



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/10/2014

TO: _____

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00072 COAL14-0022 STREAM – Proposed lot line adjustment to adjust three existing lots of approximately 30.1, 15.1, and 31 acres to three parcels of 5, 46, and 25 acres. Site location is 215 Green Gate Rd, San Luis Obispo. APN: 044-401-042 and 044-161-008.

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

Lot Line Adjustment

3 PARCEL LOT ADJUSTMENT

SLO/ RSLO

AG AR FH

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buildir

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 Darway Earl J Family Trust Daytime Phone (805) 459-2232
 Mailing Address 350 Patchett Road, San Luis Obispo, CA Zip Code 93401
 Email Address: edarway@totaltelco.net

Applicant Name Same as landowner Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Jamie Kirk, Kirk Consulting Daytime Phone (805) 461-5765
 Mailing Address 8830 Morro Road, Atascadero CA Zip Code 93422
 Email Address: jamie@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: +/- 76.1 acres Assessor Parcel Number(s): 044-401-042 & PTN of 044-161-008

Legal Description: Parcel 8, 43 PM 77, Doc.# 2012 OR 048700, and Doc.# 2012 OR 048701

Address of the project (if known): 215 Green Gate Road San Luis Obispo, 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.: From the City of San Luis Obispo, approximately 5.7 miles south on CA-227 (Edna Road), continue onto Carpenter Canyon Road and take first left on Green Gate Road. Property is on the left.

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

Row crop farming, 3 residences, accessory structures, and existing barn.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Reconfiguration of 3 existing lots into into (1) 5.0 acre min. parcel, (1) +/- 46 acre parcel, and (1) +/- 25 acre parcel.

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 Jamie Kirk Date _____

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

COAL 14-0022

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: (1) 5.0 acre min. parcel, (1) +/- 46 acre parcel, and (1) +/- 25 acre parcel.

Number of existing lots, parcels or certificates: 3 Existing parcel sizes: 31, 15, & 30.1 acres

What will the property be used for after division: Temporary events and continued row crop farming (subject to Williamson Act Contract)

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: Access will continue to be from Hwy 227, a minor arterial road, and Green Gate Road at the southernmost end of the property.

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

North: Agriculture - single family residence South: Agriculture - vineyards and equestrian facility

East: Agriculture West: Agriculture - vineyards and winery

Parcel 1 domestic Parcel 2 domestic Parcel 3 (1) ag well
Proposed water source: On-site well Shared well Other Parcel 2 several ag wells

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 - San Luis Obispo

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): N/A

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): N/A

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: 76.1 acres
Moderate slopes of 10-30%: _____ 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: Corral de Diedra Creek is along the North property line.
- 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: The property is visible from Highway 227 and Green Gate 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 Row crop irrigated farming and single family residence.
 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? 0
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Irrigated row crop farming.
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: 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

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: Integrated Waste Management Authority
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: San Luis Obispo
2. Location of nearest police station: San Luis Obispo Police Station
3. Location of nearest fire station: Cal-Fire - San Luis Obispo County
4. Location of nearest public transit stop: Broad St. at Marigold
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: Row crop farming.
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: There are no restrictions. Application will be filed concurrently for Williamson Act on two parcels.

Special Project Information N/A

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 N/A

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.)

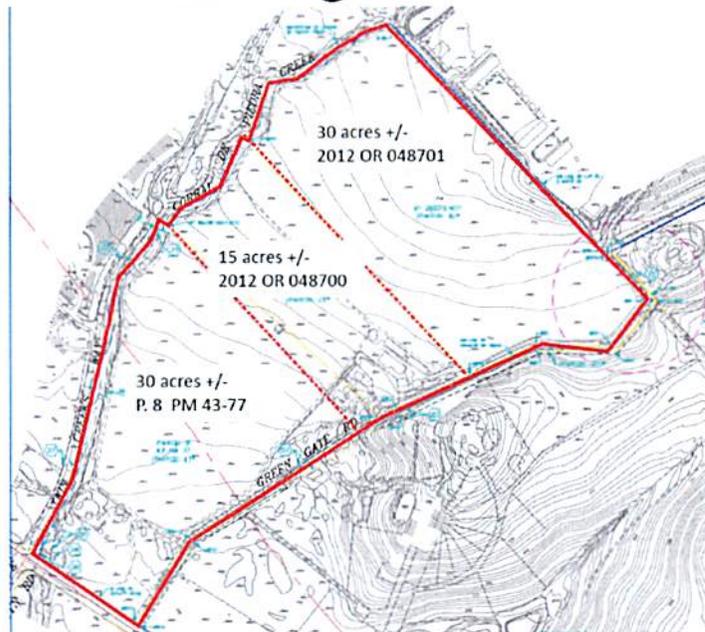


SUPPLEMENTAL DEVELOPMENT STATEMENT
Darway Lot Line Adjustment
215 Green Gate Road, San Luis Obispo, CA 93401
COAL# 14-0022

Proposal:

The lot line adjustment is proposing to adjust three existing lots of record. The existing parcel sizes are approximately 30.1 acres (Parcel 8 of Book 43 of Parcel Maps Page 77), 15.1 acres (Certificate of Compliance 2012 OR 048700), and 31 acres (Certificate of Compliance 2012 OR 048701) each. The lot line adjustment will result in three parcels of 5.0 acres, 46 acres, and 25 acres each.

