



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 10/26/2015

TO: _____

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

PROJECT DESCRIPTION: SUB2015-00030 COAL15-074 SCHROEDER – Proposed lot line adjustment to adjust two parcels of 160 and 880 acres to 638.3 and 401.7 acres respectively per Court Case No. 15PR-0054. Site location is Township 26S, Range 15E, Sections 25, 26, 35 and 36, on either side of Tucker Canyon Road, southeast of the community of Shandon in the Shandon-Carrizo Sub Area North, North County Planning Area. APNs:017-261-015 & 017-261-021

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

SUB2015-00030 COAL15-0074 SCHROEDER O & I

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

LOT LINE ADJUSTMENT. EXISTING 2
PARCELS (880 AND 160 ACRES) TO 2
NCSHCA/ NCSHCA
AG

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name O&D SCHROEDER RESIDUAL TRUST Daytime Phone (530) 640-2231
Mailing Address P.O. BOX 24, DORRIS, CA. Zip Code 96023-0024
Email Address: JandEMeglasson@cot.net

Applicant Name JUDITH A. MEGGLASSON - TRUSTEE Daytime Phone (530) 640-2231
Mailing Address P.O. BOX 24, DORRIS, CA. Zip Code 96023-0024
Email Address: JandEMeglasson@cot.net

Agent Name SKIP TOUCHON Daytime Phone (805) 434-1834 EXT. 302
Mailing Address P.O. BOX 777, TEMPLETON, CA. Zip Code 93465-0777
Email Address: STOUCHON@TWINCITIESURVEY.COM

PROPERTY INFORMATION

Total Size of Site: 1040 ACRES Assessor Parcel Number(s): 017-261-015 & 017-261-021

Legal Description: PORTIONS OF SECTIONS 25,26,35, AND 36 T. 26 S., R. 15 E., M.D.B.&M., AS PER CC 1981-056789 AND THE SOUTHEAST QUARTER OF SECTION 35

Address of the project (if known): TUCKER CANYON ROAD, SHANDON (NO ADDRESS)

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: FROM CA-46 EAST HEADING FROM PASO ROBLES, TURN RIGHT ONTO CA-41/ W. CENTRE STREET, SHANDON. TURN RIGHT ONTO TOBEY WAY, TURN RIGHT ONTO SAN JUAN ROAD, TURN LEFT ON TUCKER CANYON ROAD (DIRECT ACCESS - LOCKED GATE).

Describe current uses, existing structures, and other improvements and vegetation on the property:
CATTLE GRAZING, MINIMAL FENCING & AG IMPROVEMENTS

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): TO ADJUST THE LINE BETWEEN PARCELS TO CREATE A +/- 401.7 ACRE PARCEL AND A 638.3 ACRE PARCEL. NOTE: 638.3 ACRE PARCEL IS PER COURT RULING. FILED CASE NO: 15 PR-0054 07-22-2015.

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 Judith A. Meglasson

Date 10-19-2015

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 401.7 ACRE & 638.3 ACRES
Number of existing lots, parcels or certificates: 2 LOTS Existing parcel sizes: 880 ACRES & 160 ACRES
What will the property be used for after division: AGRICULTURE (GRAZING)

Is the property part of a previous subdivision that you filed? Yes No
If Yes, what was the map number: Tract No: N/A CO N/A COAL N/A
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? 017-223-001=874.9 AC - PER ASSESSOR

Describe existing and future access to the proposed project site: CURRENT & FUTURE ACCESS TO PARCELS IS BY TUCKER CANYON AND GILLIS CANYON ROADS.

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

North: AGRICULTURAL South: AGRICULTURAL
East: AGRICULTURAL West: AGRICULTURAL

Proposed water source: On-site well Shared well Other LLA ONLY - NO DEVELOPMENT NOT APPLICABLE AT THIS TIME
 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 N/A
 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: STATION 51, SHANDON FIRE STATION (COUNTY & STATE FIRE DEPARTMENT)

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: N/A - LLA

- 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: N/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: 100 acres
Moderate slopes of 10-30%: 585 acres (SLOPE OBTAINED FROM GOOGLE EARTH SURFACE)
Steep slopes over 30%: 355 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: MINOR AG ROADS
- 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: SMALL PORTIONS FROM GILLIS CANYON ROAD

Water Supply Information

LLA ONLY - NO DEVELOPMENT AT THIS TIME

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 _____
 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

LLA ONLY - NO DEVELOPMENT 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

LLA ONLY - NO DEVELOPMENT AT THIS TIME

- 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: SHANDON JOINT UNIFIED SCHOOL DISTRICT
- 2. Location of nearest police station: S.L.O. COUNTY SHERIFF'S DEPARTMENT - 356 N. MAIN STREET, TEMPLETON, CA. 93465
- 3. Location of nearest fire station: STATION 51, SHANDON 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: AGRICULTURE - 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: N/A
- 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: NO RESTRICTIONS

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 - LLA ONLY
- 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: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____
N/A - LLA ONLY

*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 - LLA ONLY

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: _____
PER COUNTY WEBSITE THIS AREA HAS A KIT FOX MIGRATION RATIO OF 4:1

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.)

TWIN CITIES SURVEYING, INC.

