



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/9/2014

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

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)  
North County Team / Development Review

**PROJECT DESCRIPTION:** DRC2013-00104 CHAMBERLAIN – Proposed minor use permit for a 1,198 sf secondary residence and a 484 sf barn, and distance waiver between the primary and secondary dwellings. Site location is 1761 Horizon Ln, Templeton. APN: 039-261-014

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

MINOR USE PERMIT

MUP FOR AN 1,198 SQ FT SECONDARY RESIDENCE AND A 484 SQ FT BARN. WAIVE SAL/RSAL

RR

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

### APPLICANT INFORMATION

Check box for contact person assigned to this project  
 Landowner Name LEE AND ALEXANDRA CHAMBERLAIN Daytime Phone 805 909-9005  
 Mailing Address 1761 HORIZON LN. TEMPLETON, CA Zip Code 93465  
 Email Address: \_\_\_\_\_

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

Agent Name STEVE GREGORY Daytime Phone 805 234-4850  
 Mailing Address P.O. Box 4068 Zip Code 93447  
 Email Address: STEVE.GREGORY@ATT.NET

### PROPERTY INFORMATION

Total Size of Site: 29.73 ACRES Assessor Parcel Number(s): 039-261-014  
 Legal Description: \_\_\_\_\_  
 Address of the project (if known): 1761 HORIZON LN TEMPLETON, CA 93465  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 100 to VINEYARD DRIVE. GO WEST ON VINEYARD to BETHA ROAD. GO LEFT ABOUT 1.2 miles to ADDRESS  
 Describe current uses, existing structures, and other improvements and vegetation on the property: RESIDENTIAL, OPEN SPACE, SOME LIGHT AGRICULTURE

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 1198 sq ft Secondary Residence  
484 sq ft. BARN.  
Waive distance between primary & secondary

### 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 [Signature] Date 5/11/14

**FOR STAFF USE ONLY**

Reason for Land Use Permit: \_\_\_\_\_

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

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

Type of project:  Commercial  Industrial  Residential  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): TO BUILD A SECONDARY RESIDENCE, IN LOCATION OF PREVIOUS SECONDARY RESIDENCE

Describe existing and future access to the proposed project site: 16 FOOT WIDE DRIVEWAY, WITH A GATE, P.G. ALL WEATHER ACCESS TO SITE

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? \_\_\_\_\_

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

North: RESIDENTIAL / AGRICULTURE South: RESIDENTIAL, OPEN SPACE  
East: RESIDENTIAL West: RESIDENTIAL + AGRICULTURE

### For all projects, answer the following:

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

Buildings: <u>5632</u> sq. feet <u>1</u> %	Landscaping: _____ sq. feet _____ %
Paving: <u>36,500</u> sq. feet <u>3</u> %	Other (specify) <u>NATURAL</u>
Total area of all paving and structures: <u>36,500</u> sq. feet <input checked="" type="checkbox"/> sq. feet <input type="checkbox"/> acres	
Total area of grading or removal of ground cover: <u>N/A</u> <input type="checkbox"/> sq. feet <input type="checkbox"/> acres	
Number of parking spaces proposed: <u>2</u>	Height of tallest structure: <u>APPROXIMATELY 21'</u>
Number of trees to be removed: <u>0</u>	Type: _____
Setbacks: Front <u>25</u> Right _____ Left _____ Back _____	

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

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

### 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: 2 Number of bedrooms per unit: 3 BEDROOM + 2 BEDROOM  
Total floor area of all structures including upper stories, but not garages and carports: 0  
Total of area of the lot(s) minus building footprint and parking spaces: 29 + ACRES.

# 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: 16.4 acres  
Moderate slopes of 10-30%: 11.1 acres  
Steep slopes over 30%: 2.3 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: THE PROJECT CAN BE SLIGHTLY NOTICED

TRAVELING EASTWARD ON SANTA RITA RD.

THE HOUSE CAN NOT BE SEEN WESTWARD

**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? 165 GALS PER DAY
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: EXISTING WELL
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?  
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 4 Hours 11.4 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? 300+ 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: MIDSTATE SOLID WASTE + RECYCLING
- 3. Where is the waste disposal storage in relation to buildings? ADJACENT TO FLEET WEST SIDE
- 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: TEMPLETON UNIFIED School District
- 2. Location of nearest police station: MAIN ST., TEMPLETON, SHERIFF SUB-STATION
- 3. Location of nearest fire station: MAIN ST TEMPLETON
- 4. Location of nearest public transit stop: 2 miles
- 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:  
LIGHT FARMING + GRAZING. RESIDENTIAL USES
- 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: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- 2. How many people will this project employ? \_\_\_\_\_
- 3. Will employees work in shifts?     Yes     No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
 Yes     No    If yes, please explain: \_\_\_\_\_
- 5. Will this project increase the noise level in the immediate vicinity?     Yes     No  
 If yes, please explain: \_\_\_\_\_  
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: \_\_\_\_\_
- 7. Will hazardous products be used or stored on-site?     Yes     No  
 If yes, please describe in detail: \_\_\_\_\_
- 8. Has a traffic study been prepared?     Yes     No    If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 2 to 3 Between 4:00 to 6:00 p.m. 2 to 3
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: CARPPOOLING WHEN EVER POSSIBLE
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: Primarily Slope

### 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): WE ARE LEAVING THE NATURAL OPEN SPACES UNTOUCHED.
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 \*: LOW FLOW WATER FIXTURES, ON DEMAND TOILET WATER HEATERS, HIGHEST POSSIBLE INSULATION, ENERGY EFFICIENT THROUGHOUT.
- \*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:  
WE WOULD LIKE TO PLANT MULTIPLE DART TREES AND OTHER DRAUGHT TOLERANT PLANTS ALONG THE WESTERN PROPERTY LINE. THIS WOULD LESSEN THE IMPACT BY NOT SEEING THE RESIDENCE FROM SANTA RITA RD. WE ARE BUILDING A VERY EFFICIENT ENERGY STAR HOME.

