



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/10/2011

TO: _____

FROM: Cody Scheel/ Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2010-00086 COAL 11-0028 G MAGORIA- Lot line adjustment between 2 parcels (13.1 acres total), located off Villa Lots Road in Paso Robles. APNs: 018-011-001 and 018-021-003.

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

Lot Line Adjustment

LLA TO ADJUST TWO PARCELS OF 13.09 ACRES AND .01 ACRES. PROPOSED TO BE SAL/RSAL

RR

GENERAL APPLICATION

San Luis Obispo County Department of Planning

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | <input checked="" type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map | <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site |
| <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Road Name | |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | | |

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name G Magoria Properties, LLC, et al Daytime Phone _____
 Mailing Address 3056 Highway 1, Santa Maria, Ca Zip 93455
 Email Address: _____

Applicant Name Ernest E. Righetti II c/o James Buttery Daytime Phone (805) 937-1400
 Mailing Address P.O. Box 1430, Santa Maria, Ca Zip 93456
 Email Address: _____

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

PROPERTY INFORMATION

Total Size of Site: 13.1 acres Assessor Parcel Number(s): 018-011-001, 018-021-003
 Legal Description: Portion of Villa Lots 77,78 and 83 in the City of El Paso de Robles, County of SLO
 Address of the project (if known): Villa Lots Road, Paso Robles, Ca
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Paso Robles travel north on Vine Street until it becomes Villa Lots Road. Continue on Villa Lots Road until Road ends at a gate.
 Describe current uses, existing structures, and other improvements and vegetation on the property: Cattle grazing on old almond orchard

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): Adjusting of the existing Lot line on southwest corner of parcel to the north to create 2 parcels.

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 11/27/11
 By: Ernest E. Righetti, II, Manager

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?: 6.23 acres and 6.87 acres
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 13.08, 10.01
What will the property be used for after division: Residential Rural

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.

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 Villa Lots Road

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

North: AG

South: Residential Rural

East: Residential Rural

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

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

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 slop 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 nits 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 of 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: 2.28 acres
Moderate slopes of 10-30%: 9.72 acres
Steep slopes over 30%: 1.09 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: Villa Lots Road

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? _____ N/A
- 4. How many service connections will be required? _____ 1
- 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? N/A
- 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 Joint Unified
- 2. Location of nearest police station: 900 Park Street, Paso Robles, Ca
- 3. Location of nearest fire station: 900 Park Street, Paso Robles, Ca
- 4. Location of nearest public transit stop: 38th Street Paso Robles, California
- 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: Almond Orchard
- 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: Vacant

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: _____
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 department staff currently assigned in either current planning or the environmental division)



