



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/12/2016

TO: _____

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00066 TEMPLETON HILLS GROUP – Proposed tentative tract map with concurrent conditional use permit to subdivide one parcel to 21 parcels for a clustered subdivision. Project location is Templeton Hills Road, Templeton. APN: 040-289-025 & 026

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

APPLICATION TYPE - CHECK ALL THAT APPLY

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

SUB2015-00066

TEMPLETON HIL

Conc. Tract Map w/ CUP

REQUEST FOR APPROVED OF A VESTING
TENTATIVE TRACT MAP-TDC PROJECT AND
NCSAL/ TEMP
RS

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Templeton Hills Group LLC Daytime Phone (805) 703-0745
Mailing Address PO Box 184 Templeton n, CA Zip Code 93465
Email Address: _____

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

Agent Name Kirk Consulting Daytime Phone (805) 461-5765
Mailing Address 8830 Morro Rd. Atascadero, CA Zip Code 93422
Email Address: sarah@kirk-consulting.net or jamie@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: +/- 23 Assessor Parcel Number(s): 040-289-025 & 026

Legal Description: Rancho Paso De Robles, R.M. Bk. A, Pg. 166

Address of the project (if known): Templeton Hills Rd. 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.: Take Hwy 101 North, take Las Tablas Exit in Templeton, head West, take left on Bennett Way, Bennett Way becomes Templeton Hill Rd. Property will be on your left.

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

The project site is currently undeveloped and consists mostly of annual grassland habitat, non-native vegetation and small amount scattered oak trees.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Request for approval of a Vesting Tentative Tract Map - TDC Project and concurrent Development Plan (Conditional Use Permit) to allow clustered subdivision on a vacant +/-23 acres property.

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 Jamie Kul Date 3/23/16

FOR STAFF USE ONLY
Reason for Land Use Permit: _____

ORIGINAL

PUD / CLUSTER APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Project Information: What is the proposed density or parcel size?: 21 parcels

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: +/-23.5 & +/-0.3

What will the property be used for after division: Clustered Subdivision with open space & remainder parcel.

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?: +/- 23.55

Describe existing and future access to the proposed project site: Access from Templeton Hills Road

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

North: Church South: Residential

East: 101 Freeway / Residential West: Residential

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 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: _____

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

Fire Agency: - List the agency responsible for fire protection: TCSD

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):

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 slop of open space: _____

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

Specify the proposed ownership and method of maintenance of the open space: _____

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: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

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

Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: _____ Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

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: 20 Number of bedrooms per unit: N/A

Total floor area of all structures including upper stories, but not garages and carports: N/A

Total of area of the lot(s) minus building footprint and parking spaces: N/A

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

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: +/- 18.55 acres
Moderate slopes of 10-30%: +/- 5 acres
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: An intermittent drainage bisects the property
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
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: _____
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: Highway 101, Templeton Hills Rd. & Turkey Ranch Rd.

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? 575 gpd
4. How many service connections will be required? 21
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?
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 _____

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~~
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: +/- 1,300 ft
Location of connection: _____
2. What is the amount of proposed flow? +/- 7,000 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: waste management
- 3. Where is the waste disposal storage in relation to buildings? _____
- 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 Community School District
- 2. Location of nearest police station: North Main Street Sheriffs Station
- 3. Location of nearest fire station: Fire Station #30 off Ramada Drive
- 4. Location of nearest public transit stop: Las Tablas Transit Stop
- 5. Are services (grocery / other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: Vacant
- 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 7.84 acres
2. Will the development occur in phases? Yes No
If yes describe: Remainder Parcel will be developed at a later date
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*: 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