Existing Parcels

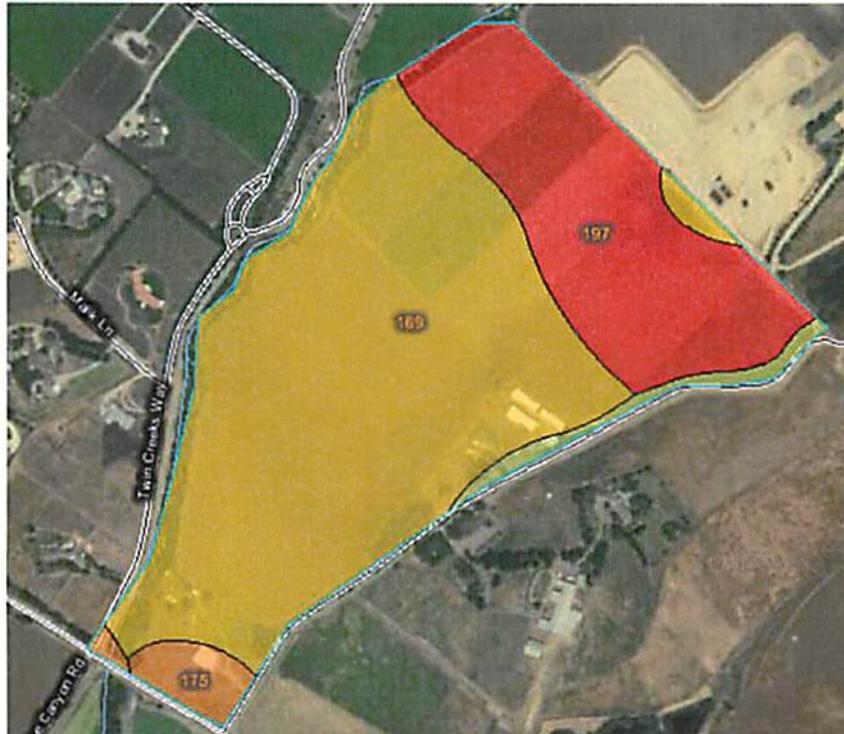


Project Site:

The site is located at the intersection of Highway 227 and Green Gate Road and is within the Agricultural land use category. Existing uses on the site include approximately 35 acres of irrigated row crops, three single family residences, several farm support structures, and a variety of agricultural accessory structures. The existing parcels are 30.1 acres, 15.0 acres, and 31.0 acres in size. The current parcel lines bisect the farm fields and run through the existing farm support structures. There are no structures on the northern parcel of 31 acres.



Site Soils:



Tables – Irrigated Capability Class – Summary By Map Unit

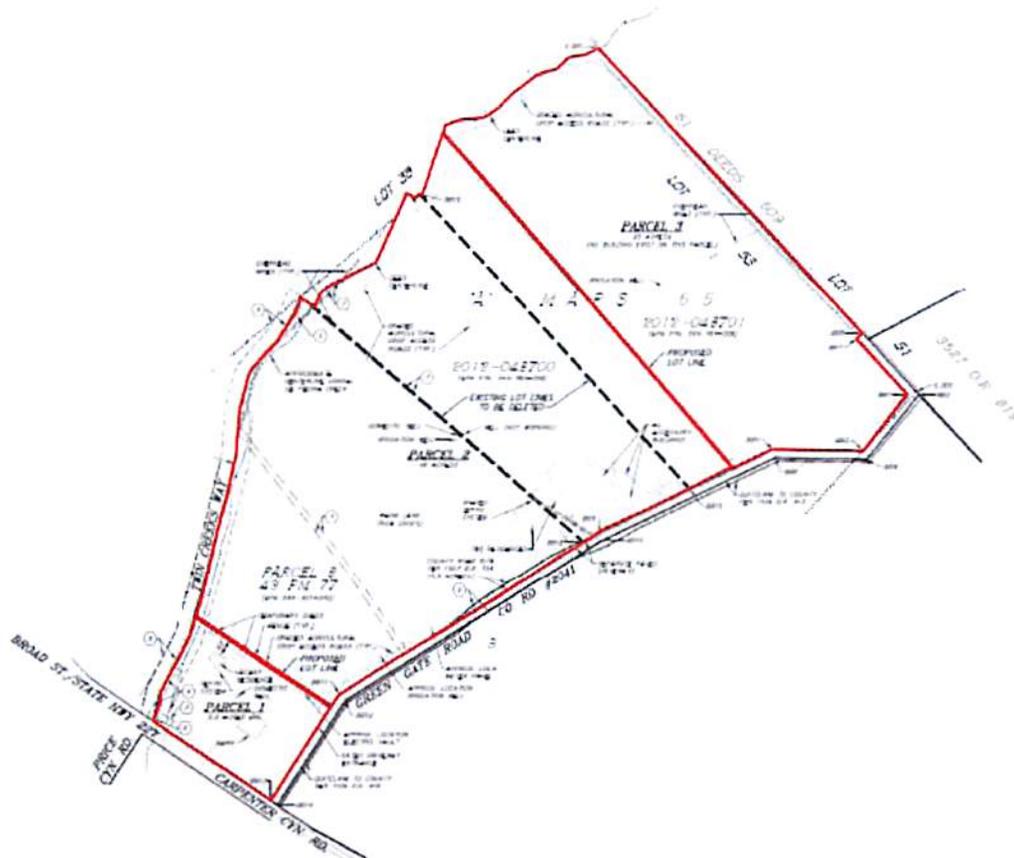
Summary by Map Unit – San Luis Obispo County, California, Coastal Part (CA664)			
Map unit symbol	Map unit name	Rating	Acres in AOI
127	Cropley clay, 0 to 2 percent slopes	2	0.3
130	Diablo and Cibo clays, 9 to 15 percent slopes	3	0.7
169	Marimel sandy clay loam, occasionally flooded	3	49.7
175	Mocho silty clay loam	2	2.2
197	Salinas silty clay loam, 0 to 2 percent slopes	1	21.6
217	Tierra loam, 9 to 15 percent slopes	4	1.8
Totals for Area of Interest			76.2

