SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 1/24/08

TO: _____

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2007-00113 Sullivan/ MUP- New SFR located Avlia Beach Drive, in Avila Beach. APN: 076-196-011.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 2/8/08 please

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

_____

_____

_____

Date	Name	Phone

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

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

DRC2007-00113 SULLIVAN MARK

MINOR USE PERMIT

NEW SFR

ATION FORM

ing and Building File No _____

SLB/ AVLB RTH

CAZ CSC LCP REC VSA 'LY

Permit. ☐ Plot Plan

☐ Zoning Clearance ☐ Site Plan ☒ Minor Use Permit

☐ Conditional Use Permit/Development Plan ☐ Variance

☐ Surface Mining/Reclamation Plan ☐ Curb, Gutter & Sidewalk Waiver

☐ Other ☐ Modification to approved land use permit

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

☐ Landowner Name _____ Daytime Phone _____

Mailing Address _____ Zip _____

Email Address: _____

☒ Applicant Name MARK SULLIVAN Daytime Phone _____

Mailing Address P.O. BOX 2515 Zip 93424

Email Address: _____

☒ Agent Name AAC - JOHN MACK Daytime Phone _____

Mailing Address 1141 HIGHLAND AVE Zip 93433

Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 6,000 ϕ Assessor Parcel Number(s): 076-196-011 LOT 6, THE COLONY AT AVILA

Legal Description: COAL 96-0112

Address of the project (if known): _____

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

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

VACANT

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): NEW SINGLE FAMILY RESIDENCE

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date 1-18-08

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

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

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):_____ identified as Assessor Parcel Number _____for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: SINGLE FAMILY RESIDENCE specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.

2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.

3. If prior notice is required for an entry to survey or inspect the property. Please contact:

   Print Name:_____

   Daytime Telephone Number:_____

4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

Person or entity granting consent:
Print Name: Christine Hexter
Print Address: 213 Fair View Dr.
Daytime Telephone Number:
Signature of landowner: Christine Hexter Date: 1-18-08

Authorized agent:
Print Name: JOHN MACK - AAC
Print Address: 1141 HIGHLAND WAY
Daytime Telephone Number:
Signature of authorized agent: John F. Mack Date: 1.14.08

LAND USE PERMIT APPLICATION

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

Type of project: ☐ Commercial ☐ Industrial ☒ Residential
☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: EXISTING ONE-WAY PRIVATE DRIVE

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?: _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: AVILA BEACH DRIVE South: PARKING LOT
East: VACANT West: VACANT

For all projects answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 2254 sq. feet 37.5 % Landscaping: 2546 sq. feet 42.5 %
Paving: 1200 sq. feet 20 % Other (specify) _____
Total area of all paving and structures: 3,454 ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: NA. ☐ sq. feet ☐ acres
Number of parking spaces proposed: 3 Height of tallest structure: 25'-3"
Number of trees to be removed: NONE Type: _____
Setbacks: Front 25' Right 5' Left 5' Back 10'

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

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

Fire Agency: - List the agency responsible for fire protection: CDF

For commercial/industrial projects answer the following:
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet
For residential projects, answer the following:
Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

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

1. Describe the topography of the site:
   - Level to gently rolling, 0-10% slopes: 3/4 OF SITE ~~acres~~
   - Moderate slopes of 10-30%: _____ acres
   - Steep slopes over 30%: _____ ~~acres~~ 1/4 OF SITE
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: AVILA BEACH DRIVE

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 _____
   ☐ Industrial: explain _____
3. What is the expected daily water demand associated with the project? 65/gal
4. How many service connections will be required? 1
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? N.A.
   ☐ Yes ☐ No If yes please attach
7. Does water meet the Health Agency's quality requirements?
   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 _____ GPM
   ☐ 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 filed to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility or 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: AT SITE
   Location of connection: _____
2. What is the amount of proposed flow? 65 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: SOUTH COUNTY SANITARY SERVICE, INC.
3. Where is the waste disposal storage in relation to buildings? GARAGE
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT
2. Location of nearest police station: 1000 Bello St., Pismo Beach
3. Location of nearest fire station: 701 Rockaway, Grover Beach
4. Location of nearest public transit stop: Avila Ocean Park
5. Are services (grocery / other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? 300 ft feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: NONE
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.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
   ☐ Yes ☐ No
   If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
If yes, please describe in detail: _____

8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
☐ Yes ☐ No If yes, please specify what you are proposing _____

11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? ☐ Yes ☐ No
If yes, please describe _____

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is 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: _____

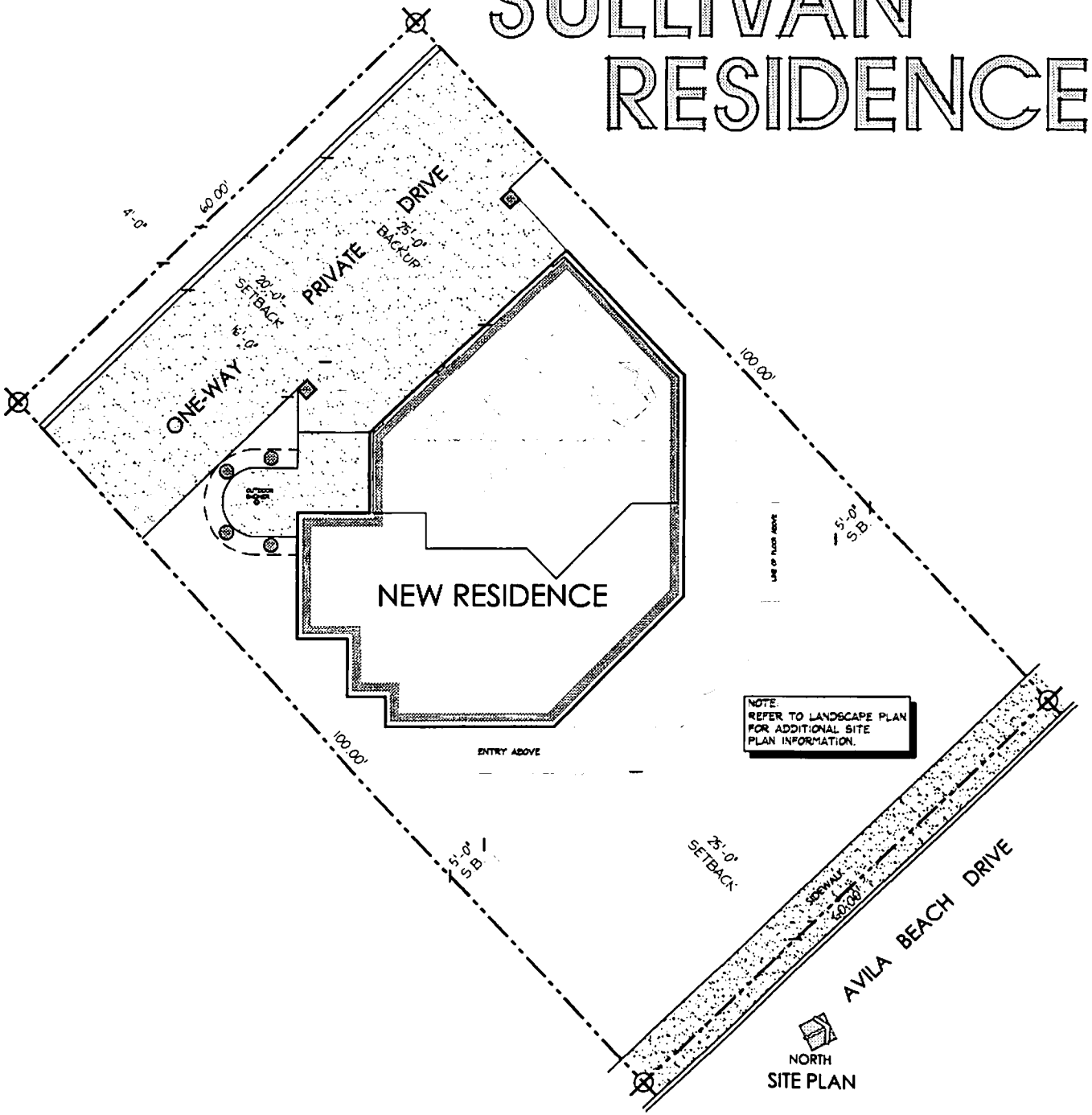
3. Are you aware of any previous environmental determinations for all or portions of this property? ☐ Yes ☐ No
   If yes, please describe and provide "ED" number(s): _____