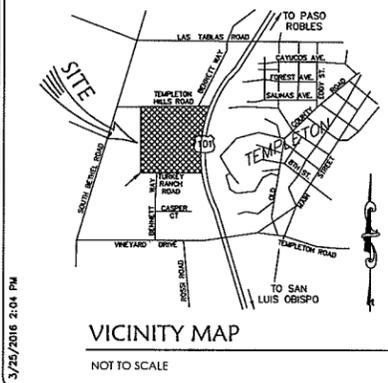
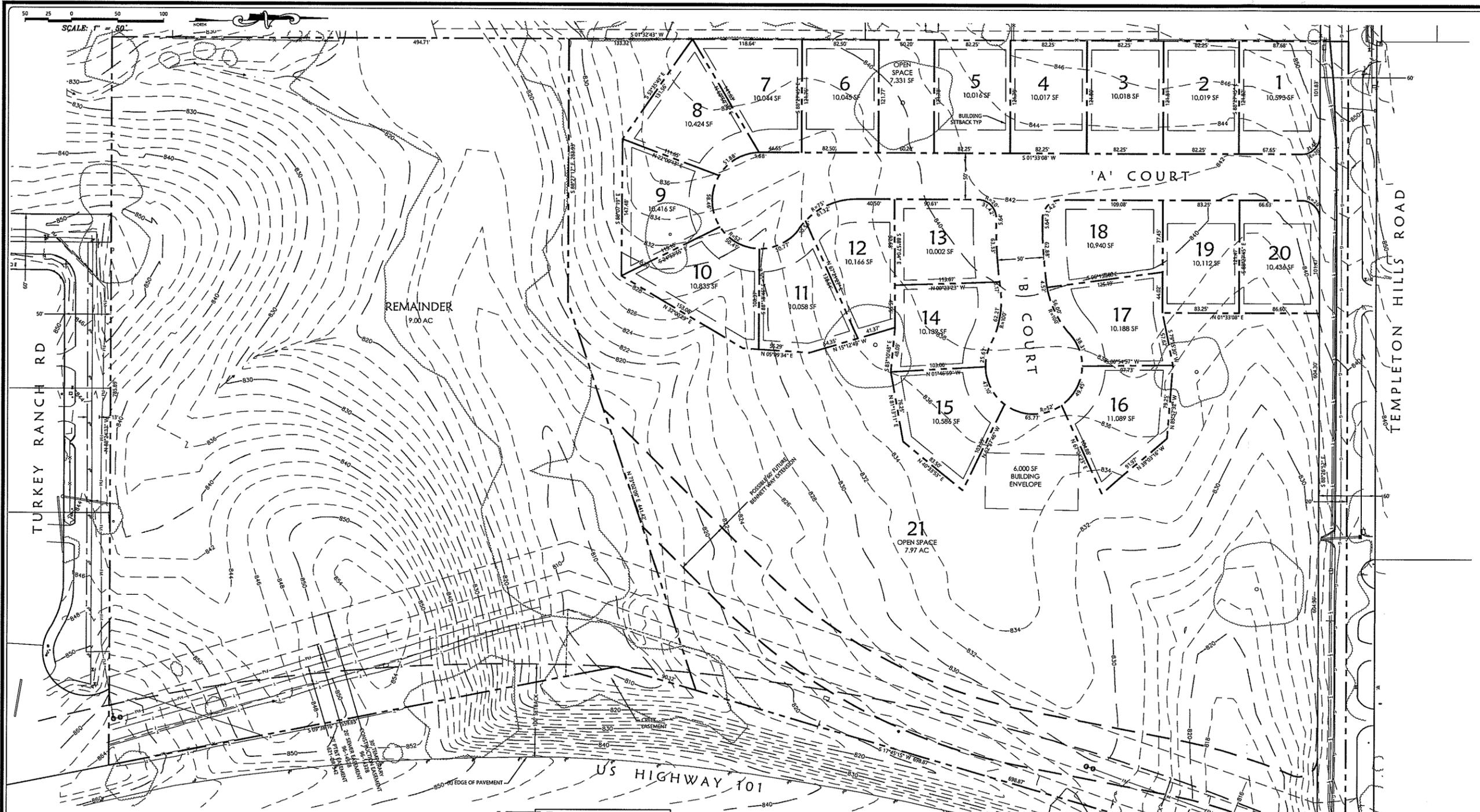
1. List any mitigation measures that you propose to lessen the impacts associated with your project: _____

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): N/A

(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)



LEGAL DESCRIPTION
 APN 040-289-025
 BY DEEDS: 335/OR/227; 450/OR/144 & 577/OR/005,
 (ST. HWY)
 APN 040-289-026
 BY DEED: 610/OR/404

OWNER
 TEMPLETON PROPERTIES, LLC

SURVEYOR
 Twin Cities Surveying, Inc.
 615 Main Street, Ste. C
 Templeton, CA 93465
 (805) 434-1834

Parcel Index

#	Area	Acres
1	10,593 SF	0.24 AC
2	10,019 SF	0.23 AC
3	10,018 SF	0.23 AC
4	10,017 SF	0.23 AC
5	10,016 SF	0.23 AC
6	10,045 SF	0.23 AC
7	10,044 SF	0.23 AC
8	10,424 SF	0.24 AC
9	10,416 SF	0.24 AC
10	10,835 SF	0.25 AC
11	10,058 SF	0.23 AC
12	10,166 SF	0.23 AC
13	10,002 SF	0.23 AC

#	Area	Acres
14	10,139 SF	0.23 AC
15	10,586 SF	0.24 AC
16	11,089 SF	0.25 AC
17	10,188 SF	0.23 AC
18	10,940 SF	0.25 AC
19	10,112 SF	0.23 AC
20	10,436 SF	0.24 AC
21	339,884 SF	7.80 AC
A COURT	37,220 SF	0.85 AC
B COURT	15,489 SF	0.36 AC
OS	7,331 SF	0.17 AC
REMAINDER	391,977 SF	9.00 AC

PROJECT STATISTICS

Land Use Designation	Residential Suburban
Area Plan	North County Area Plan / Salinas River Sub Area
Community	Templeton Urban Area
Site Area:	22.91 Acres Net; 23.53 Acres
Project Type	Residential Suburban Cluster Division
Water / Sewer	Templeton Community Services District
Approx. Earthwork	Cut 8,000 CY Fill 8,000 CY

Residential Suburban Cluster Compliance Table

Allowed / Required	Allowed / Required	Provided
Density	21 Units	21 Units
Open Space	7.26 AC (50%)	7.97 AC
Proposed Parcel Sizes	10,000 SF - 2.5 Acres	10,002 SF - 7.80 AC

Roberts Engineering, Inc.
 TRACT 3075 - Templeton Properties, LLC
 VESTING Tentative Tract Map

