



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/18/2012

TO: _____

FROM: North County Team

PROJECT DESCRIPTION: SUB2011-00025, COAL 11-0110 CHRISTOPHER- Lot Line Adjustment between lots 9, 12, 13 and 16 to create 3 parcels. Site located off Geneseo Road and Mack Lane in Paso Robles. APN: 035-211-002.

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

Sequence of Events and Updated Project Information for Lot Line Adjustment COAL 11-0110, SUB2011-00025

1. Subdivision Review Board Hearing – August 3, 2012

Project continued to September 7, 2012 meeting in order to allow applicant, agent and applicant's family members to consider a revised map.

2. Subdivision Review Board Hearing – September 7, 2012

Planning staff, the property owner, Mr. Christopher, and the agent, Dan Stewart, requested a continuance of this project off calendar. A revised tentative lot line adjustment map is under preparation which addresses comments received during the August 3, 2012 hearing on this project. The additional time will allow for submittal of the revised tentative map, internal project referral coordination, and analysis of the revised tentative map.

3. Revised tentative lot line adjustment map received October 12, 2012. Subject of current referral.

The applicant has revised the map to include all of his property in the proposed adjustment. Dan Stewart, agent, has already coordinated with CalFire regarding a side setback adjustment on parcels over 1 acre in size. A copy of the Cal Fire email is attached to this referral. The applicant has stated that he intends to use a shared well agreement for proposed Parcels B and C using the existing wells that are on Parcel B. Parcel A will use the existing well on the parcel and will not share a well.



[Fwd: Lot Line Adjustment / COAL2011-0110]

Daniel J Stewart to: jmanson

09/24/2012 12:45 PM

From: "Daniel J Stewart" <dans@tcsn.net>

To: jmanson@co.slo.ca.us

Please respond to dans@tcsn.net

History: This message has been replied to.

1 attachment



untitled-[2]

Jo, wasn't sure if you were sent a copy of this. Can addresses be assigned to the three parcels prior to final map? Which department assigns numbers?

----- Original Message -----

Subject: Lot Line Adjustment / COAL2011-0110

From: "Bullard, Clint" <Clint.Bullard@fire.ca.gov>

Date: Mon, September 24, 2012 9:08 am

To: "dans@tcsn.net" <dans@tcsn.net>

Mr. Stewart,

CAL FIRE/County Fire will support the requested reduction in the required 30-foot setback with the following mitigation measures -

All residential structures located on parcels associated with the proposed Lot Line Adjustment must be properly addressed

- * Minimum 6-inch numbers placed at the driveway entrance
- * Minimum 6-inch numbers placed on the dwelling(s)
- * Numbers must contrast to their background

The San Luis Obispo County Dept. of Planning and Building must approve of the requested reduction

Within the area of reduced setback, all vegetation and/or brush, grass etc. must be kept to an absolute minimum

Please feel free to contact me should you have additional questions or concerns regarding this matter.

Thank you,

Clinton I. Bullard
Fire Inspector
CAL FIRE/
SAN LUIS OBISPO COUNTY FIRE
(805)543-4244 ext. 3425

REVISION
LOT LINE ADJUSTMENT MAP
COAL 11-010

APN 035-211-003
 Being a Lot line adjustment between
 Lots 9 - 13 & 16 of Tract No. 1,
 recorded on 2 MB 43,
 County of San Luis Obispo
 State of California

Engineer's Statement

I hereby state that this map was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer of the County of San Luis Obispo.

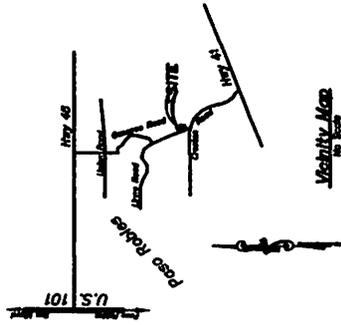


Daniel J. Stewart P.E. 14894 (exp. 1/31/13)

Owner's Statement

I do hereby state that the copy of the original of the Parcel Map and this map were prepared by me or under my direct supervision and that I am the legal owner or the authorized agent thereof and that the information shown herein is true and correct to the best of my knowledge.