SURVEYING

615-C S. Main Street
(805) 434-1834

LAND PLANNING

P. O. Box 777
stouchon@twincitiessurvey.com

CONSULTING

Templeton, CA 93465
FAX (805) 434-3684

February 5, 2014

Intake Planner
Department of Planning & Building
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

Subject: **COAL 15-0074** – Lot Line Adjustment for the **O and D Schroeder Family Residual Trust - Judith A. Meglasson - Trustee** at Tucker Canyon Road east of San Juan Road (APN 017-261-015 and 017-261-021) southeast of the Community of Shandon, CA:

Dear Planner:

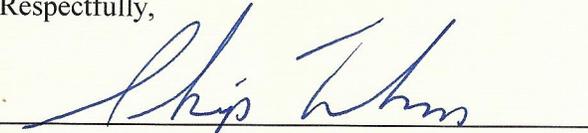
Per the request of Judith Meglasson, we are submitting the application for a lot line adjustment. Per a court order - Case No. 15PR-0054 filed July 22, 2015, the trust is required to create a parcel for one of the members of the trust, Evelyn Rae Bailey, so she can do what she wants with her portion of the trust. The trust is said to contain a total of 1,914.9 acres, and her portion is one third of the total, or 638.30 acres. The trust is comprised of three parcels, the third being APN 017-223-001, which is north and northeast of APN 017-261-021. It is not a part of this application. Parcel 017-261-015 is listed as 160 acres, parcel 017-261-021 is listed as 880 acre, and parcel 017-223-001 is listed as 874.9 acres. This adjustment would increase the minimum parcel size to greater than 400 acres.

There is another trust, the **O and D Schroeder Family Survivor's Trust - Kenneth Schroeder, Trustee**, which is adjacent to the proposed project. Evelyn Bailey is not a part of that trust. That trust would be providing the access along Tucker Canyon Road from San Juan Road to the parcels, including a new easement from the existing roadway of Tucker Canyon Road to a new access point to the proposed Bailey parcel, Parcel A per our proposed map.

The property is barren, rolling hills, with fencing and water troughs for cattle grazing. Old abandoned windmills exist on each proposed parcel, but are not useable. No buildings exist, and to our knowledge, no habitable structure has ever occupied either parcel. Only gazing activities have occurred. Water wells do exist on nearby properties.

If you have any questions regarding this application or need additional information, please contact me at 434-1834 Ext. 302 or by email at stouchon@twincitiessurvey.com.

Respectfully,



Skip Touchon
PLS 4845 - Expires 9/30/2016

JN 14028

017-201-015
legal parcel

534

United States
to

THE UNITED STATES OF AMERICA

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

James Case
Certificate No. 17521
of San Luis Obispo County, California
has deposited in the GENERAL LAND OFFICE of the United States a Certificate of the Register of the Land Office at San Francisco, California
whereby it appears that full payment has been made by the said James Case

according to the provisions of the Act of Congress of the 24th of April, 1820, entitled, "An Act making further provision for the sale of Public Lands" and the acts supplemental thereto, for the South East quarter of Section thirty five in Township twenty six South of Range fifteen East of Mount Diablo Meridian in California containing one hundred and sixty acres

according to the Official Plat of the Survey of the said Lands returned to the GENERAL LAND OFFICE by the Surveyor-General, which said Tract has been purchased by the said James Case

Now Know Ye, That the United States of America, in consideration of the premises and in conformity with the several acts of Congress in such case made and provided, have given and granted, and by these presents do give and grant, unto the said James Case

and to his heirs, the said tract above described. To Have and to Hold the same, together with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said James Case

and to his heirs and assigns forever, subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States

In Testimony Whereof, I, Grace Cleveland, President of the United States of America, have caused these letters to be made Patent and the Seal of the General Land Office to be hereunto affixed.

Given under my Hand, at the City of Washington, the tenth day of May in the year of our Lord, one thousand eight hundred and ninety six and of the Independence of the United States the one hundred and nineteenth

By the President, Grace Cleveland
By M. M. Kease Secretary.
L. D. L. Lamm Recorder of the General Land Office.

Recorded, Vol. 33 A, Page 482
Filed for record at request of Mrs. Jane B. Alcornbe November 13th A. D. 1896
at 5 min. past 8 o'clock, A. M.

J. F. Friedler Recorder.
By Deputy Recorder.



017-261-021

RECORDING REQUESTED BY
TITLE INSURANCE & TRUST CO.

12/07/81 5319 1

7.00 RE
7.00 TITLE

(RECORDING REQUESTED BY
SAN LUIS OBISPO COUNTY)

WHEN RECORDED, RETURN TO:

Planning Director
Room 102, Courthouse Annex
San Luis Obispo, California
93401

DOC. NO. 56789
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CAL

DEC 7 1981

WILLIAM E. ZIMARIK
COUNTY RECORDER

TIME 8:02 AM

CERTIFICATE OF COMPLIANCE

The following real property and the division thereof into One (1) parcels as of the date of recordation of this document, has been determined to be in compliance with applicable provisions of the Subdivision Map Act of the State of California and Local Ordinances enacted pursuant thereto. Said Real Property is a parcel which is the result of a Lot Line Adjustment AL 81-37, approved by the County Board of Supervisors on August 24, 1981. The parcel can not be sold in units other than as described herein, without first having complied with ALL requirements of the State Subdivision Map Act and the County's Subdivision and Lot Division Ordinances. Said Real Property being described as:

PARCEL 3

The South Half of the South Half, and the Northwest Quarter of the Southwest Quarter of Section 25, the Southeast Quarter of Section 26, the Northeast Quarter of the Northwest Quarter and the Northeast Quarter of Section 35, and the North Half of Section 36 all in Township 26 South, Range 15 East, Mount Diablo Meridian, in the County of San Luis Obispo, State of California, according to the official plats of said lands returned by the Surveyor General to the General Land Office.