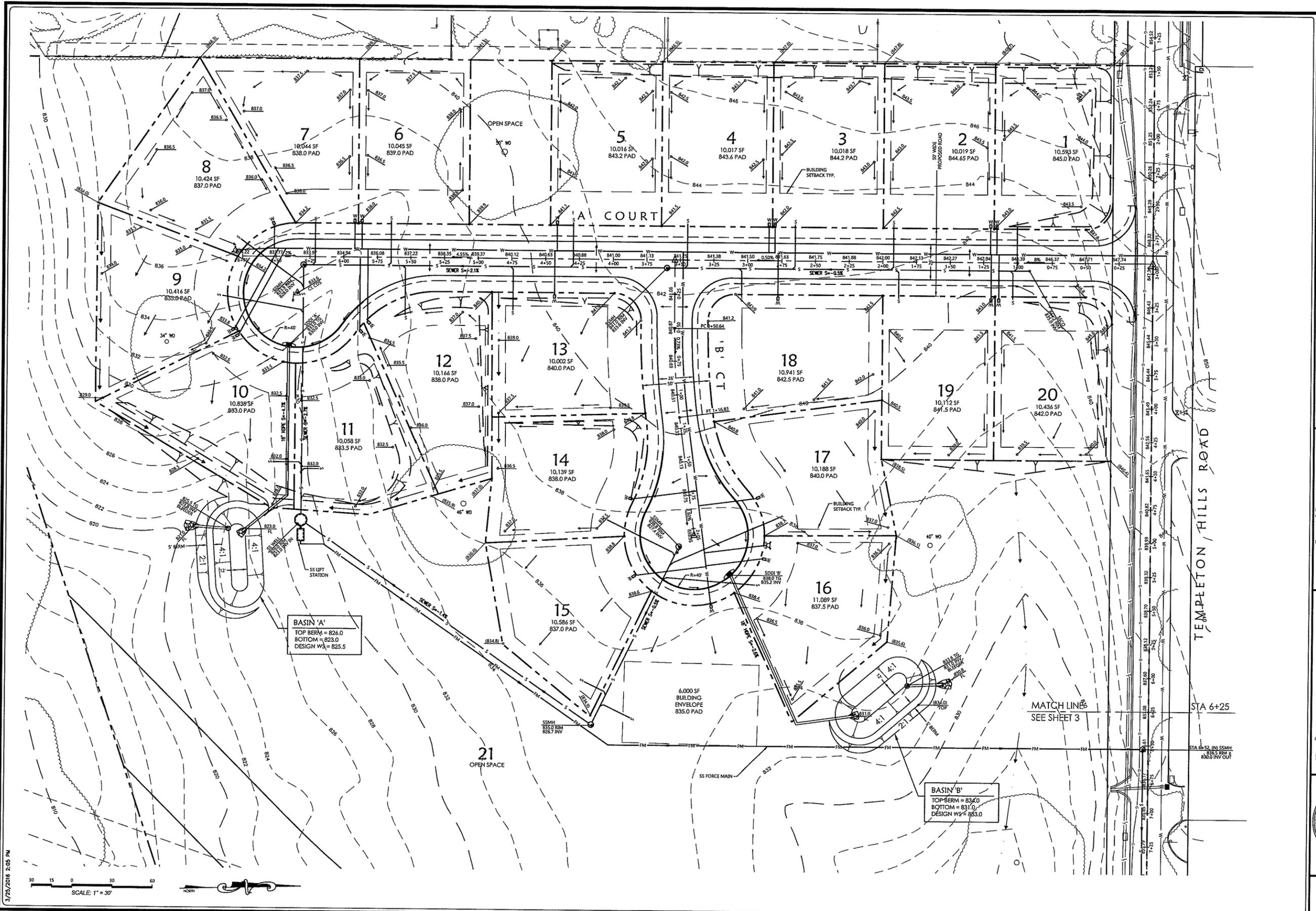
Approved for County Requirements
 Development Services Engineer
 Timothy P. Roberts, RCE 35366 exp 07/20/15

Record Drawings
 Timothy P. Roberts, RCE 35366 exp 07/20/15
 Revision: 1
 2
 3
 4
 5
 6

Roberts Engineering
 Timothy P. Roberts
 Civil Engineer - RCE 35366
 2015 Vista de la Vina
 Templeton, CA 93465
 Phone (805) 239-0664
 Fax (805) 238-6148
 Email: robertseng@charter.net

3/25/16
 3/25/16
 03/20/15

SHEET
 1
 of 3



3/25/2016 2:06 PM
 SCALE: 1" = 30'

Roberts Engineering, Inc.
 TRACT 3075 - Templeton Properties, LLC
 Preliminary Grading, Drainage & Utility Plan