The site consists of Irrigated Capability Classes I, II, and III soils. There are 21.6 acres of Class I Salinas silty clay loam soil on the northern end parcel. Class II Marimel sandy clay loam in located in the center 49.7 acres of the site. The southern end of the parcel consists of 2.2 acres of Class III Mocho silty clay loam. The following configuration of the lots was based on consolidating each type of soil class on to separate parcels.

Proposed Configuration:

The proposed lot line adjustment will consolidate all agricultural activities onto the larger parcels of 46.0 and 25.0 acres and consolidate the non-farmed area into a smaller 5.0 acre parcel. The proposed parcel lines are configured to separate the lots to consolidate all of the Class I soils on the 25 acre parcel and the Class II soils on the 46 acre parcel. The larger parcels will continue to be used for agriculture purposes and it is the owner's intent to enter the two larger parcels into the Williamson Act. The 5.0 acre parcel will include the existing barn and residence. The barn and area surrounding the barn may be used for temporary events or other visitor serving uses in the future. An application for a permit for temporary events and ancillary visitor serving uses is currently being processed with the County.

Proposed Lot Configuration:



Ordinance Consistency:

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.

The lot line adjustment will result in parcels that are *equal to and better than* the existing situation for the following reasons:

- Of the three existing lots sized at 30.1 acres, 15.0 acres, and 31.0 acres each two are currently non-conforming parcels because they do not meet the minimum parcel size requirements for the agricultural land use category. The resulting parcels of 5.0 acres, 46.0 acres, and 25.0 acres will result in two parcels that conform to the minimum parcel size requirements (40 acre minimum parcels size requirements for row crops on class 3 soils and 20 acre minimum parcels size requirements for row crops of class 1 soils) and one parcel will remain non-conforming. From a zoning perspective, this is *better than* the existing situation as it increases the conformity of the parcels from 1 conforming / 2 non-conforming parcels to 2 conforming / 1 non-conforming parcels.
- The lot line adjustment does not create any more development potential than that which exists today and the parcels are a legal lot of record available to be developed consistent with applicable county regulations. From a zoning perspective, this is *equal to* the existing situation.
- The lot line adjustment will create two parcels that will qualify for the Williamson Act. From an agricultural resources perspective, this is *better than* the existing situation as it will ensure the long term protection of the productive farmland.
- The lot line adjustment will consolidate farming operations onto two parcels. From an agricultural resources perspective, this is *better than* the existing situation as it will ensure that the productive farm land remains intact.
- The lot line adjustment will adjust the lot line so that it no longer goes through an existing structure. From a Building Code perspective, that is *better than* 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

development potential or land use density. Further the Lot Line Adjustment will not have an impact on the environment and sensitive environmental resources.

EXISTING LEGAL DESCRIPTIONS:

APN: PTN. 44-161-008 (CERTIFICATE OF COMPLIANCE 2012-048701) 31 ACRES±

THAT PORTION OF LOT 53 OF THE RANCHOS CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMICAL, SUBDIVIDED BY JAS T. STRATTON, C.E., SEPTEMBER 1873, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED FOR RECORD IN BOOK A, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE MARKED B.B.8 ON THE SOUTHWESTERLY LINE OF LOT 51 OF JAMES T. STRATTON'S SUBDIVISION OF PARTS OF RANCHOS CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMICAL, SAID STAKE BEING DISTANT NORTH 43° WEST, 4.30 CHAINS FROM STAKE S.300 OF THE ABOVE SUBDIVISION; THENCE ALONG THE LINE BETWEEN LOTS 51 AND 53 OF THE ABOVE SUBDIVISIONS NORTH 43° WEST, 21.03 CHAINS TO STAKE S.301, FROM WHICH A WILLOW 12 INCHES IN DIAMETER BEARS NORTH 50° WEST, 31 LINKS DISTANT AND A WILLOW 10 INCHES IN DIAMETER BEARS NORTH 6 1/2° WEST, 35 LINKS DISTANT, AND AT 21.20 CHAINS INTERSECTS CENTER OF CORRAL DE PIEDRA CREEK; THENCE DOWN THE CENTER LINE OF CORRAL DE PIEDRA CREEK ON THE FOLLOWING COURSES: SOUTH 85° WEST, 0.80 CHAINS; SOUTH 80° WEST, 0.84 CHAINS; SOUTH 47° WEST, 1.00 CHAINS; SOUTH 69° WEST, 1.24 CHAINS; SOUTH 53° WEST, 1.72 CHAINS; SOUTH 46° WEST, 1.50 CHAINS; SOUTH 73° WEST, 0.72 CHAINS; SOUTH 85° WEST, 1.00 CHAINS; SOUTH 71° WEST, 0.80 CHAINS; SOUTH 17° WEST, 3.43 CHAINS; SOUTH 21° WEST, 0.55 CHAINS; THENCE LEAVING THE CENTER LINE OF THE CORRAL DE PIEDRA CREEK SOUTH 43° WEST, 16 LINKS TO STAKE B.B.16, FROM WHICH A WILLOW 18 INCHES IN DIAMETER BEARS SOUTH 61° WEST, 41 LINKS DISTANT AND AT 21.85 CHAINS TO STAKE B.B.15 ON THE NORTHWESTERLY LINE OF A ROAD 30 FEET WIDE; THENCE RUNNING ALONG THE WESTERLY AND NORTHERLY LINE OF SAID ROAD ON THE FOLLOWING COURSES AND DISTANCES: NORTH 64° WEST, 5.02 CHAINS TO STAKE B.B.5; THENCE SOUTH 89° WEST, 4.82 CHAINS TO STAKE B.B.3; THENCE NORTH 38° WEST, 3.88 CHAINS TO STAKE B.B.1; THENCE NORTH 43° WEST, 4.08 CHAINS TO STAKE B.B.7; THENCE NORTH 46° WEST, 0.45 CHAINS TO STAKE B.B.8 THE POINT OF BEGINNING. (NOTE: DESCRIPTION DOES NOT CLOSE)

