



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/8/2010

TO: \_\_\_\_\_

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2010-00046 COAL 10-0043 CAMPBELL- Lot line adjustment between 2 parcels. 42.21 acre site located off El Pomar Drive in Templeton. APNs: 033-301-011 and 033-301-015.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs, please respond within 60 days. Thank you..

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 Building

File No. SUB 2010-00046  
Campbell

## 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)  
 Voluntary Merger               Certificate of Compliance

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Donald H. Campbell Daytime Phone (805) 459-9662  
 Mailing Address 5868 El Pomar Drive, Templeton, CA. Zip Code 93465  
 Email Address: --

Applicant Name Same as Property Owner Daytime Phone --  
 Mailing Address -- Zip Code --  
 Email Address: --

Agent Name North Coast Engineering, Inc. (John R. Sanders) Daytime Phone (805) 239-3127  
 Mailing Address 725 Creston Road, Suite B, Paso Robles, CA Zip Code 93446  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 42.21 AC± Assessor Parcel Number(s): 033-301-011 & 033-301-015  
 Legal Description: Ptn. Lots 17, 18 & 19 Almond Ridge Orchards No. 5, per 3/MB/22  
 Address of the project (if known): 5810 & 5860 El Pomar Drive, Templeton CA.  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Templeton travel approximately 6 miles east along El Pomar Drive. The driveway is on the north about 1/2 mile east of White Hawk Lane.  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
Residential & Vineyard Land with homes & wine grape vineyards.

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Adjusting of the existing Lot Lines around the existing residences that are currently encroaching across said existing Lot Lines.

## 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 

Date 10-15-10

<b>FOR STAFF USE ONLY</b>				
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?: 10, 11 & 20 acre parcels

Number of existing lots, parcels or certificates: 3 Existing parcel sizes: 20±, 10±, 12.25± AC

What will the property be used for after division: Residential & Vineyards (existing)

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: Access off of El Pomar Drive,

Existing access will continue to be used.

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: Residential Rural

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: 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 \_\_\_\_\_

**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): N/A**

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 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:

- 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:

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes:       N/A       acres  
Moderate slopes of 10-30%:       N/A       acres  
Steep slopes over 30%:       N/A       acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: San Juan Creek, Cholame Creek & Estrell Creek
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list:       El Pomar Drive

**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 Irrigation of Vineyards  
 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: Residential & Agricultural
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    N/A  
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. N/A  
 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? \_\_\_\_\_ 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:** N/A

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: \_\_\_\_\_ Mid-State Solid Waste & Recycling \_\_\_\_\_
- 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: \_\_\_\_\_ Templeton Sheriff's Sub-Station \_\_\_\_\_
- 3. Location of nearest fire station: \_\_\_\_\_ Templeton Fire Department \_\_\_\_\_
- 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: \_\_\_\_\_ Residential & Agricultural \_\_\_\_\_
- 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: \_\_\_\_\_ N/A \_\_\_\_\_

**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 \*: N/A

\*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:  
N/A
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.)



**TENTATIVE MAP**  
**COAL 10-0043**

**IN THE COUNTY OF SAN LUIS OBISPO,**  
**STATE OF CALIFORNIA**

BEING A SUBDIVISION OF A PORTION OF LOTS 17, 18 AND 19 OF ALMOND RIDGE ORCHARDS NO. 5, ACCORDING TO THE MAP RECORDED IN BOOK 3 OF MAPS, AT PAGE 22 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 033-301-026  
 PTH LOT 16  
 9/163/22  
 JACOBSEN, RICHARD H.

APN 033-301-028  
 PTH LOT 17  
 9/163/22  
 KILBY, JACOBSON & BARBARA

APN 033-301-031  
 PARCEL 1  
 82/194/22  
 MARGARET & DAVID  
 & CELIA

APN 033-301-032  
 PARCEL 1  
 83/194/22  
 GAY TROTT

APN 033-301-016  
 LOT 19  
 9/163/22, 180/02/23  
 CAMPBELL, DONALD H.

APN 033-301-011  
 PTH LOT 17 & 18  
 9/163/22  
 CAMPBELL, DONALD H.

