



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/1/2015

TO: _____

FROM: Megan Martin(805-781-4163 or mamartin@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00058 COAL15-0036 CLARK – Proposed lot line adjustment between two parcels of 8.41 ac and 0.07 ac to 6.74 ac and 1.74 ac. Site location is 1653 Old Price Canyon Rd, San Luis Obispo. APNs: 044-131-024 and -025.

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

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 6.74 acres gross ; 1.74 acres gross

Number of existing lots, parcels or certificates: 1-1nonconforming Existing parcel sizes: 8.41 AC & 0.07 AC

What will the property be used for after division: P1-Com Retail & P2 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 09-0004

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: _____

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

North: hwy 227 & RR with farming South: Rail Road & RR

East: AG-Winery West: RR

Proposed water source: On-site well Shared well Other Community well

Community System - List the agency or company responsible for provision: Maxwellton Mutal Water Co

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 _____

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: _____

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".

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: All 8.41 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: Existing Structures
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: Highway 227

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 _____
 Commercial/Office - Explain 1 existing commercial building
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements? Yes No
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

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:

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: _____
- 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: 1042 Walnut St, San Luis Obispo, CA 93401
- 3. Location of nearest fire station: 4671 Broad St, San Luis Obispo, CA 93401
- 4. Location of nearest public transit stop: Broad at Marigold Center
- 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: AG, residential, general store
- 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: General store associated with DRC2004-00082
- 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.)

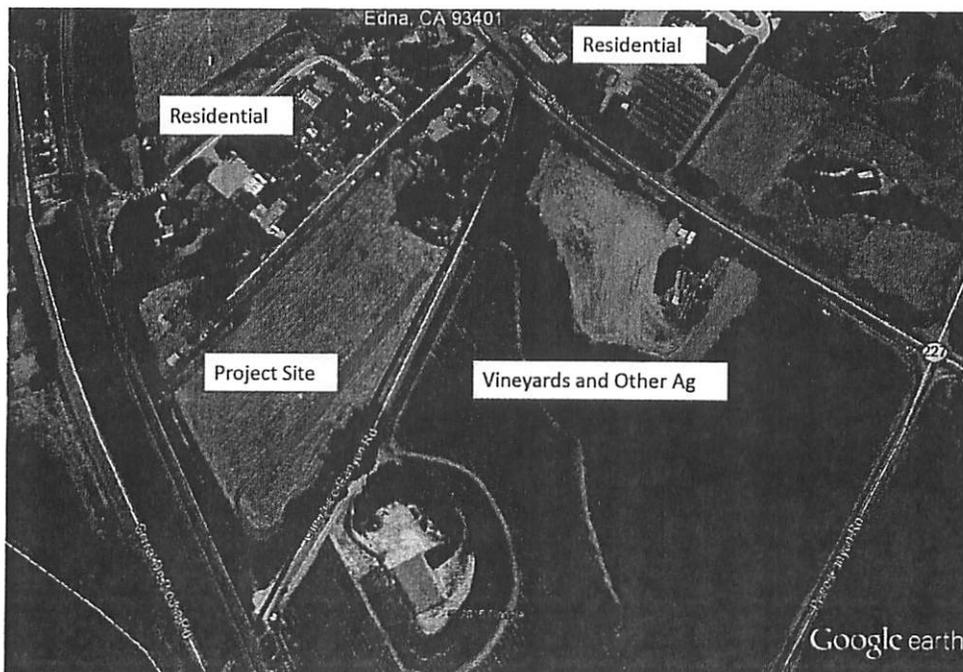
SUPPLEMENTAL STATEMENT Brad Clark & Pattea Torrance / Jeffrey Kocan Lot Line Adjustment COAL 15-0036