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: \_\_\_\_\_

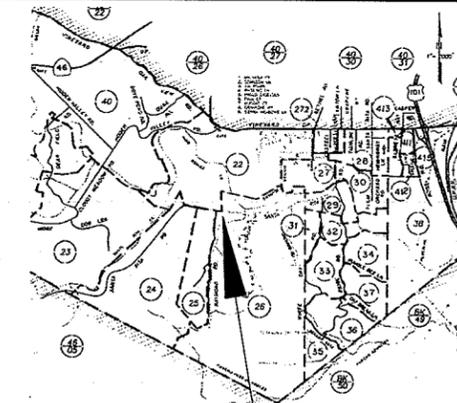
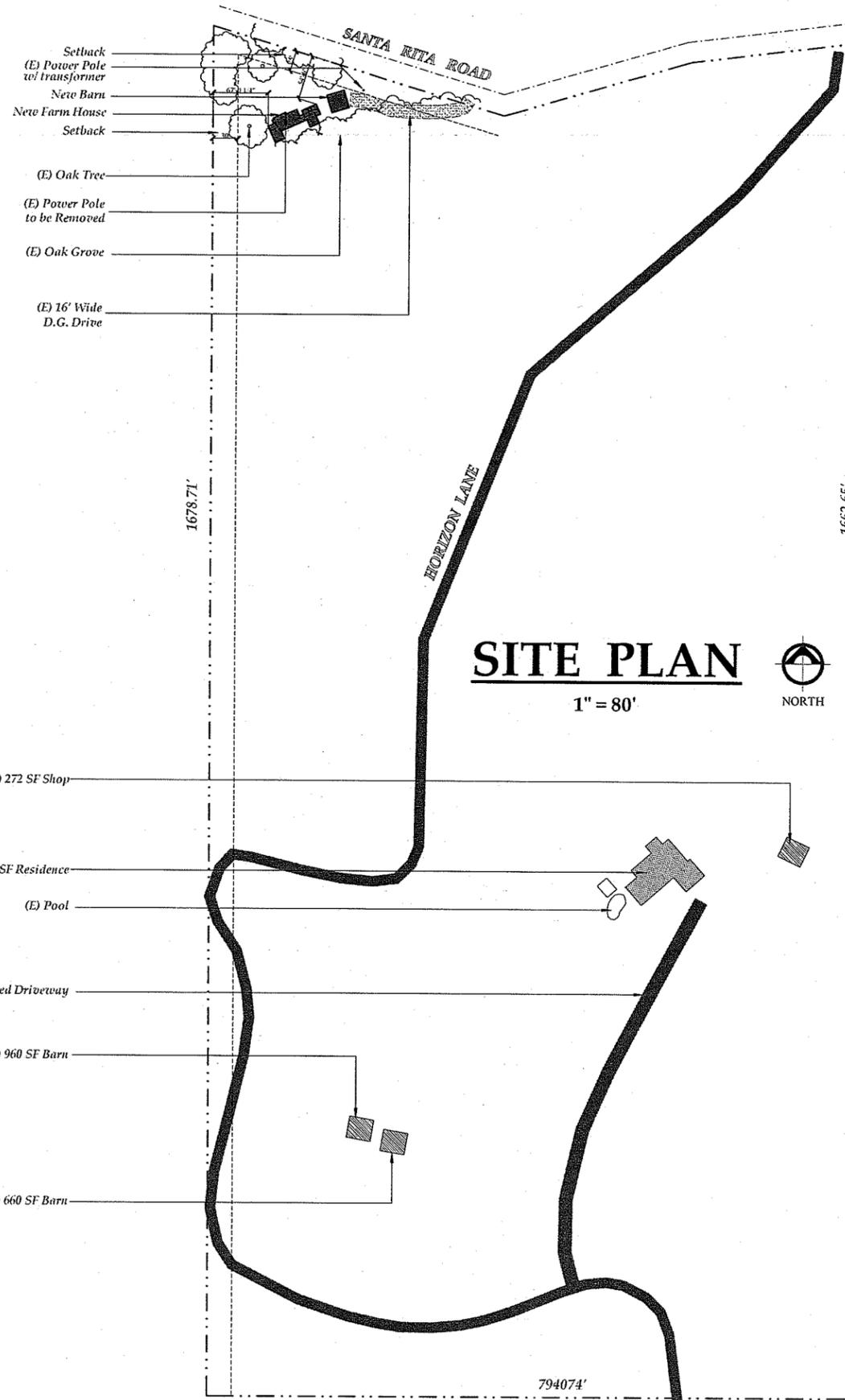
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No

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): NONE THAT WE ARE AWARE OF.