APN: PTN. 044-161-008 (CERTIFICATE OF COMPLIANCE DOC. #2012-048700), 15 ACRES±

ALL THAT PART OF LOT 53 OF THE RANCHOS CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMICAL, SUBDIVIDED BY JAS T. STRATTON, C.E., SEPTEMBER 1873, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED FOR RECORD IN BOOK A, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE MARKED B.B.15 AT THE SOUTH CORNER OF A TRACT OF LAND CONVEYED BY JOHN C. COLEMAN AND PERSIS H. COLEMAN, HIS WIFE, AND EDWARD COLEMAN TO THOMAS BARRITT, BY DEED DATED SEPTEMBER 21, 1963 AND RECORDED IN BOOK 61, PAGE 611 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN LUIS OBISPO COUNTY WHICH SAID STAKE IS IN THE WESTERLY LINE OF PRIVATE ROAD 30 FEET WIDE, AND RUNNING THENCE ON SAID ROAD LINE SOUTH 84° WEST, 5.50 CHAINS TO STAKE B.B.6; SOUTH 57° WEST, 1.00 CHAIN TO STAKE B.B.18; THENCE LEAVING THE ROAD LINE NORTH 49° WEST, 18.82 CHAINS TO A WILLOW 15 INCHES IN DIAMETER MARKED NO. 3 B.T. AT THE SOUTH CORNER OF THE LANDS OF D. MITCHELL; THENCE ALONG THE LINE OF MITCHELL LAND NORTH 32° EAST, 1 CHAIN; NORTH 61° WEST, 3.23 CHAINS; NORTH 27° WEST, 4.31 CHAINS; NORTH 44° WEST, 42 LINKS TO A POINT FROM WHICH STAKE B.B.16 IN THE SOUTHERLY LINE OF THE FIRST BEFORE NAMED TRACT BEARS SOUTH 43° WEST, 67 LINKS DISTANT; THENCE LEAVING THE LINE OF MITCHELL SOUTH 43° WEST, 22.36 CHAINS TO THE POINT OF BEGINNING. (NOTE: DESCRIPTION DOES NOT CLOSE)

APN: 044-401-042 (PARCEL B, 43 PM 77), 30.1 ACRES±

PARCEL B OF PARCEL MAP NO. COAL-86-327 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED AUGUST 2, 1988 IN BOOK 43, PAGE 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING EASEMENTS:

EASEMENTS SHOWN HEREON ARE REFERENCED TO AND OBTAINED FROM FIRST AMERICAN TITLE COMPANY, PRELIMINARY TITLE REPORT, ORDER NO. 4001-4595182 DATED 3/3/14.

- 1 20' EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR UNDERGROUND CONDUITS PER 484 O.R. 113
- 2 ROAD EASEMENTS TO THE COUNTY OF SAN LUIS OBISPO PER 867 O.R. 387, 1372 O.R. 94 AND 1507 O.R. 154, WIDTH VARIES (30' MIN.)
- 3 DRAINAGE EASEMENT TO THE STATE OF CALIFORNIA PER 1945 O.R. 602
- 4 DRAINAGE EASEMENT AS SHOWN ON 43 PM 77 (NOT DEDICATED OR RESERVED ON MAP)
- 5 ROAD EASEMENTS FOR ACCESS AND UTILITIES TO ASMUSSEN AND TALLEY FARM PROFIT SHARING TRUST PER 3188 O.R. 886 (DEDICATED AND REJECTED)
- 6 EASEMENT TO THE STATE OF CALIFORNIA FOR INSTALLING AND MAINTAINING AN ELECTRICAL TRAFFIC SIGNAL SYSTEM AND APPURTENANCES PER INSTRUMENT NO. 1993-055104
- 7 10' EASEMENT TO PG&E, 5' ON EACH SIDE OF FACILITIES, PER DOC. #2012-044248.

NOTE: AN UNEXPLOITABLE 2' TO 5' RIGHT OF WAY EXISTS TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR POLES AND POLE LINES PER 669 O.R. 107.

REASON FOR LOT LINE ADJUSTMENT: TO MAKE THE THREE PARCELS BETTER FIT THEIR EXISTING USES.

