



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

### THIS IS A NEW PROJECT REFERRAL

DATE: 6/12/2009

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

FROM: Airlin Singewald, Coastal Team/ Development Review

PROJECT DESCRIPTION: SUB2008-00093 COAL 09-0058 WARDEN- LLA between 4 parcels located off Los Osos Valley Road. 419.3 acres total. APN: 067-181-018 & 020.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 6/27/09 please.

#### PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)  
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

#### PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
 NO (Please go on to PART III)

#### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

Lot Line Adjustment

A LOT LINE ADJUSTMENT BETWEEN 4 EXISTING LOTS

SLO/RSLO

AMS

AG GS SRA

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

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

Landowner Name WARDEN FAMILY TRUST Daytime Phone 543-0708  
 Mailing Address 7515 LOS OSOS VALLEY ROAD Zip Code 93401  
 Email Address: \_\_\_\_\_

Applicant Name DON WARDEN Daytime Phone 543-0708  
 Mailing Address 7515 LOS OSOS VALLEY ROAD Zip Code 93401  
 Email Address: \_\_\_\_\_

Agent Name RRM DESIGN GROUP Daytime Phone 543-1794  
 Mailing Address 3705 So. HIGUERA ST. STE. 102 Zip Code 93401  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 419.3 ACRES Assessor Parcel Number(s): 067-181-018/-020  
 Legal Description: SEE APPLICATION TITLE REPORT  
 Address of the project (if known): 7515 LOS OSOS VALLEY ROAD, SLO CA 93401  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: WEST ON LOS OSOS VALLEY ROAD FROM FOOTBALL DIVO, APPROXIMATELY 1 MILE THEN LEFT AT ENTRANCE OF HIGHLAND RANCH  
 Describe current uses, existing structures, and other improvements and vegetation on the property: 181 ACRES IRRIGATED ROW CROPS, 342 ACRES CATTLE GRAZING, 1 PRIMARY RESIDENCE, 5 MOBILE HOMES, 2 CABINS, AND 6 BARN  
**PROPOSED PROJECT**  
 Describe the proposed project (incl. size of all proposed parcels): SEE ATTACHED PROJECT DESCRIPTION

### 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 *R. Donald Warden* Date 6-09-09

<b>FOR STAFF USE ONLY</b>			
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS? <input type="checkbox"/> by Ordinance?

# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

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

## Project Information:

What is the proposed density or parcel size?: 4 PARCELS  
Number of existing lots, parcels or certificates: 2 MAP, 4 CERTS Existing parcel sizes: 310.2 / 110.14 ACRES  
What will the property be used for after division: FARMS, GRAZING, RESIDENTIAL  
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? 114.6 ACRES

Describe existing and future access to the proposed project site: EXISTING & FUTURE ACCESS  
WILL BE FROM LOS OSOS VALLEY ROAD

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

North: AGRICULTURE South: RURAL LANDS  
East: AGRICULTURE West: AGRICULTURE

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes (If yes, please submit copy)  No

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes (If yes, please submit copy)  No

Fire Agency: List the agency responsible for fire protection: CAL FIRE

List available or proposed utilities:  Gas  Telephone  Electricity  Cable TV

Adjustments: Are you requesting any adjustments?  Yes  No If Yes, please complete:

- Parcel & site design (21.03.010(c))  Access & circulation design (21.03.010(d))
- Flood hazard & drainage (21.03.010(e))  Water supply (21.03.010(f))
- Sewage Disposal (21.03.010(g))  Public Utilities (21.03.010(h))
- Road Exception (21.03.010(d))

Briefly describe the reasons for the request SEE ATTACHED "REASON FOR THE LOT  
LINE ADJUSTMENT"

**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)

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: \_\_\_\_\_

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**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".

**Reason for the lot line adjustment:**

The Warden Family Trust desires to adjust the lot lines of their farm to more fully support agricultural use of the farm in future years. The proposed adjustment provides for water wells on each of the proposed lots, more viable home sites and rectifies access constraints to each parcel.