(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.)



SITE  
Vicinity Map

**SHEET INDEX**

- TS1 SITE PLAN
- TS2 ENLARGED SITE PLAN
- 1A GUEST HOUSE PLAN
- 2A GUEST ELEVATIONS
- 3A BARN PLAN
- 4A BARN ELEVATIONS

THIS PROJECT SHALL COMPLY WITH:  
 2013 Edition of the California Code of Regulations Title 24  
 2013 California Building Code  
 2013 California Electric Code  
 2013 California Mechanical Code  
 2013 California Plumbing Code  
 2013 California Fire Code  
 2013 California Energy Code  
 2013 CA Residential (CRC)  
 Green Building Standards Code

**PROJECT DATA**

**OWNER** Chamberlain  
 1761 Horizon Lane  
 Templeton, Ca. 93465

**ADDRESS**

**APN** 039-261-014

**SITE** 29.73 AC Gross

**SO. FOOTAGE**

(N) RESIDENCE 1188 SF  
 (N) BARN 484 SF

Revisions	By
05.23.2014	R
05.28.2014	R

**Drawings By**  
 Randy O'Connor  
 945 12th Street, E  
 Paso Robles, Calif.  
 805 237 1687

**Contractor:**  
 Steve Gregory  
 Paso Robles, Calif.  
 805 234 4850

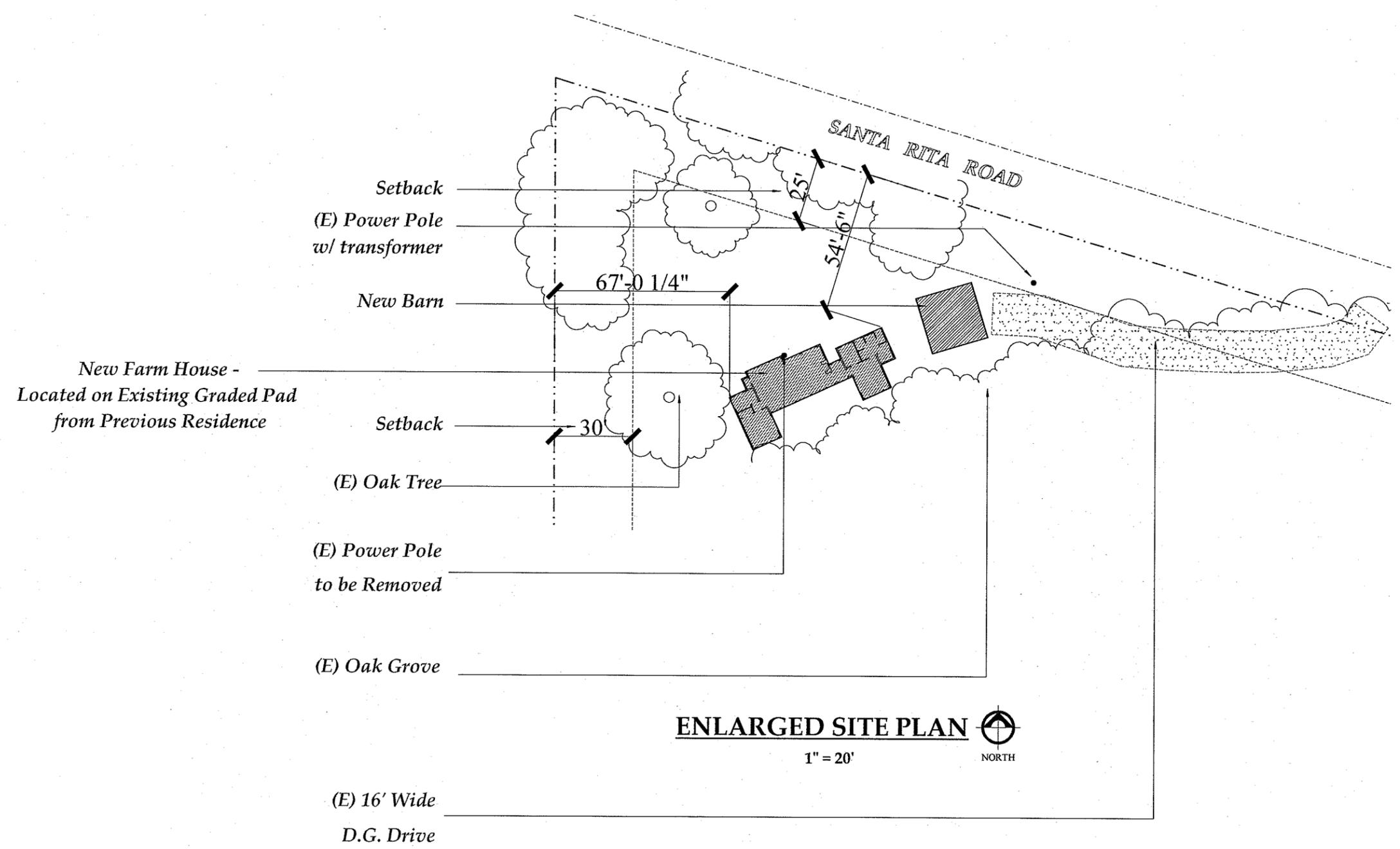