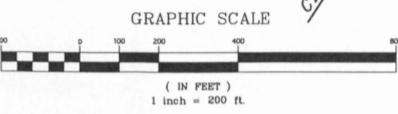
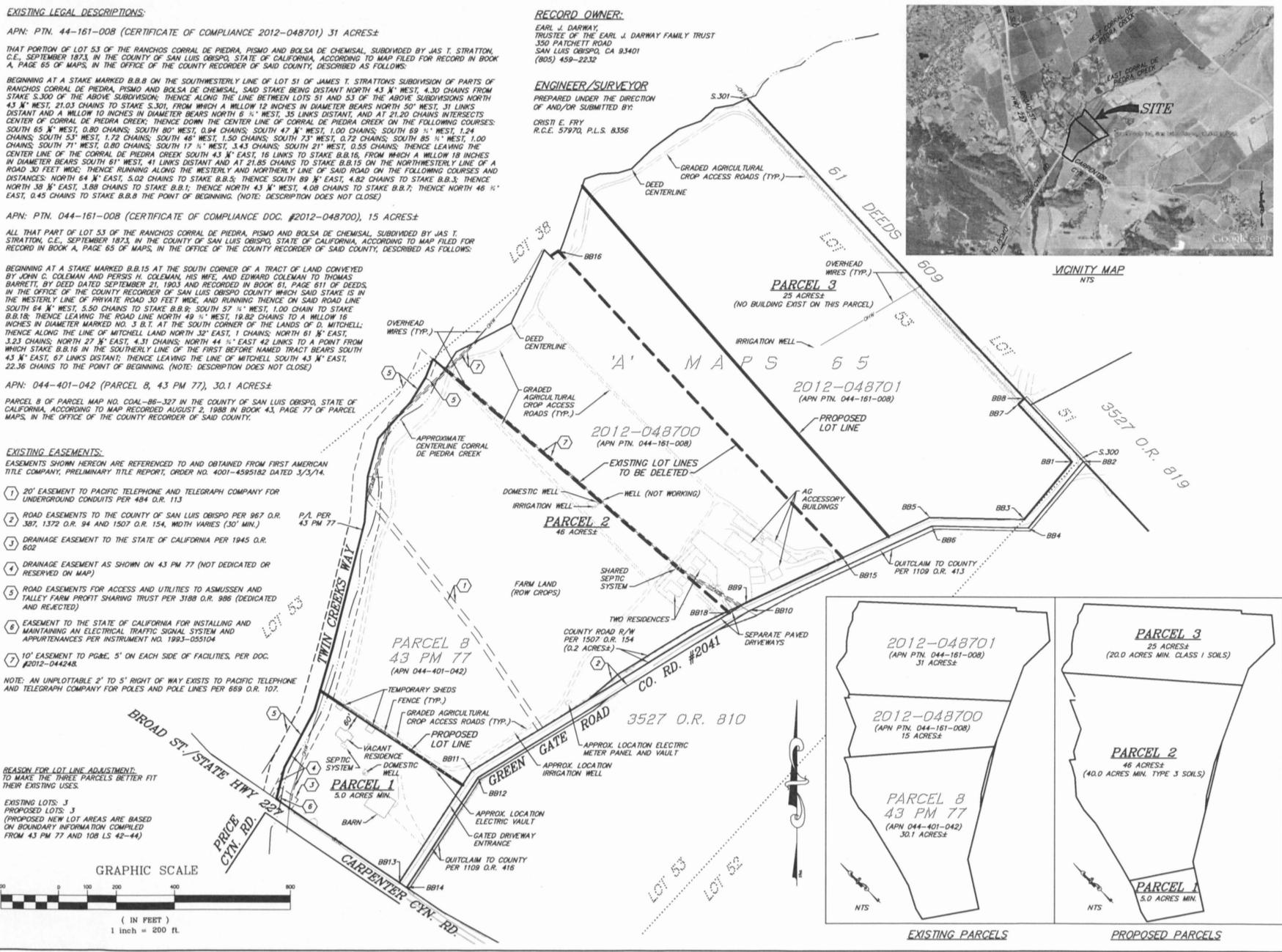
EXISTING LOTS: 3
PROPOSED LOTS: 3
(PROPOSED NEW LOT AREAS ARE BASED ON BOUNDARY INFORMATION COMPILED FROM 43 PM 77 AND 108 LS 42-44)

RECORD OWNER:

EARL J. DARWAY
TRUSTEE OF THE EARL J. DARWAY FAMILY TRUST
350 PATCHETT ROAD
SAN LUIS OBISPO, CA 93401
(805) 459-2232

ENGINEER/SURVEYOR

PREPARED UNDER THE DIRECTION OF AND FOR SUBMITTED BY:
CHRIS E. FRY
R.C.E. 57970, P.L.S. 8356



PRELIMINARY ADJUSTMENT MAP
COAL 14-0022
 APNS: 044-401-042 & PTN. 044-161-008

t h o
triod/holmes assoc.
civil engineering
land surveying

881 office box 1570
 442 rd memphis, tn 38102
 800 NORTH LEXIS, or 83546
 phone (781) 534-7888
 fax (781) 534-7888
 e-mail triod@tho.com

873 north main st. suite 150
 boston, ma 02114
 phone (781) 873-4213
 fax (781) 873-8024
 e-mail bshp@tho.com

772 woodslee rd. suite a
 8000 Woodloch Circle, #401
 phone (800) 388-0218
 fax (800) 388-0218
 e-mail aho@tho.com

