



# DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A NEW PROJECT REFERRAL

DATE: 3/20/2015

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

FROM: Airlin Singewald (805-781-5198 or [asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us))  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** SUB2005-00102 TR2678 CFS CAMBRIA LLC (Revised) – Proposed tract map with conditional use permit/development plan to subdivide parcel into 16 PUD lots for residential units. Site location is 1460 Main St, Cambria. APN: 013-251-008

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 APPLICATIC

San Luis Obispo County Department of Planning and Buil

SUB2005-00102 TR2678

GFS CAMBRIA LL

Conc. Tract Map w/ CUP

TRACT MAP W/CUP PUD COMMERCIAL AND RESIDENTIAL (AND ROAD ABANDONMENT NOCST/ CAMB AMS

AS CBD FH LCP OS RMF  
SRV

PUD

## APPLICATION TYPE CHECK ALL THAT APPLY

- Public Lot
- Parcel Map
- Tract Map
- Condominium (new or conversion)
- Road Abar
- Road Name
- Reconsideration
- Cluster
- Conditional Use Permit/Development Plan

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

Landowner Name GFS Cambria, LLC Daytime Phone 316.636.1070  
 Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Email Address: Steve.Kmil@301.com

Applicant Name Same as Landowner Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name Paul Abbott Daytime Phone 805.234.6233  
 Mailing Address 3590 Broad St. Suite 130, SLO Zip 93401  
 Email Address: paul@va.114mdb.com

## PROPERTY INFORMATION

Total Size of Site: 2.4 acres Assessor Parcel Number(s): 013-251-008

Legal Description: POB Rancho Santa Rosa Per "A" Maps 69

Address of the project (if known): 1460 Main Street, Cambria

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Main Street just west of Cambria Elementary School

Describe current uses, existing structures, and other improvements and vegetation on the property: Pod & Reel Mobile Home Park. See Site Plan for Improvements & Vegetation

## PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): Subdivide parcel into 16 PD lots for Residential Units. See proposed Tract Map for sizes of proposed parcels.

## LEGAL DECLARATION

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

Property owner signature Steve Kmil Pres Date 2/24/15

## FOR STAFF USE ONLY

Minimum Parcel Size: \_\_\_\_\_  sq. feet  acres  by PAS?  by Ordinance?

# PUD / CLUSTER APPLICATION

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

**Project Information:** What is the proposed density or parcel size?: 15 units per acre  
Number of existing lots, parcels or certificates: 3 Existing parcel sizes: 2.4, 0.88, 4.5  
What will the property be used for after division: Residential - Multi-Family  
Is the property part of a previous subdivision that you filed?:  Yes  No  
If Yes, what was the map number:  Tract No: \_\_\_\_\_  CO \_\_\_\_\_  COAL \_\_\_\_\_

Have you reviewed county records to determine if the subject property has ever been the subject of a recorded certificate of compliance or a recorded map?  Yes  No  
Building permits or other approval?:  Yes  No

If Yes to either question, please provide copies of all applicable materials.

**Off-Site Improvements:** Will off-site road or drainage improvements be required?  Yes  No

**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?: \_\_\_\_\_

**Describe existing and future access** to the proposed project site: Main Street, Cambria

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

North: CR South: REC  
East: O&P West: RMF

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

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

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

22 EDU's currently available to property

**Proposed sewage disposal:**  Individual on-site system  Other \_\_\_\_\_

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

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

22 EDU's currently available to property

**Fire Agency:** - List the agency responsible for fire protection: Cambria Fire Dept.

**List available or proposed utilities:**  Gas  Telephone  Electricity  Cable TV

**Adjustments:** Are you requesting any adjustments?  Yes  No If Yes, please complete:

Parcel & site design (21.03.010(c))  Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e))  Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g))  Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request: 50' Riparian Setback adjustment to maintain current & historical context of site. see attached "Biological Resource Assessment"

**Quimby Ordinance (Section 21.09.010 et seq of Title 21):**

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes
- Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option please complete below)

Acreage of open space: 0.48 Average slop of open space: 60% +/-

Describe the on-site recreational amenities being proposed and their location on the open space: NONE

Specify the proposed ownership and method of maintenance of the open space: \_\_\_\_\_

Private ownership with County open space/maintenance agreement

**Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):**

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobilehomes), where the proposed demolition or conversion involves three or more dwelling nits in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition of conversion of one or more dwellings (includes mobilehomes) to a non-residential use which is not "coastal dependent".