**CHAMBERLAIN  
SITEPLAN**

**OWNER:**  
 CHAMBERLAIN  
 1761 HORIZON LANE,  
 TEMPLETON, CALIFORNIA  
 805.591.9043

Drawn	
Checked	
Date	06.03.2014
Scale	
Job No.	
Sheet	

**TS.1**

Revisions	By
05.28.2014	R



**ENLARGED SITE PLAN**   
 1" = 20'  
 NORTH

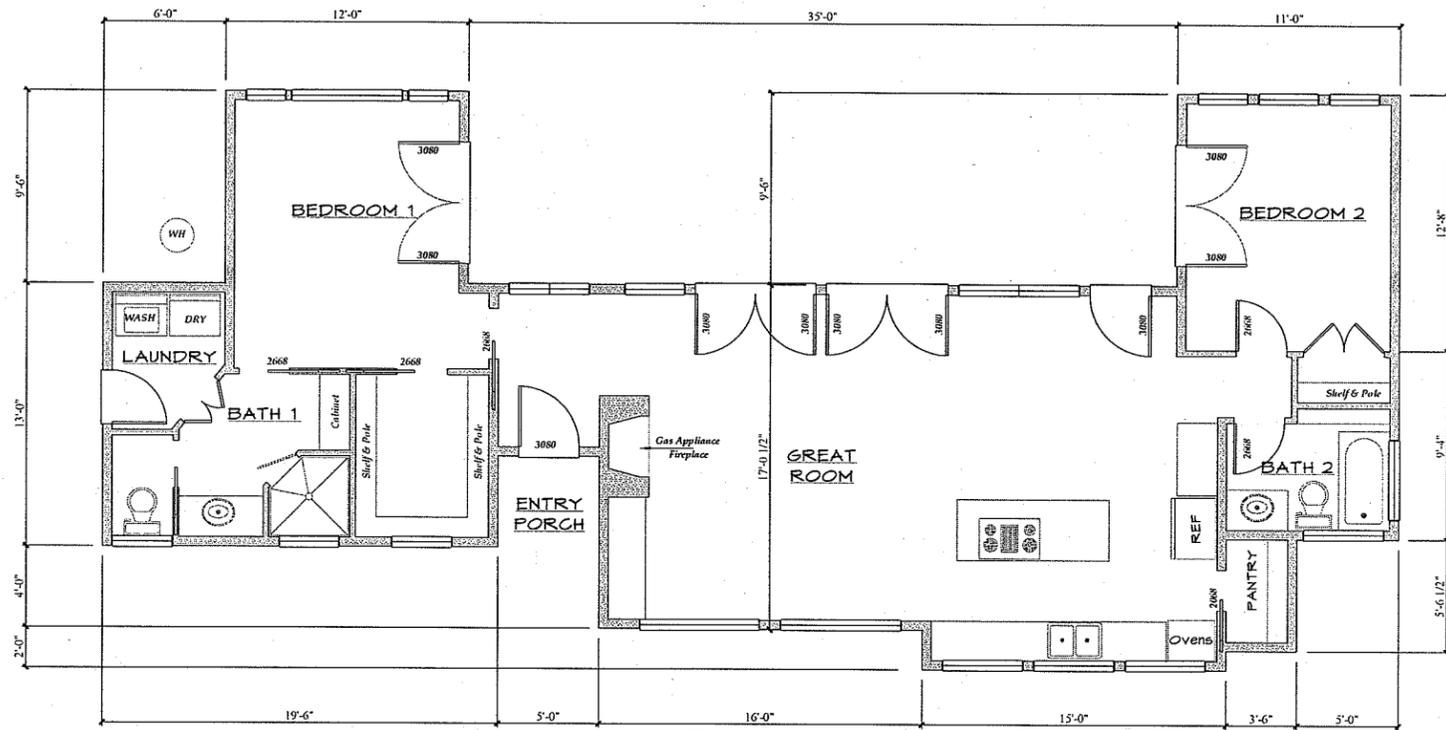
**Drawings By**  
 Randy O'Connor  
 945 12th Street, E  
 Paso Robles, Calif.  
 805 237 1687

**Contractor:**  
 Steve Gregory  
 Paso Robles, Calif.  
 805 234 4650

**CHAMBERLAIN  
 ENLARGED SITEPLAN**

**OWNER:**  
 CHAMBERLAIN  
 1761 HORIZON LANE,  
 TEMPLETON, CALIFORNIA  
 805.591.9043

Drawn	
Checked	
Date	
Scale	
Job No.	
Sheet	



**FLOORPLAN** 1/4" = 1'-0"



Revisions	By
	RO

**OWNER:**  
 CHAMBERLAIN  
 1761 HORIZON LANE,  
 TEMPLETON, CALIFORNIA  
 805.591.9043

**Contractor:**  
 Steve Gregory  
 Paso Robles, Calif.  
 805.234.4850

**GUEST FARMHOUSE  
 FLOORPLAN**

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Checked	
Date	06.03.2014
Scale	1/4" = 1'-0"
Job No.	
Sheet	
<b>A.1</b>	