Approved for County Requirements
 Development Services Engineer

 Date: 3/25/16

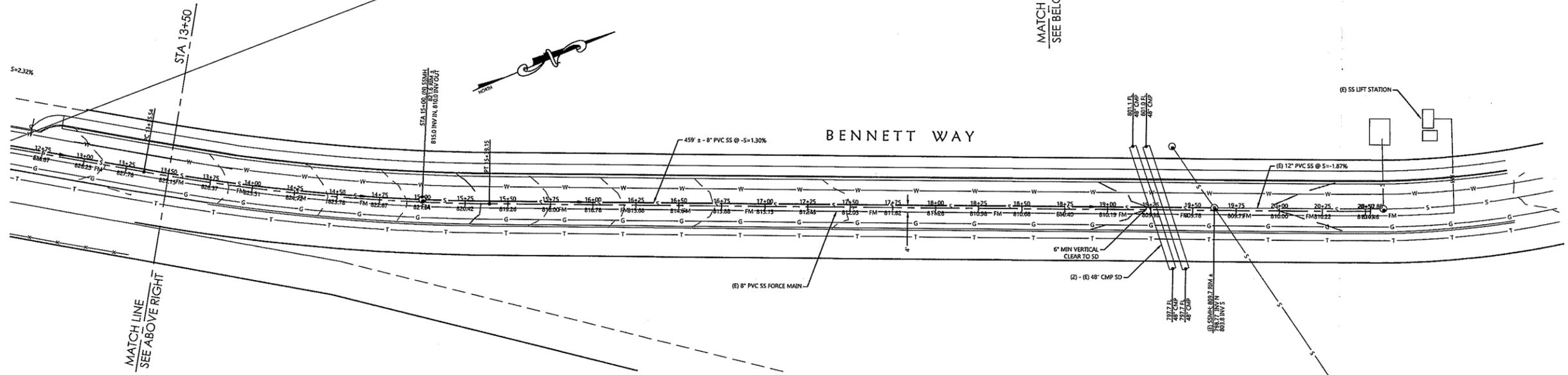
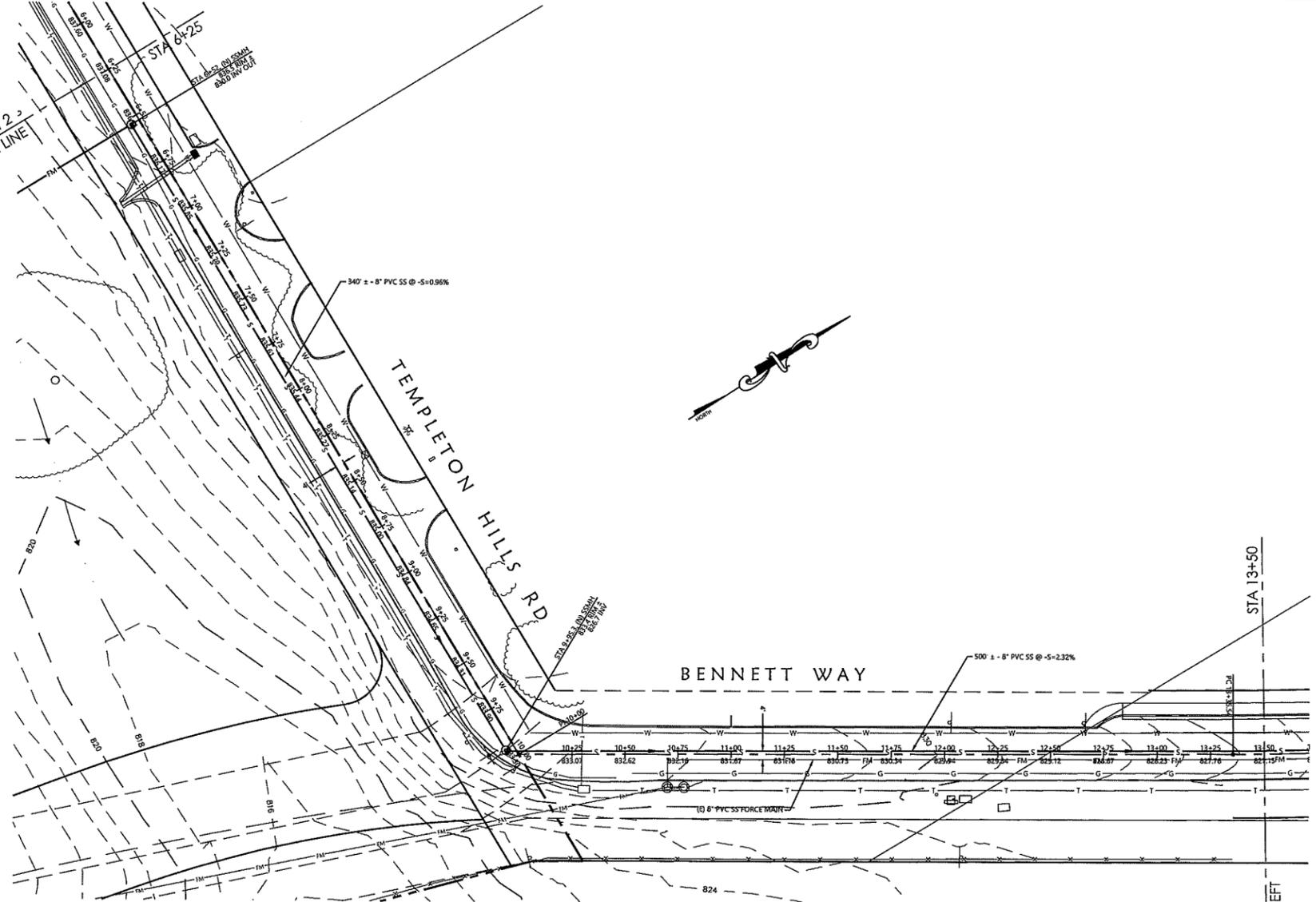
Record Drawings

Revision No.	Description	Date
1	Timothy P. Roberts, P.E. 35366 exp 06/30/15	
2	Revisions to Sheet:	
3		
4		
5		

Roberts Engineering
 Timothy P. Roberts
 Civil Engineer - RCB 35366
 2015 Vista de la Vina
 Templeton, CA 93465
 Phone (805) 239-0664
 Fax (805) 238-6148
 Email: timroberts@charter.net



SEE SHEET 2 -
MATCH LINE



3/25/2016 2:05 PM

Roberts Engineering, Inc.
TRACT 3075 - Templeton Properties, LLC
Preliminary Grading, Drainage & Utility Plan

Approved for County Requirements
Development Services Engineer
Date: 3/25/16
Timothy P. Roberts - REC-30366 exp 03/20/15