**Planned Development / Condominium Information:**

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

Buildings: 20,567 sq. feet 20 %      Landscaping: 42,231 sq. feet 40 %  
Paving: 22,276 sq. feet 21 %      Other (specify) 20,350

Total area of all paving and structures: 42,843 ±  sq. feet       acres

Total area of grading or removal of ground cover: 78,277 ±  sq. feet       acres

Number of parking spaces proposed: 41      Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: 4      Type: 3 Oaks & 1 Redwood

Setbacks: Front 15'      Right 8'      Left 27'      Back 106'

**For commercial/industrial projects answer the following:**

Total outdoor use area: \_\_\_\_\_  sq. feet       acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

**For residential projects, answer the following:**

Number of residential units: 16      Number of bedrooms per unit: 10 - 2-bedroom  
(6) - 3 bedroom

Total floor area of all structures including upper stories, but not garages and carports: 31,207 ±

Total of area of the lot(s) minus building footprint and parking spaces: 83,475 ±

# 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: Please see enclosed Topographic Survey  
Level to gently rolling, 0-10% slopes: 1.66 ± acres  
Moderate slopes of 10-30%: 0.28 ± acres  
Steep slopes over 30%: 0.48 ± acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: Santa Rosa Creek (South)
- Are there any flooding problems on the site or in the surrounding area  Yes  No  
If yes, please describe: West Portion of Property within FEMA Flood Zone.
- 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: Site is developed with a mobile home park
- 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: Main Street, Cambria

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well       Shared well       Community water system
2. What is the proposed use of the water?  
 Residential       Agricultural: explain \_\_\_\_\_  
 Commercial/Office: explain \_\_\_\_\_  
 Industrial: explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 22 EDUs or less
4. How many service connections will be required? No new connections required
5. Do operable water facilities exist on the site?  
 Yes       No      If yes, please describe: Facilities in place for M.H. Park
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes       No      If yes please attach \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements? CCSD  
Bacteriological?  Yes       No      Chemical?  Yes       No  
Physical?  Yes       No      Water analysis report submitted?  Yes       No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter       Water Quality Analysis       OK      or       Problems  
 Will Serve Letter       Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ GPM  
 Surrounding Well Logs       Hydrologic Study       Other CCSD

*Please attach any letters or documents to verify that water is available for the proposed project.*

*See attached email from CCSD dated 8/25/2014*

**Sewage Disposal Information**

***If an on-site (individual) subsurface sewage disposal system will be used:*** NA

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

*(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

***If a community sewage disposal system is to be used:***

1. Is this project to be connected to an existing sewer line?  
 Yes       No      Distance to nearest sewer line: Ex. Sewer Main & Easement onsite  
Location of connection: Onsite
2. What is the amount of proposed flow? typical flow for 16 units (16 units)
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: CCSD Mission County Disposal
- 3. Where is the waste disposal storage in relation to buildings? in garages
- 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 School District
- 2. Location of nearest police station: ~~San SLO~~ County Sheriff's, Templeton, CA
- 3. Location of nearest fire station: "CAL FIRE" 6126 Coventry Ln. Cambria, CA
- 4. Location of nearest public transit stop: Main St. at Blue Bird INN.
- 5. Are services (grocery / other shopping) within walking distance of the project?  Yes  No  
If yes, what is the distance? 1/2 feet miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: Rod and Reel Mobile Home Park
- 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.

