



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/21/2014

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

FROM: Jo Manson (805-781-4660 or jmanson@co.slo.ca.us)  
North County Team / Development Review

**PROJECT DESCRIPTION:** SUB2014-00013 COAL14-0064 CLARK – Proposed lot line adjustment to adjust two parcels of 880 and 240 acres to two parcels of 903 and 217 acres respectively. Site location is Shedd Canyon Rd, Shandon. APNs: 019-171-023, 019-171-012, and 019-171-030

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

Lot Line Adjustment

LLA OF 2 PARCEL FROM 880 AC AND 240 AC.  
TO 903 AC AND 217 AC

NCSHCA/ NCSHCA

AG FH

# 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 Pete Clark Daytime Phone 805-441-3479  
 Mailing Address 1031 Pine Street, Paso Robles CA Zip Code 93446  
 Email Address: peteclark007@aol.com

Applicant Name Red Cedar Vineyards (Anderson Middleton Logging) Daytime Phone 661-747-6198  
 Mailing Address 2180 West Center Street, Shandon CA Zip Code 98501  
 Email Address: \_\_\_\_\_

Agent Name Kirk Consulting Daytime Phone 805-461-5765  
 Mailing Address 8830 Morro Road, Atascadero CA Zip Code 93422  
 Email Address: kim@kirk-consulting.net

## PROPERTY INFORMATION

Total Size of Site: 1120 AC Assessor Parcel Number(s): 019-171-023, pnt 012 & 030  
 Legal Description: please see enclosed title report  
 Address of the project (if known): Shedd Canyon Road, Shandon  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Intersection of River Grove Drive and Shedd Canyon Road. Off of highway 46 East, outside of Shandon.  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
Existing vineyard and ranch grazing.

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): \_\_\_\_\_  
 Lot Line Adjustment of approx 23 acres. Please see Detailed Project Description for more information.

## 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 *Kim Johnson* Date 8/10/14

### 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- 903 AC, Parcel 2- 217 AC

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 1- 880 AC, 2- 240 AC

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

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: \_\_\_\_\_  
Existing and future access from River Grove Drive \_\_\_\_\_

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

North: AG- Vineyard South: AG- Vacant Land

East: AG- Grazing West: AG- Vineyard

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):**

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:**

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

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 840 acres  
Moderate slopes of 10-30%: 224 acres  
Steep slopes over 30%: 56 acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: \_\_\_\_\_

**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 vineyard and grazing  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
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**    N/A agricultural land, no septic proposed at this time.

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

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ 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: San Miguel Garbage
- 3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
- 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: Shandon Joint Unified
- 2. Location of nearest police station: Paso Robles
- 3. Location of nearest fire station: Shandon
- 4. Location of nearest public transit stop: Paso Robles
- 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: vineyard and grazing
- 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: \_\_\_\_\_

**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): \_\_\_\_\_
- 2. Will the development occur in phases?    Yes    No  
 If yes describe: \_\_\_\_\_
- 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



## Detailed Project Description

Anderson Middleton Logging / Clark

Lot Line Adjustment

COAL14-0064

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### **Proposal:**

The proposed lot line adjustment is proposing to adjust the parcel lines between Red Cedar Vineyards (Anderson- Middleton Logging Co) and Pete and Paul Clark (McCrea Ranch). The lot line adjustment is proposing to adjust an existing 240 acre parcel and an 880 acre parcel to 217 acres and 903 acres respectively. The lot line adjustment is intended to encompass the existing Red Cedar Vineyards on to a single parcel.

### **Project Site:**

The property of the proposed lot line adjustment is west of the community of Shandon. The area being adjusted in the proposed lot line adjustment is located at the intersection of River Grove Drive and Shedd Canyon Road. The area is dominated by agriculture including, vineyard, grazing and dry farm hay.

### **Existing Parcel Configuration:**

#### Parcel 1: Clark property

The existing legal parcel created by Certificate of Compliance 2007012373 is 240 acres and a portion of APN 019-171-030 and a portion of APN 019-171-012. The parcel consists of vineyards, dry farmed hay, barns and other agricultural accessory structures. This parcel is a part of a larger land holding of the Clark family, referred to as McCrea Ranch. The McCrea Ranch totals 2,430 acres

#### Parcel 2: Red Cedar Vineyards (Anderson- Middleton Logging Co)

The existing parcel (C.C 1996-065858) is 896 acres APN 019-171-023. The property largely consists of vineyards, the remainder of the property is vacant. There are two agricultural reservoirs, but no buildings or structures are located on the property.

