



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/17/2013

TO: _____

FROM: Holly Phipps, Development Review

PROJECT DESCRIPTION: SUB2012-00041 COAL13-0018 CAGLIERO-HILDRETH- Request for a lot line adjustment between 3 existing parcels of 51.8, 57.9 and 187 to create 3 parcels of 116.2, 86.2 and 94.1 acres. 296.5 acre site located off North River Road in Paso Robles. APNs: 027-143-006, 010, 027-144-018 and 024.

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

SUB 2012-00041 File No

S SUB2012-00041 COAL13-0018 HILDRETH GARY F Building

Lot Line Adjustment

A LOT LINE ADJUSTMENT TO ADJUST 3

L PARCELS.

L SAL/ RSAL

L AG FH

HAP

COAL13-0018

Parcel Map

Tract Map

Road Abandonment

Road Name

Condominium (new or conversion)

Holly Phipps - (Mngr.)

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Jon P. Cagliero & Gary R Hildreth

Daytime Phone 467-3245 & 467-2661

Mailing Address 8625 & 7575 North River Road, Paso Robles CA

Zip Code 93446

Email Address: caglierojoh@ yahoo.com

Applicant Name _____

Daytime Phone _____

Mailing Address _____

Zip Code _____

Email Address: _____

Agent Name Jamie Kirk, Kirk Consulting

Daytime Phone 805-461-5765

Mailing Address 8830 Morro Road, Atascadero

Zip Code 93422

Email Address: jamie@kirkconsulting.com

PROPERTY INFORMATION

Total Size of Site: 296.5 AC

Assessor Parcel Number(s): 027-143-006, 010, 018, & 024

Legal Description: Please see page 7 of Title Report dated March 11, 2013.

027-144-018 & 024

Address of the project (if known): 8625 & 7575 North River Road

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Property is located on North River Road 4.2 miles north of Union Road.

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

Vineyard, dry farming, single residence, and accessory structures.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): _____

Please see attached Supplemental Development Statement

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 *Jon P. Cagliero*

Gary R. Hildreth

Date *5/2/2013*

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 1 123.8 AC, Parcel 2 86.8 AC, Parcel 3 85.9 AC

Number of existing lots, parcels or certificates: 3 Existing parcel sizes: Parcel 1- 61 AC, Parcel 2- 57 AC, Parcel 3- 185 AC

What will the property be used for after division: Vineyard and single residence

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? +/- 930 AC

Describe existing and future access to the proposed project site: Access will continue to be from North River Road.

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

North: Agriculture / Vineyard

South: Agriculture / Vineyard

East: Agriculture / Dry Farm & Irrigated pasture

West: Agriculture/ Grazing

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: 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): N/A

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)

Acreeage 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): N/A

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".



SUPPLEMENTAL DEVELOPMENT STATEMENT
Cagliero / Hildreth Lot Line Adjustment

Proposal

The lot line adjustment is proposing to adjust three parcels. Two smaller parcels at 51 AC and 57 AC, and the third larger at 185 AC. The adjustment would expand the two smaller parcels from 51.6 AC to 116.2 AC and 57.9 AC to 86.2 AC. The third parcel will reduce from 187 AC to 94.1 AC. The result would be three lots of comparable size that better conform to the topography and use of the site. The site is located in the Salinas River Planning area and are under the Agricultural land use category. All parcels are subject to Williamson Act contracts.

Existing Uses:

Currently the site consists of vineyards and a single family residence. The single family residence and agriculture accessory buildings are located on Parcel 3, APN 027-144-024. Vineyard are planted on the remainder of Parcel 3 and all of Parcel 1 & Parcel 2. In 1996 the original 55 acres of vineyard were planted, an additional 47.8 acres were planted in 2000, and an additional 130 acres are being planted this year.

Proposed Configuration:

The proposed lot line adjustment will follow an existing natural separation by an access road and natural vegetation. The proposed lot line adjustment would allow for better vineyard operations by allowing better vineyard blocking.

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:

All three lots will be at least 40 acres in size which would be the minimum subdivision requirement for parcels irrigated vineyards in the Agricultural land use designation.

The lot line adjustment does not create any more development potential than exists today as currently one parcel is built out and the other two parcels are a legal lot of record available to be developed consistent with applicable county regulations.

