



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/12/2014

TO: _____

FROM: Terry Wahler (805-781-5621 or twahler@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00008 COAL14-0082 HIOJT RANCHES – Proposed lot line adjustment of two parcels from 402.47 ac and 367.63 ac to 379.83 ac and 390.27 ac respectively. Site location is 4890 Huasna Rd, Arroyo Grande. APNs: 048-191-001 and -002

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 Build

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 HIOJT Ranches, LLC Daytime Phone 805-489-0446
 Mailing Address P.O. Box 360, Arroyo Grande, CA Zip Code 93421
 Email Address: btalley@talleyvineyards.com

Applicant Name John Wilbanks, RRM Design Group Daytime Phone 805-543-1794
 Mailing Address 3765 South Higuera St, Ste 102, SLO, CA Zip Code 93401
 Email Address: jbwilbanks@rrmdesign.com

Agent Name SAME AS APPLICANT Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 402.47 ac/367.63 ac Assessor Parcel Number(s): 048-191-001/048-191-002
 Legal Description: See Attachment 1.
 Address of the project (if known): 4890 Huasna Road, Arroyo Grande, CA 93420
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: See Attachment 1.

Describe current uses, existing structures, and other improvements and vegetation on the property:
See Attachment 1.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): See Attachment 1.

*1.) LLA Existing parcels = 402.47 & 307.63
 Proposed parcels = 379.83 & 390.27*

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 _____

H. Talley

Date 7/25/14

FOR STAFF USE ONLY

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

Legal Description

Portions of Lots 5 & 6 of the Subdivision of a part of the Rancho Santa Manuel filed in Book A of Maps at Page 71 in the Office of the County Recorder, County of San Luis Obispo, State of California.

Directions to Site

Parcel 1 and Parcel 2 are both accessed from Huasna Road. The main access road entrance to Parcel 1 is east of Santa Manuela Road, along south side of Huasna Road. Access road entrance to Parcel 2 is further east along Huasna Road, at the east end of the existing row crop fields.

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

A large portion of Parcel 1 is currently utilized for irrigated agriculture (row crop) production and some limited cattle grazing. Residences and farm support buildings exist on-site. The site is accessed along Huasna Road by an existing, unpaved road. All areas of the site not in agricultural production or utilized for grazing have characteristics of Oak Woodland/Chaparral type habitat.

Parcel 2 has small areas currently utilized for irrigated agriculture production. No residences or structures exist on-site. The site is accessed along Huasna Road by an existing, unpaved road. A majority of the site has characteristics of Oak Woodland/Chaparral type habitat.

Project Description

Project proposes a minor adjustment to the lot lines between Parcel 1 (048-191-001) and Parcel 2 (048-191-002). Under current conditions, Parcel 1 is approximately 402.47 acres and Parcel 2 is approximately 367.63 acres. Both parcels are existing, legal parcels and certificates of compliance have recently been issued by the County.

Small portions of Parcel 2 are currently utilized for irrigated agriculture (row crops) and the owner would like to retain some of Parcel 2 agriculture areas for continued row crop production as part of Parcel 1. At the same time, the existing access road to Parcel 2 passes through a portion of Parcel 1. In order to maintain this existing access road for use by Parcel 2, this project also proposes adjusting the lot line in order to negate the need to create a new access road for Parcel 2. The shape of the lot line adjustment allows for a 300 foot buffer between the existing agriculture fields of Parcel 1 and the parcel lines of Parcel 2. As proposed, Parcel 1 would total 379.83 acres and Parcel 2 would total 390.27 acres after the lot line adjustment.

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: Parcel Sizes: 379.83 ac/390.27 ac

Number of existing lots, parcels or certificates: Two Existing parcel sizes: 402.47 ac/367.63 ac

What will the property be used for after division: No change proposed - to remain as agriculture, grazing, and

Is the property part of a previous subdivision that you filed? Yes No open space uses.

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: Parcel 1 and Parcel 2 have existing, separate access roads. No changes are proposed. LLA proposed to maintain existing access roads for both parcels.

