



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 8/24/2016

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

**FROM:** Kerry Brown (805-781-5713 or kbrown@co.slo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** SUB2016-00008 BSR A GEN PTP – Proposed lot line adjustment to consolidate golf course facilities onto two parcels, and to re-establish two buildable residential parcels/blocks within the RSF Land Use category. Project location is 1945 Solano Street in Los Osos. APN(s): 074-026-002 & 011; 074-121-005

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

**PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?**

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

**PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?**

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- NO (Please go on to PART III.)

**PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.**

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

\_\_\_\_\_

Name

\_\_\_\_\_

Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2016-00008

BSR A GEN PTP

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot  Receiving Site  Reversion to Acreage
- Condominium (new or conversion)  Sending Site
- Road Abandonment  Road Name
- Tract Map  Parcel Map  Lot Line Adjustment
- Amendment to approved land division

Lot Line Adjustment

LLA TO CONSOLIDATE GOLF COURSE  
FACILITIES ONTO TWO PARCELS AND  
EST/LSOS

AS CAZ LCP RSF

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

Landowner Name BSR, Inc Daytime Phone 805-235-3853  
Mailing Address 1945 Solano St, Los Osos CA Zip Code 93402  
Email Address: rocky93402@yahoo.com

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

Agent Name Jamie Kirk Daytime Phone 805-461-5765  
Mailing Address 8830 Morro Road, Atascadero CA Zip Code 93422  
Email Address: jamie@kirk-consulting.net

## PROPERTY INFORMATION

Total Size of Site: 34 acres Assessor Parcel Number(s): 074-026-002, 011, 074-121-005

Legal Description: T30S R10E, PTN Sec 13

Address of the project (if known): 1945 Solano St, Los Osos

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 - Exit Los Osos Valley Road, West to Pecho Rd to Skyline (L) to Solano (R) to site.

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

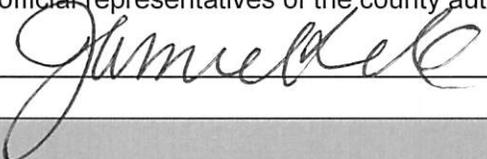
Golf Course, Hotel, Restaurant, Cell Tower

## PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): LLA to consolidate golf course facilities onto two parcels and re-establish two buildable residential parcels/blocks within the RSF land use category.

## 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 8-16-16

FOR STAFF USE ONLY

# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## Project Information:

What is the proposed density or parcel size?: Parcel 1 (+/-10,450sqft) Parcel 2 (+/- 11,910sqft) Parcel 3 (+/- 4.4 acres) Parcel 4 (27.6 Acres)

Number of existing lots, parcels or certificates: 4 Existing parcel sizes: 18.45 acres, 4.89 acres, 10.68 acres

What will the property be used for after division: Continued use of Golf Course facility, 2 lots to be used for future residential component.

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 you answered 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: \_\_\_\_\_

Existing access is from Solano Road - no changes to the access are proposed or required

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

North: Residential South: Residential

East: Residential West: Recreation

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

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

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

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

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

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

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

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 \_\_\_\_\_

**Quimby Ordinance (Section 21.09.010, et seq., of Title 21):** N/A

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: \_\_\_\_\_ Average slope of open space: \_\_\_\_\_

Describe the on-site recreational amenities being proposed and their location on the open space:

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

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

Is your project a: N/A

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units 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 or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

# 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: 34 acres  
Moderate slopes - 10-20%: 0 acres  
20-30%: 0 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: Wetland is located to the north of property 500+ feet away
3. Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: North/West corner of parcel 074-121-005 is affected by Flood Hazard
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 golf course, restaurant, hotel and cellular facility on site
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: Solano Street

**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? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?     Yes     No  
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? \_\_\_\_\_ 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    If 'Yes', please attach.
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? N/A
2. Name of Solid Waste Disposal Company: \_\_\_\_\_

- Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
- Does your project design include an area for collecting recyclable materials and/or composting materials?  
 Yes       No

**Community Service Information**

- Name of School District: Los Osos
- Location of nearest police station: San Luis Obispo
- Location of nearest fire station: Los Osos
- Location of nearest public transit stop: \_\_\_\_\_
- Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?  
 Yes       No

**Historic and Archeological Information**

- Please describe the historic use of the property: Golf Course, Hotel & Restaurant
- Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?  
 Yes       No  
 If yes, please describe: A cultural resource survey was done in 1987 - no resources were found
- 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 if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

- Is the site currently in Agricultural Preserve (Williamson Act)?  
 Yes       No
- If yes, is the site currently under land conservation contract?  
 Yes       No
- 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**

- 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): \_\_\_\_\_
- Will the development occur in phases?  Yes       No  
 If yes describe: \_\_\_\_\_
- Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  
 Yes       No      If yes, explain: \_\_\_\_\_
- Are there any proposed or existing deed restrictions?  Yes       No  
 If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

- Describe any special energy conservation measures or building materials that will be incorporated into your project \*: N/A

\*The County's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

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2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?      Yes      No

If yes, please list: MMS - previous study of the area indicated no presence and no impact (2009)

3. Are you aware of any previous environmental determinations for all or portions of this property?      Yes      No

If yes, please describe and provide "ED" number(s): Class 1 Cat. exempt issued 2-17-2010

**Other Related Permits**

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

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project.)



**SEA PINES GOLF RESORT FACILITY EXPANSION  
LOT LINE ADJUSTMENT  
SUPPLEMENTAL DEVELOPMENT STATEMENT**

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**PROJECT DESCRIPTION  
Updated August 2016**

**Purpose:**

Sea Pines Golf Resort is a destination resort located in Los Osos. On March 25, 2010, the county approved an expansion of the existing facility (DRC 2009-00051) to include a new lodge building, expansion of the restaurant, maintenance building, and office building, and the addition of a new unisex bathroom and porte-cochere at the existing lodge building. The total room count was proposed to be 48 rooms, consistent with the 1987 Development Plan approval (D850416:1). A time extension was not submitted for the 2010 Development Plan and construction had not commenced, therefore the 2010 entitlement expired on March 25, 2012.

The owners are requesting a reconsideration of the previously approved development plan. The reconsideration includes the following:

- Minor changes to the previously approved use permit.
- Relocation of horse boarding facilities (the area where the horse stalls were located was acquired by the County of San Luis Obispo for the Los Osos Sewer project through the condemnation process) to an area within the existing golf course.
- A four lot, lot line adjustment. The purpose of the lot line adjustment is to reconfigure the existing parcels to better reflect current use of the property.

**Existing Uses:**

Sea Pines Golf Resort was built in 1959. There have been several expansions constructed over the years. Current uses on the site include the golf course, a restaurant with indoor and outdoor seating, a pro-shop, a 45 unit hotel, and a cellular communication facility.

**Proposed Project:**

Conditional Use Permit:

The project includes expanding the existing 2,650 square-foot restaurant by enclosing the 1,110 outdoor dining area resulting in a 3,760 square-foot restaurant, construction of a new 6,734 square-foot lodge with 7 hotel rooms, a 478 square-foot porte-cochere addition to the existing lodge, a 580 square-foot addition to an existing maintenance building, a 400 square-foot office addition, a new 128 square-foot unisex bathroom

/concession building (at tee #6), conversion of 3 existing hotel rooms to spa treatment rooms, and the addition of 18 additional parking spaces.

The project also includes the relocation of 8 existing horse stalls and the installation of 6 additional horse stalls. The horse stalls will be located on the existing golf course and will not result in the removal of any native vegetation. The horse stalls are located in an area that was identified as a sports field in the previously approved site plans for the resort expansion (DRC 2009-00051). The approved sports field is no longer proposed as part of the overall Development Plan.

The horse stalls will be used by the resort guests for overnight boarding of their horses while they are staying at the resort. The owners are currently working with California State Parks on a Concessionaire Permit to allow direct access for hotel guests with horses from the Sea Pines Golf Resort into the State Park. It is expected that a direct trail connection from the golf course into the State Park could take upwards of 3-5 years to receive approval and implement. In an effort to ensure that overnight accommodations for guests with horses can continue at the Sea Pines Golf Resort in the near term, the horse boarding operations as part of this request is limited to overnight boarding of horses for hotel guests *only*. Riders with horses will not be permitted to leave the Sea Pines Golf Resort property on foot/horse. The equestrian overnights will be required to transport their horses off of the Sea Pines Golf Resort property in a trailer to the State Park or other equestrian destination(s).