All three lots are currently under the Williamson Act agreement. The minimum parcel size for Williamson Act contract is 40 acres with 20 acres of irrigated orchard or vineyard. All of the resulting parcels meet the minimum parcel size and minimum irrigated vineyard requirement.

From a design perspective the adjustment is *better* than the existing situation for the following reasons:

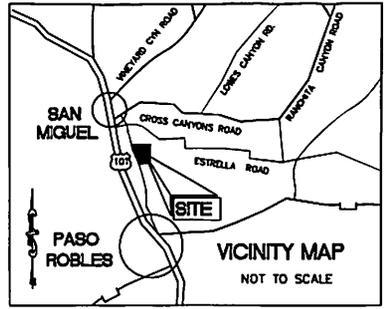
- The land will be more evenly distributed among the three lots.
- Because the proposed lot line adjustment follows a natural site separation, each lot can be sold individually and still maintain the vineyard operations.

Based on the above discussion, the project will maintain a position equal and *better than* the existing situation, relative to the county's zoning and building ordinances, and will benefit both existing and future property owners.

Environmental Review:

The lot line adjustment will not increase the development potential and will not have an impact on the environment and sensitive environmental resources therefore this project qualifies for a General Rule Exemption.

D:\N\2013\13-021_CAGLIERO TENT MAP\13-021_TENTATIVE LLA MAP_4-1-13.dwg 4/7/2013 2:37:54 PM PDT



EXISTING PARCELS

PARCEL 4 79 RS 27 (CAGLIERO)	APN 027-143-006	51.6 AC.±
PARCEL 8 79 RS 27 (CAGLIERO)	APN 027-143-010	57.9 AC.±
PARCEL COC 2000-059536 (HILDRETH)	APN 027-144-016 & 024	187.0 AC.±
TOTAL AC.		296.5 AC.±

PROPOSED PARCELS

NEW PARCEL 1 (CAGLIERO)	116.2 AC.± (CONTAINING 94.8 ACRES ± VINEYARDS)
NEW PARCEL 2 (CAGLIERO)	66.2 AC.± (CONTAINING 78.5 ACRES ± VINEYARDS)
NEW PARCEL 3 (HILDRETH)	94.1 AC.± (CONTAINING 53.4 ACRES ± VINEYARDS)
TOTAL AC.	296.5 AC.±

OWNER/APPLICANT	OWNER
JON AND SAMANTHA CAGLIERO 8525 NORTH RIVER ROAD PASO ROBLES CA 93448 805.487.3245	CARY R. HILDRETH 7578 NORTH RIVER ROAD PASO ROBLES CA 93446 805.487.2881
APN. 027-143-006 AND 010	APN. 027-144-016 AND 024

ZONING DESIGNATION
AG

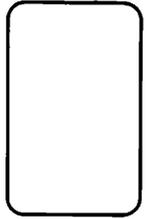
TOPO CONTOUR INFO:
TOPO PER USGS QUAD "PASO ROBLES", NCGVD 29.

- EASEMENT NOTES:**
- PTR NUMBER 5 (1801 OR 680): UNPLOTTABLE EASEMENT FOR TELEPHONE.
 - PTR NUMBER 6 (1998 OR 004738, 1999-032626 AND 1999-032627): UNPLOTTABLE LEASE AREA FOR ANTENNA (ON APN 027-143-004, NOT ON THIS PROPERTY).
 - PTR NUMBER 12: UNPLOTTABLE ASSUMED TO BE NORTH RIVER ROAD.
 - PTR NUMBER 15: UNPLOTTABLE EASEMENT FOR TELEPHONE.

**SUB 2013-000 CAGLIERO/HILDRETH
LOT LINE ADJUSTMENT MAP
COAL 13-0018**

BEING AN ADJUSTMENT OF THE LINES BETWEEN PARCEL 4 (COC 2000-019956), PARCEL 10 (COC 2000-019960) BEING PORTIONS OF SECTIONS 27 AND 28; AND PARCEL PER COC 2000-059536 BEING PORTIONS OF SECTIONS 33 AND 34, ALL WITHIN TOWNSHIP 25 SOUTH -- RANGE 12 EAST M. D. B. AND M. COUNTY OF SAN LUIS OBISPO STATE OF CALIFORNIA