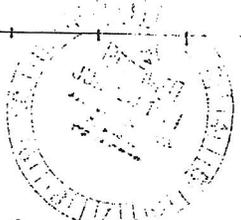
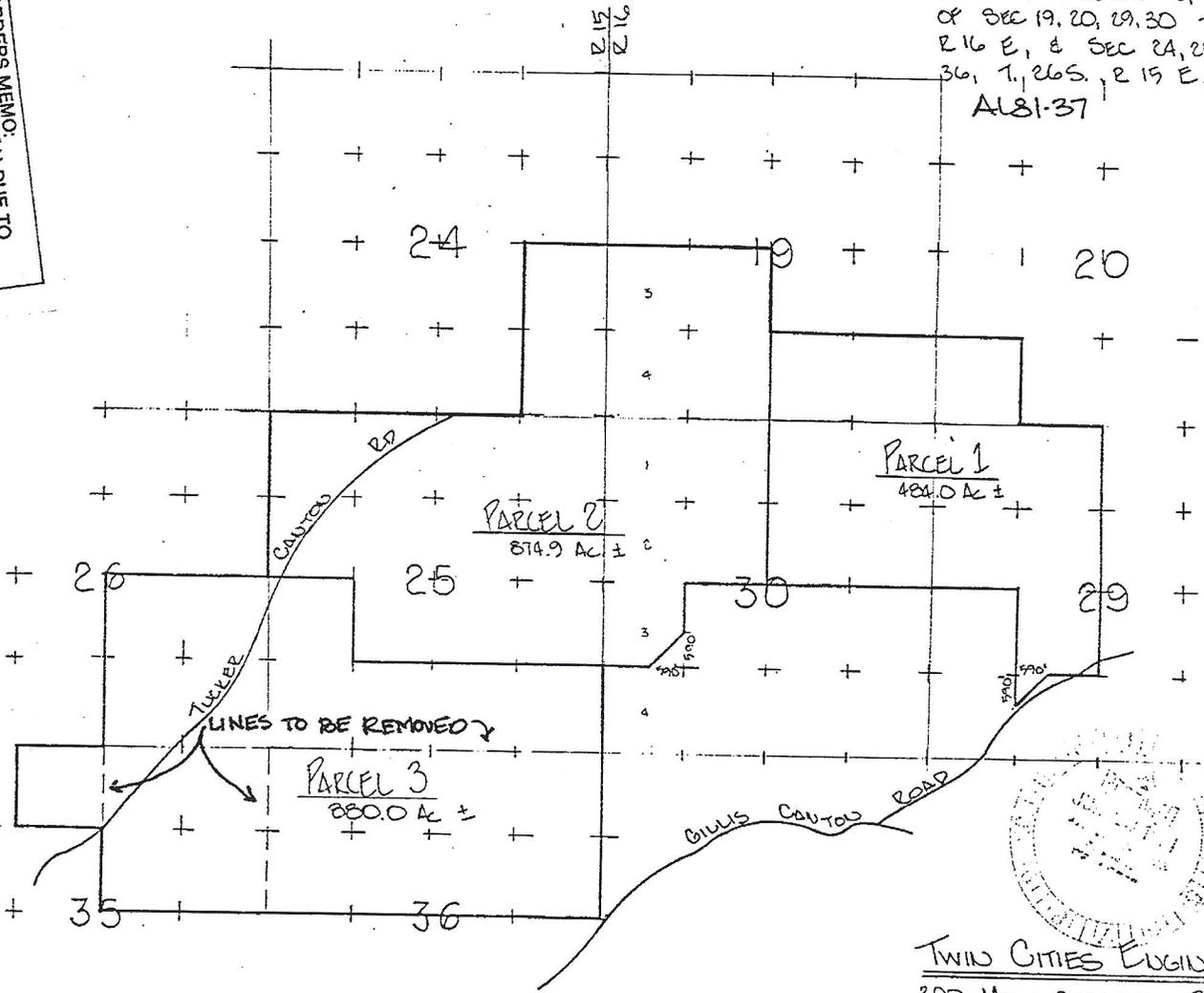
C2H

133853 AM

LOT LINE ADJUSTMENT

BEING A DIVISION OF A PART
 OF SEC 19, 20, 29, 30 T 26 S,
 R 16 E, & SEC 24, 25, 26, 29,
 30, T 26 S, R 15 E.
 AL81-37

RECORDERS MEMO:
 POOR REPRODUCTION DUE TO
 QUALITY OF ORIGINAL DOCUMENT.



TWIN CITIES ENGINEERING, INC.
 200 MAIN STREET - P.O. BOX 21
 TEMPERANCE, MN 55782

RECORDING REQUESTED BY
SAN LUIS OBISPO COUNTY

WHEN RECORDED, RETURN TO:

Planning Director
Room 102, Courthouse Annex
San Luis Obispo, California
93401

OWNERS

Oscar Schroeder
Trustee for the Oscar Schroeder Family
Trust, dated April 18, 1972
Mrs. Dora J. Schroeder

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) SS.

On November 6, 1981, before me,
the undersigned, a Notary Public in
and for the State, personally appeared
OSCAR SCHROEDER

known to me to be the person whose
name is subscribed to the within
instrument and acknowledged to me that
he executed the same.