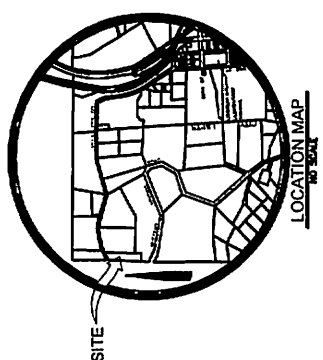
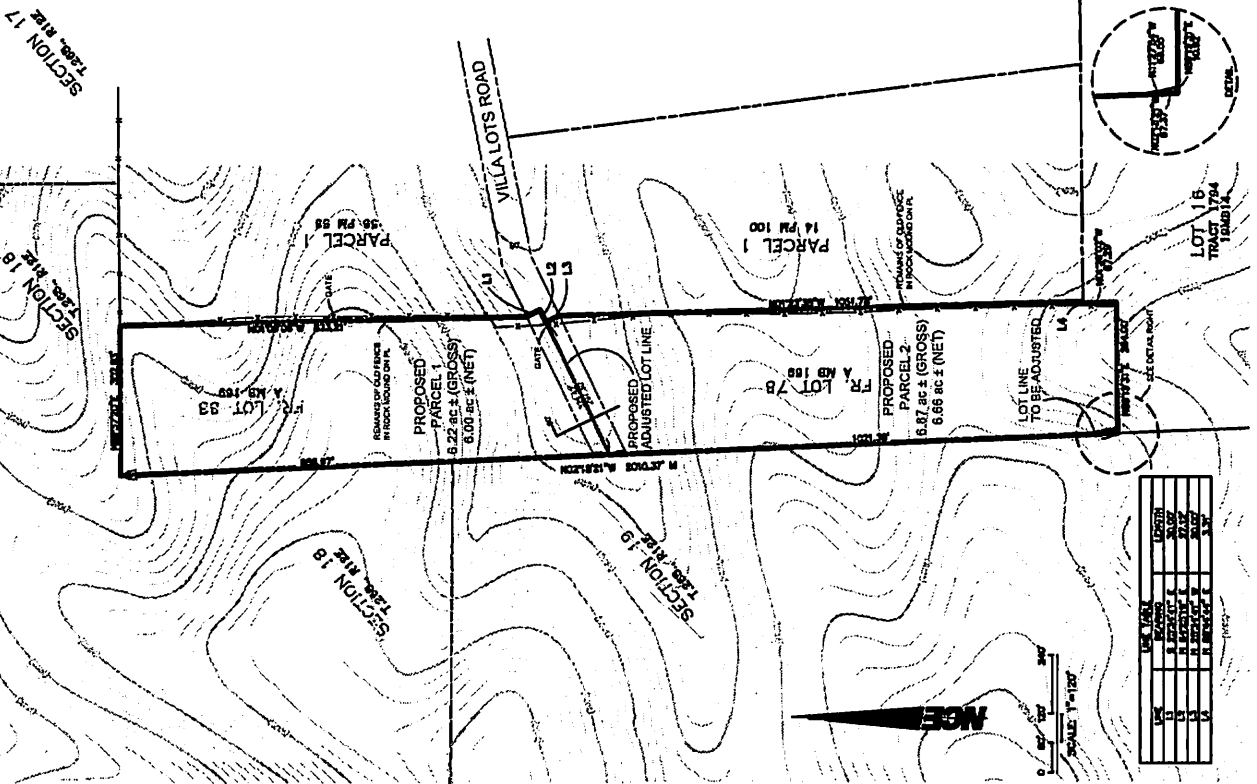
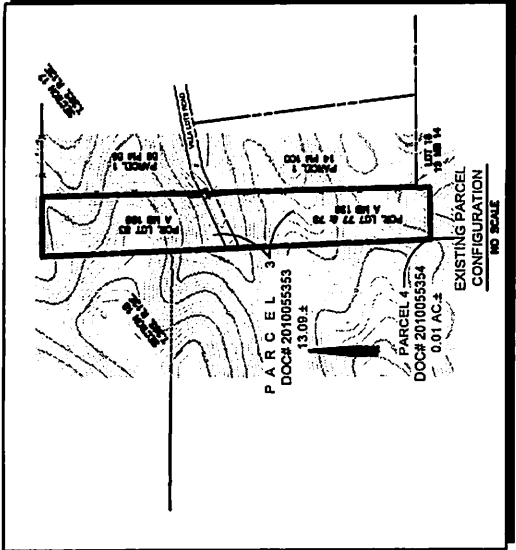
MEMORANDUM

DATE: May 3, 2011
TO: SLO Planning
FROM: John R. Sanders
SUBJECT: COAL 11-0028

Justification for LLA

In 2010 Certificates of Compliance were issued for this property with one parcel being 13.08 ± acres and one parcel being 0.01 ± acres.

The reason for this LLA is to move the line to establish two parcels of more equal area, one being 6.22 ± acres and one being 6.87 ± acres.