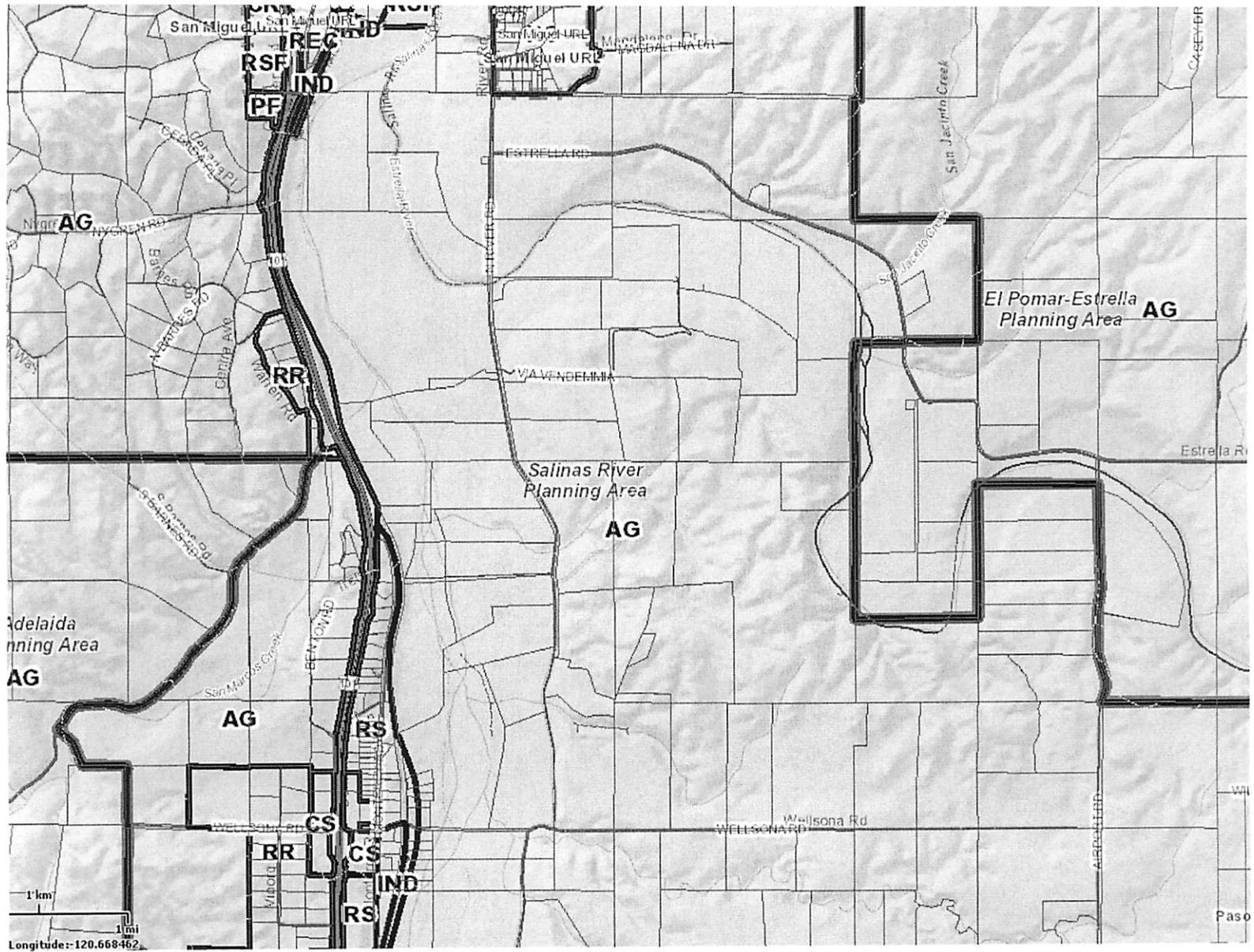
FIRST AMERICAN TITLE INSURANCE COMPANY 84001-4335512 (L.D)



