



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/3/2016

TO: _____

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

PROJECT DESCRIPTION: SUB2015-00075 COAL 16-0145 LINDSTROM – Lot Line adjustment of 58 ft x 198 ft rectangular area between two parcels. Site/Location is off of Wilderness Lane and Tower Road, Paso Robles. APN(s): 026-183-037 & 038

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

SUB2015-00075

LINDSTROM DONA

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit Tree Permit Minor Use Permit
- Conditional Use Permit/Development Plan Plot Plan
- Curb, Gutter & Sidewalk Waiver Other Site Plan
- Surface Mining/Reclamation Plan Zoning Clearance
- Amendment to approved land use permit Variance

Lot Line Adjustment

LOT-LINE ADJUSTMENT OF 58 FT X 192 FT
RECTANGULAR AREA BETWEEN TWO
NCSAL/ NCSAL SEF

AG AR

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Don Lindstrom Daytime Phone 805-441-2392
 Mailing Address 6555 Wilderness Lane, Paso Robles, CA Zip Code 93446
 Email Address: Lindstrom@tcsn.net

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

Agent Name MBS Land Surveys, Leaha Magee Daytime Phone 805-709-1695
 Mailing Address 3563 Sueldo St., Ste. O, SLO, CA Zip Code 93446
 Email Address: Leaha@MBSLandSurveys.com

PROPERTY INFORMATION

Total Size of Site: 327.8 Assessor Parcel Number(s): 026-183-037 & -038
 Legal Description: 026-183-037 - PM 45/21 PAR 1 LESS MIN RTS & 026-183-038 - 45/21 PAR 2 LESS 50% MIN RTS.
 Address of the project (if known): 026-183-037 - 6555 Wilderness Lane and 026-183-038 Tower Rd.
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Buena Vista Rd., Right on Airport Rd. and left of Wilderness.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Grapes/vineyards, SFD, barn,

PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): _____
Lot line adjustment of 58' x 192' rectangular area between two 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 *Don Lindstrom* Date 3-28-16

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information: **N/A - Application for a lot line adjustment; no change to density.**

What is the proposed density or parcel size?: _____

Number of existing lots, parcels or certificates: _____ Existing parcel sizes: _____

What will the property be used for after division: _____

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: Ag lands and residential.

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

North: Vineyards South: Vineyards

East: Vineyards West: Vineyards

No changes to existing onsite well use.

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

No changes to existing septic systems.

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: **N/A - Lot Line Adjustment.**

- 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)

Acreeage 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): **N/A - Lot Line Adjustment Application.**

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 100% acres
Moderate slopes - 10-20%: _____ acres
20-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information N/A - no new water system proposed.

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 No new septic proposed.

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 If 'Yes', please attach.
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: N/A

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 No changes to waste disposal.

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: Paso Robles Joint Unified School District.
2. Location of nearest police station: City of Paso Robles
3. Location of nearest fire station: CAL FIRE
4. Location of nearest public transit stop: Golden Hill Shopping Cntr.
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
 Yes No

Historic and Archeological Information

1. Please describe the historic use of the property: Ag uses.
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: Currently planted.

Special Project Information N/A - Lot Line Adjustment.

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? Yes No
 If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
 If yes, please describe: _____

Energy Conservation Information N/A - Lot Line Adjustment.