Revisions	By
	RO

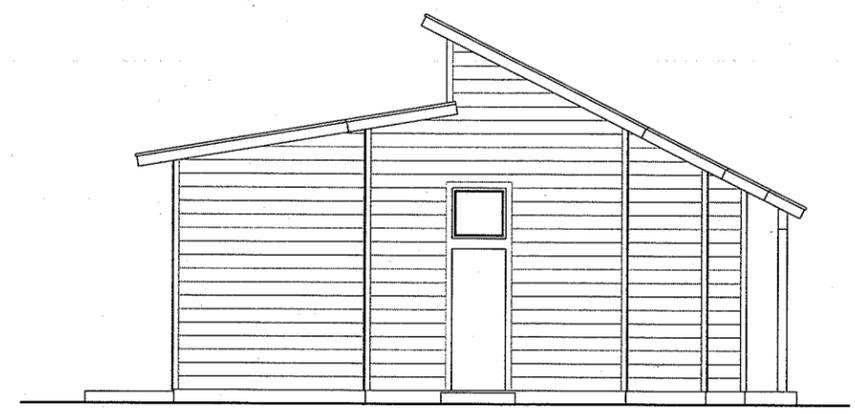
Contractor:  
**Steve Gregory**  
 Paso Robles, Calif.  
 805.234.4850

# FARMHOUSE ELEVATIONS

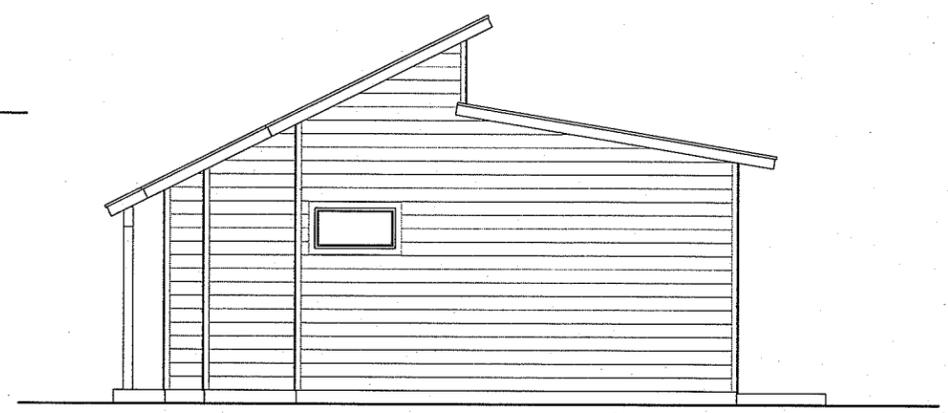
OWNER:  
**CHAMBERLAIN**  
 1761 HORIZON LANE,  
 TEMPLETON, CALIFORNIA  
 805.591.9043

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Date	06.03.2014
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Job No.	
Sheet	

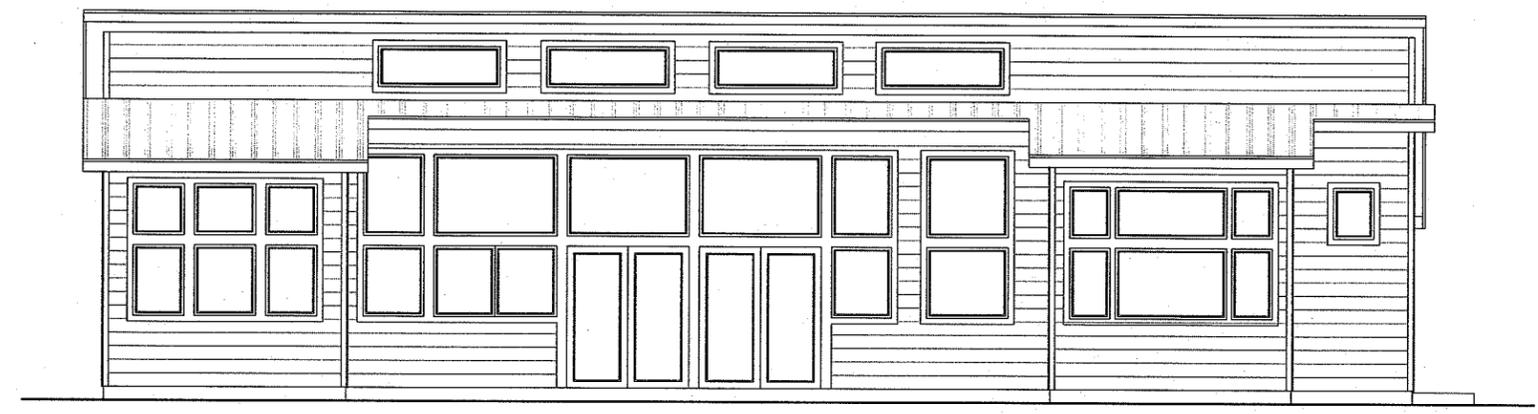
## A.2



**EAST ELEVATION** 1/4" = 1'-0"



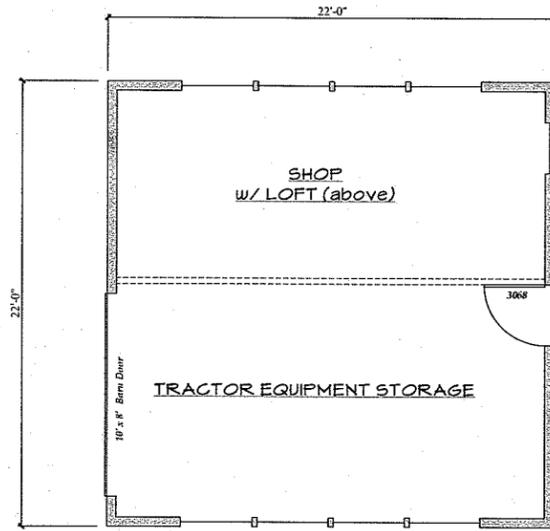
**WEST ELEVATION** 1/4" = 1'-0"



