



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

PROJECT REFERRAL

DATE: 6/24/2016

TO: Appointed Contacts, via e-mail, for the following agencies:
CAL FIRE
California Housing & Community Development Department
Mesa Dunes Homeowners Association
Regional Water Quality Control Board
SLO County Environmental Health

FROM: Ted Bench (805-781-5701 or tbench@co.slo.ca.us)
Housing Section, Room 370

PROJECT DESCRIPTION:

D870195D - MESA DUNES Mobile Home Park CUP / Dev. Plan -- Proposed Conditional Use Permit / Development Plan to add one new mobile home space to existing 304 space Mesa Dunes Mobile Home Park. To be located next to the sewer plant in an area designated as "play area / reserved septic expansion area. Project location is 765 Mesa View Drive, Arroyo Grande.

APN: 075-161-027

Please refer to E-Referral for Agency-Specific questions.

May 31, 2016

Mr. Ted Bench
San Luis Obispo County Planning Department
County Government Center
San Luis Obispo, CA 93408



Subject: Substantial Conformance Determination for Owner's Unit at Mesa Dunes Mobile Home Estates

Dear Mr. Bench,

In March of 1993, the County Planning Commission approved a development plan for a 118-unit expansion of the Mesa Dunes Mobile Homes Estates, located at 765 Mesa View Drive (Highway 1) in Arroyo Grande. The property owner would like to add one new unit to the project in a new location. The proposal includes conversion of an existing, vacant landscaped common area adjacent to the waste treatment plant to a building pad site for a new mobile home. This site was anticipated to be a building site in the original application.

The common area that is proposed for an additional building site is in excess of the required open space provided for the development, and is not a part of the open space agreement recorded with the County. The unit would not exceed the overall density for the mobile home property. The new unit would be located well off of Laredo Street, and the existing landscaping would remain in place near the street. Access would be provided via the existing access drive to the waste treatment plant, minimizing the need for additional paving and allowing the retention of existing landscaping at the street edge of the lot. The new unit would be designed to meet all required setbacks and parking requirements.

We believe this proposal would meet requirements for a substantial conformance determination with the existing, approved development plan.

We are available to meet with you at your convenience to discuss this matter in order to proceed with an application with the State HCD Department. I can be reached at (805) 544-4011, or via email at johnw@wallacegroup.us.

Sincerely,

WALLACE GROUP

John Wallace, PE 33965
President/Principal

Attachments

- Attachment 1, Site Location and Conceptual Site Plan
- Attachment 2, Project Description
- Attachment 3, Example of Unit style
- Attachment 4, 1993 Approved Development Plan-118 Units
- Attachment 5, 1992 Development Plan -147 Units

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WALLACE GROUP
A California Corporation

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SAN LUIS OBISPO
CALIFORNIA 93401

T 805 544-4011
F 805 544-4294

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Attachment 1, Site Location and Conceptual Site Plan



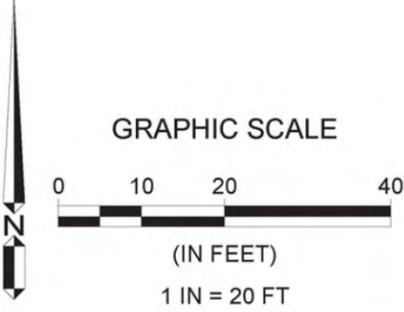
WALLACE GROUP®

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CONCEPTUAL SITE PLAN OWNER UNIT
SITE PLAN FOR MESA DUNES MOBILE HOME PARK
765 MESA VIEW DRIVE, ARROYO GRANDE, CA 93420

JOB No. : 0149-0004
DRAWING :
DRAWN BY: MMP
DATE : May 11, 2016
SCALE : 1" = 300'



May 31, 2016

Mr. Ted Bench
San Luis Obispo County Planning Department
County Government Center
San Luis Obispo, CA 93408



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- Attachment 2, Project Description
- Attachment 3, Example of Unit style
- Attachment 4, 1993 Approved Development Plan-118 Units
- Attachment 5, 1992 Development Plan -147 Units

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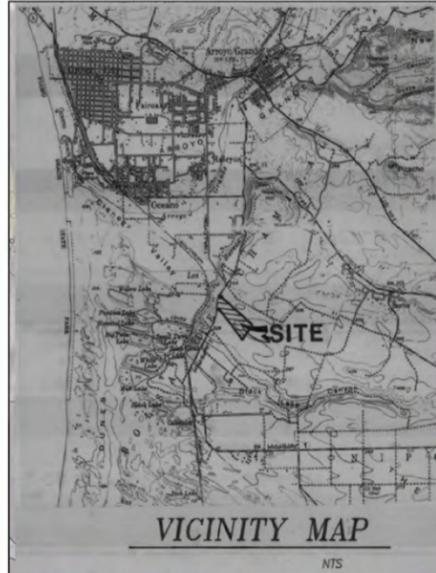
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Attachment 1, Site Location and Conceptual Site Plan