If at a later date a direct trail connection from Sea Pines into the State Park is approved, horses could then access the State Park directly from the Sea Pines Golf Resort property.

**Project Phasing:**

The Development Plan request includes a Phasing Plan. The proposed Phasing Plan is as follows:

*Phase 1:*

Installation of 14 horse corrals and a horse trailer parking area located on the interior of the existing golf course.

*Phase 2:*

Construction of a 128 square-foot unisex bathroom/concession building.

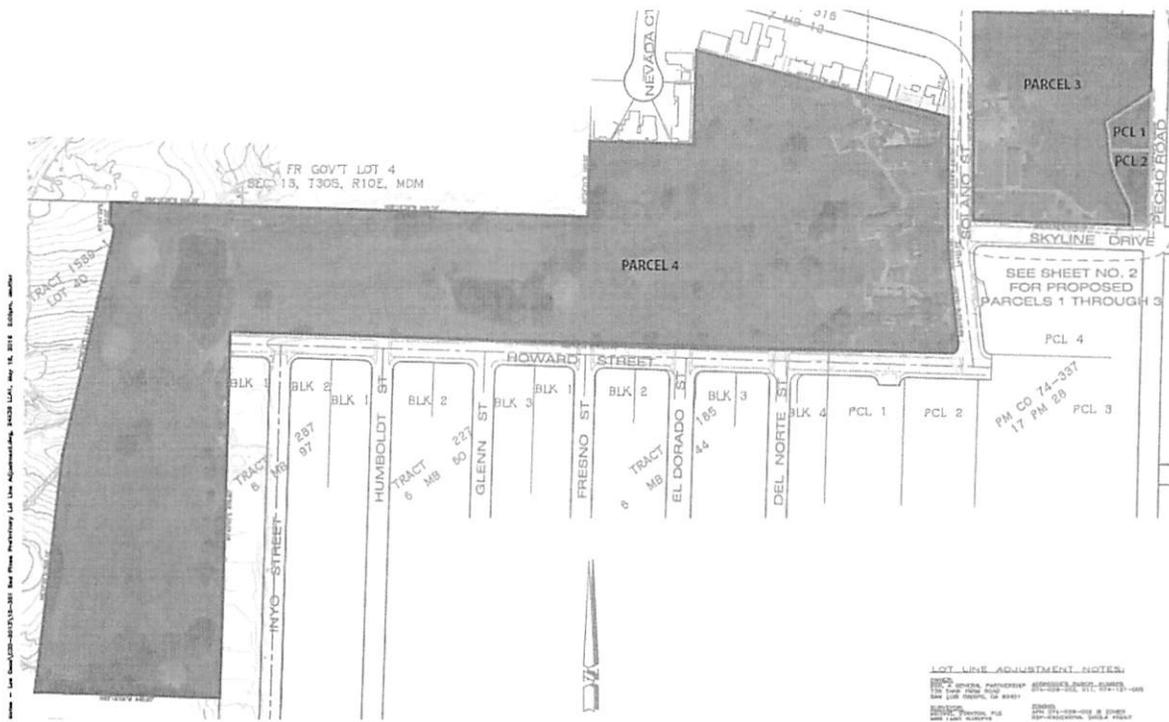
*Phase 3:*

Construction of a new 6,734 square-foot lodge with 7 hotel rooms, a 478 square-foot porte-cochere addition to the existing lodge, expanding the existing 2,650 square-foot restaurant by enclosing the 1,110 outdoor dining area resulting in a 3,760 square-foot restaurant, a 580 square-foot addition to an existing maintenance building, a 400 square-foot office addition, the conversion of 3 existing hotel rooms to spa treatment rooms, and the addition of 18 additional parking spaces.

Lot Line Adjustment:

The project includes a four lot, lot line adjustment. The purpose of the lot line adjustment is two-fold. The first consideration of the lot line adjustment is related to the golf course. The lot line adjustment will consolidate the golf course facilities onto two parcels, one parcel for the facilities West of Solano Road and one parcel for the facilities East of Solano Road.

The second consideration relates to a future residential component. The lot line adjustment will re-establish the two RSF parcels that were consolidated as part of County's interpretation of the Gardner V. Sonoma case (2003). The Cuesta by the Sea Map identifies two 'blocks' (Block A and Block B) on the +/- 5 acre property bounded by Solano Street, Skyline Drive, and Pecho Road. Because the 'blocks' were not separately conveyed by deed prior to 1960, the County no longer recognizes these 'blocks' as separate blocks / parcels. The lot line adjustment will re-establish two buildable residential parcels/blocks within the RSF land use category. The parcels have been designed to meet the minimum parcel size requirement for the RSF Land Use Category (10,000 sf) and the north parcel line of Lot 1 has been sited so that the building site would be more than 100 feet from a mapped State wetland feature. The setback is consistent with the open space easement and structural setback line established in 1993 (1993 OR 082100).



**Ordinance Consistency:**

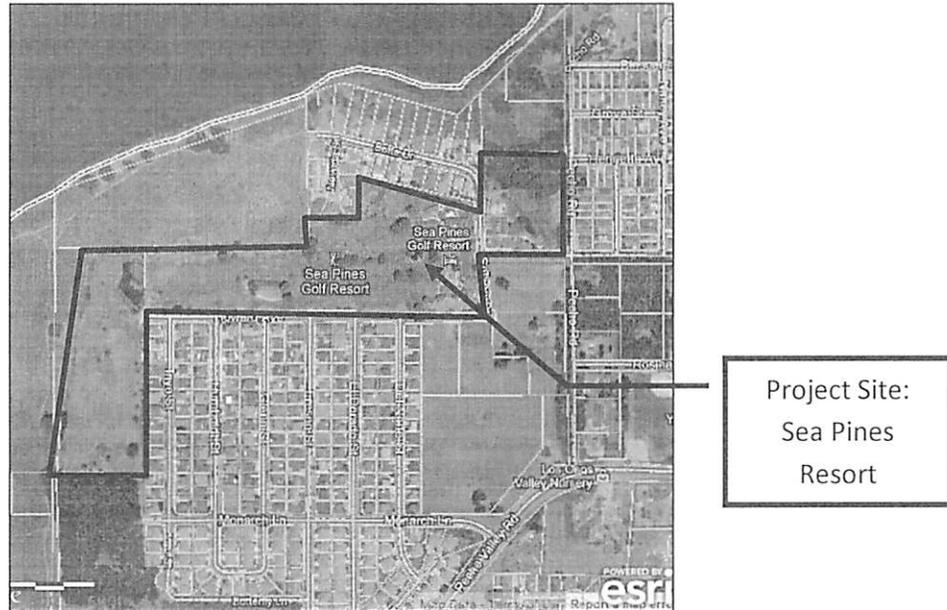
According to SB 497, as of January 1, 2002, and Section 21.02.030 of the Real Property Division Ordinance states that a Lot Line Adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

In general, this Lot Line Adjustment proposal will adjust the existing parcel to better reflect the existing and underlying use of the parcels. The lot line adjustment will result in parcels that are equal to *and* better than the existing situation for the following reasons:

- The proposed lots within the Recreation and Residential Single Family Land Use Category will maintain sizes consistent within the range of parcel sizes allowed in the corresponding Land Use Categories. From a zoning perspective, this is equal to the existing situation.
- The adjustment will configure all parcels so they are better suited to the existing golf course use. From a design perspective, this is better than the existing situation.
- The lot line adjustment consolidates the allowed residential uses to areas that are appropriate for residential development. From a design perspective, this is better than the existing situation.
- The lot line adjustment will adjust the lot lines so they no longer transect the existing buildings on the property. From a Building Code perspective this is better than the existing situation.

**Project Setting:**

The proposed project is located within the Estero planning area. All proposed expansions and new facilities will occur on existing amenity areas, no native vegetation or impacts to undisturbed lands are proposed.



**Land Use Permit Requirements:** Reconsideration of Approved Development Plan Application.

The proposed project is within the Recreation and Residential Single-Family land use categories.

Outdoor Sports and Recreation uses require a Minor Use Permit approval in the Recreation land use category and a Development Plan if the proposed uses are within the Residential Single Family land use category. Most of the proposed improvements are located within the Recreation land use category however the project is proposing improved parking within the RSF land use category therefore Development Plan approval is required

**Golf Course:**

The existing golf course is consistent with development standards for Outdoor Athletic Facilities contained in CZLUO Section 23.08.070.

- Minimum Site Area: 1 Acre Required, 32 Acres Provided
- Setbacks: All new structures meet traditional setback requirements
- Location: The portion of the golf course within the RSF category fronts on a collector road as required by the CZLUO.

