



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/10/2010

TO: _____

FROM: Karen Nall, North County Team

PROJECT DESCRIPTION: SUB2010-00047 COAL 09-0038 MULLENNIX- Lot line adjustment between 3 parcels, totaling 61.2 acres. Site located off Peachy Canyon Road in Paso Robles. APN: 026-292-031, 032, and 033.

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

SUB2010-
00047
COAL 09 -
0038

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 Ted Mullennix Daytime Phone 805-610-4189
 Mailing Address 3845 Peachy Cyn Rd. Paso Robles, CA Zip Code 93446
 Email Address: N/A

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

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

PROPERTY INFORMATION

Total Size of Site: +/- 61.2 AC Assessor Parcel Number(s): 026-292-031,032,& 033

Legal Description: Portion of NW Quarter of Section 35 in T26S, R11E, Mnt. Diablo Base, Co. of SLO

Address of the project (if known): 3845 Peachy Canyon Rd. Paso Robles, CA 93446

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Take 101 N, Take Vineyard Drive exit, Left on Vineyard (+/-8mi), 1st right onto Peachy Cyn Rd., stay on Peachy Cyn Rd. (+/-5 miles)

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

Structures consist of four existing residences and an accessory structure. Agricultural uses include limited grazing.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): The existing parcels sizes are approximately +/- 40.8, 18.4, 1.5, and .50 acres in size. The proposed parcel sizes are 7.6 acres, 11.7 acres, and 41.9 acres in size respectively.

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 Kule* Date _____

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?: Parcel sizes are 7.6 acres, 11.7 acres, and 41.9 acres
Number of existing lots, parcels or certificates: 4 parcels Existing parcel sizes: +/- 40.8, 18.4, 1.5, and .50 acres
What will the property be used for after division: N/A
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? No

Describe existing and future access to the proposed project site: Existing access is off of Peachy Canyon Rd.

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: 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): 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:

- 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: _____ acres
Moderate slopes of 10-30%: +/-31 acres acres
Steep slopes over 30%: +/- 30 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: County wide 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: _____

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? 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? _____ 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: Paso Robles School District
- 2. Location of nearest police station: +/- 15min
- 3. Location of nearest fire station: +/- 15min
- 4. Location of nearest public transit stop: +/-10min
- 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: N/A
- 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 *: _____

*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:

Eliminating one parcel

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.)

Kirk Consulting

SUPPLEMENTAL DEVELOPMENT STATEMENT
Mullinex
COAL 09-0038

Proposal:

The lot line adjustment is proposing to adjust the lot lines between four existing lots. The site is in the Adelaida Planning Area and the lots are designated Agricultural on the County's Land Use Maps. The existing parcel sizes are approximately +/- 40.8, 18.4, 1.5, and .50 acres in size. The proposed lot line adjustment will result in three parcels: 7.6 acres, 11.7 acres, and 41.9 acres in size respectively.

Existing Uses:

Current uses on the site are residential and agricultural uses. Structures consist of four existing residences and an accessory structure. Agricultural uses include limited grazing.

History for Existing Structures:

- 1,272 SF Mobile Home on Existing 18.4 acre parcel (Established in 1974 – APN 026-292-032)
- 1,036 SF Mobile Home on Existing 1.5 acre parcel (Established in 1972 – APN 026-292-031)
- 1,152 SF Mobile Home on Existing 40.8 acre parcel (Established in 1976 APN 026-292-033)
- 2,672 SF House on Existing 40.8 acre parcel (Replacement Permit - PMT 2008-02168 – APN 026-292-033)

Proposed Configuration:

The LLA is intended to create lots that are better suited to the existing improvements as well as create a lot that can support a viable agricultural use. Currently, there are four parcels on the site. The Lot Line Adjustment will consolidate the four parcels into three parcels.

Two of the existing parcels are smaller in size (1.5 acres and .50 acres) and the two larger parcels bisect what would be considered the 'plantable/agricultural' portion of the site. Of the four existing parcels, one parcel has two residences located on it and two parcels each have one residential unit located on them. The fourth parcel does not contain any structural improvements.

Three of the existing parcels are substandard. The proposed configuration consolidates three substandard parcels into two parcels (18.4 acres, 1.5 acres and .50 acres to 11.7 acres and 7.6 acres). The proposed configuration also re-orientes the existing 40.8 acre parcel so that it contains the entire "plantable" acreage on the site, which also results in a slightly larger parcel. The proposed configuration locates two dwellings on one parcel and two parcels with one dwelling each.

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:

- The Lot Line Adjustment eliminates one parcel
- The Lot Line Adjustment decreases the number of number of non-conforming (three to two)
- The Lot Line Adjustment increases the size of a conforming (by parcel size range) parcel
- The lot line adjustment does not create any more development potential than exists today as all 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 the plantable acreage is consolidated onto one parcel.