**Agricultural Information**

**Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.**

- 1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
- 2. If yes, is the site currently under land conservation contract?  Yes  No
- 3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): open space easement for riparian Corridor
2. Will the development occur in phases?  Yes  No  
If yes describe: MH Park Closure, PD Site Development, SF Residential Construction
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: Proposed riparian setback and open space.

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project\*: County (BEES) Program

*yes* → \* 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**

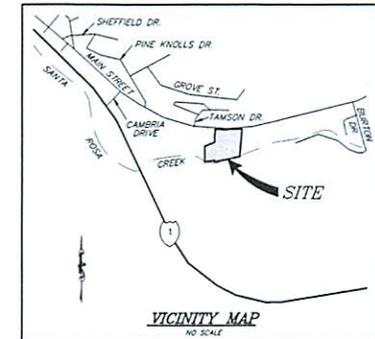
1. List any mitigation measures that you propose to lessen the impacts associated with your project: Riparian Habitat Restoration per Biological Resources Assessment prepared by Kevin Merk Associates dated JUNE 11, 2011.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
If yes, please list: See "Biological Resource Assessment"
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): Vesting Tentative Tract MAP for a Planned Development and Use Permit for Development Plan.  
(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

# VESTING TENTATIVE TRACT 2678 A PLANNED DEVELOPMENT CYPRESS RESIDENCES

1460 MAIN STREET  
CAMBRIA, CA 93428

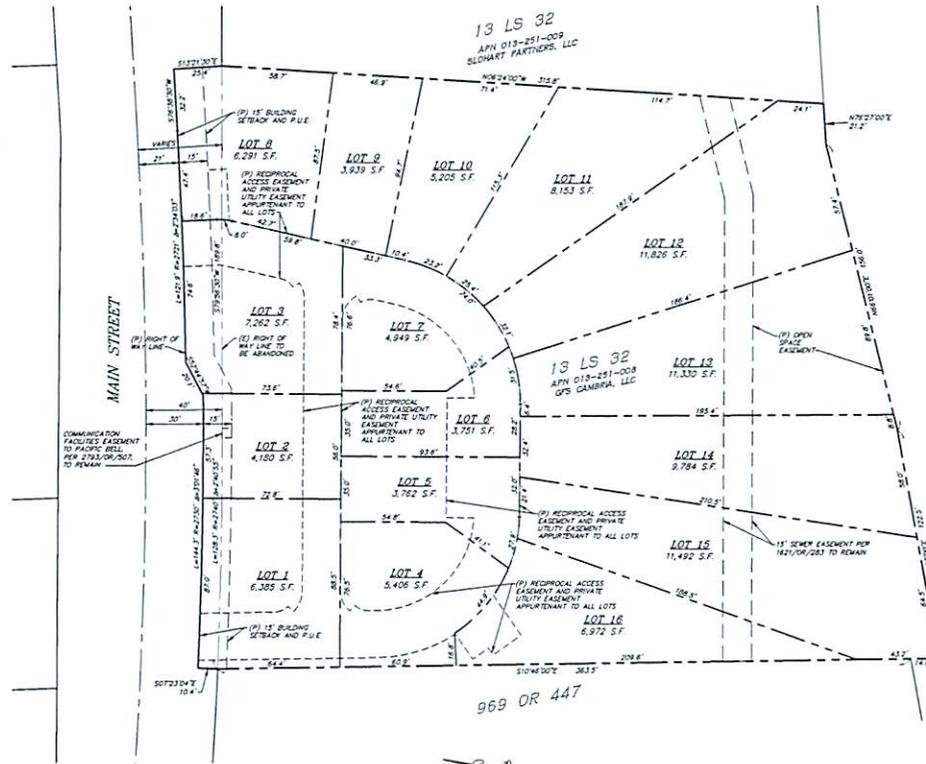


**OWNERS/SUBDIVIDERS**  
OFS CAMBRIA, LLC  
1170 MAIN STREET  
MORRO BAY, CA 93442

**PREPARED BY**  
CRISTI E. FRY - R.C.E. 57970, L.S. 8356  
TRAD/HOLMES ASSOCIATES  
555 CHORRO STREET, SUITE 4  
SAN LUIS OBISPO, CA 93405