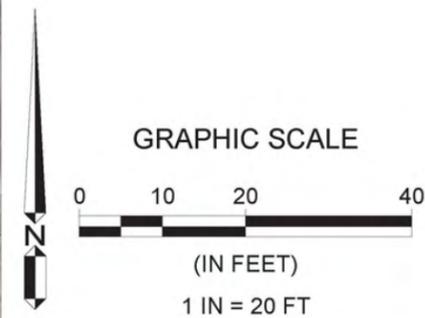
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CONCEPTUAL SITE PLAN OWNER UNIT
 SITE PLAN FOR MESA DUNES MOBILE HOME PARK
 765 MESA VIEW DRIVE, ARROYO GRANDE, CA 93420

JOB No. : 0149-0004
 DRAWING :
 DRAWN BY: MMP
 DATE : May 11, 2016
 SCALE : 1" = 20'



Attachment 2, Project Description

Mesa Dunes Mobile Home Park Additional Residential Unit

Goal

The creation a new residential space for the owners of the Mesa Dunes Mobile home park.

Development History

The overall mobile home park project was built in two phases. Phase 1 was developed by the Hawkins Family and included a 186 unit mobile home park, clubhouse facility, and on-site water and wastewater treatment/disposal system.

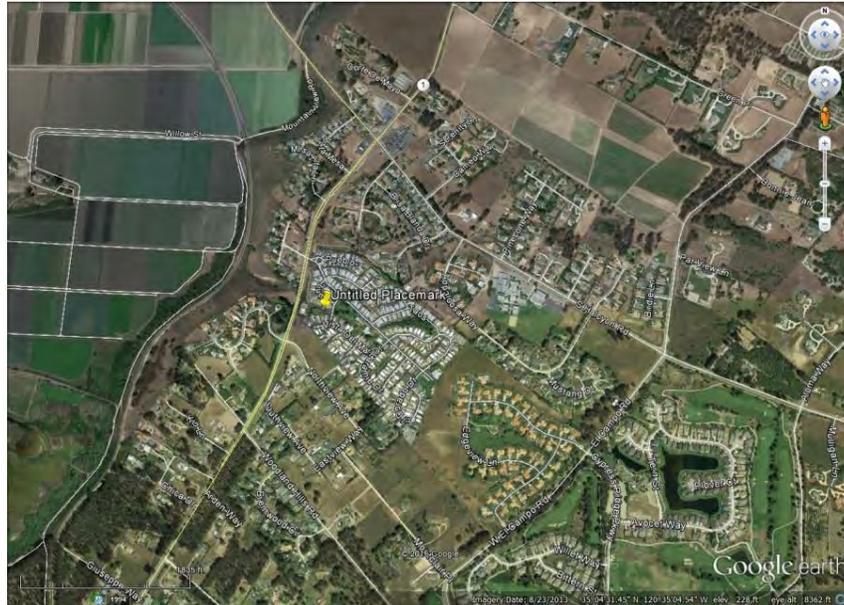
In the late 1980's and early 1990's Wallace Group assisted the new owners with the development of Phase 2 of the development (D870195D). The initial project request was for a 147 additional units and after public review and hearings the final total until count was reduced to 118 units. The environmental document (ED89-40- Negative Declaration) reviewed all 147 potential units. The request was processed through the County with Planning Commission/Board of Supervisors approval of a Development Plan D870195D. Phase 2 included the addition of 118 new residential mobile home lots and many park infrastructure improvements:

- an expanded community water storage and treatment system
- new waste water treatment and disposal system
- renovation and improvement of an existing play area
- a new clubhouse and pool
- fitness trail
- riparian/wetland enhancement and drainage improvements
- pedestrian emergency access
- an upgraded entrance with a roundabout
- improvements to Hwy 1 to improve the entrance to the Park

In summary the overall development includes 304 residential mobile home units, two clubhouses with pools, a laundry facility, common space areas, drainage corridor, a fitness path, two recreational vehicle storage parking area lots, onsite water treatment and wastewater treatment facility and disposal fields. The Park's total area is approximately 50 acres with almost 40% open space and common area.

Project Location

The project is located at the Mesa Dunes Mobile Home Park property in the South County Area Plan (Palo Mesa Village) off of Highway 1, County APN 075-161-027.



The proposed unit location on the property is shown below:



The site is located in a common area of the mobile home park. The chosen area was the site of the abandon waste water treatment area before the 1992 expansion and is currently used a common area.

Intended Use

The owner's intend to construction a double wide mobile home for occasional use.

Water Demand

The water system currently can pump 331,000 gallons per day (gpd) but only pumps on average 50,000-120,000 gpd. One additional residential unit will not cause the system to exceed its maximum output.

Sewer Demand

The current waste discharge permit allows up to 56,000 gpd and the current average daily rate is 32,000 gpd. One additional residential unit will not cause the plant to exceed the permit limits.

Access

The new unit would be accessed using existing driveway to the existing waste water treatment plant off of Laredo Drive.

