



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 7/17/2012

TO: \_\_\_\_\_

FROM: Kerry Brown, Coastal Team

**PROJECT DESCRIPTION:** DRC2011-00105 BSR A GEN PTP- Conditional Use Permit to amend previous development plan to add a horse boarding. 34 acre site located off Solano Street in Los Osos. APN: 074-026-002, 011 and 074-121-005.

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

CONDITIONAL USE PERMIT/

AMMEND PREVIOUS DEVELOPMENT PLAN TO ADD HORSE BOARDING.

/

AS CAZ COJ LCP REC RSF SRA

# GENERAL APPLICATION

San Luis Obispo County Department of Planning and Building

### APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Variance
- Surface Mining/Reclamation Plan
- Other Reconsideration of DRC 2009-00051
- Curb, Gutter & Sidewalk Waiver

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

Landowner Name BSR, Inc Daytime Phone 805-235-3853  
 Mailing Address 1945 Solano St., Los Osos Zip 93402  
 Email Address: \_\_\_\_\_

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name Jamie Kirk Daytime Phone 461-5765  
 Mailing Address 8830 Morro Road, Atascadero CA Zip 93446  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 34 acres Assessor Parcel Number(s): 074-026-002, 011, 074-121-005  
 Legal Description: T30S R10E, PTN Sec 13  
 Address of the project (if known): 1945 Solano St, Los Osos  
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 - Exit Los Osos Valley Road, West to Pecho Rd to Skyline (L) to Solano (R) to site  
 Describe current uses, existing structures, and other improvements and vegetation on the property: Golf Course, Hotel, Restaurant, Cell Tower

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Relocation of horse stalls on Golf Course 20 stalls total. Horses stalls to be used for boarding horses for guests staying over night at the hotel as well as to baord horses for day rides by registered guests.

### 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 Sarah Statar Date 10/27/12

### FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# 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): None  
additional site disturbance \_\_\_\_\_

Describe existing and future access to the proposed project site: \_\_\_\_\_  
Existing access is from Solano Road - no changes to the access are proposed or required

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: Residential South: Golf Course  
East: Residential West: Golf Course

## For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 0 sq. feet \_\_\_\_\_ % Landscaping N/A sq. feet \_\_\_\_\_ %

Paving: 0 sq. feet \_\_\_\_\_ % Other (specify) 2880 corr:

Total area of all paving and structures: 0 \_\_\_\_\_  sq. feet  acres

Total area of grading or removal of ground cover: 2,880 sf of turf  sq. feet  acres

Number of parking spaces proposed: existing Height of tallest structure: n/a

Number of trees to be removed: n/a Type: \_\_\_\_\_

Setbacks: Front 470' Right 58 Left 530 Back 50 min

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: LOCSD

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: LOCSD

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: 2,880  sq. feet  acres

Total floor area of all structures including upper stories: N/A sq. feet

## For residential projects, answer the following:

Number of residential units: N/A 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: 34 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: Wetland is located in the northern portion of the property + 500 feet av
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: \_\_\_\_\_

**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 limited water for horses to drink  
 Commercial/Office: explain \_\_\_\_\_  
 Industrial: explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 400 gpd MAX
4. How many service connections will be required? none - use existing
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?  
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 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? N/A \_\_\_\_\_ 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? Horse waste will be disposed of off-site
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: Los Osos
2. Location of nearest police station: San Luis Obispo
3. Location of nearest fire station: Los Osos
4. Location of nearest public transit stop: \_\_\_\_\_
5. Are services (grocery / other shopping) within walking distance of the project?  Yes  No  
If yes, what is the distance? \_\_\_\_\_ feet / miles

**Historic and Archeological Information**

1. Please describe the historic use of the property: Golf Course, Hotel, Restaurant
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: A cultural resource survey was done in 1987 - no resources were found
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: 7 Hours of Operation: Horses will stay overnight
2. How many people will this project employ? 1
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. 0 Between 4:00 to 6:00 p.m. 0
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): \_\_\_\_\_  
The current operations and the horse boarding are recreational in nature.
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: \_\_\_\_\_  
\_\_\_\_\_
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: MMS - previous study of the area indicated no presence and no impact (2009)
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): Class 1 Cat. exempt issued 2-17-2010