**INCLUSIONARY HOUSING PROPOSAL**  
INCLUSIONARY HOUSING REQUIREMENTS WILL BE MET BY PAYING THE REQUIRED AFFORDABLE HOUSING (IN-LIEU) FEES. SEE SLO COUNTY ESTIMATES OF PERMIT FEES, APPLICATION NUMBERS AND \_\_\_\_\_

**ABANDONMENT STATEMENT**  
THIS SUBDIVISION INTENDS TO ABANDON A PORTION OF MAIN STREET IN CAMBRIA (5,080 S.F.)



**DESIGN NOTES**

APPLICANT'S PARCEL NO: 013-251-008  
OFS SITE AREA: 105,844 S.F. 2.424 AC  
EXISTING LAND USE: AGRICULTURE  
EXISTING DRAINAGE: ELEMENT CA TRIBUTARY  
EXISTING DRAINAGE: SHEET FLOORS THROUGH THE SITE, NORTHWEST TO THE SOUTH/SOUTHEAST  
WATER SUPPLY: CAMBRIA COMMUNITY SERVICES DISTRICT  
SEWER DISPOSAL: CAMBRIA COMMUNITY SERVICES DISTRICT  
ELECTRIC: PACIFIC GAS & ELECTRIC  
TELEPHONE: AT&T  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
FIRE PROTECTION: CAMBRIA FIRE DEPARTMENT  
SOIL: MARIETTA  
SCHOOL DISTRICT: MARIETTA COUNTY DISTRICT  
EXISTING FACILITIES: COAST UNITED SCHOOL DISTRICT  
PROPOSED LOTS: 18  
PROPOSED LOT CONTROL: 18  
SHALL BE IN CONFORMANCE WITH STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) HANDBOOK FOR CONSTRUCTION PER CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASCQA) BMP'S WILL BE PROVIDED ON THE FINAL GRADING PLAN  
SHALL BE IN CONFORMANCE WITH THE STANDARDS FOR SAN LUIS OBISPO COUNTY

**LAND USE STATEMENT**

EXISTING LAND USE: RPD 100' BEECH MOBILE HOME PARK. SITE HAS AN EXISTING HOME AND SEVERAL MOBILE HOMES. A PAVED DRIVE LOOPS THROUGH THE SITE, ALLOWING ACCESS FROM MAIN STREET.

**STATEMENT OF PROPOSED IMPROVEMENTS**

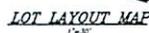
PROPOSED IMPROVEMENTS: CONSTRUCTION OF 18 RESIDENTIAL UNITS, ACCESS DRIVE, DRAINAGE IMPROVEMENTS, UTILITIES AND ASSOCIATED GRADING.  
LANDSCAPE MODIFICATIONS PER ARCHITECT

**LOT SIZES**

MIN: 3,751 S.F.  
MAX: 11,826 S.F.

**NOTE**

- COARSE TO ADDRESS
- ACCESS MAINTENANCE
- LANDSCAPE MAINTENANCE
- COMMON UTILITY MAINTENANCE
- COMMON STORM DRAIN MAINTENANCE
- EXTERIOR MAINTENANCE OF BUILDINGS



**LEGAL DESCRIPTION**  
A PORTION OF THE RANCHO SANTA ROSA, PER A MAPS 68, IN THE TOWN OF CAMBRIA, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AS CONVERTED PER DOC. #200302382.

**EASEMENT NOTES**  
THE FOLLOWING MAY AFFECT A PORTION OR ALL OF THE PROPERTY:  
A PUBLIC EASEMENT FOR TRANSPORTATION AND THE INCIDENTS OF TRANSPORTATION SUCH AS BOATING, FISHING, SWAMPING, HUNTING AND OTHER RECREATIONAL USES IN AND UNDER THE SANTA ROSA CREEK AND INCLUDING A PUBLIC RIGHT OF ACCESS TO THE WATER.  
A EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY FOR PUBLIC UTILITIES PER BOOK 1774, PAGE 295, OF OFFICIAL RECORDS.