# 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: 165.2 acres  
Moderate slopes of 10-30%: 130.1 acres  
Steep slopes over 30%: 124.0 acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: UNNAMED TRIBUTARIES FLOW NORTHERLY THROUGH THE SITE
- 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: AGRICULTURAL GRADING
- 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: LOS OSOS VALLEY ROAD

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain EXISTING CROPS & CATTLE GRAZING  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? n/a
4. How many service connections will be required? n/a
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: 3 wells & 3 wells NOT USED
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? n/a 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: MISSION REGIONAL COUNTY DISPOSAL
- 3. Where is the waste disposal storage in relation to buildings? INDIVIDUAL KEEP
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?     Yes     No

**Community Service Information**

- 1. Name of School District: SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT
- 2. Location of nearest police station: WALNUT STREET / OLIVE STREET
- 3. Location of nearest fire station: VALLEY VISTA PL / LOUR & BLARNEY AVE. / FOOTHILL
- 4. Location of nearest public transit stop: \_\_\_\_\_
- 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: WORKING CATTLE RANCH AND FARM FOR 140 YEARS PRIOR TO THAT CUNNINGHAM IN THE REGION
- 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: CULTURAL MATERIAL SUGGESTS A SMALL VILLAGE
- 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: \_\_\_\_\_

**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): \_\_\_\_\_
- 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 \*: \_\_\_\_\_

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

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): \_\_\_\_\_

(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.)

PCL 2  
PM CO 99-0303  
(67-PM-19)

GRAPHIC SCALE  
(IN FEET)  
1 inch = 200 ft



RHO CANADA DE LOS OSOS & LA LAGUNA  
LOT 45 (LA-MB-83)

**LEGEND**

- ORIGINAL PROPERTY LINE TO BE ADJUSTED
- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED PARCEL LINE

**LOT LINE ADJUSTMENT PROJECT DATA**

ADDRESS: 7515 LOS OSOS VALLEY ROAD, SAN LUIS OBISPO  
 EXISTING PARCEL NO: 087-19-19 & 20  
 C OF C 1996-041780 128.64 AC GROSS  
 C OF C 1996-041781 1.53 AC  
 C OF C 1996-041782 1.53 AC  
 C OF C 1996-041783 112.54 AC GROSS  
 PROPOSED PARCEL SIZES:  
 PARCEL 1 114.68 AC NET/117.04 AC GROSS  
 PARCEL 2 51.8 AC NET/54.24 AC GROSS  
 PARCEL 3 47.6 AC NET/49.6 AC GROSS  
 PARCEL 4 206.31 AC

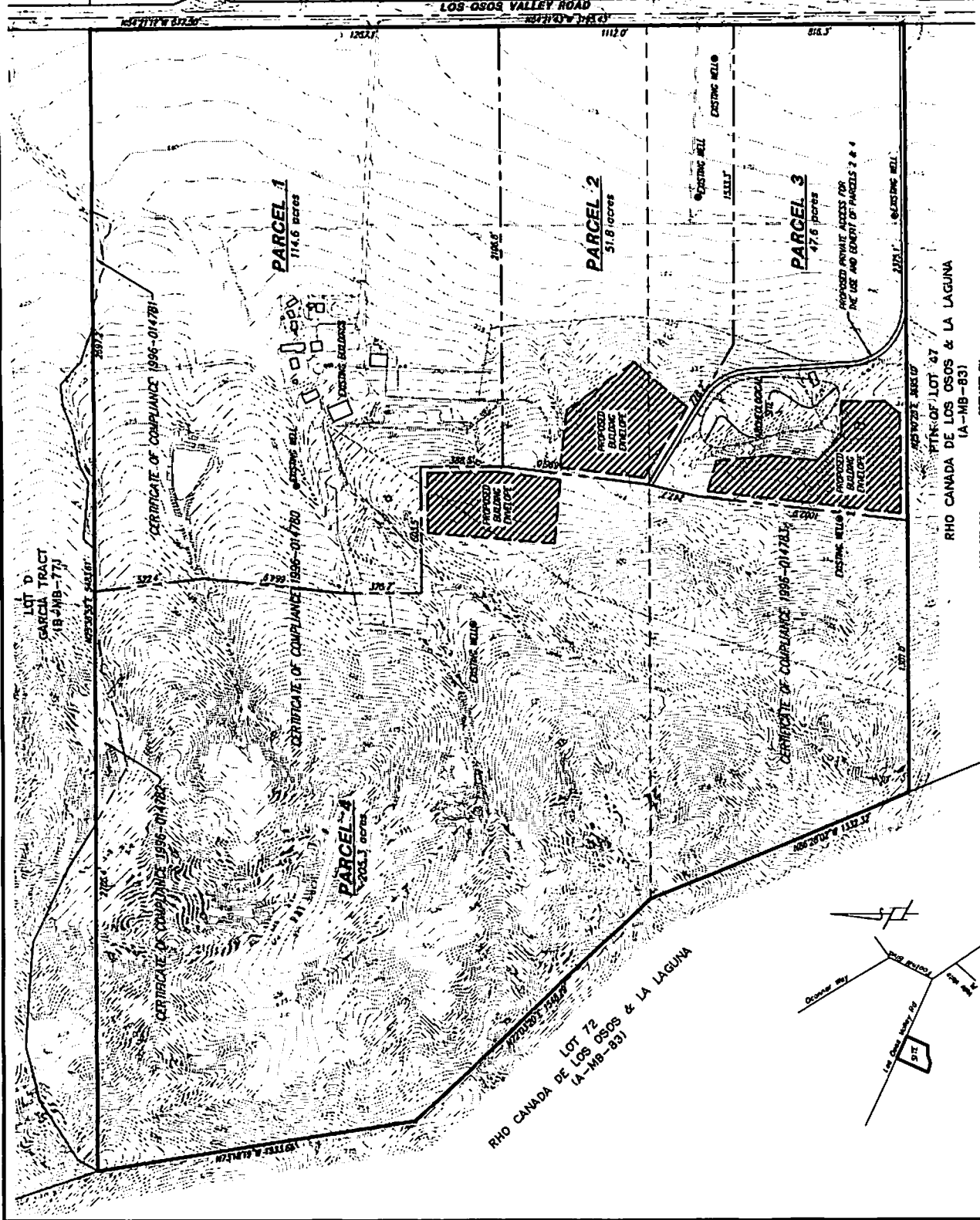
RHO CANADA DE LOS OSOS & LA LAGUNA  
LOT 46 (LA-MB-83)