The project is not proposing an expansion to the golf course.

Restaurant:

The expansion of the restaurant is subject to CZLUO Section 23.08.208. The project meets all of the applicable requirements including the following:

- Permit Required: Minor Use Permit, a Development Plan has been submitted
- Minimum Site Area: 6,000 sq.ft. Required, 32 Acres Provided
- Location: The restaurant is located on a local road as allowed by the CZLUO.

Hotel and Motel:

The expansion of the Lodge is subject to CZLUO Section 23.08.262. The project meets all of the applicable requirements including the following:

- Permit Required: 40 or more units requires a Development Plan. The project proposed to increase the number of overnight accommodation from 45 units to 48 units (consistent with D850416:1 approval).
- Density: No set density is required. The project satisfies the applicable height, setback, and parking requirements of the CZLUO. Minimum Site Area: 6,000 sq.ft.

Horse Boarding:

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

Minimum Site Area: 10 acres

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

Allowed Density: 136 (4 per acre)

The project complies with the CZLUO standards. The site is 34 acres in size and the corrals are located a minimum of 50 feet from all property lines. There is existing vegetation that provides additional buffering from the residences to the north and the west. There will be a maximum of 12 horses kept on the site at one time.

Odor and Vector Control:

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

***On-site parking provisions***

<b>Use</b>	<b>Size/sq. ft.</b>	<b>Calculation</b>	<b>Required # spaces</b>
Golf Course	9 holes	5 spaces/hole	45
Office	1020	1/200sf	5.1
Pro Shop	1100	1/300 sf of sales area (934 sf) + 1/600 sf of outdoor storage area (166 sf)	3.4
Maintenance	1567 1500	1/500 sf of floor area 1/2000sf of outdoor storage area	3.85
Spa	1780	1/300 sf	5.9
48-unit Motel	48 units	1/unit + 1/10 units + 2 spaces	54.8
Restaurant	Customer: 1971  Kitchen: 1065	1/60 sf customer area + 1/360 sf customer area + 1/100 sf of kitchen area	32.85 (customer) + 16 (employee)
Horse Boarding	14 stalls	Horse boarding for hotel guests only. Adequate space provided on-site for trailer storage.	0
Required # parking spaces			167
10% reduction for multiple uses on same site (non-residential)			16.7
<b>Total # Required Spaces</b>			<b>151</b>
<b>Proposed on-site parking</b>			<b>162</b>

**Estero Planning Area**

The proposed facility expansion and the relocation of equestrian facilities are consistent with the following Estero Planning Area Goals and Land Use Policies:

*Goal 4: Take advantage of the planning area's scenic beauty and recreational attractions to expand tourist and visitor-serving development where appropriate such as a golf course; small-scale resort/retreat; visitor accommodations; bicycle, hiking and equestrian trails; and low-cost recreation.*

*Goal 5: Promote both visitor-serving development and development that serves local residents, while maintaining the small-town, rural character of the area's communities.*

*LU Policy 2: Locate new intensive recreational facilities and major visitor-serving commercial development within or immediately adjacent to urban areas on sites that do not contain prime agricultural land or significant sensitive habitat.*

### **Coastal Plan Policies**

The project complies with Coastal Plan Policies to provide recreation and visitor-serving facilities by expanding existing facilities dedicated to these activities and updating accessory buildings and uses which support these uses. The proposed project amendment is consistent with the following Coastal Plan Policies for Recreation and Visitor Serving Facilities:

*Policy 1: Recreation Opportunities*

*Coastal recreational and visitor-serving facilities, especially lower-cost facilities, shall be protected, encouraged and where feasible provided by both public and private means...*

*Policy 2: Priority for Visitor-Serving Facilities*

*Recreational development and commercial visitor-serving facilities shall have priority over non-coastal dependent use, but not over agriculture or coastal dependent industry in accordance with PRC 30222.*

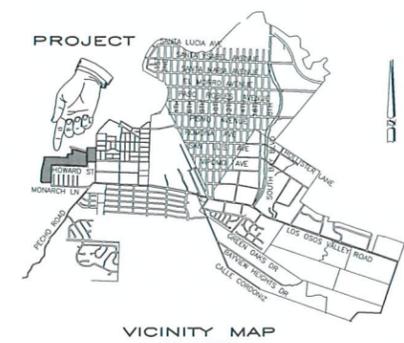
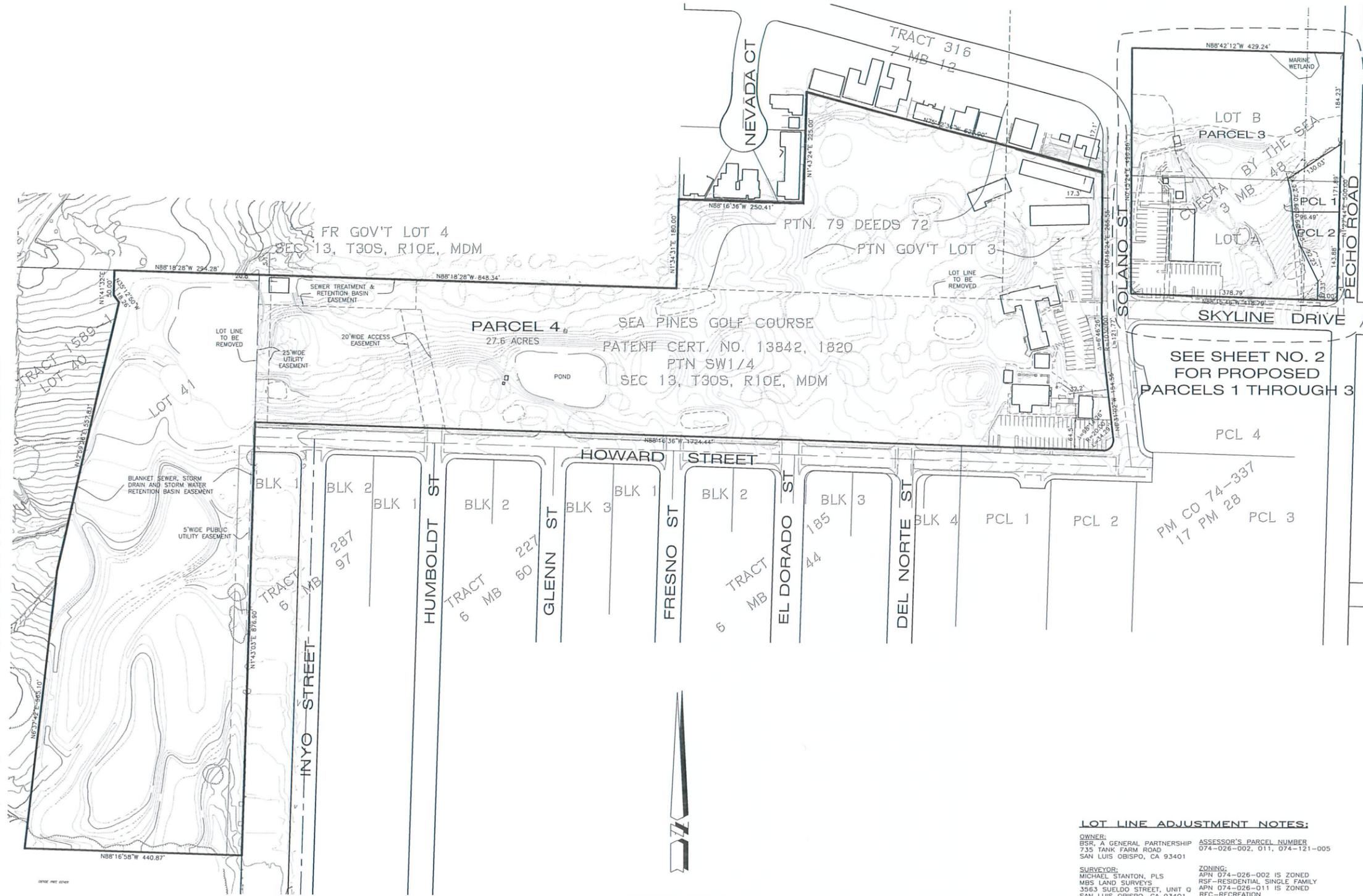
### **Environmental Review:**

A Class 1 Categorical Exemption was issued for the Resort Expansion (DRC 2009-00051) on February 17, 2010. The horse stalls and the lot line adjustment are the only new component that was not previously considered under the Class 1 Categorical Exemption. The horse stalls are located on the existing golf course green and in the location previous considered for a new sports field. The Lot Line Adjustment qualifies for a Class 5 Categorical Exemption (CEQA Guideline Section 15063) because it is a minor alteration to the land use limitations on slopes under 20%. Additional CEQA review is not required.