### **Proposed Parcel Configuration:**

The proposed lot line adjustment is intended to transfer approximately 23 acres of vineyard currently located on Clark property to Red Cedar Vineyards (Anderson-Middleton Logging Co). Parcel 1 would decrease slightly to 217 acres and Parcel 2 would increase slightly to 903 acres. The proposed parcel lines follow the natural topography of the land and fully encompass the existing vineyards.

### **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:

- The proposed lot line adjustment will shift the property boundary to encompass the existing Red Cedar Vineyard on to property owned by Anderson- Middleton logging Co, the same as the remainder of the vineyard. This will allow for better vineyard management. *This is better than the existing situation.*
- The size of the two parcels included in the lot line adjustment are similar to the existing parcel size. The shift in parcel size does not create any additional development potential. *This is equal to the existing situation.*
- While the size of the Clark parcel will be slightly reduced, the parcel cannot be conveyed separately since it is subject to a Williamson Act contract with a minimum parcel size of 320 acres. *This is equal to the existing situation.*

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.

**Agricultural Preserve (Williamson Act):**

Both properties are currently under separate Land Conservation (Williamson Act) Contracts. Parcel 1 is a portion of the larger McCrea Ranch. Parcel 2 is a portion of the larger Suttan contract.

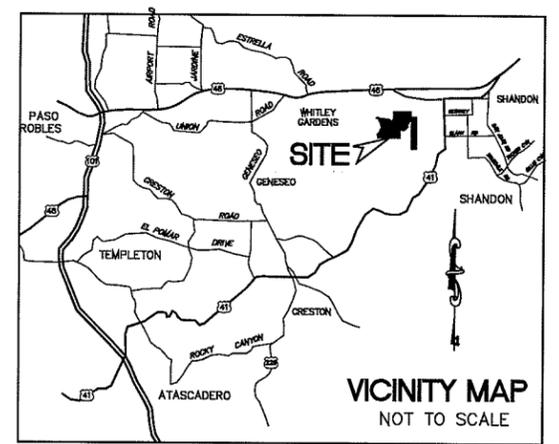
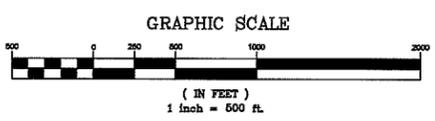
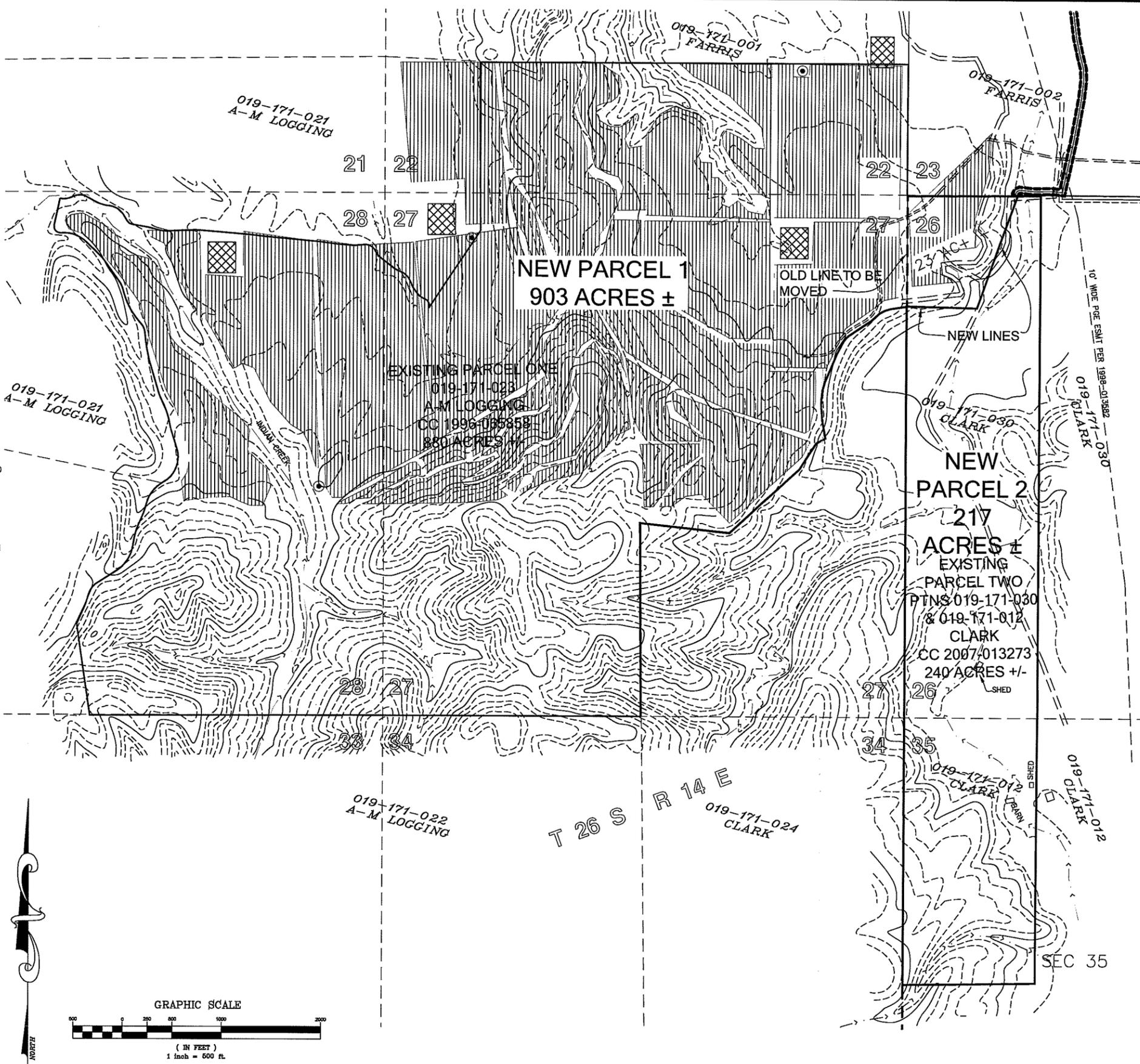
In December 2013 a new Land Conservation contract was approved and recorded for the McCrea Ranch, Peter and Paul Clark. The new land conservation contract changed the minimum parcel size from 40 acres / 640 acres to 320 acres, the contract boundary remained the same. A contract amendment will be required to adjust the contract boundary to reflect the proposed lot line adjustment. We would like the minimum parcel size to remain at 320 acres.

Parcel 2 is part of the larger Suttan contract. The minimum parcel size of the existing contract is 40 acres / 640 acres. A new Land Conservation Contract would be required to adjust the contract boundary to reflect the lot line adjustment as well as change the minimum parcel size from 40 acres / 640 acres to 40 acres / 320 acres.

**Environmental Review:**

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

D:\H\2014\14-048 RED CEDAR-CLARK LLA DWG\14-048 TENTATIVE LLA MAP\_7-31-14.dwg 7/31/2014 12:04:32 PM PDT



**EXISTING PARCELS**

(ONE) PARCEL PER 1996-065858	019-171-023	880 AC ±
(TWO) PARCEL PER 2007-013273	PTNS 019-171-030&012	240 AC ±
<b>TOTAL AC.</b>		<b>1120 AC ±</b>

**PROPOSED PARCELS**

NEW PARCEL 1	903 AC ±	
NEW PARCEL 2	217 AC ±	
<b>TOTAL AC.</b>		<b>1120 AC ±</b>

**OWNER/APPLICANT**  
 RED CEDAR VINEYARDS (ANDERSON-MIDDLETON LOGGING CO.)  
 2180 WEST CENTRE STREET  
 SHANDON, CA 93461