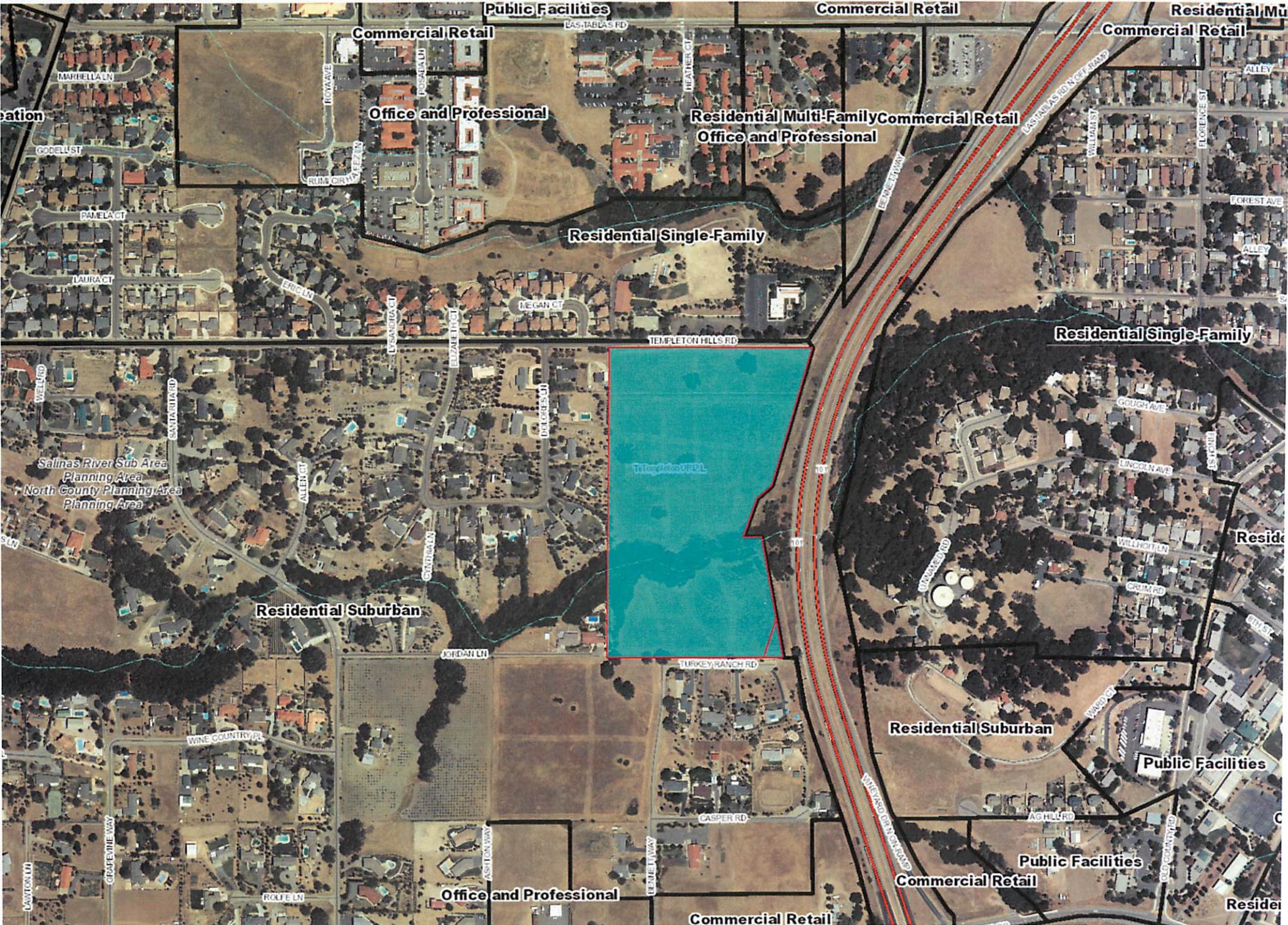
Record Drawings

1	Timothy P. Roberts, REC 30366 exp 03/20/15	Date:
2	Revisions This Sheet:	
3		
4		
5		
6		

Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email: robertson@charter.net