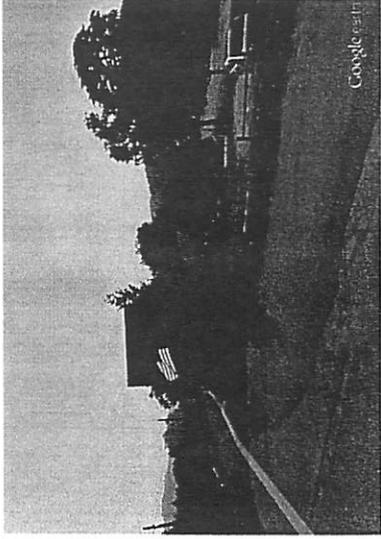
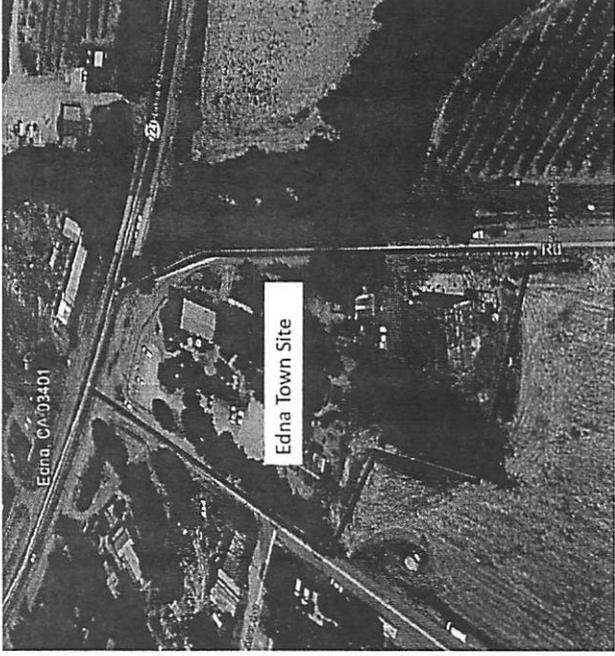
Proposal:

The lot line adjustment is proposing to adjust the lot lines between two existing lots. The existing parcels sizes are approximately 8.41 acres gross and 0.07 acres gross in size. The proposed parcel sizes are 6.74 acres gross and 1.74 acres gross in size respectively. The lot line adjustment is intended to encompass the existing structures on to a single parcel limiting the undeveloped land to a second parcel.

Project Site:

The site is in the Los Ranchos Edna Planning and bounded by Maxwellton Street, Old Price Canyon Road, Highway 227, and the Railroad. The property is covered by two land use categories, the front +/- 1 acre portion of the site (north) is within the Commercial Retail land use category and the remaining portion of the site is within the Residential Suburban land use category. There is larger lot residential uses to the north and west, the railroad to the south, and a vineyard and other agriculture uses to the east. The property includes the Old Edna townsite, the Old Edna townsite includes the historic Old Edna store and various other outbuildings currently used for commercial retail and residential uses. The remaining acreage is open land and is currently vacant.

