



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/13/13

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

FROM: Cody Scheel, Development Review (805) 781-5157

PROJECT DESCRIPTION: SUB2012-00047 COAL 13-0047 BULMER- Proposed lot line adjustment between two parcels resulting in an 18 acre gain for parcel 071-201-035. 652 acre site located off River Road and Parkhill Road in Santa Margarita.

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 B

SUB2012-00047 COAL13-0047 BULMER DALE & L

Lot Line Adjustment

LOT LINE ADJUSTMENT 2 PARCELS.

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Lot Line Adjustment
- Receiving Site
- Sending Site
- Reversion to Acreage
- Reconsideration
- Voluntary Merger
- Certificate of Compliance

LPIL/ RLPIL

PCS

AG FH RL SRA

## APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Dale & Lupine Bulmer / Ed & Mary Camizzi Daytime Phone 805-438-3827 (Bulmer)

Mailing Address 12485 River Rd, Santa Margarita CA 93453 Zip Code 93453

Email Address: stuartschmidt@me.com

Applicant Name Dale & Lupine Bulmer c/o STUART SCHMIDT Daytime Phone 805-438-3827

Mailing Address 12485 River Rd, Santa Margarita CA Zip Code 93453

Email Address: stuartschmidt@me.com

Agent Name DAKOS LAND SURVEYS INC Daytime Phone 805-466-2445

Mailing Address 7600 Morro Rd, ATASCADERO CA Zip Code 93422

Email Address: marc@dakoslandsurveys.com

## PROPERTY INFORMATION

Total Size of Site: 071-201-035 (Bulmer)

Assessor Parcel Number(s): 071-201-012046, 047 & 071-051-010 (Carriozzi)

Legal Description: PTNS Sec's 6 & 7 T30S RISE / PARCEL 1 of COAL-72 139 MB/PMB4

Address of the project (if known): 12485 River Rd & 1535 Parkhill Rd, St. Margarita

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 58, W. POZO Rd, LEFT on River Rd

12485 River Rd, Gate on LEFT UNLOCKED

Describe current uses, existing structures, and other improvements and vegetation on the property:  
A/C GRAZING & Recreation

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Lot Line Adjustment to Move Line to follow existing fence along Ridgetop. Approx 18 acres bounded BY APN 071-201-035. More Logical location due to TOPOGRAPHY

## 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

*Lupine Bulmer Dale Bulmer*

Date Jan 15, 2013

## FOR STAFF USE ONLY

Minimum Parcel Size: \_\_\_\_\_  sq. feet  acres  by PAS?  by Ordinance?

(A) Bulmer Signatures

# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## Project Information:

What is the proposed density or parcel size?: \_\_\_\_\_

Number of existing lots, parcels or certificates: \_\_\_\_\_ Existing parcel sizes: \_\_\_\_\_

What will the property be used for after division: AG (NO CHANGE)

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: NO CHANGE

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

North: MULTIPLE AG USES (CROPS) South: MULTIPLE AG USES

East: MULTIPLE AG USES West: MULTIPLE AG USES

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 COUNTY

List available or proposed utilities:  Gas  Telephone  Electricity  Cable TV

Adjustments: Are you requesting any adjustments? NONE PROPOSED  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 Lot Line Adjustment Along Ridge top  
FOR MORE LOGICAL Line Location BASED ON TOPOGRAPHY TO BETTER  
SERVE CATTLE & HORSE PASTURE AREA. Ridgeline / Proposed LLA  
IS ALREADY FENCED.

**Quimby Ordinance (Section 21.09.010, et seq., of Title 21):**

How are you proposing to meet the requirements of the Quimby Ordinance: *N/A*

- 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: \_\_\_\_\_

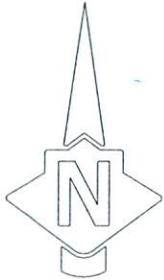
Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: \_\_\_\_\_