### **Morro Shoulderband Snails:**

A protocol survey for Morro shoulderband snails (MSS) was completed in April – May 2003. An additional survey for the resort expansion was conducted in October of 2009 and again in June 2015. The results of all surveys were negative for MSS, no live or vacant MMS shells were found in the vicinity of the proposed construction sites. A no take concurrence letter is included in the application submittal

MA\15-351 - See Plans Preliminary Lot Line Adjustment.dwg, 24X36 LLA1, May 18, 2016 2:06pm, asutter



**SYMBOL LEGEND:**

-x-	FENCE LINE	▬	RETAINING WALL
-SS-	SEWER MAIN	▬	PG&E BOX
-W-	WATER MAIN	▬	GAS METER
-G-	GAS MAIN	▬	TELEPHONE BOX
-E/C-	ELEC/TELEPHONE/CABLE	▬	SIGNAL BOX
-O/E-	OVERHEAD ELECTRIC	▬	CABLE T.V. BOX
○	DROP INLET AT CURB	▬	ELECTRIC BOX
○	DROP INLET	▬	STORM MANHOLE
○	STORM DRAIN MANHOLE	○	STREET LIGHT
○	FIRE HYDRANT	○	JOINT POLE
○	WATER WELL	○	POWER POLE
○	WATER VALVE	○	CUT WIRE
○	WATER METER		
○	SEWER MANHOLE		
○	SEWER CLEANOUT		

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BOW	BACK OF WALK	HP	HIGH POINT
CB	CATCH BASIN	LT	LIGHT
CF	CURB FACE	MH	MANHOLE
CO	CLEAN OUT	PP	POWER POLE
COR	CORNER	PROP.	PROPOSED
CONC	CONCRETE	PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE	REBAR	REBAR
CMU	CONCRETE MASONRY UNITS	RCP	REINFORCED CONCRETE PIPE
CRN	CROWN OF STREET	R10	CANOPY RADIUS
DI	DROP INLET	SD	STORM DRAIN
EG	EXISTING GRADE	SL	POINT ON SLOPE
EP	EDGE OF PAVEMENT	SS	SEWER
FD	FOUND	STP	STEP
FL	FLOW LINE	STR	STAIRS
FF	FINISH FLOOR	TOP	TOP OF SLOPE
FW	FACE OF WALL	TOW	TOP OF SLOPE
HSE	HOUSE COR	TOW	TOP OF WALL
GR	GRASS	W	WATER
GM	GAS METER	WL	WALL
IP	IRON PIPE	WM	WATER METER
		WV	WATER VALVE

**INITIAL CONTROL**

BASIS OF BEARINGS:  
HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1991.35 EPOCH ADJUSTMENT OF THE HIGH PRECISION GEODETIC NETWORK AS REFERENCED BY #15, NGS DESIGNATION "A 1315" AND #14, NGS DESIGNATION "A 1315" TIDAL 14 RESET. THE BEARING FROM "A 1315" TO "14 RESET" IS S 08° 19' 07" E. #14 AND #15 ARE SHOWN AND DESCRIBED ON 92 RS 56

BASIS OF ELEVATIONS:  
HORIZONTAL POSITIONS AND ELLIPSOID HEIGHTS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1991.35 EPOCH ADJUSTMENT OF THE HIGH PRECISION GEODETIC NETWORK AS REFERENCED BY #15, NGS DESIGNATION "A 1315" AND #14, NGS DESIGNATION "A 1315" TIDAL 14 RESET.

ORTHOMETRIC HEIGHTS (ELEVATIONS) ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER #15 AND #14 AS REFERENCED ABOVE. IN ADDITION A FIRST ORDER CLASS 1 BENCHMARK NGS DESIGNATION "B 1314" (PT# 1314) WAS USED FOR QUALITY CONTROL. THE ORTHOMETRIC HEIGHTS WITHIN THE PROJECT SITE ARE APPROXIMATE ONLY, DUE TO THE DISTANCE BETWEEN THE SITE AND THE BENCHMARKS. THE PURPOSE OF THE MODELING WITHIN THE SITE WAS TO DETERMINE A GOOD ORTHOMETRIC MODEL WITHIN THE SITE AREA ITSELF. NO ATTEMPT WAS MADE TO MAKE THIS MODEL TO EXACTLY MATCH NAVD88.

**LOCAL CONTROL**

GPS AERIAL CONTROL POINTS 1001, 1002, 1010, 1017, 1026, 1027, 1032 AND 1036 FROM GPS SURVEY BY MCGEE/MASTIN IN 1995 IN "SURVEY REPORT OF LOS OSOS SEWER PROJECT" BY JOHN WALLACE & ASSOCIATES DATED JANUARY 16, 1996.

**LOT LINE ADJUSTMENT NOTES:**

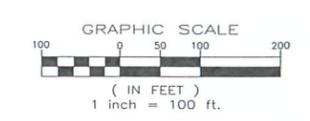
OWNER:  
BSR - A GENERAL PARTNERSHIP  
735 TANK FARM ROAD  
SAN LUIS OBISPO, CA 93401

ASSESSOR'S PARCEL NUMBER  
074-026-002, 011, 074-121-005

SURVEYOR:  
MICHAEL STANTON, PLS  
MBS LAND SURVEYS  
3563 SUELDO STREET, UNIT 0  
SAN LUIS OBISPO, CA 93401  
805-594-1960

ZONING:  
APN 074-026-002 IS ZONED  
RSF-RESIDENTIAL SINGLE FAMILY  
APN 074-026-011 IS ZONED  
REC-RECREATION

UTILITIES:  
WATER: GOLDEN STATE WATER CO.  
SEWER: COUNTY OF SLO AND MONARCH GROVES HOMEOWNERS ASSOCIATION  
ELECTRIC: PACIFIC GAS & ELECTRIC  
TELEPHONE: AT&T  
CABLE TV: CHARTER  
GAS: SOUTHERN CAL GAS



