



# DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 2/8/2015

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

FROM: STEPHANIE FUHS, 805-781-5721, SFuhs@co.slo.ca.us  
NORTH COUNTY Team / Development Review

**PROJECT DESCRIPTION:** SUB2015-00047 COAL15-0111 WHITE/JEFFERS LOT LINE ADJUSTMENT. PROPOSED LLA TO ADJUST TWO EXISTING PARCELS (+/- 9.97 acres and +/- 28.45 acres) INTO TWO PARCELS OF +/- 9.97 acres and +/- 28.45 acres (EQUAL EXCHANGE OF PROPERTY). THE LLA WILL REFLECT THE LAND USE CATEGORY LINES THAT WILL BE APPROVED THROUGH PROPOSED AMENDMENT TO THE GENERAL PLAN (LRP2014-00022) APN's: 017-131-039 & -050.

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

## 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



## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name George White / Paso Pacific Properties LLC (James Jeffers) Daytime Phone (805) 237-2929 / (949) 212-3430  
Mailing Address 17999 East Hwy 46 / 31551 Avenida Los Cerritos San Juan Capistrano Zip Code 92675 / 93461  
Email Address: \_\_\_\_\_

Applicant Name Jerry White / James Jeffers (Pacific Tank) Daytime Phone (805) 237-2929 / (949) 212-3430  
Mailing Address 17999 E. Hwy 46 Shandon / 31551 Avenida Los Cerritos, San Juan Capistrano Zip Code 92675 / 93461  
Email Address: (James) jjeffers@pacifictank.net

Agent Name Kirk Consulting Daytime Phone (805) 461-5765  
Mailing Address 8830 Morro Rd Atascadero Zip Code 93422  
Email Address: Francisco@kirk-consulting.net

## PROPERTY INFORMATION

Total Size of Site: Lot 1: 28.45 acres Lot 2: 9.97 acres Assessor Parcel Number(s): Lot 1: 017-131-050 Lot 2: 017-131-039

Legal Description: T26S R15E PTN SEC 2

Address of the project (if known): 17995 & 17999 East Highway 46 Shandon, CA

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Project is located off of Highway 46 East approximately 21 miles from the 101 freeway.

Describe current uses, existing structures, and other improvements and vegetation on the property:

Lot 1: This parcel is zoned for Agriculture, is under Williamson Act Contract and currently used for grazing.

Lot 2: A portion is zoned CS with several existing (approved) structures. The remaining portion is undeveloped and zoned AG.

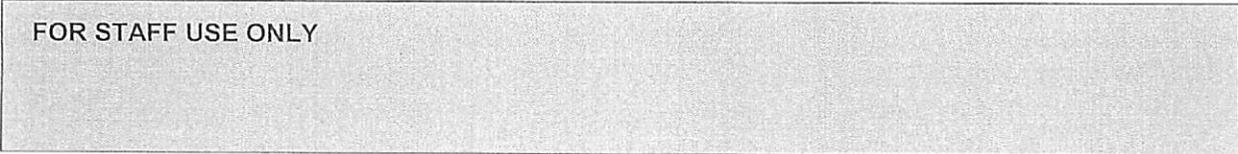
## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): The proposed LLA will adjust 2 existing lots of record. The existing parcel sizes are approximately +/- 28.45 acres and +/- 9.97 acres. The adjustment is an equal exchange of area & the lot lines will reflect land use designation areas.

## 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 Francisco Vinas Date 2/2/16



# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## Project Information:

What is the proposed density or parcel size?: Lot 1: 28.45 ac Lot 2: 9.97 ac (parcels to remain approximately the same size)

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 28.45 acres 9.97 acres

What will the property be used for after division: Lot 1: Remain undeveloped for grazing. Lot 2: add storage area.