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

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: _____

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): _____

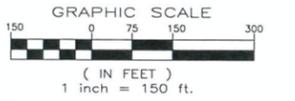
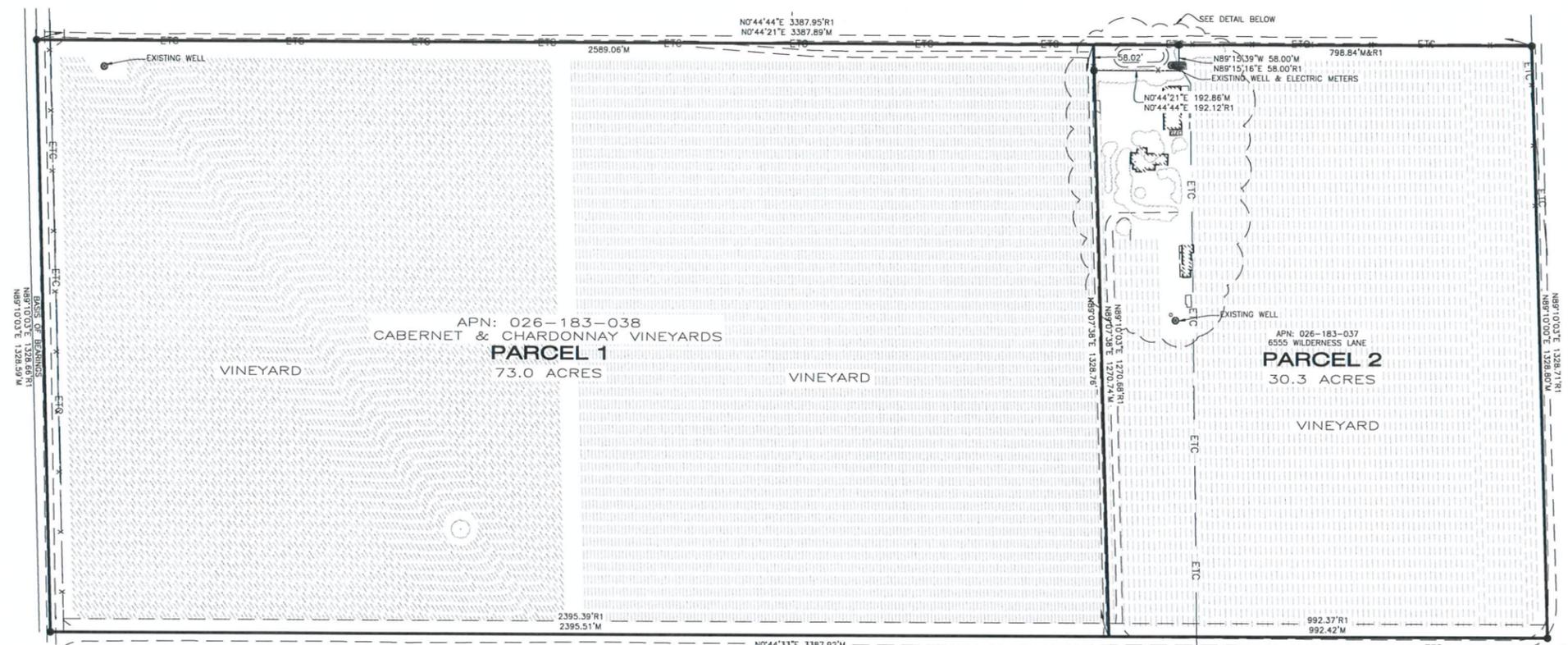
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Approval of a Lot Line Adjustment.