**PRELIMINARY LOT LINE ADJUSTMENT COAL 15-019**

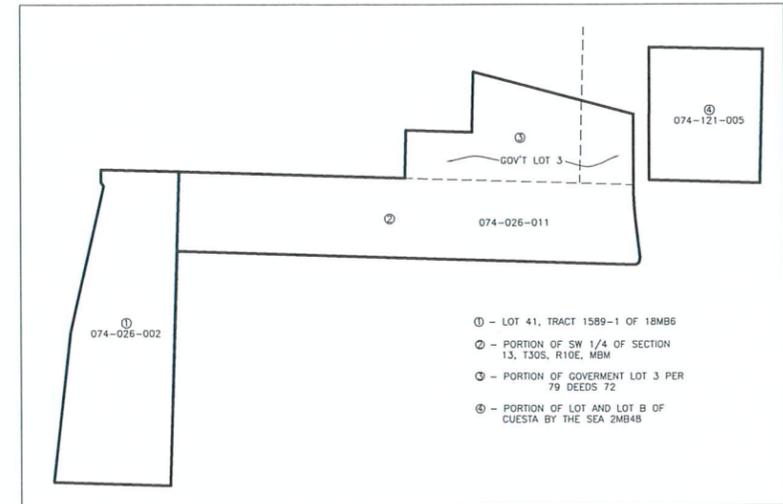
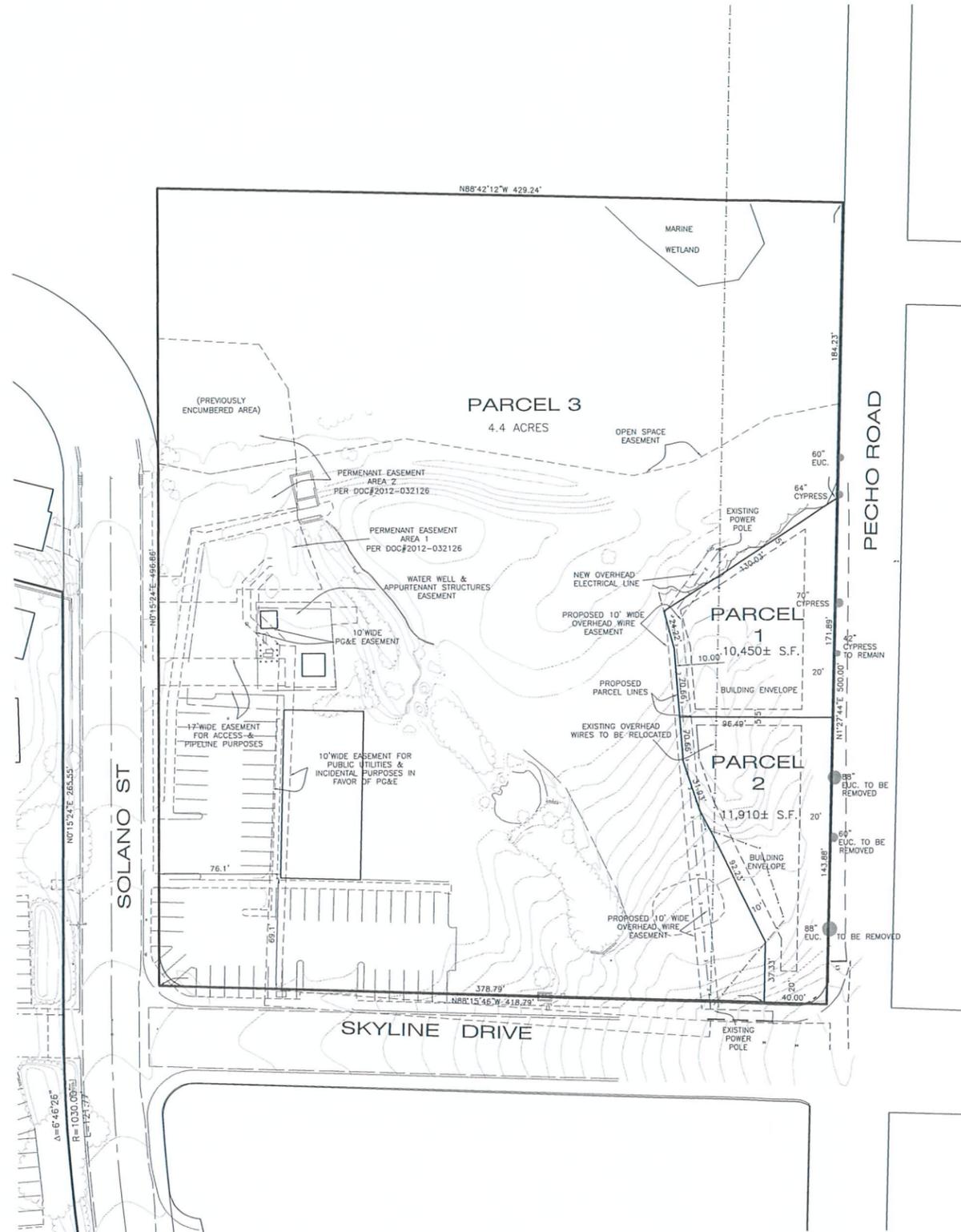
BEING AN ADJUSTMENT OF THE LOT LINES BETWEEN LOT 41 OF TRACT 1589, PHASE 1 ACCORDING TO MAP FILED IN BOOK 18, PAGE 6 OF MAPS, ALONG WITH FRACTIONAL GOVERNMENT LOTS 3 AND 4 OF SECTION 13, T30S, R10E, MDM, ALONG WITH A PORTION OF LOT A AND LOT B OF CUESTA BY THE SEA, ACCORDING TO MAP FILED IN BOOK 3, PAGE 48 OF MAPS, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF ROCKY SETTING

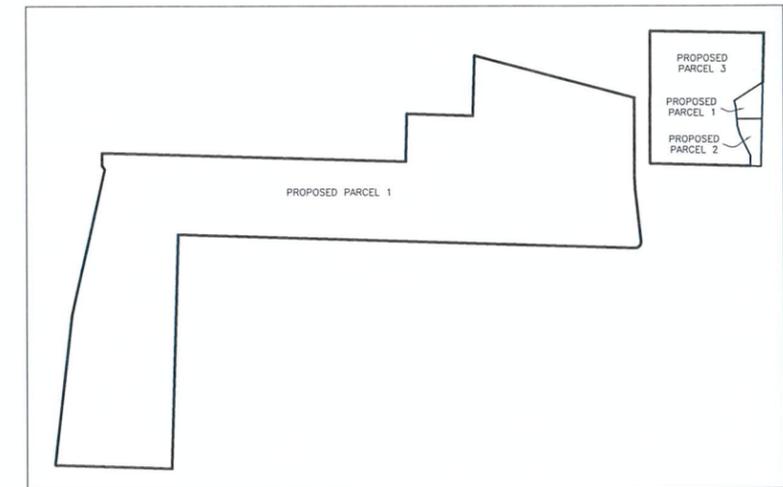
**MBS LAND SURVEYS** MICHAEL B. STANTON, PLS 5702  
3563 SUELDO ST. UNIT 0  
SAN LUIS OBISPO, CA 93401  
805-594-1960

May 18, 2016 JOB #15-351 SHEET 1 OF 2

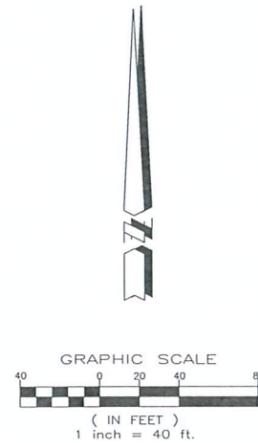
M:\15-351 Seo Pines Golf Course - Los Osos\C30-2013\15-351 Seo Pines Preliminary Lot Line Adjustment.dwg, 24X36 LLA2, May 18, 2016 2:07pm, osuttler



EXISTING PARCELS & APN  
SCALE: 1"=300'



PROPOSED PARCELS  
SCALE: 1"=300'



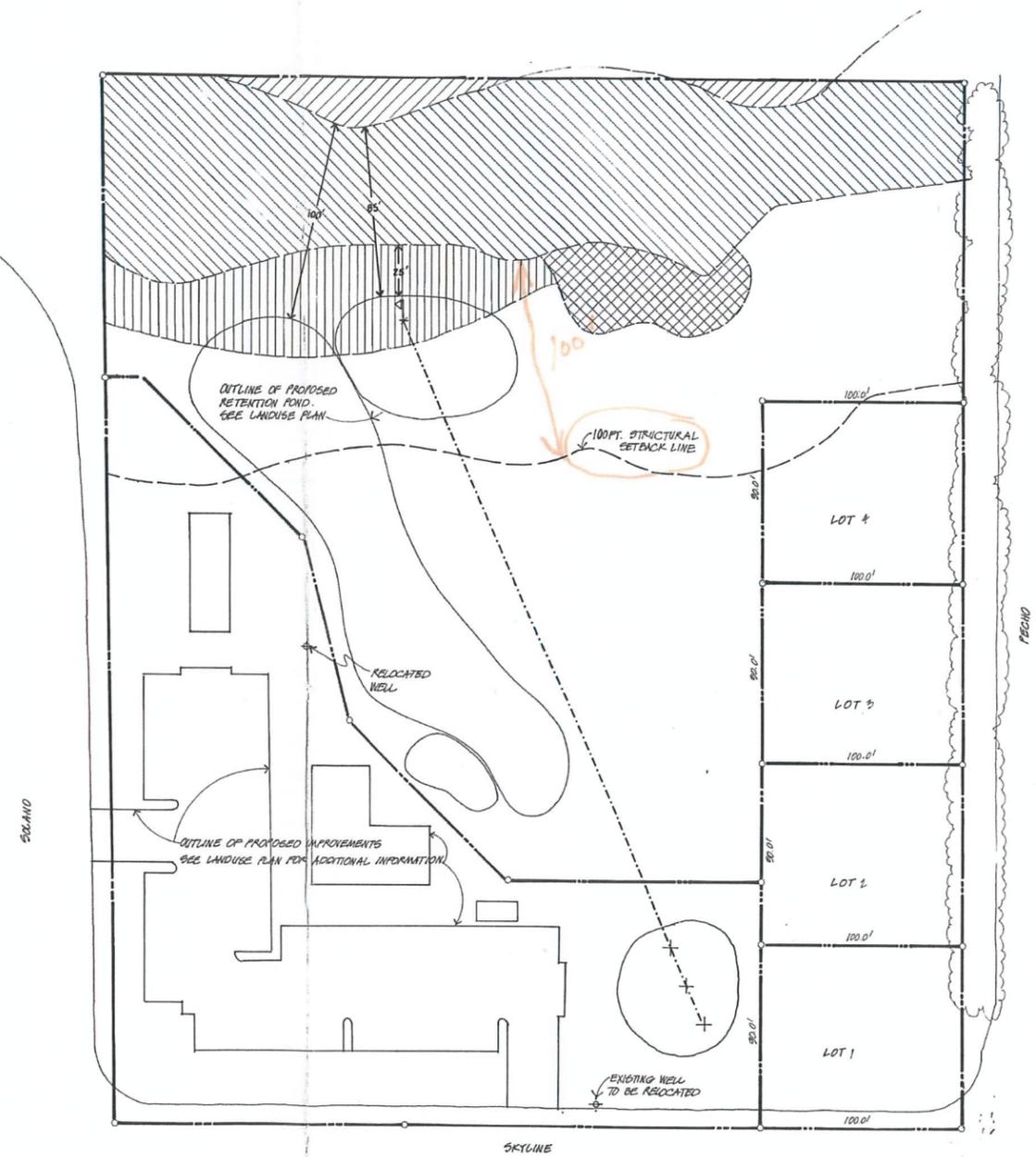
**PRELIMINARY  
 LOT LINE ADJUSTMENT  
 COAL 15-0119**