DAN KING SURVEYING
P O BOX 4903
PASO ROBLES CA 93447-4903
PHONE (805) 738-5421

**LOT LINE ADJUSTMENT MAP
COAL 13-0018
CAGLIERO/HILDRETH
NORTH RIVER ROAD**

SCALE: 1" = 300'	
DATE: APRIL 2013	
JOB NO: 13-021 CAGLIERO-HILDRETH	
SHEET 1	OF 1
SHEETS	



2000

05075719

APN(S): 027-144-018 and 027-181-057 Portion
PROJECT NO: 089-182

FILE NO: 880284C
PARCEL NO: 1

EXHIBIT A
Conditions

NONE

APN(S): 027-144-018 and 027-191-037 Portion
PROJECT NO: C92-182

FILE NO: 880294C
PARCEL NO: 1

EXHIBIT B
Legal Description

Those portions of Sections 33 and 34 in Township 25 South Range 12 East, Mount Diablo Base and Meridian in the County of San Luis Obispo, State of California according to the official plat thereof and described as follows:

Commencing at the 1/4 section corner on the north boundary line of Section 34, Township 25 South, Range 12 East; thence along the centerline of said Section 34, S00°30'00"W, 2659.80 feet (40.30 chains) to a 3" x 3" redwood stake marked S1; thence S86°45'00"W, 1322.17 feet, more or less, to a point on the westerly line of the East 1/2 of the West 1/2 of Section 34 and the Point Of Beginning; thence continuing S86°45'00"W, 2697.23 feet, more or less, to a 3" x 3" redwood stake marked S2, said stake also being designated as a point on the easterly line of Parcel 1 as said Parcel 1 is shown in Book 17 of Parcel Maps at Page 61, records of San Luis Obispo County, thence continuing along the easterly line of Parcels 1, 2, 3, and 4 according to said Book 17 of Parcel Maps at Page 61, N03°46'02"W, 474.51 feet; thence N05°21'28"E, 894.99 feet; thence N28°37'34"W, 818.85 feet; thence N34°54'05"W, 987.99 feet; thence N10°12'00"W, 28.47 feet to the North line of Section 33 in Township 25 South, Range 12 East; thence along the North line of said Section 33, N89°48'07"E, 2243.27 feet to the Section corner common to Section 27, 28, 33, and 34; thence along the North line of Section 34, East, 1320.00 feet to the westerly line of the East 1/2 of the West 1/2 of section 34; thence along said westerly line, South, 2715.73 feet to the TRUE POINT OF BEGINNING.

