



SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A NEW PROJECT REFERRAL

DATE: 1/4/2012

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

FROM: Holly Phipps, North County Team

**PROJECT DESCRIPTION:** SUB2011-00024 COAL 11-0102 CRANDALL- Lot line adjustment between 2 parcels. 320 acre site located off Shooting Star Rd. in Creston. APNs- 043-341-040 and 043-323-037.

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

## 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 TERESA A. AND TODD L. CRANDALL Daytime Phone 805-929-1018  
 Mailing Address PO Box 1919, NIPOMO, CA Zip Code 93444  
 Email Address: E

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name DAKOS LAND SURVEYS INC Daytime Phone 805-466-2945  
 Mailing Address 7600 MORRO RD, ATASCADERO, CA Zip Code 93422  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 320 AC ± Assessor Parcel Number(s): 043-341-040  
043-323-037  
 Legal Description: SW 1/4 SEC. 35 AND SE 1/4 SEC. 34, T28S, R14E, MDB & M.  
 Address of the project (if known): 3220 SHOOTING STAR ROAD, CRESTON, CA 93432

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 SANTA MARGARITA TAKE HWY. 58 EAST, 3 1/4 miles past SHOOTING STAR RD, THEN RIGHT INTO DRIVEWAY "2415" HWY 58

Describe current uses, existing structures, and other improvements and vegetation on the property:  
RECREATIONAL & CATTLE ON THE 160 ACRE PARCEL

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT BETWEEN TWO 1/4 SECTION PARCELS RESULTING IN A 196 AC ± PARCEL AND A 116 AC ± PARCEL.

## 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: Todd L. Crandall

Date: 12-23-11

**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?: PROPOSED ADJUSTMENT INTO 196 AC AND 116 AC±.

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 156 AC± EACH

What will the property be used for after division: SAME

Is the property part of a previous subdivision that you filed?  Yes  No

If Yes, what was the map number:  Tract No: N/A  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: SAME

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

North: RURAL South: RURAL

East: RURAL West: RURAL

Proposed water source:  On-site well  Shared well  Other NONE PROPOSED

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 NONE PROPOSED

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 MORE DESIRABLE PARCEL CONFIGURATION

N/A (LOT LINE ADJUSTMENT)

**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)

Acres 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: \_\_\_\_\_

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N/A (LOT LINE ADJUSTMENT)

**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".



# DAKOS LAND SURVEYS, INC.

*Continuing 30 Years of Surveying Tradition on the Central Coast*  
7600 Morro Rd, Atascadero, CA 93422 • Ph (805)466-2445 • Fax (805)466-0812  
email: marc@dakoslandsurveys.com • website: www.dakoslandsurveys.com

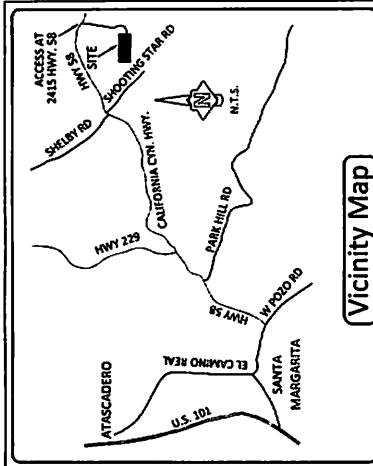
## REASONS FOR LOT LINE ADJUSTMENT

<b>JOB#</b>	Ours: 11-098, COAL 11-0102
<b>CLIENT</b>	Todd Crandall
<b>STREET</b>	3220 Shooting Star Rd, Creston

This application for a lot line adjustment proposes the adjustment of a common line to APN's: 043-341-040 and 043-323-037. These parcels are located at 3220 Shooting Star Rd in Creston, near the intersection of Highway 58 (California Canyon Highway) and Highway 229 (Webster Road).

The Client (current owner of both parcels) intends to sell the easterly parcel and keep the westerly parcel. The land owner adjacent to the east of the site is interested in acquiring the newly adjusted easterly parcel to expand his recreational ranch acreage. The newly configured easterly parcel is mainly rugged, chaparral terrain. No development is proposed by this adjustment.