BEING AN ADJUSTMENT OF THE LOT LINES BETWEEN LOT 41 OF TRACT 1589, PHASE 1 ACCORDING TO MAP FILED IN BOOK 18, PAGE 6 OF MAPS, ALONG WITH FRACTIONAL GOVERNMENT LOTS 3 AND 4 OF SECTION 13, T30S, R10E, MDM, ALONG WITH A PORTION OF LOT A AND LOT B OF CUESTA BY THE SEA, ACCORDING TO MAP FILED IN BOOK 3, PAGE 48 OF MAPS, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

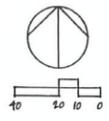
AT THE REQUEST OF ROCKY SETTING

**MBS** LAND SURVEYS  
 MICHAEL B. STANTON, PLS 5702  
 3563 SUELDO ST, UNIT 0  
 SAN LUIS OBISPO, CA 93401  
 805-594-1960

May 18, 2016 JOB #15-351 SHEET 2 OF 2



- KEY**
- WETLAND AREA
  - RIPARIAN WOODLAND AREA
  - SEDGE COYOTE BUSH AREA
  - WILLOW RESPONDENT IN HIGH WATER AREA
  - EUCALYPTUS AND MONTEREY CYPRESS WINDROW

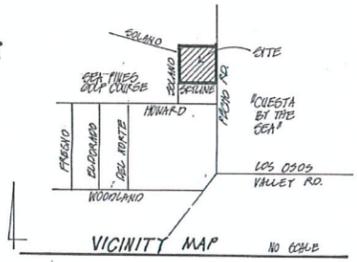


**ENVIRONMENTAL PLAN**

Revised 4/15/88

Approved

V.L. Holland \_\_\_\_\_ Date \_\_\_\_\_



**ENVIRONMENTAL PLAN - Sea Pine Golf Course**





**Residential Suburban**

**Residential Multi-Family**

074-121-005

074-026-011

074-026-002

**Recreation**

*Estero Planning Area*

*Coastal Zone Planning Area*

**Recreation**

**Residential Single-Family**

HOWARD AVE

DEARBORN ST

FRIENDS ST

LINDA AVE ST

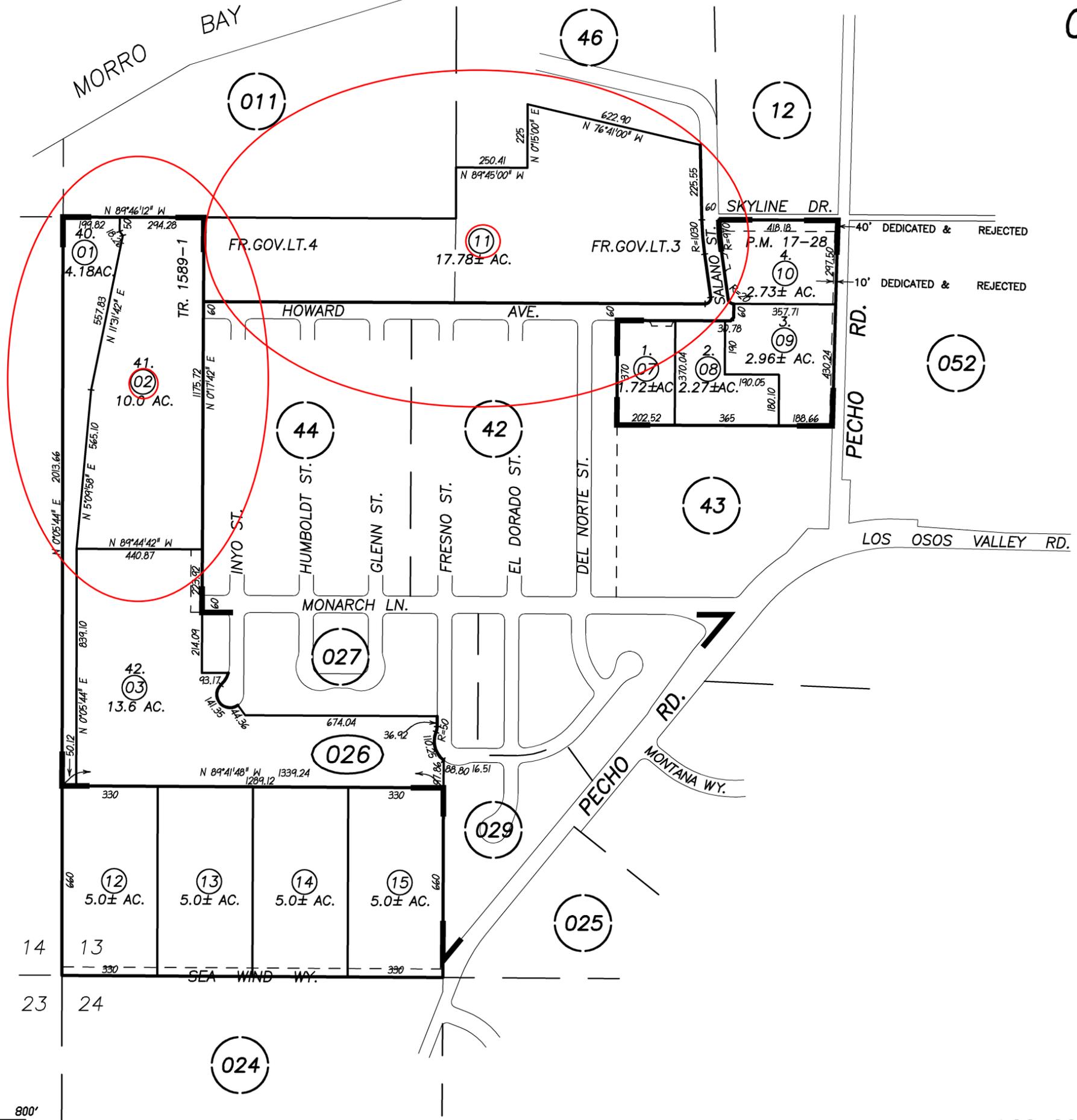
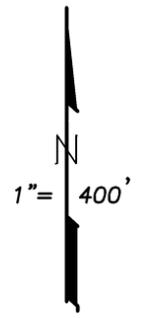
MORNING ST