Zoning Compliance

19.07.042d Nipomo Mesa Water Conservation Area

Project will comply with ordinance requirements and either perform the retrofits or pay the in lieu fee.

19.09 Stormwater Management

Project will comply with Stormwater regulations.

22.10.155 Stormwater Management

Project will comply with Stormwater regulations.

Attachment 3, Example of Unit style

Example
of type
of unit



artist interpretation, model includes optional features

BD-06

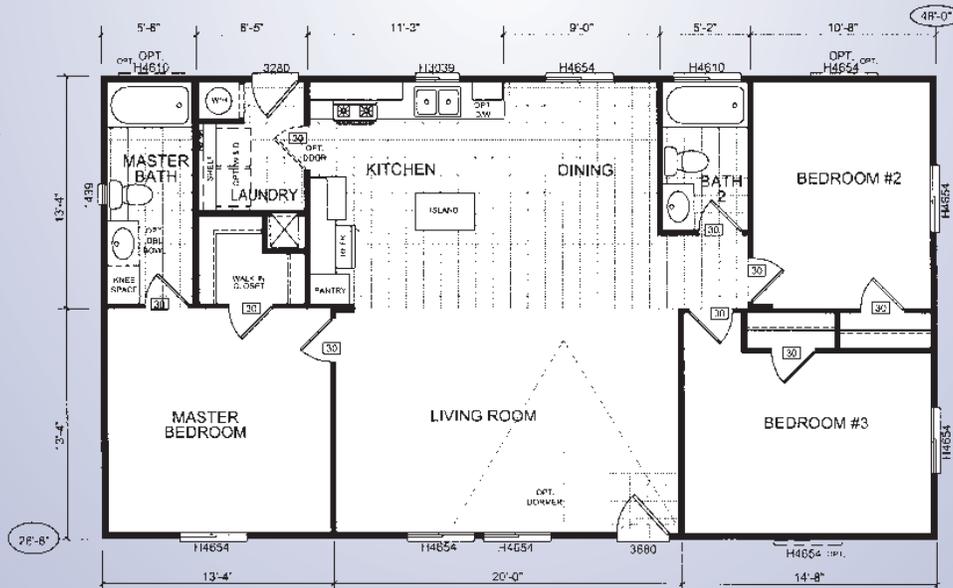
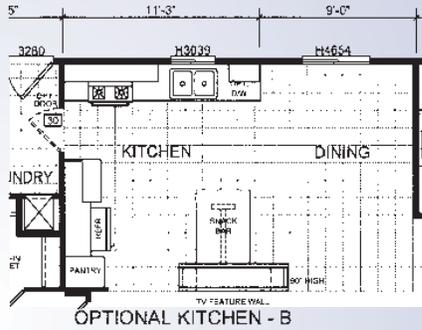
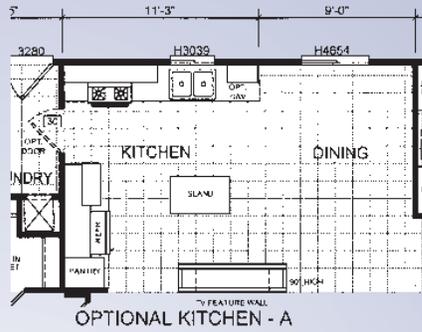
3 Bedrooms
2 Bathrooms

1280 Sq. Ft.

Bradford

SERIES

Example
of type of
unit



Attachment 4, 1993 Approved Development Plan-118 Units

MESA DUNES MOBILE HOME ESTATES EXPANSION: 118 UNITS

The owner of the home at 697 Camino Contento shall assist in landscaping selection for planting in these areas. The selection must be consistent with landscaping on approved conceptual landscape plans. The owner of 697 Camino Contento shall be responsible to maintain plantings in these areas although the owners of Mesa Dunes MHP will be responsible for the landscaping irrigation.



NOTES

- Existing Zone: RS
- General Plan Designation: RS
- Density:
 - A. Existing units = 186
 - Proposed units = 118
 - Total Units = 304
- Gross Area = ± 50.3 AC
 - C. Exter Park Density = 7.05 Dwelling/Acre
 - D. Permitted Park Density = 4.72 Dwelling/Acre
 - E. Permissible Density = 2.02 Dwelling/Acre
- Estimated Earthwork: 77,000 yd³ cut
77,000 yd³ fill
- All new utilities are to be underground.
- Antenna and skirting of Mobile Homes shall be per Land Use Ordinance 22.08 16(4)(7) and (8).
- Retaining walls may be built between lots when side to side lot elevations differ more than 18 inches.
- Parking Spaces: 33 guest spaces required
33 guest spaces provided
17 additional spaces proposed
- Total Number of Trash Dumpsters: 8 proposed
- Fire Flow Provided: 1000 gpm minimum for at least 2 hours with 20 psi minimum residual at each hydrant.
- Development will include designing the new clubhouse, or renovating the existing clubhouse without loss of any existing facilities, to provide space for a meeting room capable of holding 100 people.