The westerly parcel would increase in size as a result of the adjustment. The proposed configuration would result in a more desirable parcel configuration, that includes the existing fencing. The existing parcel sizes are approximately 155.97 acres (westerly parcel) and 156.19 acres (easterly parcel). The proposed configuration would result in parcel sizes of approximately 196.09 acres (westerly parcel) and 116.07 acres (easterly parcel).



Vicinity Map

**UNPLOTABLE EASEMENTS**

EASEMENT(S) FOR WELL PURPOSES FROM PARCEL 9 TO BENEFIT PARCEL 11 PER INSTRUMENT NO. 74853, BOOK 3062, PAGE 471, OF OFFICIAL RECORDS  
 EASEMENT(S) FOR INGRESS AND EGRESS OVER S.E. 1/4 OF SEC. 34, T8S, R.4E, MOBBAM PER INSTRUMENT NO. 48388, BOOK 3351, PAGE 707 OF OFFICIAL RECORDS

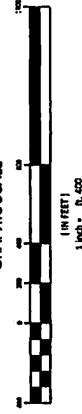
**AVERAGE SLOPE**

ORIGINAL	PROPOSED	PARCEL 1	PARCEL 2
S.E. 1/4 SEC. 34	155.97 ±	184.07 ±	184.07 ±
C.C. O.R. 79-006006	154.19 ±	154.19 ±	154.19 ±
S.W. 1/4 SEC. 35	154.19 ±	154.19 ±	154.19 ±
C.C. O.R. 79-006005	154.19 ±	154.19 ±	154.19 ±

**ACREAGES**

ORIGINAL	PROPOSED	PARCEL 1	PARCEL 2
S.E. 1/4 SEC. 34	155.97 ±	184.07 ±	184.07 ±
C.C. O.R. 79-006006	154.19 ±	154.19 ±	154.19 ±
S.W. 1/4 SEC. 35	154.19 ±	154.19 ±	154.19 ±
C.C. O.R. 79-006005	154.19 ±	154.19 ±	154.19 ±

