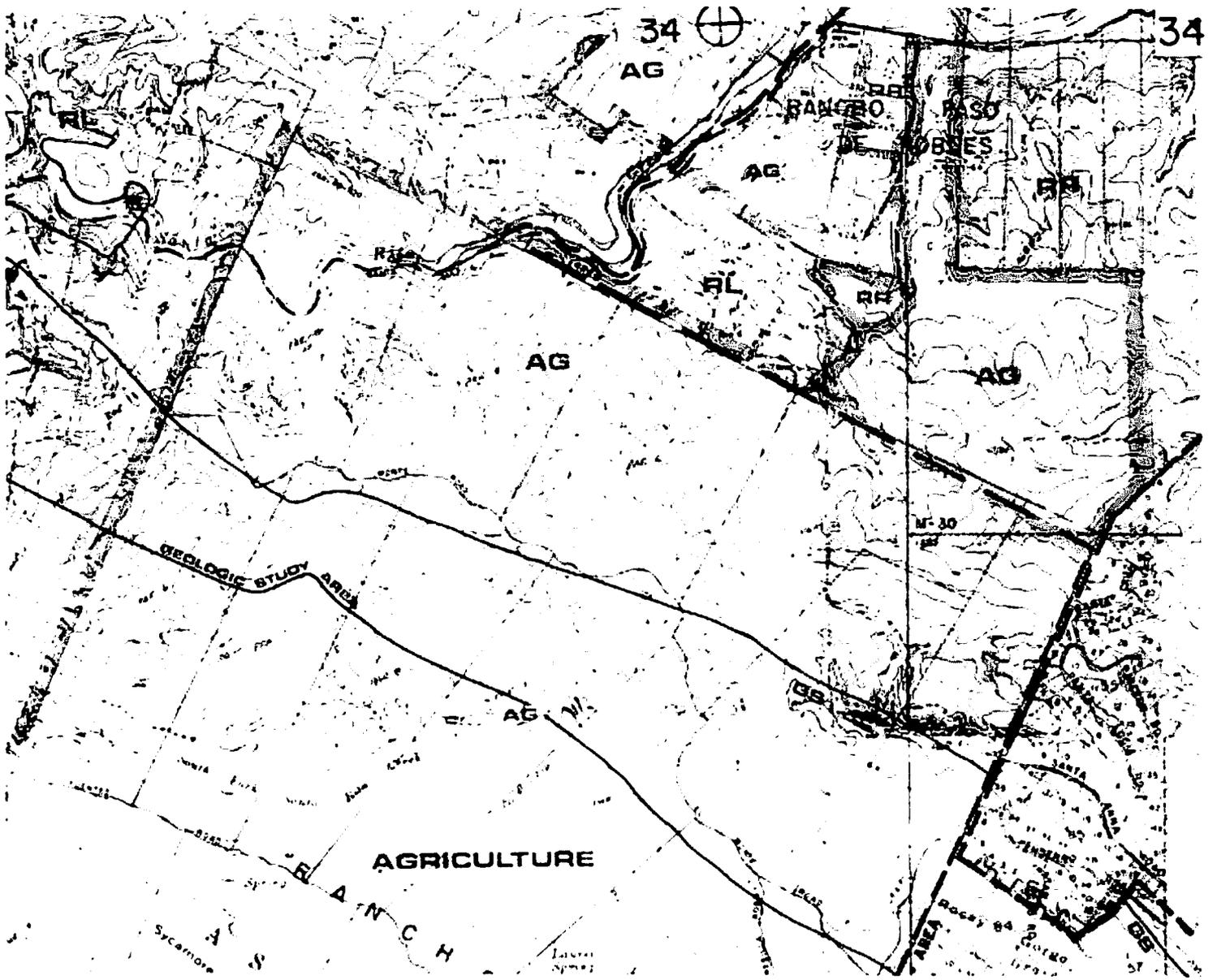
SITE

REVISIONS	
LS.	DATE
04-183	11-11-03
05-183	10-04-04
06-089	08-25-05
07-057	07-03-06
10-071	11-02-09
10-071	11-03-09



L2
12-3-97
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.







Parcel Summary Report For Parcel # 039-261-038

7/30/2010
11:24:06AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN MILLER BETTY L
 970 E GOSHEN AVE FRESNO CA 93720-2554

OWN FREEMAN FAMILY TRUST

OWN FREEMAN MARIE

OWN FREEMAN MARIE I

OWN FREEMAN MARK W

OWN MAPLE SUSAN A

OWN MILLER FAMILY TRUST

OWN MILLER MICHAEL D

Address Information

Status **Address**
 01835 SANTA RITA RD RSAL



Parcel Summary Report For Parcel # 039-261-038

7/30/2010
11:24:06AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
APV.C08-	017	0001						N		
APV.C08-	017	0003						Y		
APV.C08-	017	0004						Y		
APV.C08-	017	0005						Y		

Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
RHOPR	0000	120P	Salinas Rural	Salinas	AG			N		
TEMPHTS	0000	0009	Salinas Rural	Salinas	AG			Y		
RHOPR	0000	121P	Salinas Rural	Salinas	AG			N	L2	
RHOPR	0000	119P	Salinas Rural	Salinas	AG			N	L2	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	LT 120 PTNS LTS 119,120,1 21 & TEMPLETON HTS LT 9

Notes

CERT #1 - LOT 9 TEMPLETON HTS
 CERT #3 - SLIVER PORTION OF LOT 120 ON WEST SIDE OF LOT SOUTH OF RD
 CERT #4 - REMAINDER PORTION OF LOT 120 ON BOTH SIDES OF ROAD
 CERT #5 - PORTION OF LOTS 121 AND 119 TOGETHER
 TEMPLETON UNIFIED SCHOOL
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
 TEMPLETON PUBLIC CEMETERY
 NO. 05 ROAD-CO/SUPVR
 AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 039-261-038

7/30/2010
11:24:06AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PRE2008-00029 REC Primary Parcel

Description:

PRE2009-00028 REC Primary Parcel

Description:

MARTIN FAMILY RANCH / 517 ACRES. LOT LINE ADJUSTMENT OF FOUR EXISTING PARCELS IN THE AG LAND USE CATEGORY.

SUB2007-00158 RDD Primary Parcel

Description:

PROP 5 CERTS OF COMPLIANCE

SUB2010-00010 REC Primary Parcel

Description:

TWO LOT LLA. ADJUSTING LOT LINES TO FOLLOW SANTA RITA RD.

S950121N CMP Related Parcel

Description:

PROPOSED ROAD NAME - ACORN SPRINGS RD