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): None

*(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)*



**SEA PINES GOLF RESORT  
HORSE BOARDING STALLS  
SUPPLEMENTAL DEVELOPMENT STATEMENT**

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**PROJECT DESCRIPTION**

**Purpose:**

Sea Pines Golf Resort is a destination resort located in close proximity to ocean dunes and Montana de Oro State Park. Sea Pines Golf Resort currently offers overnight horse boarding as an accommodation to their hotel guests. The area where the horse stalls are currently located was recently acquired by the County of San Luis Obispo for the Los Osos Sewer project through the condemnation process. Sea Pines Resort would like to continue to provide this important amenity for their guests. This application is a request to expand the number of horse stalls currently located on the site and to relocate them onto the existing golf course.

**Existing Uses:**

Sea Pines Golf Resort was built in 1959. There have been several expansions constructed over the years. Current uses on the site include the golf course, a restaurant with indoor and outdoor seating, a pro-shop, a 42 unit hotel, and a cellular communication facility. An additional expansion to the resort was approved on March 25, 2010 (DRC 2009-00051). The expansion included a number of additional improvements and new facilities. Construction of those facilities has not commenced at the time of this application.

**Proposed Project:**

The project includes the relocation of 8 existing horse stalls and the installation of 12 additional horse stalls. The horse stalls will be located on the existing golf course and will not result in the removal of any native vegetation. The horse stalls are located in an area that was previously identified as a sports field in the approved site plans for the resort expansion (DRC 2009-00051). The horse stalls will be used by the resort guests for overnight boarding of their horses while they are staying at the resort. A limited number of horses will also be kept on the site and those horses will be available to rent for day rides. The resort is located in close proximity to the trailhead for Montana do Oro so access to public lands is readily available (approximately a 2 minute horse ride to the trail head).

**Land Use Permit Requirement:**

The keeping of up to 29 horses on a site typically requires plot plan approval however since the project involves 'commercial' boarding of horses it is considered an equestrian facility. A Minor Use Permit is required for an equestrian facility however since there is an existing Development Plan on the site (DRC 2009-00051), staff has determined that a reconsideration of the Development Plan is required to be approved.

## **Coastal Zone Land Use Ordinance Requirements for Horse Keeping/Boarding:**

Minimum Site Area: 10 acres

Setbacks for outdoor animal enclosures: 50 feet from any existing dwelling.

Allowed Density: 136 (4 per acre)

The project complies with the CZLUO standards. The site is 34 acres in size and the corrals are located a minimum of 50 feet from all property lines. There is existing vegetation that provides additional buffering from the residences to the north and the west. There will be a maximum of 20 horses kept on the site at one time.