GRAPHIC SCALE

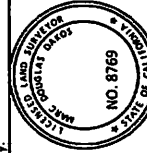


**LOT LINE ADJUSTMENT MAP**

COAL 11-0102

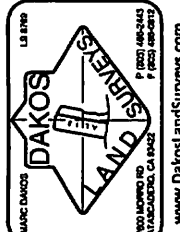
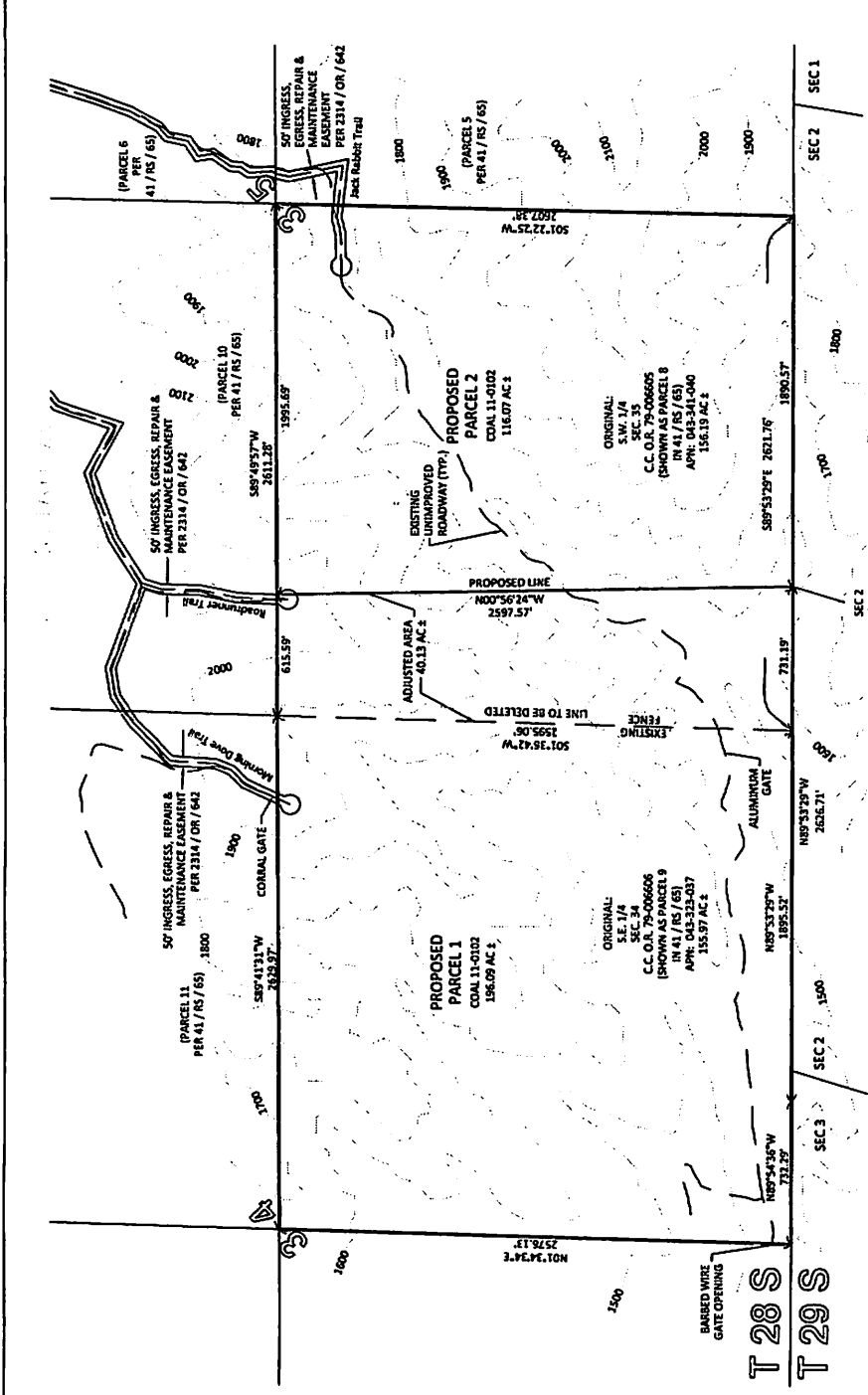
Site: 3220 Shooting Star Rd

Requested By: Todd Crandall



LEGAL DESCRIPTION: S.W. 1/4, SEC. 35 AND S.E. 1/4, SEC. 34, T. 8 S., R. 14 E., M. D. B. & M., IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
 APN(S): 043-341-040 & 043-323-037  
 DATE: OCTOBER, 2011  
 FILENAME: 11-098 Crandall Hwy 58 LLA

Marc D. Dakos, LS 8769



**OWNER'S STATEMENT**  
 I HEREBY APPLY FOR THE APPROVAL OF DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND STATE THAT I AM THE OWNER OF, OR THE AUTHORIZED AGENT OF SAID OWNER, AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 Dakos Land Surveys, Inc. 12-23-11  
 SIGNED \_\_\_\_\_ DATED \_\_\_\_\_