LAND USE SUMMARY

- Project Area Impervious Area
 - Total Expansion Area = 24 acres
 - land area covered by mobile homes, parking, patios and carports = 6.5 acres
 - land area covered by streets = 3.4 acres
 - Total impervious area = 9.9 acres
 - % of total project that is impervious area = 41%
- Park Recreation and Open Space Area
 - Total Gross Area = 50.3 acres
 - Total recreations and open space = 9.54 acres
 - % of total park that is recreation/open space = 19%

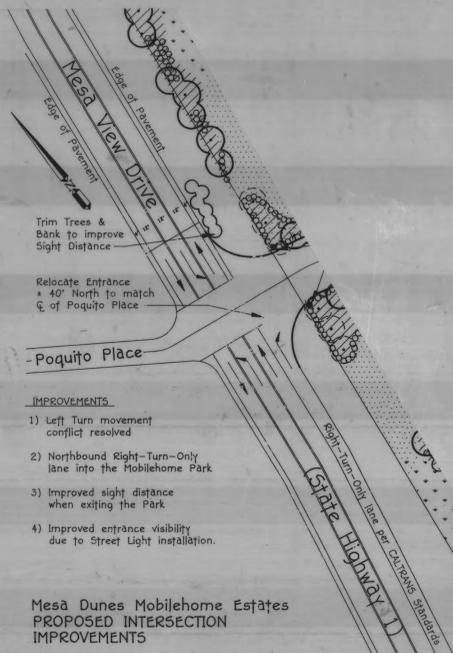
DEVELOPMENT INFORMATION

Development Plan Number: D870195D, ED 89-40
 Owner: Michael Flesch, Safety Investment Company, P.O. Box 3825, Ontario, CA 91761
 Engineer: John L. Wallace & Associates, 1458 Higuera Street, San Luis Obispo, CA 93401
 Project Site Information:
 Address: 765 Mesa View Drive (Highway 1), Arroyo Grande, CA 93420
 Legal Description: Part of lot 126 Rancho Corral De Piedra, Pico and Bolsa De Chemical - Dead Volume 1607, Pg 468 and 1607, page 468 as recorded on licensed survey book number 20, page 18, on file at the San Luis Obispo County Recorder's Office.
 Assessors Parcel Number: 75-161-027

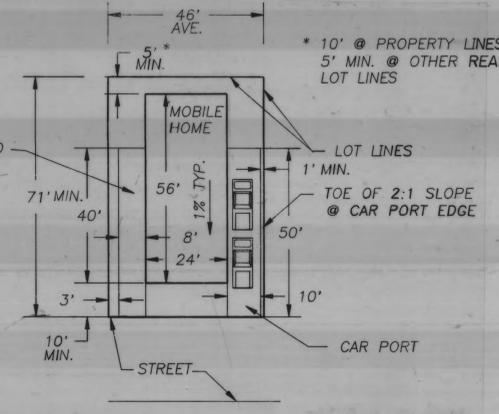
SCALE: 1" = 80'

LEGEND

- CURVED BLOCK WALL (6' HIGH)
- OFFSET BLOCK WALL (Entirely on Mesa Dunes Property) (6' HIGH)
- INTERIOR LANDSCAPE WALL (LESS THAN 6' HIGH)
- PROPOSED 6' HIGH BLOCK WALL
- 5' WIDE FITNESS TRAIL (Agg Base in all Unpaved Areas)
- LOT NUMBER PAD ELEVATION
- SLOPE
- TOPO
- PROPOSED RETAINING WALL
- PERPENDICULAR GUEST PARKING SPACE
- EASEMENT LINE
- SEPTIC SYSTEM #1 AND #2 - 10,540 L.F. OF TRENCH (ALTERNATING SYSTEM 1 AND 2 TRENCHES).
- RESERVED SEPTIC EXPANSION AREA - 5,270 L.F. OF TRENCH CAN BE INSTALLED IN THIS AREA.
- BOUNDARY OF PROPOSED RENOVATED PLAY AREA
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT



5-7-92
CALIFORNIA DEPARTMENT OF FORESTRY DATE



MESA DUNES MOBILE HOME ESTATES EXPANSION SITE PLAN

JOHN L. WALLACE & ASSOCIATES
CONSULTING CIVIL ENGINEERS

Land Planning and Development Engineering
Municipal Engineering - Water Resources