(SEAL)



Bruce Linton
NOTARY PUBLIC

By: _____

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) SS.

On November 6, 1981, before me,
the undersigned, a Notary Public in
and for the State, personally appeared
DORA J. SCHROEDER

known to me to be the person whose
name is subscribed to the within
instrument and acknowledged to me that
he executed the same.

(SEAL)



Bruce Linton
NOTARY PUBLIC

RECORDING REQUESTED BY
SAN LUIS OBISPO COUNTY
WHEN RECORDED, RETURN TO:
Planning Director
Room 102, Courthouse Annex
San Luis Obispo, California
93401

SAN LUIS OBISPO COUNTY
PLANNING DEPARTMENT

By: *Larry J. Red*
LARRY J. RED, Supervisor
Subdivision Review Section

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) SS.

On November 9, 1981, before me,
the undersigned, a Notary Public in and
for the State, personally appear
Larry J. Red know to me to
be the person whose name is subscribed to
the within instrument and acknowledged to
me that he executed the same.

(SEAL)



Mary L. Swedlund
NOTARY PUBLIC

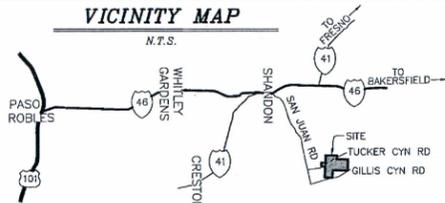
END OF DOCUMENT

VOL 2374 PAGE 39

LEGEND

● = FOUND MONUMENT AS NOTED
FD. = FOUND

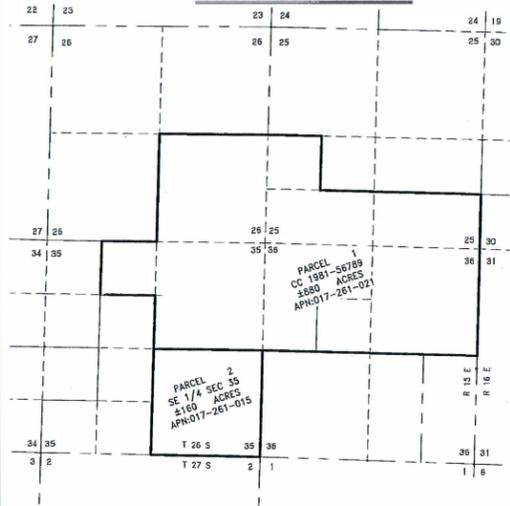
VICINITY MAP



TENTATIVE MAP COAL 15-0074

BEING AN ADJUSTMENT OF THE SE 1/4 OF SECTION 35, AND THOSE PORTIONS OF PROPERTY DESCRIBED IN A CERTIFICATE OF COMPLIANCE (DOCUMENT 1961-56789) RECORDED IN BOOK 2374, PAGE 36, RECORDS OF SAN LUIS OBISPO COUNTY, BEING IN SECTIONS 25, 26, 35, & 36, ALL IN TOWNSHIP 26 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

EXISTING PARCELS



BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY IS GRID NORTH PER CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS 89-ZONE 5). THE MEAN CONVERGENCE ANGLE FOR THIS SITE IS 0°18'42" AT THE SOUTHEAST CORNER OF SECTION 25 T.26S. R.15E.

BENCH MARK

BM - "USAGS" BENCHMARK DISK SET IN TOP OF A CONCRETE MONUMENT STAMPED "V 617 1942" (TID-770574) (TCS#404) LOCATED 6.5 MILES SOUTHEAST OF THE TOWN OF SHANDON AND 33 FEET EAST OF GILLIS CANYON ROAD. ELEVATION = 1985.9 FEET (NAVD88)

ZONING

CURRENT ZONING IS RURAL AGRICULTURE
EXISTING
PARCEL 1 CC 1581-56789 = ±880 ACRES
PARCEL 2 SE 1/4 SEC 35 = ±160 ACRES
PROPOSED
PARCEL A = ±638.3 ACRES
PARCEL B = ±401.7 ACRES
TOTAL = ±1040 ACRES

PROPERTY OWNERS/SITE INFORMATION

OWNER NAME: O & D SCHROEDER FAMILY RESIDUAL TRUST (JUDITH A. MEGLOSSON (TR))
PO BOX 24
DORRIS, CA 96023
(530) 640-2231
AGENT INFORMATION: SKIP TOUCHON - TWIN CITIES SURVEYING, INC.
STOUCHON@TWINCITIESURVEYING.COM
PH (805) 434-1834
SITE INFORMATION: TUCKER CANYON ROAD - NEAR SHANDON CALIFORNIA
APN: 017-261-015 & 021
PASO ROBLES, CA 93446