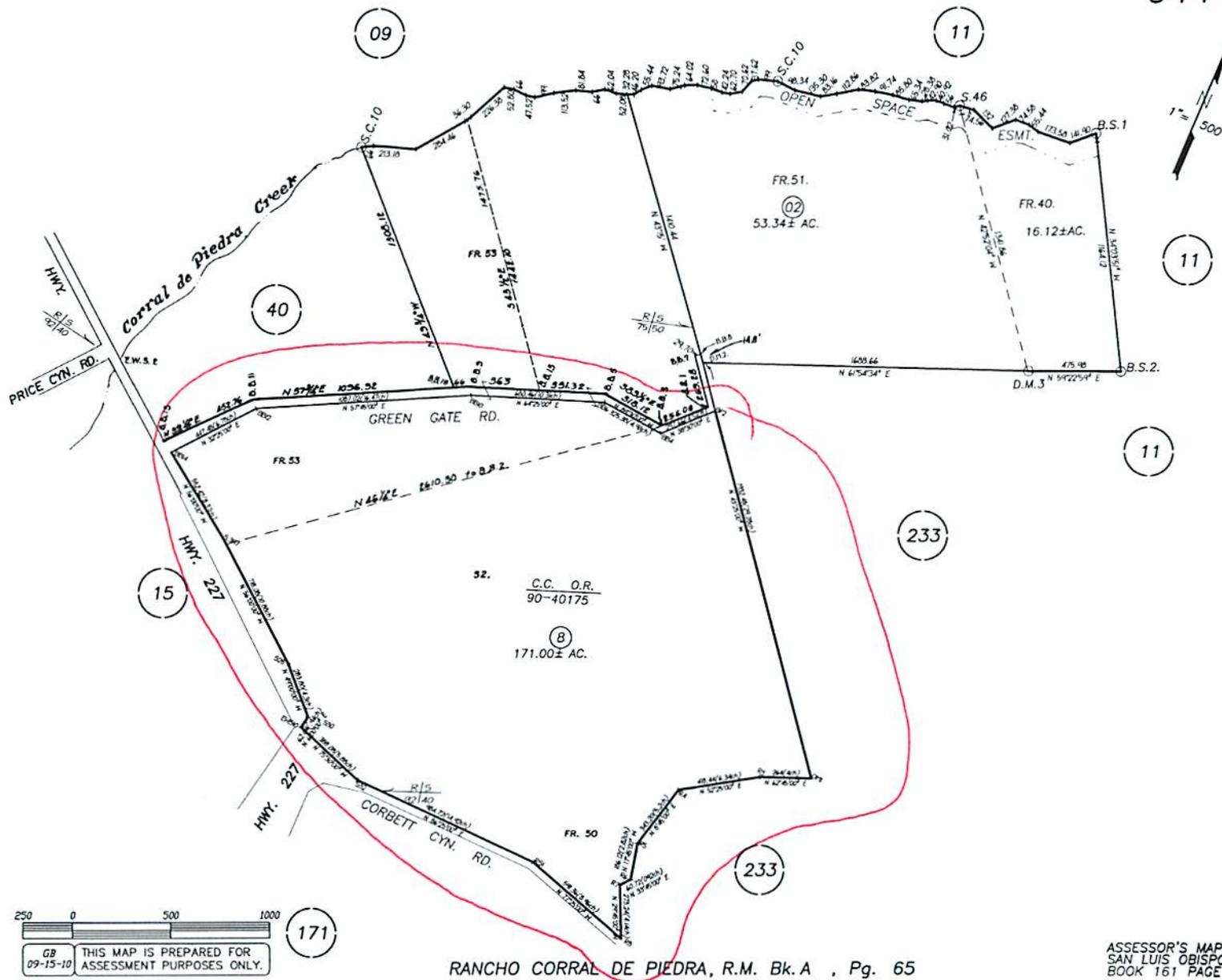
1404A
 phone (707) 251-9110
 fax (707) 449-7887
 e-mail nape@tho.com

355 charro st. suite g1
 3401 Hilltop Blvd., #3401
 phone (805) 544-8909
 fax (805) 544-8909
 e-mail aho@tho.com

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DATE 5/14/14
SCALE 1"=200'
DRAW CAB
JOB NO. 11.00592.2
JOB 11.00592.2.LLA
SHEET 1
OF 1 SHEETS

user: Administrator; c:\cde\imperial\11.00592.2\14.0022\Drawings\11.00592.2.LLA.dwg May 14, 2014, 1:58pm



REVISIONS	
LS.	DATE
NA	09-15-10
NA	02-25-11
NA	03-15-12

250 0 500 1000
 GB 09-15-10 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



RS

Ranchos/Edna VRL
Los Ranchos/Edna VRL

RSF

CR

RS

RR

AG

AG





Parcel Summary Report For Parcel # 044-161-008

6/4/2014
11:11:12AM

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 STREAM DOROTHY M
 8515 N 73RD PL SCOTTSDALE AZ 85258-
 OWN STREAM JAY W

 OWN STREAM LIVING TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	00300 GREEN GATE RD RSLO
P	00308 GREEN GATE RD RSLO
P	00304 GREEN GATE RD RSLO
P	00312 GREEN GATE RD RSLO

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>
APV.C12-	0044	0001						Y		
APV.C12-	0044	0002						Y		

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>
COAL89-	330	1P	San Luis Obisp	San Luis Obis	AG	AR		Y	L2	E0500307
RHOCORDP	0000	53P	San Luis Obisp	San Luis Obis				N		



Parcel Summary Report For Parcel # 044-161-008

6/4/2014
11:11:13AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Parcel Information

Status **Description**

Active RHO COR D P PTN LTS 50 & 52 & 53

Notes

CHECK WITH BILL ROBESON BEFORE ANY PERMIT INTAKE ON THIS PROPERTY.

