SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/5/2013

TO: _____

FROM: Cody Scheel, North County Team/ Development Review

PROJECT DESCRIPTION: SUB2012-00045 COAL13-00044 WOODLAND- Lot line adjustment between two parcels, of 128 and 40 acres, to create two reconfigured parcels of 114 and 54 acres. 168 acre site located off Buena Vista Drive in Templeton. APNs: 020-012-017 and 020-311-030.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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DATE: 5/28/2013

TO: _____

FROM: North County Team, Development Review

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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 RICHARD WOODLAND Daytime Phone 434-2044
Mailing Address 3945 BUENA VISTA DR. Zip Code 93446
Email Address:

☐ Applicant Name VINEYARD PROFESSIONAL SERVICES Daytime Phone 434-2044
Mailing Address 3990 RUTH, TEMPLETON CA Zip Code 93465
Email Address: JGOLDSMITH@VINEYARDPRO.COM

☐ Agent Name DAN LLOYD Daytime Phone 995-1618
Mailing Address P.O. BOX 378 Zip Code 93430
Email Address: DANLLOYD@YAHOO.COM

PROPERTY INFORMATION

Total Size of Site: 169 AC Assessor Parcel Number(s): 020-012-017, 020-311-030
Legal Description: SEE TITLE REPORT
Address of the project (if known): 3945 BUENA VISTA DR.
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.:

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

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT

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_____

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?: ± 169-ACRES
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 40 & 129
What will the property be used for after division: AGRICULTURE
Is the property part of a previous subdivision that you filed? ☐ Yes ☒ No
If Yes, what was the map number: ☐ Tract No: _____ ☒ CO 07-0057 ☐ 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.
PLEASE REVIEW THE TITLE REPORT.
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: A PRIVATE DRIVE COMES OFF OF BUENA VISTA DRIVE, HEADS WEST, AND ABUTS THE PROPERTY.

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: N/A
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):

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:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. 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.
d. 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:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 169 acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: THE EXISTING RESIDENCE SITS ON A HILLTOP AND CAN BE SEEN FROM ALL SURROUNDING AREAS.

Water Supply Information

1. What type of water supply is proposed?
   ☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
   ☒ Residential ☒ Agricultural - Explain EXISTING HOUSE & VINEYARDS
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? NO CHANGE
4. How many service connections will be required? 1 EXISTING.
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: EXISTING WELLS SERVE THE PROPERTY.
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? ☒ Yes ☐ No
   Bacteriological? ☒ Yes ☐ No
   Chemical? ☒ Yes ☐ No
   Physical ☒ Yes ☐ No
   Water analysis report submitted? ☐ Yes ☒ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
   ☐ Will Serve Letter ☐ Pump Test _____ Hours_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished? PROVIDED WITH FORMER BLDG. PERMIT.
   ☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 300 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☒ No
4. Has a piezometer test been completed?
   ☐ Yes ☒ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☒ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
   Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

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? ADJACENT
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: PASO ROBLES UNIFIED SCHOOL DISTRICT
2. Location of nearest police station: PASO ROBLES
3. Location of nearest fire station: GOLDEN HILLS RD., PASO ROBLES
4. Location of nearest public transit stop: BUENA VISTA DR. @ DALLONS DR.
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: AGRICULTURE - VINEYARDS
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: NO.

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: ALREADY DEVELOPED
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.