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

North: Open Space, Rural, Agriculture South: Open Space

East: Open Space West: Greenhouses, Agriculture

(Existing)

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

(Existing)

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): 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)

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

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: 135.5/18.1 acres
Moderate slopes of 10-30%: 39/0 acres
Steep slopes over 30%: 227.9/249.5 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Tar Spring Creek runs through the northern portion of Parcel 1.
- 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

1. What type of water supply is ^(existing) proposed?
 - Individual well Shared well Community water system
2. What is the proposed use of the water?
 - Residential Agricultural - Explain Residential and Agricultural uses existing.
 - Commercial/Office - Explain No changes proposed.
 - Industrial – Explain _____
3. What is the expected daily water demand associated with the project? No change.
4. How many service connections will be required? No new connections will be required.
5. Do operable water facilities exist on the site?
 - Yes No If yes, please describe: Irrigation and domestic wells.
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 4 Hours (see attached) 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

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? No Change.
- 2. Name of Solid Waste Disposal Company: South County Sanitation
- 3. Where is the waste disposal storage in relation to buildings? No Change.
- 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: Lucia Mar Unified
- 2. Location of nearest police station: County Sheriff - 1681 Front Street, Arroyo Grande, CA 93445
- 3. Location of nearest fire station: Cal Fire - 2391 Willow Road, Arroyo Grande, CA 93420
- 4. Location of nearest public transit stop: E Branch St / S Mason St
- 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: Historically, majority of Parcel 1 and small portions of Parcel 2 have been used for agriculture production and both for limited cattle grazing.
- 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.

[Partially 048-191-001]

- 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 restrictions on crop productivity of the land.