SHEET
3



Public Facilities

Commercial Retail

Residential Multi-Family

Commercial Retail

Commercial Retail

Office and Professional

Residential Multi-Family

Office and Professional

Residential Single-Family

Residential Single-Family

Residential Suburban

Residential Suburban

Public Facilities

Office and Professional

Commercial Retail

Commercial Retail

MARIELLA LN

CODELL ST

PAMELA CT

LAURA CT

WELL RD

SANTA RITA RD

ALLEN CT

WINE COUNTRY PL

GRAPEVINE WAY

ROUTE LN

ASHTON WAY

LEWIS WAY

ROYAL AVE

RUM CIRCLE

ERIC LN

LESAI CT

LESAI CT

ALLEN CT

JORDAN LN

WINE COUNTRY PL

GRAPEVINE WAY

ROUTE LN

ASHTON WAY

LEWIS WAY

POSALE DR

POSALE DR

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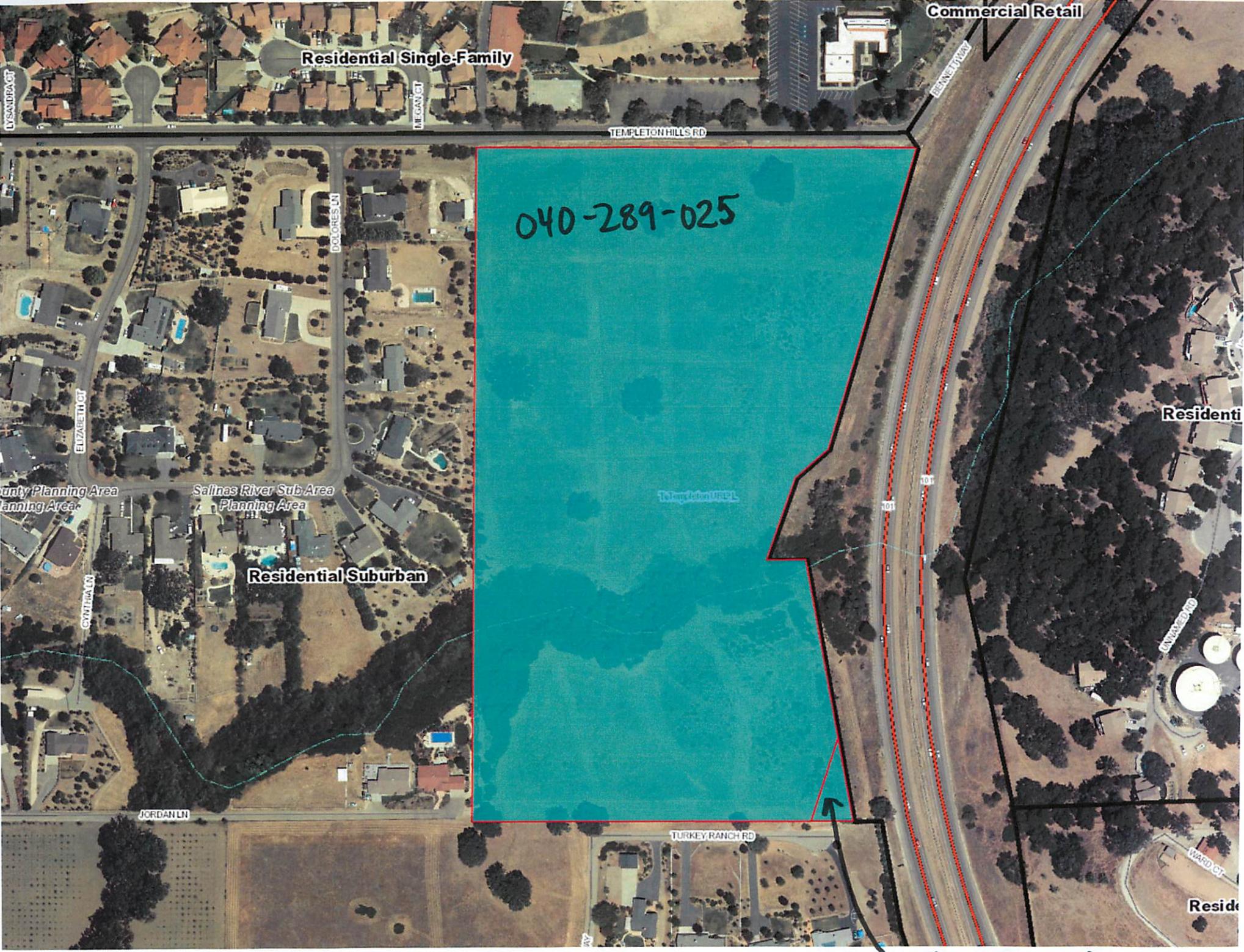
LESAI CT

Salinas River Sub Area
Planning Area
North County Planning Area
Planning Area

T. Templeton Hills

WINE COUNTRY PL

WINE COUNTRY PL



Residential Single-Family

Commercial Retail

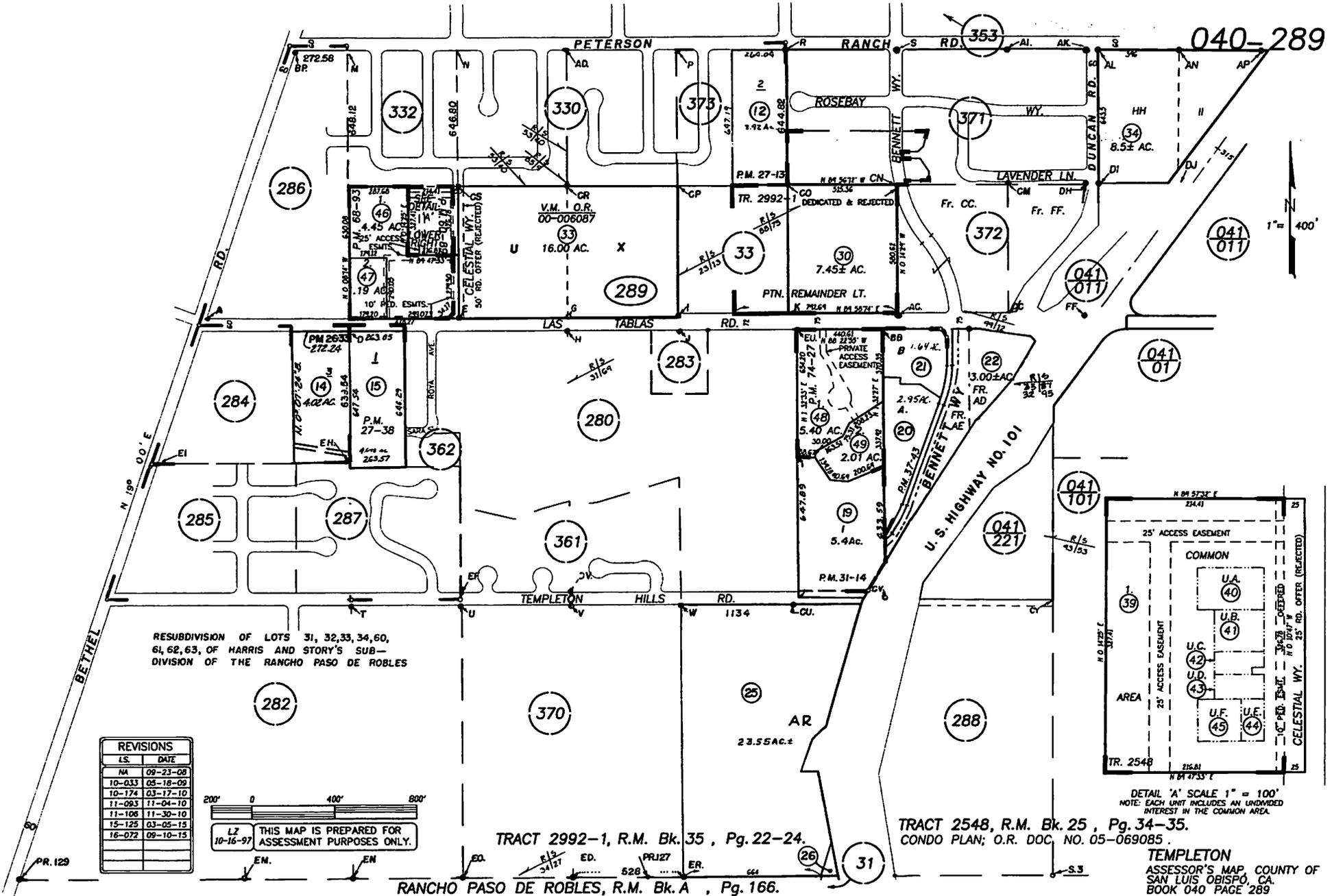
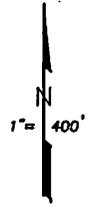
040-289-025