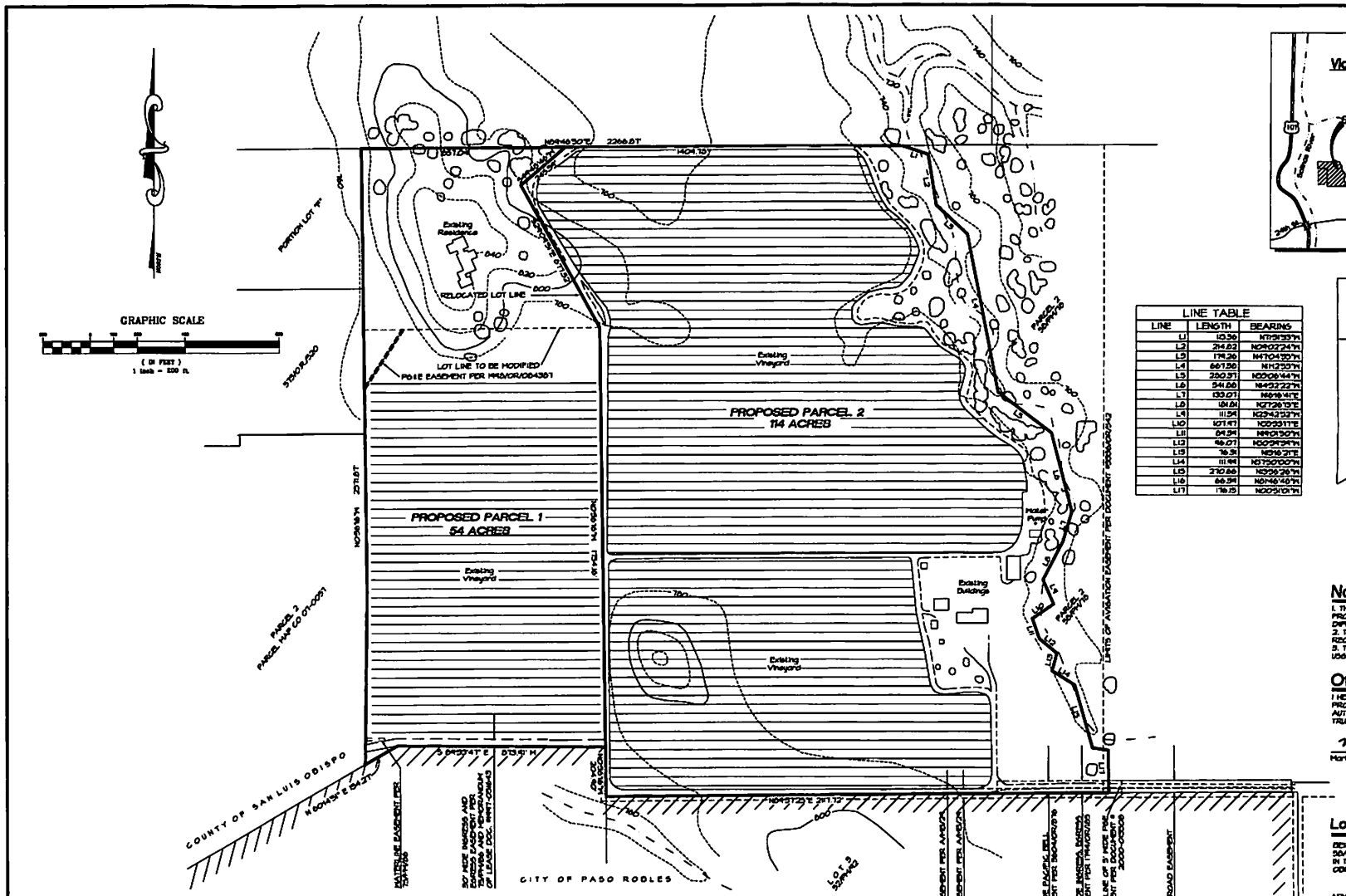
Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: N/A
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: _____
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): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): APPROVAL OF A LOT LINE ADJUSTMENT

   (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.)



EXISTING LOT CONFIGURATION

NO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.36	N79°31'33"W
L2	214.82	N09°02'24"W
L3	179.26	N47°04'55"W
L4	667.56	N11°23'37"W
L5	230.37	N00°06'44"W
L6	541.66	N49°22'22"W
L7	133.07	N86°16'41"E
L8	161.61	N27°26'15"E
L9	111.54	N29°43'22"W
L10	107.47	N00°33'17"E
L11	64.34	N89°53'01"W
L12	46.07	N00°34'34"W
L13	16.31	N01°16'21"E
L14	111.44	N07°50'00"W
L15	210.88	N00°35'26"W
L16	66.34	N01°46'40"W
L17	176.15	N00°51'01"W

Notes:

1. THE BOUNDARY INFORMATION SHOWN HEREON WAS CALCULATED FROM RECORD DATA SOURCES. A FIELD SURVEY MAY INDICATE DIFFERENCES IN ACTUAL LOCATIONS.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD DATA SOURCES.
3. THE CONTOURS SHOWN HEREON WERE DIGITIZED FROM A 7.5 MINUTE 1965 QUADRANGLE MAP. CONTOUR INTERVAL IS 10 FEET, NGVD 1929.