Lawrence Chickadee
 4411 Haverhill Rd Road
 Patterson, NY 14022

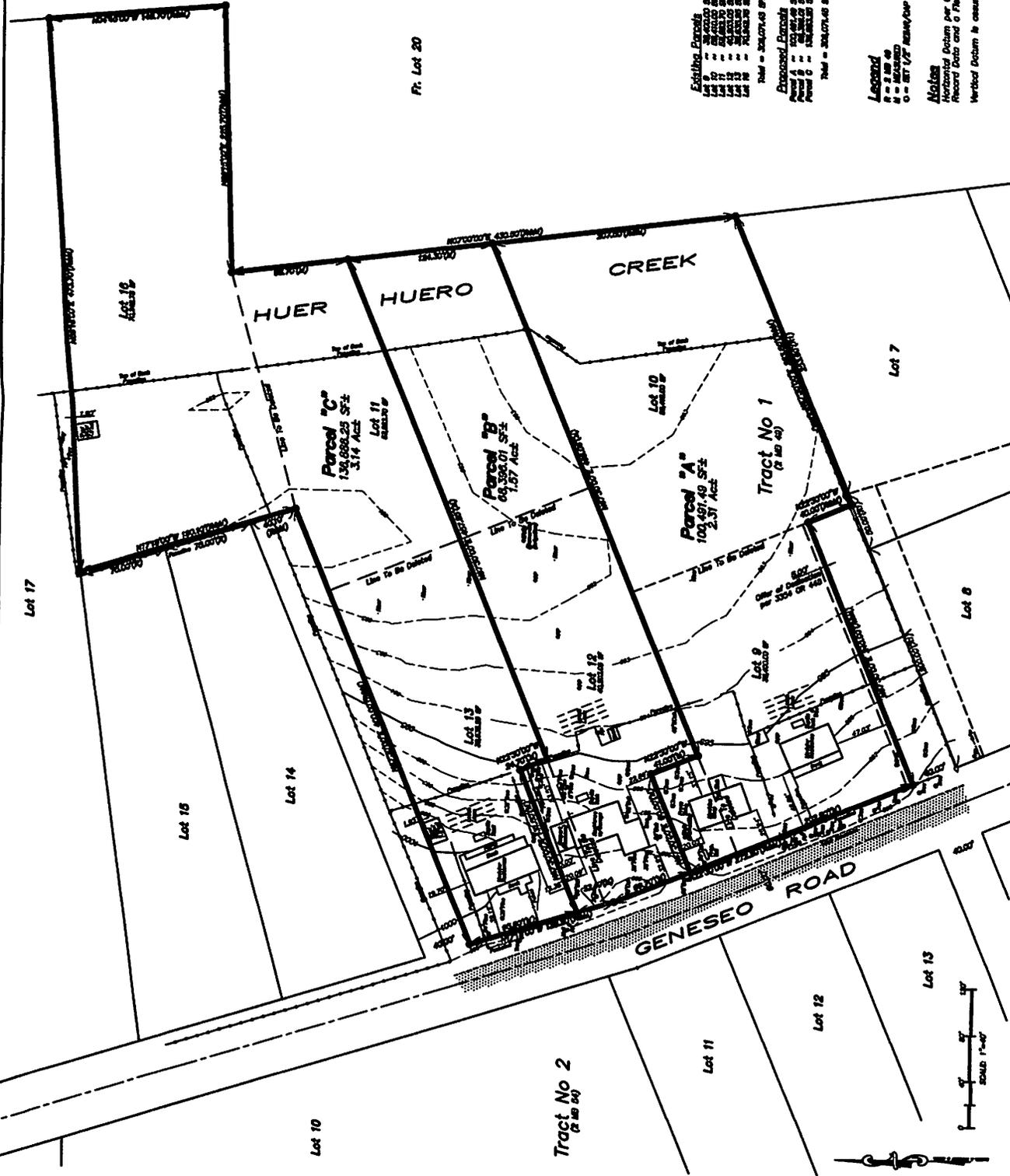


North Arrow
 100 Feet

DANIEL J. STEWART & ASSOC.
 877 1371 STREET, P.O. BOX 303, HEDDLEBOLD, CA 93422
 APR 035-211-003

Topographic Survey	
Lots 9-13 & 16 of Tract No. 1 (2MB49)	
Scale	1" = 100'
Plan No.	11-010
Map No.	2MB49
Tract No.	1
Section No.	11
County	San Luis Obispo
State	California
Drawn	DJS
Checked	DJS
Approved	DJS
Date	11/11/12

PA120 0001-30007AS
 N760 E1240
 1 of 1



Existing Easements