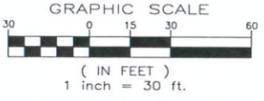
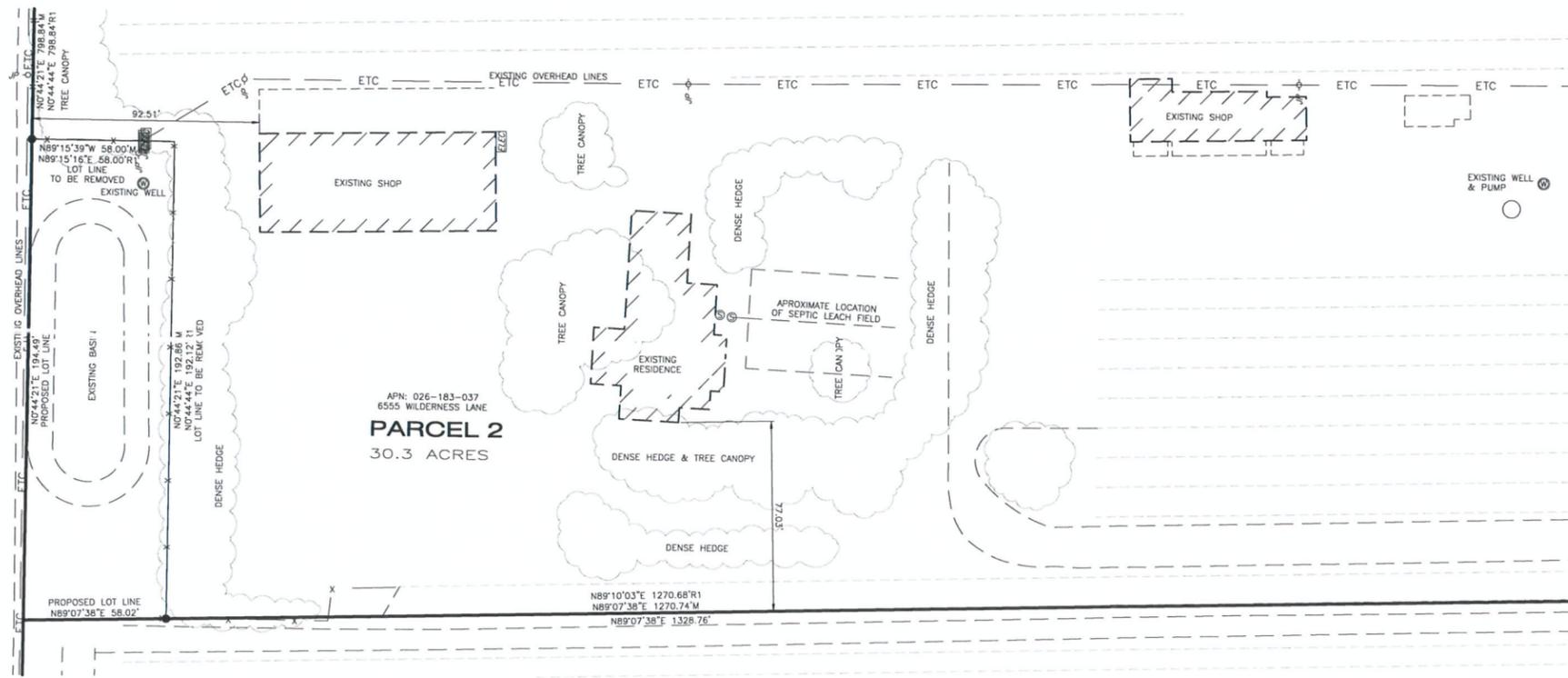
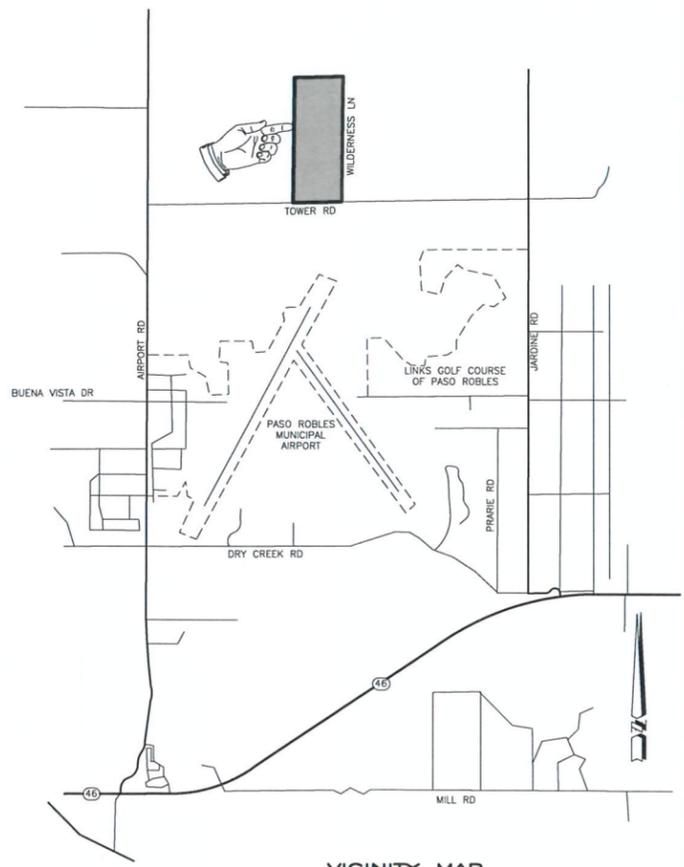
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project.)

M:\16-079 6555 Wilderness Lane - Paso Robles\3D-2013\6555 Wilderness Lane-Preliminary LLA.dwg, 24X36, Apr 08, 2016 11:42am, jBlackwell

TOWER ROAD



WILDERNESS LANE



DETAIL
SCALE: 1"=30'

STATEMENT OF PURPOSE:
THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO RE-CONFIGURE PARCEL 1 TO INCLUDE 58' X 192.8' PORTION OF PARCEL 2.

ZONING STANDARDS:
ZONING: AG / AIRPORT OVERLAY ZONE
FRONT SETBACK: 25'
SIDE SETBACK: 30'
REAR SETBACK: 30'

INFORMATION FROM COUNTY OF SAN LUIS OBISPO ZONING ORDINANCE (TITLE 22, LAND USE ORDINANCE 22.10.140)

REFERENCES
R1 45 PM 21

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE SOUTHERLY LINE OF PARCEL 2 ON THE CENTERLINE OF TOWER ROAD.
BEARING N 89° 10' 03" E.