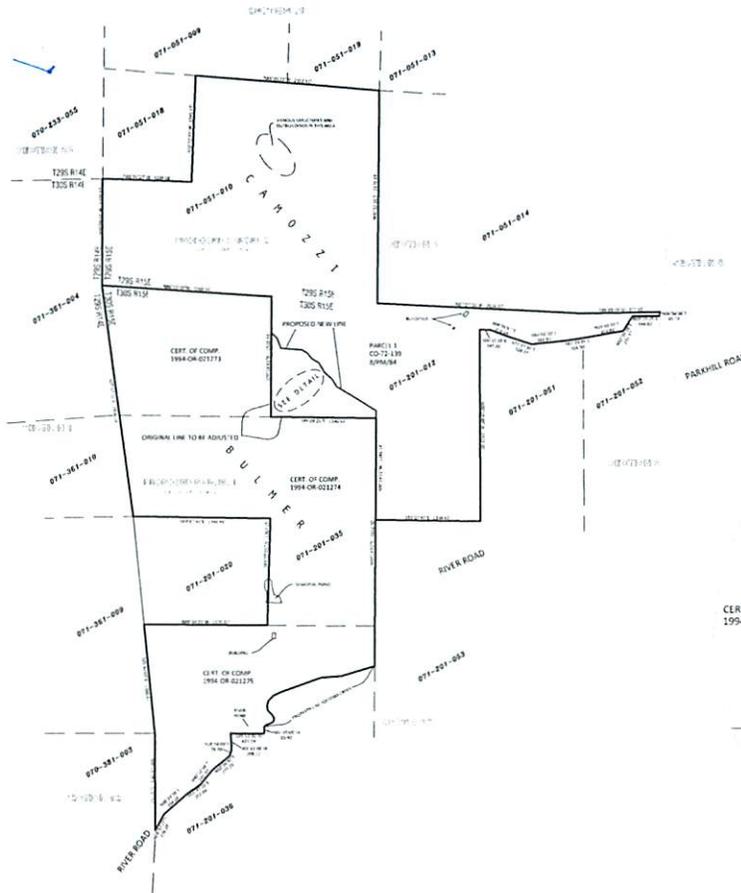
**Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):**

Is your project a: *N/A*

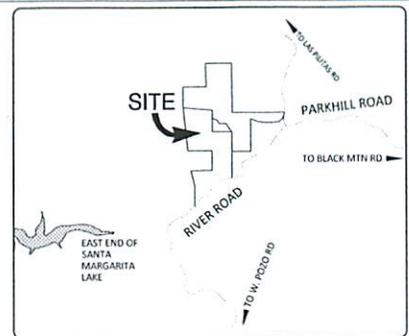
- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures 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".



SCALE 1" = 100'



**ADJUSTMENT AREA DETAIL**  
NO SCALE



Vicinity Map  
SCALE 1" = 1.5 MILES

**ACREAGES**

	ORIGINAL	PROPOSED
SCHMIDT 071-201-035	280±	PARCEL 1 297.5±
CAMOZZI 071-201-012,046,047; 071-051-010	373±	PARCEL 2 355.5±

**MINIMUM LOT SIZE**

ZONING	RL
DISTANCE FROM CITY CENTER	TBD
SEPTIC SUITABILITY: Assumed Max	MAX
AVERAGE SLOPE (CONTOUR METHOD): Assumed Max	MAX
ACCESS CONDITION: VARIES	TBD
GENERAL NEIGHBORHOOD CHARACTERISTICS AVERAGE LOT SIZE WITHIN 1500 FEET 200 ACRES	TBD
MINIMUM LOT SIZE	TBD

**OWNER(S)**

DAVID ROBERT BULMER AND LUPINE AMELIA BULMER, HUSBAND & WIFE,  
AS COMMUNITY PROPERTY, WITH RIGHT OF SURVIVORSHIP

EDWARD CAMOZZI & MARY E. CAMOZZI, HUSBAND & WIFE AS JOINT HEIRS

**APN(S)**

071-201-035 (BULMER)  
071-201-012,046,047 & 071-051-010 (CAMOZZI)

**CHARACTERISTICS & NOTES**

Community: RURAL LAS PILITAS  
Zoning: RL  
Flood Hazard Area  
Sensitive Resource Area (SRA)  
There are numerous dirt ranch roads on both parcels.  
Much of the terrain in the area is steep and rugged.  
No development is proposed with this lot line adjustment.