Special Project Information

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

If yes, please describe: _____

Energy Conservation Information

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

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

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

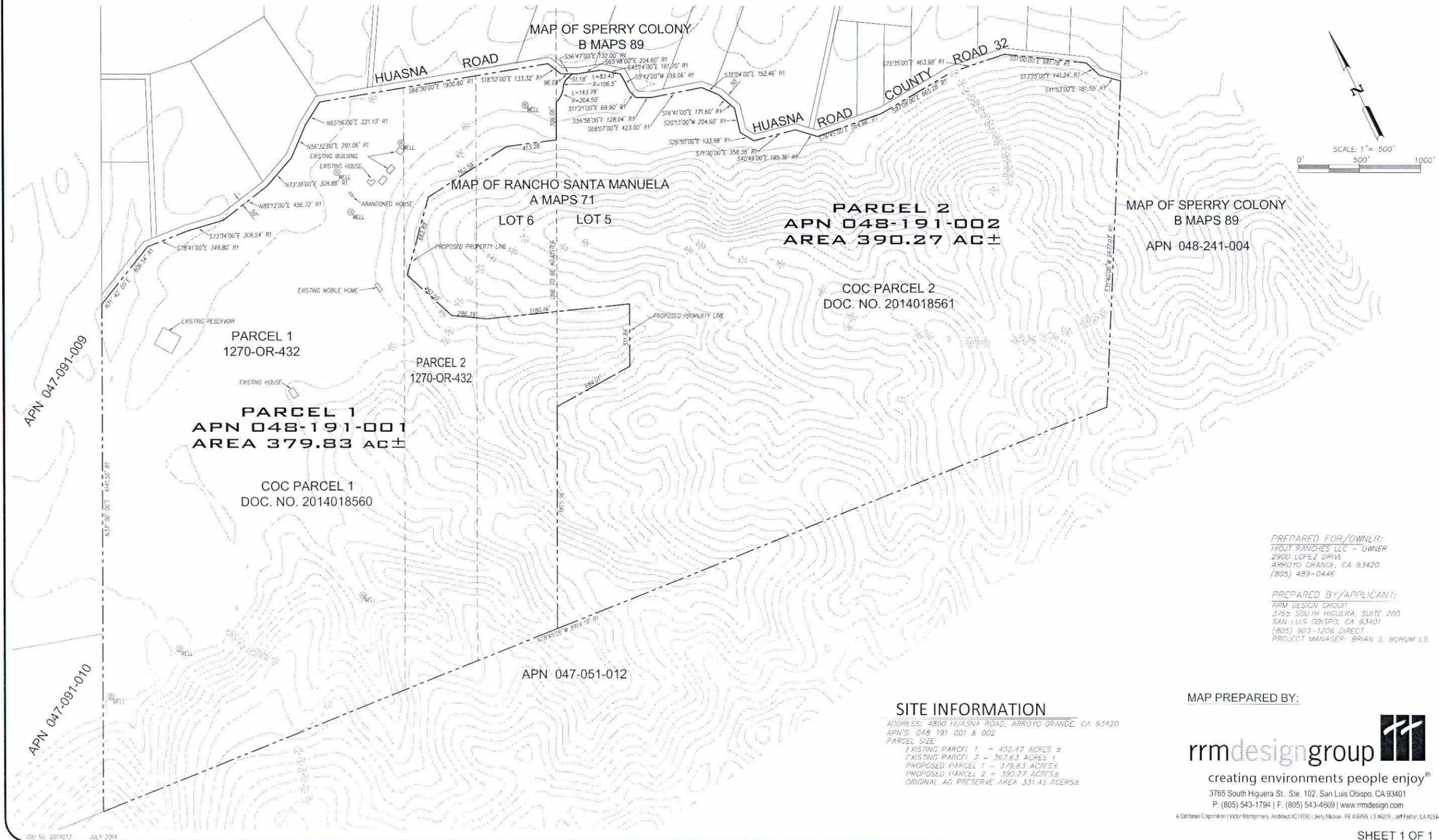
Other Related Permits

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

(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.)

PRELIMINARY LOT LINE ADJUSTMENT No. COAL 14-0082

BEING AN ADJUSTMENT OF THE LINES COMMON TO PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED MAY 12, 2014 AS DOCUMENT No. 201401856 OF SAN LUIS OBISPO COUNTY RECORDS AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE RECORDED MAY 5, 2014 AS DOCUMENT No. 2014018561 OF SAN LUIS OBISPO COUNTY RECORDS BEING PORTIONS OF LOTS 5 AND 6 OF RANCHO SANTA MANUELA, ACCORDING TO THE SUBDIVISION OF THE RANCHO SANTA MANUELA, SURVEYED BY R. R. HARRIS IN MAY 1880 AND RECORDED JULY 7, 1880 IN BOOK "A", PAGE 71 OF MAPS, IN THE COUNTY RECORDERS OFFICE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