Owner's Statement

I HEREBY REQUEST APPROVAL OF THIS ADJUSTMENT OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND STATE THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNERS AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Mark E. Molini — Date: 03/14/2013

Mark E. Molini, LS 7424 (Exp. 12-31-2013)

Lot Line Adjustment COAL 13-0044

BEING AN ADJUSTMENT OF A COMMON LINE BETWEEN PARCEL 1 OF 50/PM/78 AND PARCEL 1 OF 75/PM/86 AS SHOWN ON THE MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

APN #030-012-017 & 030-511-030

Prepared for Patricia Diane Vineyards
2455 Buena Vista Drive
Paso Robles, CA 93446

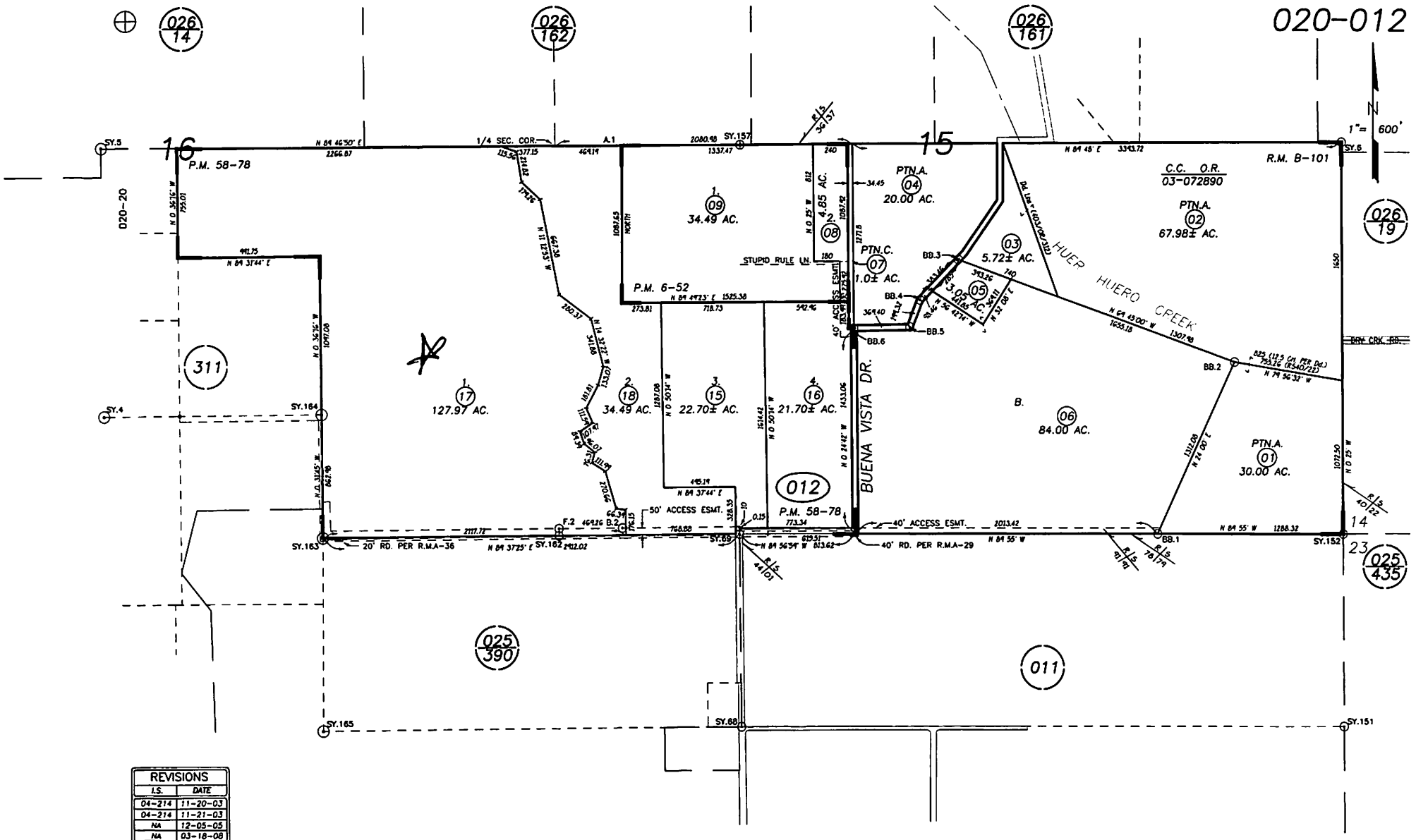
Non Plottable Easements

AN EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 4, 1978 IN BOOK 2110 AT PAGE 243 OF OFFICIAL RECORDS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