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 department staff currently assigned in either current planning or the environmental division)

SULLIVAN RESIDENCE



SITE PLAN

SHEET INDEX

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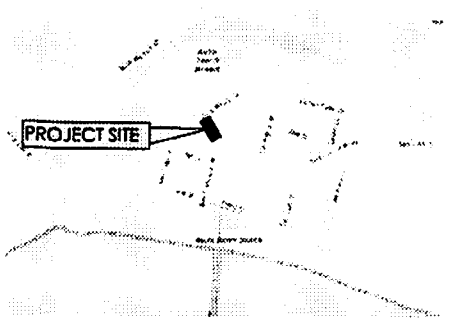
PROJECT DATA

DEVELOPMENT PERMIT:	COAL 96-012
ZONE:	RECREATION
DESCRIPTION:	THE COLONY AT AVILA - LOT 6
SITE AREA:	60 X 100 6,000SF
NUMBER OF STORIES:	TWO PLUS A BASEMENT
LOT COVERAGE:	2,254SF
PRIVATE DRIVE AREA:	1,200 SF
LANDSCAPE AREA/FLATWORK:	2,546SF
BUILDING AREA:	
LIVING AREA	
BASEMENT FLOOR	370 SF
FIRST LEVEL FLOOR	1,517 SF
SECOND FLOOR	984 SF
TOTAL	2,871 SF
GARAGE/STORAGE AREA	490 SF
LIVING ROOM DECK AREA	627 SF
BEDRROM DECK AREA:	70 SF
COVERED PORCH AREAS:	250 SF
MAX. BUILDING HEIGHT:	35' FROM EXISTING AVERAGE GRADE
PROPOSED HEIGHT:	25'-3"
PARKING PROVIDED:	3 COVERED STALLS
COUNTY REQ'D SETBACKS:	
FRONT-	25'-0"
INTERIOR SIDE-	5'-0"
REAR-	10'-0"

VICINITY MAP



AAC

C 21466

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custom homes & commercial

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revisions
date
1/7/08 OWNER REVISIONS

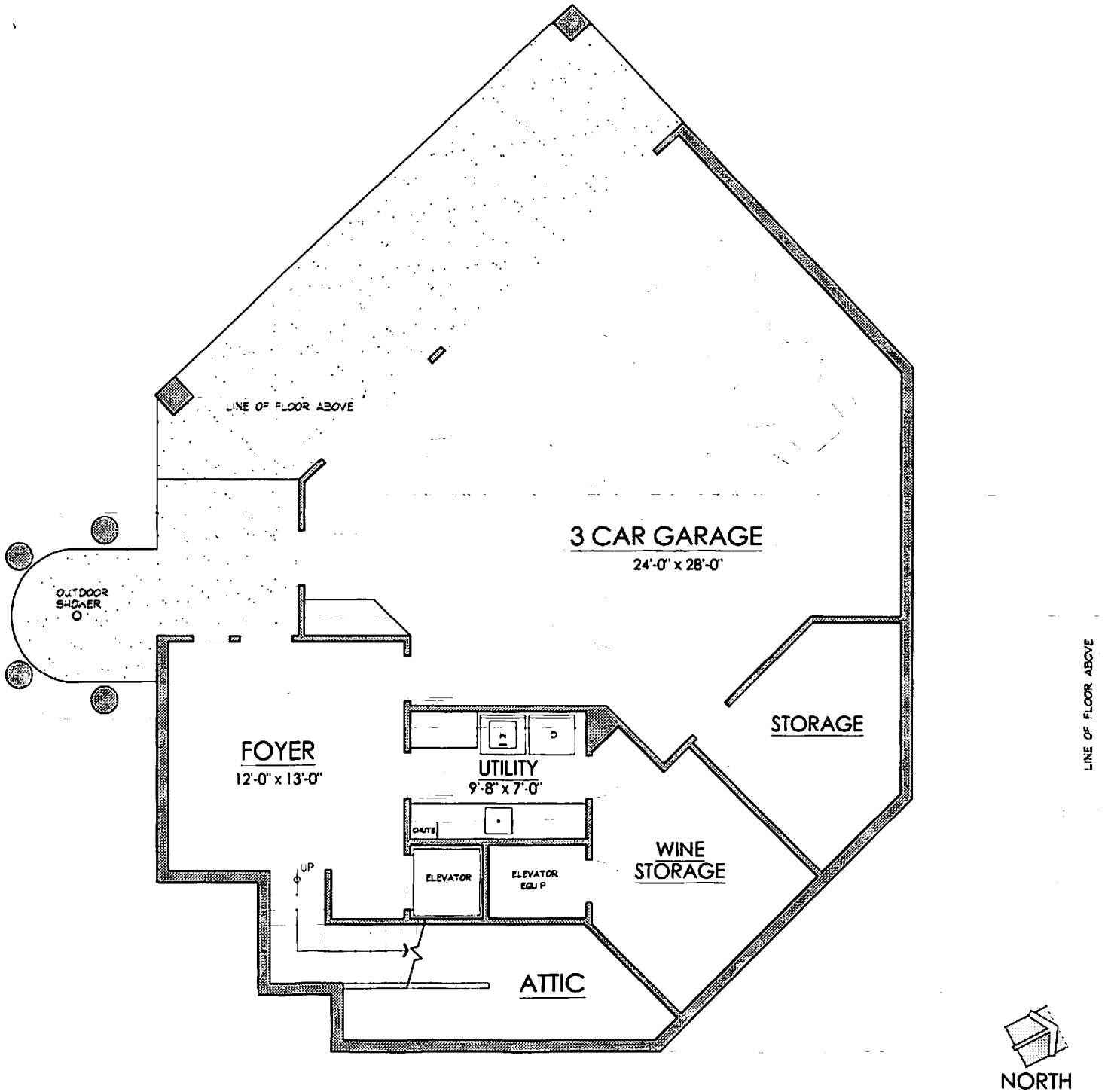
Project:
SULLIVAN RESIDENCE
COLONY AT AVILA, LOT 6
AVILA BEACH, CA

OWNER
MARK SULLIVAN
3160 LUPINE CANYON ROAD
AVILA BEACH, CA 93424
PH (805) 773 4114

date printed DEC. 04, 2007
drawn by John F. Mack
project number 07-14
scale 1/8"=1'-0"

TITLE PAGE/ SITE PLAN
drawing
A1
of

The general design, arrangement, dimensions, lines, details and specifications shown on these drawings and all ideas, designs, arrangements and plans indicated or represented by these drawings are the property of the Architect and shall not be used for any purpose other than the specific project for which they have been prepared and developed, without the written consent of the Architect. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.



