



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/10/2011

TO: _____

FROM: Jo Manson, North County Team

PROJECT DESCRIPTION: SUB2011-00015 COAL 11-0085 BECK RANCH LLC.- Lot line adjustment between 3 parcels located off Hwy. 58, east of Santa Margarita. APNs: 072-101-003, 030, and 031.

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 OF 3 EXISTING PARCELS OF 160, 120 &
1260 +/- ACRES, TO 3 PARCELS OF 353, 583,
SHCA/ CARR

AG

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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 Beck Ranch LLC Daytime Phone _____
 Mailing Address 4906 E. Pozo Rd., Santa Margarita, CA 93453 Zip Code _____
 Email Address: _____

Applicant Name Topaz Solar Farms, LLC Daytime Phone _____
 Mailing Address 1111 Broadway, 4th Floor, Oakland, CA 94607 Zip Code _____
 Email Address: _____

Agent Name Tami Poe Daytime Phone 805-835-8570
 Mailing Address PO Box 3221, Atascadero, CA 93423 Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 1576 Acres +/- Assessor Parcel Number(s): 072-101-003, 030, 031
 Legal Description: Ptns of Sections 26, 34, & 35 in T. 29 S., R. 18 E., MDM
 Address of the project (if known): _____
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 to Highway 58 East

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

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LLA of 3 existing parcels of 160, 120 & 1260 +/- acres, to 3 parcels of 353, 583, & 640 acres.

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 10/27/2011

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?: 3 parcels - 353, 583, & 640 +/- acres

Number of existing lots, parcels or certificates: 3 Existing parcel sizes: 120, 160, & 1260 +/- acres

What will the property be used for after division: Topaz Solar Farm Project, Mitigation Land for Solar Farm

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? 278 ac +/-

Describe existing and future access to the proposed project site: Access will be from Highway 58

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: 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):

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

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

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

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

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes 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: 1540 +/- acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- 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: Highway 58

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: **Atascadero Unified School District**
2. Location of nearest police station: **CHP**
3. Location of nearest fire station: **CalFire - Simmler**
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: **Vacant, grazing land**
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: _____

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): **None**
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:
No impacts associated with lot line application.

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: Kit Fox Habitat

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): See EIR for Topaz Solar Project
DRC 2008-00009

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): None for lot line adjustment application.

(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.)

**Lot Line Adjustment Application
Project Description**

**COAL 11-0085
Topaz Solar Farms LLC**

The proposed project is a Lot Line Adjustment application between three (3) parcels of approximately 120, 160, and 1260 acres to result in three (3) parcels of approximately 353, 583, and 640 acres. The property is in zoned Agriculture, is fully comprised of grassland and has historically been used as grazing land. The property is within the Shandon/Carrizo planning area. The proposed project and surrounding area are served by the County Sheriff's department as well as CalFire out of the Simmler and La Panza Stations (#42 & #41 respectively).

The proposed project is located on Highway 58, approximately 4 miles east on Highway 58 past the Bitterwater Road turnoff and approximately 40 miles east of Santa Margarita. The parcels in the proposed LLA will be used as part of the Topaz Solar Farm Conditional Use Permit project (DRC 2008-00009) which was recently approved by the Board of Supervisors in a hearing on July 12, 2011.

Proposed Parcel 3, approximately 353 acres, will be used as part of the Solar Farm site and will include installation of the solar panels as per the approved CUP. Proposed Parcels 1 and 2 will be used as mitigation land, as part of the Conditions of Approval for the Solar Farm CUP. These lands (Parcels 1 & 2) will remain as vacant grassland and as part of the CUP will be encumbered by an open space easement or other conservation mechanism acceptable to the County.

Topography - The subject property is mostly flat with no discernible elevation changes.

Existing Structures/Residences - There are no residences on the subject property.

Williamson Act - The subject property is not under Williamson Act contract.

Legal Lot Status - The underlying parcels have been deemed legal parcels and are represented by the following Certificates of Compliance: 2002-101706, 2002-101707, and 2002-101708.

Agriculture Use - The subject property has historically been used as grazing land.

Soils/Farmland Classification - The majority of the subject property consists of soil types 310 (Yeguas-Pinspring complex, 0 to 2 percent slopes) and 311 (Yeguas-Pinspring complex, 2 to 5 percent slopes) with a small portion in the Northeast of soil type 280 (Seaback-Panoza-Jenks complex, 9 to 15 percent slopes).

Water/Sewage Disposal/Solid Waste - These needs will be addressed by the Solar Farm project as necessary. There will be no need for parcels 1 and 2 which will serve as mitigation land.