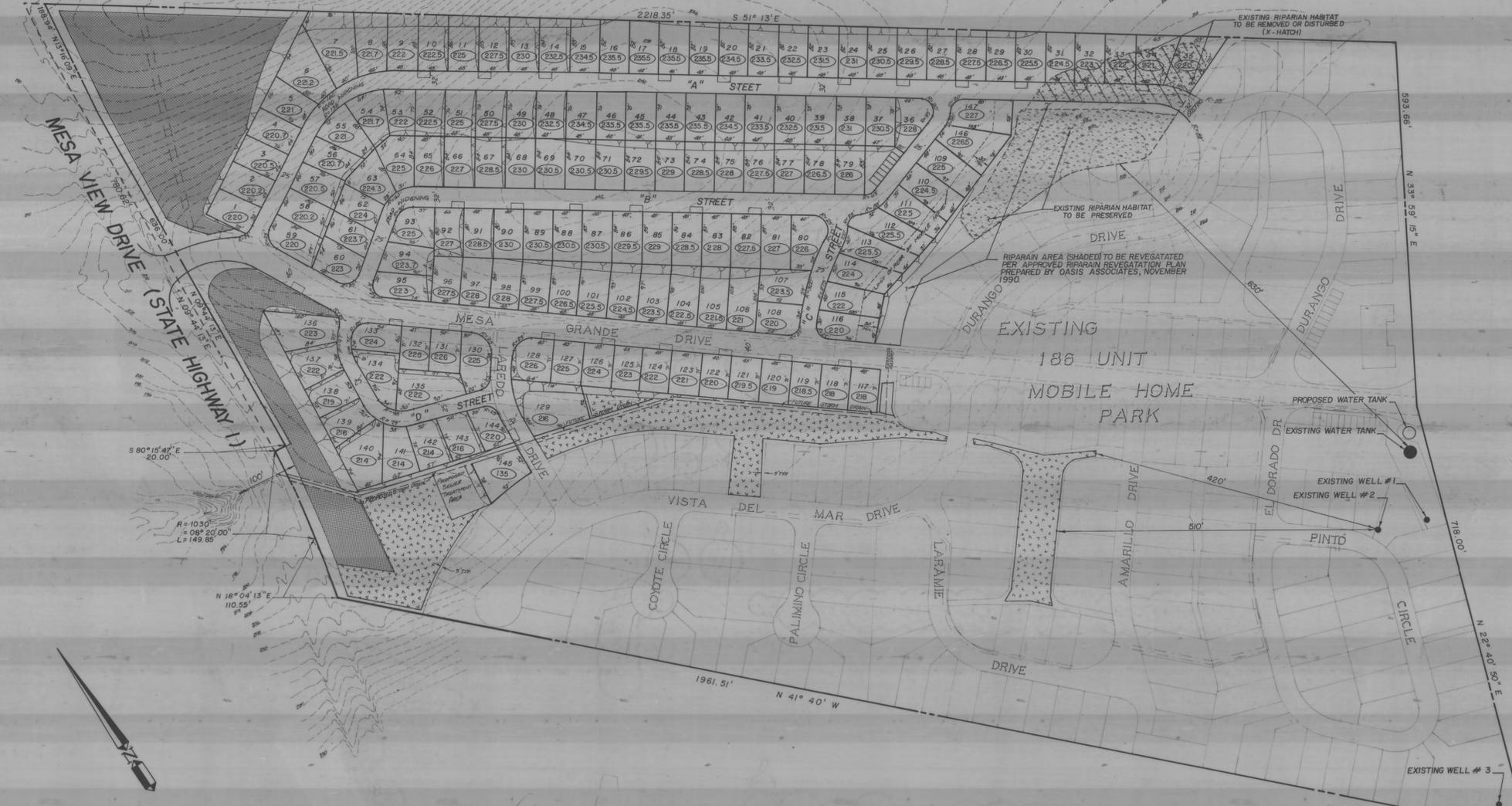
4115 Bridge St., Ste. 105 San Luis Obispo, CA. 93401 (805) 544-4011

APRIL 1991 SHEET 1 OF 1

Revised: 3-92, 12-92, 5-93, 10-93, 3-94, 5-94, 1-95, 6-95, 11-95, 2-96, 7-96, 98

Attachment 5, 1992 Development Plan -147 Units

MESA DUNES MOBILE HOME ESTATES EXPANSION: 147 UNITS



- NOTES**
- Existing Zone: R-3-D
 - General Plan Designator: RS
 - Density:
 - A. Existing spaces = 186
 - Proposed spaces = 145
 - Total Spaces = 331
 - B. Gross Area = ± 50.3 AC
 - C. Density = 6.58 dwellings/acre
 - D. Permissible Density = 8.00 dwellings/acre
 - Estimated Earthwork: 91,000 yd³ cut
91,000 yd³ fill
 - All new utilities are to be underground
 - Antenna and skirting of Mobile Homes shall be per Land Use Ordinance 22.08.164(7) and (8)
 - Retaining walls may be built between lots when side to side lot elevations differ more than 18 inches.

DEVELOPMENT INFORMATION

Development Plan Number: DE70196D, ED 89-40

Owner: Michael Flasch
Safety Investment Company
P.O. Box 9326
Ontario, CA 91761

Engineer: John L. Wallace & Associates
1458 Higuera Street
San Luis Obispo, CA 93401

Project Site Information

Address: 765 Mesa View Drive (Highway 1)
Arroyo Grande, CA 93420

Legal Description: Part of lot 126 Rancho Corral De Piedra, Pico and Bolas De Chemical-Deed Volume 1607, Pg 468 and 1607, page 468 as recorded on licensed survey book number 20, page 18, on file at the San Luis Obispo County Recorder's Office.