Residential Suburban

Residential

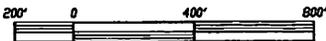
040-289-026

Residential



RESUBDIVISION OF LOTS 31, 32, 33, 34, 60, 61, 62, 63, OF HARRIS AND STORY'S SUB-DIVISION OF THE RANCHO PASO DE ROBLES

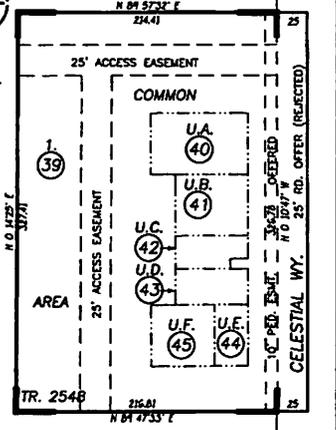
REVISIONS	
LS.	DATE
NA	09-23-08
10-033	05-18-09
10-174	03-17-10
11-093	11-04-10
11-106	11-30-10
15-125	03-05-18
16-072	09-10-18



LZ 10-16-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

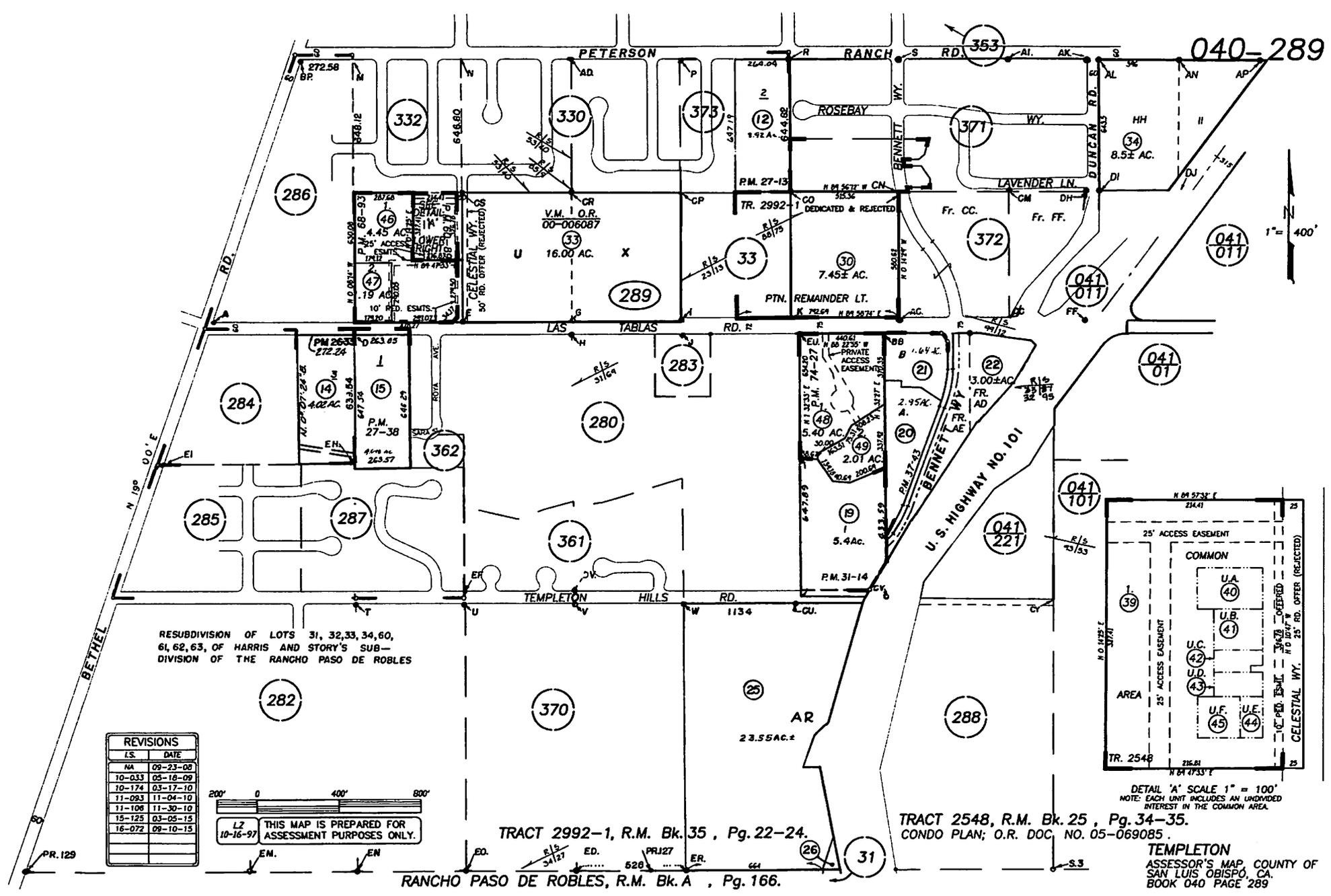
TRACT 2992-1, R.M. Bk. 35, Pg. 22-24.

TRACT 2548, R.M. Bk. 25, Pg. 34-35. CONDO PLAN; O.R. DOC. NO. 05-069085.



