



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/4/2013

TO: _____

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: SUB2012-00020 COAL12-0075 TEMPLETON HILLS GROUP- Lot line adjustment between two parcels located off Templeton Hills Road in Templeton. APNs- 040-289-025 and 026.

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

TWO PARCEL LOT LINE ADJUSTMENT

SAL/ TEMP

RS

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)

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Templeton Hills Group LLC Daytime Phone 805-703-0745
 Mailing Address Po Box 184 Templeton, CA Zip Code 93465
 Email Address: _____

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

Agent Name Kirk Consulting Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Rd. Atascadero, CA Zip Code 93422
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 23.86 acres Assessor Parcel Number(s): 040-289-025 & 026

Legal Description: Rancho Paso De Robles, R.M. Bk. A , Pg. 166

Address of the project (if known): Templeton Hills Rd. Templeton, CA 93465

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 Hwy 101 North, take Las Tablas Exit in Templeton, head West, take left on Bennett Way, Bennett Way becomes Templeton Hill Rd. Property will be on your left.

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

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Two Lot LLA. LLA will adjust two existing parcels of .31 acres & 23.55 acres each yo two parcels of 5 acres and 18. 55 acres each.

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 12/12/12

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 1: 5.3acres Parcel 2: 18.55acres

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: .31acres & 23.55acres

What will the property be used for after division: Allowed or Conditionally allowed uses in the RS Land Use Category

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? _____

Describe existing and future access to the proposed project site: Parcel 1 and Parcel 2 both have access off of
Templeton Hills Rd.

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

North: RSF South: RS, RS, etc.

East: RSF West: RS, RS, etc.

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: TCSD

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: TCSD

Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: TCSD

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 _____



SUPPLEMENTAL DEVELOPMENT STATEMENT
Proposed Lot Line Adjustment
Templeton Hills Group LLC
COAL 12-0075

Proposal:

The lot line adjustment is proposing to adjust the lot lines between two existing parcels. The site is in the Salinas River Planning Area and the lots are designated Residential Suburban on the County's Land Use Maps. The existing parcel sizes are .31 acres and 23.55 acres in size. The proposed lot line adjustment will result in two parcels; Parcel 1 being 5.30 acres and Parcel 2 being 18.55 acres.

Existing Uses:

The proposed site is currently vacant. The parcel is bounded by Templeton Hill Road to the north, Highway 101 to the east, Turkey Ranch Road to the South and a residential neighborhood to the west. An intermittent drainage runs through the property along the southern third of the site.

Proposed Configuration:

The LLA is intended to create lots that are better suited to future improvements as well as to create two conforming parcels.

One of the existing parcels is .31 acres in size (13,503sqft) and the second parcel is 23.55 acres in size. Both parcels meet the minimum site area for residential development (i.e. both are buildable lots) however, the .31 acre parcel doesn't comply with the 1.0 acre minimum lot size required for the Residential Suburban Land Use Category. The Lot Line Adjustment would increase the non-conforming .31 acre parcel to a conforming 5.30 acre parcel and reduce the size of the 23.55 acre parcel to 18.55 acres.

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 results in two conforming parcels where only one is existing today. The proposed adjustment would increase the size of a .31 acre non-conforming parcel to 5.30 acres which would comply with the minimum lot size requirements for the Residential Suburban Land Use Category. From a zoning perspective, the proposed parcel size is better than the existing situation.
- The Lot Line Adjustment will decrease the size of a 23.55 acre parcel to 18.55 acres. This parcel will continue to exceed to the minimum parcel size requirement for the Residential Suburban Land Use Category. From a zoning perspective, the proposed parcel size is equal than the existing situation.
- The adjustment will configure the two parcels so they are better suited to the existing topography. From a design perspective, this is better than the existing situation.
- The lot line adjustment does not create any more development potential than exists today as all lots are legal buildable lots of record and are available to be developed consistent with applicable County regulations.

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.

Lot Legality:

Per correspondence from Jo Manson dated October 18, 2012 the legality of the existing parcels was established by the following deeds:

APN: 040-289-025 is a legal parcel per deeds: 335 OR 277 cut by 450 OR 144; minus 577 OR 5 (Highway deed).