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 access to remain the same. No changes are proposed or required

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

North: Agricultural/ Grazing South: Highway 46 East. & Agricultural/ Grazing

East: Agricultural/ Grazing West: Agricultural/ Grazing

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:**

- 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: 38 acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
- 2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- 3. Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- 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: \_\_\_\_\_
- 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: Highway 46

**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 AG 28.45 acre parcel (Grazing). No increase in water use is anticipated.  
 Commercial/Office - Explain CS 9.97acre parcel. No increase in water use is anticipated.  
 Industrial - Explain \_\_\_\_\_
- 3. What is the expected daily water demand associated with the project? Water demand expected to remain the same
- 4. How many service connections will be required? No additional service connections will be required
- 5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: Shared water well and easement agreement. Instrument No. 2008-038409
- 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: \_\_\_\_\_ 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 Co.
- 3. Where is the waste disposal storage in relation to buildings? Northeast corner of shop. Obstructed from public view.
- 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 Unified School District
- 2. Location of nearest police station: SLO County Sheriff
- 3. Location of nearest fire station: Station 51, Shandon Fire Station- 501 Centre St, Shandon, CA 93441
- 4. Location of nearest public transit stop: Buena Vista Dr. Cuesta College Route 9 (20 miles)
- 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: Parcel 1: Grazing / Ag   Parcel 2: Vehicle Storage
- 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: Surface Survey conducted during EIR for Rte 46 Corridor Improvement Project- no sites were identified
- 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: Parcel 1 is in ag preserve, Parcel 2 is not in ag preserve.  
Williamson Act contract for Parcel 1 will be amended

**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): N/A
- 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

\*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:  
\_\_\_\_\_  
\_\_\_\_\_

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: Kit Fox - KF mitigation not required for existing development based on historical use of property

