



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/30/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00135 ONCE UPON A TIME – Proposed minor use permit for an infill lot with a three-story building to serve as suites for Avila Village Inn (approximately 10,600 sf total floor area). Site location is 6645 Bay Laurel Pl, Avila Beach. APN: 076-543-006

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

MINOR USE PERMIT

INFILL LOT WITH 3-STORY BUILDING TO SERVE AS SUITES FOR AVILA VILLAGE INN SLOSLB/ AVLB

FH REC

GENERAL APPLICATION FORM

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
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver
- Amendment to approved land use permit

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name ONCE UPON A TIME L.P. & JEAN YODER LIVING TRUST Daytime Phone 543-4333
 Mailing Address 750 PISMO ST, SLO 93401 Zip Code 93401
 Email Address: _____

Applicant Name SAME AS LAND OWNER Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name TIM RONDA / SDG ARCHITECTS Daytime Phone 541-3848
 Mailing Address 762 Higuera St. Ste 212 Zip Code 93401
 Email Address: tim@sdgarchitects.com

PROPERTY INFORMATION

Total Size of Site: 7897 SF Assessor Parcel Number(s): 076-543-006

Legal Description: _____

Address of the project (if known): 6655 BAY LAUREL DRIVE (LOT 8)

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: FROM AVILA BEACH DR, RIGHT ON

SAN LUIS BAY DR, LEFT ON BAY LAUREL PL, STRAIGHT THROUGH ROUNDABOUT

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

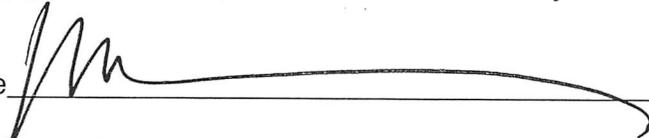
VACANT LOT WITH MINIMAL VEGETATION

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): INFILL LOT WITH 3-STORY BUILDING TO SERVE AS SUITES FOR AVILA VILLAGE INN
APPROX. 10,600 S.F. TOTAL FLOOR AREA

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 4/27/15

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

Describe existing and future access to the proposed project site: APPROVED & COMPLETELY RECREATION ZONED LOT, ORIGINAL PLAN RESTURANT NOW 14 HOTEL UNITS

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? HOTEL YES & COM BUT W/ DIFF PARTNERS

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

North: PARKING South: BOB. JONES TRAIL
East: COMMERCIAL VILLAGE West: TENNIS CLUB & INN

For all projects, answer the following:

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

Buildings: 10,800 sq. feet _____% Landscaping: _____ sq. feet _____%

Paving: N/A sq. feet _____% EXIST Other (specify) LAWN REDUCED

Total area of all paving and structures: 4000 SF sq. feet acres

Total area of grading or removal of ground cover: LAWN 4000 SF sq. feet acres

Number of parking spaces proposed: EXIST Height of tallest structure: 35'

Number of trees to be removed: NONE Type: _____

Setbacks: Front 20 Right N/A Left N/A Back 10'

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

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

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

Proposed sewage disposal: Individual on-site system Other SAN MIGUELITO

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: CAL FIRE, 1000' AWAY

For commercial/industrial projects answer the following:

Total outdoor use area: N/A EXISTING sq. feet acres

Total floor area of all structures including upper stories: 10,800 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 10,000 SF acres
Moderate slopes of 10-30%: NONE acres
Steep slopes over 30%: NONE acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: GRADED & FINISHED LOT, TR 1563
- Has a grading plan been prepared? IN 1993 Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information

- 1. What type of water supply is proposed?
 Individual well Shared well Community water system
- 2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain HOTEL
 Industrial - Explain _____
- 3. What is the expected daily water demand associated with the project? 1.2 AF / YEAR FOR 14 UNITS
- 4. How many service connections will be required? ONE 110 GPD
- 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 _____ 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? N/A
 Yes No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? N/A 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: ON SITE Location of connection: SHOWN
- 2. What is the amount of proposed flow? 1,000 G.P.D. 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: SAN LUIS GARAGE
- 3. Where is the waste disposal storage in relation to buildings? EXIST ENCLOSURE/DUMPSITE
- 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 UNIFIED
- 2. Location of nearest police station: SAN LUIS OBISPO
- 3. Location of nearest fire station: 1000' ON SAN LUIS BAY DRIVE
- 4. Location of nearest public transit stop: 200'
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 200' feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
PLANNED & APPROVED AS PART OF A COMMERCIAL VILLAGE VISITOR SERVING FOR S.L.B.E MASTER PLAN, TR1563 & D870106B
- 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: SITE SURVEYED IN 1980'S & FILED C'
- 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: 365 DAYS Hours of Operation: 24/7
- 2. How many people will this project employ? 4 ADDITIONAL
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift
2 & 2
- 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: _____
NONE
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: NONE
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.
INCLUDED IN D870106B APPROVAL

