



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/18/13

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

FROM: Cody Scheel, North County Team, Development Review

PROJECT DESCRIPTION: SUB2012-00048 COAL13-0051 HARRELL- Lot line adjustment proposing to reduce Lot 5 (012-201-066), and enlarge Lot 9 (012-201-068). The adjusted line will result in the roadway and boat launch ramp to be located on Lot 9. 141.90 acre site located off Cantinas Point Lane and Saddle Way in Bradley.

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 Building

File No

SUB2012-00048 COAL13-0051 HARRELL MICHA

## APPLICATION TYPE - CHECK ALL THAT APPLY

- |   |   |
|---|---|
| <input type="checkbox"/> Public Lot           | <input checked="" type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Receiving Site       | <input type="checkbox"/> Sending Site                   |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration                |
| <input type="checkbox"/> Voluntary Merger     | <input type="checkbox"/> Certificate of Compliance      |

Lot Line Adjustment

LOT LINE ADJUSTMENT TO REDUCE LOT 5 (012-201-066) AND ENLARGE LOT 9

NACI/ OAKS

GS OS REC RSF

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Michael Harrell & Dianne Harrell, Trustees of the Harrell Daytime Phone (805) 569-0721  
Community Property Trust

Mailing Address 2334 Anacapa Street Santa Barbara, CA Zip Code 93105

Email Address: manddharrell@cox.net

Applicant Name same as above Daytime Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_

Email Address: \_\_\_\_\_

Agent Name Jeremy Freund, Wallace Group Daytime Phone (805) 544-4011

Mailing Address 612 Clarion Court San Luis Obispo, CA 93401 Zip Code 93444

Email Address: jeremyf@wallacegroup.us

## PROPERTY INFORMATION

Total Size of Site: 141.90 acres

Assessor Parcel Number(s): 012-201-066&068

Legal Description: See Exhibit

Address of the project (if known): Lot 5 8860 Cantinas Point Lane Bradley CA, Lot 9 unknown Saddle Way Bradley CA

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 north to Highway 46 East and turn west to 24th Street for 1 mile. Turn slightly to right onto Nacimiento Lake Dr/Paso Robles Rd Continue to follow Nacimiento Lake Dr for 7.5 miles. Turn right onto Godfrey Rd/ Nacimiento Lake Dr and continue to follow Nacimiento Lake Dr for 9.3 miles. Turn left onto Interlake Rd and follow for 6.0 mi. Turn left onto Lynch Canyon Rd and follow for 1.6 mi and turn left onto Oak Shores Dr. Follow Oak Shore Drive for 2.4 mi and turn right to stay on Oak Shores Dr. 0.9 miles. OSD turns in to Saddle Way and continue another 0.3 miles. Lot 9 will be on the left (southside).

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

Lot 9A is vacant. Lot 5 has an existing residential structure.

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): A lot line adjustment to reduce Lot 5 (012-201-066) and enlarge Lot 9(012-201-068). The adjusted line will put the roadway and boat launching ramp on to Lot 9.

## 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 Michael Harrell Date 6/7/13

<b>FOR STAFF USE ONLY</b>				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> 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?: Lot 5A 110 Acres, Lot 9A 31.9 Acres

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: Lot 5:129.6 acres, Lot 9 12.3 Acres

What will the property be used for after division: no change in existing use.

Is the property part of a previous subdivision that you filed?  Yes  No

If Yes, what was the map number:  Tract No: \_\_\_\_\_  CO \_\_\_\_\_  COAL 2000-086

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.

Lot 5 C.O.C Doc No. 2000-073065; Lot 9 C.O.C 200-073069 (lot 5 Building Permit C1785)

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: Access to Lot 5 is from Cantinas Point Lane and Lot 9 is from Saddle Way

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

North: Rural Lands, Lake Nacimiento South: Lake Nacimiento

East: Recreation/Residential Single Family West: Lake Nacimiento

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: Nacimiento Water Company

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: CSA-7B

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

Fire Agency: List the agency responsible for fire protection: County Fire Department (Station 34)

List available or proposed utilities:  Gas  Telephone  Electricity  Cable TV

Adjustments: Are you requesting any adjustments?  Yes  No If Yes, please complete:

- |   |   |
|---|---|
| <input type="checkbox"/> Parcel & site design (21.03.010(c))    | <input type="checkbox"/> Access & circulation design (21.03.010(d)) |
| <input type="checkbox"/> Flood hazard & drainage (21.03.010(e)) | <input type="checkbox"/> Water supply (21.03.010(f))                |
| <input type="checkbox"/> Sewage Disposal (21.03.010(g))         | <input type="checkbox"/> Public Utilities (21.03.010(h))            |
| <input type="checkbox"/> Road Exception (21.03.010(d))          |   |

Briefly describe the reasons for the request \_\_\_\_\_

**Quimby Ordinance (Section 21.09.010, et seq., of Title 21): (Not Applicable to project)**

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): (Not Applicable to project)**

Is your project a:

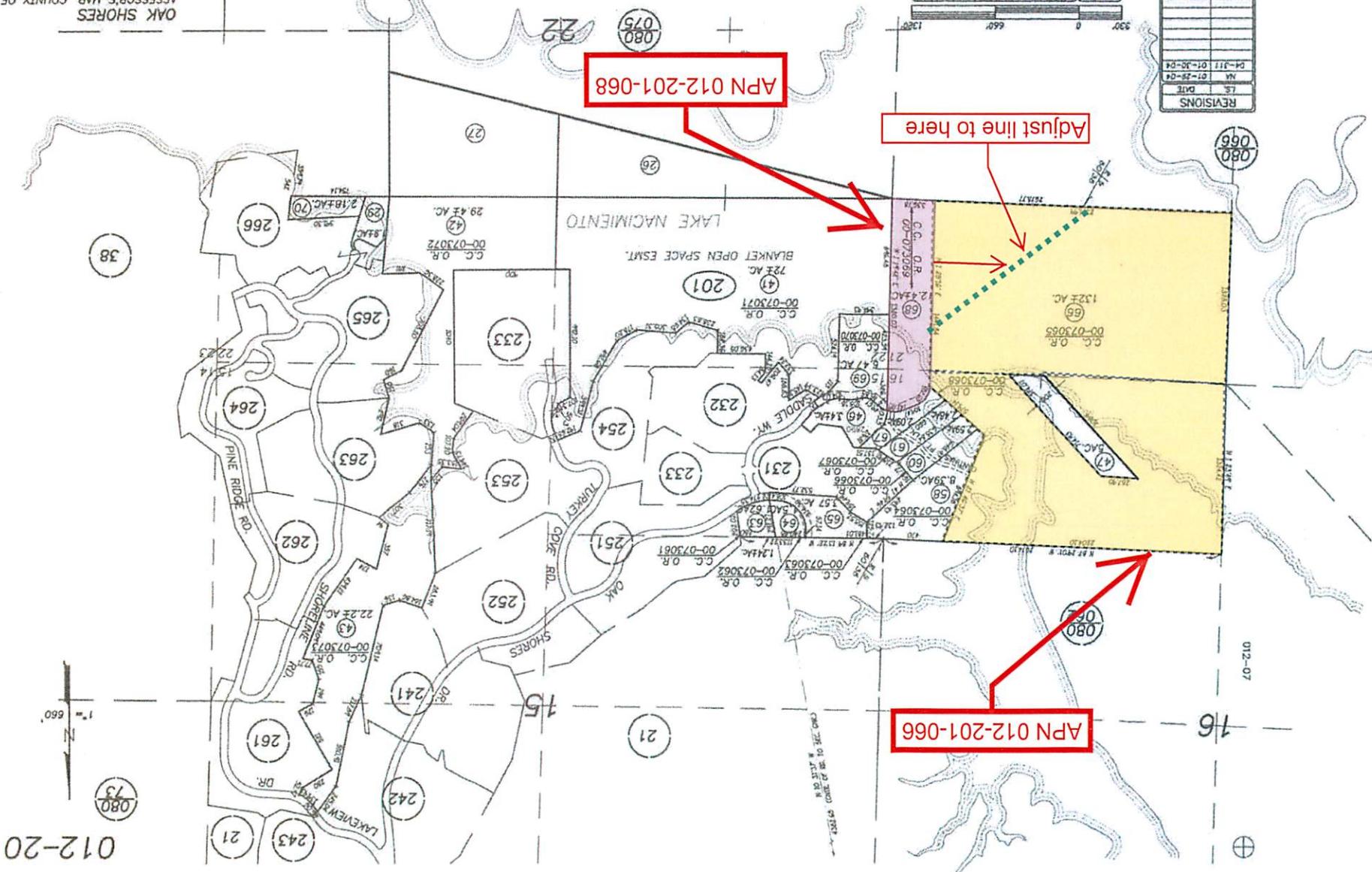
- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures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