3. Are you aware of any previous environmental determinations for all or portions of this property?

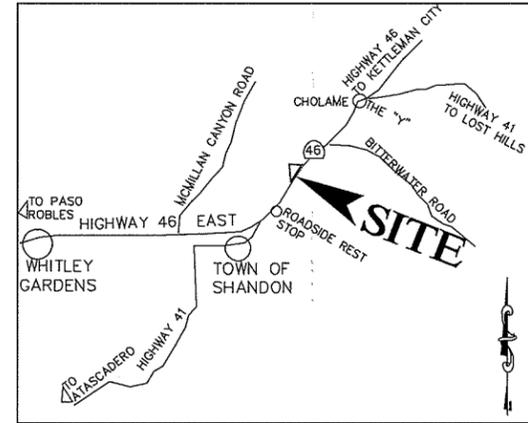
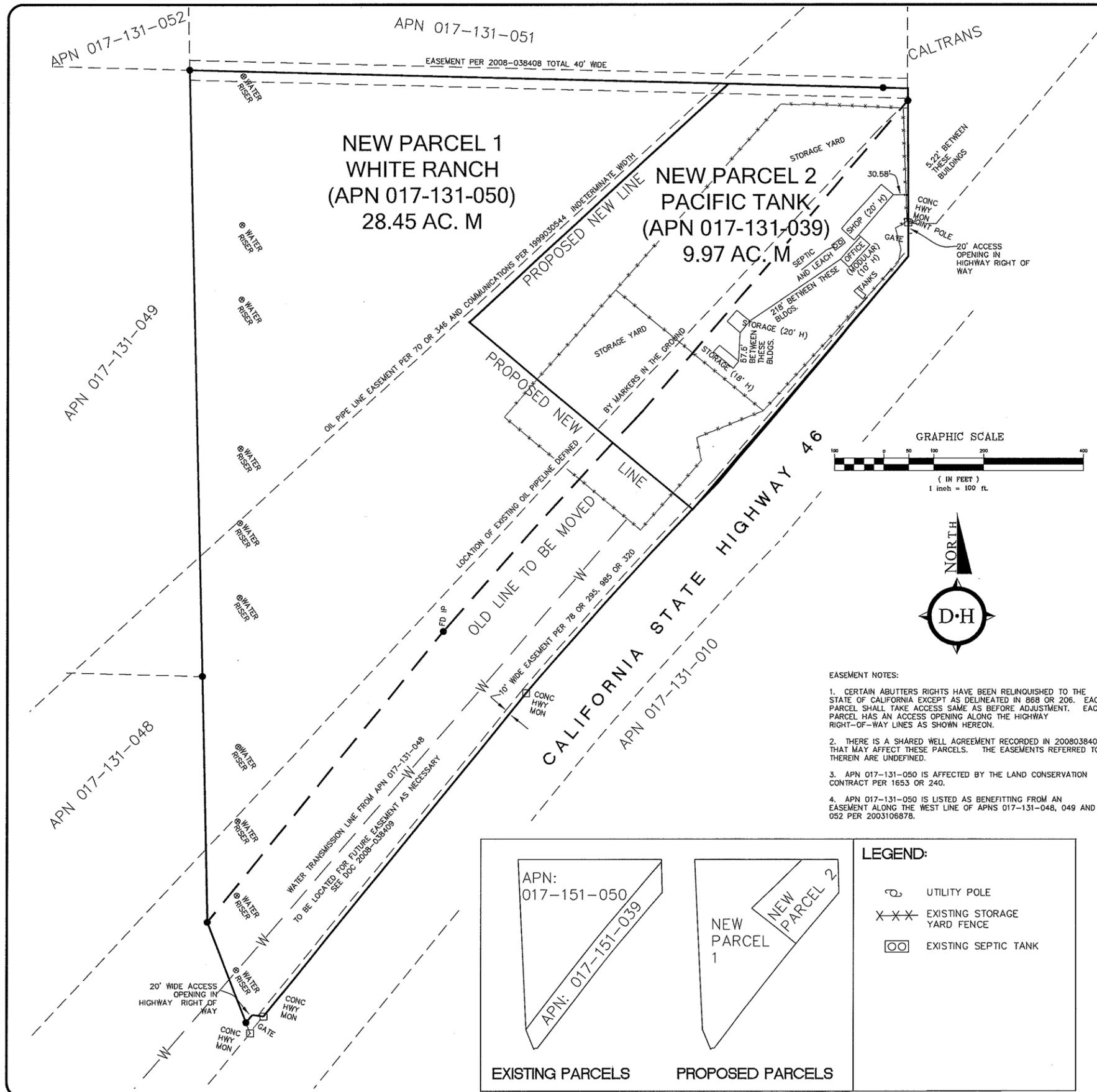
Yes  No

If yes, please describe and provide "ED" number(s): ED03-425, G0300016L

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): \_\_\_\_\_

(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.)

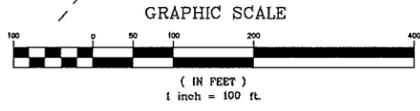


**EXISTING PARCELS**

APN 017-131-050 (WHITE) CERTIFICATE OF COMPLIANCE	28.45 ACRES ±
APN 017-131-039 (PACIFIC TANK) PER 1085 OR 328	9.97 ACRES ±
<b>TOTAL ACRES</b>	<b>38.42 ACRES ±</b>

**PROPOSED PARCELS**

PROPOSED PARCEL 1 (WHITE)	28.45 ACRES ±
PROPOSED PARCEL 2 (PACIFIC TANK)	9.97 ACRES ±
<b>TOTAL AC.</b>	<b>38.42 ACRES ±</b>



- EASEMENT NOTES:**
- CERTAIN ABUTTERS RIGHTS HAVE BEEN RELINQUISHED TO THE STATE OF CALIFORNIA EXCEPT AS DELINEATED IN 868 OR 206. EACH PARCEL SHALL TAKE ACCESS SAME AS BEFORE ADJUSTMENT. EACH PARCEL HAS AN ACCESS OPENING ALONG THE HIGHWAY RIGHT-OF-WAY LINES AS SHOWN HEREON.
  - THERE IS A SHARED WELL AGREEMENT RECORDED IN 2008038409 THAT MAY AFFECT THESE PARCELS. THE EASEMENTS REFERRED TO THEREIN ARE UNDEFINED.
  - APN 017-131-050 IS AFFECTED BY THE LAND CONSERVATION CONTRACT PER 1653 OR 240.
  - APN 017-131-050 IS LISTED AS BENEFITTING FROM AN EASEMENT ALONG THE WEST LINE OF APNS 017-131-048, 049 AND 052 PER 2003106878.