**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 (agent/contact) 05-17-13  
SIGNED \_\_\_\_\_ DATED \_\_\_\_\_



**LOT LINE ADJUSTMENT MAP**

COAL 13-0047

Site: 12485 River Rd / 1535 Parkhill Rd

Requested By: Bulmer / Camozzi

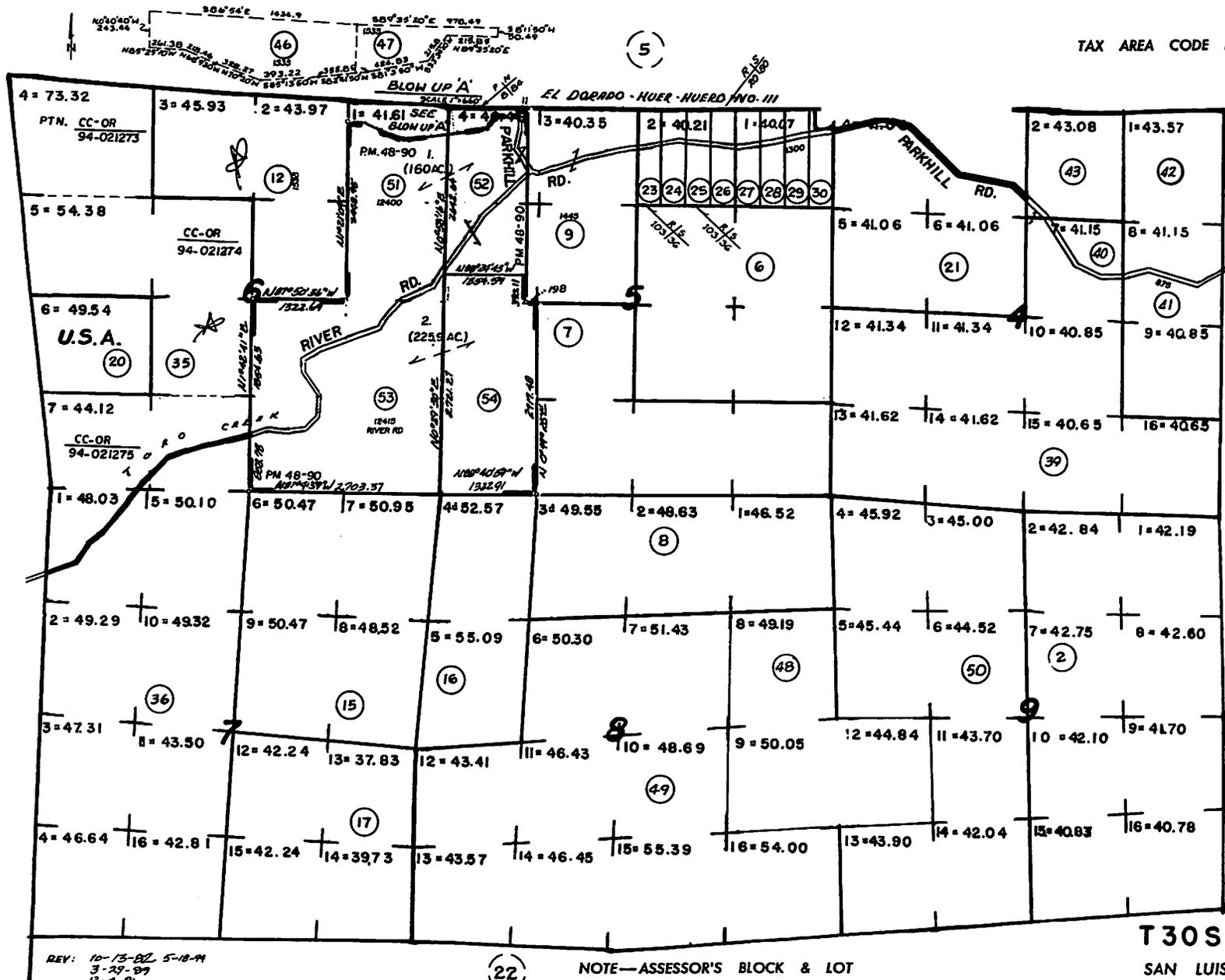
PORTIONS OF SECTIONS 6 & 7, T30S R15E, MDM PER CERTIFICATES OF COMPLIANCE DOC# 1994-021273, 74 & 75 AND PARCEL 1 OF PARCEL MAP CO-72-139, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER R/PM/84