Biological Resources - Certain biological resources have been found on the subject site. These resources include, but are not limited to; non-wetland pools, agriculture reservoir, vernal pool, kit fox and kit fox habitat, special-status mammals, special-status wintering birds, and special-status plants. Mitigation conditions are included as part of the Solar Farm project and are to be incorporated into the proposed LLA.

Archaeological Resources - Cultural and Paleontological resources have been investigated and no resources were found on the subject property.

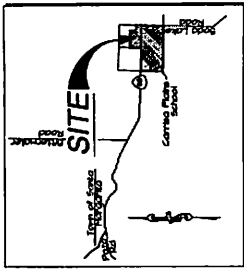
- *Please refer to the EIR (DRC 2008-00009) for more detailed information. The subject property was reviewed as part of Option A for the Solar Farm.*

The existing parcel configuration includes one parcel (1240 acres) that meets the AG department's minimum parcel size, however the other two parcels (120 & 160 acres) are sub-standard to the minimum parcel size. The proposed project would include one parcel which meets the minimum parcel size of 640 acres, and would be increasing the other two parcels in size (340 & 560 acres).

There is no increase in the proposed density of the parcels as parcels 1 and 2 will be encumbered by an open space/conservation easement which will limit the potential future development of the property.

Findings for the proposed project can be made that it meets the "equal-to" requirement for a lot line adjustment application.

Tami Poe - Land Use Planning & Consulting
P.O. BOX 3221 • Atascadero CA • 93423
(805)835-8570 cell • tamipoe@charter.net



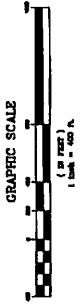
Vicinity Map
NOT TO SCALE

NOTES

EXISTING INFORMATION SHOWN HEREON WAS COMPILED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY DATA. THE INFORMATION IS NOT GUARANTEED TO BE ACCURATE AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT INDICATED HEREON. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS INFORMATION.

UNPLOTTABLE EASEMENTS

ALL EASEMENTS FOR UTILITIES, HIGHWAYS, AIRWAYS AND INCIDENTAL EASEMENTS, INCLUDING BUT NOT LIMITED TO, ARE SHOWN ON THIS MAP AS THEY EXIST ON JANUARY 20, 1998. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS INFORMATION.



OWNERS STATEMENT

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS TENTATIVE MAP AND THE INFORMATION SHOWN ON THIS TENTATIVE MAP AND THE INFORMATION SHOWN ON THIS TENTATIVE MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MARK E. MOLINI, P.L.S. 1908 (03) 13-11

