



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/24/2015

TO: _____

FROM: Steve McMasters (805-781-5096 or smcmasters@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00082 CALTRANS - Caltrans has applied to the County for a Minor Use Permit to amend D010029P to eliminate the development of two single family residences authorized under D010029P, and to recognize the development of the relocated Highway 1 as approved by the California Coastal Commission (CDP 3-13-012). The project is located at 255 and 270 Via Piedras Blancas, on the east side of Highway 1, approximately two miles north of Piedras Blancas, approximately 8 miles north of the community of San Simeon, North Coast Planning Area. (See following pages for additional description/background information.)

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

Project Description – Caltrans Minor Use Permit DRC2014 – 00082

Caltrans has applied to the County for a Minor Use Permit to amend D010029P to eliminate the development of two single family residences authorized under D010029P, and to recognize the development of the relocated Highway 1 as approved by the California Coastal Commission (CDP 3-13-012). The project is located at 255 and 270 Via Piedras Blancas, on the east side of Highway 1, approximately two miles north of Piedras Blancas, approximately 8 miles north of the community of San Simeon, in the North Coast Planning Area.

Background

In July, 2014, the California Coastal Commission (CCC) approved CDP 3-13-012 authorizing the realignment of a 2.8 mile section of State Route 1 between Piedras Blancas Lighthouse Road and Arroyo de la Cruz (Figure 1). The purpose of the realignment is to provide a long-term solution to the adverse effects of shoreline erosion by moving the highway up to 475 feet inland. In summary, CDP 3-13-012 approves the following:

- Removal of the existing highway;
- Construction of the highway along the new alignment;
- The physical demolition of two existing single family residences (that were approved under County MUP D010029P).
- Development of an off-road California Coastal Trail west of the Highway; and
- Resource restoration and enhancement along the 2.8 mile stretch of Highway.



Figure 1 – Realignment of State Route 1

Relocation of the highway inland will necessitate the removal of two existing single family residences approved by the County under MUP D010029P (Figure 2). That permit included conditions of approval that required the recordation of an open space easement (and deed restrictions) over the balance of the property outside the designation residential buildings sites and associated infrastructure. Special Condition No. 10 of CDP 3-13-012 requires Caltrans to demonstrate that the County's previous approval under MUP D010029P has been amended to accomplish the following:

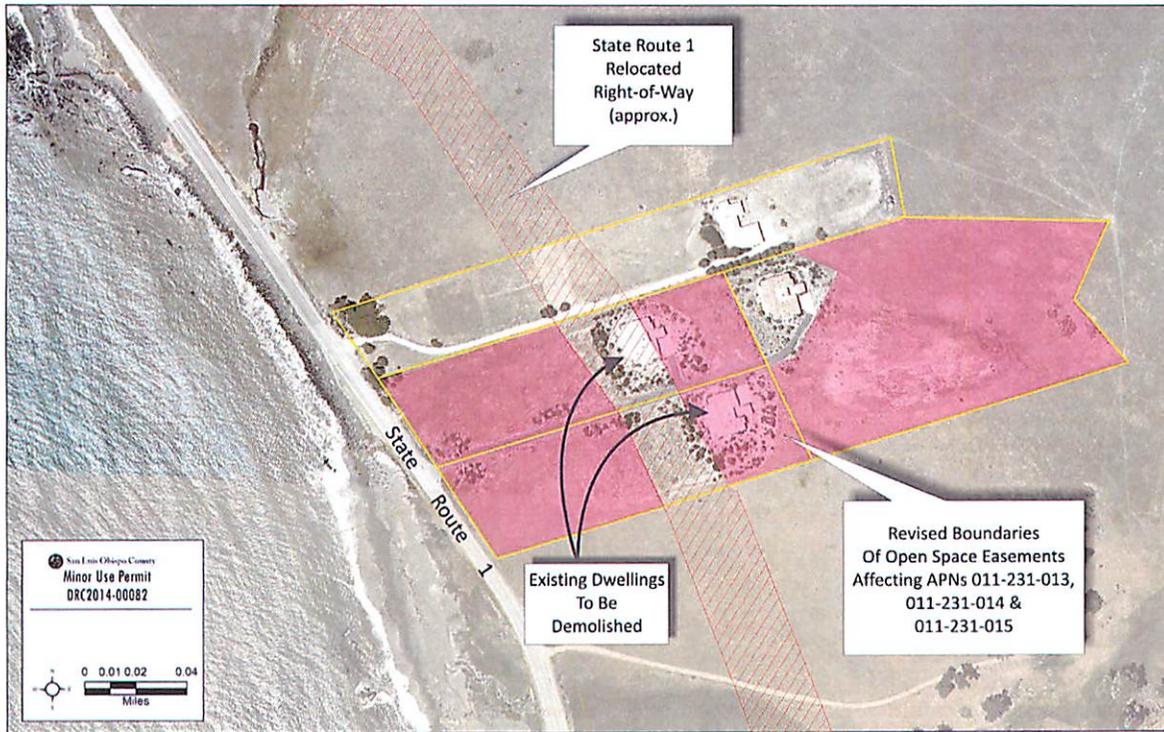
- Acknowledge, and allow for, the highway to be constructed in the new alignment;
- Prohibit development on APNs 011-231-013 and 011-231-014 except for the demolition of the existing dwellings, restoration activities, access to existing wells, public access and recreational improvements, and development of the California Coastal Trail;
- Reflect and incorporate the screening requirements of CDP 3-13-012;
- Retain all other development limitations included in existing deed restrictions/scenic easements/mitigation agreements as they currently apply to the undeveloped areas outside of existing development envelopes; and
- Extend these restrictions to all areas of these properties outside of the new highway right-of-way (Figure 3).

Accordingly, Caltrans has applied to the County for a Minor Use Permit to amend MUP D010029P in fulfillment of Special Condition No. 10 as summarized above. No new development is authorized except as provided by CDP 3-13-012.

Figure 2 – Existing Conditions



Figure 3 – Summary of Requirements of Special Condition No. 10 of CDP 3-13-012



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit
- Plot Plan
- Variance
- Amendment to approved land use permit
- Zoning Clearance
- Other
- Surface Mining/Reclamation Plan

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Caltrans District 5 Daytime Phone 805-549-3376
 Mailing Address 50 Higuera St. San Luis Obispo CA Zip Code 93401
 Email Address: _____

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

Agent Name Cecilia Boudreau Daytime Phone 805-549-3376
 Mailing Address 50 Higuera St. San Luis Obispo CA Zip Code 93401
 Email Address: cecilia.boudreau@dot.ca.gov

PROPERTY INFORMATION

Total Size of Site: 7.05 Ac. Assessor Parcel Number(s): 011-231-013, 014
 Legal Description: See Attachment A: Grant Deeds
 Address of the project (if known): 255 & 270 Via Piedras Blancas, SLO County
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 1, approximately 2 miles north of Piedras Blancas, approximately 8 miles north of the community of San Simeon
 Describe current uses, existing structures, and other improvements and vegetation on the property: agriculture/residence; 2 single family residences, wells, septic; vegetation - annual grassland

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See Attachment B: Project Description
See Attachment D: Dr. Javad N. Sani Residence Site Plan for sq. ft. of buildings

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 _____ Date _____

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): Highway 1 realignment

Describe existing and future access to the proposed project site: Highway 1

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? 32.73 Acres
See Attachment C: Right of Way Appraisal Mapping & Explanation Sheet

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

North: Agriculture/residence South: Agriculture/residence
East: Agriculture/grazing West: Recreation/Highway 1, Pacific Ocean

For all projects, answer the following: See Attachment D: Sani Residence Site Plan

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

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: See Grading plans sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: Landscaping to be removed Type: _____ Landscaping to be removed and area returned back to coastal prairie.

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: On-site well Shared well Other Abandon 2 wells - See Attachment C
 Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other Abandon septic and leach field-see Att. B
 Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CaIFIRE

For commercial/industrial projects answer the following: NA

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: 2 to be demolished Number of bedrooms per unit: _____ ?

Total floor area of all structures including upper stories, but not garages and carports: NA

Total of area of the lot(s) minus building footprint and parking spaces: NA

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: 7.05 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- 2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Arroyo del Oso approx 700' north
- 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 residences & driveways
- 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 1

Water Supply Information

1. What type of water supply is proposed? Removal of two wells: See Attachment C (ROW Appraisal Maps)
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain 2 wells to remain to serve APN 011-231-015
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? NA
4. How many service connections will be required? NA
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 4 wells, 2 to remain for 011-231-015
6. Has there been a sustained yield test on proposed or existing wells? NA
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? NA
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. NA
 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: NA

1. Has an engineered percolation test been accomplished? NA
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? NA _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on NA adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed? NA
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required? NA
 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: NA

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? one time demolition materials
- 2. Name of Solid Waste Disposal Company: NA
- 3. Where is the waste disposal storage in relation to buildings? NA
- 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: Coast Unified
- 2. Location of nearest police station: CHP-101 Duncan Road, Templeton
- 3. Location of nearest fire station: CalFire-6126 Coventry Lane, Cambria
- 4. Location of nearest public transit stop: SLO RTA - Hearst State Beach
- 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:
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. Archaeological Survey Report included in enclosed CD

Commercial/Industrial Project Information

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

- 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, customers 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 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): none
2. Will the development occur in phases? Yes No
If yes describe: Phase 1 - realignment of Hwy 1; Phase 2 - construction of coastal trail to be constructed by State Parks
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: coastal trail development & associated public access improvements to be constructed by State Parks
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: See Attachment E: MUP D010029P; Notice of Final County Action D010029P; Mitigation Agreements (1994, 1997 and Resolution No. 2008-140)

Energy Conservation Information

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

*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:
The realignment project will permanently impact approximately 3.5 acres of wetlands and 10.5 acres of Coastal Prairie. Mitigation for these impacts includes restoration of approximately 8 acres of wetlands 22 acres of coastal prairie. See the EIR and Natural Environmental Study (NES) included in the enclosed CD.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No Not within the limits of the two parcels (011-231-013 and 014)
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): See EIR(SCH #2008031059) and NES in enclosed CD

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): CDP 3-13-012 : ACOE 404 No. SPL-2013-00512-TS; CDFW SAA No. 1600-2013-0139-R4 : RWQCB 401 Cert No. 34013WQ14: NMFS BO No. SWR/209/06596; USFWS BO No. 8-8-09-F-67

(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.)

* ALL PERMITS ARE INCLUDED IN THE ENCLOSED CD
(DISK 1)

ATTACHMENT B

Piedras Blancas Realignment Project Highway 1/SLO Co/PM 64.0-67.2

Amendments to approved land use permit (D010029P) associated with Assessor's Parcel Numbers (APNs) 011-231-013 and 011-231-014

A Coastal Development Permit (CDP 3-13-012) was issued by the California Coastal Commission on November 20th, 2014 for the Piedras Blancas Realignment Project (Project). Caltrans submits this application for amendment of COAL 90-137, as reconsidered and amended in D010029P and MUP D020333P, to conform those existing permits to the development the Coastal Commission has authorized in CDP 3-13-012. The Project will relocate State Route 1 inland of its existing alignment to provide for a long-term solution to severe shoreline erosion that threatens the highway in its current location. The highway will be moved as much as 475 feet to the east. Through the Eminent Domain process and by agreement, Caltrans acquired two parcels (APN 011-231-013 and 014) from Dr. Javad N Sani and Dr. Parvin Nahvi, husband and wife. A third parcel (011-231-015) remains in Sani's ownership.

In 2002, the County of San Luis Obispo authorized development of 3 single family residences on three existing parcels (APN's 011-231-013, 011-231-014 & 011-231-015) per MUP D010029P. This MUP was appealed by the California Coastal Commission due to the proposed location of the residence on APN 011-231-015. There were two building envelopes designated on this parcel, one on the east end and one on the west end. D010029P approved development of the home within the eastern envelope while the Commission staff indicated that the western envelope was the preferable location. Therefore, the applicant submitted another application (D020333P) to allow development of the home on the western envelope. Application D020333P was approved and supersedes approval of the development of eastern envelope on parcel APN 011-231-015 as approved by D010029P. The approval for development on the other parcels was not affected.

Per CDP 3-13-012, Special Condition #10, Caltrans is required to provide evidence to the California Coastal Commission that San Luis Obispo County has amended the Coastal Development Permit (COAL 90-137) as reconsidered and amended in D010029P and MUP D020333P. The amendment shall serve to: allow for the highway to be constructed on the new alignment; prohibit development on APNs 011-231-013 and 011-231-014) other than demolition, restoration, well access, public access and recreational improvements, and California Coastal Trail (CCT) development; reflect screening requirements described in Special Condition #3 of CDP 3-13-012; and retain all other development limitations included in existing deed restrictions/scenic easements/mitigation agreements as they currently pertain to the undeveloped areas outside of the existing development envelope, but extend them to all areas on the properties outside of the new highway right-of-way. Amendment approval shall be

ATTACHMENT B

Piedras Blancas Realignment Project Highway 1/SLO Co/PM 64.0-67.2

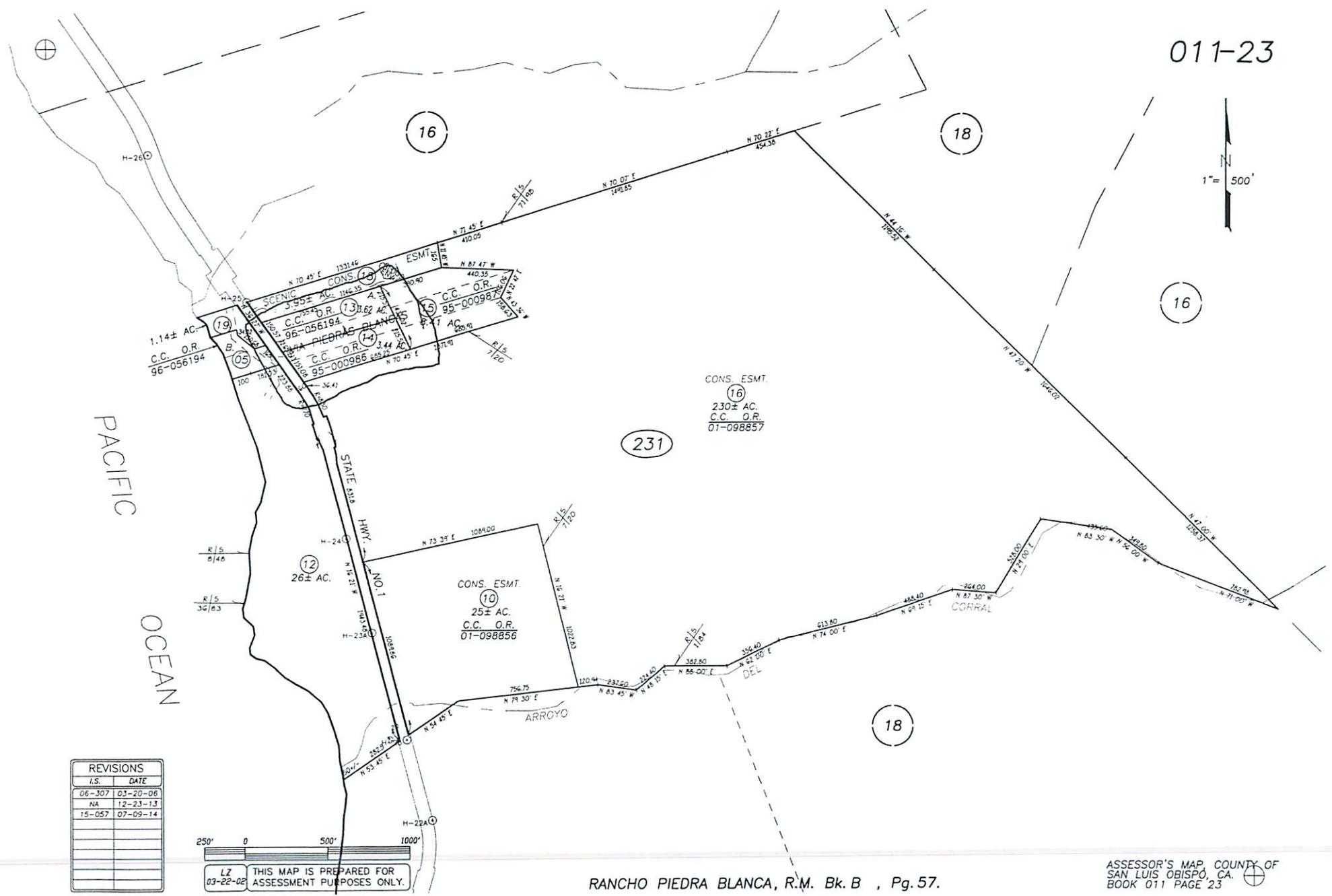
Amendments to approved land use permit (D010029P) associated with Assessor's Parcel Numbers (APNs) 011-231-013 and 011-231-014

based on the future conditions of the site after the rock slope protection is removed, as required by CDPs 3-97-039 and 3-07-030, including future erosion rates associated with the unprotected shoreline.

Amendment of D010029P shall include the following:

- Allow for the demolition of the residence on existing APN 011-231-013 including the driveway, building pad and stormwater detention system, abandonment of the septic tank and leach field, and removal of utilities, water storage tank, and landscaping.
- Use of the residence on existing APN 011-231-014 as a Caltrans construction office during construction of the Project.
- Allow for demolition of the residence on existing APN 011-231-014 including the driveway, building pad and stormwater detention system, abandonment of the septic tank and leach field, and removal of utilities, water storage tank and landscaping following construction of the Project.
- Allow for construction of State Route 1 on the new alignment through APNs 011-231-013 and 011-231-014 and improvements associated with highway construction, operation and maintenance.
- Allow for construction of the CCT and associated public access and recreation improvements through APNs 011-231-013 and 011-231-014.
- Allow for reservation of access and utility easement to two remaining wells on APNs 011-231-013 and 011-231-014 that will serve the home on APN 011-231-015, and access to APN 011-231-017 for the purposes of maintenance of well and septic system.
- Allow for reservation of a 100' radius easement around each of the two remaining wells that will serve the home on APN 011-231-015 and construction of replacement wells within each easement.
- Allow for construction of an informal, unpaved ranchland farm road seaward of the realigned State Route 1 to access the wells and septic system serving APNs 011-231-015 and 011-231-017.
- Modify landscape screening requirements to reflect those required by CDP 03-13-012.
- No other development shall occur on APNs 011-231-013 and 011-231-014 except as provided above.

011-23



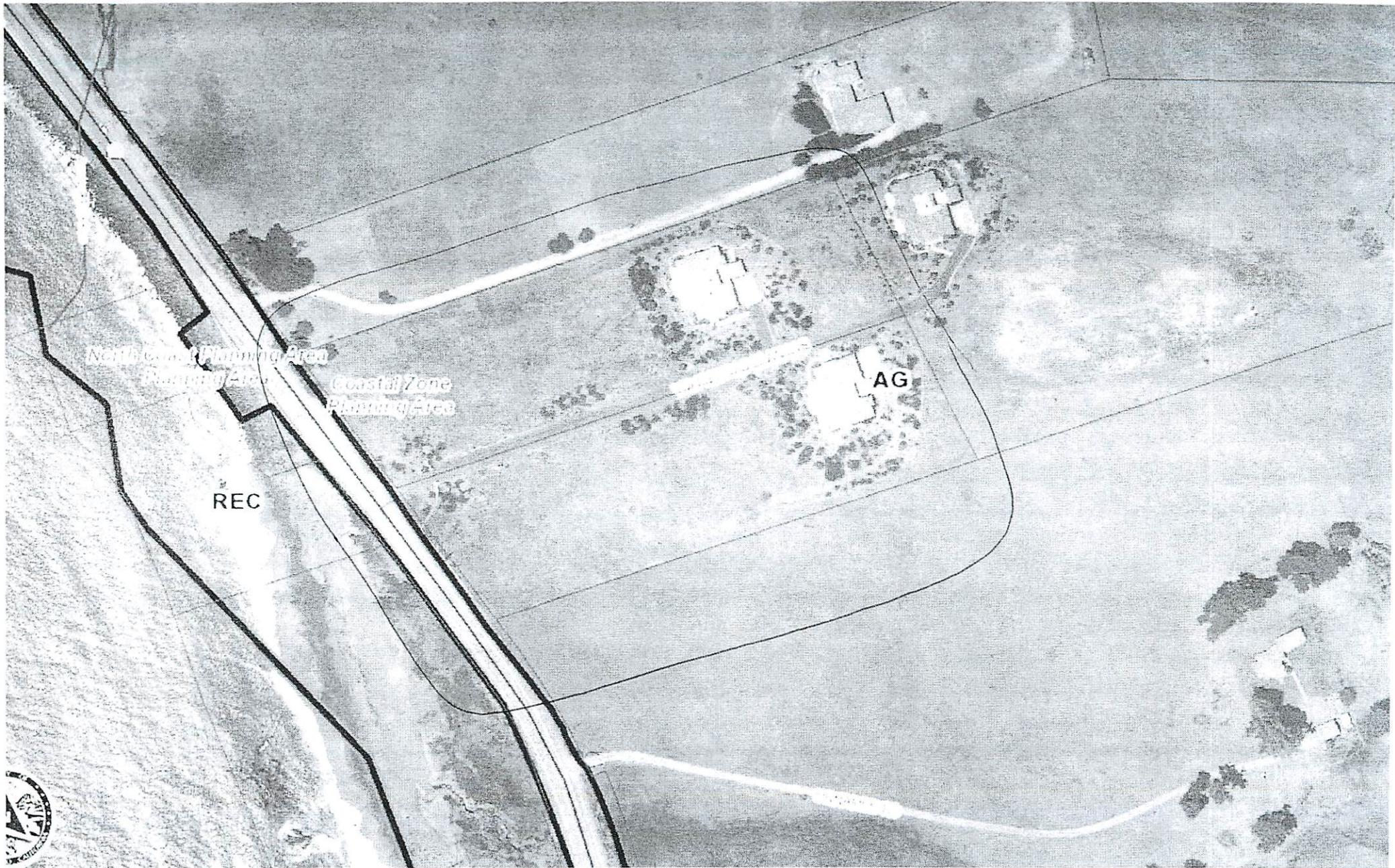
PACIFIC OCEAN

REVISIONS	
I.S.	DATE
06-307	03-20-06
NA	12-23-13
15-057	07-09-14



RANCHO PIEDRA BLANCA, R.M. Bk. B , Pg. 57.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 011 PAGE 23





Parcel Summary Report For Parcel # 011-231-013

2/2/2015
2:32:04PM

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 SANI JN
 PO BOX 885 TEMPLETON CA 93465-0885
OWN NAHVI P

Address Information

Status Address
P 00255 VIA PIEDRAS BLANCAS NOCST

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>
011231	013	0001	North Coast PI	North Coast P	CAZ	SRA		N		
COAL90-	137	1P	North Coast PI	North Coast P	AG	REC	LCP	Y	L2 / SC / SL / MB	

Parcel Information

Status Description
Active PTN RHO PIEDRA BLANCA

Notes

PARCEL 1 AND 3 APPROVED BY D010029 USE PERMIT PLUS REVISIONS FROM CCC. MBW 6/18/2008. NO ROOF DECK ALLOWED UNLESS NEW CDP APPROVED. N.ORTON 12-12-08.

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
CAMBRIA COMMUNITY
NO. 02
AREA NO. 21
COAST UNIFIED SCHOOL - IMP. NO. 1



Parcel Summary Report For Parcel # 011-231-013

2/2/2015
2:32:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA (SB1537 BLO)

Case Information

Case Number:

Case Status:

D010029P APV Primary Parcel

Description:

3 SINGLE FAMILY RESIDENCES

D890142P EXP Primary Parcel

Description:

CONST 3 SFD & DRILL 3 WELLS

DRC2008-00059 HRG Primary Parcel

Description:

THREE VACATION RENTAL UNITS

DRC2012-00121 WIT Primary Parcel

Description:

MUP TO DEMO SFD FOR HWY 1 REALIGNMENT PROJECT.

DRC2014-00082 REC Primary Parcel

Description:

HIGHWAY 1 REALIGNMENT PROJECT

PMT2002-11547 FNL Primary Parcel

Description:

SFD W/ ATTACHED GARAGE & GRADING INCLUDING BERM/ PARCEL 1 COAL 90-137 (REVISION ON 11/15/06 SEE PMT2006-01594)

PMT2002-11550 WIT Primary Parcel

Description:

GRADING

PMT2006-01313 FNL Primary Parcel

Description:

OUTDOOR PAVILION 16' X 16' PARCEL 1 SEE PMT2006-01594 FOR PLANS.

PMT2006-01594 FNL Primary Parcel

Description:

REVISIONS TO SFD PERMIT ON PARCEL 1 COAL 90-137 PMT2002-11547/ REVISED FLOOR, FOUNDATION AND ROOF FRAMING PLANS/
ADDED 3 INTERIOR FIREPLACES / CONVERTED 1/2 BATH TO FULL BATH/

S920054C RDD Primary Parcel

Description:

PROPOSED FOUR CERTIFICATES



Parcel Summary Report For Parcel # 011-231-013

2/2/2015
2:32:04PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2005-00087 APV Primary Parcel

Description:

PIEDRAS BLANCAS ROAD: NAME REQUESTED

ZON2008-00605 APV Primary Parcel

Description:

VACATION RENTAL

PMT2002-18298 EXP Related Parcel

Description:

GRADING FOR SFD'S (B892843,B892844,B892846)

PMT2002-18308 EXP Related Parcel

Description:

CONST SFD W/AT GAR -- D.O.# A1331

S890481L RDD Related Parcel

Description:

PROPOSED THREE LOT ADJUSTMENT



Parcel Summary Report For Parcel # 011-231-014

2/2/2015
2:32:28PM

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 SANI JN
 PO BOX 885 TEMPLETON CA 93465-0885
OWN NAHVI P

Address Information

Status Address
P 00270 VIA PIEDRAS BLANCAS NOCST

Lot Information:

<u>Tract / Townshp</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>
COAL90-	137	0002	North Coast Pl	North Coast P	AG	LCP	CAZ	Y	SC / SL / MB	

Parcel Information

Status Description
Active PTN RHO PIEDRA BLANCA

Notes

PARCEL 1 AND 3 APPROVED BY D010029 USE PERMIT PLUS REVISIONS FROM CCC. MBW 6/18/2008. NO ROOF DECK ALLOWED UNLESS NEW CDP APPROVED. N.ORTON 12-12-08.

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
CAMBRIA COMMUNITY
NO. 02
AREA NO. 21
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)



Parcel Summary Report For Parcel # 011-231-014

2/2/2015
2:32:28PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

PMT2002-11553

FNL

Primary Parcel

Description:

SFD W/ATT GARAGE AND GRADING/ INCLUDING LANDSCAPE BERM PARCEL 2 COAL 90-137 TEMP. SOIL STOCKPILE OF 925 CUBIC YDS.
(REVISION ON 11/15/06 SEE PMT2006-01612) ALL SIGN OFFS SEE PMT2006-01612

PMT2002-11555

WIT

Primary Parcel

Description:

GRADING

PMT2002-18316

EXP

Primary Parcel

Description:

CONST SFD W/AT GAR -- D.O.# A1333

PMT2006-01314

FNL

Primary Parcel

Description:

OUTDOOR PAVILION) 16' X 16' PARCEL 2 SEE PMT2006-01612 FOR PLANS

PMT2006-01612

FNL

Primary Parcel

Description:

REVISIONS TO SFD PERMIT ON PARCEL 2 COAL 90-137 PMT2002-11553/ REVISED FLOOR, FOUNDATION AND ROOF FRAMING PLANS/
ADDED 3 INTERIOR FIREPLACES / CONVERTED 1/2 BATH TO FULL BATH/

ZON2008-00607

APV

Primary Parcel

Description:

VACATION RENTAL

D010029P

APV

Related Parcel

Description:

3 SINGLE FAMILY RESIDENCES

D890142P

EXP

Related Parcel

Description:

CONST 3 SFD & DRILL 3 WELLS

DRC2008-00059

HRG

Related Parcel

Description:

THREE VACATION RENTAL UNITS

DRC2014-00082

REC

Related Parcel

Description:

HIGHWAY 1 REALIGNMENT PROJECT



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2/2/2015
2:32:28PM

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PMT2002-18298 EXP Related Parcel

Description:

GRADING FOR SFD'S (B892843,B892844,B892846)

S890481L RDD Related Parcel

Description:

PROPOSED THREE LOT ADJUSTMENT

S920054C RDD Related Parcel

Description:

PROPOSED FOUR CERTIFICATES

SUB2005-00087 APV Related Parcel

Description:

PIEDRAS BLANCAS ROAD: NAME REQUESTED