



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/5/2015

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00037 COAL14-0116 GARCIA – Proposed lot line adjustment of two parcels from 4.5 acres and 453.5 acres to 138 acres and 320 acres respectively. Site location is 1710 Toro Creek Rd, Morro Bay. APNs: 046-201-009, 073-092-026, and 073-092-048.

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

LOT LINE ADJUSTMENT OF A 4.5 AND 453.5 ACRE PARCELS INTO A 138 AND 320 ACRE NCADEL/ NCADEL

AG GS

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
- Reversion to Acreage
- Road Name
- Condominium (new or conversion)
- Voluntary Merger
- Certificate of Compliance
- Amendment to approved land division

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name ELEANOR GARCIA Daytime Phone 995-2889
 Mailing Address 1710 TORO CK ROAD MORRO BAY, CA Zip Code 93442
 Email Address: fbento@wildblue.net

Applicant Name SAME Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name GRANITE RIDGE ENGINEERING GROUP Daytime Phone 805-2582
 Mailing Address 8679 S. POGA RD ATASCADERO, CA Zip Code 93444
 Email Address: dennis.e.graniteridgegroup.com

PROPERTY INFORMATION

Total Size of Site: 458 AC Assessor Parcel Number(s): 046-201-009, 013-092-026 & 048
 Legal Description: PTNS OF LOT 35 OF RANCHO MORO Y CAYUCOS
 Address of the project (if known): 1710 TORO CK RD MORRO BAY, CA 93442
 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 ONE NORTH, RIGHT ONTO TORO CK ROAD

Describe current uses, existing structures, and other improvements and vegetation on the property:
IRRIGATED ROW CROPS, GRAZING LAND, 2 MANUFACTURED HOMES, SFR

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT OF A 4.5 & 453.5 AC PARCELS INTO A 138 & 320 AC PARCELS

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: Eleanor M. Garcia

Date: 15 DEC 2014

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?: 120 & 320 AC
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 4.5 & 452.5 AC
What will the property be used for after division: AGRICULTURE, IRRIGATED ROW CROPS, GRABING
Is the property part of a previous subdivision that you filed? Yes No
If Yes, what was the map number: Tract No: NA CO NA COAL NA
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? 40.5 AC (1 PARCEL)

Describe existing and future access to the proposed project site: TORO CREEK ROAD

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

North: AGRICULTURE South: AGRICULTURE
East: AGRICULTURE West: AGRICULTURE

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 _____

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: 53 acres
Moderate slopes of 10-30%: 315 acres
Steep slopes over 30%: 90 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: TORO CREEK
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: NA
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: NA
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: TORO CREEK ROAD

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 IRRIGATED ROW CROPS
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? UNKNOWN
4. How many service connections will be required? NA
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING WELLS
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?
 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: NA Location of connection: NA
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? _____
- 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: SAN LUIS COASTAL
- 2. Location of nearest police station: 10TH LOS OROS (SIDEWALK) CITY OF MB POLICE
- 3. Location of nearest fire station: CANVOS FIRE, CITY OF MB FIRE
- 4. Location of nearest public transit stop: NONE
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? NA feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: IRRIGATED ROW CROPS & GRAZING LAND
- 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: PORTIONS STEEP SLOPES & SOIL TYPE

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: _____
- 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: NONE

