



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/28/13

TO: _____

FROM: Rob Fitzroy- North County Team, Development Review

PROJECT DESCRIPTION: SUB2012-00051 COAL13-0056 EBELHERR- Lot line adjustment for the proposed adjustment between 2 parcels to create two 122 acre parcels. 244 acre site located off Vineyard Drive in Paso Robles. APNs: 014-101-049, 014-331-022, 014-331-018 and 026-281-039.

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 _____

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 Bruce Ebelherr Daytime Phone 238-6435
Mailing Address 8350 Vineyard Drive, Paso Robles Zip Code 93446
Email Address: _____

Applicant Name Same as above Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Agent Name Orton Engineering, Inc. Daytime Phone 474-1700
Mailing Address 1686 Ramona Avenue, Ste F, Grover Beach Zip Code 93433
Email Address: torton@ortonengr.com

PROPERTY INFORMATION

014-101-049, 014-331-022

Total Size of Site: 244 acres +/- Assessor Parcel Number(s): 014-331-018, 026-281-039

Legal Description: Township 26S and 27S, Range R10E and S11E, Section 01P, 31P and 36P

Address of the project (if known): 8350 Vineyard Drive, Paso Robles, 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.: Hwy 101 North, Left on Vineyard Dr (224) to 8350 Vineyard Drive (across from Thatcher Winery)

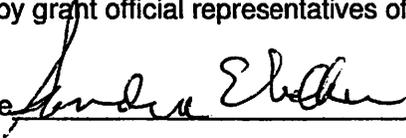
Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant, graze land, dry farm, O.S.C. Property, SFR, garage, ag storage building

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Adjust two existing parcels to equalize parcel sizes, to allow access to the public road, to allow for future SFR (Parcel 1 = 122 acres & Parcel 2 = 122 acres)

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 6-15-13

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 = 122 acres Parcel 2 = 122 acres
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 135.5 and 108.5 acres
What will the property be used for after division: Grazing land and Vineyards
Is the property part of a previous subdivision that you filed? Yes No
If Yes, what was the map number: Tract No: _____ CO _____ COAL 96-0003
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 S950097
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: Existing and proposed access is from Vineyard Drive.

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

North: SFR, Grazing, Dry Farm, OSC Property South: SFR, Ag Storage Building
East: Vacant, grazing, hobby vineyards West: SFR, Vines, Olive Trees, Mobil Home, OSC Property
Ag Building, Dry Farm, Winery

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:

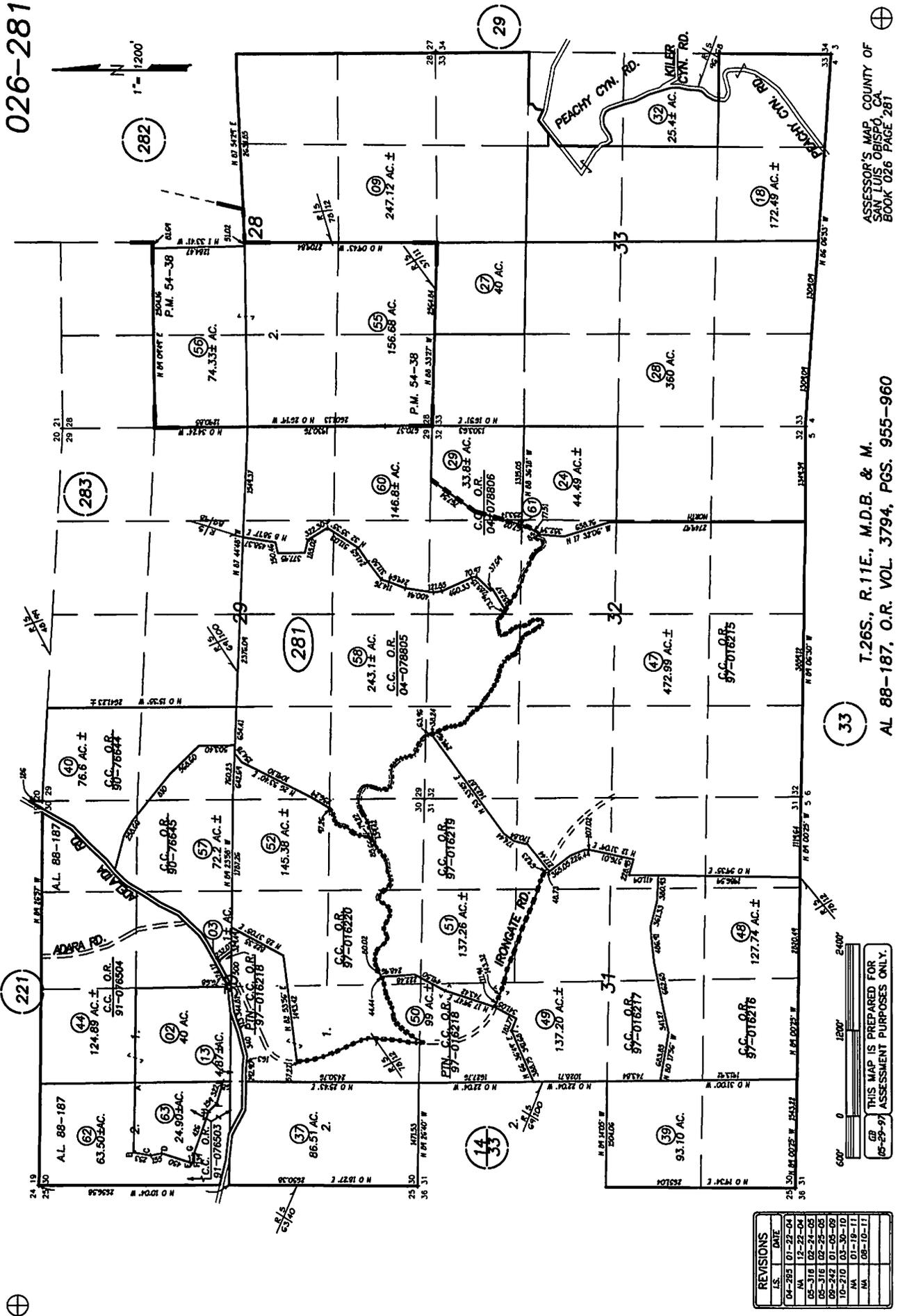
Specify the proposed ownership and method of maintenance of the open space: _____

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".