**OWNERS/APPLICANTS**

017-131-050 WHITE RANCH (VARIOUS OWNERS) C/O JEROLD R. WHITE 90 MC MILLAN CANYON ROAD SHANDON, CA 93461 TELEPHONE: 805.459.4220 SITE ADDRESS: 17999 E. HIGHWAY 46 SHANDON, CA 93461	017-131-039 PASO PACIFIC PROPERTIES, LLC C/O JAMES JEFFERS 31551 AVENIDA LOS CERRITOS SAN JUAN CAPISTRANO, CA 92675 TELEPHONE: (949) 212-3430 SITE ADDRESS: 17995 E. HIGHWAY 46 SHANDON, CA. 93461
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**TOPO CONTOUR INFO:**  
THIS AREA IS VIRTUALLY FLAT  
(AVERAGE CONTOUR ELEVATION IS: 1124)  
PER GPS FIELD SURVEY

DATE OF MAP: JANUARY 25, 2016

**LOT LINE ADJUSTMENT MAP  
COAL 15-0111**

BEING AN ADJUSTMENT OF THE LINES BETWEEN TWO PARCELS IN SECTION 2, TOWNSHIP 26 SOUTH/RANGE 15 EAST M. D. B. & M. (CERTIFICATE OF COMPLIANCE 1994-057486; AND THE PARCEL PER 1085 OR 328 AND ALSO SHOWN ON THE DEED TO PASO PACIFIC 2003-121555)

SHANDON (EAST OF) AREA  
COUNTY OF SAN LUIS OBISPO-STATE OF CALIFORNIA

**LEGEND:**

- UTILITY POLE
- EXISTING STORAGE YARD FENCE
- EXISTING SEPTIC TANK

APN:  
017-151-050

APN: 017-151-039

**EXISTING PARCELS**

NEW PARCEL 1

NEW PARCEL 2

**PROPOSED PARCELS**

**DH**

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

**LOT LINE ADJUSTMENT MAP**  
COAL 15-0111  
**WHITE AND PACIFIC TANK**  
APNS 017-131-039 AND 017-131-050

SCALE: 1" = 100'	
DATE: DECEMBER 2015	
JOB NO: 15-248 JIM JEFFERS	
SHEET <b>1</b>	OF <b>1</b> SHEETS

SUPPLEMENTAL DEVELOPMENT STATEMENT  
Pacific Tank and Construction Lot Line Adjustment  
COAL 15-0111

<b>Applicant:</b>	Paso Pacific Properties, LLC / Jerry White
<b>Project Address:</b>	17995 & 17999 East Highway 46, Shandon
<b>APN:</b>	017-131-039 & 017-131-050
<b>Site Area:</b>	38.42 acres
<b>Land Use Designation:</b>	Commercial Service & Agriculture
<b>Area Plan:</b>	North County Planning Area
<b>Williamson Act:</b>	AG Yes / CS No
<b>Application:</b>	Lot Line Adjustment

**Purpose:**

The proposed Lot Line Adjustment will reconfigure two lots of record. The existing parcel sizes are +/- 9.97 acres and +/- 28.45 acres. The proposed parcel adjustments will result in parcels that are equal in size and better than the existing parcel configuration. The purpose of the Lot Line Adjustment is to adjust the two lots so the lot lines will reflect the land use category lines that are being amended as part of a General Plan Amendment application currently being processed by the County (LRP2014-00022). LRP 2014-00022 will be reviewed by the Planning Commission on February 11, 2016. Board of Supervisor's final approval of the GPA is anticipated to occur in June 2016.