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

JOB: 12-034 DATE: DECEMBER 2012
DRAWING: P2034ELD.DWG
FATCO 400-4330410

REVISED: 12-10-2012 MM
02-13-2013 MM



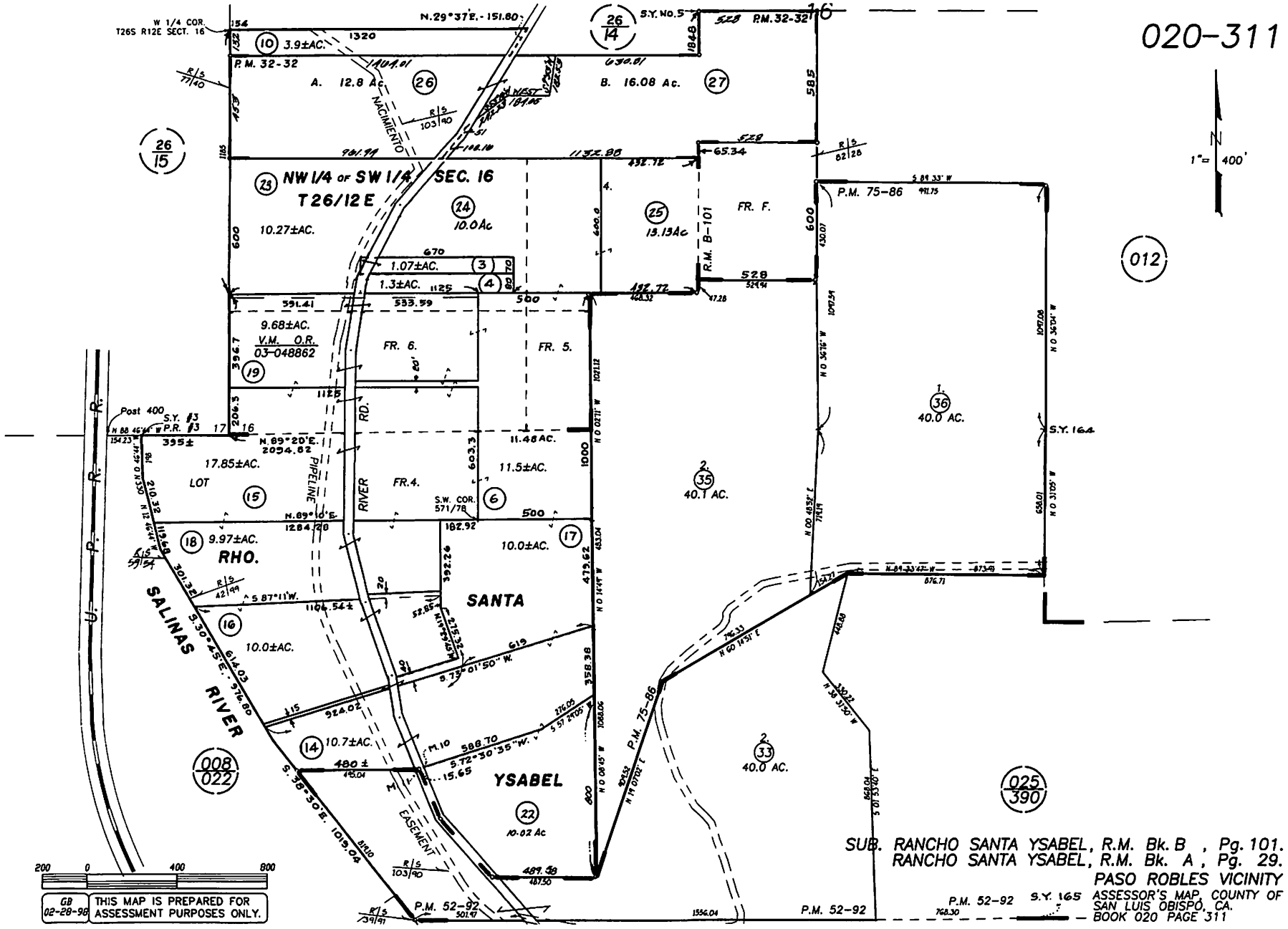
REVISIONS	
I.S.	DATE
04-214	11-20-03
04-214	11-21-03
NA	12-05-05
NA	03-18-08
NA	10-16-08
13-100	02-14-12