SITE STATISTICS - OVERVIEW

TOTAL AREA (GROSS)	13.09 AC
TOTAL AREA (NET)	12.03 AC
PROPOSED PARCEL 1 (GROSS)	12.03 AC
PROPOSED PARCEL 1 (NET)	11.07 AC
PROPOSED PARCEL 2 (GROSS)	0.1 AC
PROPOSED PARCEL 2 (NET)	0.1 AC
TOTAL LOTS	2

RECORD OWNER
 G MADORA PROPERTIES, LLC
 3056 MIDWAY 1,
 SANTA MARIYA, CA 93456

APPLICANT
 ERNEST E. PROFFITT & LO. JAMES BUTTNEY
 P.O. BOX 1140, SANTA MARIYA, CA 93456

SURVEYOR
 JOHARR, SANDERS
 L.S. 5471
 NORTH COAST ENGINEERING, INC.
 7000 CALIFORNIA BLVD., SUITE 101
 PASO ROBLES, CA 93446
 (805) 239-1127

A.P.N.
 018-021-002, 018-011-001

EXISTING AND PROPOSED ZONING OF PROPERTY
 RESIDENTIAL / RURAL

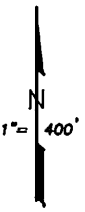
- LEGEND**
- EXISTING BOUNDARY
 - PROPOSED ADJUSTED LOT LINE
 - LOT LINE TO BE ADJUSTED
 - SHADY TREE PERMITS

- NOTES**
1. THE SURVEY AND ADJUSTED LOT LINE ARE BASED ON A RECORD OF SURVEY IN PROGRESS.
 2. CONTOUR INFORMATION SHOWN HEREON IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY ENGINEERING OR ARCHITECTURAL DESIGN.

**TENTATIVE LOT LINE
 ADJUSTMENT
 COAL 11-0028**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 A PORTION OF VILLA LOTS 77, 78 AND 83, BEING A SUBDIVISION OF THE RAMCHO PASO DE ROBLES, DATED AUGUST 1889 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