BASEMENT FLOOR PLAN

AAC

C 21468

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date printed DEC. 04 2007
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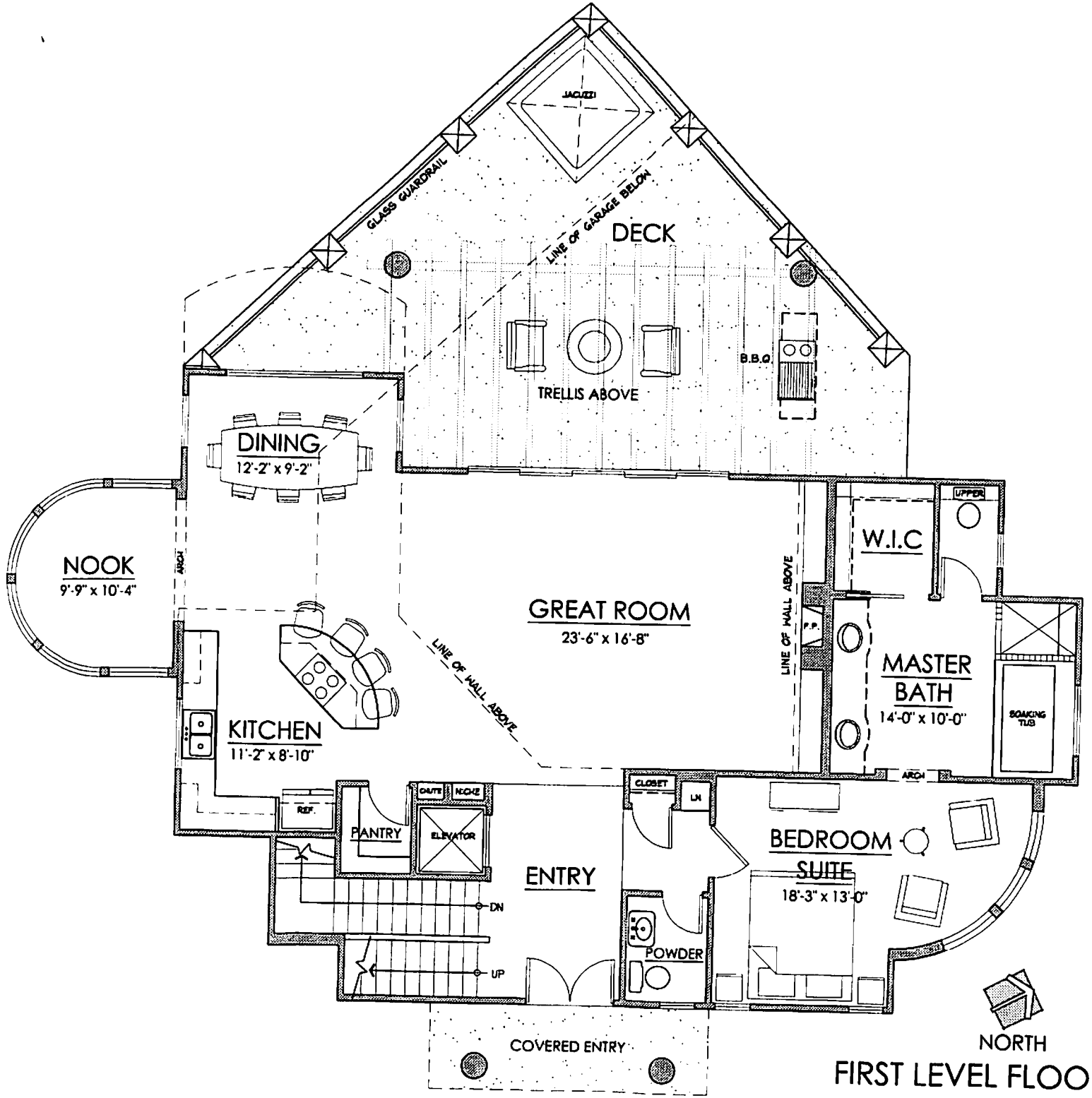
project number 07 14
scale 1/4"=1'-0"

BASEMENT FLOOR PLAN

drawing A2

of



FIRST LEVEL FLOOR PLAN

AAC

C 21488

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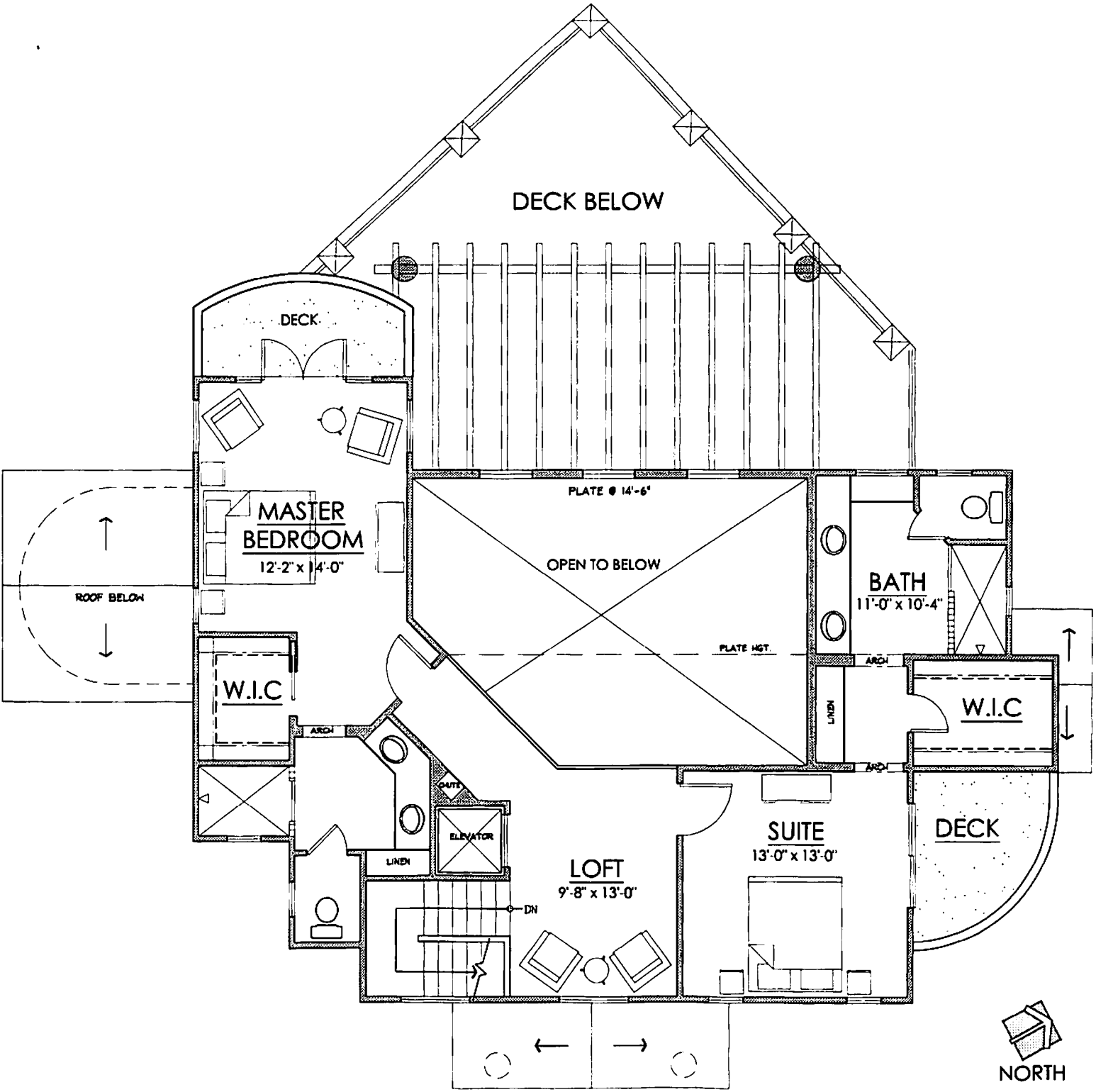
FIRST LEVEL FLOOR PLAN