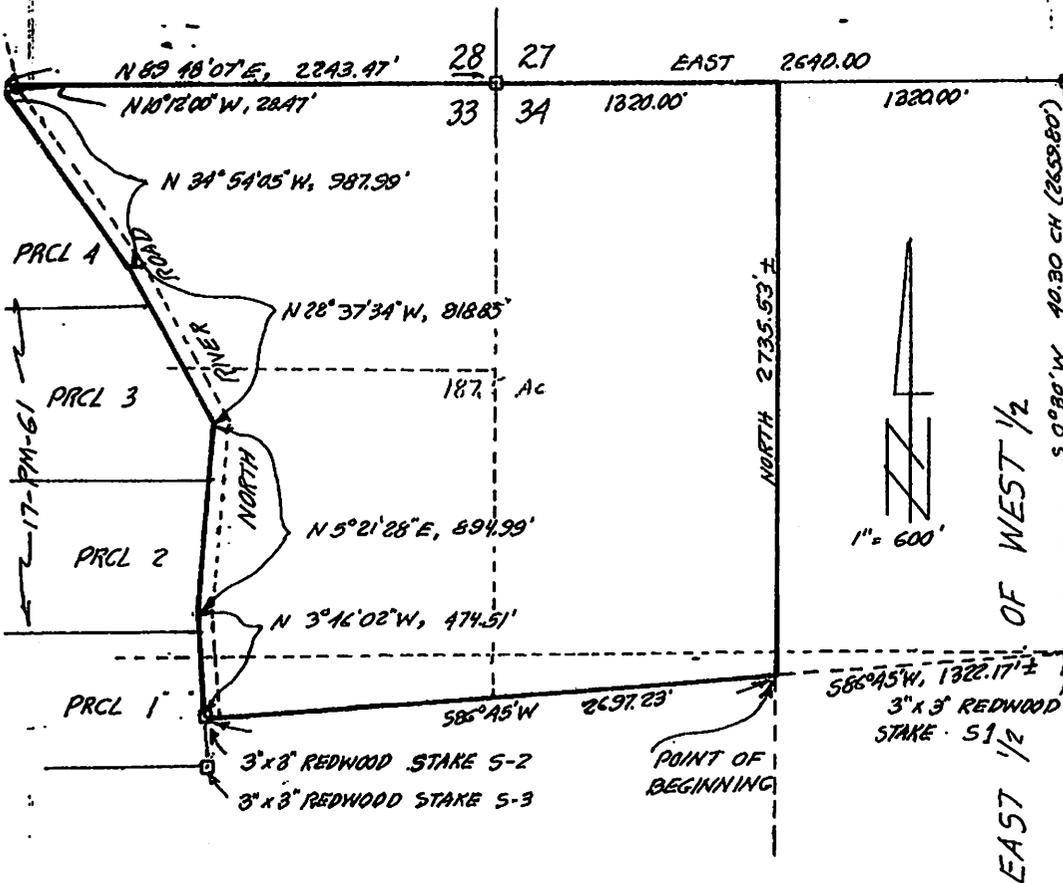
2022022

05050505

APN(S): 027-144-018 and 027-191-037 Portion
PROJECT NO: C89-182

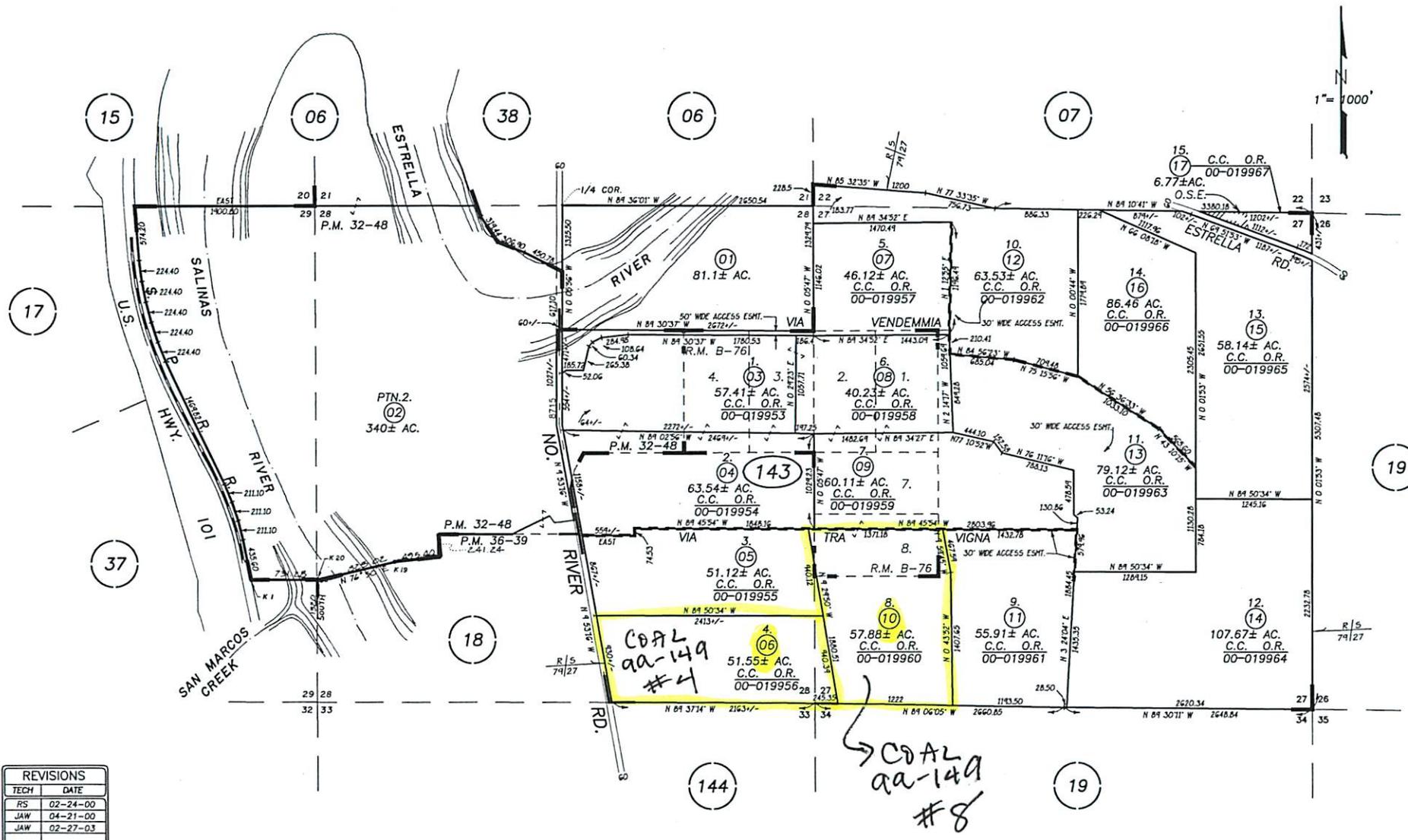
FILE NO: S980294C
PARCEL NO: 1

EXHIBIT C
Map



TOWNSHIP 25 SOUTH - RANGE 12 EAST

END OF DOCUMENT



REVISIONS	
TECH	DATE
RS	02-24-00
JAW	04-21-00
JAW	02-27-03

500' 0 1000' 2000'

RS 02-24-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

GREENWOOD COLONY, R.M. Bk. B, Pg. 76.
 T.25S. ; R.12E. ; SECTIONS 27 & PTNS. 28 & 29 ; M.D.B. & M.

SAN MIGUEL
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 027 PAGE 143

20000801999556

**RECORDING REQUESTED BY
SAN LUIS OBISPO COUNTY**

WHEN RECORDED, RETURN TO:

Director of Planning & Building
County Government Center
San Luis Obispo, California 93408
ATTN: Terry Wahler

APN(S): 027-181-028 Portion
PROJECT/PCL NO: COAL 99-149/4 FILE NO: 89900381

Doc No: 2000-019956

Rpt No: 00026566

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Apr 14, 2000
Time: 08:39

RF -1 19.00

[5]

TOTAL 19.00



CERTIFICATE OF COMPLIANCE

LOT LINE ADJUSTMENT

The following real property and the reconfiguration thereof into ONE (1) PARCEL as of the date of recordation of this document, has been determined to be in compliance with the applicable provisions of the Subdivision Map Act of the State of California and local ordinances enacted pursuant thereto. Said real property is a parcel which is the result of Lot Line Adjustment *COAL 99-149*, approved by the *Subdivision Review Board* on *February 7, 2000*. The