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

N/A

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): _____
VISITOR SERVICES
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 *: _____
ALL EFFICIENT CONST

*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:
NONE EXIST, SITE IS GRADED, UTILITIES STUBBED,
PARKING & DRAINAGE EXISTING
CURRENT USE, LAWN

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): D 870106 D

Other Related Permits

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

(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.)

Avila Village Inn Suites

6655 Bay Laurel Drive (Lot 8)
Avila Beach, CA 93424

**STUDIO
DESIGN
GROUP**

ARCHITECTS, INC

762 Higuera Street, Suite 212
San Luis Obispo, CA 93401

805-541-3848

Fax: 805-541-9260

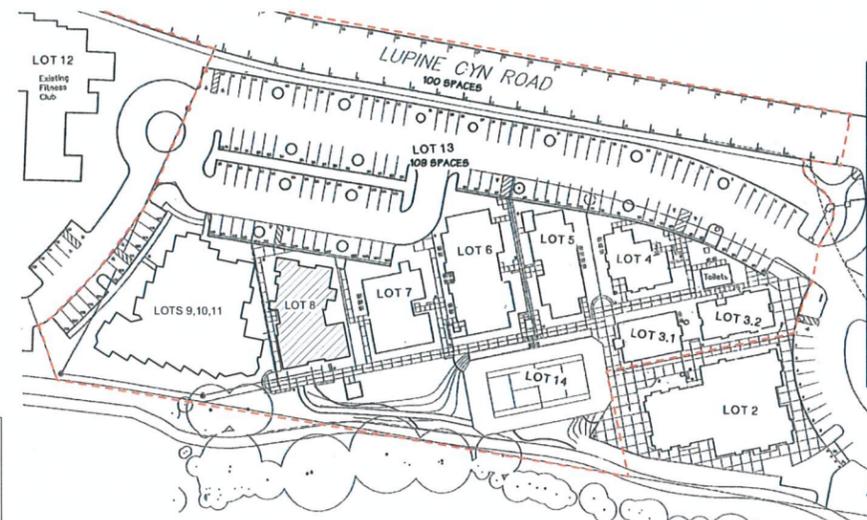
sdg@sdgarchitects.com

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STREET ELEVATION

1/8" = 1'-0"

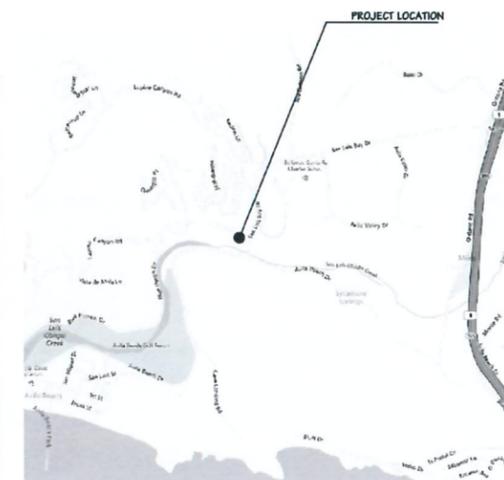


PARKING MAP

Schedule of Uses/Parking TR 1563/D870106D						
Lot	Name	Building Size (s.f.)	Use(s)	Parking Factor	Required Parking	Provided Parking
3		1,540	Office/Retail	1/ 300	5	
			Retail - Pending	1/ 300	6	
4		1,860	Office	1/ 300	9	
5		2,750	Office	1/ 300	17	
6		5,000	Office	1/ 300	24	
7		7,114	Office	1/ 300	24	
8	Avila Village Inn Suites	3,600	Office	1/ 300	12	
			Hotel	2+1/unit+ 1/10 units	18	
9,10,11	Avila Village Inn Suites	14 units	Hotel	2+1/unit+ 1/10 units	35	
13	Avila Village Inn Parking Area	30 units	Hotel	2+1/unit+ 1/10 units		109
	Lupine Cyn Road					100
						209
					Total	126