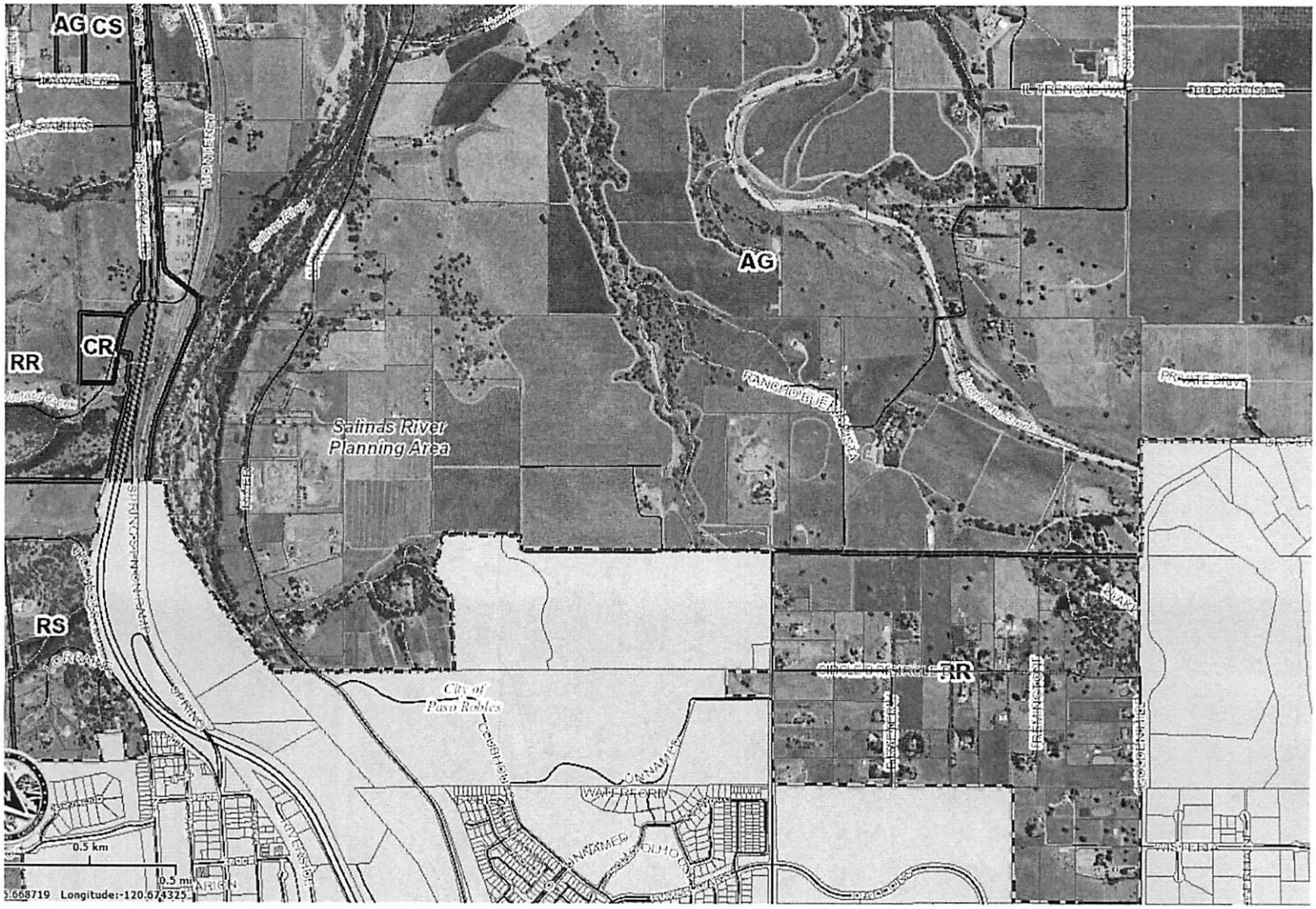
300' 0 600' 1200'

GB 11-20-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

SUB'S. OF SANTA YSABEL RANCHO, R.M. Bk. B, Pg. 101.
RANCHO SANTA YSABEL, R.M. Bk. A, Pg. 29.