**PRELIMINARY LOT LINE  
ADJUSTMENT MAP**

**NO. CO AL 09-0058**

CERTIFICATE OF COMPLIANCE 1996-014780, 1996-041781, 1996-041782, 1996-041783 AND 1996-041784, BEING LOT 44 & PORTIONS OF LOT 43 AND LOT 47 OF JAMES F. STRATTON'S SUBDIVISION OF THE RANCHO SAN CANADA DE LOS OSOS AND LA LAGUNA IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

CHICAGO TITLE CO. INC. 07-1400717-0-25 PREP. NO. 2003032 SHEET 1 OF 1



LOT 'D'  
GARCIA TRACT  
(18-MB-77)

CERTIFICATE OF COMPLIANCE 1996-014780

CERTIFICATE OF COMPLIANCE 1996-014780

PARCEL 4  
206.31 acres

PARCEL 1  
114.6 acres

PARCEL 2  
51.8 acres

PARCEL 3  
47.6 acres

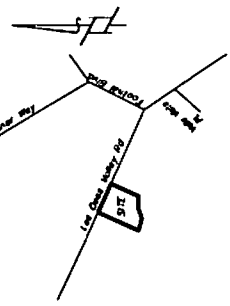
PROPOSED PRIVATE ACCESS FOR  
THE USE AND BENEFIT OF PARCELS 2 & 4

RHO CANADA DE LOS OSOS & LA LAGUNA  
LOT 47 (LA-MB-83)