Lot 9	20,000.00 SF	0.46 Acres
Lot 10	20,000.00 SF	0.46 Acres
Lot 11	20,000.00 SF	0.46 Acres
Lot 12	20,000.00 SF	0.46 Acres
Lot 13	20,000.00 SF	0.46 Acres
Lot 14	20,000.00 SF	0.46 Acres
Lot 15	20,000.00 SF	0.46 Acres
Lot 16	20,000.00 SF	0.46 Acres
Lot 17	20,000.00 SF	0.46 Acres
Total	200,000.00 SF	4.58 Acres

Proposed Easements

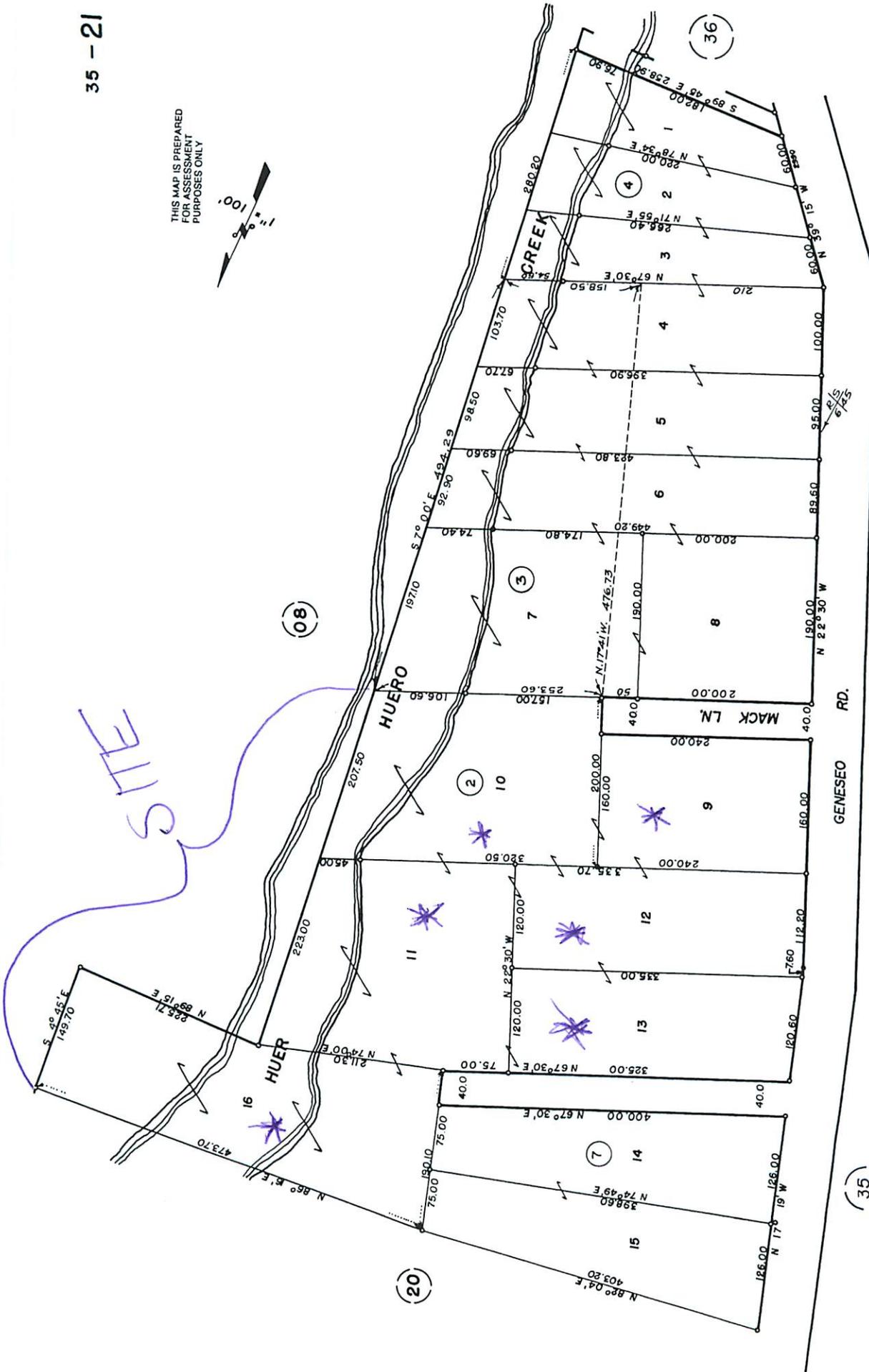
Parcel A	100,497.49 SF	2.31 Acres
Parcel B	60,398.01 SF	1.37 Acres
Parcel C	138,682.25 SF	3.14 Acres
Total	300,577.75 SF	6.82 Acres