PROJECT DATA

- PROJECT ADDRESS: 6555 WILDERNESS LANE, PASO ROBLES, CA 93446
- ASSESSOR'S PARCEL NUMBER: 026-183-037 & 038
- ZONING: AG, AIRPORT REVIEW AREA
- TOTAL AREA: 100.3 ACRES

SERVICES:

- WATER: WELL
- SEWER: SEPTIC
- GAS: PROPANE
- ELECTRIC: PACIFIC GAS & ELECTRIC
- TELEPHONE: PAC BELL
- CABLE/TV: CHARTER

OWNERS

DONALD J. LINDSTROM & PATRICIA A. LINDSTROM
MAILING ADDRESS: 6555 WILDERNESS LANE, PASO ROBLES, CA 93446
CONTACT: DON LINDSTROM PHONE: 805-441-2392
6555 WILDERNESS LANE E-MAIL: lindstrom@tcsn.net
PASO ROBLES, CA 93446
CABERNET & CHARDONNAY VINEYARDS
MAILING ADDRESS: 7608 LIVE OAK WAY, BAKERSFIELD, CA 93312
CONTACT: DOUGLAS PAYNE PHONE: 661-477-5288
7608 LIVE OAK WAY E-MAIL: dgpayne29@gmail.com
BAKERSFIELD, CA 93312

AREA TABLE:

PARCEL NO.	OLD AREA	PARCEL NO.	PROPOSED AREA
PARCEL 1	30.0 ACRES	PARCEL 2	30.3 ACRES
PARCEL 2	73.29 ACRES	PARCEL 1	73.0 ACRES