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: NONE

*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:
NONE

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: _____

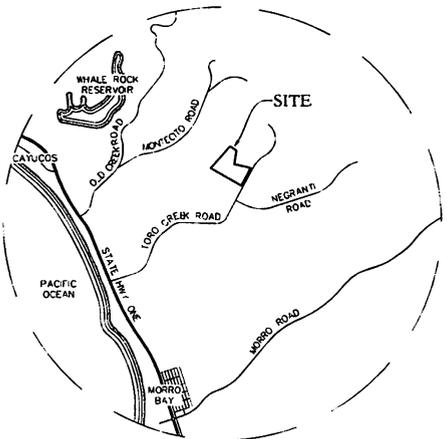
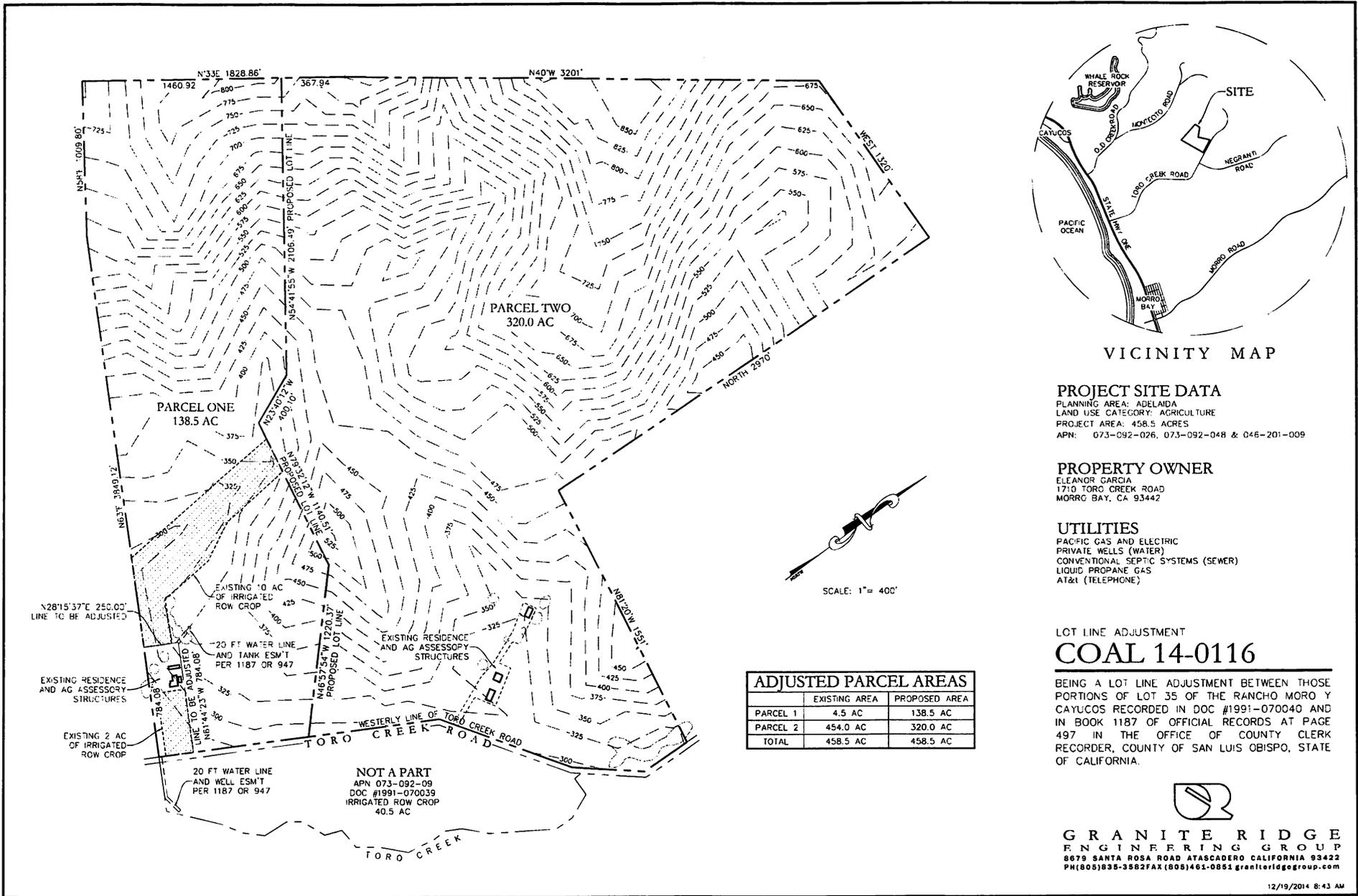
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

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): NONE

(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.)



