SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/16/2013

TO: _____

FROM: Stephanie Fuhs- South County Team, Development Review

PROJECT DESCRIPTION: SUB2012-00052 COAL12-0059 AGUILA- Lot line adjustment for proposed adjustment between 3 parcels to allow property line to match zone line. 75 acre site located off Thompson Ave. and Knotts Street in Nipomo. APNs: 090-051-036, 061 and 062.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building File No _____

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)
- ☐ Voluntary Merger
- ☐ Certificate of Compliance

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name AGUILA G-BOYS, LLC Daytime Phone (623) 853-9880 EXT. 27
Mailing Address ~~30425 W. THATCHER ST., BUCKEYE, AZ 85396~~ Zip Code 85396
Email Address: bethedunanmfamilyfarms.net
17203 W. INDIAN SCHOOL ROAD, GOODYEAR, AZ 85395

☐ Applicant Name DUNCAN FAMILY FARMS Daytime Phone (602) 376-8963
Mailing Address ~~125~~ 18969 W. McDOWELL RD, BUCKEYE, AZ Zip Code 85396
Email Address: SAME AS ABOVE

☐ Agent Name KENNY FARGEN Daytime Phone 805-934-5727
Mailing Address 2624 AIRPARK DRIVE SANTA MARIA CA. Zip Code 93455
Email Address: Kenny@fargensurveys.com

PROPERTY INFORMATION

Total Size of Site: 75.55 ACRES Assessor Parcel Number(s): 090-051-36,61,62
Legal Description: PORTION LOT 44 OF RANCHO NIPOMO PER BK. A PG 13 MAPS
Address of the project (if known): VACANT LAND
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: U.S. 101 TO TEFFT STREET, NORTH TO THOMPSON AVENUE, EAST ALONG ~~TH~~ THOMPSON TO SITE
Describe current uses, existing structures, and other improvements and vegetation on the property:
AGRICULTURE

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): LOT LINE ADJUSTMENT TO ADJUST PROPERTY LINE TO FOLLOW ZONE LINE

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 [signature] Date 6/18/13

FOR STAFF USE ONLY

Minimum Parcel Size _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ 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?: N/A
Number of existing lots, parcels or certificates: 3 Existing parcel sizes: ~~[illegible]~~, 65.64, 6.38, 3.53
What will the property be used for after division: AGRICULTURE & 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.
CC 07-052655 & CC 07-052656 & CC-07-052657

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: _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: AGRICULTURE South: AGRICULTURE
East: " West: RESIDENTIAL

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other N/A
☐ 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: 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

☐ 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:

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: 75.5 acres
   Moderate slopes of 10-30%: 0 acres
   Steep slopes over 30%: 0 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: THOMPSON AVENUE & KNOTTS STREET

Water Supply Information

1. What type of water supply is proposed? N/A
   ☐ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water? N/A
   ☐ Residential ☐ Agricultural - Explain _____
   ☐ 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: N/A
6. Has there been a sustained yield test on proposed or existing wells? N/A
   ☐ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? ☐ Yes ☐ No N/A
   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 N/A
   ☐ 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: N/A (ALL)

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: N/A (ALL)

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? N/A (ALL)
   ☐ 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

N/A (ALL)

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
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: AGRICULTURE USE
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. N/A

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

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 N/A
   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: N/A
4. Are there any proposed or existing deed restrictions? ☐ Yes ☐ No N/A

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.