DEARBORN ST

HOWARD AVE



074-022



REVISIONS	
I.S.	DATE
09-065	05-23-08

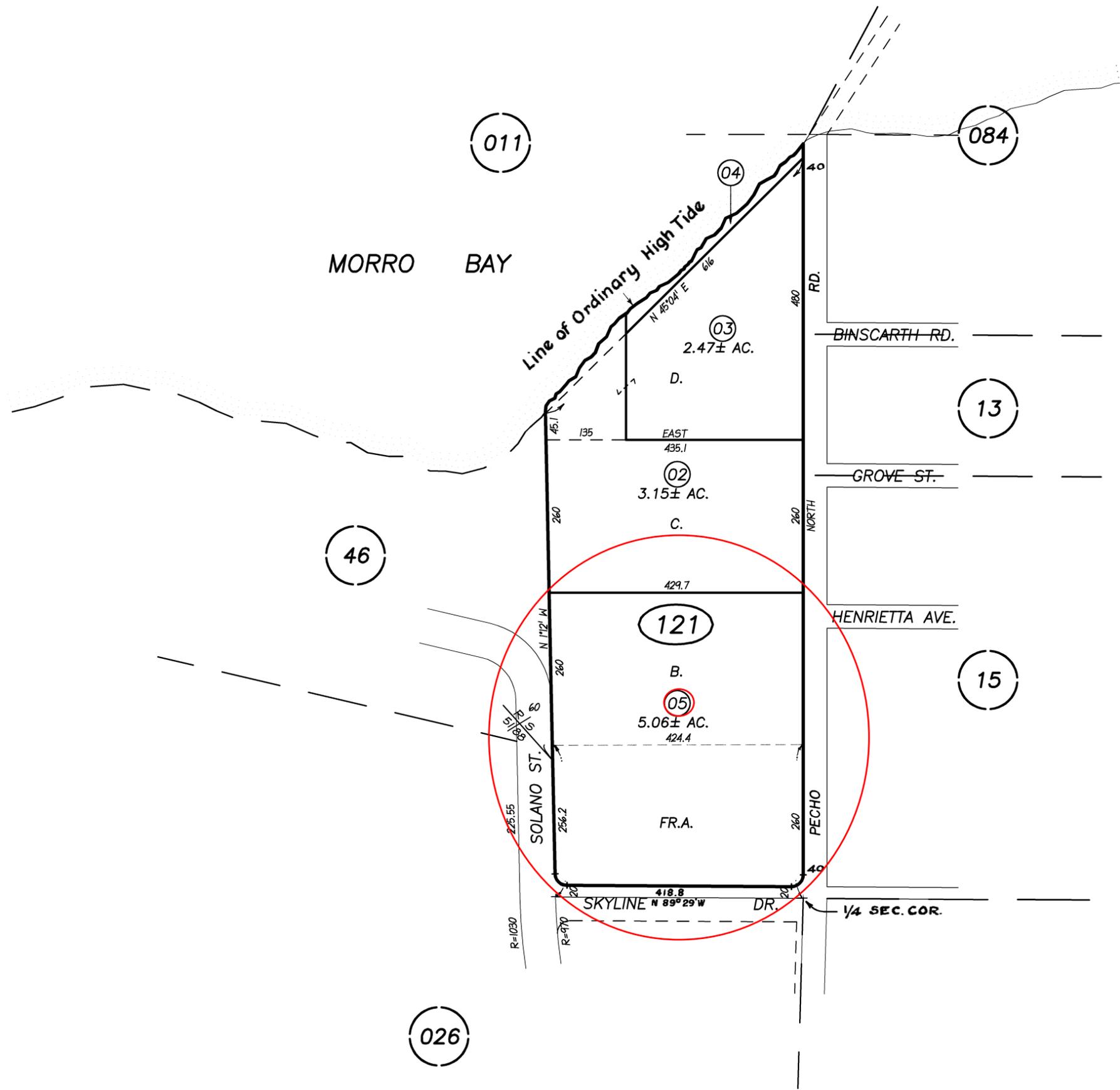
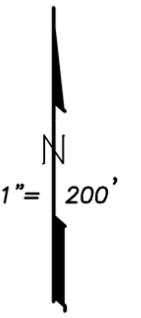


JAW  
07-01-97 THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

TRACT NO. 1589-1, R.M. Bk. 18 , Pg. 6.  
T. 30S. ; R. 10E. ; SECTION 13. M.D.B.M.

LOS OSOS  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 074 PAGE 026





REVISIONS	
I.S.	DATE
NA	05-23-08



JAW  
05-23-08 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



# Parcel Summary Report For Parcel # 074-026-002

8/24/2016  
2:11:10PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

**Role**    **Name and Address**

OWN    BSR A GEN PTP  
1945 SOLANO ST LOS OSOS CA 93402-2341

### Address Information

**Status**            **Address**  
P                    00000 HOWARD AV LSOS

### Lot Information:

<u>Tract / Twncshp</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>
074026	002	0001	Los Osos	Estero Plannin	AS	SRA		N		
1589 U1	0000	0041	Los Osos	Estero Plannin	RSF	LCP	CAZ	Y	BO	D870122D

### Parcel Information

**Status**    **Description**  
Active    TR 1589-1 LT 41

### Notes

### Tax Districts

SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
NO. 02  
LOS OSOS, ZONE B  
AREA NO. 21  
LOS OSOS, ZONE J  
LOS OSOS, ZONE K  
LOS OSOS



# Parcel Summary Report For Parcel # 074-026-002

8/24/2016  
2:11:11PM

## 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:**

D020345D                      WIT                      Primary Parcel

**Description:**

6 LODGING UNITS, EXPAND RESTAURANT

PMT2002-10161                      EXP                      Primary Parcel

**Description:**

PROTECTIVE FENCE

SUB2007-00173                      WIT                      Primary Parcel

**Description:**

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

SUB2016-00008                      REC                      Primary Parcel

**Description:**

LLA TO CONSOLIDATE GOLF COURSE FACILITES ONTO TWO PARCELS AND RE-ESTABLISH TWO BUILDABLE RESIDENTIAL PARCELS/BLOCKS WITHIN THE RSF LAND USE CATEGORY

D000317P                      WIT                      Related Parcel

**Description:**

20 FT. HIGH PROTECTIVE NETTING

DRC2009-00051                      APV                      Related Parcel

**Description:**

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

DRC2011-00105                      INH                      Related Parcel

**Description:**

AMMEND PREVIOUS DEVELOPMENT PLAN TO ADD HORSE BOARDING, EXPANSION OF THE RESTAURANT, ADDITIONAL LODGING UNITS, AND SPA.

S870141T                      RDD                      Related Parcel

**Description:**

SUBDIVIDE 97 RES LOTS & 2 OPENSOURCE LOTS



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

8/24/2016  
2:34:29PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

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

### Address Information

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

### Lot Information:

<u>Tract / 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>
T30S	R10E	13P	Los Osos	Estero Plannin	REC	LCP	AS	Y		
074026	011	0001	Los Osos	Estero Plannin	CAZ	COJ		N		

### Parcel Information

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

### Notes

SEE PARCEL TAG FOR LEGALITY INFORMATION. WEEKLY OUTDOOR CONCERTS DURING THE SUMMER, WHICH ARE CONFINED TO THE AREA NEAR THE RESTAURANT, ARE ALLOWED WITHOUT AN ADDITIONAL LAND USE PERMIT PER KG.

### Tax Districts

SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
NO. 02  
LOS OSOS, ZONE B  
AREA NO. 21  
LOS OSOS, ZONE J  
LOS OSOS, ZONE K  
LOS OSOS



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

8/24/2016  
2:34:30PM

## 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:**

57279

**Case Status:**

FNL

Primary Parcel

**Description:**

84431

FNL

Primary Parcel

**Description:**

ELECTRIC FOR 7.5 HP AG WELL/400 AMP PANEL

84432

RVK

Primary Parcel

**Description:**

ELECTRIC FOR 30 HP AG WELL/400 AMP PANEL

94086

FNL

Primary Parcel

**Description:**

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

A0315

FNL

Primary Parcel

**Description:**

ELECTRIC POWER FOR WASTEWATER TREATMENT PLANT

A0381

FNL

Primary Parcel

**Description:**

REPLACE 200AMP PANEL IN EXIST.SHED GOLF COURSE

A0933

FNL

Primary Parcel

**Description:**

WASTEWATER TREATMENT PLANT TR1589

A4706

FNL

Primary Parcel

**Description:**

GRADING FOR DRAINAGE AND HOTEL( T ORTON PRJ ENGR)

A5583

FNL

Primary Parcel

**Description:**

CONSTR LODGE BLD C

A9926

FNL

Primary Parcel

**Description:**

CONSTR LODGE BLD B

C5111

FNL

Primary Parcel

**Description:**

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



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

8/24/2016  
2:34:30PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CCM2011-00061      MON      Primary Parcel

**Description:**

CELL SITE. AESTHETIC/VISUAL RESOURCES 36. THE APPROVED COLORS AND MATERIALS (INCLUDING, BUT NOT LIMITED TO, ALL FAUX FOLIAGE AND BRANCHES) SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT. REPAINTING AND MAINTENANCE SHALL OCCUR AS NECESSARY. 37. FOR THE LIFE OF THE PROJECT, THE APPLICANT SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING TREES AND SHRUBS WHICH ARE USED AS BACKDROP AND/OR SCREENING FOR THE PROJECT. IF EXISTING SCREENING IS COMPROMISED, THE APPLICANT SHALL HAVE THE OPTION OF PLANTING ADDITIONAL TREES PER REVIEW AND APPROVAL BY THE DEPARTMENT OF PLANNING AND BUILDING.