Tax Districts

PER CALL FROM OPERATIONS MANAGER (LORI MARAVIGLIA @ 801-1167), CONFIRMED EXISTING ADDRESSES 300 (SFD DEMO PMT2012-01234), 304 (FARM SUPPORT), 308 (OFFICE/BARN) & 312 (EXISTING SFD) GREEN GATE RD. ASSOCIATED ADDRESSES 304, 308 & 312 TO APN (UNCLEAR AS TO WHY ADDRESS WAS MISSING) AND NOTICED. WE DID NOT DISCUSS ANY ADDRESSES LOCATED ON THE NORTH SIDE OF GREEN GATE RD. SEE RSLO ADDRESS PROJECT BINDER FOR FURTHER INFO. 6/12/13-PCS

SAN LUIS COASTAL

SAN LUIS OBISPO JT(27,40)

SAN LUIS

NO. 04

AREA NO. 21

Case Information

Case Number:

Case Status:

88656 FNL Primary Parcel

Description:

INST 100A/240V PHASE 3 ELEC TO AG WELL W/30HP PUMP

C6545 FNL Primary Parcel

Description:

100 AMP 3 PHASE SERVICE PANEL REPLACEMENT FOR EXSISTING AG WELL

COD2005-00307 CLD Primary Parcel

Description:

SUBSTANDARD/HAZARDOUS STRUCTURE

COD2012-00056 CLD Primary Parcel

Description:

BARN REPAIR W/O PERMIT - AIRPORT REVIEW AREA REQUIRES PERMIT

DRC2012-00078 INH Primary Parcel

Description:

TEMPORARY EVENTS; PERMANENT FARMSTAND/LIMITED FOOD FACILITY; ARTIFACT DISPLAY(MUSEUM).



Parcel Summary Report For Parcel # 044-161-008

6/4/2014
11:11:13AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

GRA2012-00006 REC Primary Parcel

Description:

IN PREPARATION FOR VINEYARD INSTALLATION: 1) REPAIR OF EROSION FEATURES WITHIN DRAINAGE WAY AND CONSTRUCTION OF A GRASSED WATERWAY, 2) INSTALLATION OF CULVERT UNDER AN EXISTING AG ROAD.

GRA2012-00007 REJ Primary Parcel

Description:

GRADING FOR HORSE ARENA - NOT AUTHORIZED: REQUIRES COUNTY GRADING PERMIT.

GRA2012-00010 CMP Primary Parcel

Description:

AG ROAD - EXISTING AG ROAD, REPLACE EXISTING CULVERT UNDER AG ROAD, REMOVE CONCRETE BERM IN SWALE ADJACENT TO EXISTING AG ROAD, REESTABLISH EXISTING DRAINAGE BY RESHAPING FLATTENED AREA PREVIOUSLY USED AS AG ROAD.

PMT2012-00215 FNL Primary Parcel

Description:

BARN REPAIR (2600 SF) - REROOF, FOUNDATION REPAIR, REPLACE STRUCTURAL MEMBERS AND RESIDE WHERE NECESSARY, DEMO 1600 SF SHADE STRUCTURE

PMT2012-00534 FNL Primary Parcel

Description:

MINOR GRADING FOR HORSE ARENA. WDWID# 340W001010

PMT2012-00956 ISS Primary Parcel

Description:

REMODEL AND REPAIR OF EXISTING OFFICE WITHIN BARN (495 SF)

PMT2012-01019 FNL Primary Parcel

Description:

INTERIOR REMODEL OF RANCH HANDS QUARTERS (1247 SF), CONVERT GARAGE TO BEDROOM, INCLUDING BUT NOT LIMITED TO REPLACEMENT OF WINDOWS & DOORS, UPGRADE PLUMBING & ELECTRICAL. WUI NR. (FIRESPRINKLERS - PMT2012-01308)

PMT2012-01044 FNL Primary Parcel

Description:

400 AMP SERVICE - SINGLE PHASE - WITH 2 METERS - 200 AMP FOR FUTURE SFD. 200 AMP FOR EXISTING BARN & 2 GARAGE SUBPANELS, FUTURE WELL

PMT2012-01061 ISS Primary Parcel

Description:

REMODEL/REPAIR EXISTING SFR (4760 SQ FT) AND (E) GARAGE (1350 SQ FT.) WITH SPRINKLERS NFPA 13D. CONVERT GARAGE TO GAME ROOM. (PMT2012-01061 - FIRESPRINKLERS) 7 BEDROOMS/ 6.5 BATHROOMS

PMT2012-01168 FNL Primary Parcel

Description:

INSTALL NATURAL GAS LINE WITH GM INDUSTRIAL ENGINE, 66 KW GENERATOR AND 50 HP - 480V - 3 PHASE - VFD ELECTRICAL PANEL TO SERVE AG WELL



Parcel Summary Report For Parcel # 044-161-008

6/4/2014
11:11:13AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2012-01234 ISS Primary Parcel

Description:

DEMO SFD (1010 SF LIVING, 286 SF GARAGE, 110 SF PORCH/COVERED PATIO - SF FIGURES GIVEN TO US BY ARCHITECT - NOT VERIFIED WITH ASSESSOR'S OFFICE)

PMT2012-01308 FNL Primary Parcel

Description:

FIRE SPRINKLERS FOR RANCH HAND QUARTERS (PMT2012-01019) NFPA 13D 2010 EDITION/ PIPING CPVC/ SPRINKLERS RELIABLE RFC49 RFC49 RA0616/ PROPOSED WATER SYSTEM WITH WATER STORAGE TANK AND PUMP PROVIDING 60 PSI AT THIS BUILDING.