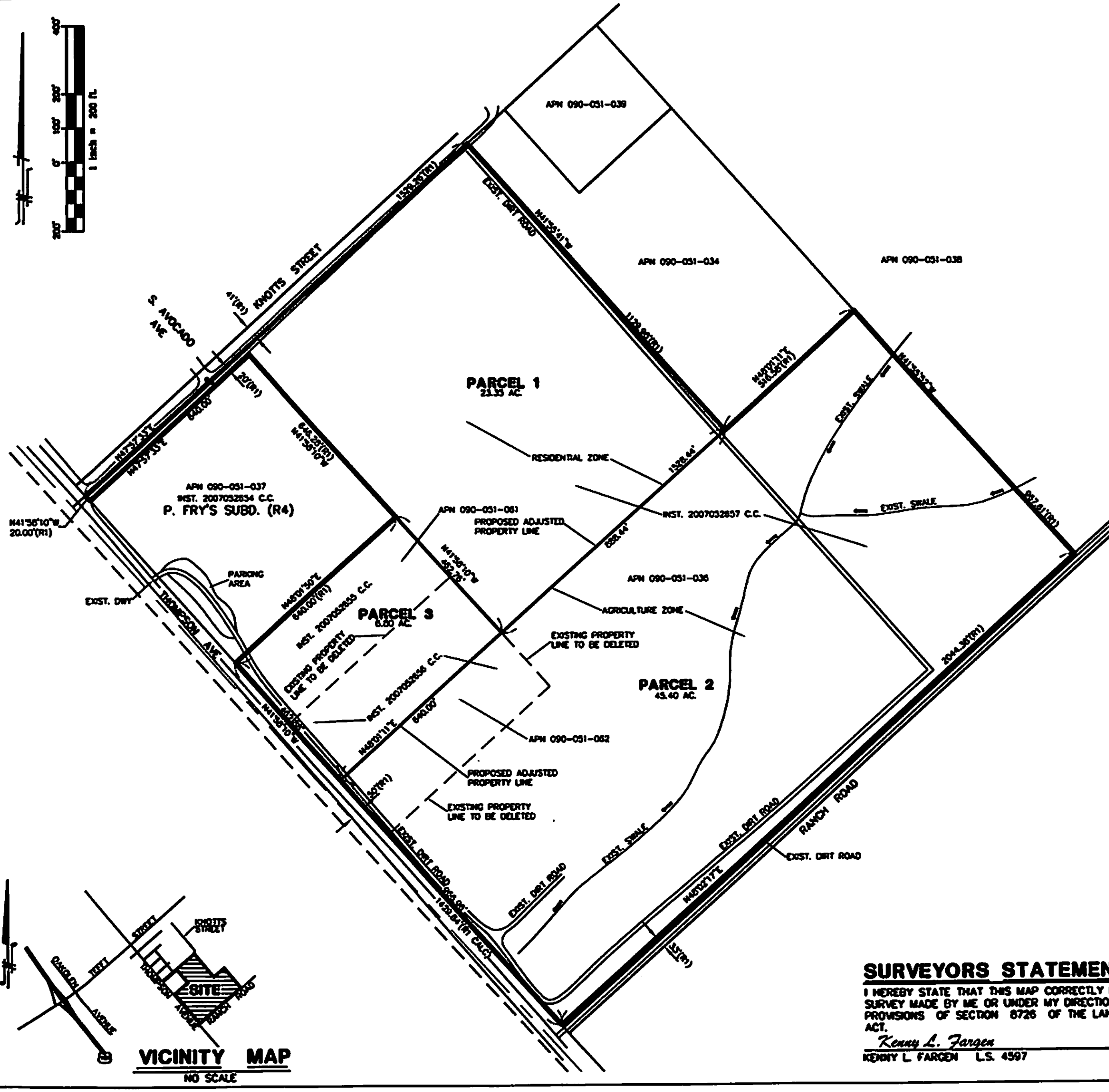
Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: N/A
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): N/A

Other Related Permits

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

   (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.)



PROJECT INFORMATION

ASSESSOR'S PARCEL NO.'S: 090-051-36, 61, & 62
EXISTING ZONING: RESIDENTIAL AND AGRICULTURE
NUMBER OF PARCELS: 3
EXISTING STRUCTURE: NONE

LOT LINE ADJUSTMENT DATA

ORIGINAL PARCEL 1: A.P. NO. 090-051-036
ORIGINAL = 65.64 ACRES
ADJUSTED PARCEL 1:
ADJUSTED AREA = 23.35 ACRES

ORIGINAL PARCEL 2: A.P. NO. 090-051-062
ORIGINAL AREA = 6.38 ACRES
ADJUSTED PARCEL 2:
ADJUSTED AREA = 45.40 ACRES

ORIGINAL PARCEL 3: A.P. NO. 090-051-061
ORIGINAL AREA = 3.53 ACRES
ADJUSTED PARCEL 3:
ADJUSTED AREA = 6.80 ACRES

OWNER'S

A.P. NO. 090-051-36, 61, & 62
AGUILA G-BOYS, LLC
17203 W. INDIAN SCHOOL ROAD
GOODYEAR, AZ. 85395-9209

LEGEND

(R1) DENOTES RECORD DATA PER R.S. 98-34
(CALC) CALCULATED DATA
PROJECT BOUNDARY

COAL 13-0059
LOT LINE ADJUSTMENT PLAN

A PROPOSED LOT LINE ADJUSTMENT OF A PORTION OF LOT 44 OF THE SUBDIVISIONS OF THE SUBDIVISIONS OF THE RANCHO NIPOMO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, PER MAP FILED IN BOOK A, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYORS STATEMENT

I HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8726 OF THE LAND SURVEYOR'S ACT.