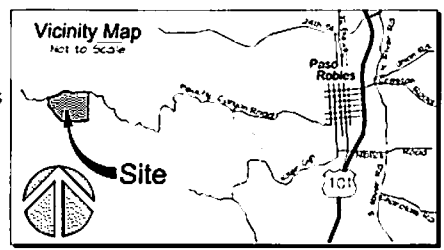
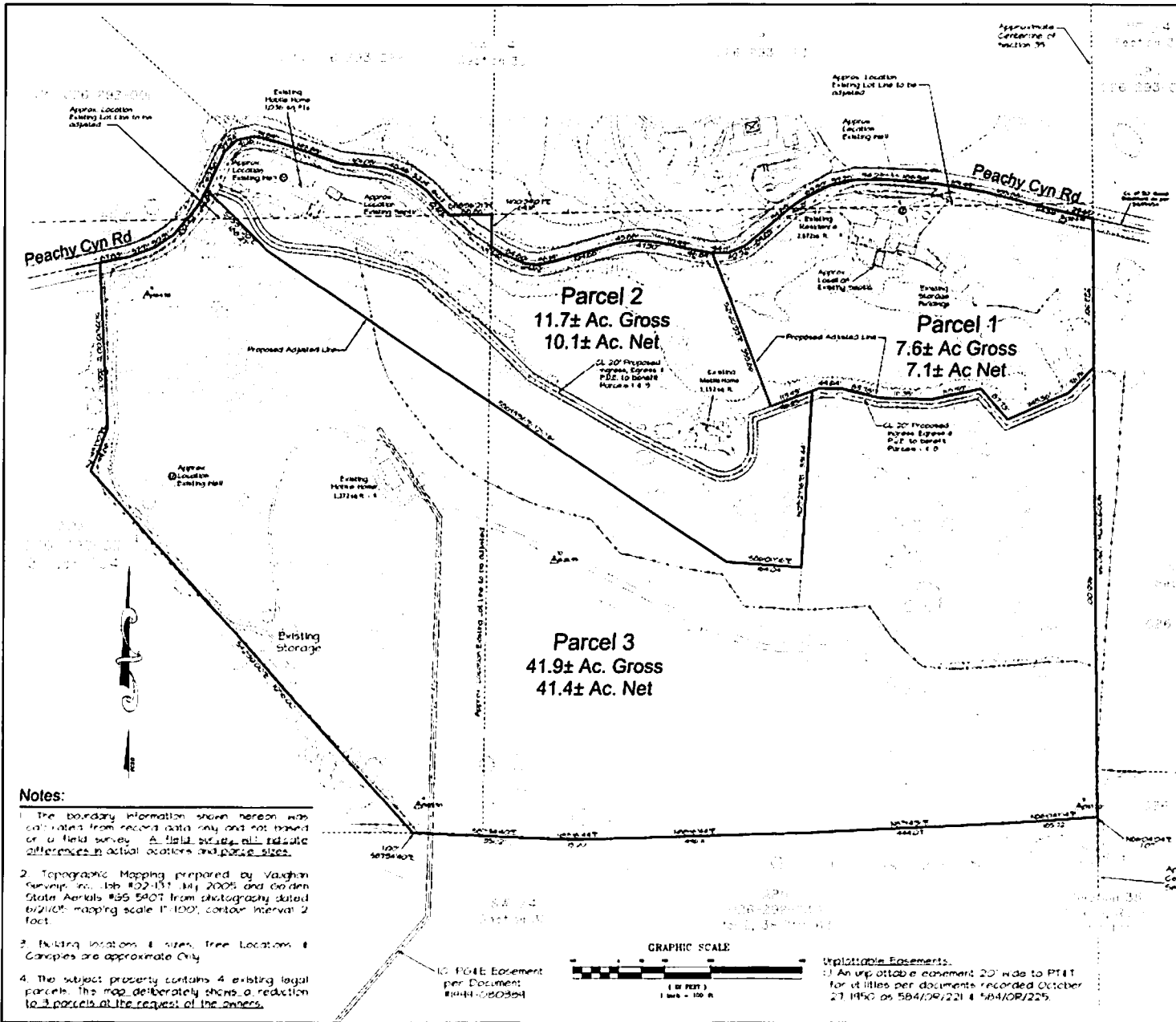
Based on the above discussion, the project will maintain a position equal to and *better than* the existing situation, relative to the County's zoning and building ordinances.

Williamson Act Contract:


The property is currently encumbered by a Williamson Act Contract. The minimum parcel size of the Williamson Act contract is 80 acres in size. The existing and proposed parcels are smaller than the minimum lot size established in the contract. A notice of non-renewal has been filed for the property and the Williamson Act contract will not renew as of February 7, 2013. None of the parcels that are subject to the Lot Line Adjustment can be conveyed until after February 7, 2013.