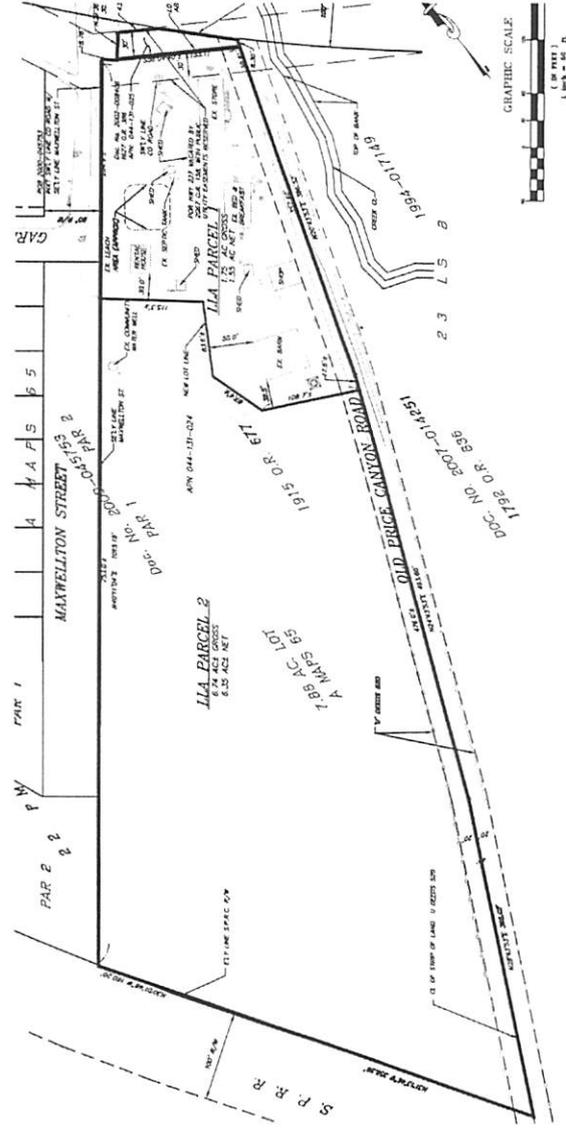




Existing Parcel Configuration:

Parcel 1: Certificate of Compliance 2014 OR 010711: *Pattea Torrance and Jeffrey Kocan*
 The existing parcel is 0.07 acres (APN 044-131-025), is a non-conforming lot. This lot is a portion of Highway 227 that was vacated and abandoned. The property is vacant, no buildings or structures are located on the property. The parcel fronts on Highway 227.

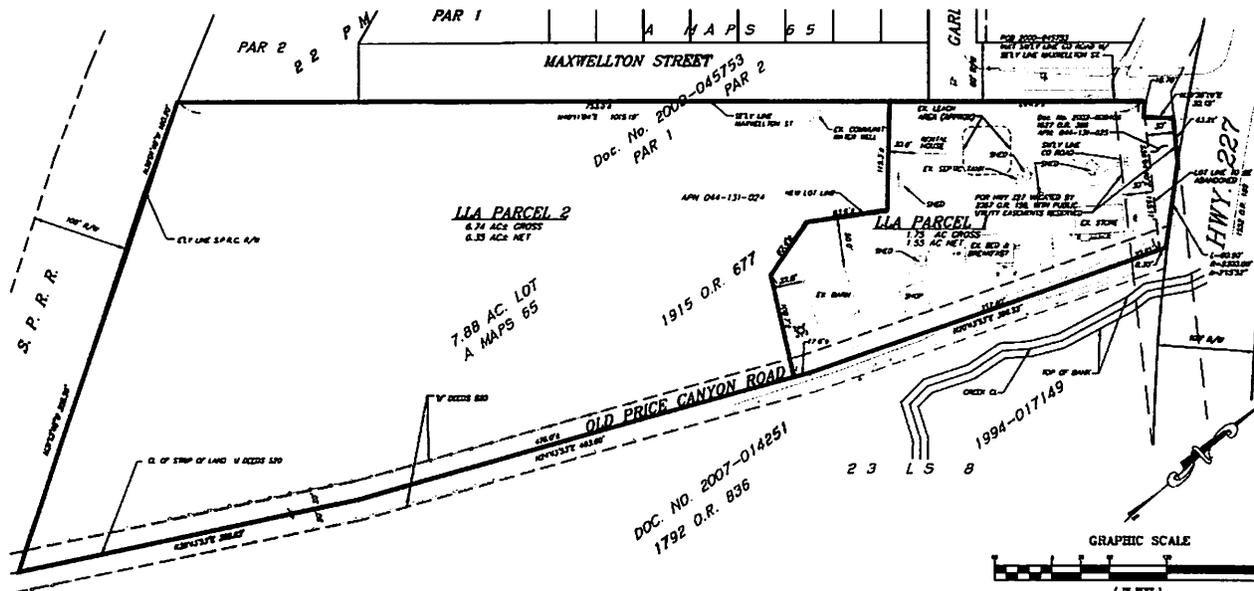
Parcel 2: 2000 OR 045753: *Clark / Pattea Torrance and Jeffrey Kocan*
 The existing legal parcel is 8.41 acres (APN 044-131-024). Current uses on the site are commercial retail related uses. Structures consist of an existing shop, commercial building used for wine tasting (Old Edna Store), a house, bed & breakfast, barn and shed.