drawing
A3



SECOND LEVEL FLOOR PLAN

AAC

C 21486

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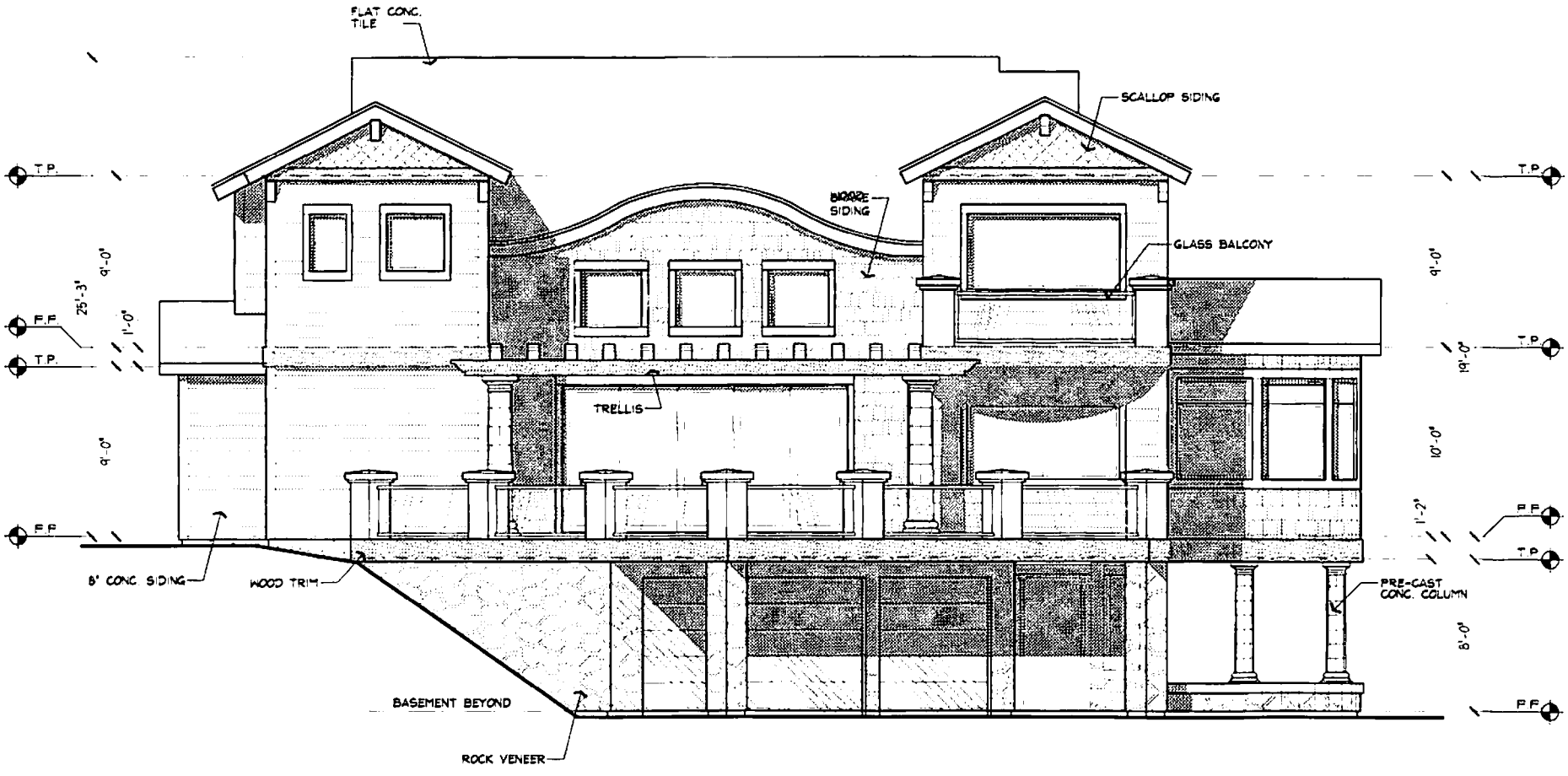
STREET LEVEL FLOOR PLAN