### Odor and Vector Control:

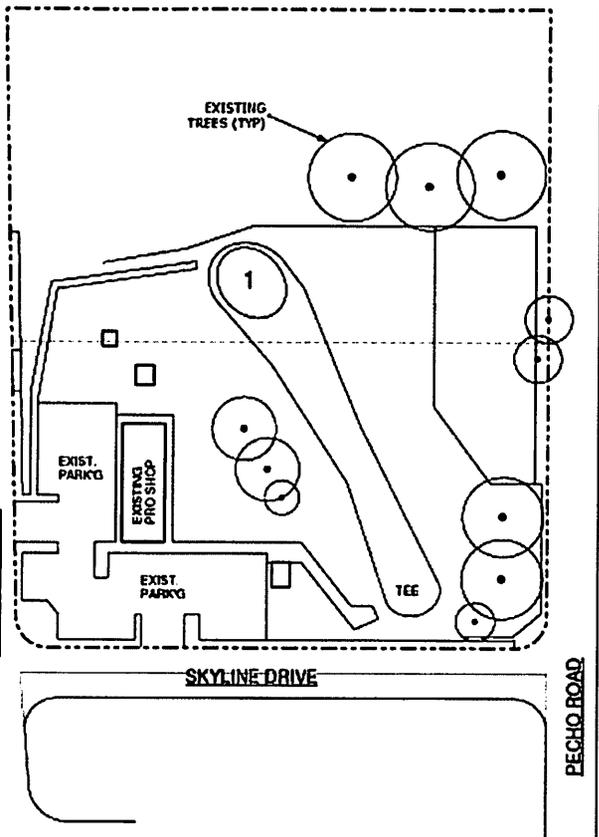
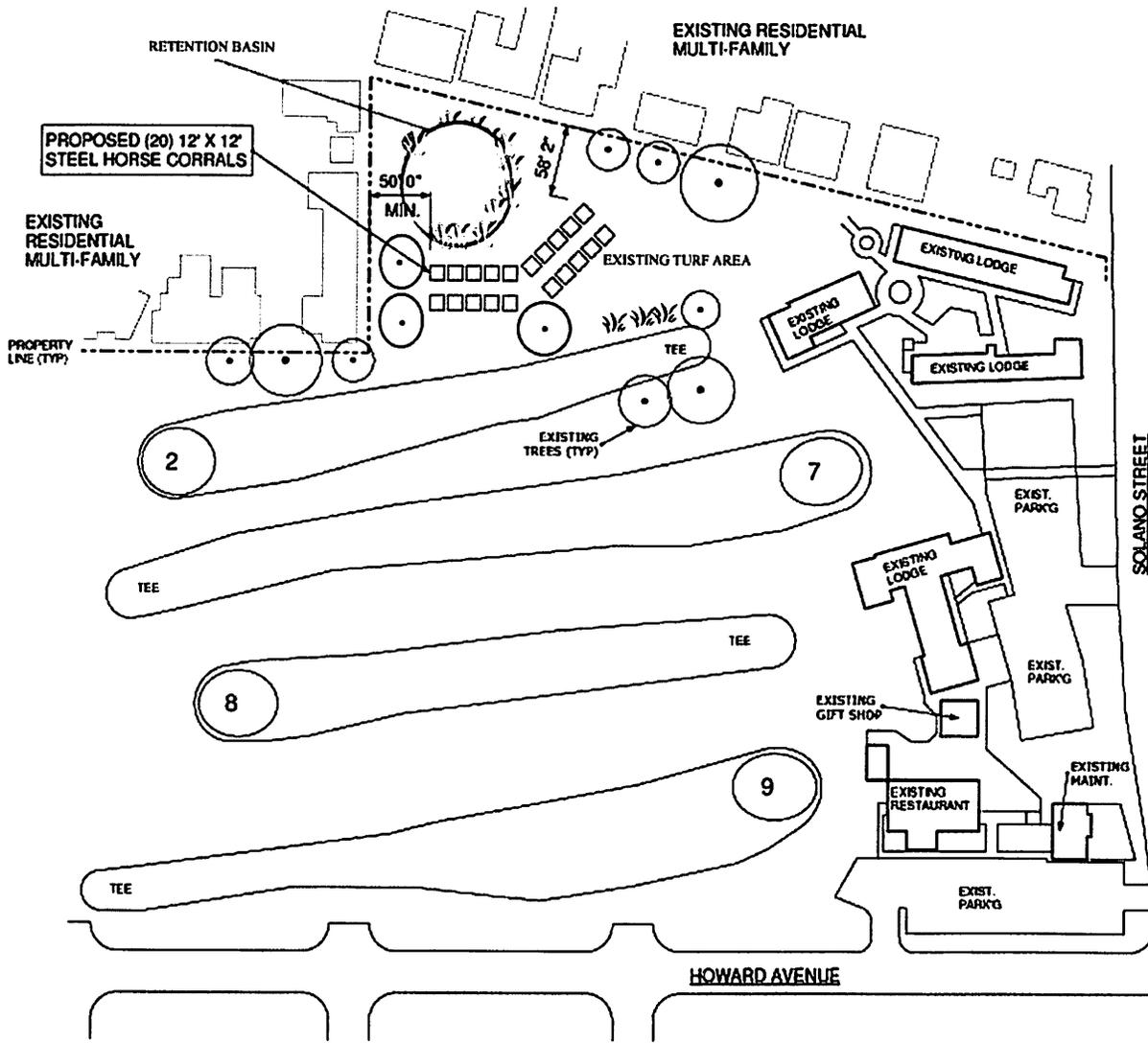
A proper manure management plan will be in place which will virtually eliminate impacts such as odors and flies. All manure will be placed in roll off bins and disposed of at an off-site composting / recycling facility.