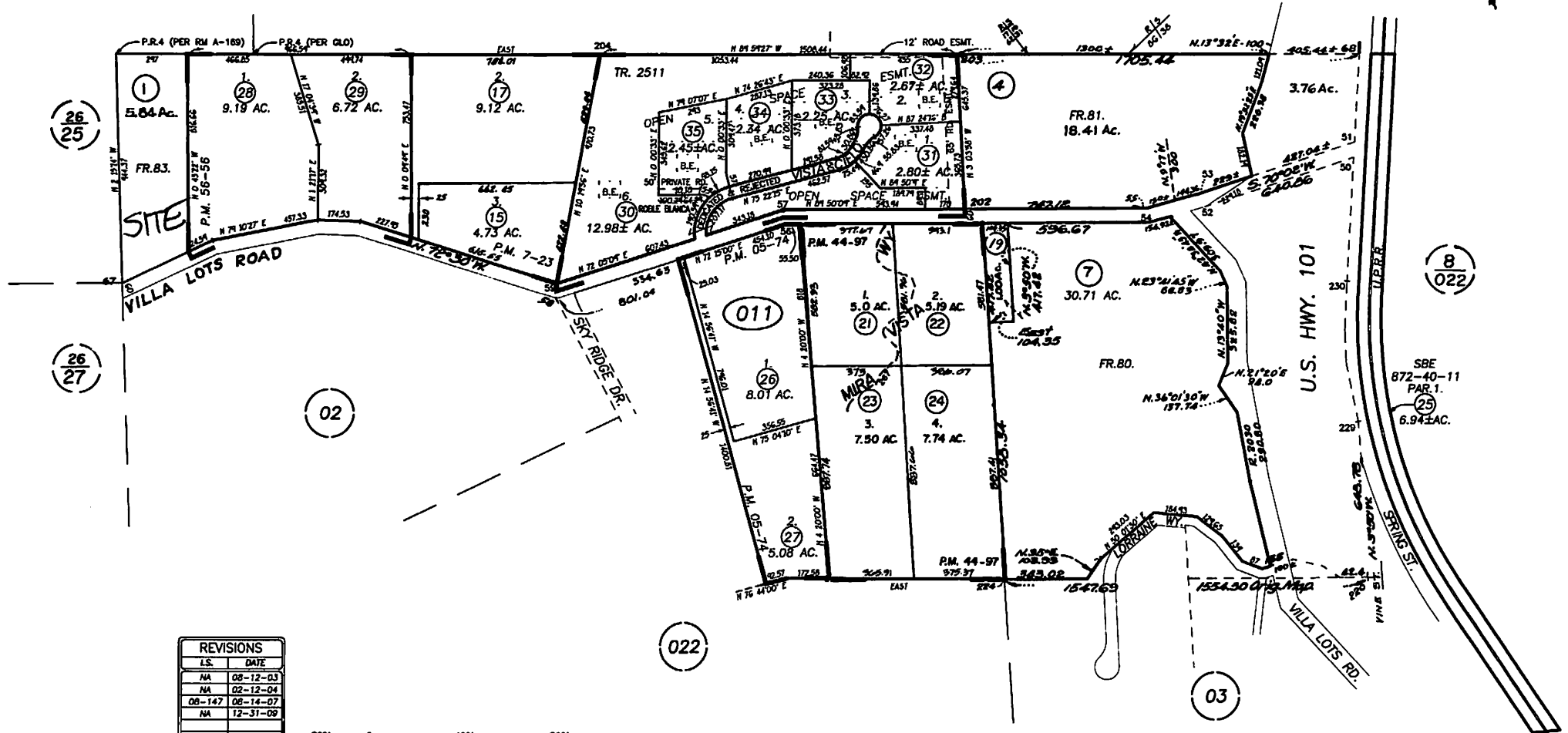




SEC. 18

SEC. 17, T.26S, R.12E.