VESTING TENTATIVE LOT LINE ADJUSTMENT # COAL 11-0085

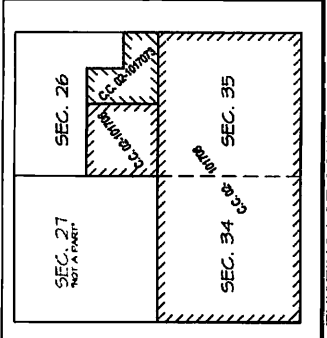
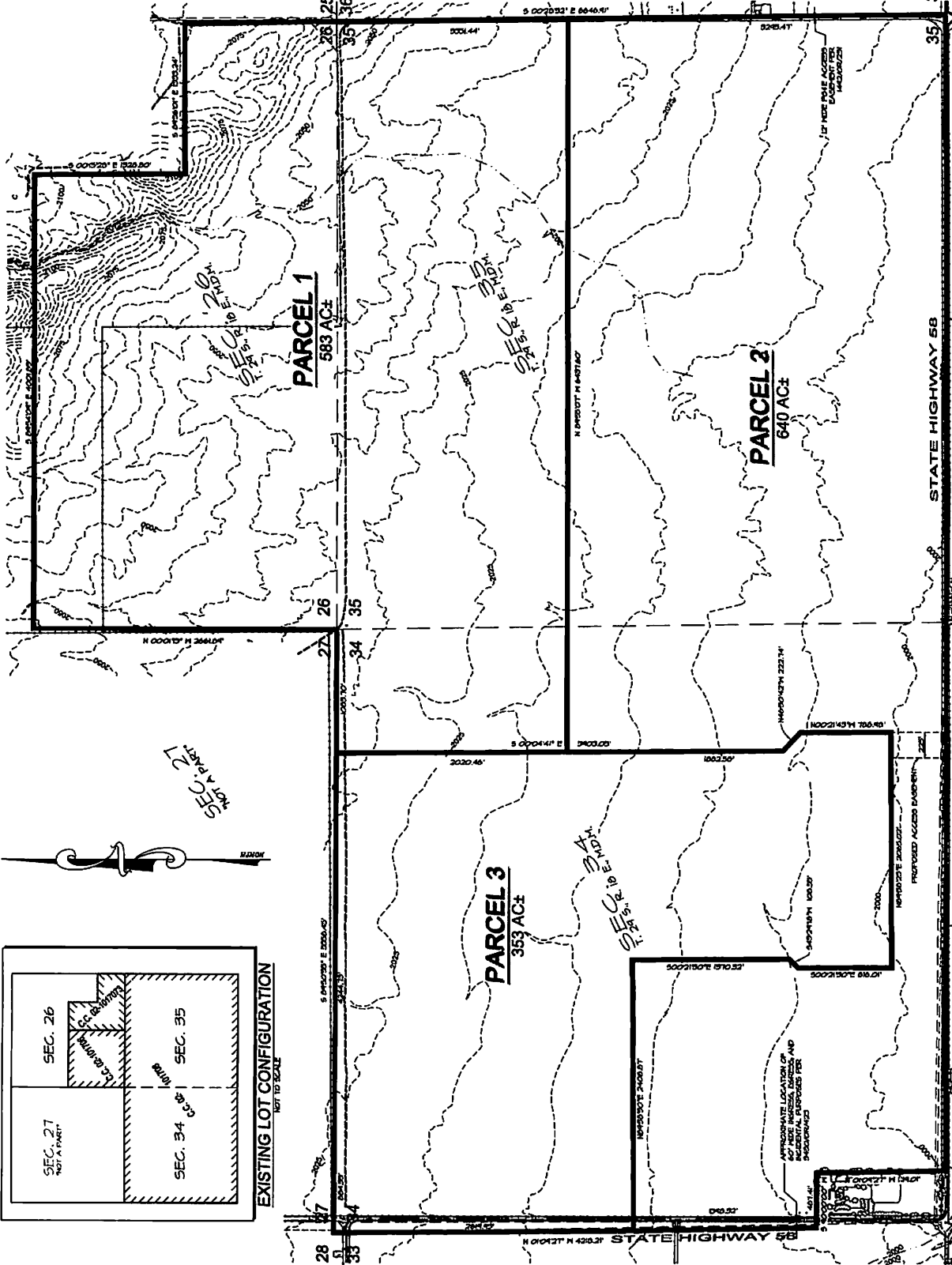
BEING A DIVISION OF SECTIONS 34, 35 AND PORTIONS OF SECTION 28 IN TOWNSHIP 28 SOUTH, RANGE 18 EAST, M.D.M., IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Prepared For: City of San Luis Obispo
1075 Hemingway Lane
Trenton, California 93465
(805) 674-4185



MARK E. MOLINI ASSOCIATES
1075 Hemingway Lane
Trenton, California 93465
(805) 674-4185

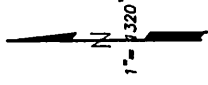
Map No. 1072-0085
Date: 01/20/98
Last Revised: 02-21-98
Scale: Horizontal: 2.5"=1" V: 1"=100'