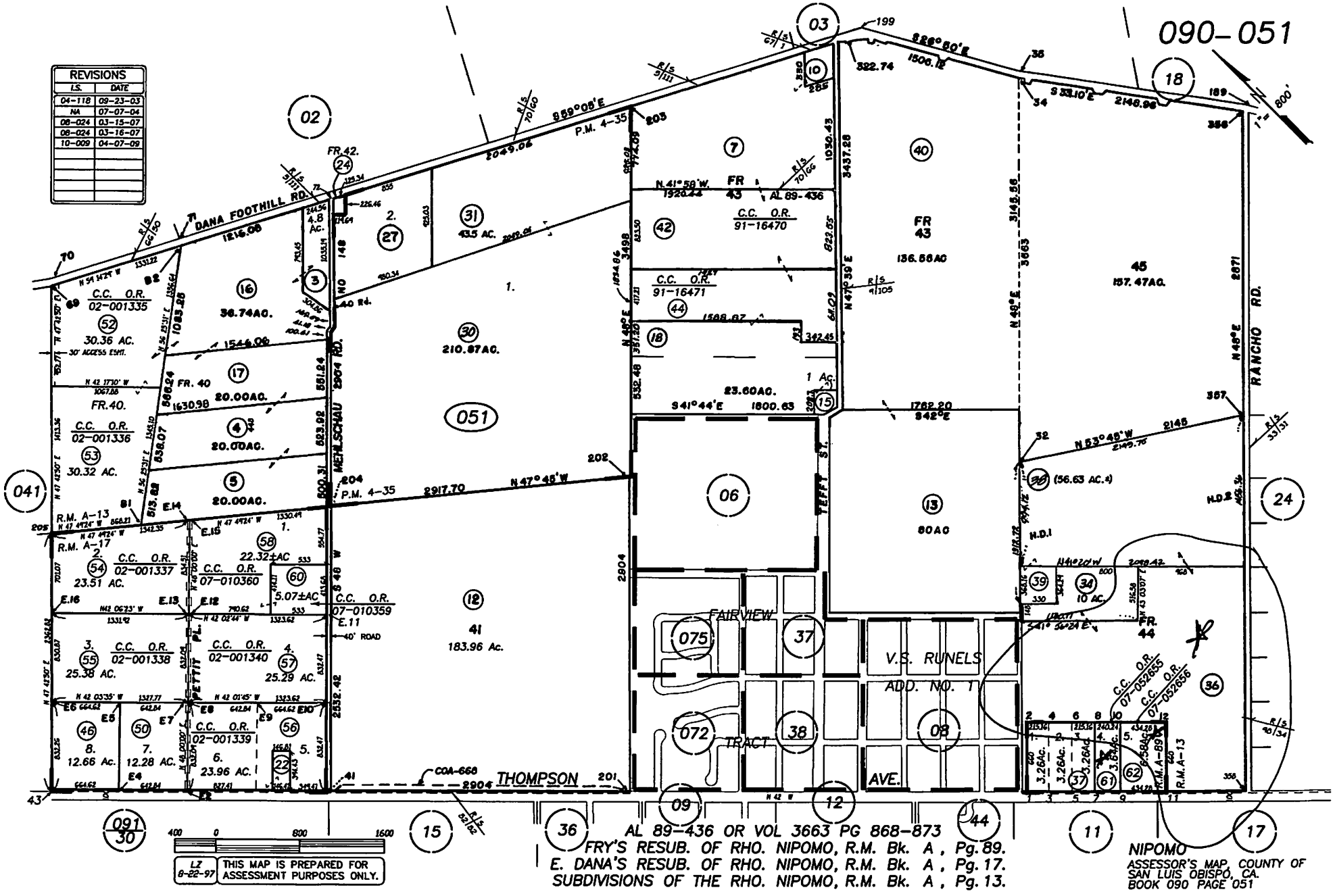
Kenny L. Fargen 6-14-13
KENNY L. FARGEN L.S. 4597 DATE