**OWNER**  
 PAUL CLARK AND PETE CLARK  
 1031 PINE STREET  
 PASO ROBLES, CA 93446  
 (805) 441-3479

**CONTACT BEN MELLO**  
 (661) 747-6198

**A.P.N.**  
 019-171-023

**A.P.N.**  
 019-171-012 AND 030

**ZONING DESIGNATION**  
 AG

**TOPO CONTOUR INFO:**  
 TOPO PER USGS QUAD "SHANDON" NGVD 29

- EASEMENT NOTES:**
- 12 OR 483. UNPLOTTABLE EASEMENT. ACCESS OVER ONSITE GRADED ROADS. LOCATION UNDETERMINABLE.
  - 12 OR 485. UNPLOTTABLE EASEMENT. ACCESS OVER ONSITE GRADED ROADS. LOCATION UNDETERMINABLE.
  - 70 OR 251. THIS EASEMENT IS NOT LOCATED ON EITHER OF THESE PARCELS. IT LIES SOUTHWESTERLY.
  - 315 OR 499. THIS EASEMENT IS NOT LOCATED ON EITHER OF THESE PARCELS. IT LIES SOUTHERLY.
  - 490 OR 397. UNPLOTTABLE EASEMENT FOR WATERLINE.
  - 1650 OR 638. CLCA WILLIAMSON ACT. SEE SHEET TWO.
  - 1995-001016084 AND 1997-001645. OFF-SITE EASEMENTS THAT BENEFIT PARCEL PER CERT 2007-013273. NOT SHOWN. CONNECTS THIS PARCEL TO HIGHWAY 46 ALONG SHEDD CANYON.
  - 1997-001645. RESERVATION OF UNPLOTTABLE EASEMENTS REFERRED TO ITEMS 1 AND 2 ABOVE.
  - 1998-013582. 10' WIDE EASEMENT TO PG&E. SHOWN HEREON.
  - 2013-068981. CLCA WILLIAMSON ACT. SEE SHEET TWO.

DATE OF MAP: JULY 31, 2014  
 SUB 2014  
 ANDERSON-MIDDLETON/CLARK  
**LOT LINE ADJUSTMENT MAP**  
**COAL 14-0064**

BEING AN ADJUSTMENT OF THE LINES BETWEEN PARCEL PER CERTIFICATE OF COMPLIANCE 1996-065858 AND PARCEL PER CERTIFICATE OF COMPLIANCE 2007-012373, BEING PORTIONS OF SECTIONS 26, 27, 28 AND 35, ALL WITHIN TOWNSHIP 26 SOUTH, RANGE 14 EAST MOUNT DIABLO BASE AND MERIDIAN SHANDON AREA-COUNTY OF SAN LUIS OBISPO STATE OF CALIFORNIA

FIRST AMERICAN TITLE INSURANCE COMPANY #4001- (LI)