AREA MAP



VICINITY MAP

SHEET INDEX

- A1 PROJECT INFORMATION
- A2 SITE PLAN
- A3 FIRST & SECOND FLOOR PLANS
- A4 THIRD FLOOR & ROOF PLAN
- A5 ELEVATIONS
- SURVEY

PROJECT SUMMARY

ADDRESS: 6655 BAY LAURAL DRIVE (LOT 8)
TR 1563 - D870106D
AVILA BEACH, CA 93424

OWNER: ONCE UPON A TIME L.P. & JEAN YODER LIVING TRUST
750 PISMO STREET
SAN LUIS OBISPO, CA 93401

BUILDING INFORMATION:
APN: 076-643-006
LOT SIZE: 7,897 S.F.
OCCUPANCY: R-1
CONSTRUCTION TYPE: V-B
STORIES: 3
ZONING: REC
FIRE SPRINKLERS: YES
HEIGHT: 31'-10" (36'-0" ALLOWED)
IMPERVIOUS SURFACES: 4,951 S.F.

BUILDING AREA:
FLOOR 1: 3,808 S.F.
FLOOR 2: 3,862 S.F.
FLOOR 3: 2,881 S.F.
TOTAL AREA: 10,651 S.F.

Avila Village Inn Suites
6655 Bay Laurel Drive (Lot 8)
Avila Beach, CA 93424

Job Number: 1213
Drawn By: AMM
Date: 4/27/15

Sheet Contents:
PROJECT INFORMATION

Sheet Number:

A1

SITE PLAN REFERENCE NOTES

1. EXISTING CONCRETE PATH, TO BE REMOVED
2. EXISTING STAIRS
3. EXISTING TRASH ENCLOSURE, TO BE RELOCATED TO CENTER AISLE
4. (N) WALKWAY TO PARKING AREA
5. (N) ACCESSIBLE PARKING SPACE & CURB RAMP
6. EXISTING PATH & RAMP, TO BE REMOVED
7. EXTERIOR EXIT STAIR
8. FUTURE NO-BUILD EASEMENT FOR SETBACK REQUIREMENTS.
9. FOR THE PURPOSE OF BUILDING CODE SETBACK REQUIREMENTS BETWEEN THE EXISTING HOTEL AND PROPOSED ANNEX SUITES, THE BUILDINGS ON LOTS 8, 9, 10, & 11 ARE CONSIDERED TO BE ONE BUILDING PER CBC 705.3 EXCEPTION.

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sdg@sdesignarchitects.com

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Avila Village Inn Suites
6655 Bay Laurel Drive (Lot 8)
Avila Beach, CA 93424