**OWNER(S)**  
 TODD L. CRANDALL AND  
 TERESA A. CRANDALL  
 3220 SHOOTING STAR RD  
 CRESTON, CA 93432

**APN(S)**  
 043-341-040  
 043-323-037

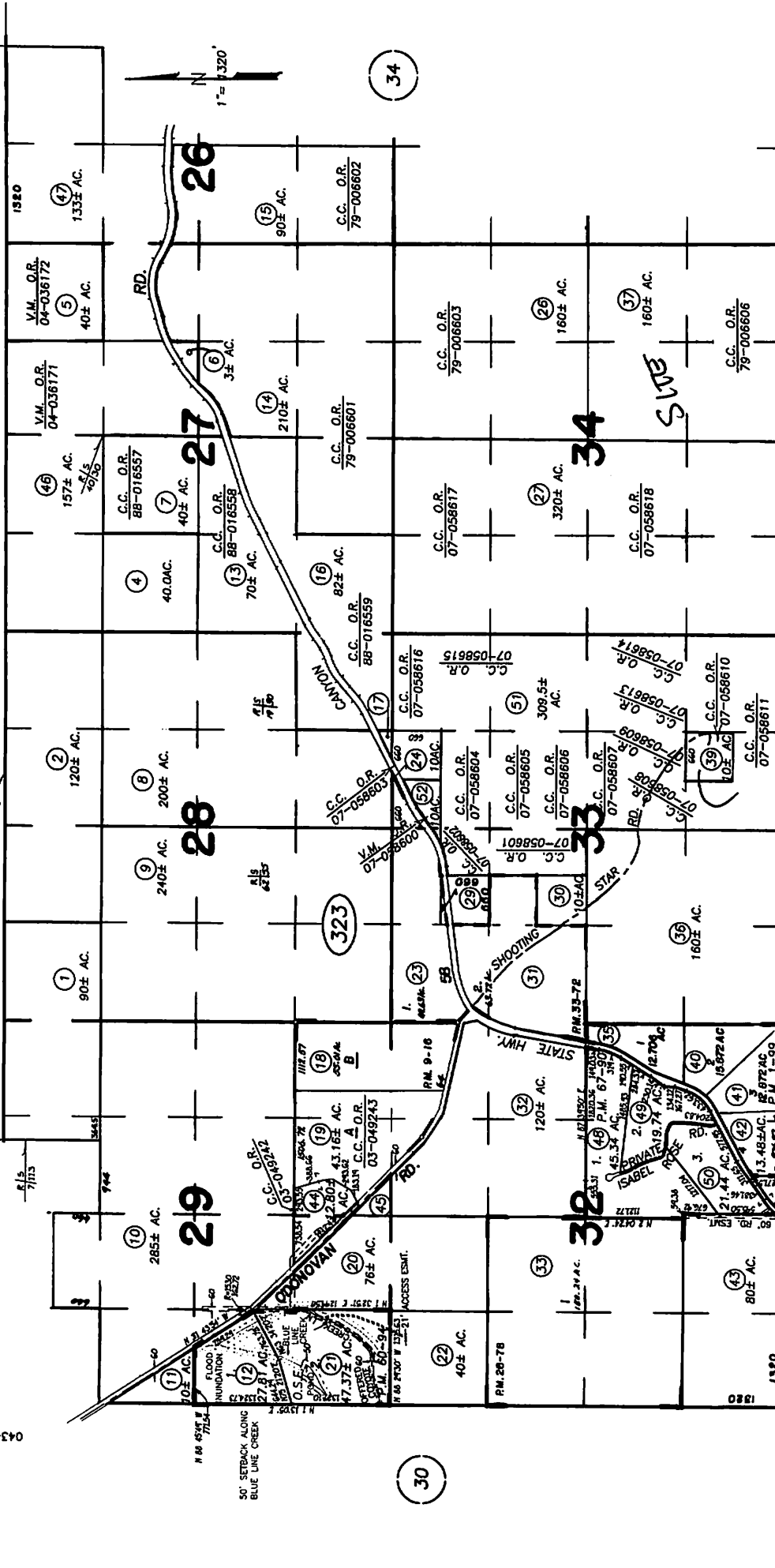


www.DakosLandSurveys.com

043-323

31

043-321



LS.	DATE
05-018	05-03-04
05-083	07-30-04
05-131	06-10-04
05-144	10-08-04
05-271	06-14-05
07-285	12-28-05
08-223	11-29-07
08-411	02-26-08

60' 0 1320' 2640'

