



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 10/09/2015

TO: _____

FROM: Stephanie Fuhs, 805-781-5721 or sfuhs@co.slo.ca.us
North County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00023 COAL 15-0077 REPETTO- proposed lot line adjustment of two parcels of 9.25 acres and 9.63 acres resulting in two parcels of 13.88 acres and 5.0 acres respectively Site locations are: 1255 Akron Rd and 4214 High Grove Rd., Templeton APN: 034-181-011 & -009

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

SUB2015-00023 COAL15-0077 REPETTO JOSEP

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot Receiving Site Reversion to Acreage
- Condominium (new or conversion) Sending Site
- Road Abandonment Road Name
- Tract Map Parcel Map Lot Line Adjustment
- Amendment to approved land division

Lot Line Adjustment

ADJUSTMENT OF TWO PARCELS OF 9.25 ACRES AND 9.63 ACRES TO RESULT IN TWO NCELPO/ NCELPO RR

APPLICANT INFORMATION

Check box for contact person assigned to this project
 Landowner Name Joe Repetto Daytime Phone (805) 748-5855
 Mailing Address PO Box 3710 Paso Robles CA Zip Code 93447
 Email Address: joerep15@gmail.com

Applicant Name same as landowner Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Map Preparation by: DH Surveying Daytime Phone (805) 238-5427
 Agent Name _____
 Mailing Address P.O Box 4903 Paso Robles CA Zip Code 93447
 Email Address: osgood.tobey@gmail.com

PROPERTY INFORMATION

Total Size of Site: 18.88 Act Assessor Parcel Number(s): 034-181-011E, 009
 Legal Description: Lots 25 and 26 2 MB1
 Address of the project (if known): 2419 High Grove Rd 1255 Akron Rd - Templeton
 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 N to Vineyard Drive, Right on Templeton Rd. 4 mi. Left on S El Pomar, 3 mi, Right on Akron Rd
 Describe current uses, existing structures, and other improvements and vegetation on the property:
2 residences

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Lot Line Adjustment

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 Joe Repetto Date 9/22/15

FOR STAFF USE ONLY

D H SURVEYING
P. O. BOX 4903
PASO ROBLES, CA 93447
PHONE 805.238.5427
EMAIL: dhlandsurveying@gmail.com

MEMO

From: Tobey T. Osgood
Survey and Mapping Technician

Date: September 11, 2015
Job No.: 15-174 Repetto

REASONS/JUSTIFICATION FOR LOT LINE ADJUSTMENT COAL 15-077

Lot 26 has a residence on a knoll that encroaches across the property line. In 1993, there was an agreement and an easement deed to solve the problem of the encroachment. However, over the years there has been nothing but disagreement and misunderstanding surrounding this easement.

The owner, Joe Repetto, has acquired Lot 25, the parcel encumbered by the easement in question. Mr Repetto has reconfigured the property line between Lot 26 and Lot 25 to have the entire knoll on the New Parcel One. This new configuration will facilitate easier fence line building between the new parcels.

Additionally, Lot 25 is a modular home with a lower value and is also a rental property for the Repetto's. Mr. Repetto needs as much land as possible between his personal residence and the modular rental on Lot 25. Since Mr Repetto acquired Lot 26 11 years ago, there has been tension and dispute between Repetto and previous owner of lot 25 because of the past misunderstanding of easement and property lines. Lot 26 also has a well on lot 25 that recently the surveyor discovered.

This adjustment makes a clean break between the two properties and leaves no more room for future easement issues.

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Repetto Lot Line Adj. COAL 15-077

Project Information:

What is the proposed density or parcel size?: 2 Parcels
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 9.25 Ac 9.63 Ac
What will the property be used for after division: 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 Each Parcel has a res.
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 NA

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: Using Akron and High Grove - No change

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

North: RR South: RR
East: RR West: RR

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):

Not applicable

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:

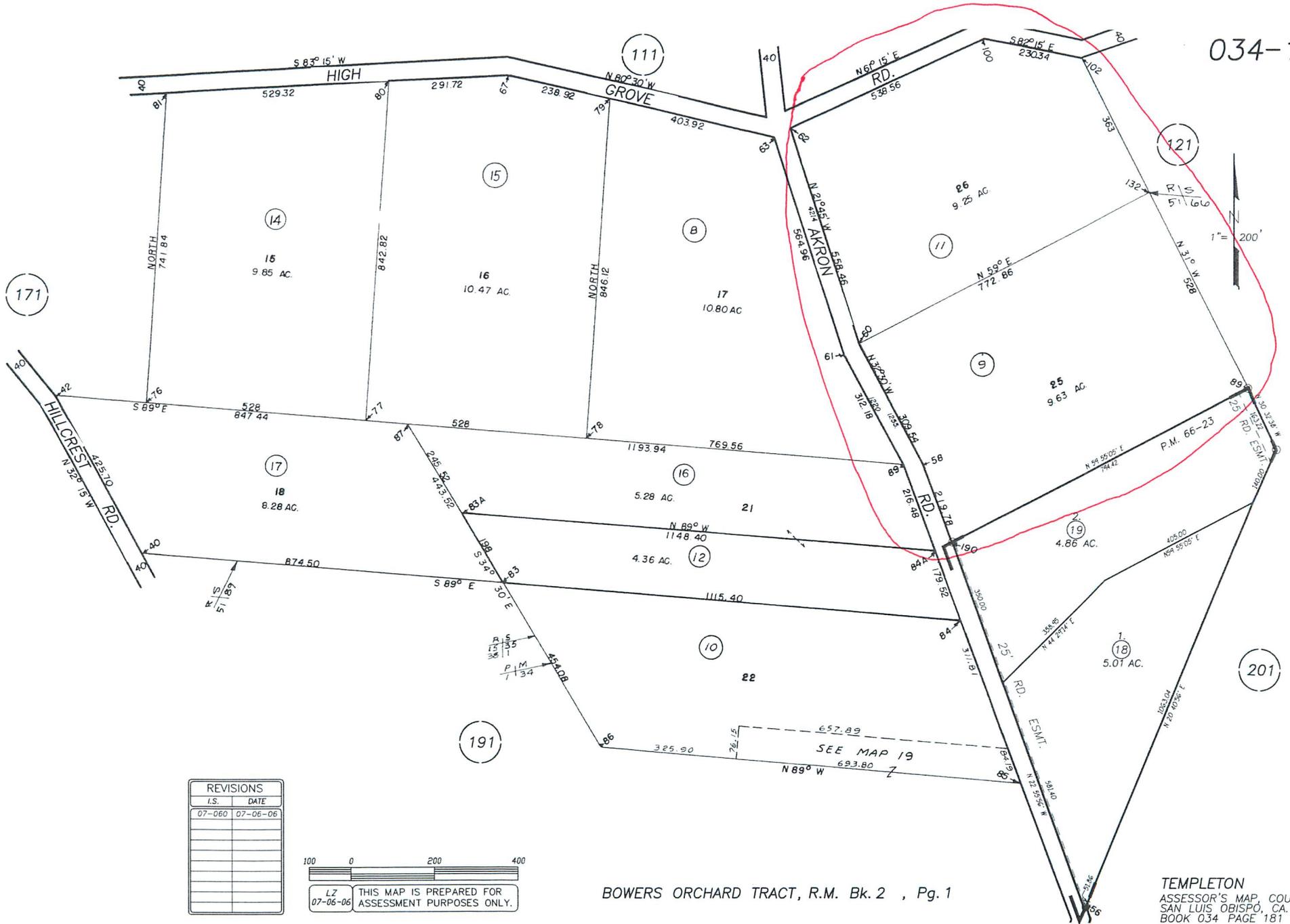
Specify the proposed ownership and method of maintenance of the open space: _____

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

Is your project a:

Not applicable

- 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".



171

111

121

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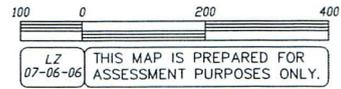
191

19

18

201

REVISIONS	
I.S.	DATE
07-060	07-06-06



BOWERS ORCHARD TRACT, R.M. Bk. 2 , Pg. 1

TEMPLETON
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 034 PAGE 181



Planning Area

El Pomar-Estrella Sub Area
Planning Area

RR

RANCH RD

W. ANGLE RD



Parcel Summary Report For Parcel # 034-181-009

10/2/2015
3:19:58PM

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 REPETTO JOSEPH A
 PO BOX 3710 PASO ROBLES CA 93447-3710

OWN REPETTO FAMILY TRUST

OWN REPETTO REBECCA L

Address Information

<u>Status</u>	<u>Address</u>
P	01255 AKRON RD NCELPO

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>
BOWORCH	0000	0025	North Cty. Plan	North County I RR				Y	RI	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	BOW ORCH TR LT 25 LESS 50% MIN RTS