EXISTING LOT CONFIGURATION
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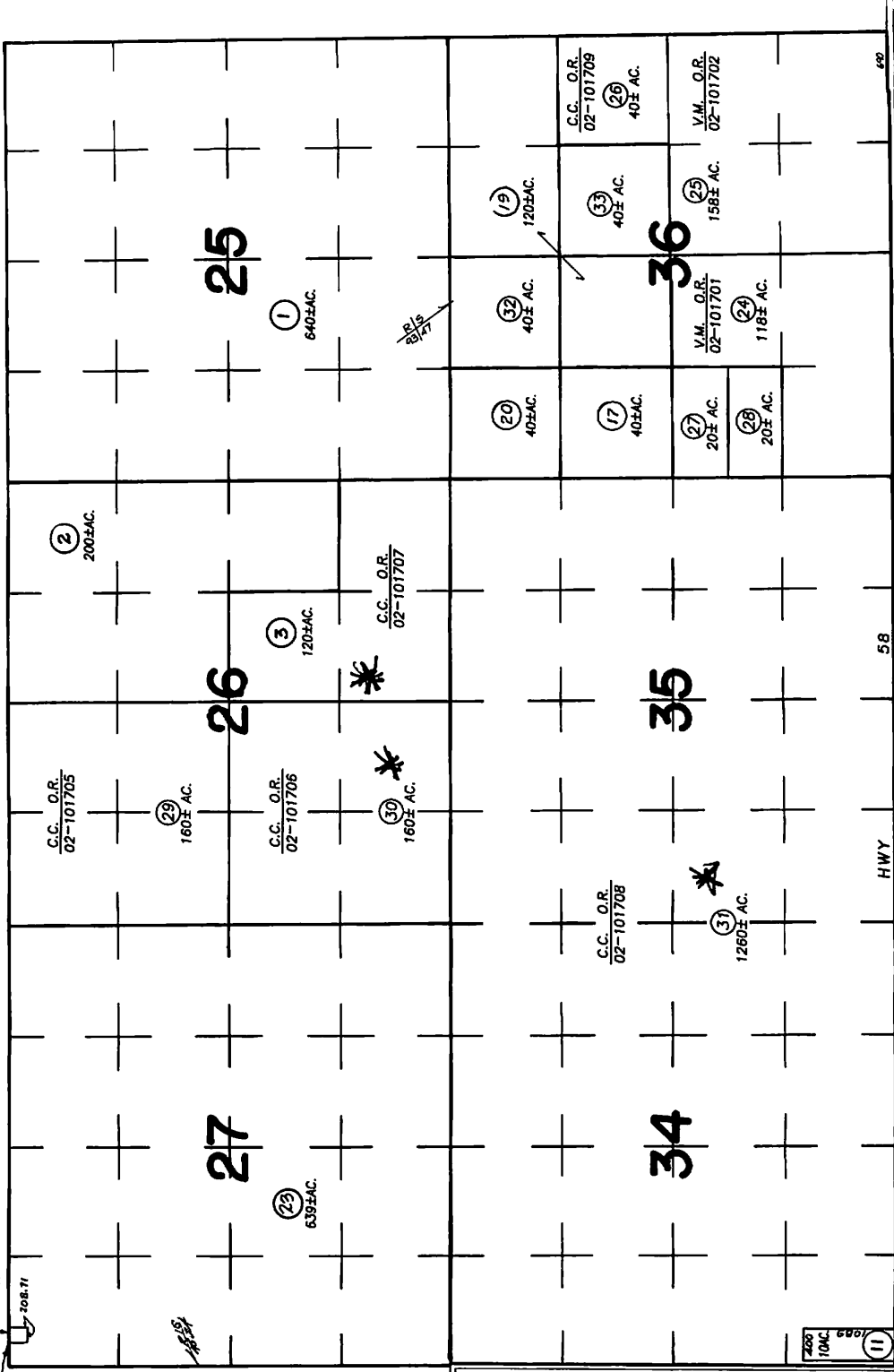
STATE HIGHWAY 58