SITE INFORMATION

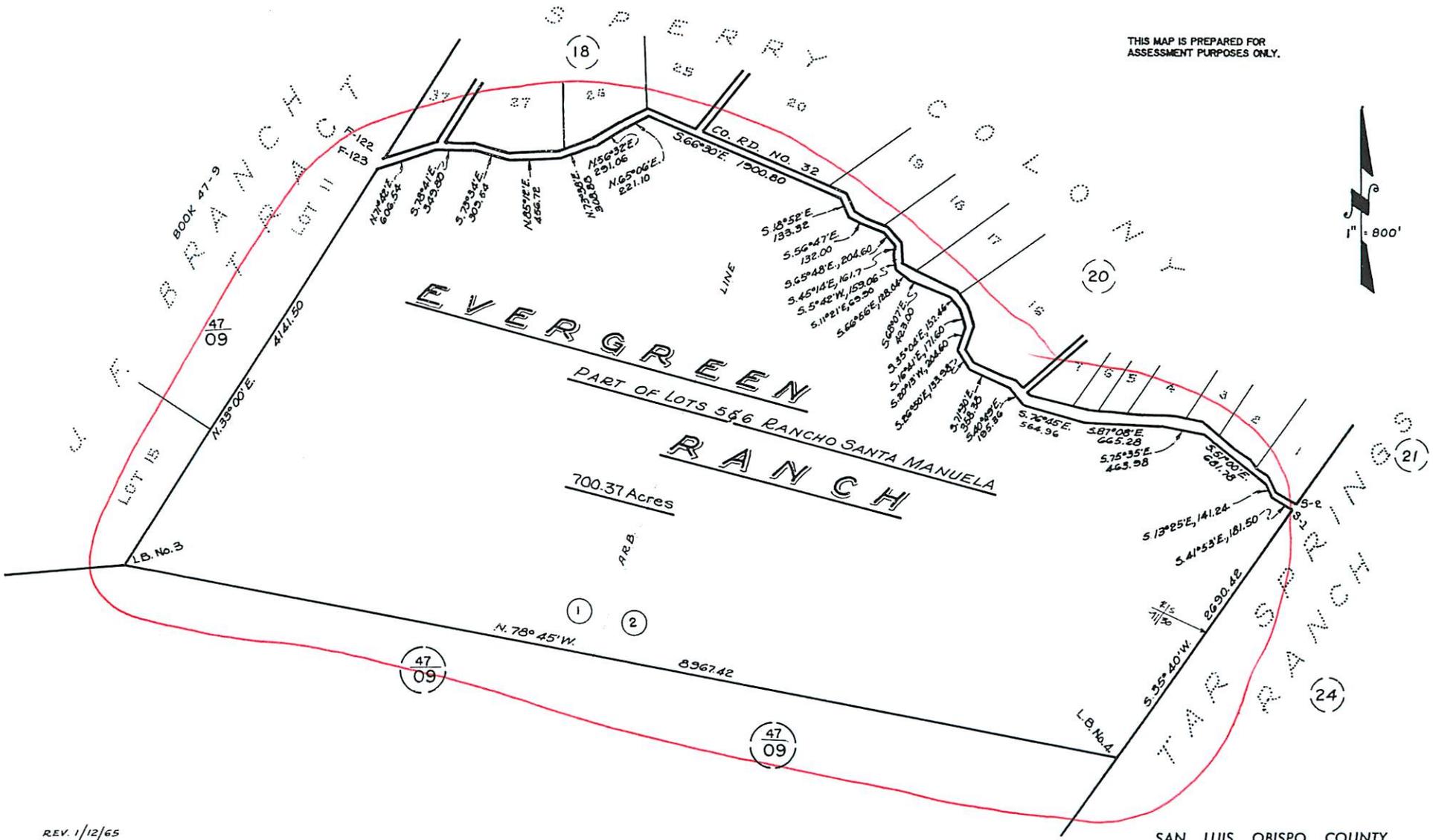
ADDRESS: 4890 HUASNA ROAD, ARROYO GRANDE, CA 93420
 APN'S: 048-191-001 & 002
 PARCEL SIZE:
 EXISTING PARCEL 1 = 402.47 ACRES ±
 EXISTING PARCEL 2 = 367.63 ACRES ±
 PROPOSED PARCEL 1 = 379.83 ACRES ±
 PROPOSED PARCEL 2 = 390.27 ACRES ±
 ORIGINAL AG PRESERVE AREA 331.43 ACERS ±

MAP PREPARED BY:

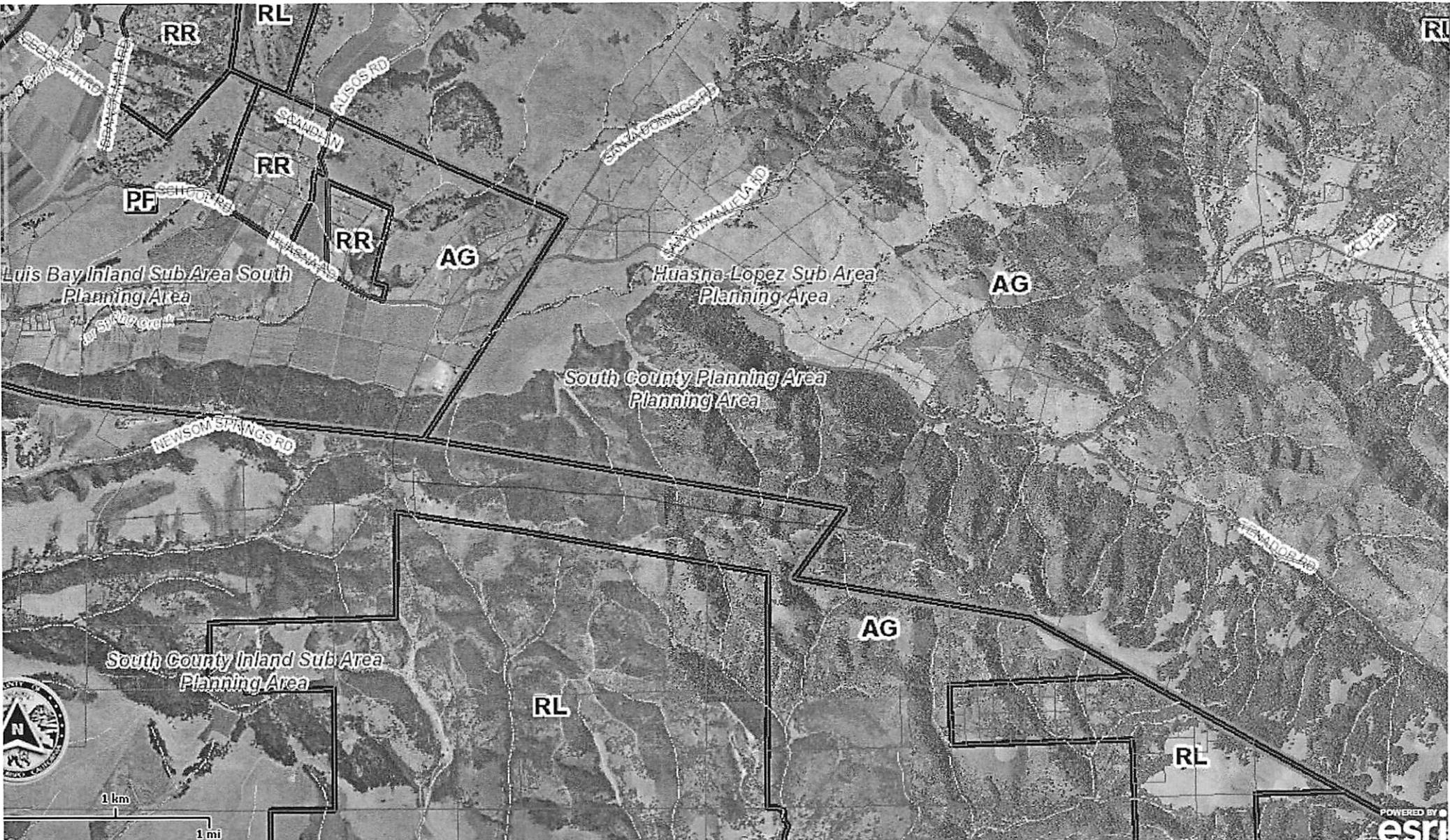
rrm design group 
 creating environments people enjoy®
 3765 South Higuera St., Ste. 102, San Luis Obispo, CA 93401
 P: (805) 543-1794 | F: (805) 543-4609 | www.rrmdesign.com

A California Corporation | Victor Montgomery, Architect #C11090 | Jerry McInnis, PE #58855, LS #6275 | Jeff Fisher, LA #2344

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



REV. 1/12/65
5-9-90





Parcel Summary Report For Parcel # 048-191-001

8/4/2014
1:56:55PM

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 HIOJT RANCHES LLC
 PO BOX 360 ARROYO GRANDE CA 93421-0360
OWN HIOJT RANCHES LLC A CA LLC