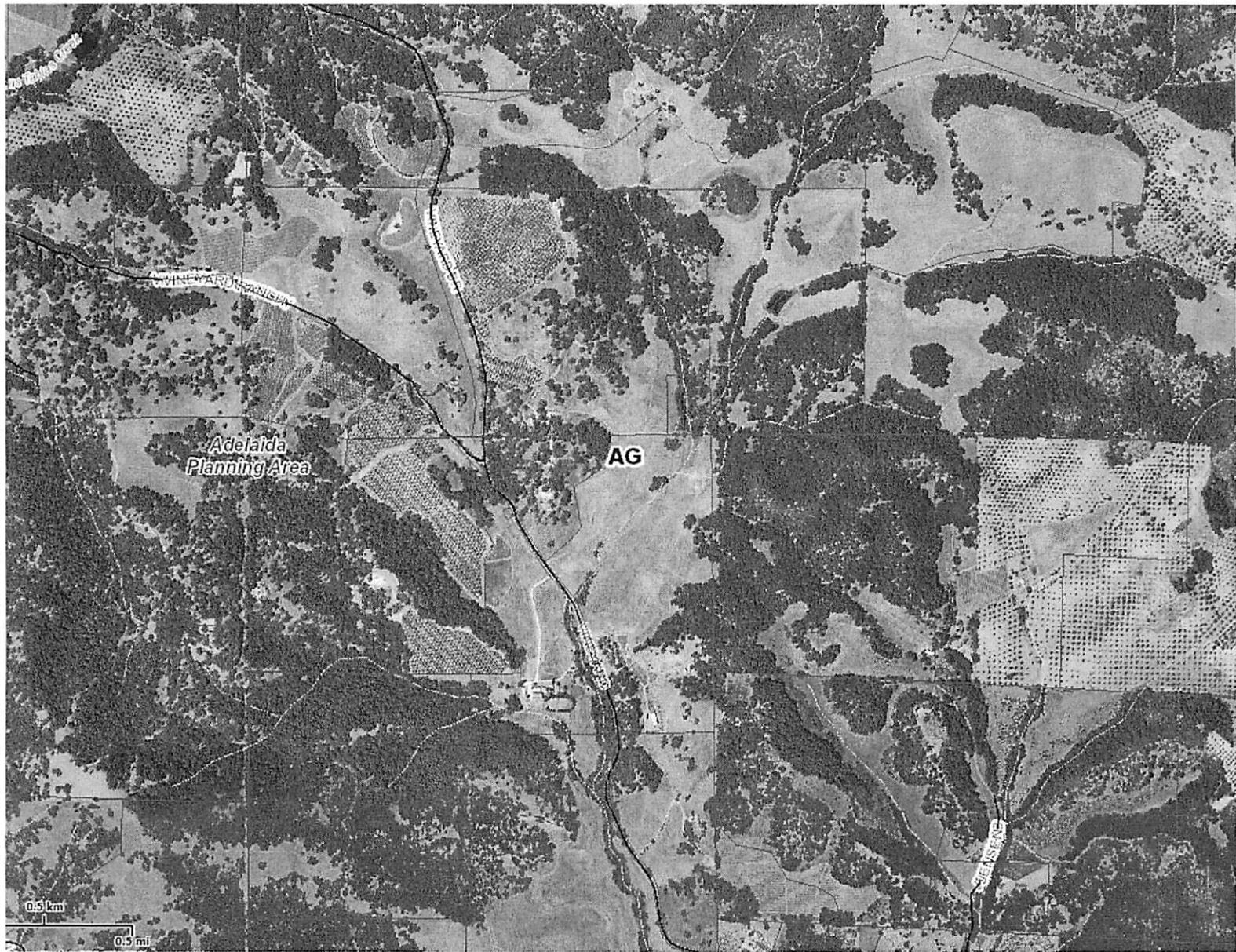
026-281



ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA BOOK 026 PAGE 281

T.26S., R.11E., M.D.B. & M. AL 88-187, O.R. VOL. 3794, PGS. 955-960

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.





Parcel Summary Report For Parcel # 014-101-049

6/28/2013
2:10:21PM

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 EBELHERR BRUCE E
 8350 VINEYARD DR PASO ROBLES CA 93446-7636
OWN EBELHERR FAMILY TRUST

OWN EBELHERR SANDRA L

Address Information

Status Address
P 08350 VINEYARD DR RADEL

Lot Information:

<u>Tract / Twnshp</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>
T27S	R10E	01P	Rural Adelaida	Adelaida	AG			Y	VP	E922786L
APV.C96-	003	0002	Rural Adelaida	Adelaida				N		

Parcel Information

Status Description
Active T27S R10E PTN SEC 1

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
NO. 01
AREA NO. 21



Parcel Summary Report For Parcel # 014-101-049

6/28/2013
2:10:21PM

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County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

A1584 FNL Primary Parcel

Description:

ELECTRIC METER FOR AG WELL/25 HP/200 AMPS

A3335 FNL Primary Parcel

Description:

CONVRT GARAGE TO LIVRM, ENLARGE RES

A4174 FNL Primary Parcel

Description:

DET GARAGE

A960001A AGC Primary Parcel

Description:

ESTABLISH AG PRESERVE (ADELAIDA # 30)

C1958 FNL Primary Parcel

Description:

BARN (METAL BLDG)

PRE2012-00031 REC Primary Parcel

Description:

350 +/- ACRES

S950097C RDD Primary Parcel

Description:

PROPOSED 3 CERT OF COMP

SUB2012-00051 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT 2 PARCELS