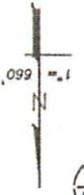
T.25S. ; R. 9 E.; SECTIONS 15, 16, 21 & 22; M.D.B. & M.

JAN THIS MAP IS PREPARED FOR  
 RE-07-01 ASSESSMENT PURPOSES ONLY.

REVISIONS	
LS	DATE



012-20







# Parcel Summary Report For Parcel # 012-201-066

6/11/2013  
3:10:39PM

## 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 HARRELL MICHAEL M  
2334 ANACAPA ST SANTA BARBARA CA 93105-3508

OWN HARRELL COMMUNITY PROPERTY TRUST

OWN HARRELL DIANNE P

### Address Information

Status            Address  
08860 CANTINAS POINT LN RNACI

### 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>
012201	066	0001			GS			N		

### 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>
COAL00-	086	0005	Oak Shores	Nacimiento	RSF	OS	REC	Y	CD	

### Parcel Information

Status    Description  
Active    T25S R9E PTN SECS 16 & 21

### Notes

### Tax Districts

SAN MIGUEL  
PASO ROBLES JT(27,40) (SB1537)



# Parcel Summary Report For Parcel # 012-201-066

6/11/2013  
3:10:40PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS OBISPO JT(27,40)  
AREA NO. 21  
SAN MIGUEL  
NO. 01  
AREA NO. 07  
AREA NO. 07, ZONE A  
AREA NO. 07, ZONE B

### Case Information

**Case Number:**

**Case Status:**

C1785	FNL	Primary Parcel
<b><u>Description:</u></b> SINGLE FAMILY DU W/ATT GARAGE LOT 5 COAL -0086 GRAD'G FOR PAD & EXISTING DRIVEWAY		
PMT2003-03217	FNL	Primary Parcel
<b><u>Description:</u></b> CARPORT FOR EXISTING SFD.		
SUB2012-00048	REC	Primary Parcel
<b><u>Description:</u></b> LOT LINE ADJUSTMENT TO REDUCE LOT 5 (012-201-066) AND ENLARGE LOT 9 (012-201-068). THE ADJUSTED LINE WILL PUT THE ROADWAY AND BOAT LAUNCHING RAMP ON TO LOT 9.		
C2589	FNL	Related Parcel
<b><u>Description:</u></b> GRADING PRIVATE ROAD THRU LOTS 4,5,6,7,8, COAL-0086 J.WALLACE,RCE/TINA MEYER,RCE		
D940058D	EXP	Related Parcel
<b><u>Description:</u></b> CLUSTER DEV OF 23 UNIT WITH TRACT 2124		
S000040N	RDD	Related Parcel
<b><u>Description:</u></b> PROP ROAD NAME FOR COAL00-086 - CANTINAS POINT LANE		
S940026T	EXP	Related Parcel
<b><u>Description:</u></b> SUBDIVISION OF 23 SFD LOTS		
S940133C	WIT	Related Parcel
<b><u>Description:</u></b> REQUEST FOR 14 CERT OF COMP		



## Parcel Summary Report For Parcel # 012-201-066

6/11/2013  
3:10:40PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S940134L            WIT            Related Parcel

**Description:**

ADJUSTMENT OF 14 PARCELS

S970135N            WIT            Related Parcel

**Description:**

PROPOSED RD NM KRYSTAL COURT (TR 2124-1)

S990203C            RDD            Related Parcel

**Description:**

PROP 13 COND CERT OF COMP

S990276L            RDD            Related Parcel

**Description:**

PROPOSED 13 LOT ADJUSTMENT