drawing
A4

___ of ___



WEST ELEVATION

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WEST ELEVATION
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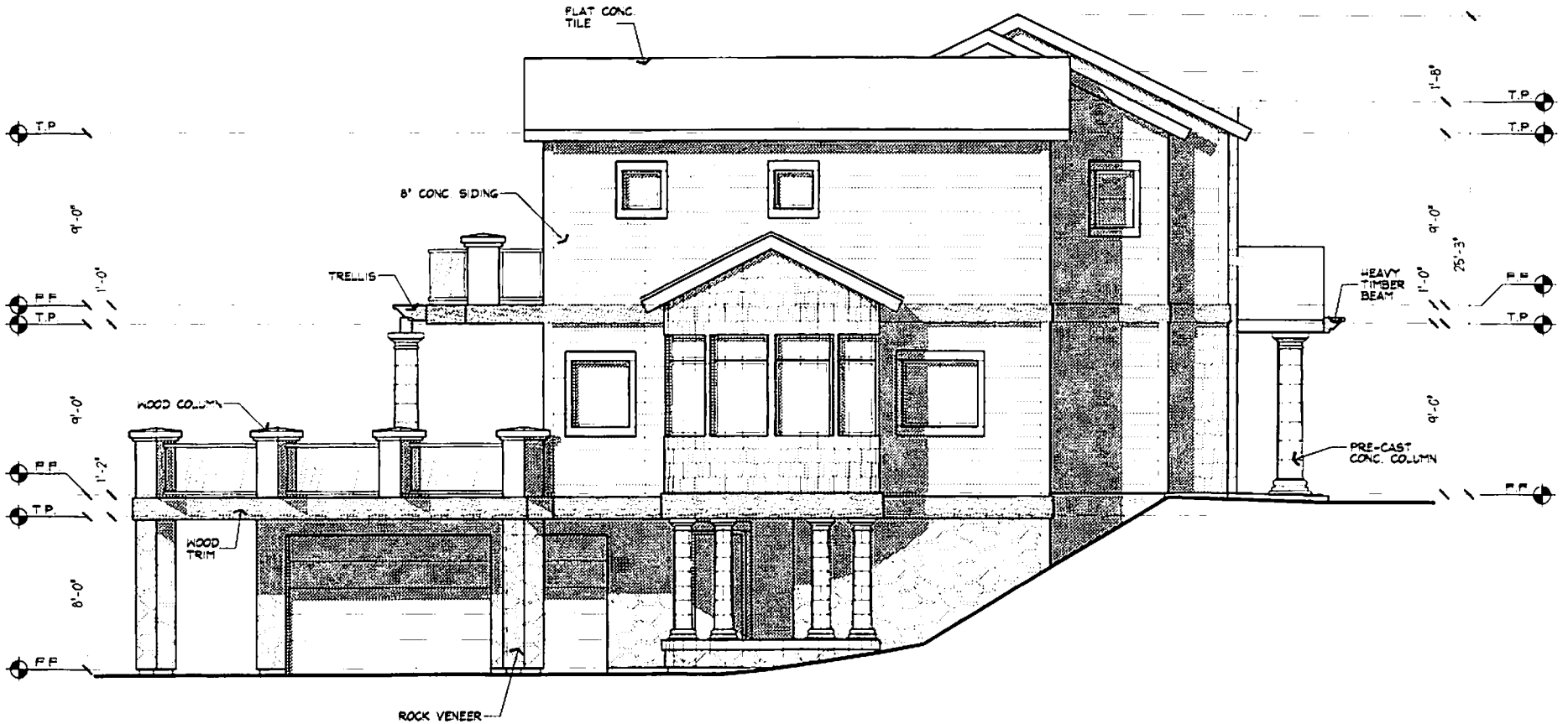

SOUTH ELEVATION

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SOUTH ELEVATION
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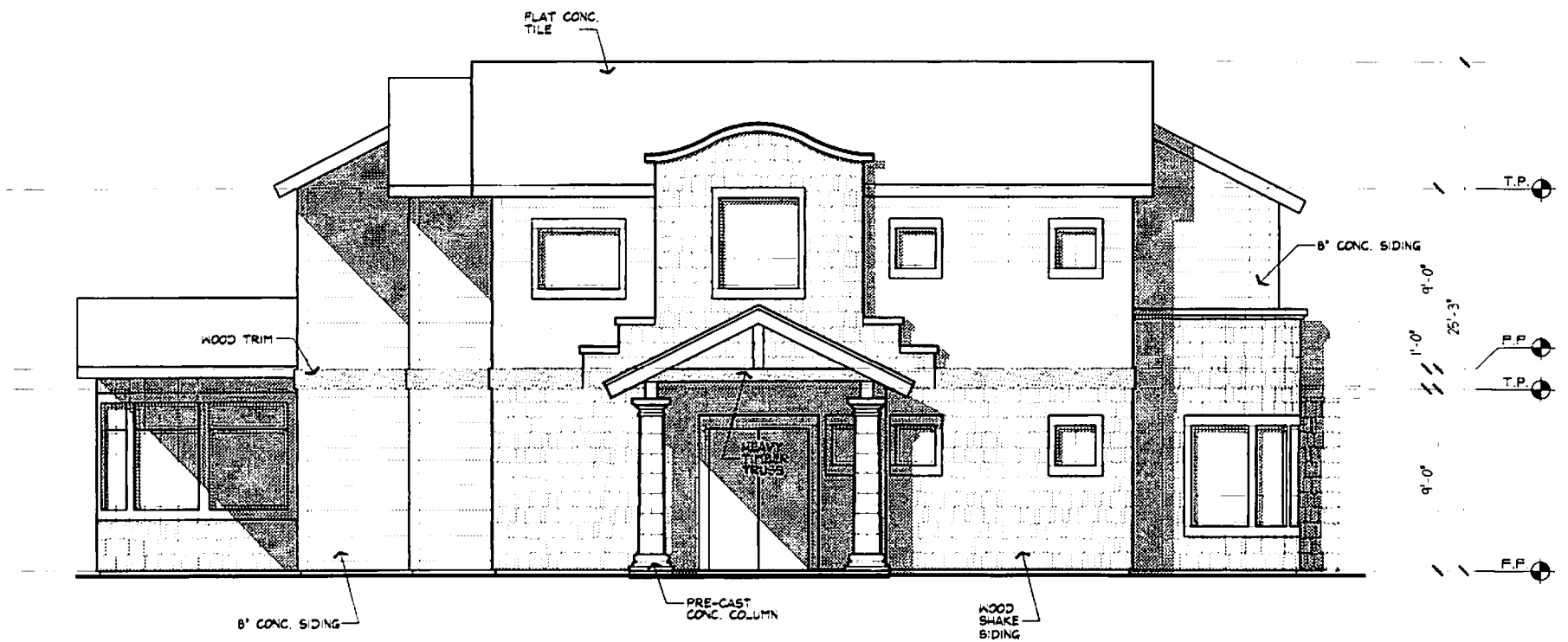