parcel **CAN NOT** be sold in units other than as described herein, without first having complied with all requirements of the State Subdivision Map Act and the County's Real Property Division Ordinance. Said real property being described as:

As described in Exhibit A attached to this certificate and incorporated herein as if set forth in full.

RECORD OWNER(S):

Jonathan P. Cagliero, a married man as his sole and separate property as to an undivided 1/2 interest as to a portion; and Pete J. Cagliero, Trustee of the Cagliero Family Trust dated September 30, 1971 as to an undivided 1/2 interest as to a portion.

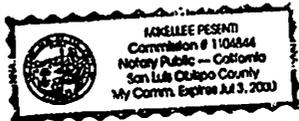
VICTOR HOLANDA
Director, Department of Planning and Building

By: Larry W. Kelly
~~Victor Holanda~~, Senior Planner

On this 12th day of April, in the year 2000, before me, Mikellee Pesenti, Notary Public, personally appeared Larry W. Kelly, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that, he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

STATE OF CALIFORNIA)

COUNTY OF SAN LUIS OBISPO)



(SEAL)

Witness my hand and official seal.
Mikellee Pesenti
Mikellee Pesenti, Notary Public

2000
019959

APN(S): 047-191-028 Portion
PROJECT NO: COAL 99-149

FILE NO: 99900301
PARCEL NO: 4

EXHIBIT A
Legal Description

Job No.98-431
March 2000

EXHIBIT "A"
COAL 99-0149
Parcel 4
AS SHOWN ON RS NO. 99-098

That portion of Sections 28 and 27, T 25 S R 12 E, M.D.B.&M., in San Luis Obispo County, State of California, more particularly described as follows:

Commencing at the 1/2" rebar with tag LS 5145 at the Northeast corner of said Section 28 designated as P60 (N14022.8500 E10825.1700), thence along the East line of said Section 28 S00°05'47"E 3468.38 feet to a point P16 (N10554.4762 E10831.0132); thence leaving said Section line N89°45'54"W 61.85 feet to a point P20 (N10554.7299 E10769.1657); thence S09°29'50"E 940.12 feet to a point P21 (N9627.4910 E10924.2841) being the True Point of Beginning; thence S09°29'50"E 940.39 feet a point on the South line of said Section 27 designated P23 (N8699.9861 E11079.4470) which lies Easterly 245.35 feet from a 1/2" rebar with tag RCE 14994 at the Southeast corner of said Section 28 designated as P59 (N8703.8340 E10834.1310); thence along said South line of Section 27 N89°06'05"W 245.35 feet to said 1/2" rebar with tag RCE 14994 at the Southeast corner of said Section 28 designated as P59 (N8703.8340 E10834.1310); thence along the South line of said Section 28 N89°37'14"W 2193.86 feet to a 1/2" rebar with tag RCE 14994 at the centerline of North River Road designated P24 (N8718.3660 E8640.3200); thence along said centerline N09°53'16"W 929.63 feet to a point P22 (N9634.1913 E8480.6854) which lies Northerly 929.63 feet from a 1/2" rebar with tag RCE 14994 at the centerline of North River Road designated P24 (N8718.3660 E8640.3200); thence leaving said centerline S89°50'34"E 2443.61 feet to the True Point of Beginning. Containing 51.55 acres more or less.

The Basis of Coordinates for this system are as follows: The found 1/2" rebar with tag RCE 14994 at the Southwest corner of Section 27 designated P59 (N8703.8340 E10834.1310) and the found 1/2" rebar with tag RCE 14994 at the intersection of the Centerline of North River Road with the South line of Section 28 designated P24 (N8718.3660 E8640.3200), T 25 S, R 12 E.

See Exhibit "B" attached.

(Continued)

7-22-03

03-07-07-07-07

HA199098-431\SURV\98-431-EXB.dwg 04/06/03 12:37:26 PM PM PBT

APN(S): 027-181-026 Portion
PROJECT NO: COAL 99-149

FILE NO: S990030L
PARCEL NO: 4

EXHIBIT B

Map

NORTH RIVER ROAD (A 52552)