DAN KING SURVEYING  
 P O BOX 4903  
 PASO ROBLES CA 93447-4903  
 PHONE (805) 238-5427

**LOT LINE ADJUSTMENT MAP**  
**COAL 14-0064**  
**ANDERSON-MIDDLETON AND CLARK**  
**SHANDON CALIFORNIA**

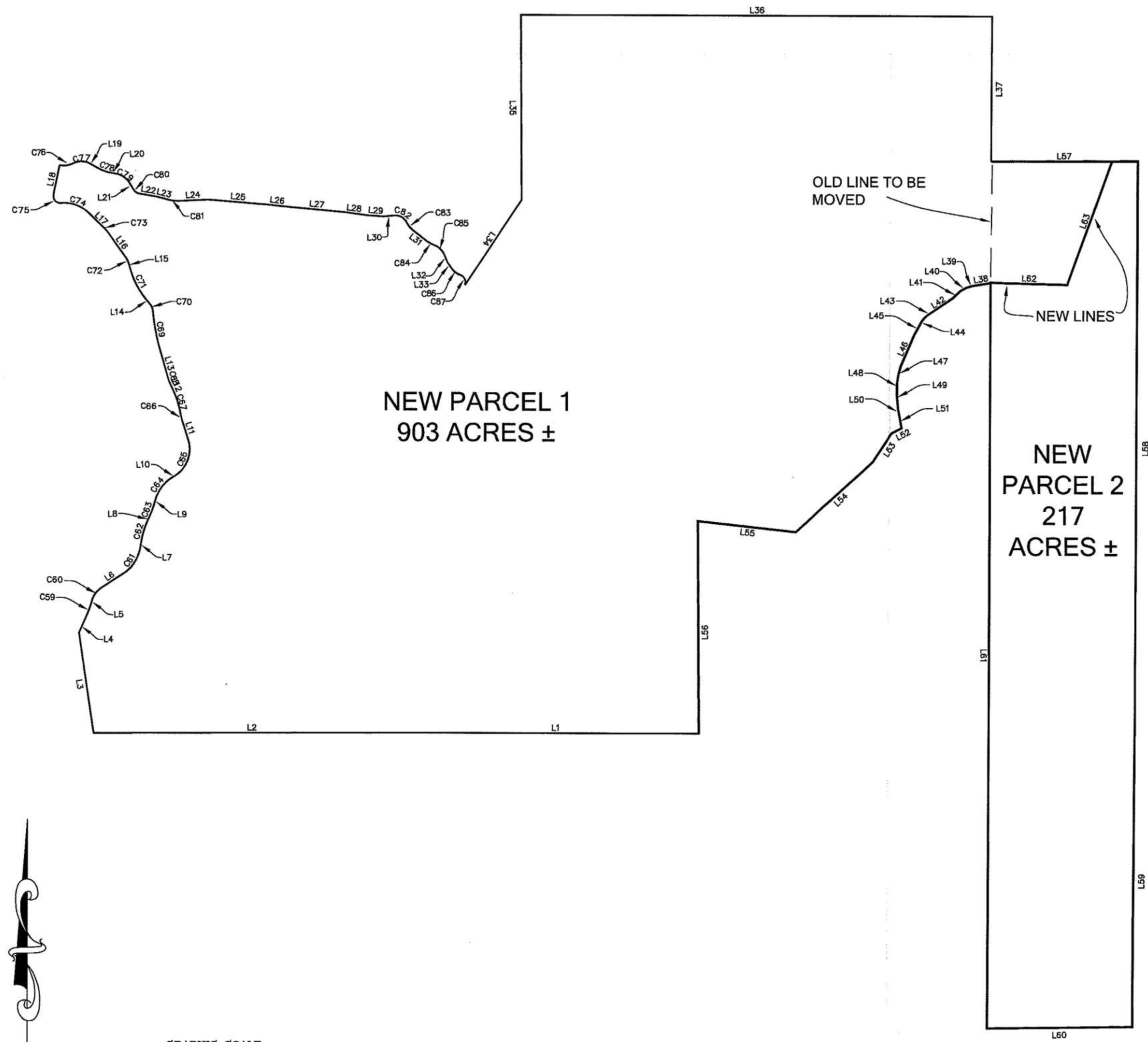
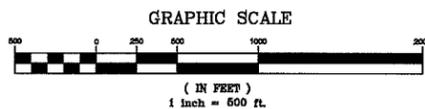
SCALE: 1" = 500'