PASO ROBLES VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 020 PAGE 012


020-311
1" = 400'
NW 1/4 OF SW 1/4 SEC. 16
T26/12E
W 1/4 COR. T26S R12E SECT. 16
P.M. 32-32
P.M. 32-321
P.M. 75-86
P.M. 52-92
A. 12.8 Ac.
B. 16.08 Ac.
10.27±AC.
10.0Ac
13.13Ac
1.07±AC.
1.3±AC.
9.68±AC.
V.M. O.R. 03-048862
FR. 6.
FR. 5.
FR. F.
R.M. B-101
17.85±AC.
LOT
FR.4.
11.5±AC.
11.48AC.
9.97±AC.
RHO.
10.0±AC.
SANTA
10.7±AC.
YSABEL
10.02 Ac
40.0 AC.
40.1 AC.
40.0 AC.
S.Y. 164
S.Y. 165
S.Y. No. 5
Post 400
S.Y. #3
P.R. #3
N.29°37'E.-151.80'
N.89°20'E. 2054.62
N.89°10'E.
S.W. COR. 571/78
S.30°45'E. 976.80
S.38°30'E. 1019.04
S.73°01'50"W.
S.72°30'35"W.
N.60°14'51"E
N.30°31'50"W
N.14°07'02"E
N.00°08'45"W
N.00°48'52"E
N.00°36'16"W
N.00°27'1"W
N.00°14'49"W
N.00°34'04"W
N.00°31'05"W
S.89°33'W
N.89°33'42"W
S.87°11'W.
N.88°46'44"W
N.12°46'44"W
N.00°54'54"W
SALINAS RIVER
RIVER RD.
PIPELINE
NACIMIENTO
EASEMENT
U.P.R.R.
008/022
026/15
026/14
012
025/390
REVISIONS
I.S. DATE
NA 11-20-03
NA 07-09-07
NA 07-25-07
NA 12-04-07
NA 03-25-08
NA 08-27-08
NA 02-06-09
NA 07-28-10
13-100 02-14-13
13-100 02-15-13
200 0 400 800
GB 02-28-98
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
SUB. RANCHO SANTA YSABEL, R.M. Bk. B , Pg. 101.
RANCHO SANTA YSABEL, R.M. Bk. A , Pg. 29.
PASO ROBLES VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 020 PAGE 311


AG
CS
CR
RR
RS
AG
BR
Salinas River
Planning Area
City of
Paso Robles
0.5 km
0.5 mi
Latitude:35.668719 Longitude:-120.674325

AG
Salinas River
Planning Area
RANCHO BUENA VISTA
BUENA VISTA
City of
Paso Robles
RR
400 m
1000 ft

Parcel Summary Report For Parcel # 020-311-030

5/28/2013
10:51:02AM

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	MUNAK EDWIN J 3945 BUENA VISTA DR PASO ROBLES CA 93446-9532
OWN	MUNAK PEARL M
OWN	PATRICIA DIANE VINEYARDS LLC

Address Information

Status	Address
A	00000 NO RIVER RD RSAL

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CO07-	0057	1P	Salinas Rural	Salinas	AG			Y	L2 / SC / SL	

Parcel Information

Status	Description
Active	PM 52/92 PTN PAR 1 (LEASE D PTN)

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537)
SAN LUIS OBISPO JT(27,40)
PASO ROBLES PUBLIC
NO. 01
AREA NO. 21
PASO ROBLES UNION (SB1537 BLO)

Parcel Summary Report For Parcel # 020-311-030

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:	
AGP2012-00010	REC	Primary Parcel

Description:
CONTRACT REPLACEMENT AND AG PRESERVE AMENDMENT TO REFLECT A LOT LINE ADJUSTMENT

S960181L	RDD	Primary Parcel

Description:
LOT LINE ADJ OF 3 PARCELS

SUB2006-00206	RDD	Primary Parcel

Description:
PARCEL MAP TO SUBDIVIDE PROPERTY INTO TWO 40 ACRE PARCELS

SUB2012-00045	REC	Primary Parcel

Description:
LOT LINE ADJUSTMENT BETWEEN TWO EXISTING LOTS OF 54 AND 114 ACRES IN SIZE

PRE2006-00115	REC	Related Parcel

Description:
LLA BETWEEN 2 PARCELS, PROP 80 AND 40 AC