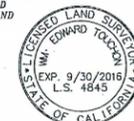
NOTES

- 1. TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY TWIN CITIES SURVEYING, INC.
- 2. UNDERGROUND UTILITIES SHOWN HEREBY (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY. ADDITIONAL UNDERGROUND UTILITY SERVICE LINES TO THE PROPERTY MAY EXIST. FOR INFORMATION REGARDING UTILITY LOCATIONS, SIZE, DEPTH, CONDITION, AND CAPACITY, CONTACT UTILITY OWNERS.
- 3. FIELD SURVEY PERFORMED MARCH/2014 AND SEPTEMBER/2015
- 4. TITLE REPORT: FIRST AMERICAN TITLE COMPANY ORDER #4007-498589 (L1) DATED SEPTEMBER 04, 2015
EXCEPTIONS PER TITLE REPORT:
ⓐ WATER RIGHTS & WATER IMPROVEMENTS CONSTRUCTED BY OR FOR THE UNITED STATES OF AMERICA, IF ANY PER 1-PATENTS-144 AFFECTS PARCEL 2.
ⓑ RIGHTS OF PUBLIC REGARDING TUCKER CANYON ROAD, NOT PLOTTABLE.
ⓒ EASEMENT TO P&T FOR TELEPHONE PURPOSES PER 315-OR-492, AFFECTS E 1/2, SE 1/4, SECTION 36, NOT PART OF PROPERTY.
ⓓ LAND CONSERVATION CONTRACT PER 1653-OR-351, AFFECTS N 1/2 OF SECTION 36 AND NE 1/4, NW 1/4 OF SECTION 35. NOT IN AFFECT AT THIS TIME PER FARM SERVICE AGENCY, TEMPLETON
ⓔ EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER SLOCUM CANYON ROAD. DOES NOT AFFECT THESE PARCELS TO BE ADJUSTED.

OWNER'S STATEMENT

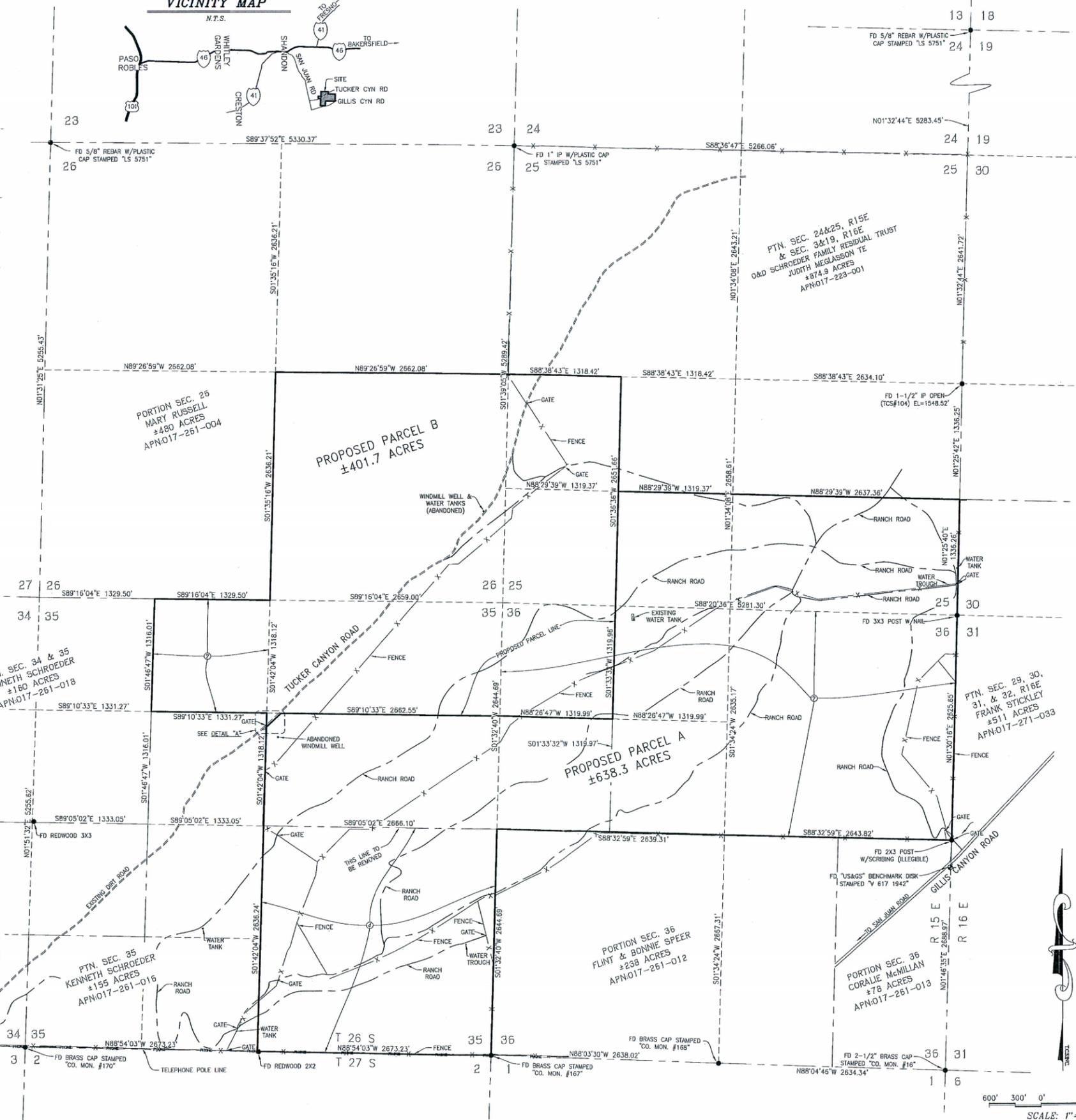
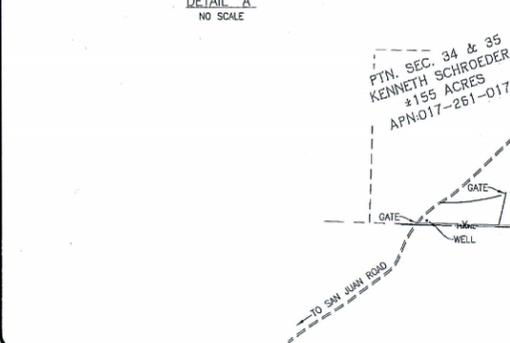
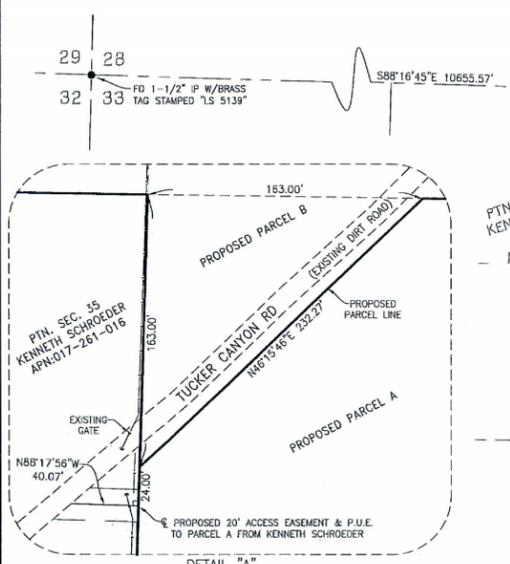
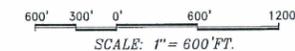
I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNERS AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