RECORDED DEED  
1996-041780

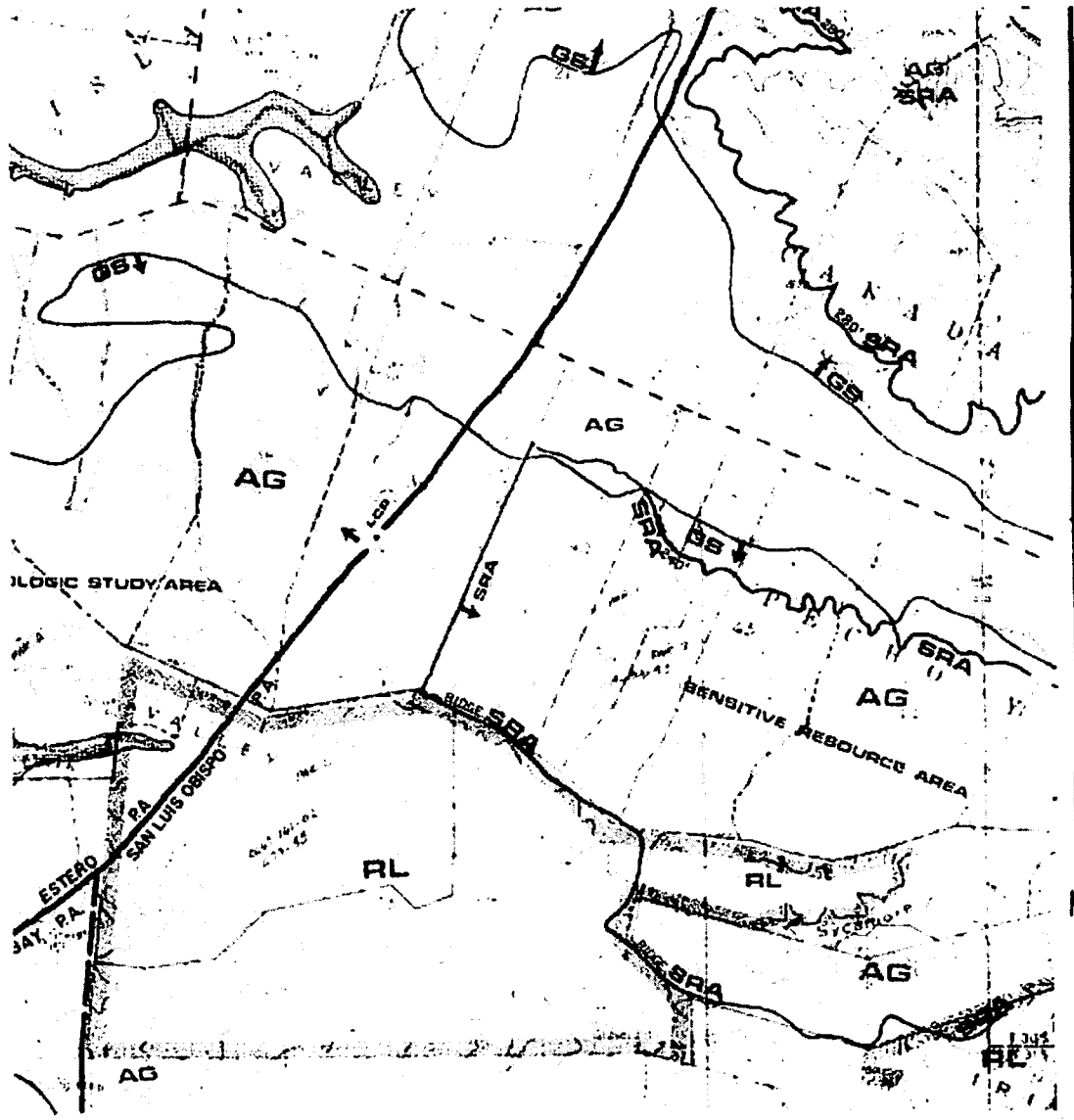
CONTRACTOR:  
RHO CANADA GROUP  
7515 LOS OSOS VALLEY ROAD  
SAN LUIS OBISPO, CA 95070  
(805) 341-1000

PREPARED BY:  
COURTNEY  
RHO CANADA GROUP  
7515 LOS OSOS VALLEY ROAD  
SAN LUIS OBISPO, CA 95070  
(805) 341-1000  
PROJECT MANAGER (CONTACT PERSON)  
FOR THE SITE