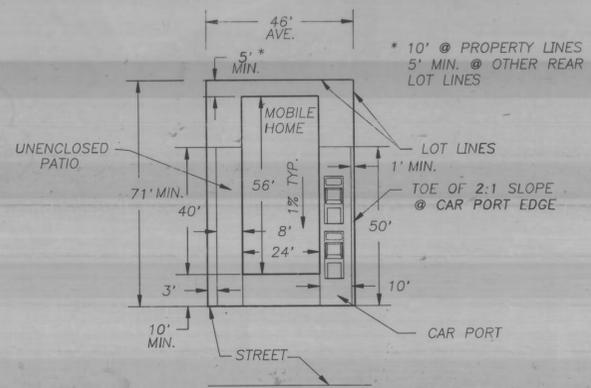
Assessors Parcel Number: 75-161-027

SCALE: 1" = 80'



VICINITY MAP
NTS

- LEGEND**
- LOT NUMBER PAD ELEVATION
 - SLOPE
 - TOPO
 - PARALLEL PARKING SPACE
 - PERPENDICULAR PARKING SPACE
 - EASEMENT LINE
 - SEPTIC SYSTEM #1 AND #2 - 10,540 L.F. OF TRENCH (ALTERNATING SYSTEM 1 AND 2 TRENCHES).
 - RESERVED SEPTIC EXPANSION AREA - 5,370 L.F. OF TRENCH CAN BE INSTALLED IN THIS AREA.



TYPICAL SPACE DETAIL
NOTE: NO MOBILE HOME MAY BE LOCATED CLOSER THAN TEN FEET TO ANOTHER MOBILE HOME OR STRUCTURE.
SCALE: 1" = 20'

LAND USE SUMMARY

Project Area Impervious Area

| | |
|--|-------------------|
| Total Expansion Area | = 24 acres |
| land area covered by mobile homes, patios and carports | = 7.5 acres |
| land area covered by streets | = 3.6 acres |
| Total impervious area | 11.1 acres |
| % of total project that is impervious area | = 47% |

MESA DUNES MOBILE HOME ESTATES EXPANSION SITE PLAN

JOHN L. WALLACE & ASSOCIATES
CONSULTING CIVIL ENGINEERS

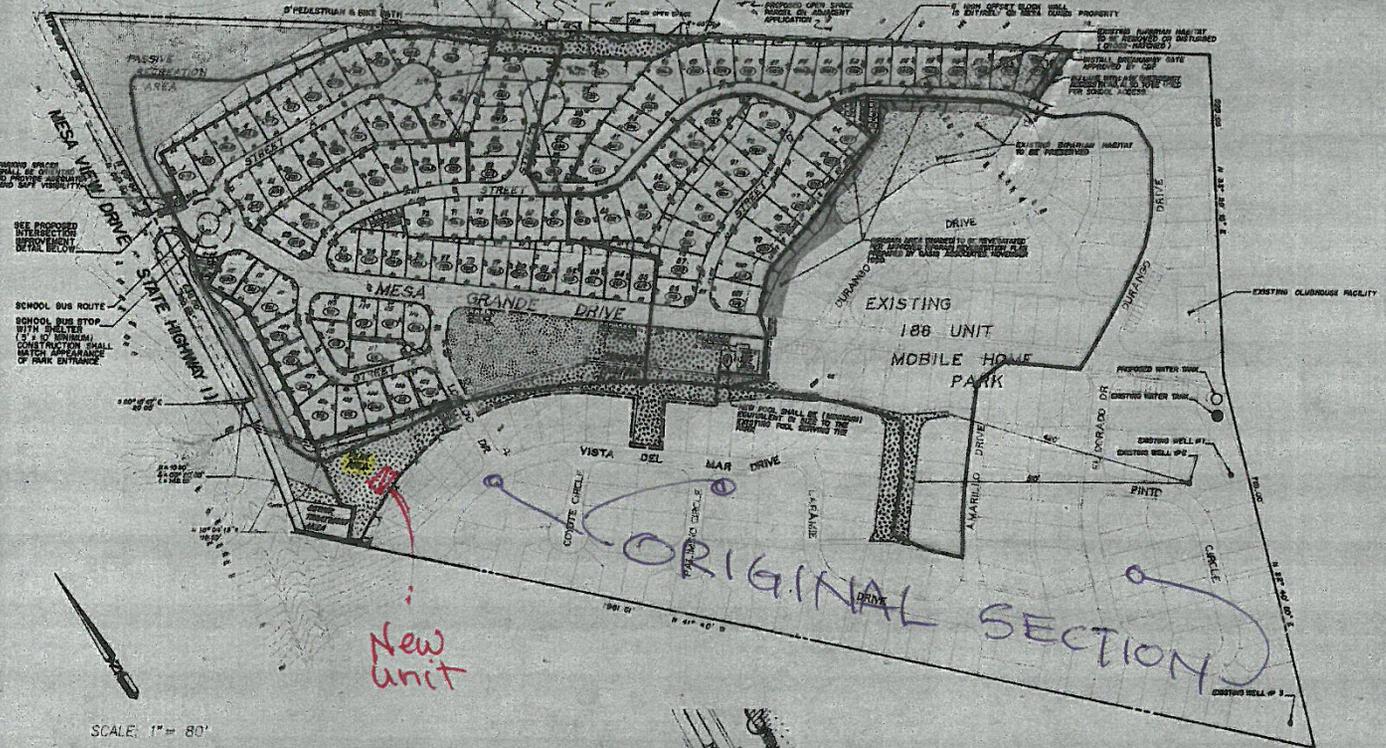
Land Planning and Development Engineering
Municipal Engineering - Water Resources