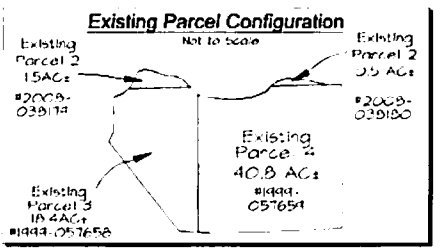
Environmental Review:

The Lot Line Adjustment qualifies for a General Rule Exemption (CEQA Guideline Section 15061) because the project will not negatively impact agricultural resources and will not change the land use or land use density. Further the Lot Line Adjustment will not have an impact on the environment and sensitive environmental resources.



Owner's Statement
I hereby request approval of the adjustment of real property shown on the tentative map of the request of the owners in November, 2010 and state that I am the authorized representative of the owners and that the map is true and correct to the best of my knowledge.

Project Engineer: P.S. R. 1977 Map 00000




Tentative Lot Line Adjustment COAL 09-0038
of a Portion of the Northwest quarter of Section 35, in Township 26 South, Range 11 East, Mount Diablo Base and Meridian, County of San Luis Obispo, State of California.


Prepared for: Law Family Vineyards
c/o Ted Muller
3845 Peachy Canyon Road
Paso Robles, CA 93446

APN# 026-292-031, 032, & 033
Site Area = 61.2 AC, more or less
Zoning: Ag
First American Title Report #4001-3118441 LI

Pacific Coast Survey & Design Group, Inc.
935 Riverside Ave #10
Paso Robles, California 93446
(805) 231-9881 www.pcsg.com

Project File: V0900611A.dwg
Last Revised 16 NOV 10

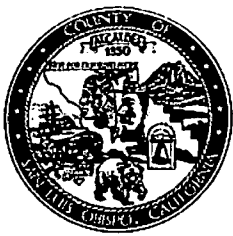
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



- Notes:**
- The boundary information shown hereon was calculated from record data only and not based on a field survey. A field survey will indicate differences in actual locations and parcel sizes.
 - Topographic Mapping prepared by Vaughn Curving, Inc. 188 822-1531 in 2005 and Garden State Aerials #55 5807 from photography dated 02/20/05 mapping scale 1:100, contour interval 2 feet.
 - Building locations & sizes, Tree Locations & Canopies are approximate only.
 - The subject property contains 4 existing legal parcels. This map deliberately shows a reduction to 3 parcels at the request of the owners.



Applicable Easements:
1. An irrevocable easement 20' wide to P141 for utilities per documents recorded October 27, 1950 as 584/09/221 & 584/09/225.



Parcel Summary Report For Parcel # 026-292-031

12/10/2010
9:27:20AM

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 MULLENNIX TEDDY E
3845 PEACHY CANYON RD PASO ROBLES CA 93446-9691
OWN MULLENNIX JACQUELINE P

Address Information

Status Address
00000 PEACHY CANYON RD RADEL

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.C03-	393	0001						N		

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>
T26S	R11E	35P	Rural Adelaida	Adelaida	AG			Y		

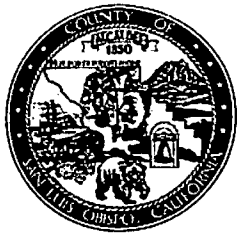
Parcel Information

Status Description
Active T265 R11E PTN SEC 35

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
PASO ROBLES PUBLIC CEMETERY
NO. 01 ROAD-CO/SUPVR



Parcel Summary Report For Parcel # 026-292-031

12/10/2010
9:27:21AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

Case Status:

C0902 FNL Primary Parcel

Description:

DEMO - REMOVE MOBILE HOME

C1191 FNL Primary Parcel

Description:

ELEC FOR AG WELL/4 HP/200 AMP

PMT2002-10132 EXP Primary Parcel

Description:

AG EXEMPT BARN 2400 S.F.

S030151C RDD Primary Parcel

Description:

PROP 2 CERT OF COMP

S970165L RDD Primary Parcel

Description:

LOT LINE ADJUSTMENT BETWEEN 3 PARCELS

SUB2010-00047 REC Primary Parcel

Description:

LLA BETWEEN 4 PARCELS RESULTING IN 3 PARCELS IN AGRICULTURE

A030002N REC Related Parcel

Description:

APPLICANT INITIATED NOTICE OF NON-RENEWAL

A9817 FNL Related Parcel

Description:

ELECTRIC FOR AG WELL/100 AMP/3 HP

S930022L EXP Related Parcel

Description:

PROPOSED TWO LOT ADJUSTMENT