APN 033-301-027  
 PTH LOT 17  
 9/163/22  
 CANTON, LYNN E.

APN 033-301-025  
 PTH LOT 18  
 887/02/207  
 MACCOLLUM, MARK & FERRIS

**SITE STATISTICS - OVERVIEW**

TOTAL AREA 42.31 ACRES  
 TOTAL LOTS 3

**RECORD OWNER**  
 DONALD H. CAMPBELL  
 2020 EL POMAR DRIVE  
 TEMPLETON, CA 93456

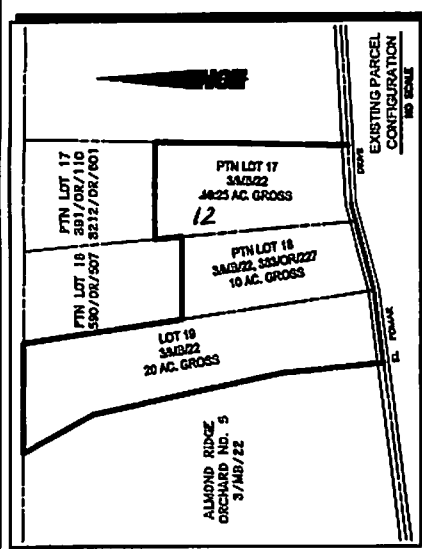
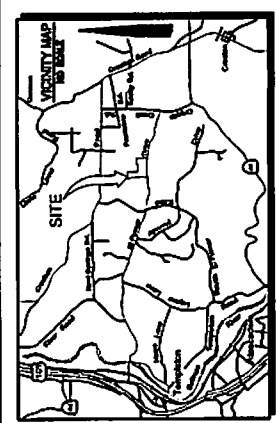
**APPLICANT**  
 DONALD H. CAMPBELL  
 2020 EL POMAR DRIVE  
 TEMPLETON, CA 93456