EAST ELEVATION

AAC

C 21408

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EAST ELEVATION
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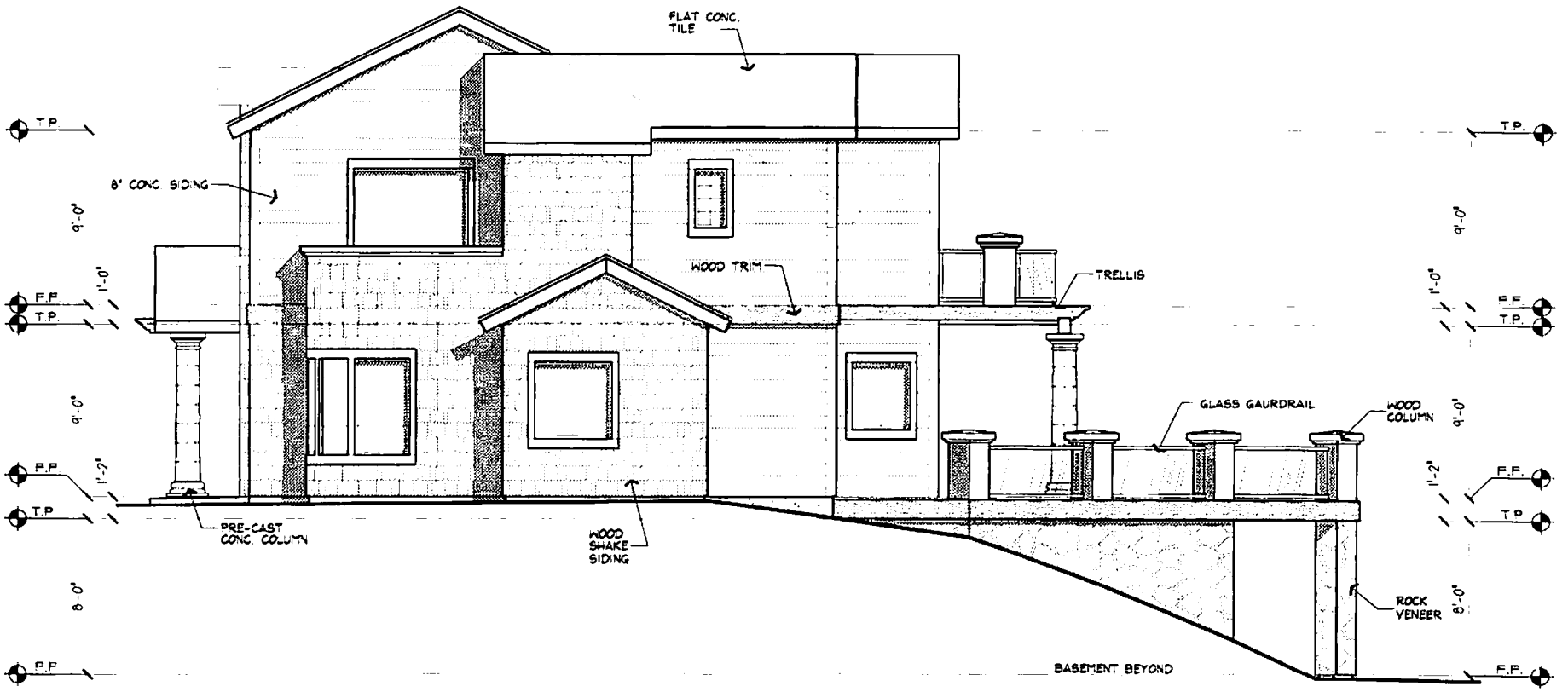

NORTH ELEVATION

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JohnMackAAC@aol.com

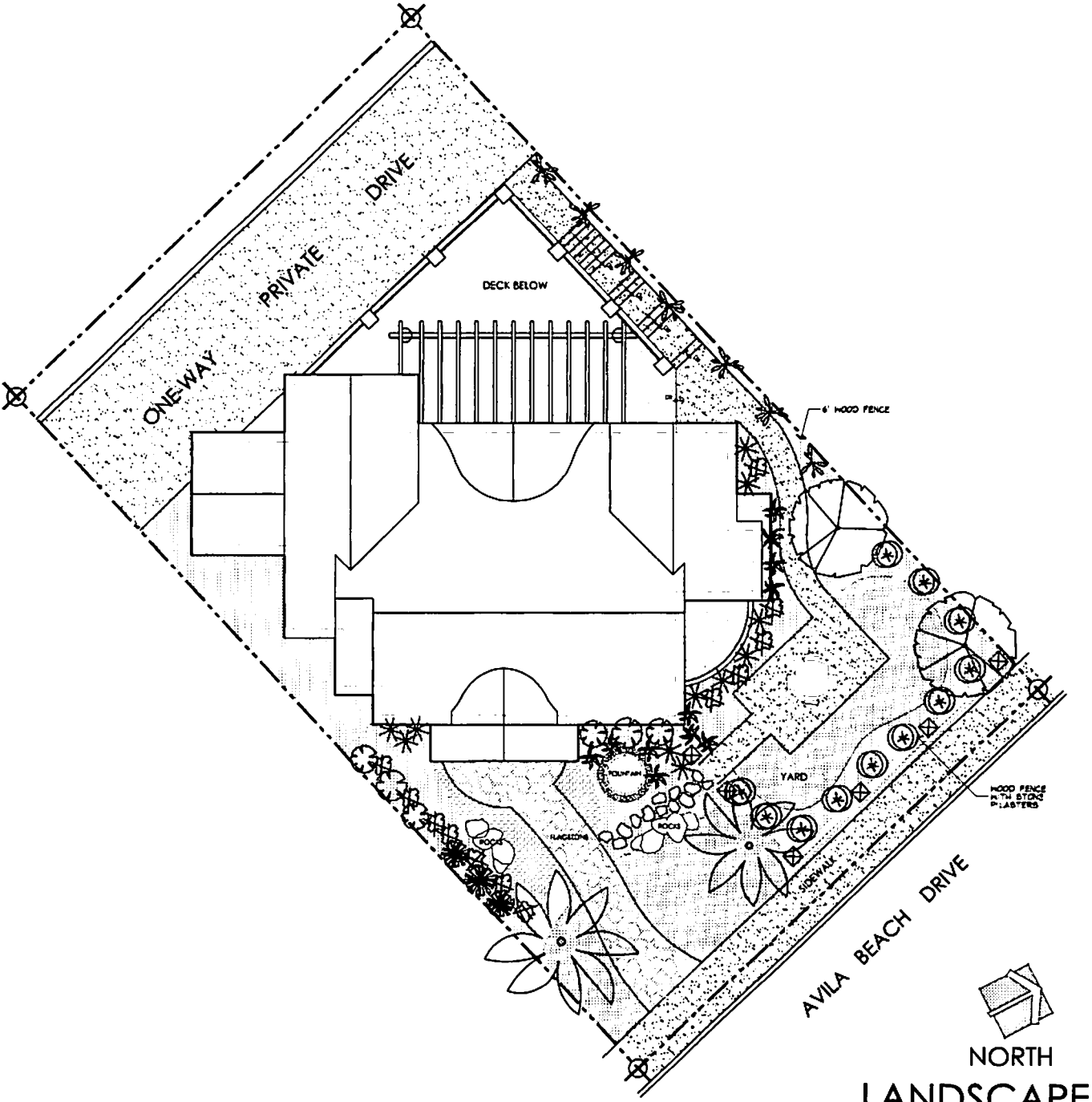
revisions
date
1/7/08 OWNER REVISIONS

Project:
SULLIVAN RESIDENCE
COLONY AT AVILA, LOT 6
AVILA BEACH, CA

OWNER
MARK SULLIVAN
3160 LUPINE CANYON ROAD
AVILA BEACH, CA 93424
PH: (805) 773 4114

date printed DEC. 04. 2007
drawn by John F. Mack
project number 07 14
scale 1/4"=1' 0"