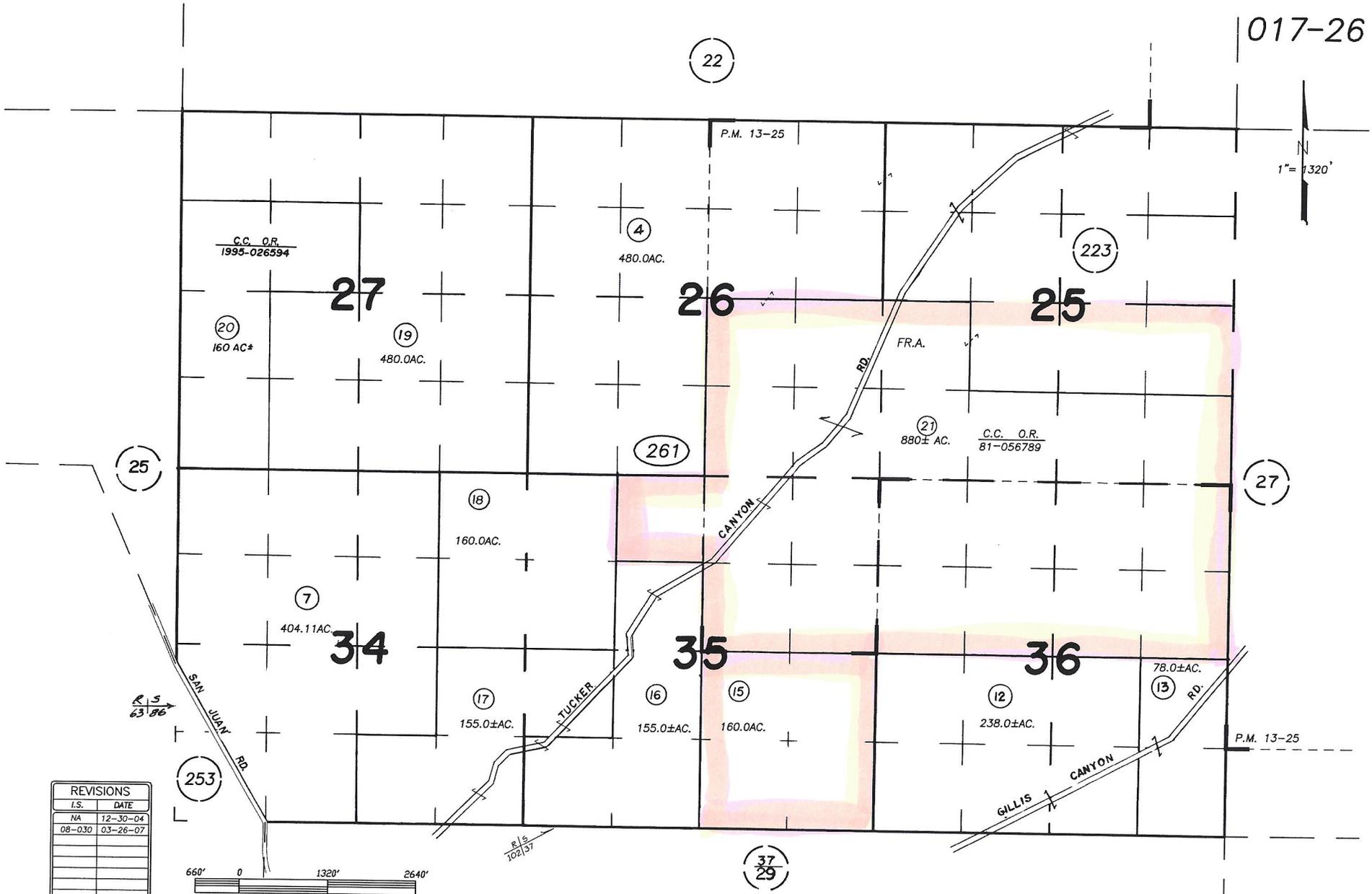
Wm E. Touchon 10/16/2015
WM. E. TOUCHON PLS 4845 DATE



TWIN CITIES SURVEYING INC.