26
15



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022

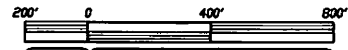
02

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03

REVISIONS	
LS.	DATE
NA	08-12-03
NA	02-12-04
08-147	08-14-07
NA	12-31-09

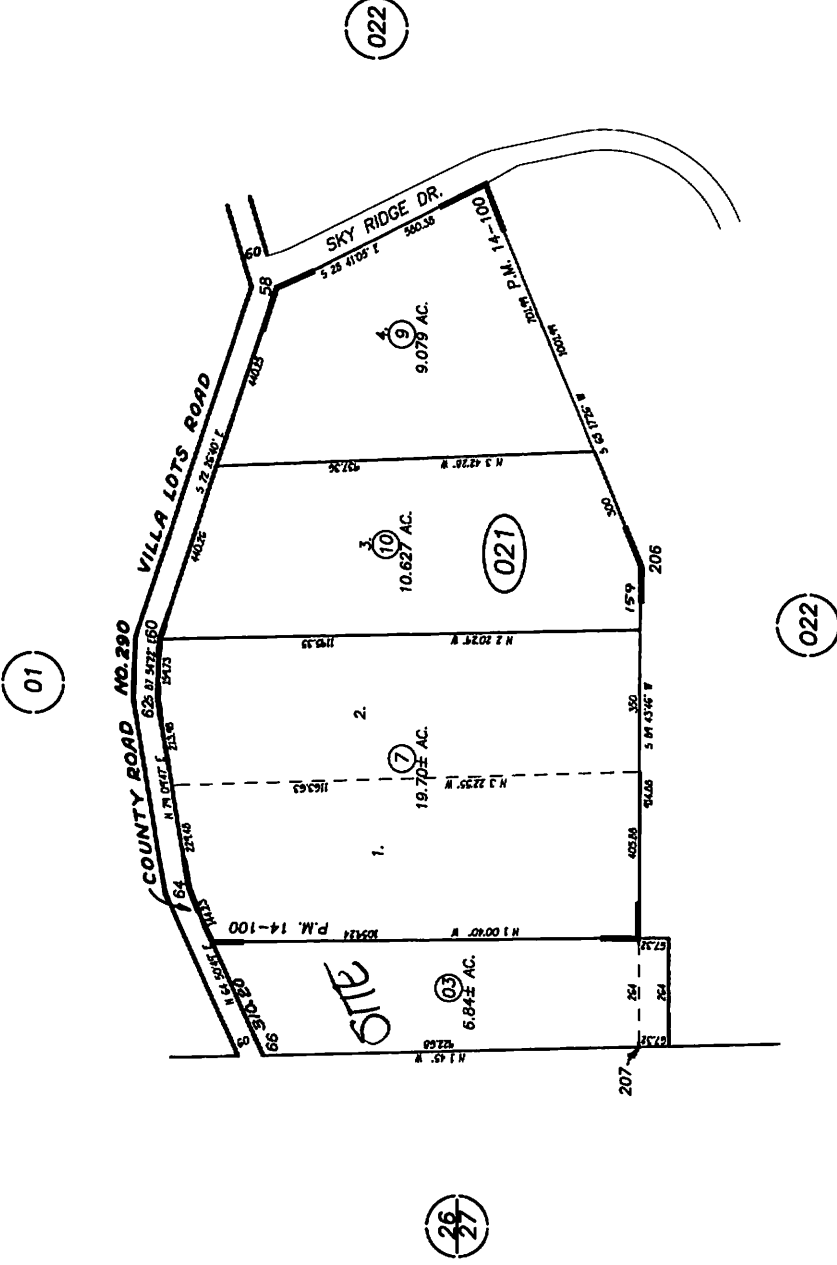
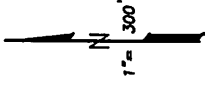


GB 09-07-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 2511, R.M. Bk. 30 , Pg. 37-46.
VILLA LOTS, R.M. Bk. A , Pg. 169.

PASO ROBLES VICINITY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 018 PAGE 01