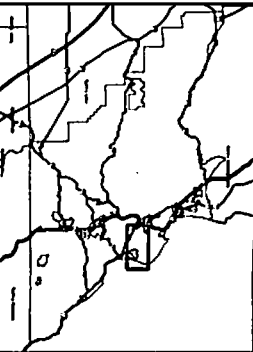
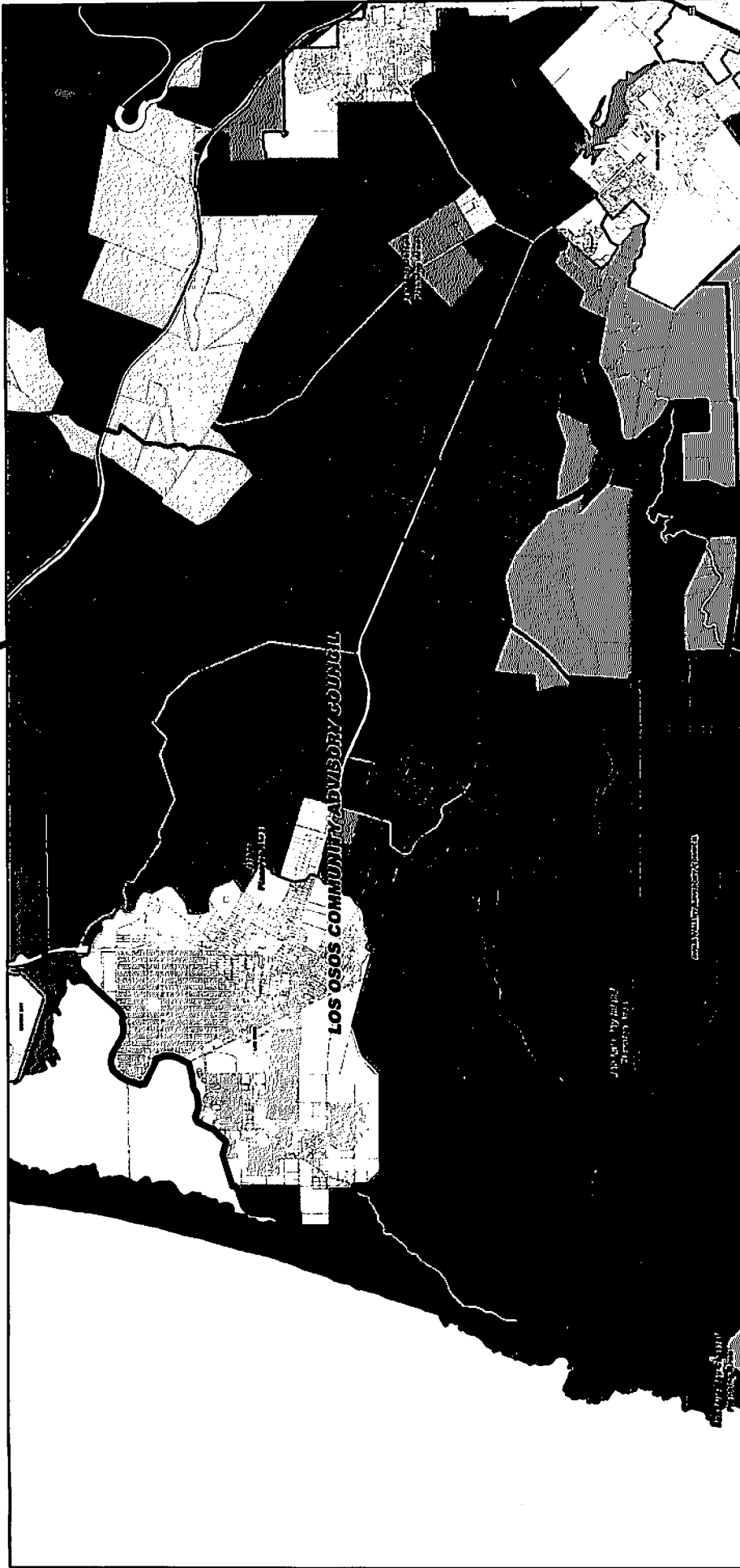
**VICINITY MAP**  
4/13





T 305 0100

SITE



**Legend**

- Agriculture ✓
- Commercial Retail
- Commercial Services
- Industrial
- Multi-Land Use Category
- Office & Professional
- Open Space
- Public Facility
- Recreation
- Rural Lands
- Residential Multi Family
- Residential Rural
- Residential Suburban
- Residential Single Family
- Los Osos Community Advisory Council
- Other Community Advisory Boundaries
- Planning Area Boundary
- City Limits
- Urban/Village Reserve Line

NOTE: Designations are not shown within city corporate boundaries.



Geographic Technology Section



LOS OSOS COMMUNITY ADVISORY COUNCIL MAP



# Parcel Summary Report For Parcel # 067-181-018

6/11/2009  
5:17:51PM

## San Luis Obispo County Department of Planning and Building

County Government Center      San Luis Obispo, California 93408      Telephone: (805) 781-5600

### Address Information

<u>Status</u>	<u>Address</u>
P	07515 LOS OSOS VALLEY RD RSLO
P	07525 LOS OSOS VALLEY RD RSLO
P	07545 LOS OSOS VALLEY RD RSLO
P	07535 LOS OSOS VALLEY RD RSLO

### Lot Information:

Community: RSLO

Planning Area: SLO

<u>Lot Type</u>	<u>Tract / Twtnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	APV.C9	023	0002	N			
T	APV.C9	023	0004	Y			
T	APV.C9	023	0005	Y			
T	RHOLS	0000	43P	N	AG / SRA / GS		
T	RHOLS	0000	44P	Y	AG / SRA / GS	MB / ZP	



# Parcel Summary Report For Parcel # 067-181-018

## 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 WARDEN R DONALD  
7515 LOS OSOS VALLEY RD SLO CA 93405-7833  
OWN WARDEN FAMILY TRUST

OWN WARDEN MARILYN R

OWN WARDEN ROBERT D

OWN WARDEN ROBERT D 11

Phone Numbers and Contact info

Notes

### Parcel Information

Status  
Active

Description  
RHO LS OSOS & LL

PTN LT 44

Notes