Address Information

Status Address
P 04890 HUASNA RD SCHUAS

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>
RHOSTMAN	0000	6P	South Cty. Plan	South County I				N		
APV.C14-	0042	1P	South Cty. Plan	South County I				Y	L2	
APV.C14-	0042	2P	South Cty. Plan	South County I				Y	L2	
RHOSTMAN	0000	5P	South Cty. Plan	South County I AG		FH		N		

Parcel Information

Status Description
Active RHO STA MAN PTN LTS 5 & 6

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS
SAN LUIS



Parcel Summary Report For Parcel # 048-191-001

8/4/2014
1:56:55PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 04

AREA NO. 21

Case Information

Case Number:

Case Status:

73357 FNL Primary Parcel

Description:

INSTALL 100A ELECT TO AG WELL W/15HP PUMP

A0987 FNL Primary Parcel

Description:

ELECTRIC METER

AGP2014-00001 REC Primary Parcel

Description:

CHANGE TO AG PRESERVE

PRE2013-00040 MET Primary Parcel

Description:



Parcel Summary Report For Parcel # 048-191-001

8/4/2014
1:56:55PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DIVIDE PROPERTY INTO TWO PARCELS. PRE2013-00040

AG DEPARTMENT

LYNDA AUCHINACHIE - A 2 WAY SPLIT (SUBDIVISION TO CREATE TWO PARCELS) WOULD HAVE BE DIFFICULT SINCE THE LARGE STEEP AND HEAVILY WOODED PARCEL IS OF LIMITED AG VALUE. A LOT LINE ADJUSTMENT MAY BE SUPPORTABLE DEPENDING ON THE PARCEL CONFIGURATION PROPOSED. (IF THERE ARE 2 LEGAL PARCELS ALREADY.)

COUNTY FIRE

CLINT- NOTES THAT THE PARCEL IS TOO FAR AWAY FROM THE END OF THE PUBLIC ROAD AND WOULDN'T MEET PRC 4290 / FIRE SAFE STANDARDS; WOULD NEED SECONDARY ACCESS WHICH IS NOT POSSIBLE---NO OTHER ROAD TO CONNECT TO BACK IN THIS AREA. OUTLINES THE NEED FOR FIRE SAFE ACCESS TO EACH BUILDING SITE PROPOSED WITH THE LOT LINE ADJUSTMENT.

PLANNING AND BUILDING

TERRY WAHLER --- NOTES THAT THE PROPOSAL HAS SHIFTED FROM A POSSIBLE PARCEL MAP TO A LOT LINE ADJUSTMENT OF TWO EXISTING PARCELS. LANDOWNER WOULD NEED TO DOCUMENT AND VERIFY THAT TWO PARCELS EXIST SO THAT THERE ARE EXISTING PARCELS TO ADJUST AS REQUIRED BY THE SUBDIVISION MAP ACT. STAFF WOULD BE LOOKING AT THE REQUIRED FINDING THAT THE PROPOSED PARCEL CONFIGURATION IS EQUAL TO OR BETTER THAN THE EXISTING CONFIGURATION. THIS WOULD FOCUS ON ENVIRONMENTAL CONSTRAINTS, ARCHAEOLOGY, ACCESS, MINIMIZING SITE DISTURBANCE AND IMPACTS TO OAK TREES AND NATIVE VEGETATION. LANDOWNER NOTES THAT THERE WOULD BE NO NEW BRIDGE/CREEK CROSSING NEEDED SINCE THE PROPOSED ACCESS FOR THE RECONFIGURED PARCEL WOULD CONNECT TO THE PUBLIC ROAD AFTER IT CROSSES THE CREEK. STAFF NOTES THAT FOR A LOT LINE ADJUSTMENT WE WOULD NEED TO LOOK AT POTENTIAL BUILDING SITE(S) SO THE PROJECT DESCRIPTION WOULD NEED TO PROPOSE ONE OR MORE. THE SITE AND ACCESS TO THE SITES WOULD BE THE FOCUS OF THE ENVIRONMENTAL ANALYSIS, THE PLANNING ANALYSIS AND THE "EQUAL TO OR BETTER THAN FINDING".