VICINITY MAP

PROJECT SITE DATA

PLANNING AREA: ADELAIDA
 LAND USE CATEGORY: AGRICULTURE
 PROJECT AREA: 458.5 ACRES
 APN: 073-092-026, 073-092-048 & 046-201-009

PROPERTY OWNER

ELEANOR GARCIA
 1710 TORO CREEK ROAD
 MORRO BAY, CA 93442

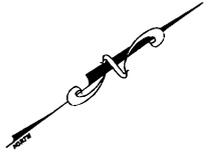
UTILITIES

PACIFIC GAS AND ELECTRIC
 PRIVATE WELLS (WATER)
 CONVENTIONAL SEPTIC SYSTEMS (SEWER)
 LIQUID PROPANE GAS
 AT&T (TELEPHONE)

LOT LINE ADJUSTMENT

COAL 14-0116

BEING A LOT LINE ADJUSTMENT BETWEEN THOSE PORTIONS OF LOT 35 OF THE RANCHO MORO Y CAYUCOS RECORDED IN DOC #1991-070040 AND IN BOOK 1187 OF OFFICIAL RECORDS AT PAGE 497 IN THE OFFICE OF COUNTY CLERK RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



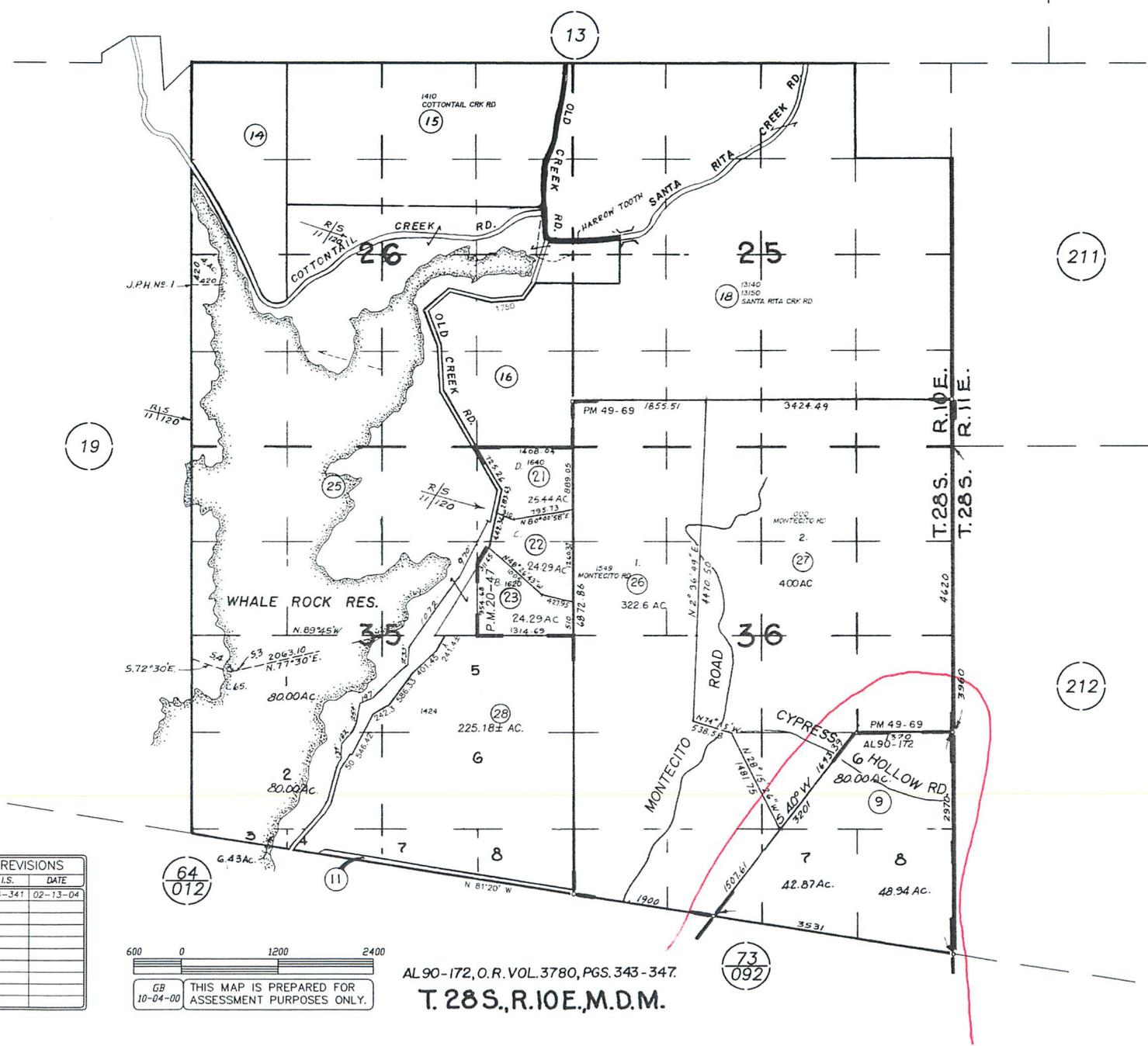
SCALE: 1" = 400'