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 034-181-009

10/2/2015
3:19:58PM

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:

92345 FNL Primary Parcel

Description:

INSTALL MOBILE HOME

COD2008-00314 CLD Primary Parcel

Description:

CONST W/O

COD2014-00337 CLD Primary Parcel

Description:

INVESTIGATION/COMPLAINT BY OWNER: NEIGHBOR ADDED ONTO SHED PLACING UNPERMITTED WORK ON "THIS" PROPERTY. CASE REQ FOR CIVIL NEEDS

PMT2012-00678 CAN Primary Parcel

Description:

CANCELED - INSTALL WOOD BURNING STOVE - OSBURN

PMT2014-02151 FNL Primary Parcel

Description:

DEMO UNPERMITTED PORTION OF 1,400 SQ FT SHED - RETURN TO ORIGINAL 600 SQ FT. TO RECTIFY COD2014-00337.

SUB2015-00023 REC Related Parcel

Description:

ADJUSTMENT OF TWO PARCELS OF 9.25 ACRES AND 9.63 ACRES TO RESULT IN TWO PARCELS OF 13.88 ACRES AND 5.0 ACRES RESPECTIVELY



Parcel Summary Report For Parcel # 034-181-011

10/2/2015
3:20:47PM

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 REPETTO JOSEPH A
 4214 HIGH GROVE RD TEMPLETON CA 93465-9668

OWN REPETTO FAMILY TRUST

OWN REPETTO JOSEPH

Address Information

<u>Status</u>	<u>Address</u>
P	04214 HIGH GROVE RD NCELPO

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>
BOWORCH	0000	0026	North Cty. Plan	North County I RR				Y	RI	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	BOW ORCH TR LT 26 LESS 50% MIN RTS

Notes

THIS LOT JUST OUTSIDE THE 10 ACRE MIN PER PLANNING AREA STDANDARDS

Tax Districts

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



Parcel Summary Report For Parcel # 034-181-011

10/2/2015
3:20:47PM

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:

COD2013-00401 CLD Primary Parcel

Description:

COMPLAINT: SHED WAS ADDED ONTO AND REPORTED TO BE OCCUPIED - NO PMTS AND MAY BE PARTLY ONTO NEIGHBORS P.L.
(ZONED RR @ 10 ACRES)

P020234P APP Primary Parcel

Description:

DBA COWBOY GRILLING COMPANY

PMT2003-00616 FNL Primary Parcel

Description:

REROOF SFD - REMOVE WOOD SHAKE, INSTALL 1/2" PLYWOOD, 30 YEAR CLASS 'A' COMP ROOF 35 SQUARES

PMT2014-01501 FNL Primary Parcel

Description:

GRID TIED, GROUND MOUNT, 10KW, PV SYSTEM

SEP2008-00047 ISS Primary Parcel

Description:

Septic Inspection

SUB2015-00023 REC Primary Parcel

Description:

ADJUSTMENT OF TWO PARCELS OF 9.25 ACRES AND 9.63 ACRES TO RESULT IN TWO PARCELS OF 13.88 ACRES AND 5.0 ACRES
RESPECTIVELY

ZON2010-00496 APV Primary Parcel

Description:

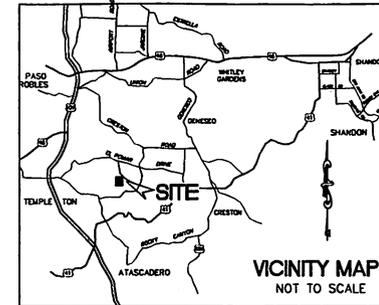
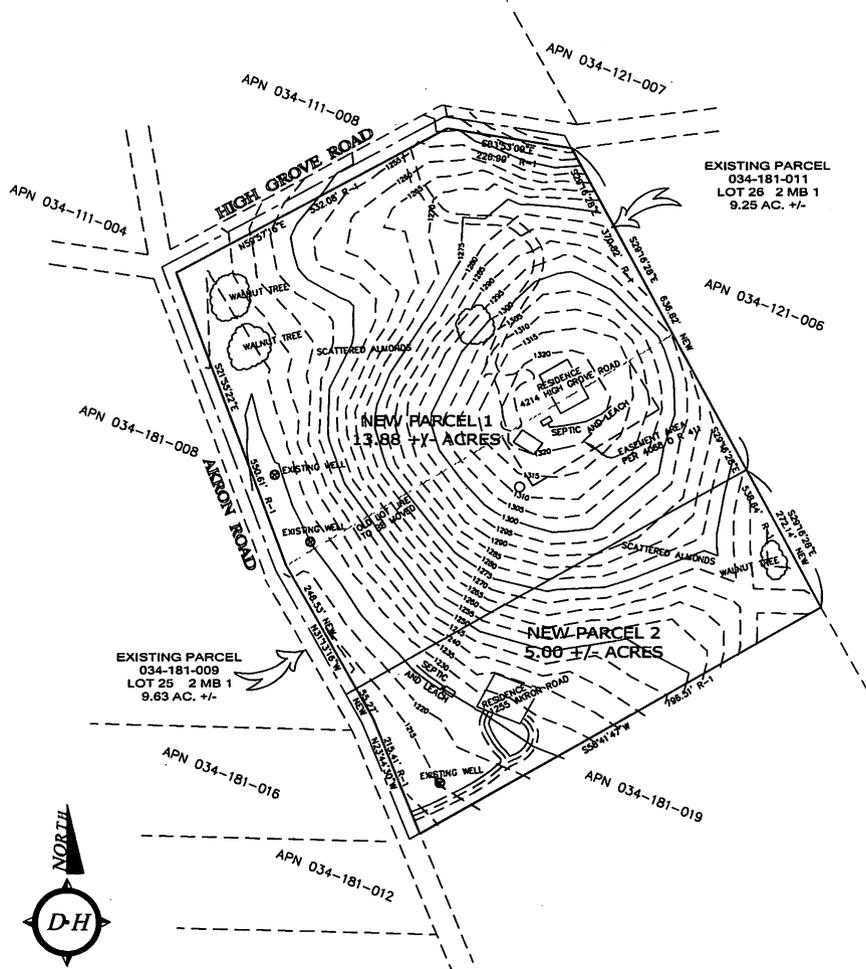
HOME OCCUPATION ART/CRAFT RETAIL OF ARTWORK

PMT2014-02151 FNL Related Parcel

Description:

DEMO UNPERMITTED PORTION OF 1,400 SQ FT SHED - RETURN TO ORIGINAL 600 SQ FT. TO RECTIFY COD2014-00337.

X:\H\2015\15-174 REPETTO LLA\DWG FILES\15-174_TENTATIVE LLA_MAP_9-2-15.dwg 9/22/2015 2:45:18 PM PDT



EXISTING PARCELS

APN 034-181-011	LOT 26	
2 MB 1 (BOWERS ORCHARD TRACT)		9.25 ACRES ±
APN 034-181-009	LOT 25	
2 MB 1 (BOWERS ORCHARD TRACT)		9.63 ACRES ±
TOTAL AC.		18.88 ACRES ±

PROPOSED PARCELS

PROPOSED PARCEL 1	13.88 ACRES ±
PROPOSED PARCEL 2	5.00 ACRES ±
TOTAL AC.	18.88 ACRES ±

OWNER/APPLICANT

JOE REPETTO
 PO BOX 3710
 PASO ROBLES, CA 93447
 (805)748-5855

A.P.N.

034-181-009
 1255 AKRON ROAD
 TEMPLETON, CA 93465
 034-181-011
 4214 HIGH GROVE ROAD
 TEMPLETON, CA 93465

ZONING DESIGNATION

RR

TOPO CONTOUR INFO:

TOPO PER GPS FIELD SURVEY

DATE OF MAP: SEPTEMBER 10, 2015

LOT LINE ADJUSTMENT MAP

COAL 15-0077

BEING AN ADJUSTMENT OF THE LINES BETWEEN LOT 25
 AND LOT 26 OF BOWERS ORCHARD TRACT PER 2 MB 1
 EL POMAR AREA-COUNTY OF SAN LUIS OBISPO
 STATE OF CALIFORNIA

DH
 D H SURVEYING
 P. O. BOX 4903
 PASO ROBLES, CA 93447
 805.238.5427
 dhlandsurveying@gmail.com

TENTATIVE LOT LINE
 ADJUSTMENT MAP
 COAL 15-0077
 JOE REPETTO

SCALE: 1" = 100'
 DATE: JULY 2015
 JOB NO: 15-174
 REPETTO
 SHEET 1 OF 1
 SHEETS