LZ THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.  
08-24-07

070  
185

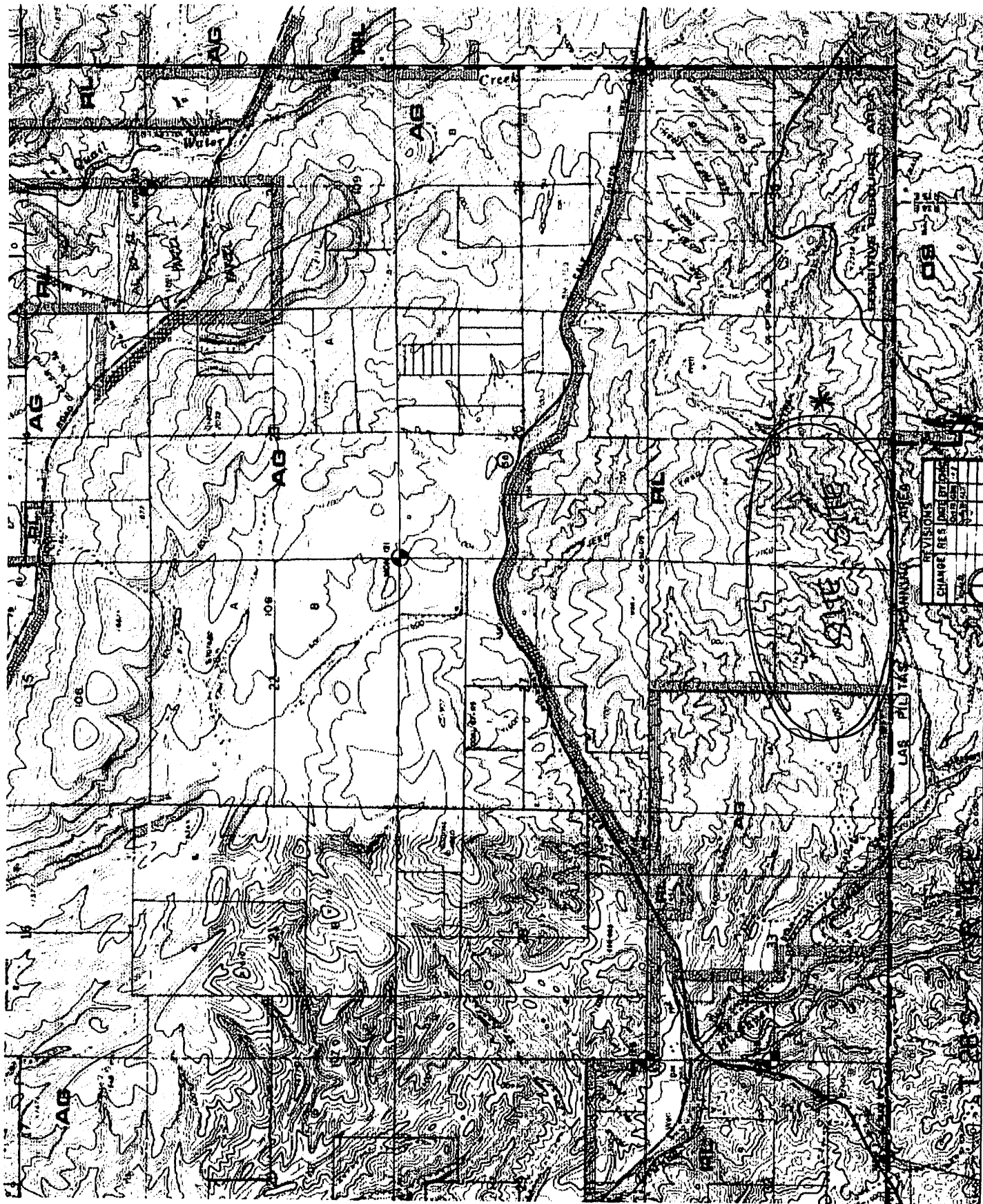
070  
172

070  
173

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA BOOK 043 PAGE 323

T.28 S.; R.14 E.; SECTIONS 26(PTN),27,28,29(PTN),32(PTN),33,34. M.D.B.&M.





REVISIONS	DATE	BY
CHANGE REF		

CHANGE REF

DATE

BY



# Parcel Summary Report For Parcel # 043-341-040

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 CRANDALL TODD L  
PO BOX 1919 NIPOMO CA 93444-1919  
OWN CRANDALL TERESA A

## Address Information

Status Address  
0000 CALF CANYON HY RELPO

## 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>
T28S	R14E	35P			RL			Y		
APV.C78-	012	0005						N		

## Parcel Information

Status Description  
Active T28S R14E SW 1/4 SEC 35

## 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 # 043-341-040

1/4/2012  
5:02:28PM

## 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:

S010186C WIT Primary Parcel

Description:

PROP 4 CERT OF COMP

SUB2011-00024 REC Primary Parcel

Description:

LLA BETWEEN TWO PARCELS OF 155.97 ACRES AND 156.19 ACRES PURPOSED TO BE ADJUSTED TO 196.09 ACRES AND 116.07 ACRES.

S770048C RDD Related Parcel

Description:

PROP 13 CERT OF COMP