ADJUSTED PARCEL AREAS		
	EXISTING AREA	PROPOSED AREA
PARCEL 1	4.5 AC	138.5 AC
PARCEL 2	454.0 AC	320.0 AC
TOTAL	458.5 AC	458.5 AC

NOT A PART
 APN 073-092-09
 DOC #1991-070039
 IRRIGATED ROW CROP
 40.5 AC



GRANITE RIDGE
 ENGINEERING GROUP
 8679 SANTA ROSA ROAD ATASCADERO CALIFORNIA 93422
 PH(805)835-3582 FAX (805)461-0851 graniteidgroup.com



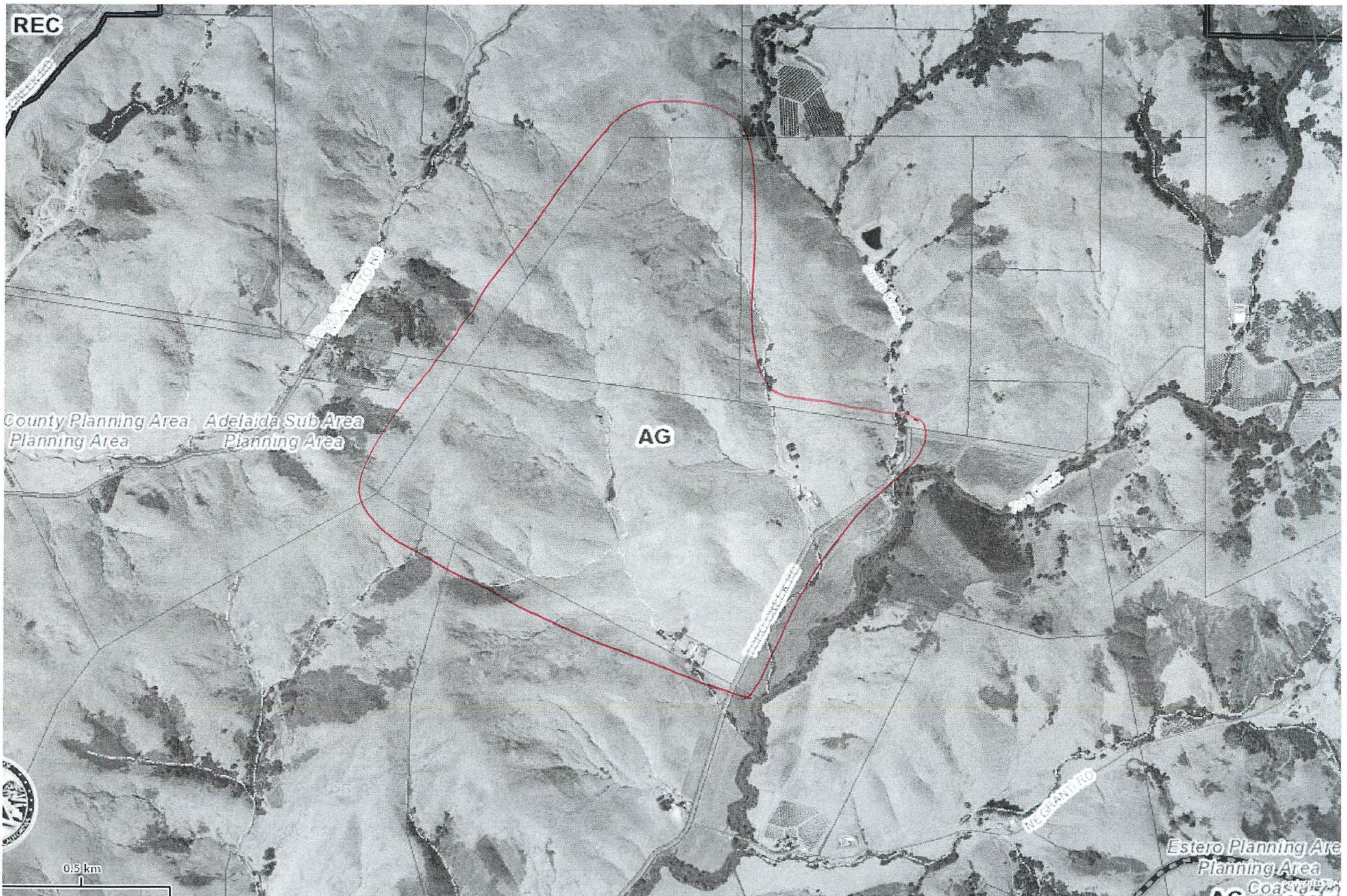
REVISIONS	
I.S.	DATE
04-341	02-13-04

600 0 1200 2400

GB
10-04-00

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

AL 90-172, O.R. VOL. 3780, PGS. 343-347.
T. 28S., R. 10E., M.D.M.





Parcel Summary Report For Parcel # 046-201-009

12/22/2014
3:24:04PM

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 GARCIA ELEANOR M
1710 TORO CREEK RD MORRO BAY CA 93442-2953
OWN GARCIA GEORGE & ELEANOR FAMILY TRUS

Address Information

Status Address
P 01749 TORO CREEK RD NCADEL

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>
AL90-	172	2P	North Cty. Plan	North County I	AG	GS		Y	L2 / VP	

Parcel Information

Status Description
Active T28S R10E PTN SEC 36

Notes

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
NO. 02
AREA NO. 21



Parcel Summary Report For Parcel # 046-201-009

12/22/2014
3:24:04PM