*Current Zoning*



*Proposed Zoning*



**Existing Uses:**

Current uses on the site are Agriculture (grazing) and Commercial Service (Pacific Tank and Construction). The 9.97 acre parcel (APN 017-131-039) will be zoned Commercial Service upon final approval. The existing structures on this parcel consist of a shop and a modular office located on the north eastern portion of the site along CA-46 East and two other structures on the parcel are used for storage of tools and equipment, incidental to the Commercial Service use of the property. As indicated in the General Plan Amendment (LRP2014-00022) a portion of the existing business, Pacific Tank and Construction, has expanded northward onto the 28.45 acre parcel. The expanded portion is used as a storage yard and the General Plan Amendment will expand the Commercial Service land use category to encompass the area where the business has expanded. The 28.45 acre parcel (APN 017-131-050) is zoned Agriculture. There are no structures on the 28.45 acre parcel and the existing use of the parcel is cattle grazing.

**Proposed Configuration:**

The proposed Lot Line Adjustment will consolidate all Commercial Service activities onto a single parcel (9.97 acres) and consolidate the Agriculture uses onto the other parcel (28.45 acres). The larger parcel will continue to be used for agricultural purposes (grazing) and the Williamson Act contract will be amended to reflect the adjusted parcel configuration.

*Proposed Lot Line Configuration*

**Ordinance Consistency:**

According to SB 497, as of January 1, 2002, and 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.

In general, this Lot Line Adjustment proposal will adjust the existing parcel sizes to better fit topography (soils), access, and land use category boundaries. The Lot Line Adjustment will result in parcels that are equal to and better than the existing situation for the following reasons:

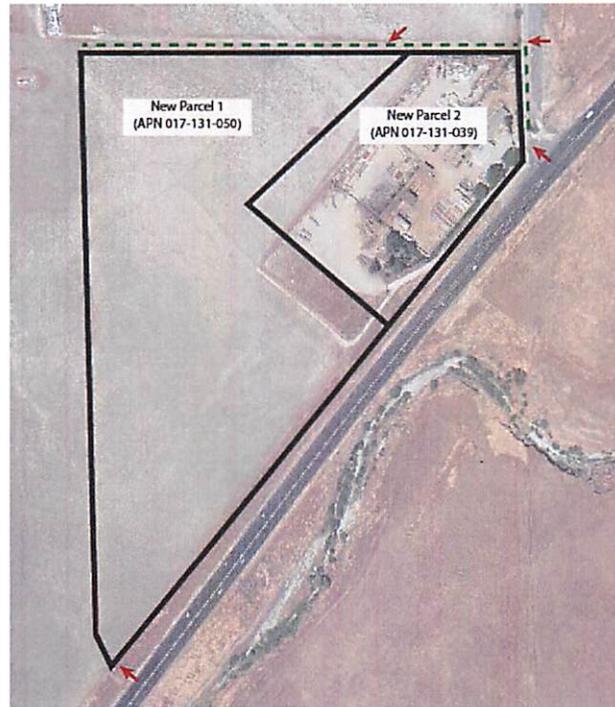
- Soils: Between both parcels there are approximately 16.3 acres of San Emigdio (Soils Unit 195) fine sandy loam soil on the northern section of the site and approximately 21.9 acres of Mocho (Soils Unit 173) clay loam soil on the southern portion of the site. The Lot Line Adjustment will consolidate the majority of the better soils (Soils Unit 173) on to the parcel zoned Agriculture (Soils better suited for Agricultural type uses).



Irrigated Capability Class— Summary by Map Unit — San Luis Obispo County, California, Paso Robles Area (CA665)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
173	Mocho clay loam, 0 to 2 percent slopes	1	22.8	58.4%
195	San Emigdio fine sandy loam, 2 to 9 percent slopes	2	16.3	41.6%
<b>Totals for Area of Interest</b>			<b>39.1</b>	<b>100.0%</b>

- Access: The proposed configuration of the lots will have no effect on the access to either parcel. Access to both parcels is expected to remain the same.