Proposed Configuration:

The LLA is intended to create lots that are better suited to the existing improvements/access as well as create lots that will support a more efficient use of the land. Further, the proposed LLA will result in two lots that conform to minimum required parcel size for the respective land use categories.

- The adjustment will enlarge the smaller .07 acre parcel to encompass the structures that are relevant to the Edna townsite resulting in a 1.74 acre parcel. This will enable the parcel that includes the Edna store to have property frontage on Highway 227 and the parcel line will follow the historic Edna townsite envelope thereby ensuring the historical elements are preserved on a single parcel.
- The second parcel will be adjusted to include the remaining acreage of the property (6.74 acres) that is vacant.



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:

- The lot line adjustment does not create any more development potential than exists today. One house could be built on the Residential Suburban portion of the parcel under the current configuration. The proposed configuration will not reduce or increase

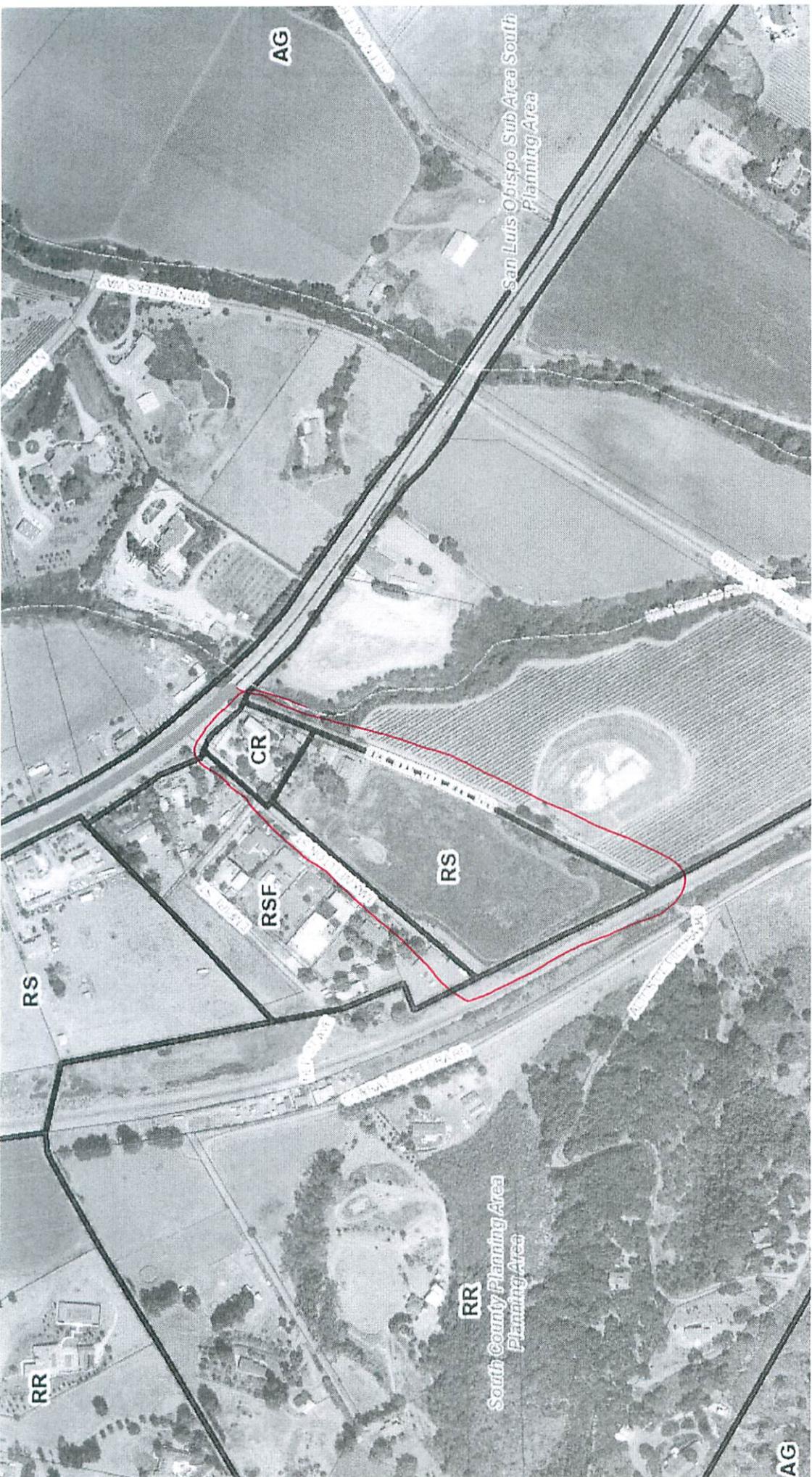
allowed residential density. From a zoning perspective, this is equal to the existing situation.