Legend
 S = SHOWN
 M = MARKED
 O = NOT TO SCALE/NOT DRAWN

Notes
 Horizontal Datum per Calculated Record Data and a Field Survey.
 Vertical Datum is assumed.

Pr. Lot 20

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY

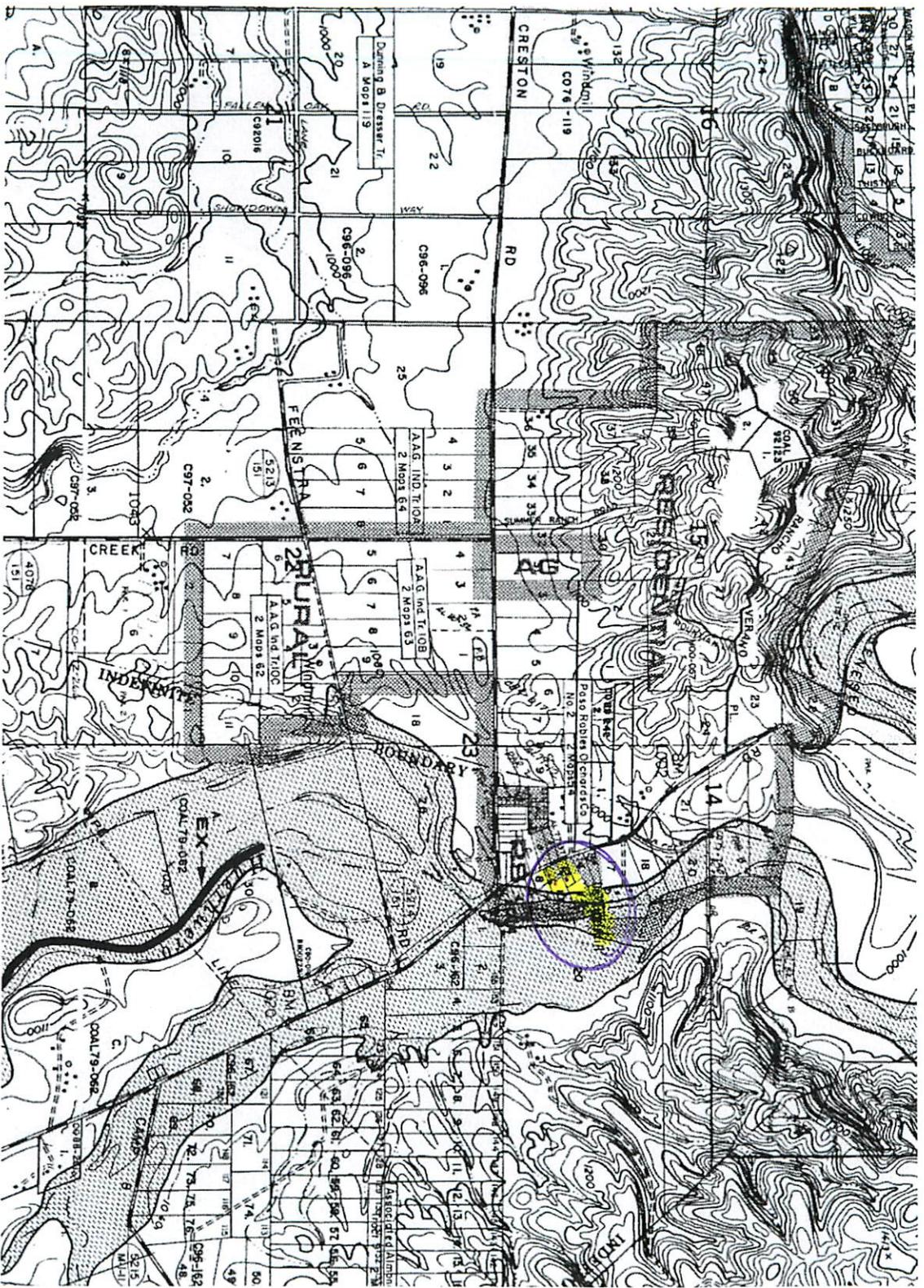


PASO ROBLES ORCHARDS COMPANY'S TRACT NO. 1 SAN LUIS OBISPO COUNTY CALIFORNIA

NOTE - ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES

REV. 1/24/69 9/28/88

SITE







Parcel Summary Report For Parcel # 035-211-002

10/18/2012
12:51:07PM

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 CHRISTOPHER LEONARD R
 4441 HOGBACK HILL RD PALMYRA NY 14522-

OWN CHRISTOPHER ROLAND L

OWN CHRISTOPHER ROLAND L 2008

Address Information

<u>Status</u>	<u>Address</u>
P	02894 GENESEO RD RELPO
P	02850 GENESEO RD RELPO

Lot Information:

<u>Tract / Twncshp</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>
PRORHCO1	0000	0009	Rural El Pomar	El Pomar-Estr	RS	FH		Y	RI	P910316P