DETAIL 'A' SCALE 1" = 100'. NOTE: EACH UNIT INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA.

TEMPLETON ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 040 PAGE 289



RESUBDIVISION OF LOTS 31, 32, 33, 34, 60, 61, 62, 63, OF HARRIS AND STORY'S SUB-DIVISION OF THE RANCHO PASO DE ROBLES

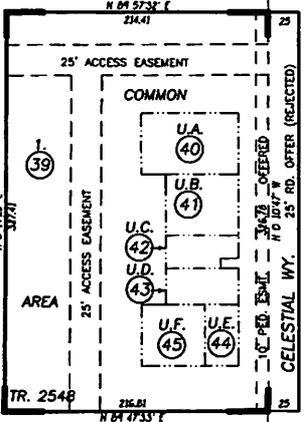
REVISIONS	
LS.	DATE
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10-174	03-17-10
11-093	11-04-10
11-106	11-30-10
15-125	03-05-15
16-072	09-10-15



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CONDO PLAN; O.R. DOC. NO. 05-069085.



DETAIL 'A' SCALE 1" = 100'
NOTE: EACH UNIT INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA.

TEMPLETON
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 040 PAGE 289

RANCHO PASO DE ROBLES, R.M. Bk. A, Pg. 166.



Parcel Summary Report For Parcel # 040-289-025

4/1/2016
2:09:03PM

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 TEMPLETON HILLS GROUP LLC
 PO BOX 184 TEMPLETON CA 93465-0184
OWN TEMPLETON HILLS GROUP LLC A CA LLC

Address Information

Status Address
00000 TEMPLETON PARK RD TEMP

Lot Information:

<u>Tract / Twshp</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>
RHOPR	0000	AR-P	Templeton	North County I	RS			Y		

Parcel Information

Status Description
Active RHO PR PTN LT AR

Notes
APN IS ONE LEGAL PARCEL PER DEED 335 OR 277 CUT BY 450 OR 144; MINUS 577 OR 5 (HIWAY DEED)

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



Parcel Summary Report For Parcel # 040-289-025

4/1/2016
2:09:03PM

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:

DRC2006-00083 ERR Primary Parcel

Description:

GENERAL PLAN AMENDMENT FOR RSF FROM RS -- ENTERED IN ERROR

LRP2006-00008 HRG Primary Parcel

Description:

GENERAL PLAN AMENDMENT FOR RSF FROM RS

PRE2004-00076 REC Primary Parcel

Description:

23.5 ACRES. INVOLVES PTN. OF PROPERTY, NOT ALL. VACANT.

PRE2004-00237 REC Primary Parcel

Description:

CHANGED APN & PARCEL CHOSEN FOR PROJECT TO 040-031-020. NOT APN ABOVE.

PRE2006-00068 CAN Primary Parcel

Description:

REZONE RSF GENERAL PLAN AMENDMENT FROM RS

PRE2008-00064 REC Primary Parcel

Description:

FROM RS TO RSF/ RMF

PRE2012-00027 REC Primary Parcel

Description:

24 ACRES/ 5 + TO BE USED

PRE2013-00024 MET Primary Parcel

Description:

AGE RESTRICTED SINGLE FAMILY DETACHED HOMES WITH COMMON AREA INCLUDING COMMUNITY CENTER.

PRE2015-00038 CAN Primary Parcel

Description:

GPA TO AMEND LAND USE CATAGORY FROM RS TO RSF, CONCURRENT PROCESSING OF 21 LOT TRACT MAP

SUB2012-00020 INH Primary Parcel

Description:

TWO PARCEL LOT LINE ADJUSTMENT

SUB2015-00066 REC Primary Parcel

Description:

REQUEST FOR APPROVED OF A VESTING TENTATIVE TRACT MAP-TDC PROJECT AND CONCURRENT DEVELOPMENT PLAN (CONDITIONAL USE PERMIT) TO ALLOW CLUSTERED SUBDIVISION ON A VACANT +/- 23 ACRES PROPERTY.



Parcel Summary Report For Parcel # 040-289-025

4/1/2016
2:09:03PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

D970210D

APP

Related Parcel

Description:

TSCD WASTEWATER FACILITY



Parcel Summary Report For Parcel # 040-289-026

4/1/2016
2:55:24PM

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 TEMPLETON HILLS GROUP LLC
 PO BOX 184 TEMPLETON CA 93465-0184
OWN TEMPLETON HILLS GROUP LLC A CA LLC

Address Information

Status Address

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>
RHOPR	0000	AR-P	Templeton	North County I	RS			Y		

Parcel Information

Status Description

Active RHO PR PTN LT AR

Notes

LEGAL PARCEL PER DEED 610 OR 404 (4/26/1951). PUBLIC WORKS (BOUTTE) CONFIRMED LEGAL DESCRIPTION IN DEED IS THIS APN PARCEL.

JSM

Tax Districts

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



Parcel Summary Report For Parcel # 040-289-026

4/1/2016
2:55:24PM

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:

D970210D APP Related Parcel

Description:

TSCD WASTEWATER FACILITY

PRE2013-00024 MET Related Parcel

Description:

AGE RESTRICTED SINGLE FAMILY DETACHED HOMES WITH COMMON AREA INCLUDING COMMUNITY CENTER.

SUB2012-00020 INH Related Parcel

Description:

TWO PARCEL LOT LINE ADJUSTMENT

SUB2015-00066 REC Related Parcel

Description:

REQUEST FOR APPROVED OF A VESTING TENTATIVE TRACT MAP-TDC PROJECT AND CONCURRENT DEVELOPMENT PLAN (CONDITIONAL USE PERMIT) TO ALLOW CLUSTERED SUBDIVISION ON A VACANT +/- 23 ACRES PROPERTY.