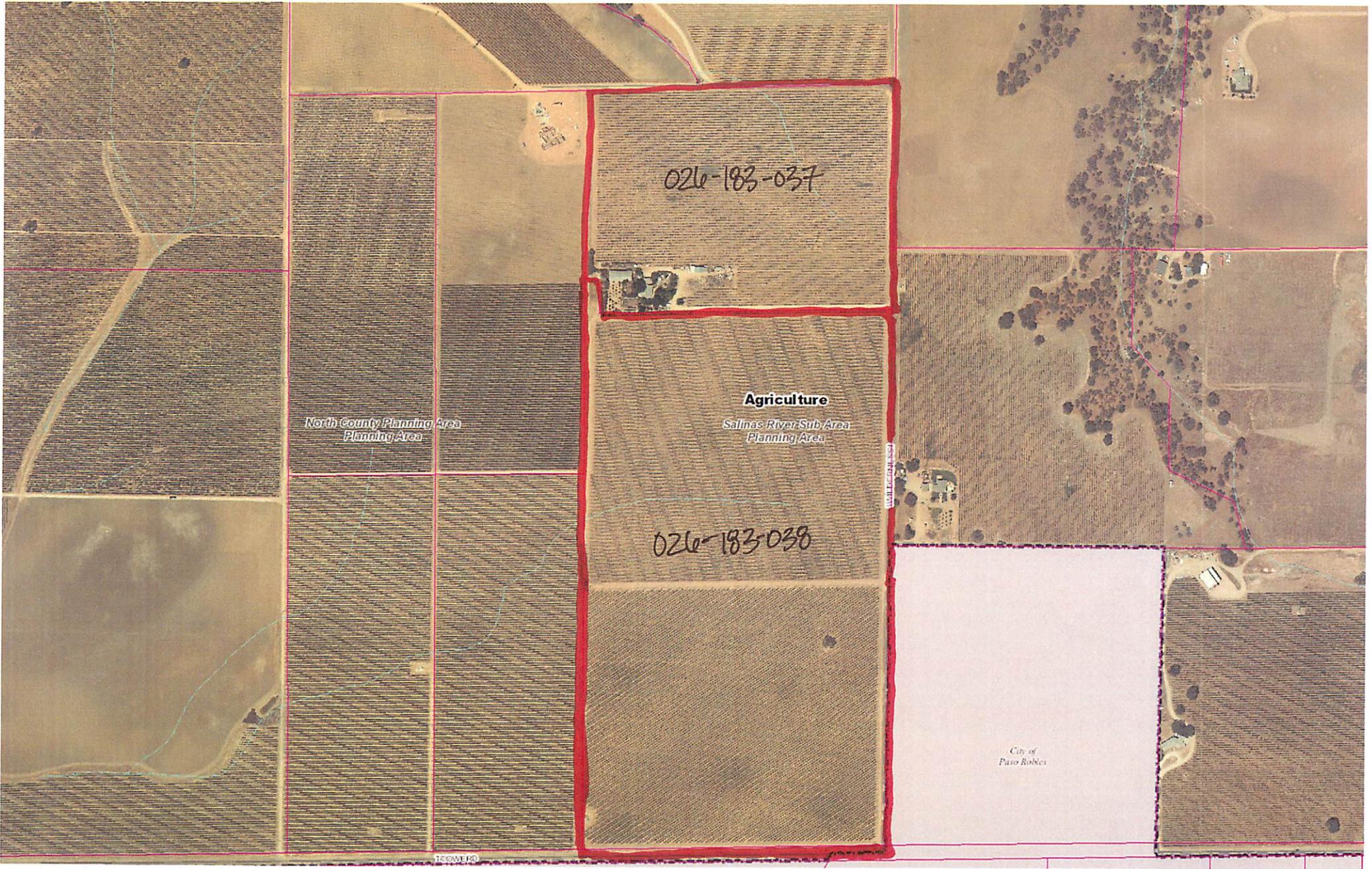
LEGEND

- FOUND MONUMENT AS NOTED
- X FENCE LINE
- M MEASURED
- R RECORD
- PROPOSED PROPERTY LINE
- - - PROPERTY LINE TO BE ADJUSTED

PRELIMINARY LOT LINE ADJUSTMENT COAL 16-0145

PARCELS 1 & 2 OF PARCEL MAP CO 87-317 AS SHOWN ON MAP FILED IN BOOK 45 AT PAGE 21, IN THE CITY COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AT THE REQUEST OF DON LINDSTROM

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960
April 8, 2016 JOB #16-079



026-183-037

North County Planning Area
Planning Area

Agriculture
Salinas River Sub Area
Planning Area

026-183-038

City of
Paso Robles

WILFORD

TOWERS



Parcel Summary Report For Parcel # 026-183-037

5/31/2016
3:44:05PM

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 LINDSTROM DONALD J
 6555 WILDERNESS LN PASO ROBLES CA 93446-9521
OWN LINDSTROM PATRICIA A

Address Information

Status Address
P 06555 WILDERNESS LN NCSAL

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>
CO87-	317	0001	North Cty. Plan	North County I AG	AR			Y	AO	

Parcel Information

Status Description
Active PM 45/21 PAR 1 LESS 50% MIN RTS

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537)
NO. 01
AREA NO. 21
PASO ROBLES UNION (SB1537 BLO)
SAN LUIS OBISPO JT(27,40)
ESTRELLA



Parcel Summary Report For Parcel # 026-183-037

5/31/2016
3:44:06PM

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:

92524 FNL Primary Parcel

Description:

CHANGE ELECTRICAL METER LOCATION

96551 FNL Primary Parcel

Description:

INSTALL ELEC OUTLETS & FIXTURES IN EXIST BARN

SEP2008-00239 ISS Primary Parcel

Description:

Septic Inspection

SUB2015-00075 REC Primary Parcel

Description:

LOT-LINE ADJUSTMENT OF 58 FT X 192 FT RECTANGULAR AREA BETWEEN TWO PARCELS



Parcel Summary Report For Parcel # 026-183-038

5/31/2016
3:44:55PM

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 CABERNET & CHARDONNAY VINEYARDS
2021 THE ALAMEDA #145 SAN JOSE CA 95126-
OWN CABERNET & CHARDONNAY VINEYARDS A C

Address Information

Status Address
P 00000 TOWER RD NCSAL

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>
CO87-	317	0002	North Cty. Plan	North County I AG	AR			Y	AO	

Parcel Information

Status Description
Active PM 45/21 PAR 2 LESS 50% MIN RTS

Notes
CODE ENFORCEMENT TRAINING - CONTACT PROPERTY OWNER AT HVOSS@CO.SLO.CA.US

Tax Districts
PASO ROBLES JT(27,40) (SB1537)
NO. 01
AREA NO. 21
PASO ROBLES UNION (SB1537 BLO)
SAN LUIS OBISPO JT(27,40)
ESTRELLA



Parcel Summary Report For Parcel # 026-183-038

5/31/2016
3:44:56PM

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:

SUB2015-00075

REC

Related Parcel

Description:

LOT-LINE ADJUSTMENT OF 58 FT X 192 FT RECTANGULAR AREA BETWEEN TWO PARCELS