**BOUNDARY**  
BOUNDARY INFORMATION SHOWN IS BASED ON RECORD INFORMATION PER 13/15/12 AND 2/15/13. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY.

INDEX TO SHEETS	
SHEET 1	PROJECT DATA, BOUNDARY AND LAYOUT MAP
SHEET 2	PRELIMINARY GRADING AND DRAINAGE PLAN
SHEET 3	PRELIMINARY UTILITY PLAN
SHEET 4	SECTION

**tho**  
trad/holmes assoc.  
civil engineering  
land surveying

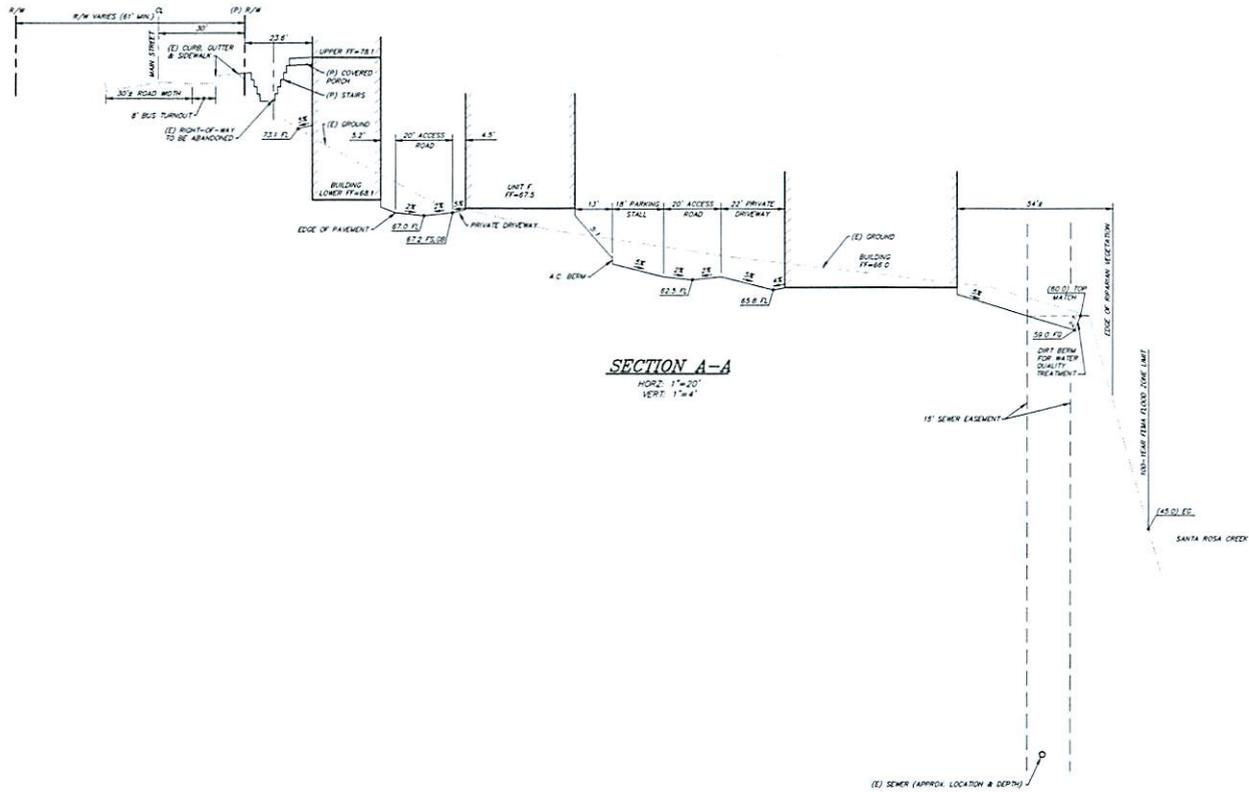
1170 MAIN STREET  
MORRO BAY, CA 93442  
TEL: (805) 771-8111  
WWW.TRADHOLMES.COM