1458 Higuera Street San Luis Obispo, CA 93401 (805) 544-4011

APRIL 1991 SHEET 1 OF 1

Mesa Dunes Mobile Home Estates Expansion

MESA DUNES MOBILE HOME ESTATES EXPANSION: 118 UNITS



- NOTES**
1. Utility Easement: 10'
 2. Easement for Drainage: 10'
 3. Property:
 - A. Mobile Home - 118
 - B. Total Area - 118.00 ac
 - C. Total Area - 118.00 ac
 - D. Total Area - 118.00 ac
 - E. Total Area - 118.00 ac
 - F. Total Area - 118.00 ac
 4. Subtotal: 118.00 ac
 5. All new utilities are to be underground.
 6. Access and egress of mobile homes shall be via Land Use Ordinance 15.02 (15.01) and 15.03.
 7. Building setbacks shall be 10 feet between mobile home units and 15 feet between mobile home units and 15 feet between mobile home units and 15 feet between mobile home units.
 8. Total number of mobile homes: 118
 9. The total number of mobile homes: 118
 10. Development shall conform to the standards for mobile home parks as set forth in the local ordinance.

LAND USE SUMMARY

1. Total mobile home units: 118
2. Total mobile home units: 118
3. Total mobile home units: 118
4. Total mobile home units: 118
5. Total mobile home units: 118
6. Total mobile home units: 118
7. Total mobile home units: 118
8. Total mobile home units: 118
9. Total mobile home units: 118
10. Total mobile home units: 118

OWNER INFORMATION

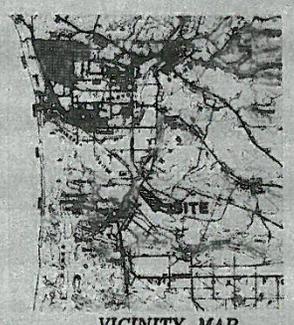
Owner: Mesa Dunes Mobile Home Estates, Inc.
 118 Mesa Dunes, CA 92028
 Phone: (619) 425-1111
 Fax: (619) 425-1112

DESIGNER INFORMATION

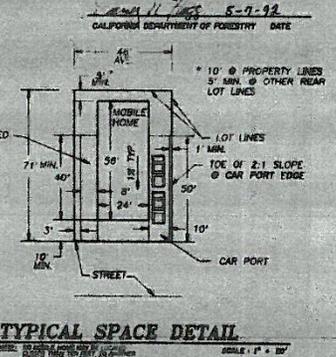
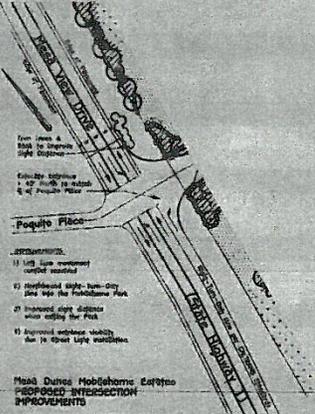
Design: John L. Wallace & Associates
 4000 Via Mar Vista, Suite 200
 San Diego, CA 92108
 Phone: (619) 425-1111
 Fax: (619) 425-1112