**SOUTH ELEVATION** 1/4" = 1'-0"



**NORTH ELEVATION** 1/4" = 1'-0"



**FLOORPLAN** 1/4" = 1'-0"



Revisions	By
	RO

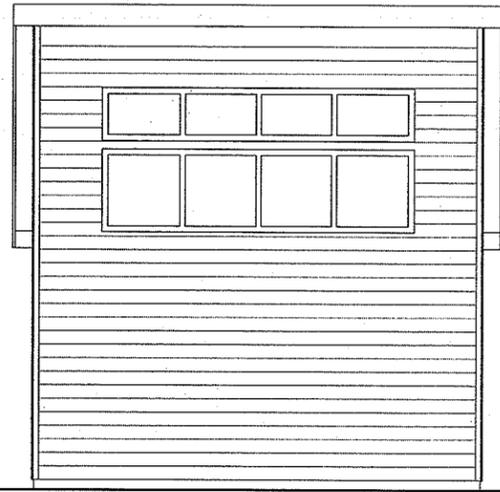
**BARN FLOORPLAN**

**OWNER:**  
 CHAMBERLAIN  
 1761 HORIZON LANE,  
 TEMPLETON, CALIFORNIA  
 805.591.9083

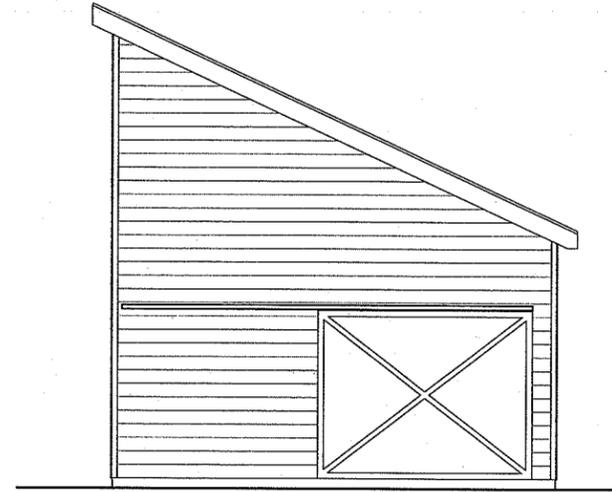
**Contractor:**  
 Steve Gregory  
 Paso Robles Calif.  
 805 234 4850

Checked	
Date	02.18.2014
Scale	1/4" = 1'-0"
Job No.	
Sheet	

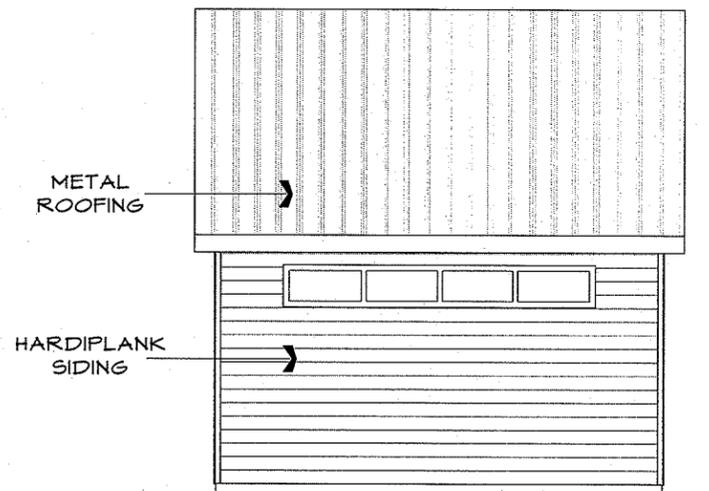
**A.3**



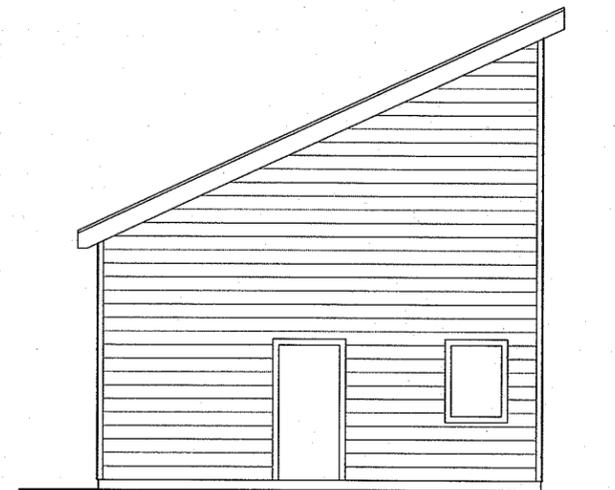
**SOUTH ELEVATION** 1/4" = 1'-0"