PROJECT NO: 11.00480\_VTM  
DATE: 2/13/15  
SCALE: AS SHOWN  
DRAWN: CF/RW  
CHECKED: 11.00480  
DATE: 11.00480\_VTM  
SHEET: 7  
4 SHEETS





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**SECTION A-A**  
 HORIZ. 1"=20'  
 VERT. 1"=4'

**SECTION**  
**VESTING TENTATIVE TRACT 2678**  
 A PLANNED DEVELOPMENT  
 1460 MAIN STREET, CAMBRIDGE, CA 93428

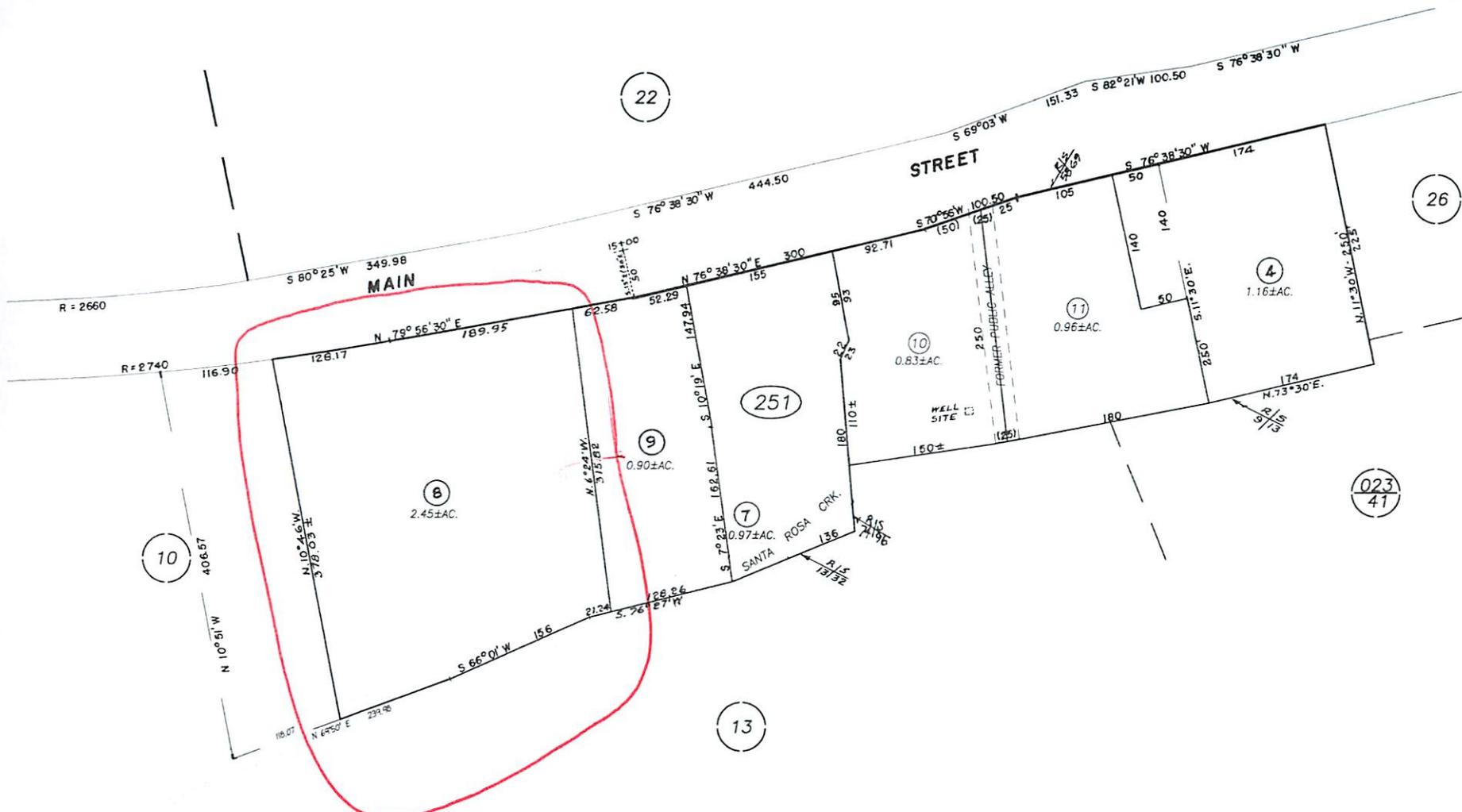


THEODORE HOLMES  
 CIVIL ENGINEERING  
 AND SURVEYING  
 1460 MAIN STREET  
 CAMBRIDGE, CA 93428  
 (415) 441-1111  
 www.theodoreholmes.com

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 www.theodoreholmes.com

NO. 1	DATE	BY

DATE: 2/13/2015  
 SCALE: AS SHOWN  
 DRAWN: CF/RW  
 CHECKED: 11.00480  
 SHEET: 4 OF 4



REVISIONS	
I.S.	DATE
07-04B	04-24-07

50' 0 100' 200'

JAW  
04-24-07

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RANCHO SANTA ROSA, PATENT BK. A, PG. 42 (AS SHOWN ON ARB. MAP "A-108" - SEE 'M' FILE)

CAMBRIA  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 013 PAGE 25



RSF

TAMSEN ST

CR

MAIN ST

Coastal Zone  
Planning Area

Cambria URL

OP

RMF

North Coast Planning Area

PF

Cambria URL

GS

REC





# Parcel Summary Report For Parcel # 013-251-008

3/20/2015  
2:07:14PM

## 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    GFS CAMBRIA LLC  
         8441 E 32ND NORTH WICHITA KS 67226-  
OWN    GFS CAMBRIA LLC A LLC  
  
OWN    MILLER STEVE K

### Address Information

**Status**            **Address**  
P                    01460 MAIN ST CAMB

### 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>
013251	008	0001	Cambria	North Coast P	FH			N		
013251	008	0002	Cambria	North Coast P	LCP	AS	SRV	N		
PLAT-	277	0001	Cambria	North Coast P	RMF	OS	CBD	Y		P83021702