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:

G020004N APV Primary Parcel

Description:

REQUEST BY THE COUNTY OF SAN LUIS OBISPO TO AMEND SECTION 22.92.020 -- AREAWIDE STANDARDS, ADELAIDA PLANNING AREA -- OF THE COUNTY LAND USE ORDINANCE, TITLE 22 OF THE COUNTY CODE. THE PROPOSED AMENDMENT ESTABLISHES "CRITICAL VIEWSHEDS" FOR HIGHWAY 1 AND THE "CAYUCOS FRINGE," TOGETHER WITH DEVELOPMENT STANDARDS TO PROTECT SCENIC VIEWS AS SEEN FROM HIGHWAY 1 AND OTHER ROADS IN A PORTION OF THE ADELAIDA PLANNING AREA. THE PROPOSED DEVELOPMENT STANDARDS ARE INTENDED TO MINIMIZE THE VISIBILITY OF NEW DEVELOPMENT THROUGH MEASURES SUCH AS LIMITING RIDGETOP DEVELOPMENT, SCREENING DEVELOPMENT WITH LANDSCAPING, LOCATING DEVELOPMENT IN THE LEAST VISIBLE LOCATIONS, AND IN NEW LAND DIVISIONS, CLUSTERING DEVELOPMENT ON LESS STEEP SLOPES. THE PROPOSED AMENDMENT APPLIES TO THE PORTION OF THE ADELAIDA PLANNING AREA GENERALLY LOCATED BETWEEN VILLA CREEK ROAD ON THE WEST; HIGHWAY 46, OLD CREEK ROAD AND A PROMINENT RIDGE SOUTH OF SANTA RITA CREEK ON THE NORTH; THE BOUNDARY BETWEEN THE ADELAIDA AND SALINAS RIVER PLANNING AREAS ON THE EAST; AND THE BOUNDARY BETWEEN THE ADELAIDA AND ESTERO PLANNING AREAS ON THE SOUTH AND SOUTHWEST.