APN(S): 071-201-035 / 012,046,047 & 071-051-010  
DATE: May 2012  
FILENAME: 12-051 Schmidt River LLA

Drafter: MDD Scale: 1"=1000' Project: 12-051 Job: 12-051 Sheet: 1 of 1

NO. 8769  
MARC DOUGLAS DAKOS  
LICENSED LAND SURVEYOR  
STATE OF CALIFORNIA

TAX AREA CODE NO. 71 - 20



19

SCALE 1"=1320'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY

T30S R15E M.D.M.  
SAN LUIS OBISPO COUNTY  
CALIFORNIA

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

REV: 10-13-82 5-18-94  
3-29-99  
12-4-91

70  
36

70  
38

22





# Parcel Summary Report For Parcel # 059-312-001

6/12/2013  
5:02:01PM

## 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    GCB DEVELOPMENT LLC  
           PO BOX 13 PISMO BEACH CA 93448-0013

OWN    JEREMIASSEN THOMAS P  
           2049 CENTURY PARK E STE 2300 LOS ANGELES CA  
           90067-

OWN    GCB DEVELOPMENT LLC A CA LLC

### Address Information

Status            Address  
                           00000 JERSEY CT RSAL

### Lot Information:

<u>Tract / Twنشp</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>
2024	0000	0017	Salinas Rural	Salinas	RS			Y	SC / BO	

### Parcel Information

Status    Description  
 Active    TR 2024 LT 17

### Notes

#### Tax Districts

ATASCADERO  
 SAN LUIS OBISPO JT(27,40)  
 ATASCADERO PUBLIC  
 AREA NO. 21  
 NO. 05



# Parcel Summary Report For Parcel # 059-312-001

6/12/2013  
5:02:01PM

## 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:

PMT2005-00315      EXP      Primary Parcel

#### Description:

EXPIRED -SFD W/ATT GARAGE - LOT 17 - TRACT 2024 - PLAN 5 (TEXAS) DUPLICATE TO PMT2004-03271 - ON 9/7/05 P.W. AGREED TO PROCESS THE FINISH GRADING WITH THE CURRENT TRACT IMPROVEMENTS - W. WILKES.

PMT2005-01812      WIT      Primary Parcel

#### Description:

SFD W/ATT GARAGE - LOT 17 - TRACT 2024 - PLAN 5 (TEXAS) DUPLICATE TO PMT2004-03271 - ON 9/7/05 P.W. AGREED TO PROCESS THE FINISH GRADING WITH THE CURRENT TRACT IMPROVEMENTS - W. WILKES.

PMT2005-01813      EXP      Primary Parcel

#### Description:

EXPIRED - SFD W/ATT GARAGE - LOT 17 - TRACT 2024 - PLAN 5 (TEXAS) DUPLICATE TO PMT2004-03271 - ON 9/7/05 P.W. AGREED TO PROCESS THE FINISH GRADING WITH THE CURRENT TRACT IMPROVEMENTS - W. WILKES.

PMT2005-01814      WIT      Primary Parcel

#### Description:

SFD W/ATT GARAGE - LOT 17 - TRACT 2024 - PLAN 5 (TEXAS) DUPLICATE TO PMT2004-03271 - ON 9/7/05 P.W. AGREED TO PROCESS THE FINISH GRADING WITH THE CURRENT TRACT IMPROVEMENTS - W. WILKES.

PMT2005-01815      WIT      Primary Parcel

#### Description:

SFD W/ATT GARAGE - LOT 17 - TRACT 2024 - PLAN 5 (TEXAS) DUPLICATE TO PMT2004-03271 - ON 9/7/05 P.W. AGREED TO PROCESS THE FINISH GRADING WITH THE CURRENT TRACT IMPROVEMENTS - W. WILKES.

S020104N      APV      Primary Parcel

#### Description:

PROP ROAD NAMES FOR TRACT 2024 JERSEY CT - TARENDAISE CT AND REALIGNED CARMEL ROAD

S980098U      RDD      Primary Parcel

#### Description:

PROP 17 LOT CLUSTER DIVISION. SEE PORTION OF FILE (S980098U O'RELLY) ON MICROFILM W/ S020104N V.C.P., LLC AND GEARHART. 11 PAGES.