PRORHCO1	0000	0010	Rural El Pomar	El Pomar-Estr	RS	FH		U	RI / LM	
PRORHCO1	0000	0011	Rural El Pomar	El Pomar-Estr	RS	FH		U	RI / LM	
PRORHCO1	0000	0012	Rural El Pomar	El Pomar-Estr	RS	FH		Y	RI	P81100301
PRORHCO1	0000	0013	Rural El Pomar	El Pomar-Estr	RS	FH		Y	RI	
PRORHCO1	0000	0016	Rural El Pomar	El Pomar-Estr	RS	FH		U	RI / LM	

Parcel Information

Status Description

Active PR ORCH CO TR 1 LT 9 TO 13 & LT 16

Notes

Tax Districts



Parcel Summary Report For Parcel # 035-211-002

10/18/2012
12:51:08PM

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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:

70982 FNL Primary Parcel

Description:

INITI INSTAL OF M.H. & SEPTIC SYS

PRE2010-00035 REC Primary Parcel

Description:

PROPOSED LLA TO ALIGN PARCELS WITH EXISTING STRUCTURES AND CONVERT 6 PARCELS INTO 3 PARCELS OF LARGES SIZES.

SUB2011-00025 CON Primary Parcel

Description:

LLA BETWEEN THREE PARCELS.