COD2008-00704      CLD      Primary Parcel

**Description:**

CONDITION COMPLIANCE - NOISE

COD2011-00639      CLD      Primary Parcel

**Description:**

PERMIT TEMP EVENTS AND FUTURE EQUESTRIAN FACILITY

COD2012-00292      CLD      Primary Parcel

**Description:**

TREE REMOVAL ON GOLF COURSE

D960034D      APP      Primary Parcel

**Description:**

CONST LODGE HOTEL/MOTEL

DRC2008-00043      WIT      Primary Parcel

**Description:**

CELL SITE WITH ASSOCIATED SUPPORT BUILDINGS

DRC2009-00036      CMP      Primary Parcel

**Description:**

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

DRC2009-00051      APV      Primary Parcel

**Description:**

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

DRC2011-00105      INH      Primary Parcel

**Description:**

AMMEND PREVIOUS DEVELOPMENT PLAN TO ADD HORSE BOARDING, EXPANSION OF THE RESTAURANT, ADDITIONAL LODGING UNITS, AND SPA.

DTM2008-00004      HRG      Primary Parcel

**Description:**

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



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

8/24/2016  
2:34:30PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P020312T                    APP                    Primary Parcel

**Description:**

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

P970273Z                    APP                    Primary Parcel

**Description:**

GOLF RESORT

PMT2002-22365            EXP                    Primary Parcel

**Description:**

INSTALL FIRESPRINKLERS IN MOTEL BLDG D

PMT2002-22366            EXP                    Primary Parcel

**Description:**

INSTALL FIRESPRINKLERS IN MOTEL BLG E

PMT2004-03725            EXP                    Primary Parcel

**Description:**

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

PMT2010-01695            FNL                    Primary Parcel

**Description:**

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

PMT2011-01556            WIT                    Primary Parcel

**Description:**

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

PMT2011-01557            WIT                    Primary Parcel

**Description:**

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

PMT2012-01955            REC                    Primary Parcel

**Description:**

ANSUL R102 FIRE SUPPRESSION SYSTEM UPGRADE FOR EXISTING KITCHEN HOOD/ PLANS APPROVED BY CAL FIRE.

PMT2013-00925            REC                    Primary Parcel

**Description:**

VERIZON - REPLACE 3 ANTENNAS ON EXISTING MONOPINE, ADD SURGE PROTECTORS, RRUS, TMAS, WITH CABLES DRC2009-00036 (VERIZON #190398)

PMT2015-03847            ISS                    Primary Parcel

**Description:**

Los Osos Sewer Connection

This permit will allow the placement of a sewer line between the house, condominium, apartment house, or business and the public sewer line at the property line. It includes the proper abandonment of the existing septic tank. This permit is only valid in the Los Osos Sewer impact area.



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

8/24/2016  
2:34:30PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2015-04035      ISS      Primary Parcel

**Description:**

Los Osos Sewer Connection

This permit will allow the placement of a sewer line between the house, condominium, apartment house, or business and the public sewer line at the property line. It includes the proper abandonment of the existing septic tank. This permit is only valid in the Los Osos Sewer impact area.

PRE2009-00016      REC      Primary Parcel

**Description:**

18 ACRES

SEP2009-00401      ISS      Primary Parcel

**Description:**

Septic Inspection

ZON2003-00716      APV      Primary Parcel

**Description:**

BUS LIC

ZON2012-00393      AUT      Primary Parcel

**Description:**

REQUEST TO REMOVE TWO (2) MONTEREY PINE TREES (ONE ALREADY REMOVED BECAUSE EXTREMELY HAZARDOUS), AND ONE (1) LELAND CYPRESS; TREES ARE DISEASED, HAZARDOUS AND IN DECLINE. THREE (3) TREES IDENTIFIED BY OWNER. FIRST TREE IS MONTEREY PINE TREE TARGETING HOTEL WITH ALTERNATE LEADERS AND SENESCENT CONING. THE SECOND TREE IS ALSO A MONTEREY PINE TREE TARGETING ADJACENT HOUSE, TREE WAS IN DECLINE AND REMOVED PRIOR TO INSPECTION. THIRD TREE IS A LEYLAND CYPRESS W/ MULTIPLE LEADERS AND PREVIOUS FAILURE TARGETING RECREATIONAL AREA. O.K. TO REMOVE THREE (3) TREES.

A3826      FNL      Related Parcel

**Description:**

BATHROOMS

D020345D      WIT      Related Parcel

**Description:**

6 LODGING UNITS, EXPAND RESTAURANT

PMT2002-26122      REC      Related Parcel

**Description:**

BATHROOMS/CONCESSION STAND

SUB2007-00173      WIT      Related Parcel

**Description:**

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

SUB2016-00008      REC      Related Parcel

**Description:**

LLA TO CONSOLIDATE GOLF COURSE FACILITES ONTO TWO PARCELS AND RE-ESTABLISH TWO BUILDABLE RESIDENTIAL PARCELS/BLOCKS WITHIN THE RSF LAND USE CATEGORY



# Parcel Summary Report For Parcel # 074-121-005

8/24/2016  
2:35:07PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

OWN    BSR A GEN PTP  
1945 SOLANO ST LOS OSOS CA 93402-2341

### Address Information

<u>Status</u>	<u>Address</u>
P	01920 SOLANO ST LSOS
P	01930 SOLANO ST LSOS

### Lot Information:

<u>Tract / Township</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>
074121	001	0001	Los Osos	Estero Plannin	LCP	AS		N		D870061D
CSTBYSEA	A	N/A	Los Osos	Estero Plannin	RSF	CAZ		Y	L2	
CSTBYSEA	B	N/A	Los Osos	Estero Plannin	RSF	CAZ	COJ	Y	L2	

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	CUESTA BY THE SEA    PTN B LS A & B

#### Notes

PER REQUEST FROM PUBLIC WORKS, ASSOCIATED ADDRESS 1920 SOLANO ST FOR PUMP STATION. SEE LSOS PRE ADDRESSES FOR FURTHER INFO. 3/19/14-PCS

Tax Districts  
APN IS ONE LEGAL PARCEL PER DEED 915 OR 259. JSM 7/22/15

SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
NO. 02  
LOS OSOS, ZONE B  
AREA NO. 21  
LOS OSOS, ZONE J  
LOS OSOS, ZONE K



# Parcel Summary Report For Parcel # 074-121-005

8/24/2016  
2:35:07PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS

### Case Information

**Case Number:**

**Case Status:**

70095 FNL Primary Parcel

**Description:**

70096 FNL Primary Parcel

**Description:**

70097 FNL Primary Parcel

**Description:**

73164 FNL Primary Parcel

**Description:**

GRADING FOR GOLF COURSE

A3562 FNL Primary Parcel

**Description:**

PRO SHOP/CART STORAGE

A3826 FNL Primary Parcel

**Description:**

BATHROOMS

COD2004-00455 CLD Primary Parcel

**Description:**

TREE REMOVAL AND RIPARIAN VEGETATION REMOVAL

D870061D APP Primary Parcel

**Description:**

CLUSTER DEV AND GOLF FACILITIES

PMT2002-24932 WIT Primary Parcel

**Description:**

CONST PRO SHOP & CART BARN FOR GOLF COURSE

PMT2002-26122 REC Primary Parcel

**Description:**

BATHROOMS/CONCESSION STAND

D020345D WIT Related Parcel

**Description:**

6 LODGING UNITS, EXPAND RESTAURANT



# Parcel Summary Report For Parcel # 074-121-005

8/24/2016  
2:35:07PM

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County Government Center

San Luis Obispo, California 93408

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DRC2009-00051          APV                  Related Parcel

**Description:**

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

DRC2011-00105          INH                  Related Parcel

**Description:**

AMMEND PREVIOUS DEVELOPMENT PLAN TO ADD HORSE BOARDING, EXPANSION OF THE RESTAURANT, ADDITIONAL LODGING UNITS, AND SPA.

S970067N                APV                  Related Parcel

**Description:**

RENAME PART PECHO RD TO PECHO VALLEY RD

SUB2007-00173          WIT                  Related Parcel

**Description:**

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

SUB2016-00008          REC                  Related Parcel

**Description:**

LLA TO CONSOLIDATE GOLF COURSE FACILITES ONTO TWO PARCELS AND RE-ESTABLISH TWO BUILDABLE RESIDENTIAL PARCELS/BLOCKS WITHIN THE RSF LAND USE CATEGORY