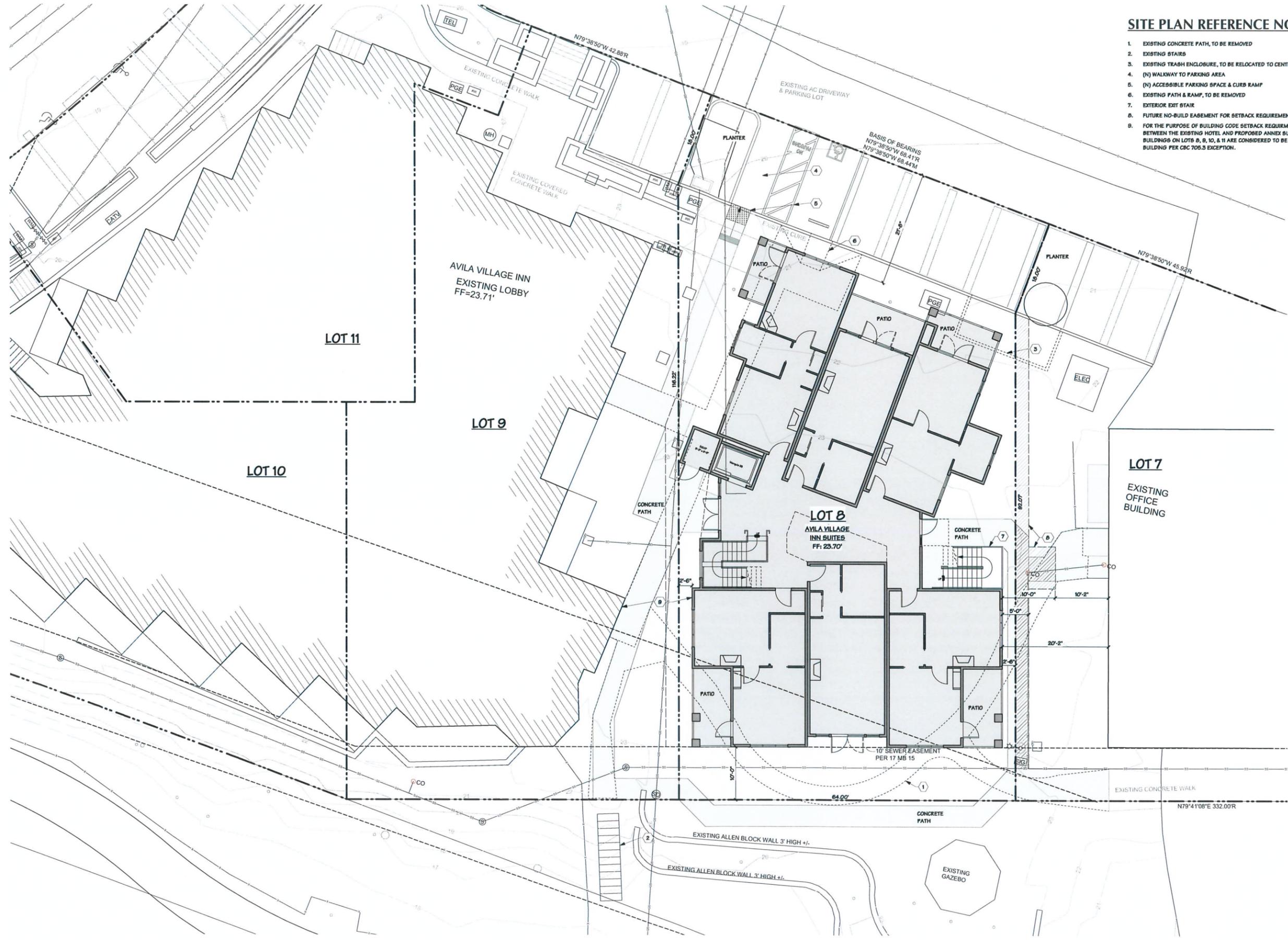
Job Number: 1213
Drawn By: AMM
Date: 4/27/15

Sheet Contents:

SITE PLAN

Sheet Number:

A2



Date: 4/27/15
Time: 2:24:00 PM
File name: Avila Village Inn - Lot 8 2.1.rvt

SITE PLAN

1/8" = 1'-0"

FLOOR/LANDSCAPE PLAN REF NOTES

- 1. LOW WATER USE GROUNDCOVER (TYP.)
- 2. TREES (TYP.)
- 3. SHRUBS (TYP.)

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Avila Village Inn Suites
6655 Bay Laurel Drive (Lot 8)
Avila Beach, CA 93424