5 APPROXIMATE LOCATION



06

From N.W. Cor. Sec. 30
16076.19



11

09

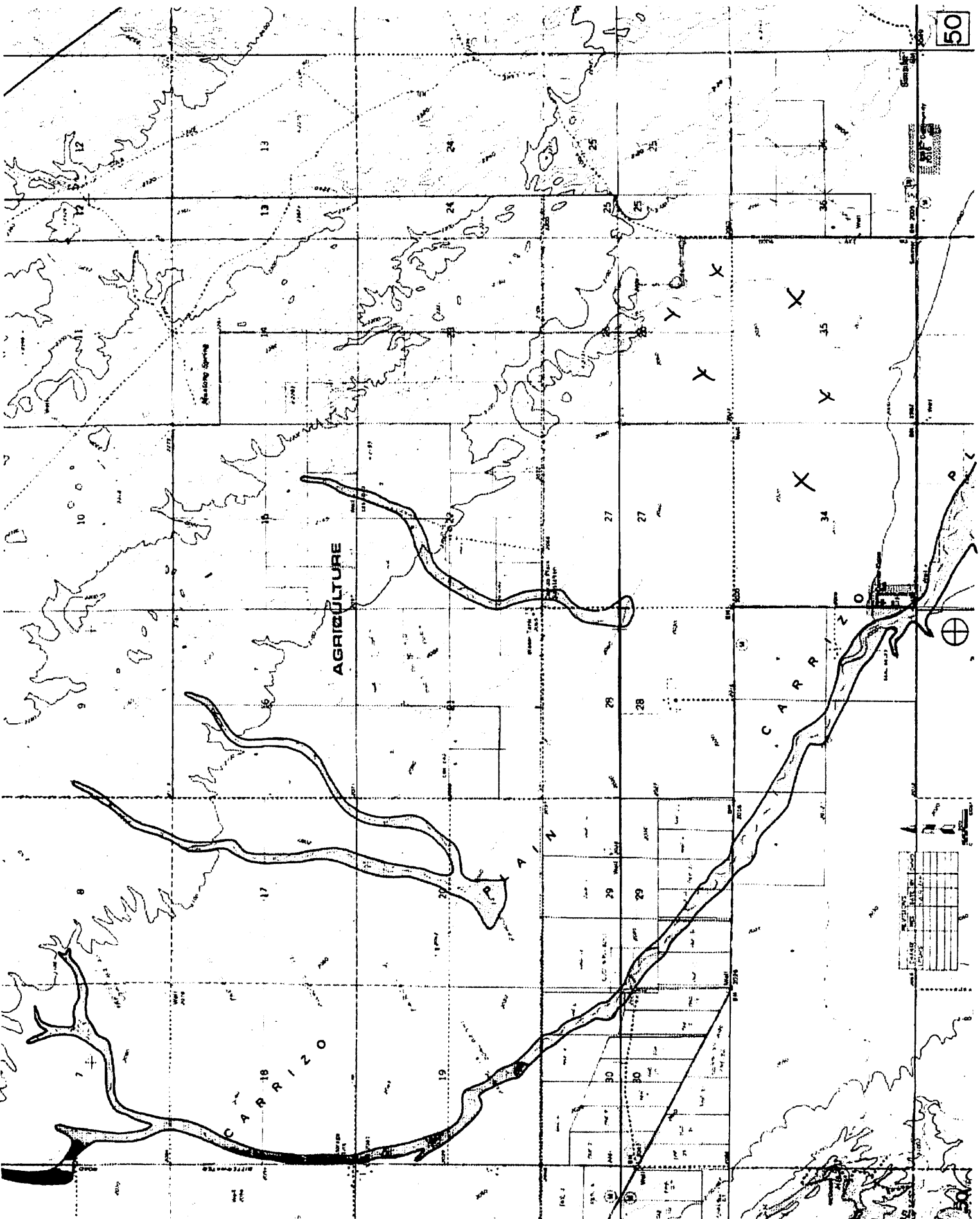
REVISIONS	
LS.	DATE
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08-389	02-09-08
09-057	05-15-08
NA	10-18-09

660' 0 1320' 2640'

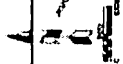
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

14

T. 29S. ; R. 18E.; SECTIONS 25,26,27,34,35,36. M.D.B.M.



ELEVATION	DISTANCE	TIME



Scale: 1 inch = 1 mile

Sheet No. 50

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Parcel Summary Report For Parcel # 072-101-003

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 BECK RANCH LLC
4906 E POZO RD SANTA MARGARITA CA 93453-9748
OWN BECK RANCH LLC A CA LLC

Address Information

Status Address

Lot Information:

<u>Tract /</u>	<u>Block /</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>
T29S	R18E	26P	Carrizo Rural	Shandon/Carri	AG			Y		
APV.C01-	424	0003	Carrizo Rural	Shandon/Carri				N		

Parcel Information

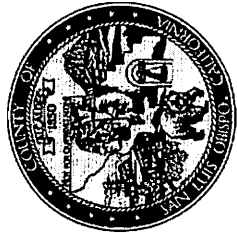
Status Description

Active T29S R18E PTN SEC 26

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 072-101-003

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:**

S010104C RDD Primary Parcel

Description:

PROP 29 CERT OF COMP

SUB2011-00015

Primary Parcel

Description:

LLA OF 3 EXISTING PARCELS OF 160, 120 & 1260 +/- ACRES, TO 3 PARCELS OF 353, 583, & 640 ACRES



Parcel Summary Report For Parcel # 072-101-003

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 BECK RANCH LLC
4906 E POZO RD SANTA MARGARITA CA 93453-9748
OWN BECK RANCH LLC A CA LLC

Address Information

Status Address

Lot Information:

<u>Tract/ Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
T29S	R18E	26P	Carrizo Rural	Shandon/Carri AG				Y		
APV.C01-	424	0003	Carrizo Rural	Shandon/Carri				N		

Parcel Information

Status Description

Active T29S R18E PTN SEC 26

Notes

Tax Districts

ATASCADERO UNIFIED SCHOOL
SAN LUIS OBISPO JT(27.40) COMM. COLLEGE
NO. 05 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 072-101-003

11/9/2011
12:13:23PM

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: S010104C

Case Status: RDD Primary Parcel

Description:

PROP 29 CERT OF COMP

SUB2011-00015 REC Primary Parcel

Description:

LLA OF 3 EXISTING PARCELS OF 160, 120 & 1260 +/- ACRES, TO 3 PARCELS OF 353, 583, & 640 ACRES