**CONVEYOR**  
 NORTH COAST ENGINEERING, INC.  
 725 CREATION RD., STE. B.  
 PACIFIC PALMS, CA 93450  
 L.S. 1897

**CONTACT** DONALD CAMPBELL  
 (520) 253-7177  
 (520) 253-7177

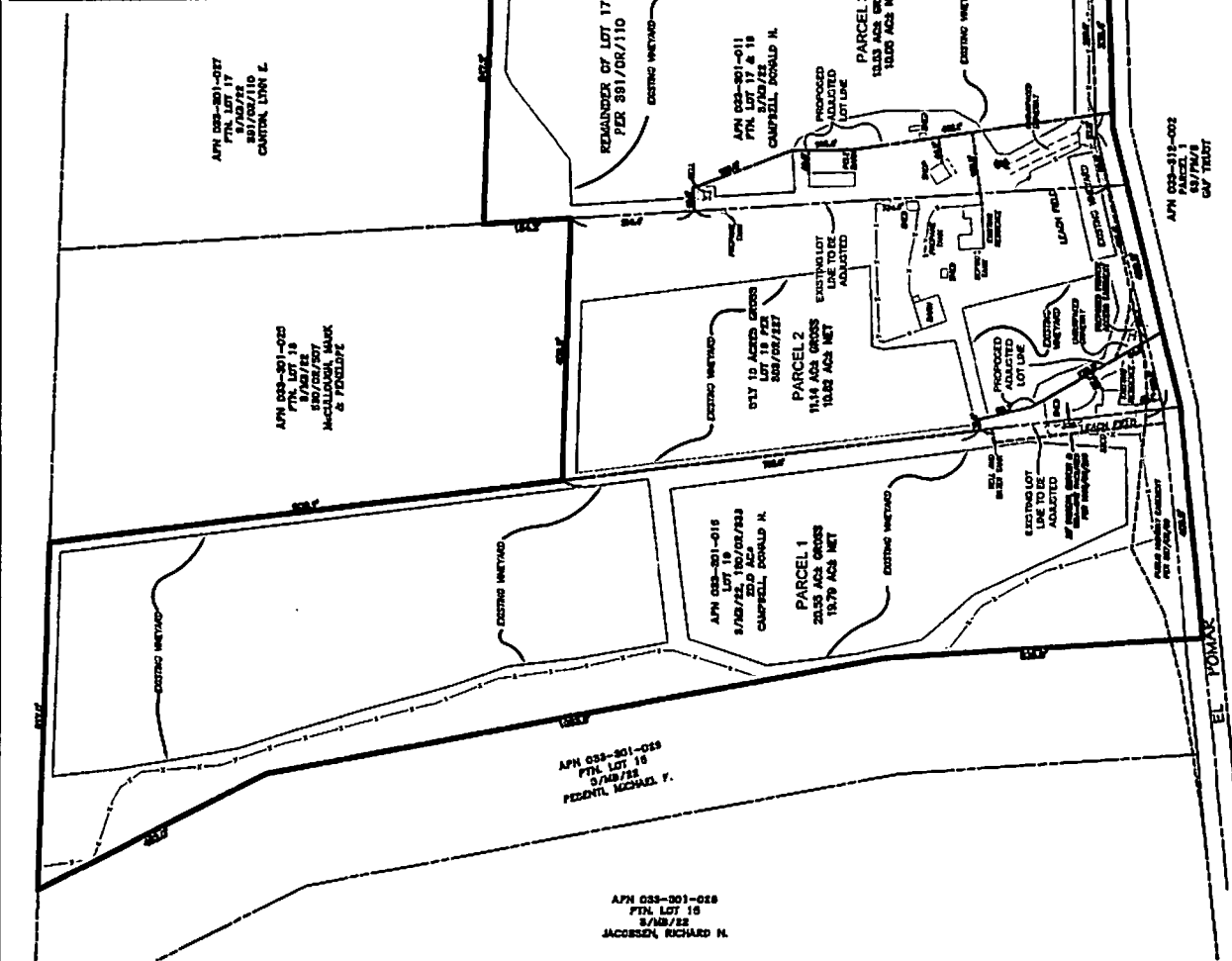
**APN** 033-301-026-028

**PROPOSED USE OF PROPERTY**  
 RESIDENTIAL/AGRICULTURAL



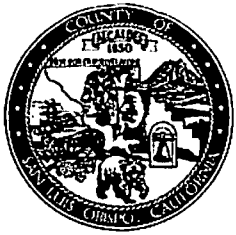
- LEGEND**
- EXISTING PROPERTY BOUNDARY
  - EXISTING PROPERTY LINES
  - PROPOSED PROPERTY LINES
  - EXISTING AIR RIGHTS
  - EXISTING UNPAVED DRIVEWAY
  - EXISTING FENCE LINE

- NOTES**
1. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON RECORD DATA PER 3/185/22.
  2. ZONING - AGRICULTURE.









# Parcel Summary Report For Parcel # 033-301-011

11/23/2010  
2:57:29PM

## 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    CAMPBELL DONALD H  
5868 EL POMAR DR TEMPLETON CA 93465-  
OWN    CAMPBELL GAIL A

### Address Information

Status            Address  
P                    05868 EL POMAR DR RELPO

### Lot Information:

<u>Tract / Twnshp</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>
ALMRDOR5	0000	17P	Rural El Pomar	El Pomar-Estr	AG			U	L2	
ALMRDOR5	0000	18P	Rural El Pomar	El Pomar-Estr				U	L2	

### Parcel Information

Status    Description  
Active    ALM RDG ORCH 5 PTN LTS 17 & 18

### Notes

### Tax Districts

PASO ROBLES JT(27,40) (SB1537) UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
PASO ROBLES PUBLIC CEMETERY  
NO. 05 ROAD-CO/SUPVR  
AREA NO. 21 COUNTY SERVICE



# Parcel Summary Report For Parcel # 033-301-011

11/23/2010  
2:57:29PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

**Case Status:**

SUB2010-00046

REC

Primary Parcel

**Description:**

THREE PARCELS OF 20 ACRES, 10 ACRES, 12.25 ACRES. PROPOSED TO BE ADJUSTED TO 20.55, 11.14 & 10.53.

ZON2004-00188

APV

Primary Parcel

**Description:**

VINEYARD MANAGEMENT-HOME OFFICE ONLY