NORTH ELEVATION
drawing
A8
of



NORTH

LANDSCAPE PLAN

PLANTING LEGEND

TYPE	COMMON NAME BOTANICAL NAME	SIZE	QUANTITY
TREES			
	'MEXICAN FAN PALM' WASHINGTONIA ROBUSTA	15 GAL.	2 TOTAL
	'PURPLE LEAF PLUM' PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	15 GAL	2 TOTAL
SHRUBS			
	'ROSE BUSH' CISSUS ANTARTICA	1 GAL.	11 TOTAL
	'ROYAL FERN' OSMUNDA REGALIS	1 GAL.	6 TOTAL
PERENNIALS			
	'BIRD OF PARADISE' STRELITZIA REGINAE	1 GAL.	3 TOTAL
	'DWARF DAYLILY' HEMEROCALLIS HYBRID	1 GAL.	22 TOTAL
	BEGONIA BEGONIA "RICHMONDENSIS"	1 GAL.	12 TOTAL
	BIG BLUE LILY TURF LIRIOPE MUSCARI	1 GAL.	7 TOTAL
	STAR JASMINE TRACHELOSPERMUM JASMINIODES	1 GAL.	4 TOTAL
GROUND COVER			
	GRASS	N/A	N/A
	GRAVEL	N/A	N/A
	'TRAILING GAZANIA' GAZANIA 'MITSUWA WHITE'	FROM FLATS @ 12" o.c	
	'FLOWER CARPET RED' GROUNDCOVER ROSE' ROSA X 'NOARE'	N/A	N/A
	'FLOWER CARPET WHITE' GROUNDCOVER ROSE' ROSA X 'NOASHNEE'	N/A	N/A

AAC
C 21466
1141 HIGHLAND WAY
GROVER BEACH, CA 93433
custom homes & commercial
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JohnMackAAC@aol.com

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DEC 04 2007
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07-14
scale
1/8"=1'0"

LANDSCAPE PLAN
drawing
L1
of

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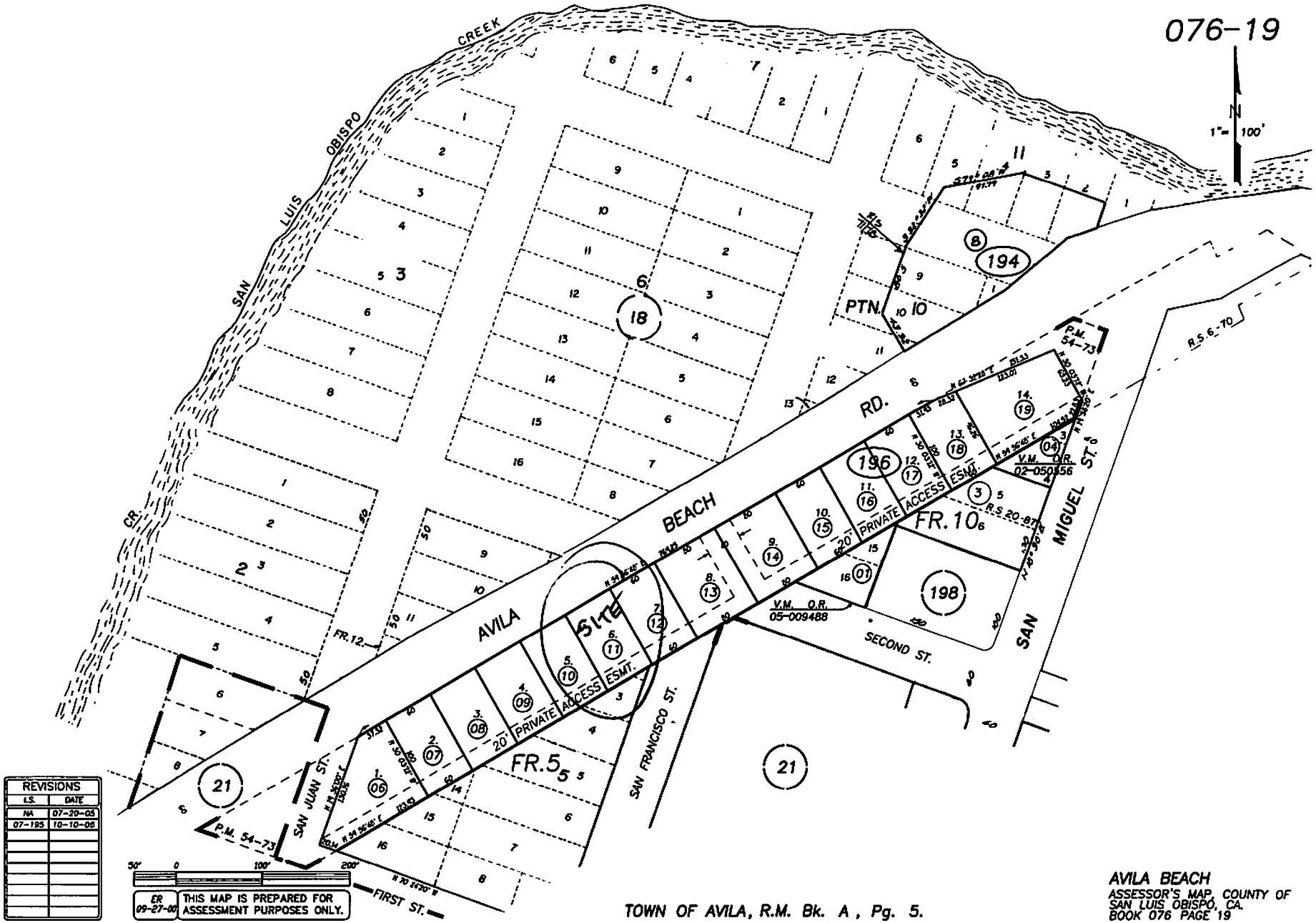
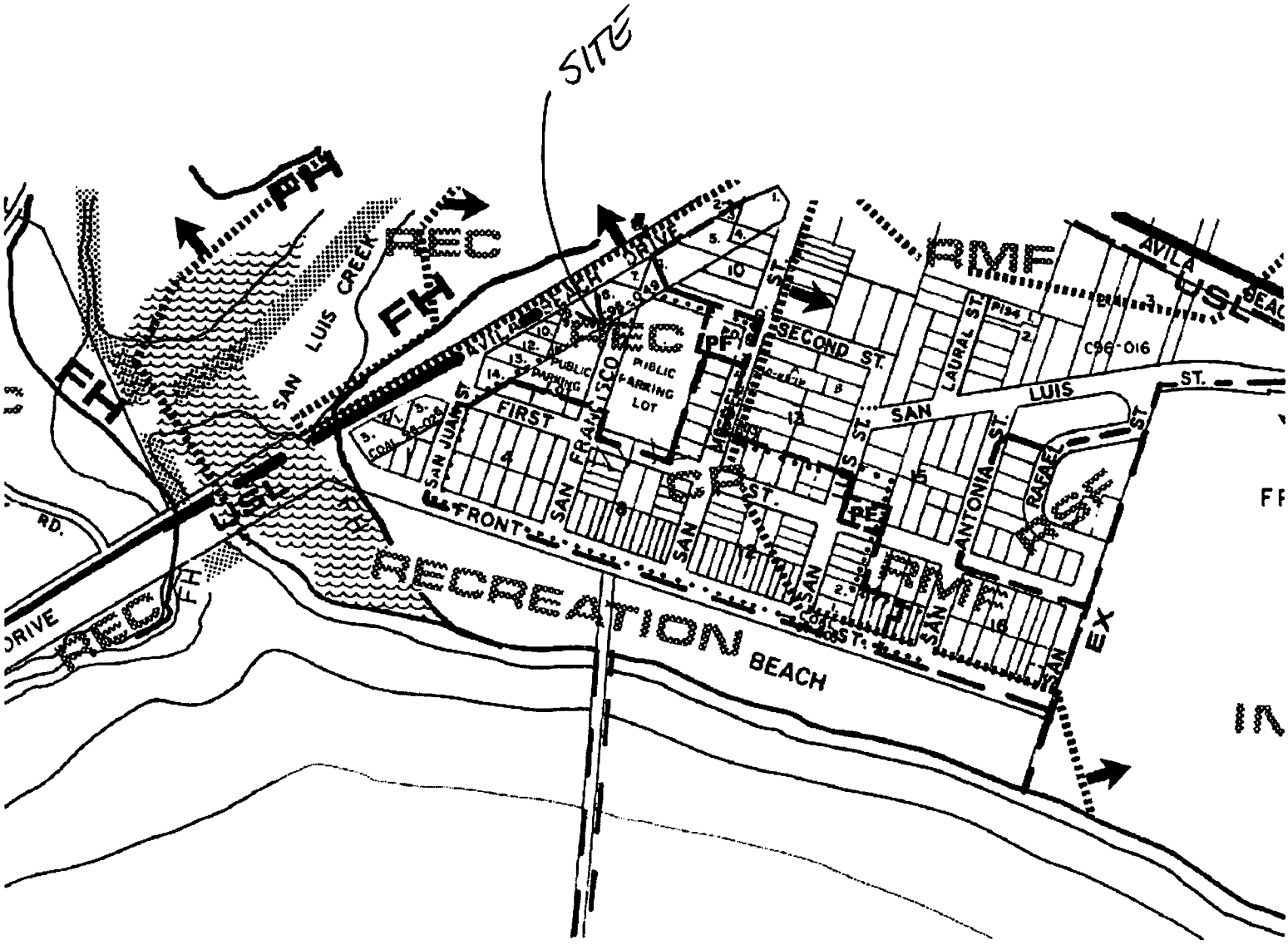
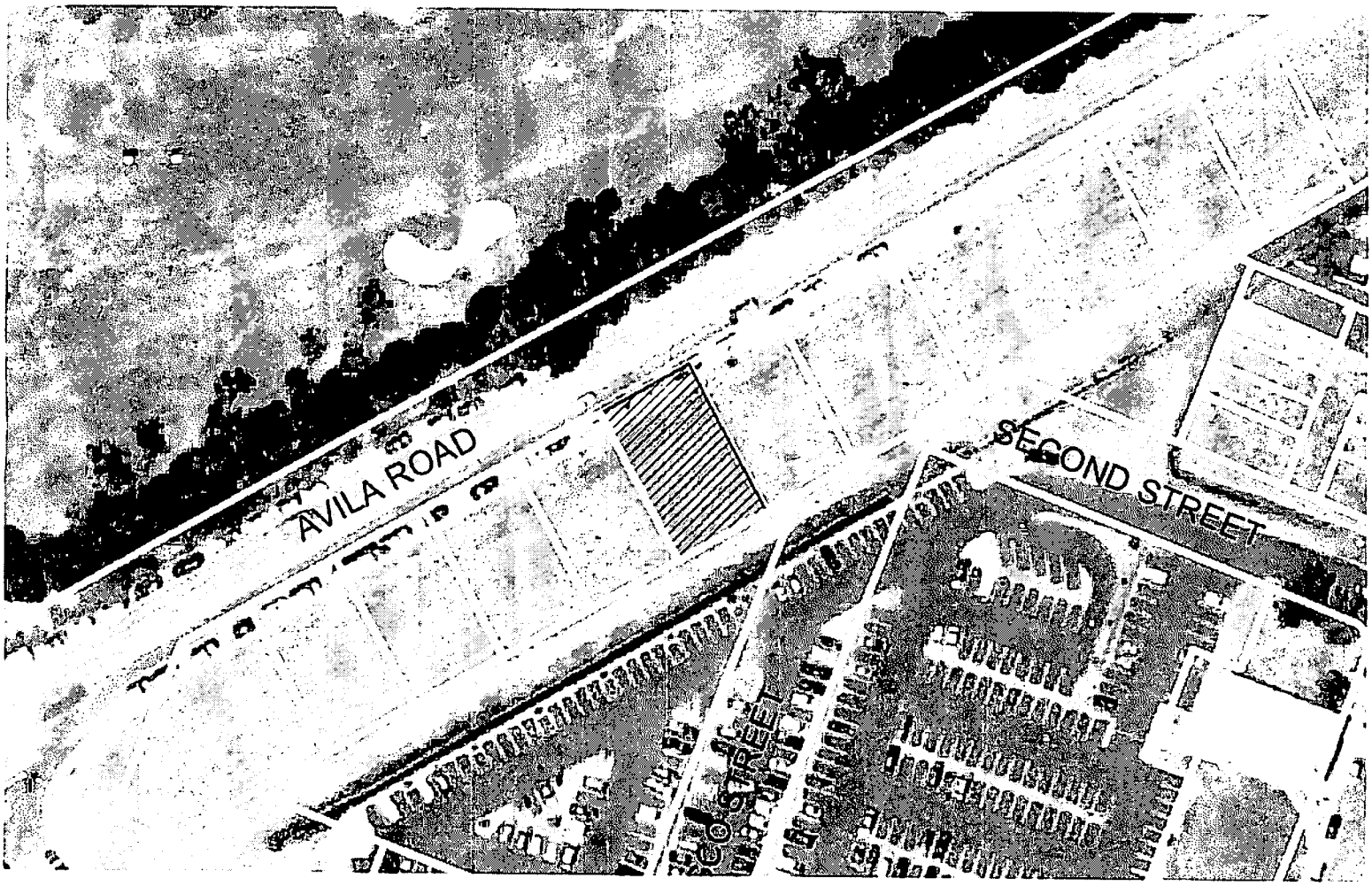