DATE: JULY 2014

JOB NO: 14-048  
 RED CEDAR VYDS

SHEET	OF
1	2
SHEETS	

D:\H\2014\14-048 RED CEDAR-CLARK LLA\DWG\14-048 TENTATIVE LLA MAP\_7-31-14.dwg 7/31/2014 12:04:32 PM PDT



LINE TABLE		
LINE	LENGTH	BEARING
L1	2645.94	N90°00'00"W
L2	2916.17	S89°51'25"W
L3	928.52	N08°27'36"W
L4	166.56	N24°32'41"E
L5	48.22	N16°25'24"E
L6	233.79	N57°12'09"E
L7	32.59	N08°27'02"E
L8	43.50	N24°34'46"E
L9	52.55	N15°52'21"E
L10	30.90	N58°20'50"E
L11	209.46	N17°17'59"W
L12	107.09	N24°20'58"W
L13	272.99	N16°16'52"W
L14	59.81	N39°24'37"W
L15	70.84	N16°31'54"W
L16	263.84	N35°17'48"W
L17	180.43	N45°33'43"W
L18	280.70	N11°38'46"E
L19	107.06	S60°47'58"E
L20	21.99	S82°11'54"E
L21	72.69	S31°19'05"E
L22	154.73	S80°24'22"E
L23	129.56	S75°41'25"E
L24	280.29	N87°28'40"E
L25	536.16	S85°10'37"E
L26	178.02	S83°41'39"E
L27	548.15	S84°41'46"E
L28	186.20	S82°25'19"E
L29	158.63	S85°37'46"E
L30	93.91	N84°29'06"E
L31	163.71	S52°07'14"E
L32	74.50	S23°28'46"E
L33	69.00	S35°06'04"E
L34	937.68	N33°32'01"E
L35	1703.88	N00°21'32"W
L36	4327.87	N90°00'00"E
L37	1331.20	S00°09'19"W
L38	167.44	S81°07'02"W
L39	60.86	S72°21'43"W
L40	59.29	S61°06'46"W
L41	104.61	S47°05'24"W
L42	269.59	S55°59'46"W
L43	40.72	S48°00'59"W
L44	41.62	S37°58'17"W
L45	144.15	S28°10'28"W
L46	311.41	S23°17'23"W
L47	85.38	S14°39'27"W
L48	82.73	S08°52'29"W
L49	105.00	S00°52'03"W
L50	117.37	S05°10'41"E
L51	185.82	S10°27'56"E
L52	104.04	S62°02'56"W
L53	312.08	S32°50'44"W
L54	959.70	S47°32'12"W
L55	909.64	N83°48'35"W
L56	1956.51	S00°28'15"E
L57	1353.70	N89°41'58"E
L58	5274.69	S00°02'14"W
L59	2671.70	S00°08'36"W
L60	1340.08	S89°10'32"W
L61	6844.79	N00°01'34"W
L62	709.43	S88°43'08"E
L63	1210.64	N19°46'17"E

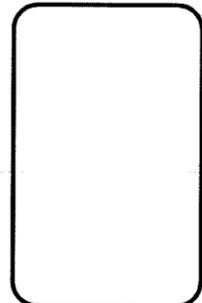
CURVE TABLE		
CURVE	LENGTH	RADIUS
C61	305.00	358.45
C62	215.36	765.03
C63	114.34	752.38
C64	257.40	347.22
C65	376.68	285.30
C67	200.44	752.78
C68	27.30	193.85
C69	365.16	1808.53
C71	299.59	750.28
C74	284.86	328.47
C77	134.79	158.31
C78	139.20	372.72
C79	165.98	186.91
C82	142.13	114.91

DATE OF MAP: JULY 31, 2014

SUB 2014\_\_\_\_  
 ANDERSON-MIDDLETON/CLARK  
**LOT LINE ADJUSTMENT MAP**  
**COAL 14-0064**

BEING AN ADJUSTMENT OF THE LINES BETWEEN PARCEL PER CERTIFICATE OF COMPLIANCE 1996-065858 AND PARCEL PER CERTIFICATE OF COMPLIANCE 2007-012373, BEING PORTIONS OF SECTIONS 26, 27, 28 AND 35, ALL WITHIN TOWNSHIP 26 SOUTH, RANGE 14 EAST MOUNT DIABLO BASE AND MERIDIAN SHANDON AREA-COUNTY OF SAN LUIS OBISPO STATE OF CALIFORNIA

FIRST AMERICAN TITLE INSURANCE COMPANY #4001- (LD)



DAN KING SURVEYING  
 P O BOX 4903  
 PASO ROBLES CA 93447-4903  
 PHONE (805) 238-5427

**LOT LINE ADJUSTMENT MAP**  
**COAL 14-0064**  
**ANDERSON-MIDDLETON AND CLARK**  
**SHANDON CALIFORNIA**

SCALE: 1" = 500'  
 DATE: JULY 2014  
 JOB NO: 14-048  
 RED CEDAR VYDS

SHEET	OF
2	2
SHEETS	







# Parcel Summary Report For Parcel # 019-171-023

8/8/2014  
9:07:49AM

## 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    ANDERSON & MIDDLETON LOGGING CO A W  
111 MARKET ST NE #360 OLYMPIA WA 98501-

### Address Information

Status            Address  
P                    00000 SHEDD CANYON RD NCSHCA

### Lot Information:

<u>Tract / Townshp</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>
COAL96-	109	0001	North Cty. Plan	North County I AG		FH		Y	SV	