615-C MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834 FAX (805) 434-3684
DRAWING BY: JKH TENTATIVE PARCEL MAP IN 14028
FIELD SURVEY: 09/02/2015 SHEET 1 OF 1





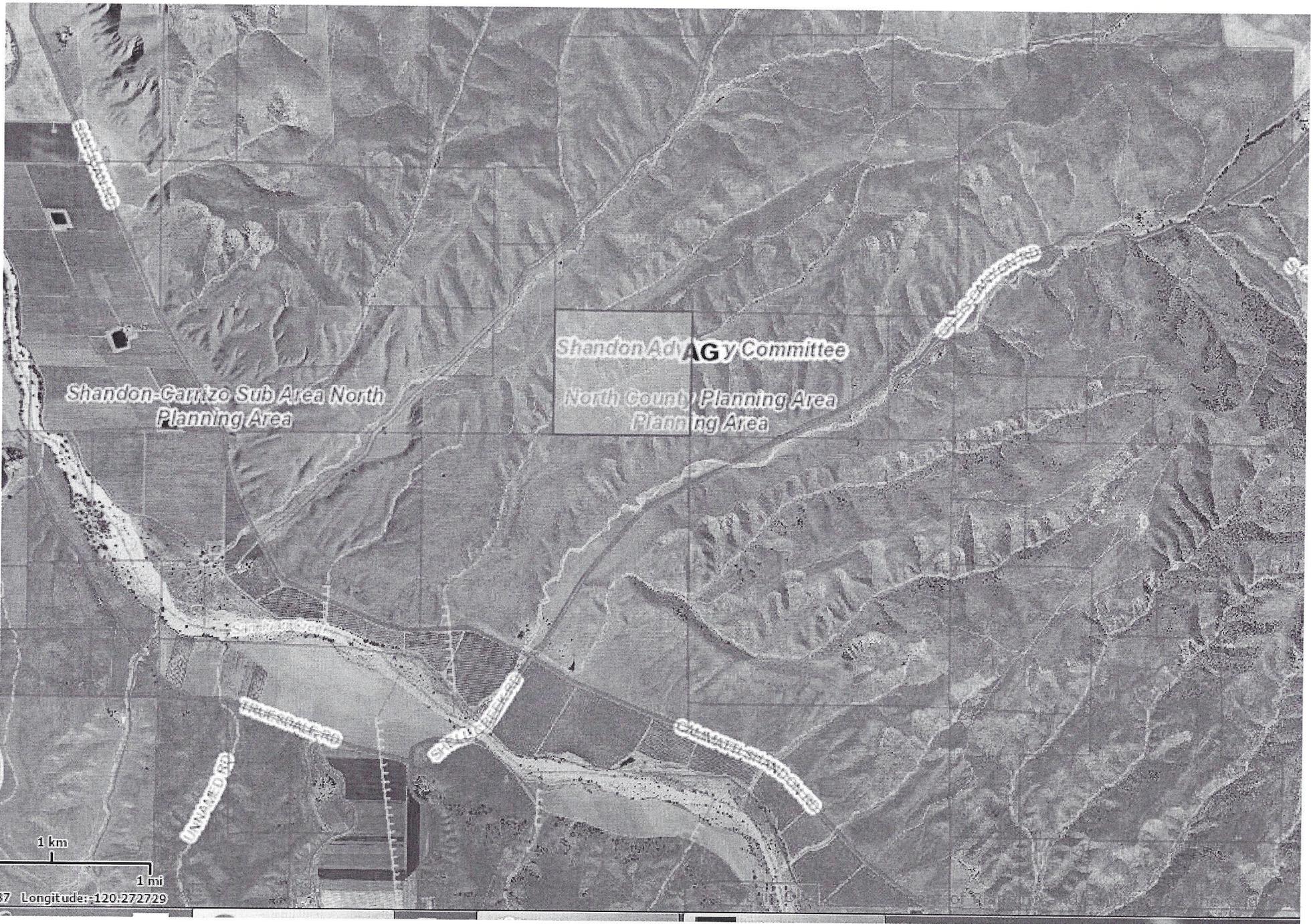
REVISIONS	
I.S.	DATE
NA	12-30-04
08-030	03-26-07

660' 0 1320' 2640'

GB 01-12-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T.26S. ; R.15E. ; SECTIONS 25 TO 27 & 34 TO 36. M.D.B.&M.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 017 PAGE 26