### Parcel Information

**Status**    **Description**  
Active    TN CAMBRIA PTN RHO STA    ROSA

### Notes

### Tax Districts

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



# Parcel Summary Report For Parcel # 013-251-008

3/20/2015  
2:07:14PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA (SB1537 BLO)  
CAMBRIA COMMUNITY  
NO. 02  
CAMBRIA  
AREA NO. 21

### Case Information

**Case Number:**            **Case Status:**

DRC2004-00176            WIT                            Primary Parcel

**Description:**

ALLOW THE CLOSURE OF A MOBILE HOME PARK. THE PROJECT WILL NOT RESULT IN DISTURBANCE ON THE 2.4-ACRE PARCEL.

P940614T                    APP                            Primary Parcel

**Description:**

REMOVE PINE IN FRONT OF HOUSE THAT IS DAMAGING GARAGE FLOOR

PMT2005-01427            EXP                            Primary Parcel

**Description:**

EXPIRED - SFD (1681 SF) WITH ATT/GARAGE (420 SF) LOT 10

PMT2005-01428            EXP                            Primary Parcel

**Description:**

EXPIRED - SFD (1681 SF) WITH ATT/GARAGE (420 SF) LOT 11

PMT2005-01429            EXP                            Primary Parcel

**Description:**

EXPIRED - SFD (1681 SF) WITH ATT/GARAGE (420 SF) LOT 12

PMT2005-01430            EXP                            Primary Parcel

**Description:**

EXPIRED - SFD (1681 SF) WITH ATT/GARAGE (420 SF) LOT 13

PMT2005-01431            EXP                            Primary Parcel

**Description:**

EXPIRED - SFD (1681 SF) WITH ATT/GARAGE (420 SF) LOT 14

PMT2007-01627            EXP                            Primary Parcel

**Description:**

EXPIRED - SFD W/ATTACHED GARAGE - UNIT "L" - PLACE HOLDER FOR 1 UNIT - HOLDING FOR REAL PLANS (SUB2005-00102)