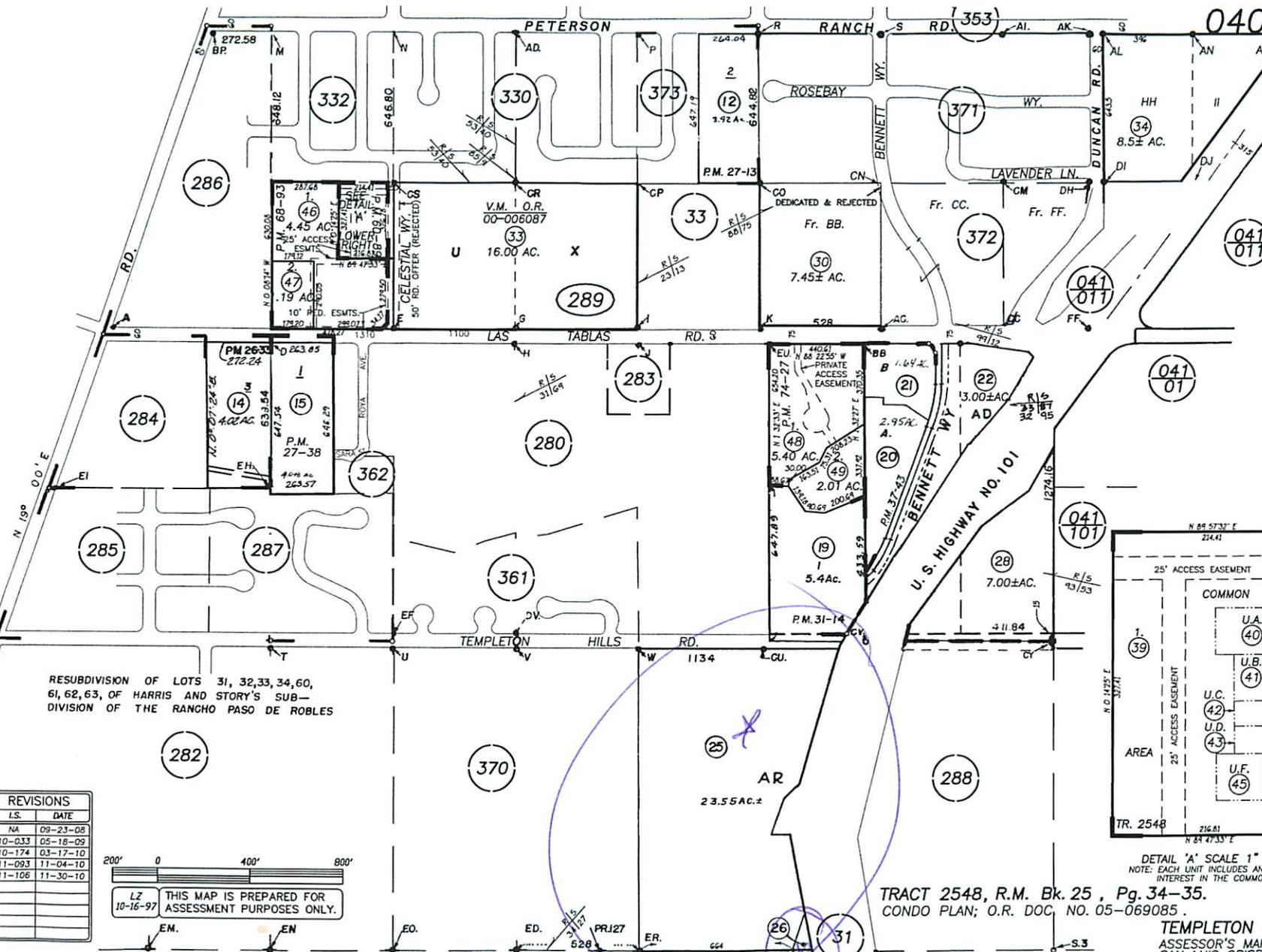
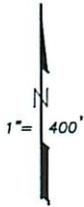
APN: 040-289-026 is a legal parcel per deed 610 OR 404.

(Deeds Attached)



DATE: 04-24-2012
 SHEET: 01 OF 01
 DRAWN BY: T.E.
 CHECKED BY: T.E.
 SCALE: AS SHOWN

TARTAGLIA ENGINEERING
 1100 N. GARDEN ST.
 P.O. Box 11124
 Tempe, AZ 85287
 (602) 488-2200



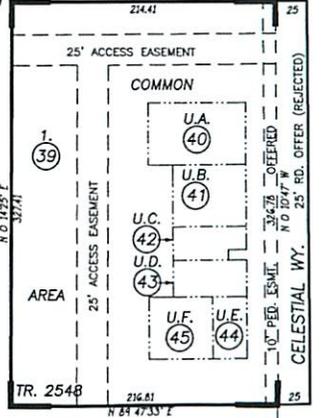
RESUBDIVISION OF LOTS 31, 32, 33, 34, 60, 61, 62, 63, OF HARRIS AND STORY'S SUB-DIVISION OF THE RANCHO PASO DE ROBLES