TOWN OF AVILA, R.M. Bk. A, Pg. 5.

AVILA BEACH
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 19


SITE
SAN LUIS CREEK
FH
REC
PUBLIC PARKING LOT
PUBLIC PARKING LOT
FIRST
SAN JUAN ST
SAN FRANCISCO
FRONT
SAN
SECOND ST.
LAURAL ST.
SAN LUIS ST.
ANTONIA ST.
RAFAEL ST.
AVILA
USL
C96-016
RECREATION BEACH
EX
RD.
DRIVE


AVILA ROAD
SECOND STREET

Parcel Summary Report For Parcel # 076-196-011

1/24/2008
11:06:54AM

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

Address Information

Status	Address
P	02925 AVILA BEACH DR AVLB

Lot Information:

Community: AVLB

Planning Area: SLB

Lot Type	Tract / Twnshp	Block / Range	Section	Lot	Land Use Elements	Lot Flags	Misc
P	076196	011	0001	N	VSA / CSC		
T	COAL96	112	0006	Y	REC / LCP / CAZ	SC / BF	

People Information

Role	Name and Address	Phone Numbers and Contact info	Notes
OWN	ROSSI TRADING CO LLC 750 PISMO ST SLO CA 93401-3922		
OWN	ROSSI TRADING CO LLC A CA LLC		

Parcel Information

Status	Description	Notes
Active	PM 54-73 PAR 6	