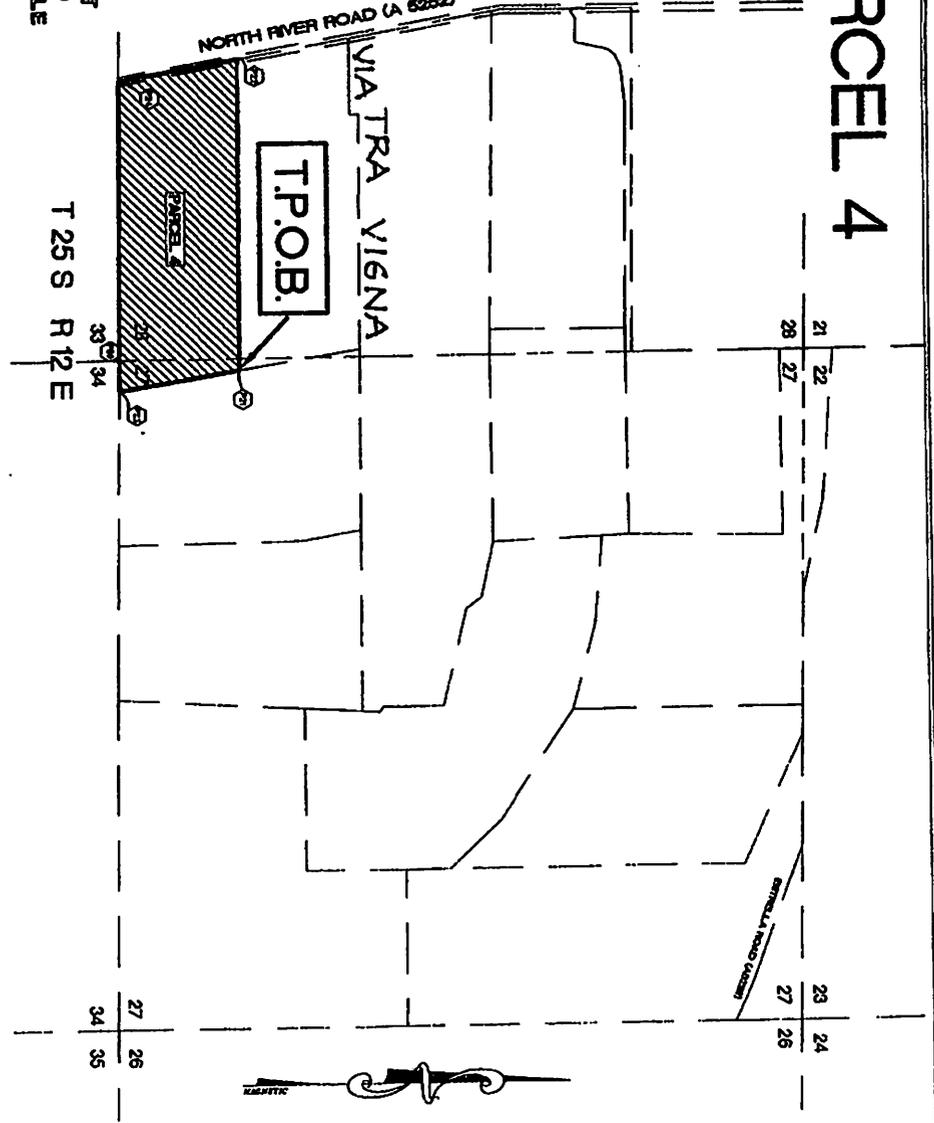
VIA TRA VIGNA

T.P.O.B.

T 25 S R 12 E

NOT TO SCALE

PARCEL 4



20000222

090909

<p>RECORDING REQUESTED BY SAN LUIS OBISPO COUNTY</p> <p>WHEN RECORDED, RETURN TO:</p> <p>Director of Planning & Building County Government Center San Luis Obispo, California 93408 ATTN: Terry Wahler</p> <p>APN(S): 027-181-028, 029, 027-181-0189 Portions PROJECT/PCL NO: COAL 99-149/8 FILE NO: 89900301</p>	<p style="text-align: right;">14</p> <p>Doc No: 2000-019960 Rpt No: 00026570</p> <p>Official Records RF -1 16.00 San Luis Obispo Co. Julie L. Rodewald Recorder Apr 14, 2000 Time: 08:39</p> <p style="text-align: center;">[4]</p> <p>TOTAL 16.00</p>
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**CERTIFICATE OF COMPLIANCE
LOT LINE ADJUSTMENT**

The following real property and the reconfiguration thereof into ONE (1) PARCEL as of the date of recordation of this document, has been determined to be in compliance with the applicable provisions of the Subdivision Map Act of the State of California and local ordinances enacted pursuant thereto. Said real property is a parcel which is the result of Lot Line Adjustment COAL 99-149, approved by the Subdivision Review Board on February 7, 2000. The parcel CAN NOT be sold in units other than as described herein, without first having complied with all requirements of the State Subdivision Map Act and the County's Real Property Division Ordinance. Said real property being described as:

As described in Exhibit A attached to this certificate and incorporated herein as if set forth in full.

<p>RECORD OWNER(S):</p> <p>Jonathan P. Cagliero, a married man as his sole and separate property as to an undivided 1/2 interest as to a portion; and Pete J. Cagliero, Trustee of the Cagliero Family Trust dated September 30, 1971 as to an undivided 1/2 interest as to a portion.</p> <p>STATE OF CALIFORNIA) COUNTY OF SAN LUIS OBISPO) SS</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">  <p style="font-size: small;">MIKELLEE PESENTI Commission # 1104844 Notary Public - California San Luis Obispo County My Comm. Expires Jul 3, 2000</p> </div> <p style="text-align: center;">(SEAL)</p>	<p>VICTOR HOLANDA Director, Department of Planning and Building</p> <p>By: <u>Larry W. Kelly</u> <small>Terry Wahler, Senior Planner LARRY W. KELLY</small></p> <p>On this <u>12th</u> day of <u>April</u>, in the year 2000, before me, Mikellee Pesenti, Notary Public, personally appeared <u>Larry W. Kelly</u> personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/hes/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.</p> <p>Witness my hand and official seal.</p> <p><u>Mikellee Pesenti</u> Mikellee Pesenti, Notary Public</p>
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PL 99-0000 00-00000000