Job Number: 1213
Drawn By: AMM
Date: 4/27/15

Sheet Contents:
**FIRST & SECOND
FLOOR PLANS**

Sheet Number:
A3



2ND FLOOR PLAN



1ST FLOOR / LANDSCAPE PLAN

Date: 4/27/15
Time: 2:12:40 PM
File name: Avila Village Inn - Lst. & 2.1.rvt

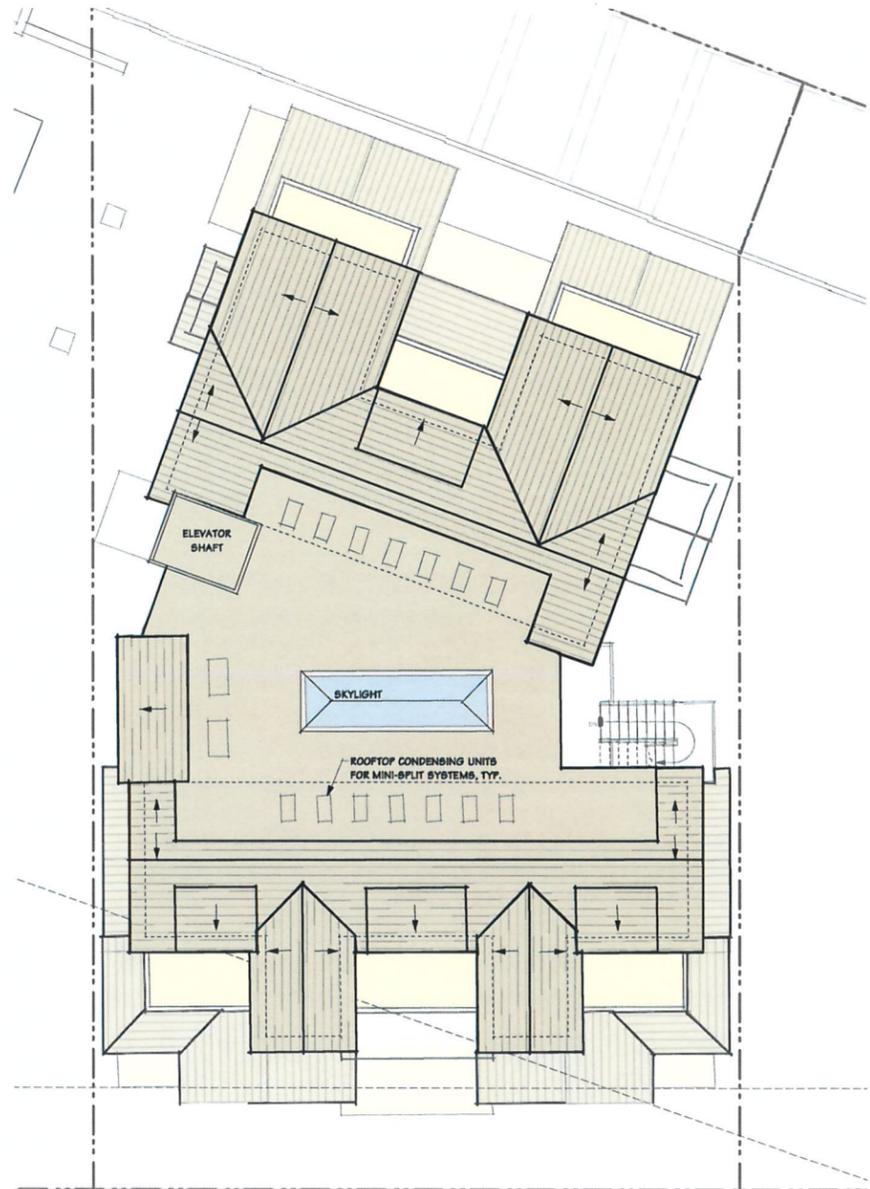
Avila Village Inn Suites
6655 Bay Lateral Drive (Lot 8)
Avila Beach, CA 93424

Job Number: 1213
Drawn By: AMM
Date: 4/27/15

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Sheet Contents:
**THIRD FLOOR
& ROOF PLAN**