- The lot line adjustment will reconfigure the lots so that existing Parcel 1 will conform to minimum parcel size requirements. From a zoning perspective the adjustment is better than the existing situation.
- The lot line adjustment will reconfigure the parcels so that the commercial uses on proposed Parcel 1 will have frontage on Highway 227. From a design perspective the adjustment is better than the existing situation.
- The lot line adjustment will consolidate the existing structures and uses related to the historic Edna townsite will be consolidated on a single parcel. From a land use perspective the adjustment 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 Categorical Exemption (Class 5) pursuant to CEQA because the project is a minor adjustment of land and the project will not negatively impact agricultural resources will not increase the development potential and will not have an impact on the environment and sensitive environmental resources.





Parcel Summary Report For Parcel # 044-131-024

5/21/2015
3:24:01PM

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 CLARK BRAD
 PO BOX 52 CAMBRIA CA 93428-0052

OWN KOCAN JEFFREY D

OWN TORRENCE PATTEA A

Address Information

| <u>Status</u> | <u>Address</u> |
|---------------|--------------------------------|
| P | 01653 OLD PRICE CANYON RD EDNA |
| P | 01695 OLD PRICE CANYON RD EDNA |
| P | 01655 OLD PRICE CANYON RD EDNA |
| P | 01616 MAXWELLTON ST EDNA |

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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| 044131 | 024 | 0001 | Los Ranchos Ed | San Luis Obis | AR | | | N | VP | E030404 |
| TNMAX | UN# | PTN | Los Ranchos Ed | San Luis Obis | CR | RS | FH | Y | | |

Parcel Information

| <u>Status</u> | <u>Description</u> |
|---------------|----------------------|
| Active | TN MAX PTN & ABD HWY |

Notes

THIS IS A LEGAL PARCEL PER APPROVAL OF MINOR USE PERMIT DRC2004-00082. JSM OK TO DO GENERAL OUTDOOR RETAIL SALES IN THE CR PART OF THIS LOT. SELLING ANTIQUES ONCE A MONTH. ALL PARKING MUST BE ON SITE. SWC/KB 6/27/13

Tax Districts

SAN LUIS COASTAL
 SAN LUIS OBISPO JT(27,40)
 SAN LUIS



Parcel Summary Report For Parcel # 044-131-024

5/21/2015
3:24:01PM

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:

95422 FNL Primary Parcel

Description:

RE-ROOF SFD

96528 FNL Primary Parcel

Description:

UPGRADE ELECTRICAL SERVICE TO OLD STORE BUILDING

97206 FNL Primary Parcel

Description:

REPLACE & UPGRADE ELECTRICAL SERVICE TO 200A

A5584 FNL Primary Parcel

Description:

ELECTRIC METER/200 AMP

COD2003-00404 CLD Primary Parcel

Description:

USE PERMIT VIOLATION

COD2013-00055 CLD Primary Parcel

Description:

REPORTED SAND IMPORTATION

DRC2004-00082 APV Primary Parcel

Description:

MUP/COMMERCIAL INLAND EXISTING DELI WITH DELI USE SEATING-BELOW ABOVE - GALLERY AND MEETING HALL(ASSEMBLY 50 OR LESS PPL)

P010480Z APP Primary Parcel

Description:

CABINS AND COTTAGES

P020013Z APP Primary Parcel

Description:

RETAIL ANTIQUES & ART DBA OLD EDNA GALLERY

P020564Z APV Primary Parcel

Description:

DBA FIALA'S CHOCO-LATTE



Parcel Summary Report For Parcel # 044-131-024

5/21/2015
3:24:01PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P970564Z APP Primary Parcel

Description:

REPLACING ANTIQUE STORE WITH NEW ANTIQUE STORE

P980665Z APP Primary Parcel

Description:

RETAIL ANTIQUES DBA VICKI KAM'S ANTIQUES

P990692Z APP Primary Parcel

Description:

VINTAGE FURNISHINGS & ACCESSORIES DBA WELL...LA DE LA!

PMT2002-15410 EXP Primary Parcel

Description:

5 NEW SINKS & 2 FLOOR DRAINS

PMT2005-02599 FNL Primary Parcel

Description:

BARRIER REMOVAL PER PLANS - RCC \$3,000

SEP2009-00015 ISS Primary Parcel

Description:

Septic Inspection

SUB2014-00058 REC Primary Parcel

Description:

LLA BETWEEN 2 PARCELS FROM 8.41 AC AND 0.07 AC TO 6.74 AC AND 1.74 AC.

ZON2003-00635 APV Primary Parcel

Description:

BED AND BREAKFAST

ZON2003-00636 REC Primary Parcel

Description:

BED AND BREAKFAST

ZON2006-00122 APV Primary Parcel

Description:

RETAIL FOOD, ANTIQUES, GIFTS, EXPRESSO AND DELI

ZON2007-00780 APV Primary Parcel

Description:

ANTIQUES, GIFTS

ZON2008-00741 APV Primary Parcel

Description:

SUBSTITUTE THE CURRENT APPRVD ANTIQUE STORE WITH A TASTING ROOM AND GIFT SHOP (635SF). THE DELI WOULD CONTINUE TO OPERATE 'AS IS'



Parcel Summary Report For Parcel # 044-131-024

5/21/2015
3:24:01PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2012-00710

APV

Primary Parcel

Description:

VACATION RENTAL-FOR HOUSE IN THE BACK.

S000098T

WIT

Related Parcel

Description:

TRACT MAP- PROPOSAL FOR 8 LOTS



Parcel Summary Report For Parcel # 044-131-025

5/21/2015
3:24:20PM

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 KOCAN JEFFREY D
263 ESPARTO AVE SHELL BEACH CA 93449-1916
OWN TORRENCE PATTEA A

Address Information

Status Address
P 00000 EDNA RD EDNA

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.C14- | 0019 | 0001 | | | | | | N | | |

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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| STRATNRS | 0000 | Z-PT | Los Ranchos Ed | San Luis Obis | CR | FH | AR | Y | | |

Parcel Information

Status Description
Active RHO COR DE P PTN ABD HWY

Notes
THIS IS A VALID LEGAL REMAINDER FROM 2067 OR 158 HIGHWAY ABANDONMENT.

Tax Districts
SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
SAN LUIS
NO. 04



Parcel Summary Report For Parcel # 044-131-025

5/21/2015
3:24:20PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

Case Information

Case Number:

Case Status:

SUB2013-00050

RDD

Primary Parcel

Description:

PROP 1 CERT OF COMPLIANCE

SUB2014-00058

REC

Related Parcel

Description:

LLA BETWEEN 2 PARCELS FROM 8.41 AC AND 0.07 AC TO 6.74 AC AND 1.74 AC.