PMT2002-19256 WIT Primary Parcel

Description:

CONST SFD DO# B584

PRE2005-00148 REC Primary Parcel

Description:

LLA BETWEEN 2 PARCELS. 445 ACRES TOTAL.

S870161L WIT Primary Parcel

Description:

LOT LINE ADJUSTMENT 2 PARCELS

SUB2014-00037 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT OF A 4.5 AND 453.5 ACRE PARCELS INTO A 138 AND 320 ACRE PARCELS

PMT2006-00763 FNL Related Parcel

Description:

UPGRADE ELECTRIC SERVICE/200 AMP & GAS LINE FOR BAR-B-QUE



Parcel Summary Report For Parcel # 073-092-026

12/22/2014
3:23:42PM

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 GARCIA ELEANOR M
 1710 TORO CREEK RD MORRO BAY CA 93442-2953
OWN GARCIA GEORGE & ELEANOR FAMILY TRUS

Address Information

Status Address
P 01710 TORO CREEK RD NCADEL

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>
RHOMORCY	0000	35P	North Cty. Plan	North County I	AG	GS		U		

Parcel Information

Status Description
Active RHO MORO CAY PTN LT 35

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
NO. 02
AREA NO. 21

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 073-092-026

12/22/2014
3:23:42PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2014-01313 FNL Primary Parcel

Description:

ELECTRICAL UPGRADE - 200 AMPS FOR SFD

SUB2003-00012 RDD Primary Parcel

Description:

PROP 1 CERT OF COMP

SUB2014-00037 REC Related Parcel

Description:

LOT LINE ADJUSTMENT OF A 4.5 AND 453.5 ACRE PARCELS INTO A 138 AND 320 ACRE PARCELS



Parcel Summary Report For Parcel # 073-092-048

12/22/2014
3:23:21PM

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 GARCIA ELEANOR M
1710 TORO CREEK RD MORRO BAY CA 93442-2953
OWN GARCIA GEORGE & ELEANOR FAMILY TRUS

Address Information

Status Address
P 01749 TORO CREEK RD NCADEL

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>
AL90-	172	2P	North Cty. Plan	North County I	AG	GS		Y	L2	

Parcel Information

Status Description
Active RHO MORRO CAY PTN LT 35

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
NO. 02
AREA NO. 21

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 073-092-048

12/22/2014
3:23:21PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2012-00046 ERR Primary Parcel

Description:

CASE ENTERED IN ERROR

PMT2006-00763 FNL Primary Parcel

Description:

UPGRADE ELECTRIC SERVICE/200 AMP & GAS LINE FOR BAR-B-QUE

SUB2012-00019 WIT Primary Parcel

Description:

CASE ENTERED IN ERROR

S870161L WIT Related Parcel

Description:

LOT LINE ADJUSTMENT 2 PARCELS

SUB2014-00037 REC Related Parcel

Description:

LOT LINE ADJUSTMENT OF A 4.5 AND 453.5 ACRE PARCELS INTO A 138 AND 320 ACRE PARCELS