Sheet Number:
A4



ROOF PLAN



3RD FLOOR PLAN

Avila Village Inn Suites
6655 Bay Laurel Drive (Lot 8)
Avila Beach, CA 93424



EAST ELEVATION



NORTH (FRONT) ELEVATION



WEST ELEVATION



SOUTH ELEVATION



Job Number: 1213
Drawn By: AMM
Date: 4/27/15

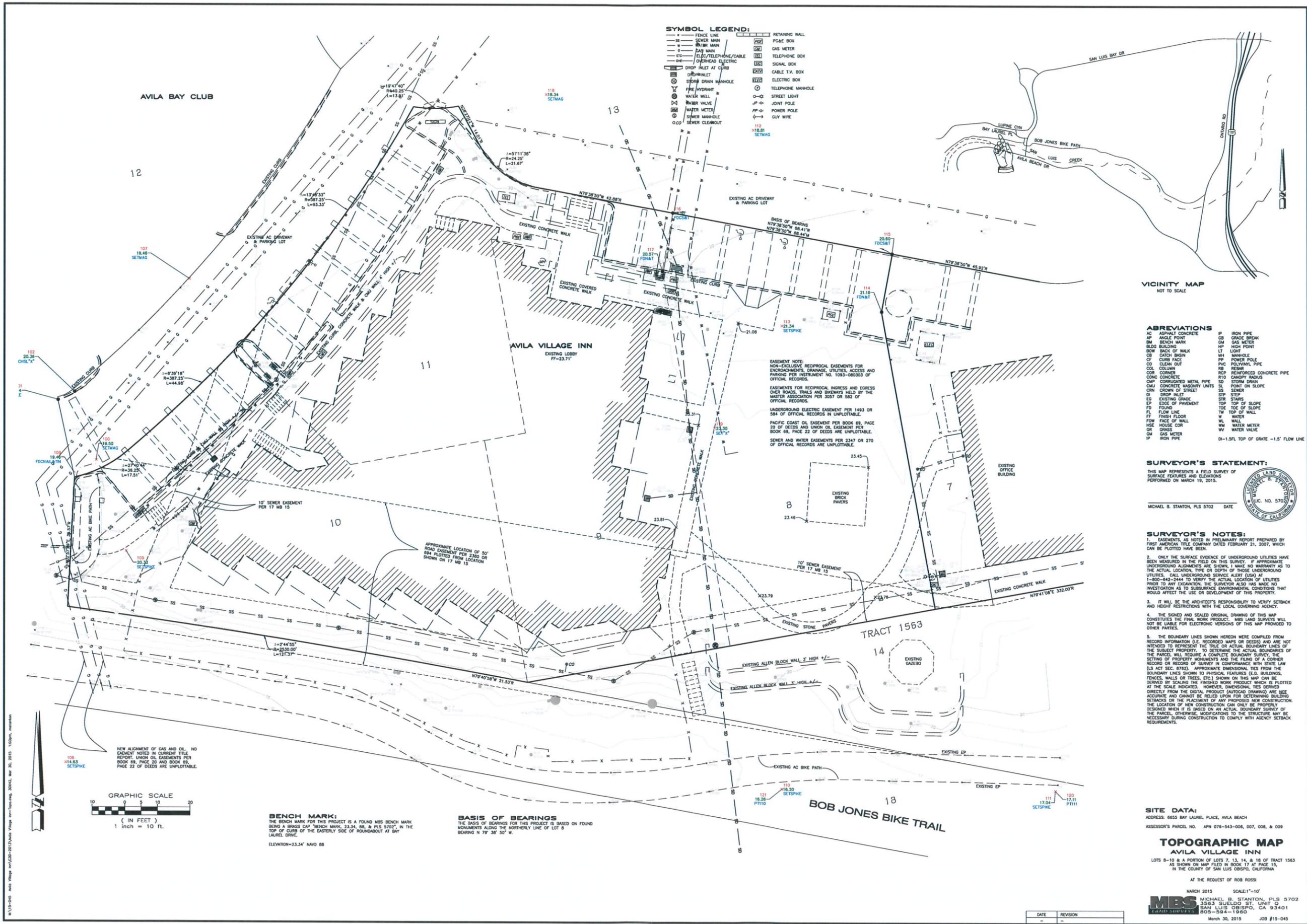


Sheet Contents:

ELEVATIONS

Sheet Number:

A5



SYMBOL LEGEND:

—x—	FENCE LINE	—	RETAINING WALL
—w—	SEWER MAIN	—	POLE BOX
—v—	WATER MAIN	—	GAS METER
—t—	TRAP MAIN	—	TELEPHONE BOX
—e—	ELECT. TELEPHONE/CABLE	—	SIGNAL BOX
—o—	OVERHEAD ELECTRIC	—	CABLE T.V. BOX
—	DROP INLET AT CURB	—	ELECTRIC BOX
—	STORM DRAIN MANHOLE	—	TELEPHONE MANHOLE
—	FIRE HYDRANT	—	STREET LIGHT
—	WATER WELL	—	JOINT POLE
—	WATER VALVE	—	POWER POLE
—	WATER METER	—	GLY WIRE
—	SEWER MANHOLE	—	
—	SEWER CLEANOUT	—	

VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	OB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MB	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PPV	POLYETH. PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCF	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STR	STAIR
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TR	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TM	TOP OF WALL
FT	FINISH FLOOR	W	WATER
FW	FACE OF WALL	WM	WATER METER
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER	WV	WATER VALVE
IP	IRON PIPE		

EASEMENT NOTE:
NON-EXCLUSIVE RECIPROCAL EASEMENTS FOR ENCROACHMENTS, DRAINAGE, UTILITIES, ACCESS AND PARKING PER INSTRUMENT NO. 1093-080303 OF OFFICIAL RECORDS.

EASEMENTS FOR RECIPROCAL INGRESS AND EGRESS OVER ROADS, TRAILS AND BIKEWAYS HELD BY THE MASTER ASSOCIATION PER 3057 OR 582 OF OFFICIAL RECORDS.

UNDERGROUND ELECTRIC EASEMENT PER 1493 OR 584 OF OFFICIAL RECORDS IN UNPLOTTABLE.

PACIFIC COAST OIL EASEMENT PER BOOK 89, PAGE 20 OF DEEDS AND UNDER OIL EASEMENT PER BOOK 89, PAGE 22 OF DEEDS ARE UNPLOTTABLE.

SEWER AND WATER EASEMENTS PER 2347 OR 270 OF OFFICIAL RECORDS ARE UNPLOTTABLE.

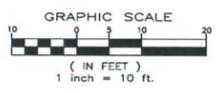
SURVEYOR'S STATEMENT:
THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON MARCH 19, 2015.

REGISTERED LAND SURVEYOR
MICHAEL B. STANTON, PLS 5702
STATE OF CALIFORNIA
LIC. NO. 5702

SURVEYOR'S NOTES:

- EASEMENTS, AS NOTED IN PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED FEBRUARY 21, 2007, WHICH CAN BE PLOTTED HAVE BEEN.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-484-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. HER LAND SURVEY WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARIES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY. THE SETTING OF PROPERTY MONUMENTS AND THE PLACING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8782). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DETERMINED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL, OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

NEW ALIGNMENT OF GAS AND OIL. NO EASEMENT NOTED IN CURRENT TITLE REPORT. UNDER OIL EASEMENTS PER BOOK 89, PAGE 20 AND BOOK 89, PAGE 22 OF DEEDS ARE UNPLOTTABLE.



BENCH MARK:
THE BENCH MARK FOR THIS PROJECT IS A FOUND MISS BENCH MARK BEING A BRASS CAP 'BENCH MARK, 23.34, 88, & PLS 5702', IN THE TOP OF CURB OF THE EASTERLY SIDE OF ROUNDABOUT AT BAY LAUREL DRIVE.
ELEVATION=23.34' NAVD 88

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE NORTHERLY LINE OF LOT 8 BEARING N 7° 38' 50" W.

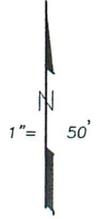
SITE DATA:
ADDRESS: 6655 BAY LAUREL PLACE, AVILA BEACH
ASSESSOR'S PARCEL NO. APN 078-543-006, 007, 008, & 009

TOPOGRAPHIC MAP
AVILA VILLAGE INN
LOTS 8-10 & A PORTION OF LOTS 7, 13, 14, & 18 OF TRACT 1563 AS SHOWN ON MAP FILED IN BOOK 17 AT PAGE 15, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF ROB ROSSI
MARCH 2015 SCALE: 1"=10'
MICHAEL B. STANTON, PLS 5702
3503 SUELEDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960
March 30, 2015 JOB #15-045

DATE	REVISION

M:\15-045_Avila Village Inn\2015\Topo Map_2015.dwg, Mar 30, 2015, 1:03pm, mstanton



076-540

540

188

540

540

BAY LAUREL PL.

LUPINE CANYON RD.

TR. 1563

13.
10
1.26 AC.

540

543

11.
09

10.
08

10.
07

8.
06

7.
05
BAY LAUREL PL.

6.
04

5.
03

4.
02

3.
01

14.
11
1.11 AC.

540

540

REVISIONS	
TECH	DATE

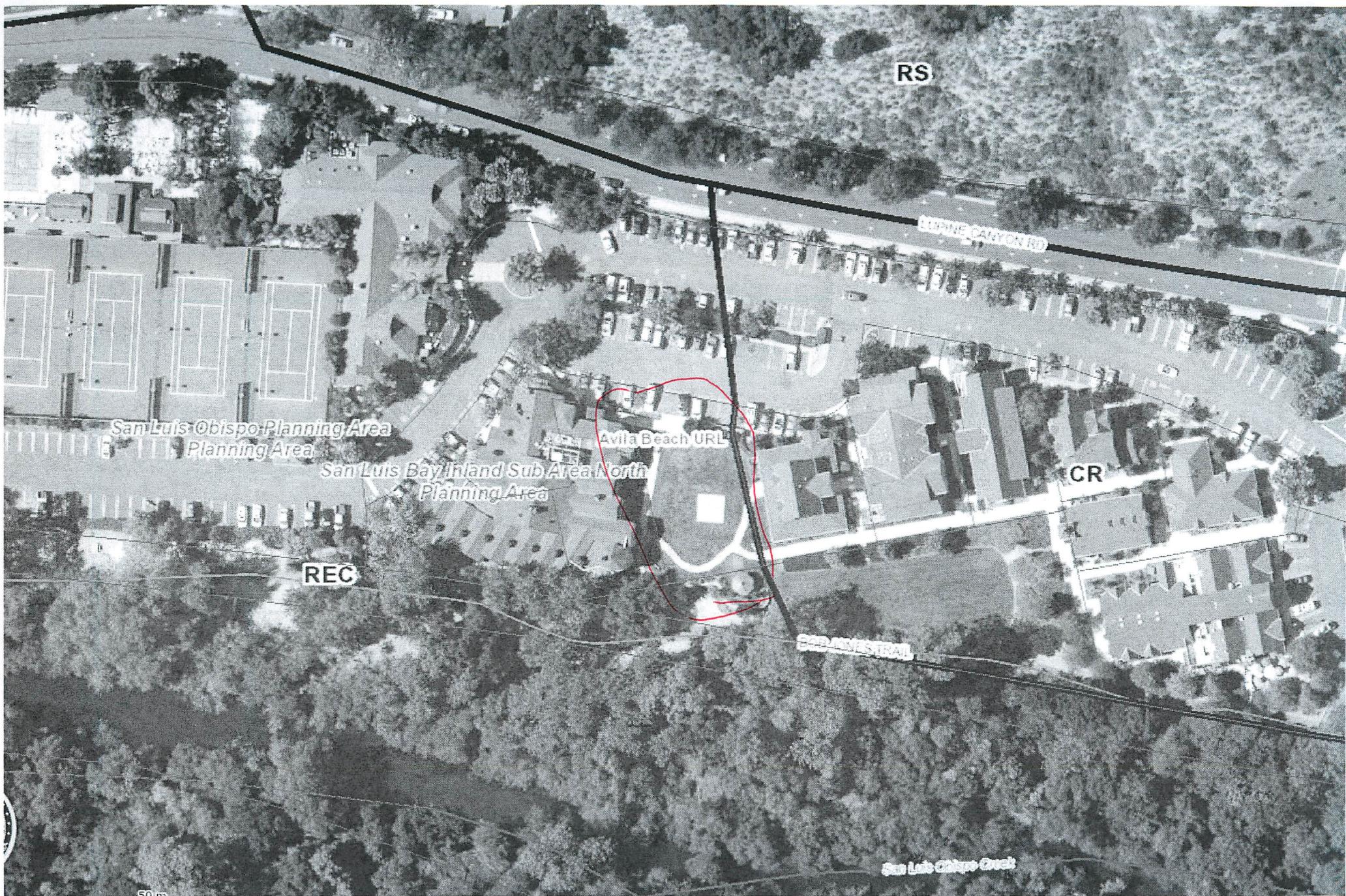


SMW 01/19/94 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 1563 ; R.M. Bk. 17, Pg. 15.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 076 PAGE 543





RS

PINE CANYON RD

San Luis Obispo Planning Area
Planning Area

San Luis Bay Inland Sub Area North
Planning Area

Avila Beach URL

CR

REC

CASA VESTRAL

San Luis Obispo Creek

50 m



Parcel Summary Report For Parcel # 076-543-006

4/28/2015
4:02:42PM

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 SCANLIN DONALD G
 540 DEL ORO DR OJAI CA 93023-1805

OWN SCANLIN 1989 TRUST

OWN SCANLIN ANN L

Address Information

<u>Status</u>	<u>Address</u>
P	06645 BAY LAUREL PL AVLB

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>
1563	0000	0008	Avila Beach	San Luis Obis	REC	FH		Y	SC / CD	D860150D / D910170D

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 1563 LT 8

Notes

Tax Districts

SAN LUIS COASTAL
 SAN LUIS OBISPO JT(27,40)
 COUNTY-ZONE NO. 09
 SAN LUIS
 NO. 03
 AREA NO. 21



Parcel Summary Report For Parcel # 076-543-006

4/28/2015
4:02:42PM

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:

DRC2014-00135 REC Primary Parcel

Description:

INFILL LOT WITH 3-STORY BUILDING TO SERVE AS SUITES FOR AVILA VILLAGE INN APPROX. 10,600 SQFT TOTAL FLOOR AREA

PMT2004-02621 FNL Primary Parcel

Description:

SECOND STORY DECK FOR MEETING ROOM TO AVILA VILLAGE INN (EXISTING MOTEL C9160)

93594 EXP Related Parcel

Description:

GRADING FOR TRACT 1563 PHASE II

A1884 FNL Related Parcel

Description:

GRADING-SURCHARGE LOTS-FINAL GRAD'G FOR LOTS LATER

A2915 FNL Related Parcel

Description:

FINAL GRADING FOR SUBDIVISION

D870106D EX3 Related Parcel

Description:

PROPOSED COMM DEV CONCURRENT W/ TR 1563

D910282S WIT Related Parcel

Description:

PROPOSED INTERIM GRADING

PMT2002-22529 EXP Related Parcel

Description:

GRADING FOR PIPELINE REPLACEMENT