LICENSED LAND SURVEYOR
KENNY L. FARGEN
EXP. 9-30-13
L.S. 4597
STATE OF CALIFORNIA

FARGEN SURVEYS INC.
2624 AIRPARK DRIVE
SANTA MARIA, CALIFORNIA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: JUNE, 2013

13039LLA1.DWG

JOB: 13039	SHEET 1 OF 1


090-051
REVISIONS
I.S. DATE
04-118 09-23-03
NA 07-07-04
08-024 03-15-07
08-024 03-16-07
10-009 04-07-09
DANA FOOTHILL RD.
MEHLSCHAU 2904 RD.
RANCHO RD.
TEFFT ST.
PETTIT PL.
THOMPSON AVE.
FAIRVIEW TRACT
V.S. RUNELS ADD. NO. 1
C.C. O.R. 02-001335
30.36 AC.
C.C. O.R. 02-001336
30.32 AC.
C.C. O.R. 02-001337
23.51 AC.
C.C. O.R. 02-001338
25.38 AC.
C.C. O.R. 02-001339
23.96 AC.
C.C. O.R. 02-001340
25.29 AC.
C.C. O.R. 07-010360
22.32±AC
5.07±AC
C.C. O.R. 07-010359
C.C. O.R. 91-16470
C.C. O.R. 91-16471
C.C. O.R. 07-052655
C.C. O.R. 07-052656
36.74AC.
20.00AC.
20.00AC.
20.00AC.
210.87AC.
43.5 AC.
183.96 Ac.
23.60AC.
80AC
136.58AC
157.47AC.
(56.63 AC.±)
10 AC.
FR 43
FR 44
FR. 40
FR.42.
FR.40.
AL 89-436
COA-668
40' ROAD
30' ACCESS ESMT.
S59°05'E
S26°50'E
S33°10'E
N47°45'W
N53°45'W
N41°58'W
N47°39'E
N48°E
S41°44'E
S42°E
N41°20'W
S41°56'24"E
R.M. A-13
R.M. A-17
R.M. A-89
LZ 8-22-97
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
AL 89-436 OR VOL 3663 PG 868-873
FRY'S RESUB. OF RHO. NIPOMO, R.M. Bk. A, Pg. 89.
E. DANA'S RESUB. OF RHO. NIPOMO, R.M. Bk. A, Pg. 17.
SUBDIVISIONS OF THE RHO. NIPOMO, R.M. Bk. A, Pg. 13.
NIPOMO
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 090 PAGE 051

RMF
CR
PF
RSF
RSF
AG
South County Inland
Planning Area
THOMPSON
RS
500 m

Parcel Summary Report For Parcel # 090-051-036

7/10/2013
10:49:51AM

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	AGUILA G-BOYS LLC AN AZ 20425 W THAYER ST BUCKEYE AZ 85396-

Address Information

Status	Address
P	00000 RANCHO RD NIPO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
APV.C07-	149	0004	Nipomo	South County				Y		
COAL81-	030	C	Nipomo	South County	RSF	AG		N		

Parcel Information

Status	Description
Active	RHO NIP PTN LT 44

Notes

THIS LOT IS SPLIT ZONED BETWEEN RSF AND AG. CAN DO 2 UNITS ONE IN AG ONE IN RSF OR BOTH IN AG. BARN HAS TO GO IN AG NOT ALLOWED IN RSF.

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
COASTAL SAN LUIS
SAN LUIS
NO. 04
AREA NO. 21

Case Information

Case Number:	Case Status:

Parcel Summary Report For Parcel # 090-051-036

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

AGP2012-00009 REC Primary Parcel

Description:

ENTER INTO A LAND CONSERVATION CONTRACT

G020016F REC Primary Parcel

Description:

TO BUILD AFFORDABLE HOUSING

G030011M UNA Primary Parcel

Description:

MAP AND TEXT AMENDMENT TO DELETE A LIMITATION ON DENSITY ON AN EXISTING RSF PROPERTY AND CHANGE FROM THE AG CATEGORY TO RSF ON ADJACENT LAND IN THE SAME OWNERSHIP

PMT2011-01886 ISS Primary Parcel

Description:

ELECTRIC FOR AG WELL - 40 HP, 200 AMP, 480 VOLT, 3 PHASE FOR EXISTING WELL

SUB2006-00242 RDD Primary Parcel

Description:

PROP 4 CERTS OF COMPLIANCE

SUB2012-00052 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT (3 PARCELS)