PMT2007-01628            EXP                            Primary Parcel

**Description:**

EXPIRED - SFD W/ATTACHED GARAGE - UNIT "M" - PLACE HOLDER FOR 1 UNIT - HOLDING FOR REAL PLANS (SUB2005-00102)



# Parcel Summary Report For Parcel # 013-251-008

3/20/2015  
2:07:14PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2013-00624      EXP      Primary Parcel

**Description:**

EXPIRED - SFD (1681 SF) WITH ATT/GARAGE (420 SF) LOT 10

PRE2013-00011      MET      Primary Parcel

**Description:**

21 RESIDENTIAL UNITS IN CAMBRIA

SUB2005-00102      INH      Primary Parcel

**Description:**

TRACT MAP W/CUP PUD COMMERCIAL AND RESIDENTIAL (AND ROAD ABANDONMENT SUB2005-00103): VESTING TENTATIVE TRACT MAP, DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT TO 1) ADJUST THE LOT LINES BETWEEN THREE EXISTING PARCELS OF 5.07, 2.48 AND 0.88 ACRES AND SUBDIVIDE THOSE PARCELS INTO 19 PARCELS RANGING IN SIZE FROM 1,000 SQUARE FEET TO 4.52 ACRES FOR THE PURPOSE OF SALE AND/OR DEVELOPMENT, 2) CREATE A PLANNED DEVELOPMENT ON A PORTION OF THE SITE CONSISTING OF: A) 13 RESIDENTIAL LOTS OF 1,000 AND 1,080 SQUARE FEET IN SIZE TO BE DEVELOPED WITH TWO-TO-THREE STORY, DETACHED, SINGLE FAMILY DWELLINGS OF APPROXIMATELY 1,700 SQUARE FEET IN AREA, PLUS GARAGES ON THE LOWER LEVEL, AND DECKS, AND B) TWO LOTS OF APPROXIMATELY 22,100 AND 21,600 SQUARE FEET EACH, TO BE DEVELOPED WITH A TWO-STORY, MIXED-USE BUILDING, INCLUDING FIVE APARTMENTS RANGING IN SIZE FROM APPROXIMATELY 840 TO 970 SQUARE FEET IN AREA, PLUS PATIOS, ON THE UPPER FLOOR, AND ON THE LOWER FLOOR, SIX COMMERCIAL LEASE SPACES RANGING FROM APPROXIMATELY 1,100 TO 1,330 SQUARE FEET IN AREA, AND AN APPROXIMATELY 2,200 SQUARE-FOOT COMMUNITY ROOM, C) A COMMON LOT OF APPROXIMATELY 23,000 SQUARE FEET IN AREA, D) AN OPEN SPACE LOT OF APPROXIMATELY 56,500 SQUARE FEET (ABOUT 1.3 ACRES) IN AREA; AND 3) CLOSE AN EXISTING MOBILE HOME PARK ON A PORTION OF THE SITE. THE PROJECT ALSO INCLUDES A REQUEST TO ABANDON A PORTION OF MAIN STREET FRONTING THE SITE. THE PROJECT WILL RESULT IN ABOUT 1.9 ACRES OF SITE DISTURBANCE. THE PROPOSED PROJECT IS WITHIN THE PUBLIC FACILITIES, RESIDENTIAL MULTI-FAMILY AND OFFICE AND PROFESSIONAL LAND USE CATEGORIES

SUB2005-00103      REC      Primary Parcel

**Description:**

ROAD ABANDONMENT (WITH TRACT MAP/CUP SUB2005-00102)

D960314D      CMP      Related Parcel

**Description:**

MAIN STREET IMPROVEMENT PROJECT