018-02



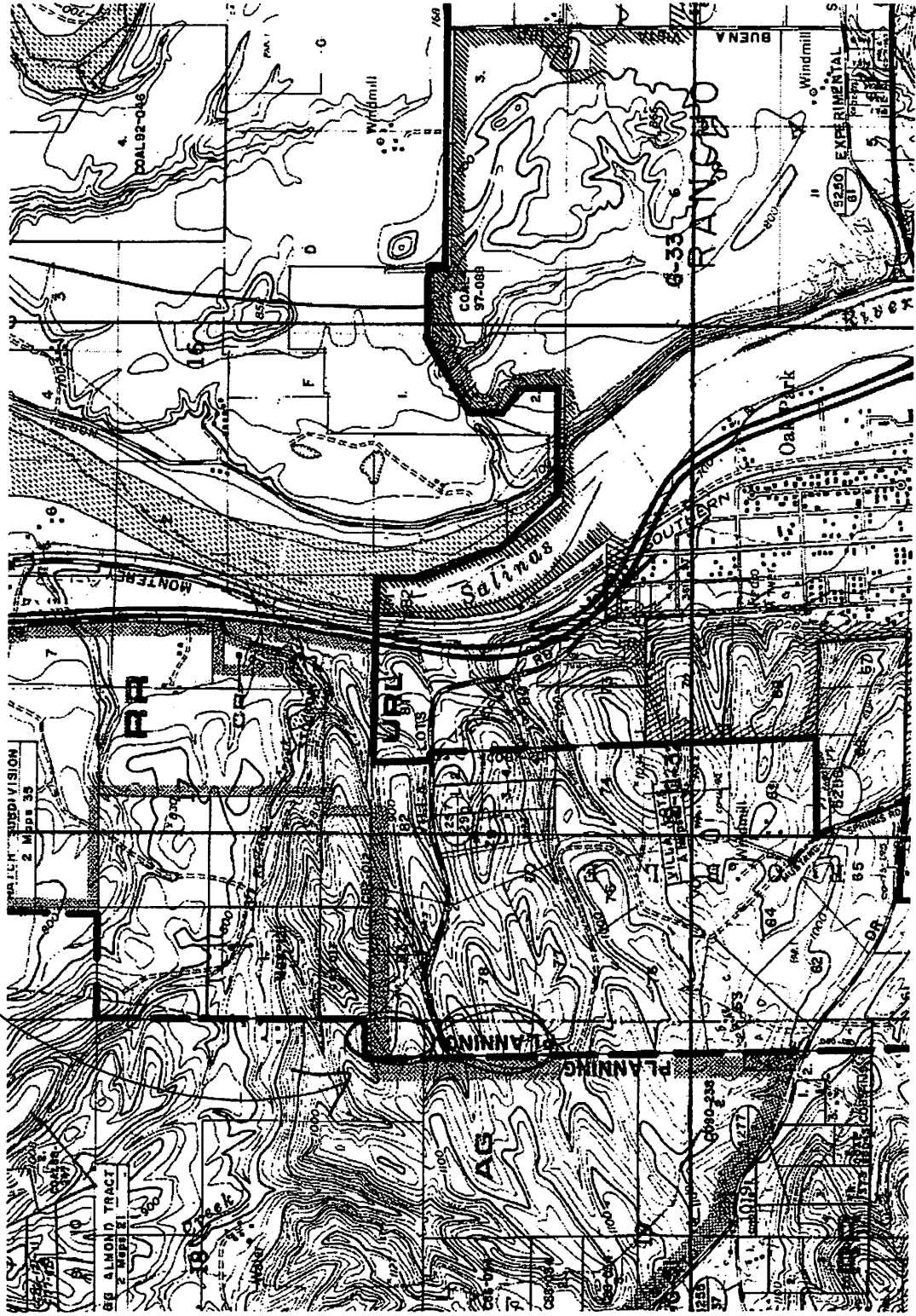
PASO ROBLES VICINITY
 ASSESSOR'S MAP
 COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 018 PAGE 02

VILLA LOTS, R.M. Bk. A , Pg. 169.

REVISIONS	
LS.	DATE
MA	12-31-08



THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.





Parcel Summary Report For Parcel # 018-021-003

5/3/2011
11:55:00AM

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 VARINI PROPERTIES LLC
 3056 HIGHWAY 1 SANTA MARIA CA 93455-

OWN G MAGORIA PROPERTIES LLC

OWN LANDOLT ANNA B

OWN LANDOLT FLORIDITA M

OWN LANDOLT HANS

OWN LANDOLT LEA

OWN LANDOLT MARTIN

OWN LANDOLT-RITTER CLAUDINE

OWN VARINI LORENZO

OWN VARINI RICCARDINO

Address Information

<u>Status</u>	<u>Address</u>
A	00000 STOCKDALE RD RSAL



Parcel Summary Report For Parcel # 018-021-003

5/3/2011
11:55:00AM

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 / Township</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>
VLT	0000	77P						N		
APV.C10-	0084	3P						Y	L2	
APV.C10-	0084	0004						Y		

Lot Information:

<u>Tract / Township</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>
VLT	0000	78P	Salinas Rural	Salinas	RR			N		

Parcel Information

Status Description

Active RHO PR PTN V LT 78 & 77

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
 AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

Case Status:

SUB2010-00086 REC Primary Parcel

Description:

LLA TO ADJUST TWO PARCELS OF 13.09 ACRES AND .01 ACRES. PROPOSED TO BE ADJUSTED TO 6.22 ACRES AND 6.87 ACRES.

SUB2010-00011 RDD Related Parcel

Description:

PROP 4 CERTS OF COMPLIANCE