*Same Access Points*

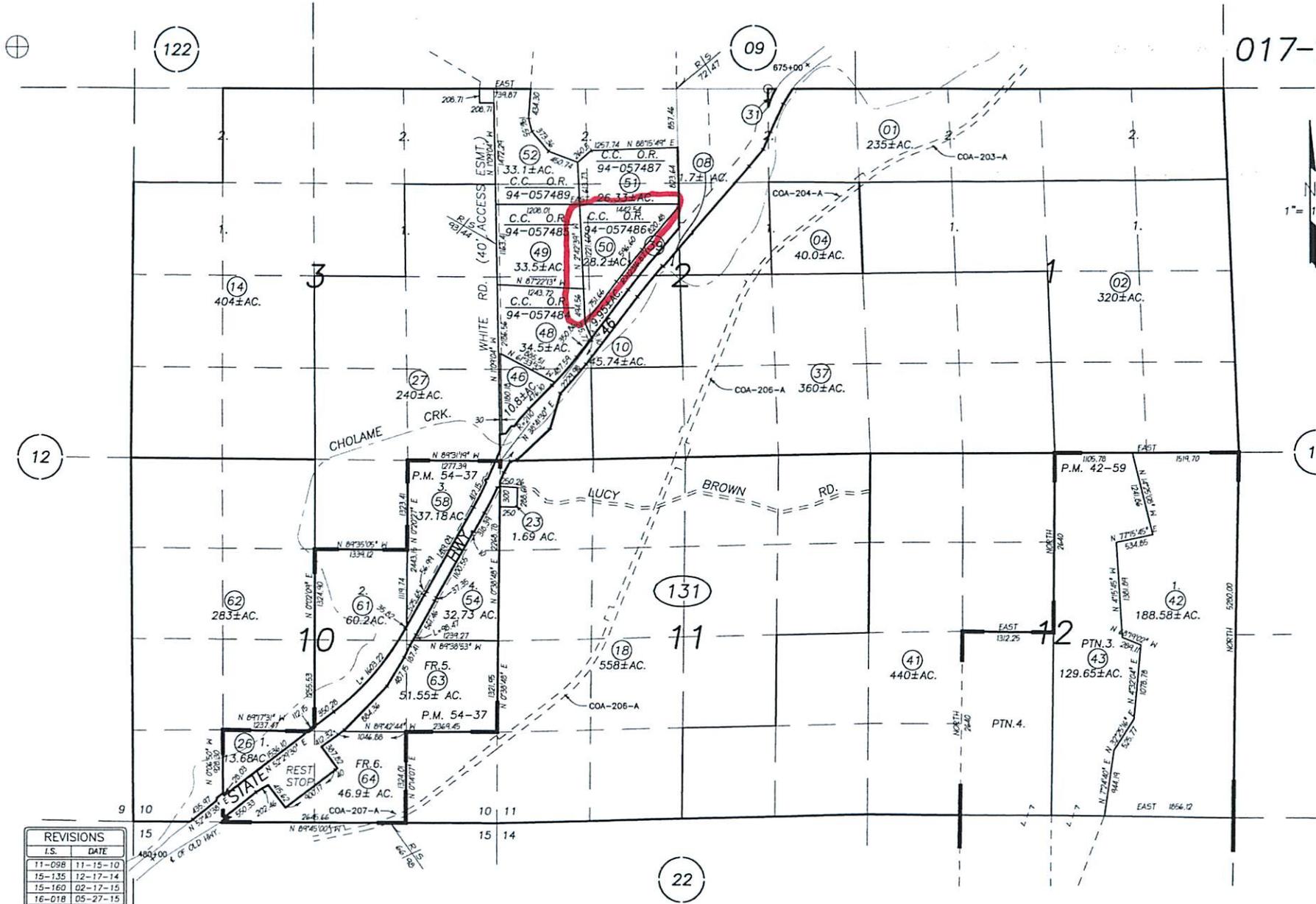


- Land Use Category Boundaries: The parcels have been designed to reflect the land use category boundary lines being considered as part of LRP 2014-00022. This adjustment will result in both parcels having a single land use category (i.e. eliminate a split zoned parcel configuration). From a land use perspective (zoning), the proposed configuration is better than the existing situation.
- Lot Size: The Lot Line Adjustment will result in an equal exchange of area, from a land use perspective (zoning), the proposed configuration is equal to the existing situation.