PMT2012-01759 FNL Primary Parcel

Description:

WIND MACHINES (3) - 34' TALL - FOR FROST PROTECTION WITH PROPANE POWERED ENGINE (LOCATED WITHIN 5 FEET OF WIND TOWER), INCLUDES GAS LINE TO PROPANE TANK

PMT2013-00924 ISS Primary Parcel

Description:

FIRE SPRINKLERS FOR REMODELED SINGLE FAMILY DWELLING (PMT2012-01061) NFPA 13D 2010 EDITION/ PIPING COPPER IN GREAT ROOM/ KITCHEN FOR SIDEWALL SPRINKLERS/ CPVC IN REST OF HOUSE/ SPRINKLERS RELIABLE RFC49 CONCEALED RA0616 & F1 RES49 SIDEWALL R3531/ 2 BOOSTER PUMPS GOULDS HSC10 IN PARALLEL/ 2500 WATER STORAGE TANKS/ 7 BEDRMS 6.5 BATHS.

PMT2013-01434 ISS Primary Parcel

Description:

RESTROOM FOR EXISTING EQUESTRIAN FACILITY (264SF) W/120SF BREEZEWAY ATTACHED TO (E) GARAGE.

PMT2013-02385 RVW Primary Parcel

Description:

STORAGE TANKS(3-10,000 TANKS), FIRE PUMP AND UNDERGROUND WATER SYSTEM WITH HYDRANTS FOR GREENGATE RANCH EQUESTRIAN FACILITY. INCLUDES SHED FOR FIREPUMP. SEE PMT2013-02838 FOR METER RELEASE FOR DOMESTIC WELL SERVING EQUESTRIAN FACILITY.

PMT2013-02838 ISS Primary Parcel

Description:

UPGRADE AG ELECTRICAL PANEL . 100 AMPS SINGLE PHASE TO 400 AMPS THREE PHASE FOR DOMESTIC WELL. SEE SEPARATE PMT2013-02385 FOR STORAGE TANKS(3-10,000 TANKS), FIRE PUMP AND UNDERGROUND WATER SYSTEM WITH HYDRANTS FOR GREENGATE RANCH EQUESTRIAN FACILITY. INCLUDE SHED FOR FIREPUMP WITH THIS PERMIT

PRE2011-00061 REC Primary Parcel

Description:

SUB2011-00057 RDD Primary Parcel

Description:

PROP 2 CERTS OF COMPLIANCE

ZON2012-00204 APV Primary Parcel

Description:

HORSE TRAINING & BOARDING



Parcel Summary Report For Parcel # 044-161-008

6/4/2014
11:11:13AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2012-00205 APV Primary Parcel

Description:

HORSE TRAINING/BOARDING

ZON2012-00296 APV Primary Parcel

Description:

VACATION RENTAL

SUB2013-00072 REC Related Parcel

Description:

3 PARCEL LOT ADJUSTMENT



Parcel Summary Report For Parcel # 044-401-042

6/4/2014
11:11:30AM

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 STREAM DOROTHY M
 8515 N 73RD PL SCOTTSDALE AZ 85258-

OWN STREAM JAY W

OWN STREAM LIVING TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	00215 GREEN GATE RD RSLO
P	00217 GREEN GATE RD RSLO

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>
COAL86-	327	0008	San Luis Obisp	San Luis Obis	AG	AR	FH	Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 43-77 PAR 8

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 044-401-042

6/4/2014
11:11:30AM

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:**

PMT2013-02442 ISS Primary Parcel

Description:

3 PHASE ELECTRICAL FOR AG WELL- 400 AMP/277/480V 3PH, 4 WIRE WITH 100 AMP METER FOR 7.5 HP MOTOR, 200 AMP METER FOR 60 HP PUMP.

PRE2012-00022 REC Primary Parcel

Description:

SLO

SUB2013-00072 REC Primary Parcel

Description:

3 PARCEL LOT ADJUSTMENT

DRC2012-00078 INH Related Parcel

Description:

TEMPORARY EVENTS; PERMANENT FARMSTAND/LIMITED FOOD FACILITY; ARTIFACT DISPLAY(MUSEUM).

GRA2012-00006 REC Related Parcel

Description:

IN PREPARATION FOR VINEYARD INSTALLATION: 1) REPAIR OF EROSION FEATURES WITHIN DRAINAGE WAY AND CONSTRUCTION OF A GRASSED WATERWAY, 2) INSTALLATION OF CULVERT UNDER AN EXISTING AG ROAD.

GRA2012-00010 CMP Related Parcel

Description:

AG ROAD - EXISTING AG ROAD, REPLACE EXISTING CULVERT UNDER AG ROAD, REMOVE CONCRETE BERM IN SWALE ADJACENT TO EXISTING AG ROAD, REESTABLISH EXISTING DRAINAGE BY RESHAPING FLATTENED AREA PREVIOUSLY USED AS AG ROAD.

S850022C RDD Related Parcel

Description:

PROP 8 CERT OF COMP

S860161L RDD Related Parcel

Description:

PROPOSED 8 LOT ADJUSTMENT