DEPENDING ON WHERE THE PROPOSED BUILDING SITES ARE LOCATED THE FOLLOWING ENVIRONMENTAL STUDIES MAY BE NEEDED:

ARCHAEOLOGY REPORT

GEOLOGIC HAZARDS REPORT

BOTANICAL REPORT

BIOLOGY REPORT (ESPECIALLY IF A CREEK CROSSING IS PROPOSED)

WILLIAMSON ACT ISSUES

THE PROPERTY IS UNDER AN EXISTING LAND CONSERVATION CONTRACT RESO # 73-202; ARROYO RANCH; VOL. 1720; PAGE 432 DATE 4/17/73. THE CONTRACT HAS A MINIMUM PARCEL SIZE OF 160 ACRES. THE PROPOSED LOT LINE ADJUSTMENT WOULD NEED TO KEEP THE SAME OR MORE ACREAGE UNDER CONTRACT ON ONE OF THE RESULTING PARCELS (BASED ON THE LEGAL DESCRIPTION INCLUDED IN THE LAND CONSERVATION CONTRACT.) IF THE NEW PARCEL CONFIGURATION USES THE DIVIDING LINE BETWEEN THE CONTRACTED AND NON-CONTRACTED LAND, NO CHANGES TO THE EXISTING CONTRACT WOULD BE NEEDED. HOWEVER, IF THE PROPOSED PARCEL CONFIGURATION DOES NOT MATCH THE LEGAL DESCRIPTION OF THE LAND CONSERVATION CONTRACT, AN APPLICATION TO ADD LAND TO THE EXISTING CONTRACT WOULD LIKELY BE NECESSARY.

PROCESSING TIME WOULD DEPEND ON WHICH ENVIRONMENTAL REVIEW PROCESS (ND OR GRE) WOULD BE USED AND WHETHER AN AMENDMENT TO THE LAND CONSERVATION CONTRACT WOULD BE NECESSARY.

SUB2013-00062

RDD

Primary Parcel

Description:

PROP 2 CERTS OF COMPLIANCE



Parcel Summary Report For Parcel # 048-191-001

8/4/2014
1:56:55PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2014-00008

REC

Primary Parcel

Description:

LOT LINE ADJUSTMENT 2 LOT



Parcel Summary Report For Parcel # 048-191-002

8/4/2014
2:02:27PM

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 HIOJT RANCHES LLC
 PO BOX 360 ARROYO GRANDE CA 93421-0360
OWN HIOJT RANCHES LLC A CA LLC

Address Information

Status Address

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>
RHOSTMAN	0000	6P	South Cty. Plan	South County I				N		
APV.C14-	0042	1P	South Cty. Plan	South County I				Y	L2	
APV.C14-	0042	2P	South Cty. Plan	South County I				Y	L2	
RHOSTMAN	0000	5P	South Cty. Plan	South County I AG		FH		N		

Parcel Information

Status Description

Active RHO STA MAN PTN LTS 5 & 6

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS
SAN LUIS



Parcel Summary Report For Parcel # 048-191-002

8/4/2014
2:02:27PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 04

AREA NO. 21

Case Information

Case Number:

PRE2013-00040

Case Status:

MET

Related Parcel

Description:



Parcel Summary Report For Parcel # 048-191-002

8/4/2014
2:02:27PM

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DIVIDE PROPERTY INTO TWO PARCELS. PRE2013-00040

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CLINT- NOTES THAT THE PARCEL IS TOO FAR AWAY FROM THE END OF THE PUBLIC ROAD AND WOULDN'T MEET PRC 4290 / FIRE SAFE STANDARDS; WOULD NEED SECONDARY ACCESS WHICH IS NOT POSSIBLE—NO OTHER ROAD TO CONNECT TO BACK IN THIS AREA. OUTLINES THE NEED FOR FIRE SAFE ACCESS TO EACH BUILDING SITE PROPOSED WITH THE LOT LINE ADJUSTMENT.