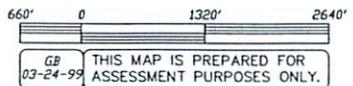
Based on the above discussion, the project will maintain a position equal to and better than the existing situation, relative to the County's Zoning and Building Ordinances.

**Environmental Review:**

The Lot Line Adjustment qualifies for a General Rule Exemption (CEQA Guideline Section 15061) because the project will not negatively impact agricultural resources and will not change the land use or land use density. Further the Lot Line Adjustment will not have an impact on the environment and sensitive environmental resources.



REVISIONS	
I.S.	DATE
11-098	11-15-10
15-135	12-17-14
15-160	02-17-15
16-018	05-27-15



COASTAL AQUEDUCT, REACH II, DWG. NO'S. S-9A-40 TO 43.  
 CALIFORNIA RANCHO, R.M. Bk. A, Pg. 163.  
 T.26S.; R.15E.; SECTIONS 1-3, 10-12 & 15, M.D.B.&M.



# Parcel Summary Report For Parcel # 017-131-039

2/8/2016  
10:15:56AM

## 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    PASO PACIFIC PROPERTIES LLC  
PO BOX 310    SAN JUAN CAPISTRANO CA 92693-

### Address Information

Status                      Address  
P                                17995 EA HIGHWAY 46    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	R15E	02P	North Cty. Plan	North County I	CS			Y	VP / VP	E922276L / E922695L /

### Parcel Information

Status    Description  
Active    T26S R15E PTN SEC 2

### 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 # 017-131-039

2/8/2016  
10:15:56AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

83331	FNL	Primary Parcel	<b>Description:</b> CONST 8' FENCE
COD2003-00426	CLD	Primary Parcel	<b>Description:</b> EXPIRED PERMIT
COD2006-00652	CLD	Primary Parcel	<b>Description:</b> REPORTED UNPERMITTED MOBILE HOME, UNPERMITTED MOBILE OFFICE, CONDITION COMPLIANCE VIOLATION(S)
COD2014-00032	REC	Primary Parcel	<b>Description:</b> PMT REQUIRED
DRC2003-00094	CMP	Primary Parcel	<b>Description:</b> CONDITIONAL USE PERMIT TO ALLOW A TANK FABRICATION, CONSTRUCTION AND INSTALLATION BUSINESS
G030016L	APV	Primary Parcel	<b>Description:</b> REPLACE LIMITATION ON USE FOR WRECKING YARD TO ALLOW METAL INDUSTRIES (FABRICATED0, CONTRACT CONSTRUCTION, SMALL SCALE MANUFACTURING, AND FARM EQUIPMENT AND SUPPLIES
LRP2014-00022	HRG	Primary Parcel	<b>Description:</b> GENERAL PLAN AMENDMENT FROM AG TO CS AND CORRESPONDING PLANNING AREA STANDARD AMENDMENT TO EXPAND THE CS LAND USE CATEGORY WITHIN THE SHANDON CARRIZO RURAL AREA. THE PROPOSAL IS TO INCR.THE AMOUNT OF LAND USED FOR COMMERCIAL SERVICES BY AN ADDITIONAL =/-8 ACRES TO ENCOMPASS EXISTING STEEL FABRICATION YARD.A LLA WITH THE ADJACENT PARCEL AND AMENDMENT TO WILLIAMSON ACT CONTRACT TO FOLLOW FOR GPA AUTHORIZATION
P990715P	APP	Primary Parcel	<b>Description:</b> HOME OCCUPATION/RETAIL MISCELLANEOUS
PMT2003-01160	FNL	Primary Parcel	<b>Description:</b> ELECTRIC UPGRADE - FROM 200 AMP 2000 AMP PANEL WITH 600 AMP SERVICE ONLY UNTIL GPA IS APPROVED FOR OTHER USES (SEE PLANS) 2000 AMP PANEL WITH 600 AMP SERVICE ONLY
PMT2003-03159	FNL	Primary Parcel	<b>Description:</b> COMMERCIAL MODULAR COACH FOR OFFICES W/ DISABLED ACCESS. TO FINAL PERMIT: ALL CORRECTIONS IN FIELD BT AREA INSPECTOR.
PRE2014-00007	MET	Primary Parcel	<b>Description:</b>