Shandon-Garrizo Sub Area North
Planning Area

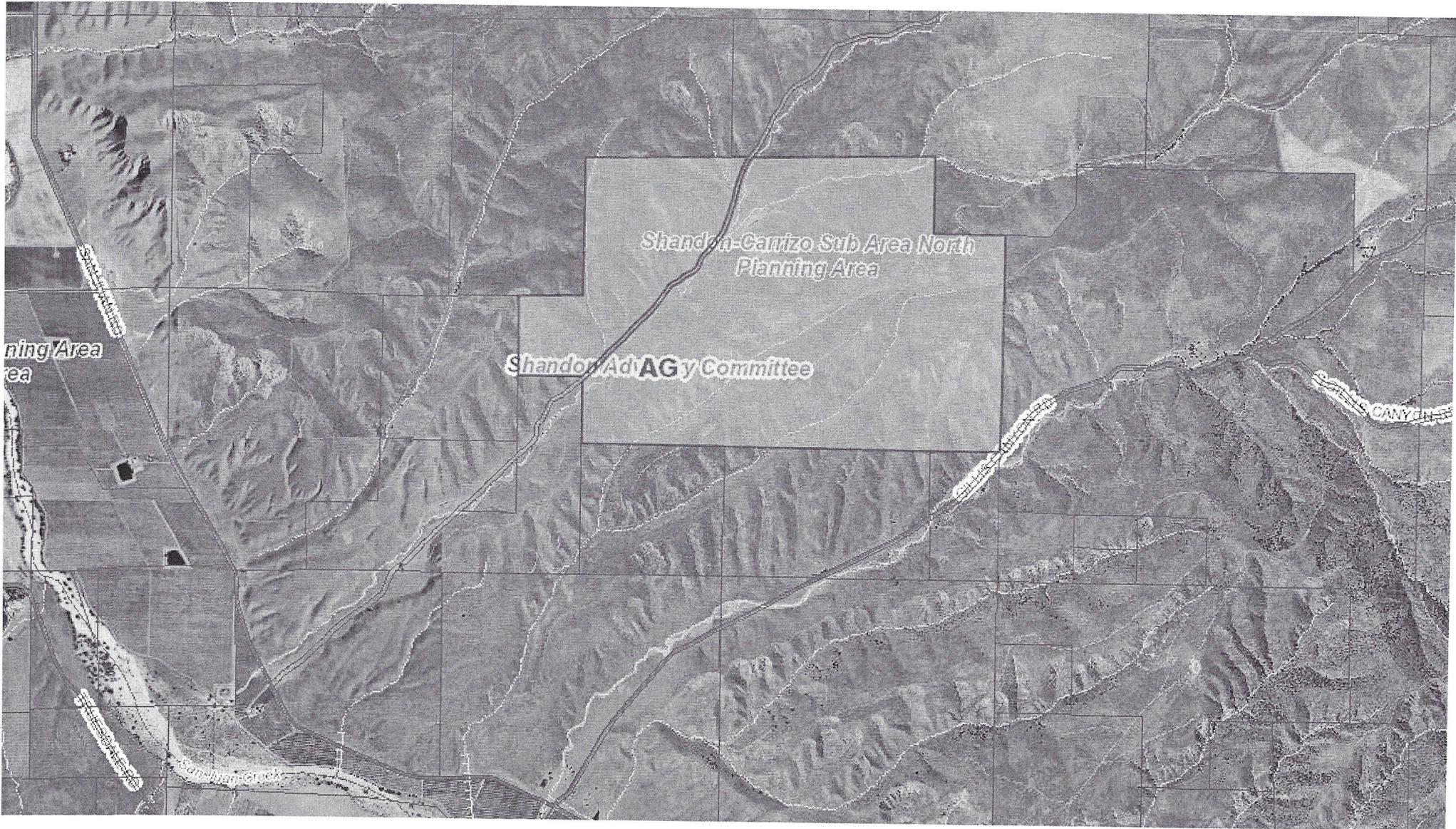
Shandon Advisory Committee

North County Planning Area
Planning Area

1 km

1 mi

37 Longitude: -120.272729





Parcel Summary Report For Parcel # 017-261-021

10/22/2015
2:43:40PM

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 MEGLASSON JUDITH A
 PO BOX 24 DORRIS CA 96023-

OWN SCHROEDER DORA J

OWN SCHROEDER O & D FAMILY TRUST

OWN SCHROEDER O & D RESIDUAL TRUST

OWN SCHROEDER OSCAR

Address Information

Status Address

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>
AL81-	037	0003	North Cty. Plan	North County I AG				Y		

Parcel Information

Status Description

Active T26S R15E PTN SEC 25,26,3 5,36

Notes

Tax Districts

SHANDON JT(27,40)

SAN LUIS OBISPO JT(27,40)



Parcel Summary Report For Parcel # 017-261-021

10/22/2015
2:43:40PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SHANDON
NO. 01
AREA NO. 21

Case Information

Case Number:

SUB2015-00030

Case Status:

REC

Related Parcel

Description:

LOT LINE ADJUSTMENT. EXISTING 2 PARCELS (880 AND 160 ACRES) TO 2 PARCELS (638.3 AND 401.7 ACRES) COAL 15-0074



Parcel Summary Report For Parcel # 017-261-015

10/22/2015
2:44:04PM

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 MEGLASSON JUDITH A
 PO BOX 24 DORRIS CA 96023-

OWN SCHROEDER DORA J

OWN SCHROEDER O & D FAMILY TRUST

OWN SCHROEDER O & D RESIDUAL TRUST

OWN SCHROEDER OSCAR

Address Information

Status Address
P 00000 TUCKER CYN 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>
T26S	R15E	35P	North Cty. Plan	North County I AG				Y		
APV.C79-	069	0004	North Cty. Plan	North County I				N		

Parcel Information

Status Description
Active T26S R15E SE 1/4 SEC 35 LESS MIN RTS

Notes

Tax Districts

SHANDON JT(27,40)



Parcel Summary Report For Parcel # 017-261-015

10/22/2015
2:44:05PM

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)

SHANDON

NO. 01

AREA NO. 21

Case Information

Case Number:

Case Status:

S790067C RDD Primary Parcel

Description:

PROP 5 CERT ON SLOCOMBE RANCH

SUB2015-00030 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT. EXISTING 2 PARCELS (880 AND 160 ACRES) TO 2 PARCELS (638.3 AND 401.7 ACRES) COAL 15-0074

S770030C RDD Related Parcel

Description:

PROP 4 CERT OF COMP