### Parcel Information

Status    Description  
Active    T26S R14E PTN SECS 22,27 & 28

### Notes

#### Tax Districts

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

### Case Information

Case Number:            Case Status:



# Parcel Summary Report For Parcel # 019-171-023

8/8/2014  
9:07:49AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

98561 FNL Primary Parcel

**Description:**  
DEMO SFD ??

99565 FNL Primary Parcel

**Description:**  
NEW ELE SERVICE FOR AG WELL W/150HP PUMP RESV #4

99569 FNL Primary Parcel

**Description:**  
ELEC SERVICE TO AG WELL W/75HP BOOSTER RESV #4

99570 FNL Primary Parcel

**Description:**  
ELEC SERVICE FOR AG WELL W/30HP BOOSTER RESV #3

A3125 FNL Primary Parcel

**Description:**  
ELECTRIC METER FOR AG PUMP/90 HP/RESV #5

A3129 FNL Primary Parcel

**Description:**  
NEW 150 HP/PG&E AG WIRING SERVICE/DEUTZ DEEPWELL

DRC2005-00189 WIT Primary Parcel

**Description:**  
UNMANNED CINGULAR WIRELESS FACILITY INCLUDING (8) ANTENNAS;(4) SECTOR;(2) SECTORS & ASSOCIATED BUNKERED EQUIPMENT

S960052L RDD Primary Parcel

**Description:**  
PROPOSED 2 PARCEL ADJUSTMENT

SUB2014-00013 REC Primary Parcel

**Description:**  
LLA OF 2 PARCEL FROM 880 AC AND 240 AC. TO 903 AC AND 217 AC

PMT2002-22585 EXP Related Parcel

**Description:**  
AG EXEMPT BUILDING

S890332T EX1 Related Parcel

**Description:**  
DIVIDING 3 PARCELS INTO 14

S900079L RDD Related Parcel

**Description:**  
PROPOSED LOT LINE ADJUSTMENT



# Parcel Summary Report For Parcel # 019-171-023

8/8/2014  
9:07:49AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S910028C

RDD

Related Parcel

**Description:**

PROPOSED 11 CERTIFICATES OF COMPLIANCE



# Parcel Summary Report For Parcel # 019-171-012

8/8/2014  
9:06:40AM

## 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    CLARK PETER G  
           1031 PINE ST PASO ROBLES CA 93446-2537

OWN    CLARK PAUL E

OWN    CLARK PAUL E REVOCABLE TRUST

OWN    CLARK PETER G REVOCABLE TRUST

### Address Information

<u>Status</u>	<u>Address</u>
P	02121 SHEDD CANYON RD NCSHCA
P	02125 SHEDD CANYON RD NCSHCA
P	02133 SHEDD CANYON RD NCSHCA

### 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>
T26S	R14E	35P	North Cty. Plan	North County I	AG	FH		N		
APV.C91-	025	0010	North Cty. Plan	North County I				Y		
APV.C07-	016	0003	North Cty. Plan	North County I				Y		
APV.C91-	025	9P	North Cty. Plan	North County I				Y	L2	
APV.C07-	016	4P	North Cty. Plan	North County I				Y	L2	
COAL13-	0057	0002	North Cty. Plan	North County I				Y		
COAL13-	0057	3P	North Cty. Plan	North County I				Y	L2	
COAL13-	0057	4P	North Cty. Plan	North County I				Y	L3	



# Parcel Summary Report For Parcel # 019-171-012

8/8/2014  
9:06:41AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Parcel Information

#### Status    Description

Active    T26S R14E PTN SEC 35

#### Notes

#### Tax Districts

SHANDON JT(27,40)

SAN LUIS OBISPO JT(27,40)

SHANDON

NO. 01

AREA NO. 21

### Case Information

#### Case Number:

#### Case Status:

PMT2007-01115    FNL    Primary Parcel

#### Description:

REPLACEMENT STRAWBALE SFD (3362 SF) & MINOR GRADING (DEMO 806 SF DWELLING - PMT2007-01167)