## Parcel Summary Report For Parcel # 017-131-039

2/8/2016  
10:15:56AM

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

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PROPOSED GENERAL PLAN AMENDMENT/PLANNING AREA STANDARD AMENDMENT TO EXPAND CS WITHIN SHANDON-CARRIZO RURAL AREA AND PROPOSED LOT LINE ADJUSTMENT

SUB2015-00047

REC

Related Parcel

**Description:**

SUB2015-00047 COAL15-0111 WHITE LLA, PROPOSED LLA TO ADJUST EXISTING PARCELS (+/- 9.97 ACRES AND +/- 28.45 ACRES) TO LOTS OF EQUAL SIZE AND TO REFLECT THE LAND USE CATEGORY LINES THRU PROPOSED AMENDMENT TO THE GENERAL PLAN (LRP2014-00022



# Parcel Summary Report For Parcel # 017-131-050

2/8/2016  
10:14:40AM

## 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    WHITE GEORGE R  
        90 MCMILLAN RD SHANDON CA 93461-

OWN    WHITE JEROLD R

OWN    WHITE KENNETH C EXEMPTION TRUST

OWN    WHITE KENNETH C MARITAL TRUST

### Address Information

<u>Status</u>	<u>Address</u>
P	17999 EA HIGHWAY 46 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>
COAL90-	236	0003	North Cty. Plan	North County I AG				Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	T26S R15E PTN SEC 2

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 017-131-050

2/8/2016  
10:14:40AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

COD2006-00705      CLD      Primary Parcel

**Description:**

USE NOT ALLOWED- AG ZONING (DO NOT BILL UNTIL AFTER 2-7-08 "APPEAL PROCESS")

SUB2015-00047      REC      Primary Parcel

**Description:**

SUB2015-00047 COAL15-0111 WHITE LLA, PROPOSED LLA TO ADJUST EXISTING PARCELS (+/- 9.97 ACRES AND +/- 28.45 ACRES) TO LOTS OF EQUAL SIZE AND TO REFLECT THE LAND USE CATEGORY LINES THRU PROPOSED AMENDMENT TO THE GENERAL PLAN (LRP2014-00022

LRP2014-00022      HRG      Related Parcel

**Description:**

GENERAL PLAN AMENDMENT FROM AG TO CS AND CORRESPONDING PLANNING AREA STANDARD AMENDMENT TO EXPAND THE CS LAND USE CATEGORY WITHIN THE SHANDON CARRIZO RURAL AREA. THE PROPOSAL IS TO INCR.THE AMOUNT OF LAND USED FOR COMMERCIAL SERVICES BY AN ADDITIONAL +/-8 ACRES TO ENCOMPASS EXISTING STEEL FABRICATION YARD.A LLA WITH THE ADJACENT PARCEL AND AMENDMENT TO WILLIAMSON ACT CONTRACT TO FOLLOW FOR GPA AUTHORIZATION

P950079P      WIT      Related Parcel

**Description:**

CREEK CROSSING ADJACENT TO THE UNOCAL SHANDON PUMP STATION ON HIGHWAY 46

S900032L      RDD      Related Parcel

**Description:**

PROPOSED 8 PARCEL LOT LINE ADJUSTMENT

S940174N      RDD      Related Parcel

**Description:**

PROP ROAD NAME - WHITE ROAD