REVISIONS	
I.S.	DATE
NA	09-23-08
10-033	05-18-09
10-174	03-17-10
11-093	11-04-10
11-106	11-30-10

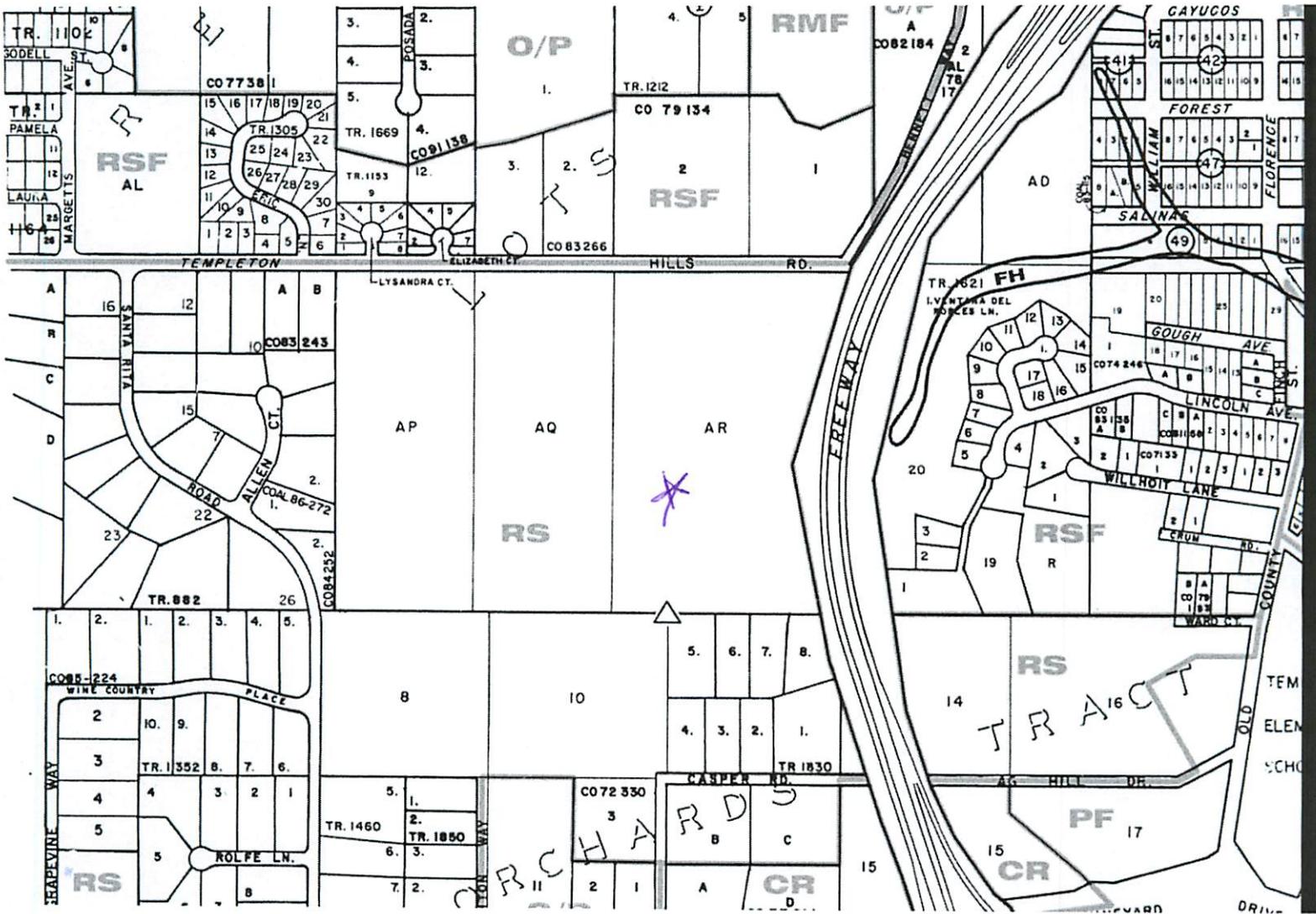


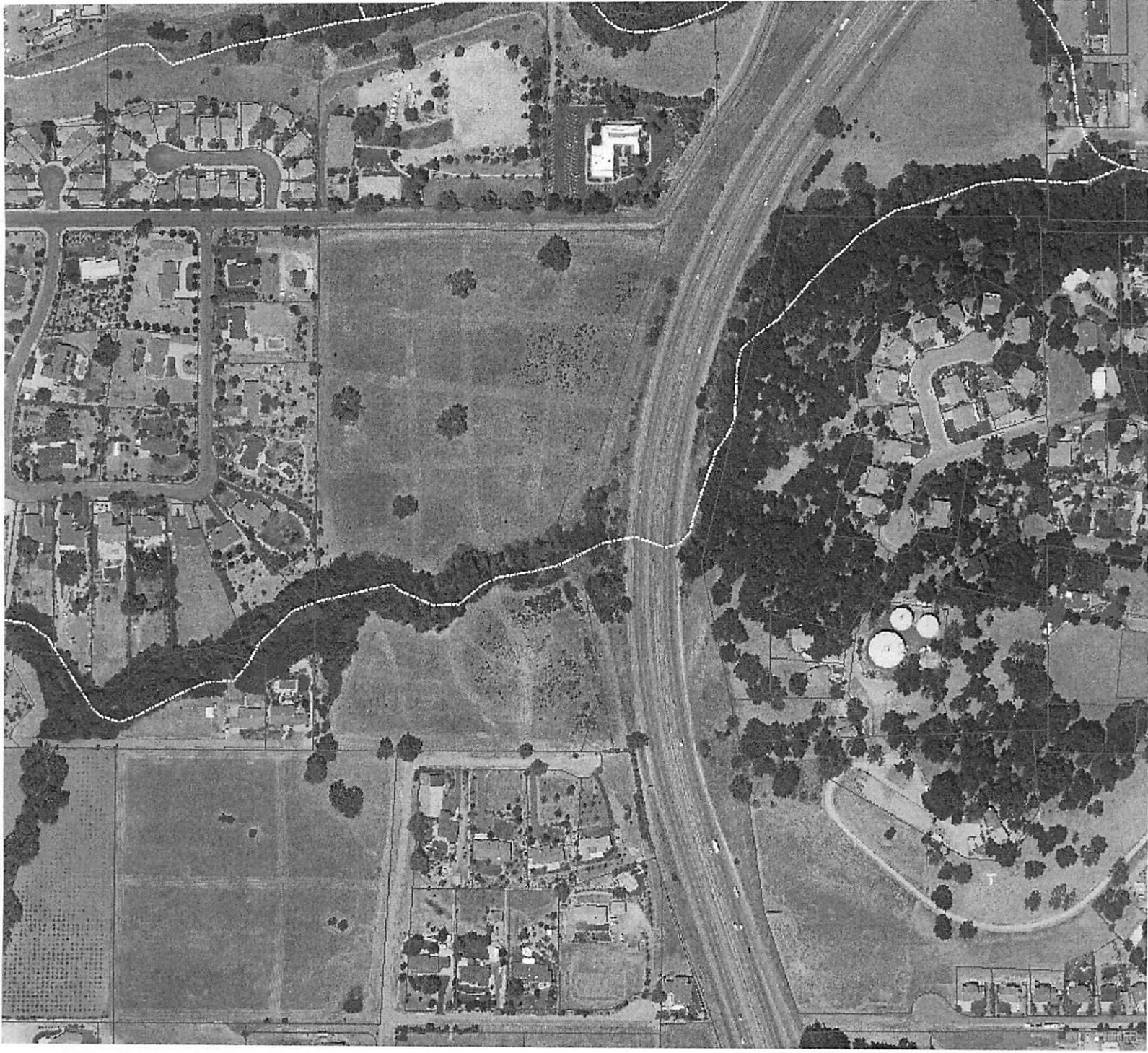
LZ 10-16-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2548, R.M. Bk. 25 , Pg. 34-35.
CONDO PLAN; O.R. DOC. NO. 05-069085.



DETAIL 'A' SCALE 1" = 100'
NOTE: EACH UNIT INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA.







Parcel Summary Report For Parcel # 013-151-034

12/21/2012
4:40:47PM

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 CAMBRIA PINES APARTMENTS LP A CA LP
3533 EMPLEO ST SLO CA 93401-7349

Address Information

Status Address

P 02845 SCHOOLHOUSE LN CAMB

Lot Information:

<u>Tract / Twtnshp</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>
013151	034	0001	Cambria	North Coast	AS	TH		N		
RHOSTROS	0000	4P	Cambria	North Coast	RMF	LCP	GS	Y		D85080801 / D860223

Parcel Information

Status Description

Active RHO STA ROSA PINE RES PTN LT 4

Notes

LEGAL PARCEL PER DEED 740 OR 319. JSM

Tax Districts

COAST (SB1537) UNIFIED SCHOOL

SAN LUIS OBISPO JT(27,40) COMM. COLLEGE

CAMBRIA PUBLIC CEMETERY

CAMBRIA COMMUNITY HOSPITAL

NO. 02 ROAD-CO/SUPVR

CAMBRIA COMM. SERVICE

AREA NO. 21 COUNTY SERVICE

COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT



Parcel Summary Report For Parcel # 013-151-034

12/21/2012
4:40:47PM

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:

DRC2012-00052

REC

Primary Parcel

Description:

40 UNIT APARTMENT COMPLEX

PRE2012-00021

REC

Primary Parcel

Description: