



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 3/25/2016

TO: _____

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00101 BAKER – Proposed conditional use permit/ development plan for a self-storage facility. Site location is 2170 Willow Rd, Arroyo Grande. APN: 091-192-032

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00101

BAKER ROBERT R

APPLICATION TYPE - CHECK ALL THAT APPLY

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

CONDITIONAL USE PERMIT/

CONDITIONAL USE PERMIT FOR A SELF STORAGE FACILITY.

SOCST/ CALG

CAZ IND LCP

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Robert R. Baker, Trustee Daytime Phone (805) 489-8711
Mailing Address 1101 Pike Lane, Oceano, CA Zip Code 93445
Email Address: _____

Applicant Name Plastino VI, LP in formation - Todd J. Plastino Daytime Phone (805) 929-0708
Mailing Address 11777 Suey Creek Road, Santa Maria, CA Zip Code 93454
Email Address: tplast@gmail.com

Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 4.66 Acres Assessor Parcel Number(s): 091-192-032
Legal Description: Parcel 3 of Parcel Map CO-77-99, Map recorded Oct. 12, 1988 in Book 24, Page 7 of Parcel Maps
Address of the project (if known): 2170 Willow Road, Arroyo Grande, CA 93420
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Project is located on the Arroyo Grande Mesa on Highway 1 just 1 block south of Sheridan Road.

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Conditional Use Permit for a self storage facility.
See site plan for building sizes and square footage.

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 3/14/16
Plastino IV, LP in formation - Todd J. Plastino

FOR STAFF USE ONLY

87,877 #

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): N/A

Describe existing and future access to the proposed project site: From Willow Road (HWY1) via Caltrans standard access drive

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? 4.67 Acres

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

North: Highway 1/Residential South: RV Storage Yard
East: Industrial Building West: Self Storage Facility

For all projects, answer the following:

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

Buildings: 87,877 sq. feet 43.3 % Landscaping: 18,470 sq. feet 9.1 %
Paving: 94,123 sq. feet 46.4 % Other (specify) N/A

Total area of all paving and structures: 182,000 sq. feet acres

Total area of grading or removal of ground cover: 202,815 sq. feet acres

Number of parking spaces proposed: 7 Height of tallest structure: 15' 9"

Number of trees to be removed: -0- Type: N/A

Setbacks: Front 50' Right -0- Left -0- Back -0-

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

Community System - List the agency or company responsible for provision: Woodland Park Mutual Water Co.

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

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: 114,938 sq. feet acres

Total floor area of all structures including upper stories: 87,877 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: 4.66 acres
Moderate slopes of 10-30%: -0- acres
Steep slopes over 30%: -0- 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: _____
- Has a grading plan been prepared? 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: Willow Road (Highway 1)

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 Self Storage Facility
 Industrial – Explain _____
- 3. What is the expected daily water demand associated with the project? Low Use - TBD
- 4. How many service connections will be required? 1
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
- 6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. _____
Note: I am not planning on using the existing well. I will be connecting to the water district.
- 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?
 Yes No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? 100+ feet
- 3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
- 4. Has a piezometer test been completed?
 Yes No
- 5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

- 1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
- 2. What is the amount of proposed flow? _____ G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: South County Sanitary SVC, Inc.
- 3. Where is the waste disposal storage in relation to buildings? Side of building in enclosed area
- 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: Lucia Mar Unified School District
- 2. Location of nearest police station: 1681 Front Street, Oceano
- 3. Location of nearest fire station: 2391 Willow Road, Arroyo Grande
- 4. Location of nearest public transit stop: West Tefft and Carillo St., Nipomo
- 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:
Vacant Land
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

- 1. Days of Operation: 7 days per week Hours of Operation: 6AM to 8PM
- 2. How many people will this project employ? 2 to 4
- 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: None
- 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. 2 Between 4:00 to 6:00 p.m. 4
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): Landscape feature adjacent to Willow Road (Highway 1)
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 *: LED lighting

*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:
Onsite storm water retention, drought tolerant landscape, visual appearance of site is mitigated through grading
- _____
- _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

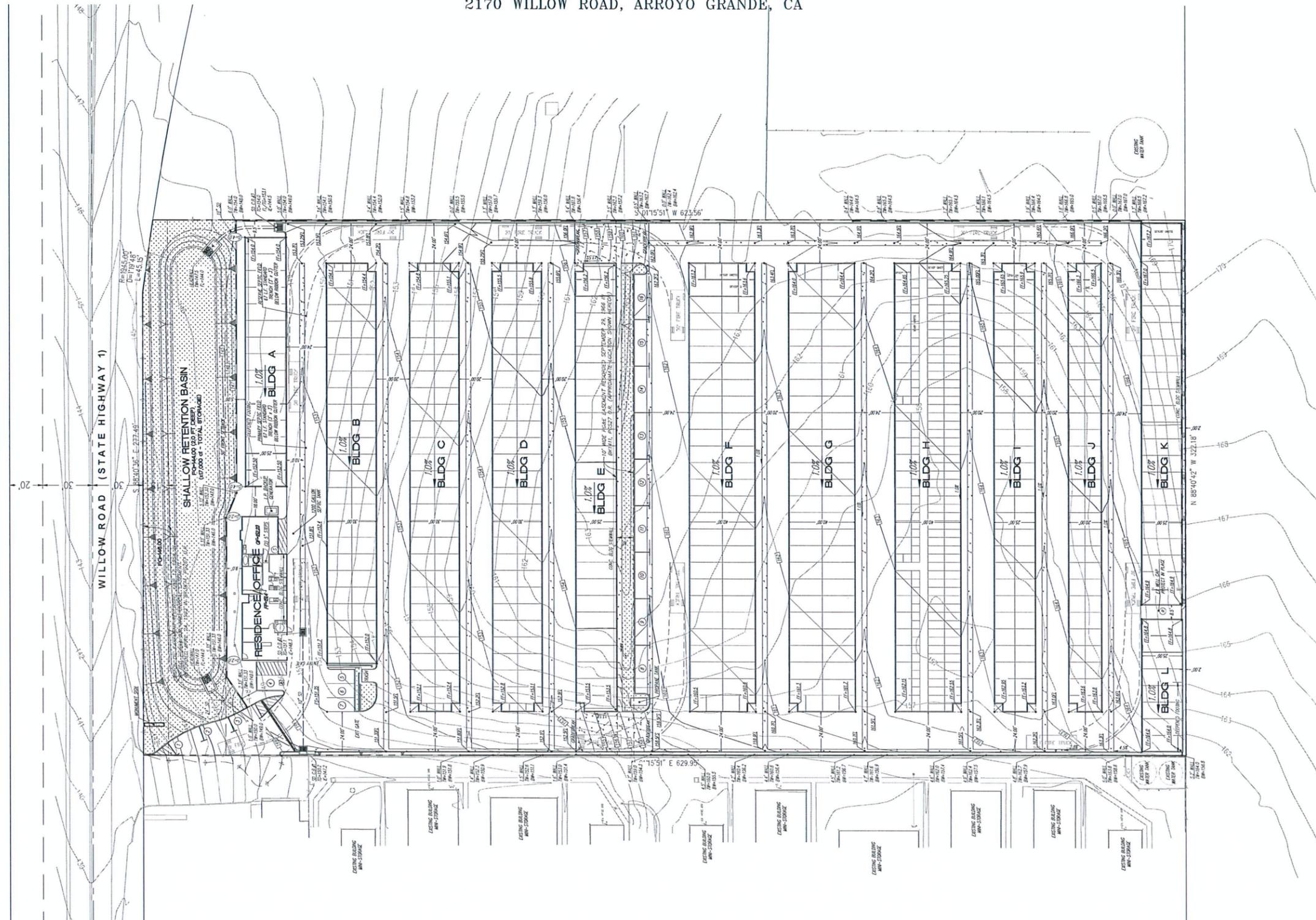
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): County of San Luis Obispo, Caltrans, & California Coastal Commission

(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.)

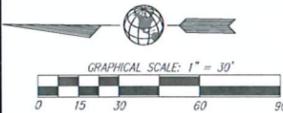
CONCEPTUAL GRADING SITE PLAN

PLASTINO SELF STORAGE
2170 WILLOW ROAD, ARROYO GRANDE, CA



GRADING

CUT (TO FINISH SURFACE):	9,093 CY
FILL (TO FINISH SURFACE):	13,482 CY
UNDERCUTS:	7,073 CY
10% SHRINKAGE:	2,242 CY
EXPORT (IMBALANCE):	462 CY

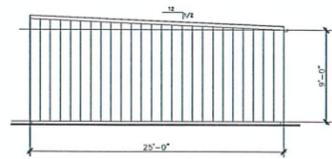


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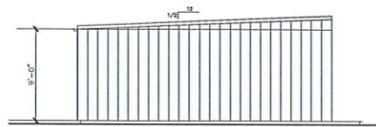
CONCEPTUAL GRADING (EXHIBIT NO. 3)

PERMIT NO: _____

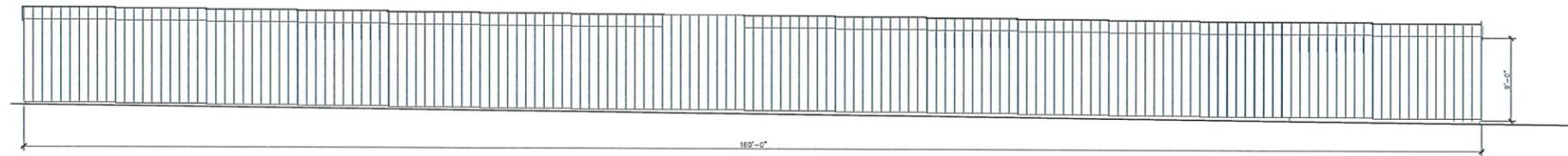
APPLICANT: _____
ASSESSOR'S PARCEL NO(S): 091-192-032
REQUEST: _____



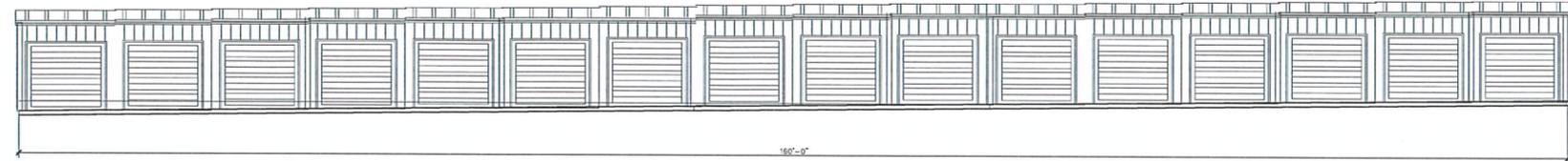
BUILDING A
WEST ELEVATION
1/8" = 1'-0"



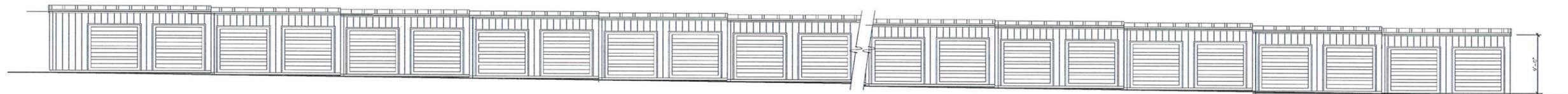
BUILDING A
EAST ELEVATION
1/8" = 1'-0"



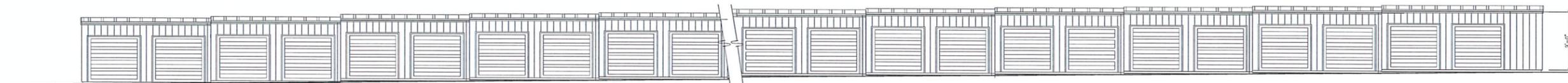
BUILDING A NORTH ELEVATIONS
1/8" = 1'-0"



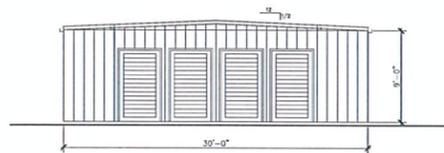
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1/8" = 1'-0"



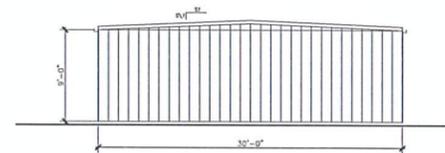
BUILDING B NORTH ELEVATION
1/8" = 1'-0" 245'-0" LONG



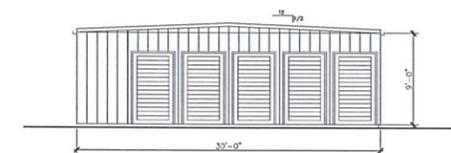
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1/8" = 1'-0"



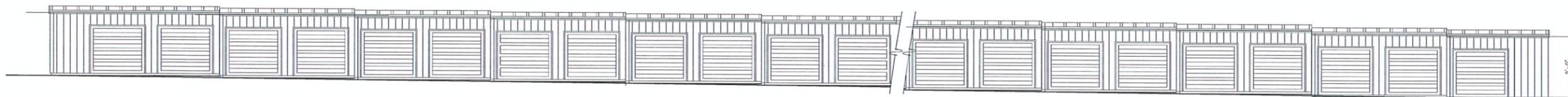
BUILDING C AND D
EAST AND WEST ELEVATIONS
1/8" = 1'-0"



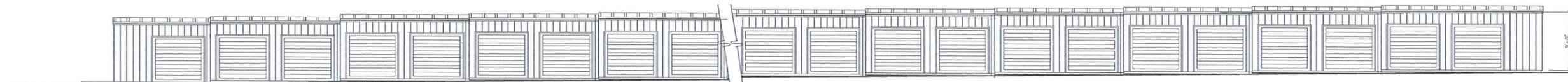
BUILDING B WEST ELEVATION
1/8" = 1'-0"



BUILDING B EAST ELEVATION
1/8" = 1'-0"



BUILDING C AND D NORTH ELEVATION
1/8" = 1'-0" 270'-0" LONG



BUILDING C AND D SOUTH ELEVATION
1/8" = 1'-0" 245'-0" LONG

REVISIONS	BY

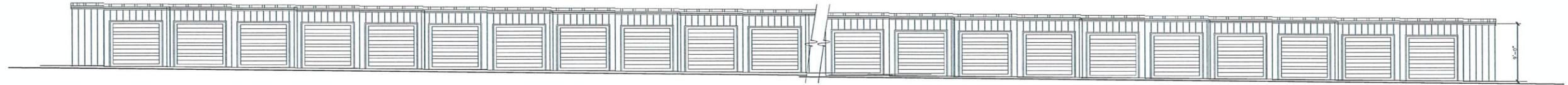


LIV-IN ENVIRONMENTS
ARCHITECTURE & SOLAR SPACE HEATING
GREGORY D. SOTO ARCHITECT
P.O. BOX 1392 ARROYO GRANDE, CA 93421
Lic. # C14960

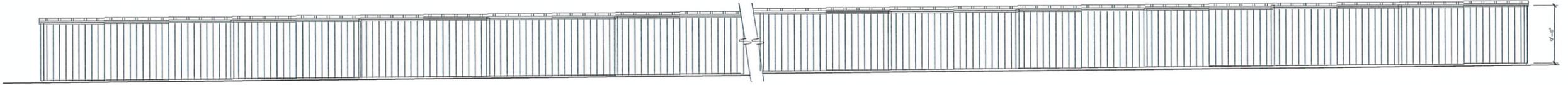


A SELF-STORAGE FACILITY WITH MANAGER'S RESIDENCE FOR
TODD PLASTINO
11777 SUEY CREEK RD.
SANTA MARIA, CA. 93454
PROJECT LOCATION:
2170 WILLOW RD. (HWY 1) NIPOMO CA

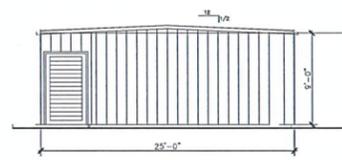
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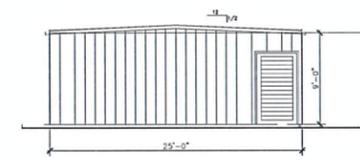
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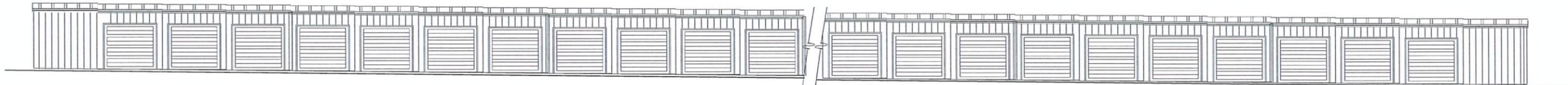
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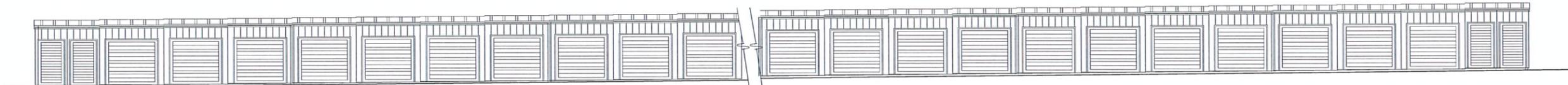
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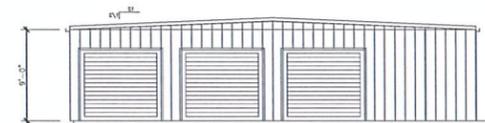
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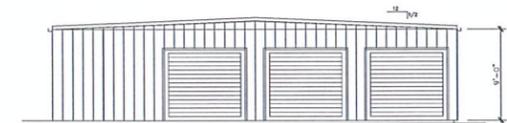
BUILDING F NORTH ELEVATIONS
1/8" = 1'-0"



BUILDING F SOUTH ELEVATIONS
1/8" = 1'-0"



BUILDING F
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1/8" = 1'-0"

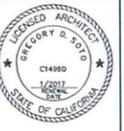


BUILDING F
EAST ELEVATION
1/8" = 1'-0"

REVISIONS	BY



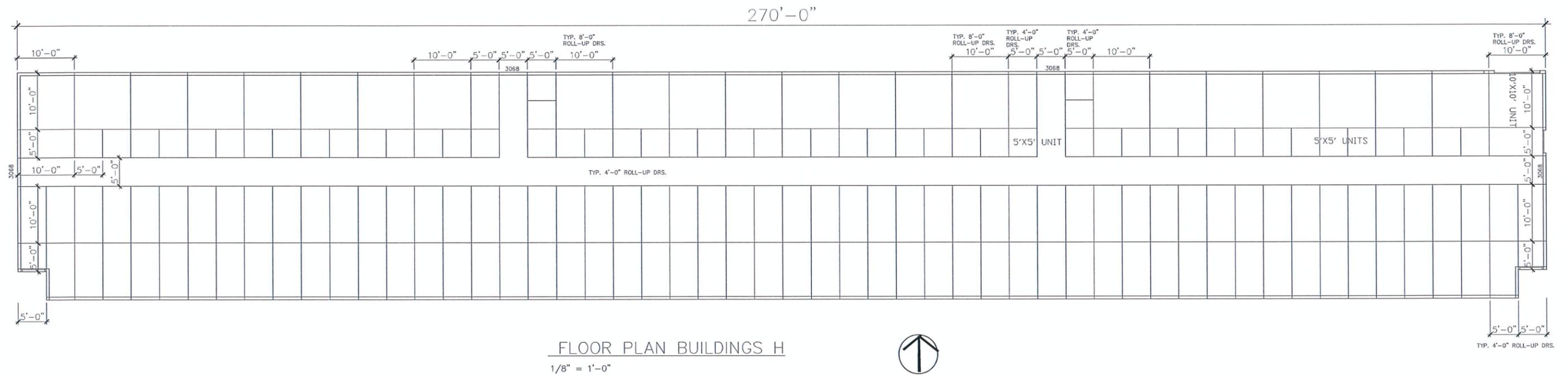
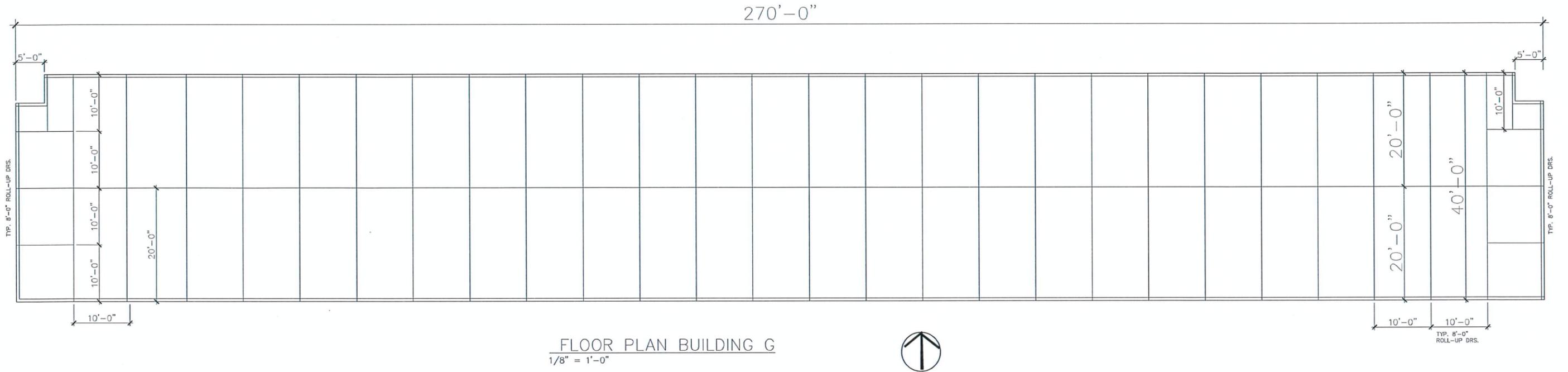
LIV-IN ENVIRONMENTS
ARCHITECTURE & SOLAR SPACE HEATING
GREGORY D. SOTO ARCHITECT
P.O. BOX 1392 ARROYO GRANDE, CA 93421
Lic. # C14960 (805) 481-1066



A SELF-STORAGE FACILITY WITH MANAGER'S RESIDENCE FOR
TODD PLASTINO
11777 SUEY CREEK RD.
SANTA MARIA, CA. 93454
PROJECT LOCATION: 2170 WILLOW RD. (HWY 1) NIPOMO CA

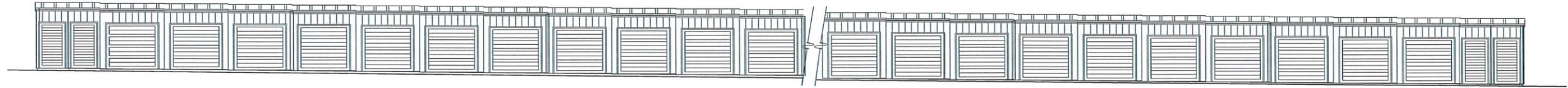
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Sheet	4
Of	Sheets

PROVIDED FOR THE ARCHITECT'S USE ONLY. NOT TO BE USED FOR CONSTRUCTION. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT.



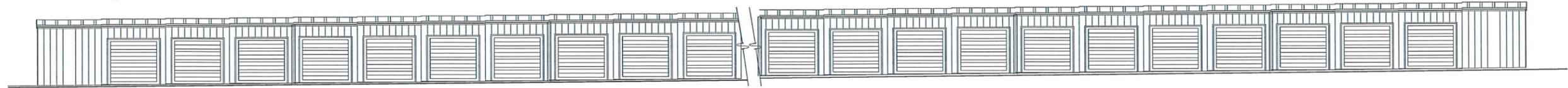
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<p>LIV-IN ENVIRONMENTS ARCHITECTURE & SOLAR SPACE HEATING GREGORY D. SOTO ARCHITECT P.O. BOX 1392 ARROYO GRANDE, CA 93421 Lic. # C14960 (805) 481-1066</p> 	<p>A SELF-STORAGE FACILITY WITH MANAGER'S RESIDENCE FOR TODD PLASTINO NIPOMO CA PROJECT LOCATION:</p>		<p>REVISIONS</p>	<p>BY</p>	<p>Date 11-16-15</p>	<p>Sheet</p>
			<p>Scale</p>			<p>5</p>
			<p>Drawn</p>			
			<p>Job</p>	<p>1526</p>		
						<p>Of Sheets</p>



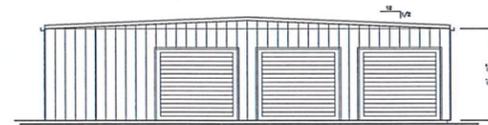
BUILDING G NORTH ELEVATIONS

1/8" = 1'-0"



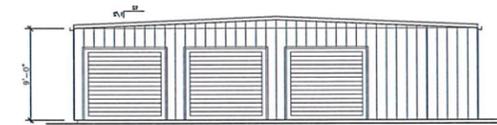
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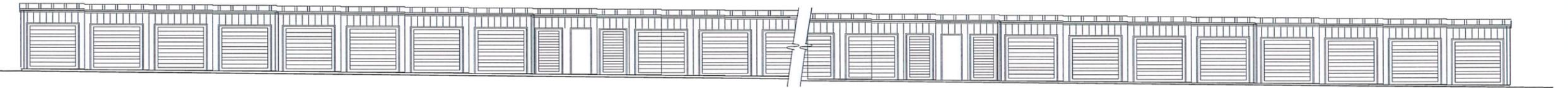
BUILDING G
EAST ELEVATION

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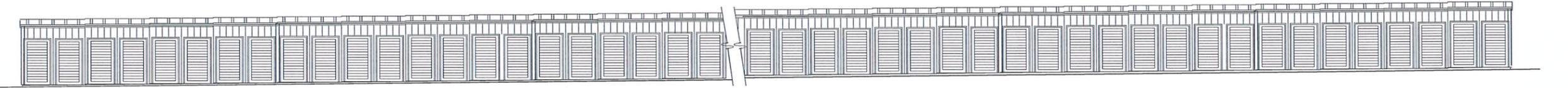
BUILDING G
WEST ELEVATION

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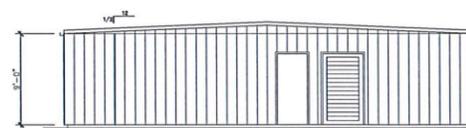
BUILDING H NORTH ELEVATION

1/8" = 1'-0"



BUILDING H SOUTH ELEVATION

1/8" = 1'-0"



G BUILDING EAST ELEVATION

1/8" = 1'-0"



G BUILDING WEST ELEVATION

1/8" = 1'-0"

REVISIONS BY

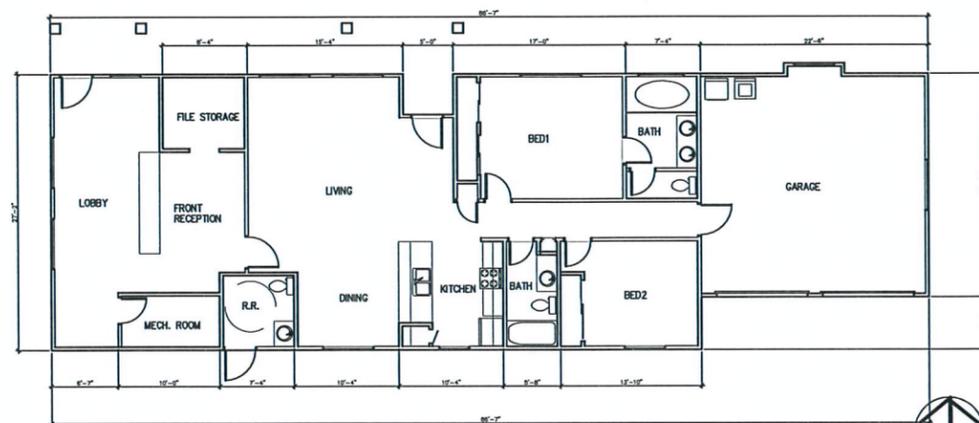


LIV-IN ENVIRONMENTS
ARCHITECTURE & SOLAR SPACE HEATING
GREGORY D. SOTO ARCHITECT
P.O. BOX 1392, ARROYO GRANDE, CA 93421
Lic. # C14960 (805) 481-1066



A SELF-STORAGE FACILITY WITH MANAGER'S RESIDENCE FOR
TODD PLASTINO
11777 SUEY CREEK RD.
SANTA MARIA, CA. 93454
PROJECT LOCATION:
2170 WILLOW RD. (HWY 1) NIPOMO CA

Date 3-9-17
Scale
Drawn
Job 1526
Sheet 7
Of Sheets



FLOOR PLAN
1/8" = 1'-0"

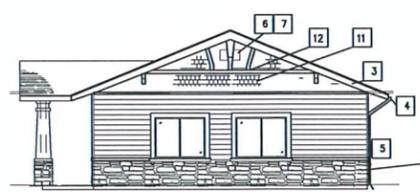
EXTERIOR ELEVATION NOTES

- 1 2 X Trim-on w/ 2 X over.
- 2 2 X Trim -on
- 3 2 X Fascia
- 4 Metal rain gutter
- 5 Metal downspout
- 6 Simpson let-in where required
- 7 All vents shall have corrosion-resistant metal mesh. (openings 1/4" dimension)
- 8 Roofing: Standing seam metal

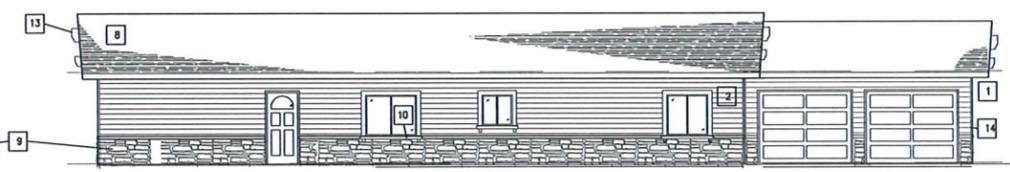
- 9 Stone Veneer
- 10 Decorative sill
- 11 Shingles

- 12 Decorative wood at gables.
- 13 WOOD CORBELS

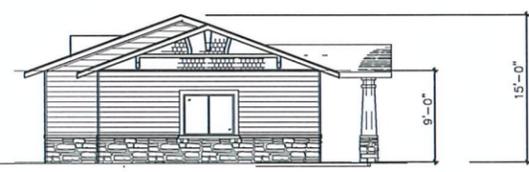
- 14 1 X Hardboard siding over 15b. building paper (section 1404 of the C.B.C.) and with galvanized nails per sect. 2304.8.1 of the C.B.C and the MFR. specs.



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

NORTH ELEVATION
SEE SHEET S

REVISIONS	BY

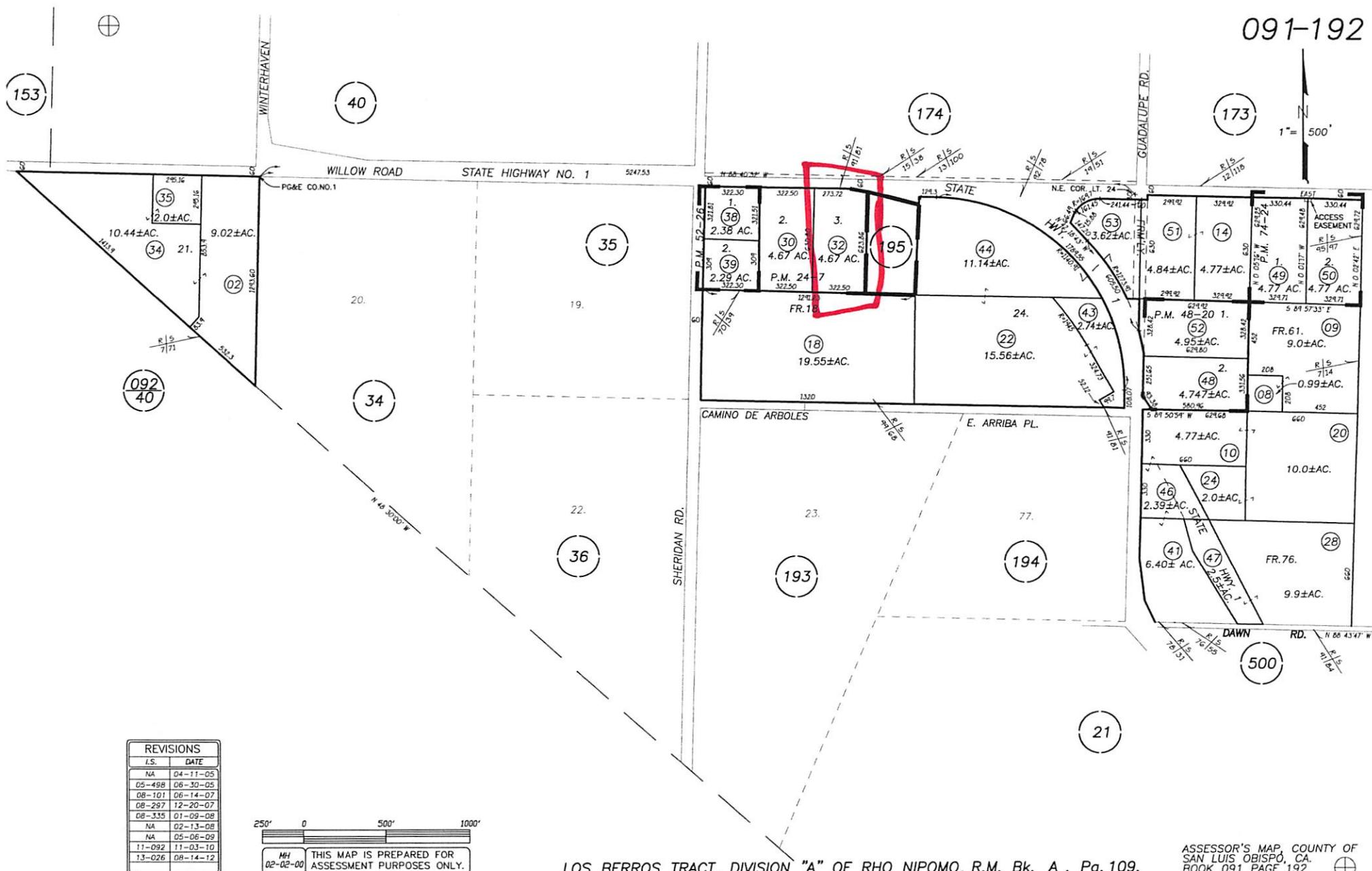


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Job	1526
Sheet	0
Of	Sheets



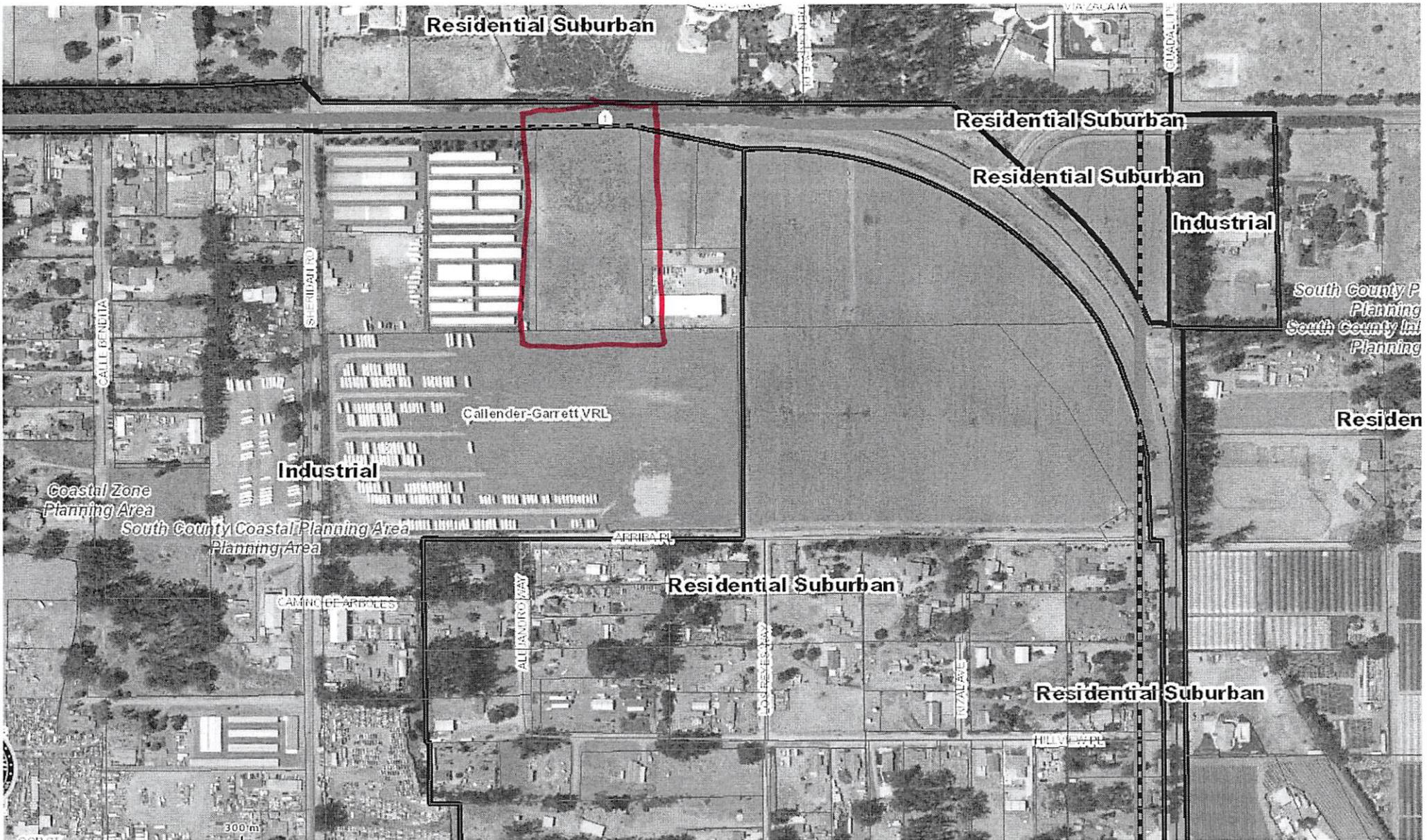
REVISIONS	
I.S.	DATE
NA	04-11-05
05-498	06-30-05
08-101	06-14-07
08-297	12-20-07
08-335	01-09-08
NA	02-13-08
NA	05-06-09
11-092	11-03-10
13-026	08-14-12

250' 0 500' 1000'

MH
02-02-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

LOS BERROS TRACT, DIVISION "A" OF RHO NIPOMO, R.M. Bk. A , Pg. 109.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 091 PAGE 192



Residential Suburban

Residential Suburban

Residential Suburban

Industrial

South County P
Planning
South County Int
Planning

Callender-Garrett VRL

Industrial

Coastal Zone
Planning Area

South County Coastal Planning Area

Residential Suburban

Residential Suburban

300m



Parcel Summary Report For Parcel # 091-192-032

3/17/2016
4:06:19PM

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 BAKER ROBERT R

1101 PIKE LN OCEANO CA 93445-9403

OWN BAKER ROBERT R SEPARATE PROPERTY TR

Address Information

Status Address

P 00000 WILLOW RD CALG

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>
CO77-	099	0003	Callendar - Garr	South County (IND	LCP	CAZ	Y		

Parcel Information

Status Description

Active RHO NIPOMO PM 24/7 PAR 3

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN LUIS
NO. 04
ARROYO GRANDE
COASTAL SAN LUIS



Parcel Summary Report For Parcel # 091-192-032

3/17/2016
4:06:19PM

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:

72523 FNL Primary Parcel

Description:

INSTALL AG WELL ELECTRICAL SERVICE

DRC2005-00144 APV Primary Parcel

Description:

MINI-STORAGE COMPLEX, CAR WASH, CARETAKER'S UNIT

DRC2015-00101 REC Primary Parcel

Description:

CONDITIONAL USE PERMIT FOR A SELF STORAGE FACILITY.

PRE2005-00107 REC Primary Parcel

Description:

DEV PLAN