**EAST ELEVATION** 1/4" = 1'-0"



**NORTH ELEVATION** 1/4" = 1'-0"



**WEST ELEVATION** 1/4" = 1'-0"

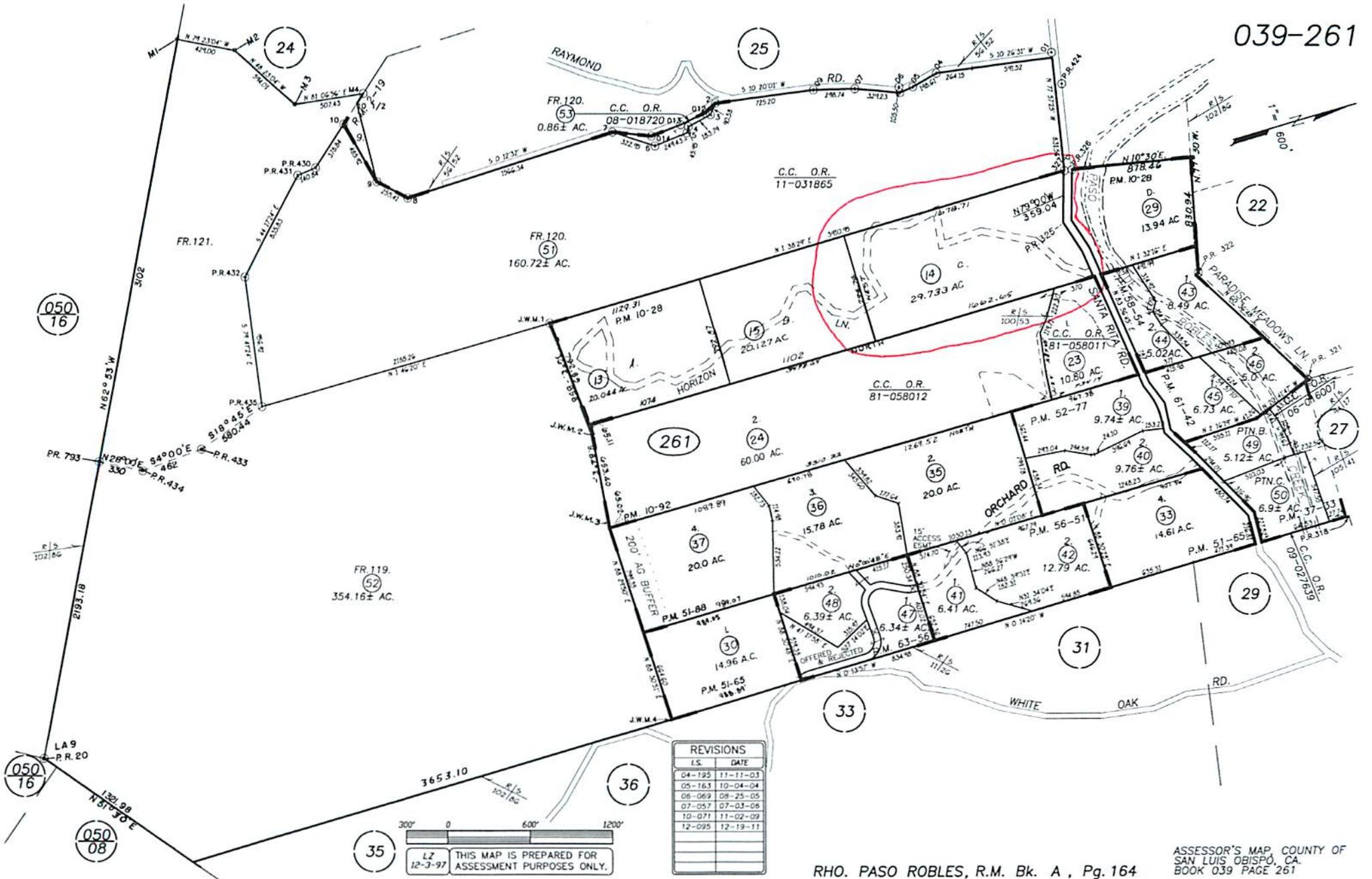
Revisions	By
	RO

**BARN  
ELEVATIONS**

Contractor:  
**Steve Gregory**  
Paso Robles, Calif.  
805.234.4850

OWNER:  
**CHAMBERLAIN**  
1761 HORIZON LANE,  
TEMPLETON, CALIFORNIA  
805.591.9043

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Checked	
Date	02.18.2014
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<b>A.4</b>	