PLANNING AND BUILDING

TERRY WAHLER — NOTES THAT THE PROPOSAL HAS SHIFTED FROM A POSSIBLE PARCEL MAP TO A LOT LINE ADJUSTMENT OF TWO EXISTING PARCELS. LANDOWNER WOULD NEED TO DOCUMENT AND VERIFY THAT TWO PARCELS EXIST SO THAT THERE ARE EXISTING PARCELS TO ADJUST AS REQUIRED BY THE SUBDIVISION MAP ACT. STAFF WOULD BE LOOKING AT THE REQUIRED FINDING THAT THE PROPOSED PARCEL CONFIGURATION IS EQUAL TO OR BETTER THAN THE EXISTING CONFIGURATION. THIS WOULD FOCUS ON ENVIRONMENTAL CONSTRAINTS, ARCHAEOLOGY, ACCESS, MINIMIZING SITE DISTURBANCE AND IMPACTS TO OAK TREES AND NATIVE VEGETATION. LANDOWNER NOTES THAT THERE WOULD BE NO NEW BRIDGE/CREEK CROSSING NEEDED SINCE THE PROPOSED ACCESS FOR THE RECONFIGURED PARCEL WOULD CONNECT TO THE PUBLIC ROAD AFTER IT CROSSES THE CREEK. STAFF NOTES THAT FOR A LOT LINE ADJUSTMENT WE WOULD NEED TO LOOK AT POTENTIAL BUILDING SITE(S) SO THE PROJECT DESCRIPTION WOULD NEED TO PROPOSE ONE OR MORE. THE SITE AND ACCESS TO THE SITES WOULD BE THE FOCUS OF THE ENVIRONMENTAL ANALYSIS, THE PLANNING ANALYSIS AND THE "EQUAL TO OR BETTER THAN FINDING".

DEPENDING ON WHERE THE PROPOSED BUILDING SITES ARE LOCATED THE FOLLOWING ENVIRONMENTAL STUDIES MAY BE NEEDED:

ARCHAEOLOGY REPORT

GEOLOGIC HAZARDS REPORT

BOTANICAL REPORT

BIOLOGY REPORT (ESPECIALLY IF A CREEK CROSSING IS PROPOSED)

WILLIAMSON ACT ISSUES

THE PROPERTY IS UNDER AN EXISTING LAND CONSERVATION CONTRACT RESO # 73-202; ARROYO RANCH; VOL. 1720; PAGE 432 DATE 4/17/73. THE CONTRACT HAS A MINIMUM PARCEL SIZE OF 160 ACRES. THE PROPOSED LOT LINE ADJUSTMENT WOULD NEED TO KEEP THE SAME OR MORE ACREAGE UNDER CONTRACT ON ONE OF THE RESULTING PARCELS (BASED ON THE LEGAL DESCRIPTION INCLUDED IN THE LAND CONSERVATION CONTRACT.) IF THE NEW PARCEL CONFIGURATION USES THE DIVIDING LINE BETWEEN THE CONTRACTED AND NON-CONTRACTED LAND, NO CHANGES TO THE EXISTING CONTRACT WOULD BE NEEDED. HOWEVER, IF THE PROPOSED PARCEL CONFIGURATION DOES NOT MATCH THE LEGAL DESCRIPTION OF THE LAND CONSERVATION CONTRACT, AN APPLICATION TO ADD LAND TO THE EXISTING CONTRACT WOULD LIKELY BE NECESSARY.

PROCESSING TIME WOULD DEPEND ON WHICH ENVIRONMENTAL REVIEW PROCESS (ND OR GRE) WOULD BE USED AND WHETHER AN AMENDMENT TO THE LAND CONSERVATION CONTRACT WOULD BE NECESSARY.

SUB2013-00062

RDD

Related Parcel

Description:

PROP 2 CERTS OF COMPLIANCE



Parcel Summary Report For Parcel # 048-191-002

8/4/2014
2:02:27PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2014-00008

REC

Related Parcel

Description:

LOT LINE ADJUSTMENT 2 LOT