PMT2007-01167    FNL    Primary Parcel

#### Description:

DEMO 806 SF DWELLING (REPLACEMENT SFD PMT2007-01115)

PMT2008-01368    FNL    Primary Parcel

#### Description:

RELOCATE ELECTRIC SERVICE TO 3 METER PANEL, 200 AMP TO SERVE PRIMARY SFD UNDER CONSTRUCTION (2121 SHEDD CANYON ROAD), 100 AMP TO SERVE SECONDARY DWELLING (2125 SHEDD CANYON) AND 100 AMP TO SERVE AG EXISTING WELL

S910028C    RDD    Primary Parcel

#### Description:

PROPOSED 11 CERTIFICATES OF COMPLIANCE

AGP2013-00002    REC    Related Parcel

#### Description:

AMEND EXISTING AG PRESERVE AND CONTRACT TO REDUCE MINIMUM PARCEL SIZE.

SUB2006-00129    RDD    Related Parcel

#### Description:

PROP 4 CERT OF COMPLIANCE



## Parcel Summary Report For Parcel # 019-171-012

8/8/2014  
9:06:41AM

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

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2013-00002

RDD

Related Parcel

**Description:**

LOT LINE ADJUSTMENT 6 LOTS TO 4 LOTS/ PROPOSED LOT LINE ADJUSTMENT TO ADJUST 6 EXISTING 160 ACRE PARCELS. THE LOT LINE ADJUSTMENT WILL CONSOLIDATE SIX 160 ACRE PARCELS INTO FOUR PARCELS OF 40 ACRES, 120 ACRES, 200 ACRES AND 600 ACRES EACH. THE 960 ACRE SITE IS LOCATED WEST OF SHANDON.

SUB2014-00013

REC

Related Parcel

**Description:**

LLA OF 2 PARCEL FROM 880 AC AND 240 AC. TO 903 AC AND 217 AC



# Parcel Summary Report For Parcel # 019-171-030

8/8/2014  
9:07:00AM

## 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    CLARK PETER G  
          1031 PINE ST PASO ROBLES CA 93446-2537

OWN    CLARK PAUL E

OWN    CLARK PAUL E REVOCABLE TRUST

OWN    CLARK PETER G REVOCABLE TRUST

### Address Information

Status            Address  
                          00000 SHEDD CANYON RD NCSHCA

### Lot Information:

<u>Tract / Twshp</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>
T26S	R14E	26P	North Cty. Plan	North County I AG				N		
APV.C91-	025	9P	North Cty. Plan	North County I				Y	L2	
APV.C07-	016	4P	North Cty. Plan	North County I				Y	L2	
COAL13-	0057	4P	North Cty. Plan	North County I				Y	L3	
COAL13-	0057	0001	North Cty. Plan	North County I				Y		

### Parcel Information

Status    Description  
 Active    T26S R14E PTN SEC 26

### Notes

### Tax Districts



# Parcel Summary Report For Parcel # 019-171-030

8/8/2014  
9:07:00AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

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

### Case Information

**Case Number:**

**Case Status:**

AGP2013-00002      REC                      Primary Parcel

**Description:**

AMEND EXISTING AG PRESERVE AND CONTRACT TO REDUCE MINIMUM PARCEL SIZE.

SUB2013-00002      RDD                      Primary Parcel

**Description:**

LOT LINE ADJUSTMENT 6 LOTS TO 4 LOTS/ PROPOSED LOT LINE ADJUSTMENT TO ADJUST 6 EXISTING 160 ACRE PARCELS. THE LOT LINE ADJUSTMENT WILL CONSOLIDATE SIX 160 ACRE PARCELS INTO FOUR PARCELS OF 40 ACRES, 120 ACRES, 200 ACRES AND 600 ACRES EACH. THE 960 ACRE SITE IS LOCATED WEST OF SHANDON.

S910028C            RDD                      Related Parcel

**Description:**

PROPOSED 11 CERTIFICATES OF COMPLIANCE

SUB2006-00129      RDD                      Related Parcel

**Description:**

PROP 4 CERT OF COMPLIANCE

SUB2014-00013      REC                      Related Parcel

**Description:**

LLA OF 2 PARCEL FROM 880 AC AND 240 AC. TO 903 AC AND 217 AC