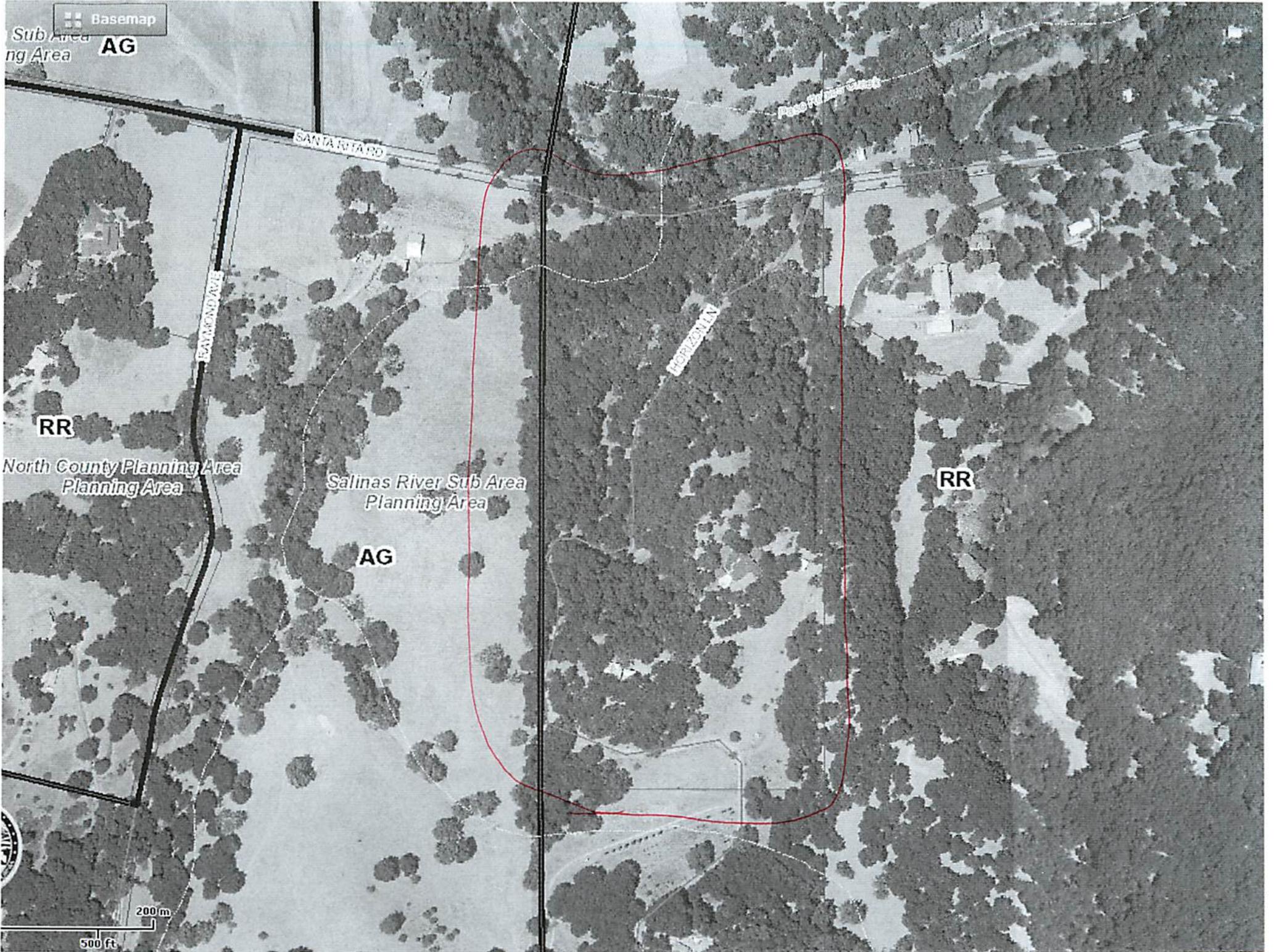


REVISIONS	
L.S.	DATE
04-125	11-11-03
05-163	10-04-04
06-069	08-25-05
07-057	07-03-06
10-071	11-02-09
12-095	12-19-11

300' 0 600' 1200'

35 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

Sub Area  
ng Area **AG**



North County Planning Area  
Planning Area

Salinas River Sub Area  
Planning Area

**AG**

**RR**

**RR**

SANTA RITA RD

MORFITT LN

PASEO DEL VALLE EAST

EVA MORGAN AVE

200 m  
500 ft



# Parcel Summary Report For Parcel # 039-261-014

6/5/2014  
1:29:19PM

## 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   CHAMBERLAIN LEE A  
1761 HORIZON LN TEMPLETON CA 93465-  
OWN   CHAMBERLAIN ALEXANDRA C  
  
OWN   CHAMBERLAIN FAMILY TRUST

### Address Information

<u>Status</u>	<u>Address</u>
P	01761 HORIZON LN RSAL
P	01765 SANTA RITA RD RSAL
P	01660 HORIZON LN RSAL

### 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>
CO71-	016	C	Salinas Rural	Salinas	RR			Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO PR PM 10/28 PAR C

### Notes

#### Tax Districts

TEMPLETON  
SAN LUIS OBISPO JT(27,40)  
TEMPLETON PUBLIC  
NO. 05  
AREA NO. 21



# Parcel Summary Report For Parcel # 039-261-014

6/5/2014  
1:29:19PM

## 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:**

DRC2013-00104

REC

Primary Parcel

**Description:**

MUP FOR AN 1,198 SQ FT SECONDARY RESIDENCE AND A 484 SQ FT BARN. WAIVE DISTANCE BETWEEN PRIMARY & SECONDARY.

SEP2013-00208

ISS

Primary Parcel

**Description:**

Septic Inspection