### **Environmental Review:**

A Class 1 Categorical Exemption was issued for the Resort Expansion (DRC 2009-00051) on February 17, 2010. The horse stalls are located on the existing gold course green and in a location previous considered for a new sports field, therefore additional CEQA review is not required.

### Morro Shoulderband Snails:

A protocol survey for Morro shoulderband snails (MSS) was completed in April – May 2003. An additional survey for the resort expansion was conducted in October of 2009. The 2009 survey included a survey in the area proposed for the horse stalls. Results of both surveys were negative for MSS, no live or vacant MMS shells were found in the vicinity of the proposed construction sites.



**SEA PINES GOLF RESORT**  
1945 SOLANO AVENUE  
LOS OSO, CA 93402  
OWNER: ROCKY SETTING  
1945 SOLANO ROAD  
LOS OSO, CA 93402  
DATE: 12/28/2011 (REV)

**SITE PLAN - PROPOSED HORSE CORRALS & ENCLOSURE**

SCALE: 1" = 100'





SRA



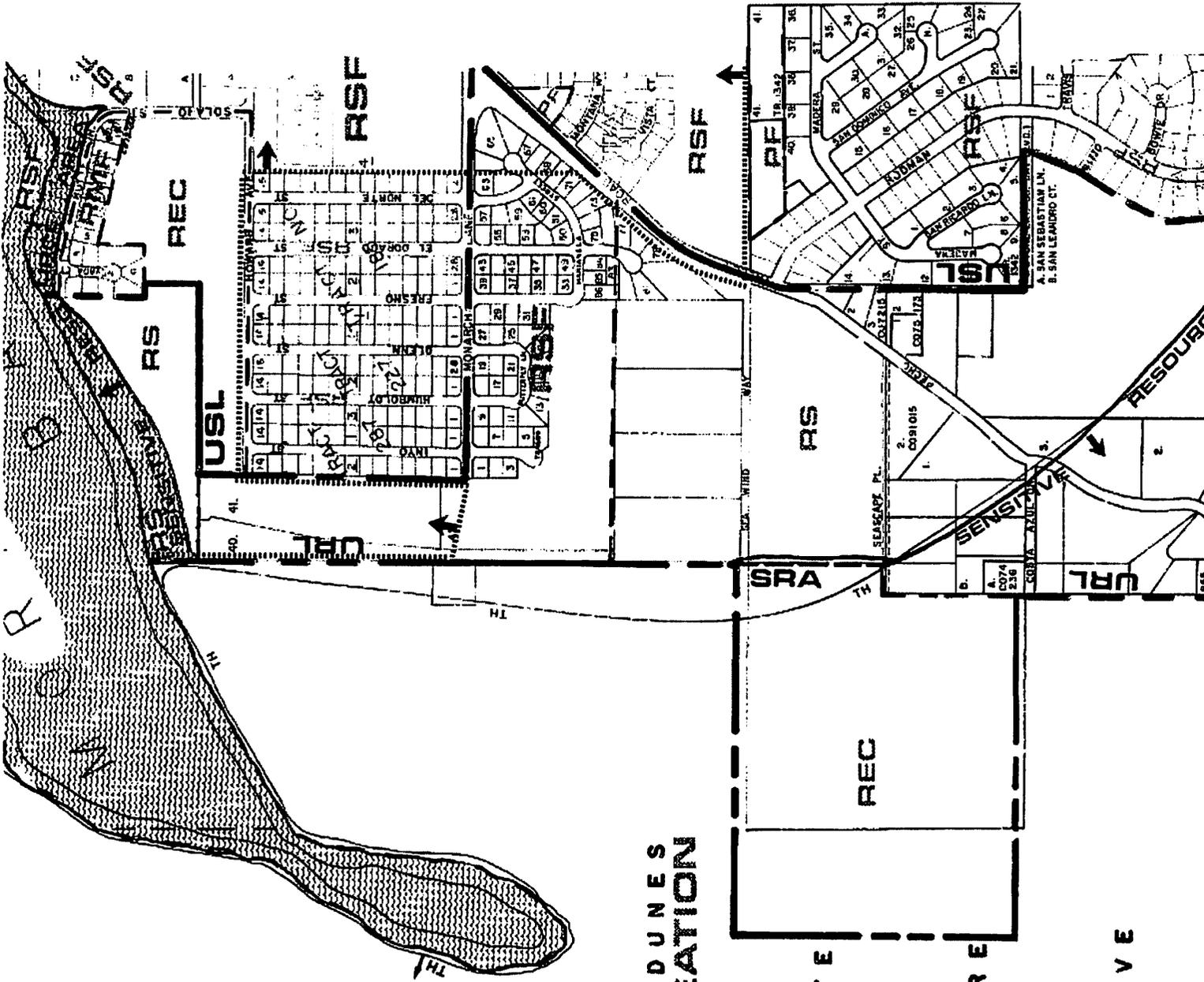
# ORRO DUNES RECREATION

SRA

STATE

NATURE

RESERVE







400 m

000 ft

1:50,000 scale



# Parcel Summary Report For Parcel # 074-026-011

7/3/2012  
1:52:36PM

## 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   BSR A GEN PTP  
1945 SOLANO ST LOS OSOS CA 93402-2399

### Address Information

<u>Status</u>	<u>Address</u>
P	01945 SOLANO ST LSOS
P	01930 SOLANO ST LSOS
P	00250 HOWARD AV LSOS

### 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>
T30S 074026	R10E 011	13P 0001			REC CAZ	LCP COJ	AS	Y N		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	T30S R10E PTN SEC 13

### Notes

LEGAL PARCEL PER DEED 1213 OR 391.

### Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
NO. 02 ROAD-CO/SUPVR  
LOS OSOS-ZONE B COMM. SERVICE  
AREA NO. 21 COUNTY SERVICE  
LOS OSOS-ZONE J COMM. SERVICE  
LOS OSOS-ZONE K COMM. SERVICE



# Parcel Summary Report For Parcel # 074-026-011

7/3/2012  
1:52:37PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS COMM. SERVICE

### Case Information

**Case Number:**

**Case Status:**

57279 FNL Primary Parcel

**Description:**

84431 FNL Primary Parcel

**Description:**

ELECTRIC FOR 7.5 HP AG WELL/400 AMP PANEL

84432 RVK Primary Parcel

**Description:**

ELECTRIC FOR 30 HP AG WELL/400 AMP PANEL

94086 FNL Primary Parcel

**Description:**

ALTER-ELECT/PLUMB/SNK BAR/COOLER --- AT SEA PINES

A0315 FNL Primary Parcel

**Description:**

ELECTRIC POWER FOR WASTEWATER TREATMENT PLANT

A0381 FNL Primary Parcel

**Description:**

REPLACE 200AMP PANEL IN EXIST.SHED GOLF COURSE

A0933 FNL Primary Parcel

**Description:**

WASTEWATER TREATMENT PLANT TR1589

A4706 FNL Primary Parcel

**Description:**

GRADING FOR DRAINAGE AND HOTEL( T ORTON PRJ ENGR)

A5583 FNL Primary Parcel

**Description:**

CONSTR LODGE BLD C

A9926 FNL Primary Parcel

**Description:**

CONSTR LODGE BLD B



# Parcel Summary Report For Parcel # 074-026-011

7/3/2012  
1:52:37PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

C5111 FNL Primary Parcel

**Description:**

SPA (COMMERCIAL) ENGR: FARREL MILES, RCE 9398 (818)994-6278

CCM2011-00061 MON Primary Parcel

**Description:**

CELL SITE. AESTHETIC/VISUAL RESOURCES

36. THE APPROVED COLORS AND MATERIALS (INCLUDING, BUT NOT LIMITED TO, ALL FAUX FOLIAGE AND BRANCHES) SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT. REPAINTING AND MAINTENANCE SHALL OCCUR AS NECESSARY.

37. FOR THE LIFE OF THE PROJECT, THE APPLICANT SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING TREES AND SHRUBS WHICH ARE USED AS BACKDROP AND/OR SCREENING FOR THE PROJECT. IF EXISTING SCREENING IS COMPROMISED, THE APPLICANT SHALL HAVE THE OPTION OF PLANTING ADDITIONAL TREES PER REVIEW AND APPROVAL BY THE DEPARTMENT OF PLANNING AND BUILDING.

COD2008-00704 CLD Primary Parcel

**Description:**

CONDITION COMPLIANCE - NOISE

COD2011-00639 REC Primary Parcel

**Description:**

USE PERMIT NEEDED FOR TEMP EVENTS AND FUTURE EQUESTRIAN FACILITY

D960034D APP Primary Parcel

**Description:**

CONST LODGE HOTEL/MOTEL

DRC2008-00043 WIT Primary Parcel

**Description:**

CELL SITE WITH ASSOCIATED SUPPORT BUILDINGS

DRC2009-00036 CMP Primary Parcel

**Description:**

DEVELOPMENT PLAN TO INSTALL PANEL ANTENNAS ON NEW 75' MONOPINE. INSTALL EQUIPMENT SHELTER (12 X 20).

DRC2009-00051 APV Primary Parcel

**Description:**

DEVELOPMENT PLAN FOR MODIFICATION AND EXPANSION OF THE RESORT. (FORMERLY D020345D AND PART OF SUB2007-00173, WHICH WAS WITHDRAWN)

DRC2011-00105 REC Primary Parcel

**Description:**

AMMEND PREVIOUS DEVELOPMENT PLAN TO ADD HORSE BOARDING.

DTM2008-00004 HRG Primary Parcel

**Description:**

PLANNING DIRECTOR DETERMINATION APPEAL REGARDING WHETHER A WIRELESS FACILITY IS ALLOWED ON SUBJECT PROPERTY



# Parcel Summary Report For Parcel # 074-026-011

7/3/2012  
1:52:37PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P020312T APP Primary Parcel

**Description:**

OK TO REMOVE 1 TREE; KEEP OTHER 2. 2 EUCALYPTUS, 1 CYPRESS. BOTH EUS HAVE BEEN TOPPED IN THE PAST SO THAT THEY HAVE MULTI CO-DOMINANT STEMS. (SEE ATTACHED NOTES)

P970273Z APP Primary Parcel

**Description:**

GOLF RESORT

PMT2002-22365 EXP Primary Parcel

**Description:**

INSTALL FIRESPRINKLERS IN MOTEL BLDG D

PMT2002-22366 EXP Primary Parcel

**Description:**

INSTALL FIRESPRINKLERS IN MOTEL BLG E

PMT2004-03725 EXP Primary Parcel

**Description:**

EXPIRED -MINOR GRADING FOR STANDBY POWER FACILITIES (SOLANO) - LOCSD

[ALSO SEE PMT 2004-03443 & 03436] EOR: STEVEN HYLAND, RCE - PULIC INFO HOTLINE: 528-9312 OR CONTACT PERSON FOR THE DISTRICT IS MICHAEL DRAKE, 528-9436. SEE PACKAGED DATED SEPT 23, 2005 & LETTER DATED 9-15-05, BY STEVEN J. HYLAND ADDRESSING UBC & LAND USE REQUIREMENTS.

PMT2010-01695 FNL Primary Parcel

**Description:**

VERIZON - MONOPINE W/ 9 ANTENNAS, EQUIPMENT SHELTER (246 SF), BACKUP GENERATOR (DRC2009-00036)

PMT2011-01556 RVW Primary Parcel

**Description:**

UNISEX RESTROOM BLDG. (64 SF) / CONCESSION STAND (64 SF) FOR SEA PINES GOLF RESORT

PMT2011-01557 RVW Primary Parcel

**Description:**

ADDITION (558 SF) TO MAINTENANCE BUILDING FOR SEA PINES GOLF RESORT

PRE2009-00016 REC Primary Parcel

**Description:**

18 ACRES

SEP2009-00401 ISS Primary Parcel

**Description:**

Septic Inspection

ZON2003-00716 APV Primary Parcel

**Description:**

BUS LIC



# Parcel Summary Report For Parcel # 074-026-011

7/3/2012  
1:52:37PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

A3826 FNL Related Parcel

**Description:**  
BATHROOMS

D020345D INH Related Parcel

**Description:**  
6 LODGING UNITS, EXPAND RESTAURANT

PMT2002-26122 REC Related Parcel

**Description:**  
BATHROOMS/CONCESSION STAND

SUB2007-00173 WIT Related Parcel

**Description:**  
4 LOT (CREATION OF 2 NEW LOTS) PARCEL MAP WITH CONCURRENT DEVELOPMENT PLAN FOR MODIFICATION TO THE SEA PINES GOLF COURSE