New unit

ORIGINAL SECTION



- LEGEND**
- 1. CURVED BLOCK WALL (6" HIGH)
 - 2. CURVED BLOCK WALL (6" HIGH)
 - 3. ATTERIOR LANDSCAPE WALL (1.5' TO 2' HIGH)
 - 4. PROPOSED HIGH BLOCK WALL
 - 5. 6" BUILT FINISH WALL (Asb Block in all Unimproved Areas)
 - 6. LOT NUMBER AND ELEVATION
 - 7. SLOPE
 - 8. TOPO
 - 9. PROPOSED RETAINING WALL
 - 10. PERPENDICULAR GUEST PARKING SPACE
 - 11. CURBLINE
 - 12. SEPTIC SYSTEM #1 AND #2 - 15' TO 20' L.A. OF TRENCH
 - 13. SEPTIC SYSTEM #3 - 15' TO 20' L.A. OF TRENCH
 - 14. SEPTIC SYSTEM #4 - 15' TO 20' L.A. OF TRENCH
 - 15. SEPTIC SYSTEM #5 - 15' TO 20' L.A. OF TRENCH
 - 16. SEPTIC SYSTEM #6 - 15' TO 20' L.A. OF TRENCH
 - 17. SEPTIC SYSTEM #7 - 15' TO 20' L.A. OF TRENCH
 - 18. SEPTIC SYSTEM #8 - 15' TO 20' L.A. OF TRENCH
 - 19. SEPTIC SYSTEM #9 - 15' TO 20' L.A. OF TRENCH
 - 20. SEPTIC SYSTEM #10 - 15' TO 20' L.A. OF TRENCH
 - 21. SEPTIC SYSTEM #11 - 15' TO 20' L.A. OF TRENCH
 - 22. SEPTIC SYSTEM #12 - 15' TO 20' L.A. OF TRENCH
 - 23. SEPTIC SYSTEM #13 - 15' TO 20' L.A. OF TRENCH
 - 24. SEPTIC SYSTEM #14 - 15' TO 20' L.A. OF TRENCH
 - 25. SEPTIC SYSTEM #15 - 15' TO 20' L.A. OF TRENCH
 - 26. SEPTIC SYSTEM #16 - 15' TO 20' L.A. OF TRENCH
 - 27. SEPTIC SYSTEM #17 - 15' TO 20' L.A. OF TRENCH
 - 28. SEPTIC SYSTEM #18 - 15' TO 20' L.A. OF TRENCH
 - 29. SEPTIC SYSTEM #19 - 15' TO 20' L.A. OF TRENCH
 - 30. SEPTIC SYSTEM #20 - 15' TO 20' L.A. OF TRENCH



MESA DUNES MOBILE HOME ESTATES EXPANSION

SITE PLAN

JOHN L. WALLACE & ASSOCIATES
 CONSULTING ENGINEERS

Level Planning and Development Engineering
 Municipal Engineering - Urban Infrastructure

APRIL 1991 SHEET 1 OF 1



Parcel Summary Report For Parcel # 075-161-027

6/24/2016
12:50:58PM

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 MESA DUNES MOBILE HOME ESTATES LLC
 1121 E PHILADELPHIA AVE ONTARIO CA 91761-
OWN MESA DUNES MOBILE HOME ESTATES LLC

Address Information

Status Address
P 00765 MESA VIEW DR PALM

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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|---------------------|
| RHOCORDP | 0000 | 126P | Palo Mesa | South County P | RS | | | Y | VP | D870195D / P930129P |

Parcel Information

Status Description
Active RHO COR D P PTN LT 126

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 075-161-027

6/24/2016
12:50:58PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P950575P APP Primary Parcel

Description:

BOOKKEEPING & TYPING HOME OFFICE

P960564P APP Primary Parcel

Description:

OFF SITE JANITORIAL

P980352P APP Primary Parcel

Description:

HOME OCCUPATION/HOME OFFICE DBA PERSONAL HALOS

P980554P APP Primary Parcel

Description:

SATELLITE EQUIPMENT SALES OFFICE ONLY

PMT2003-00776 REC Primary Parcel

Description:

AS-BUILT DECK

PMT2004-03528 EXP Primary Parcel

Description:

WATER HEATER REPLACEMENT (SPACE 101)

PMT2005-00632 EXP Primary Parcel

Description:

WATER HEATER REPLACEMENT

PMT2007-01942 WIT Primary Parcel

Description:

ENTERED IN ERROR - REMOVAL OF INDOOR SPA, REDO POOL DECKING AND ADD AN OUTDOOR SPA, REPLACE POOL EQUIPMENT

PRE2010-00045 REC Primary Parcel

Description:

CONVERSION FROM MH PARK TO CONDO LOTS ON 49 ACRES

S800044G APV Primary Parcel

Description:

5 SEPARATE CAL TRANS SITES

SUB2013-00031 APL Primary Parcel

Description:

ONE LOT VESTING TENTATIVE TRACT MAP FOR THE PURPOSE OF SUBDIVIDING THE MESA DUNES MOBILE HOME PARK IN ORDER TO ALLOW THE PARK TO CONVERT TO A RESIDENT-OWNED COMMUNITY.

ZON2003-00542 APV Primary Parcel

Description:

MUSIC INSTRUCTOR



Parcel Summary Report For Parcel # 075-161-027

6/24/2016
12:50:58PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

| | | |
|---|-----|----------------|
| ZON2004-00339 | APV | Primary Parcel |
| Description: BUS LIC | | |
| ZON2004-00804 | APV | Primary Parcel |
| Description: RETAIL BOOKS - HOME OCCUPATION | | |
| ZON2005-00314 | APV | Primary Parcel |
| Description: PARENT/CHILD/EDUCATION CONSULTING | | |
| ZON2005-00605 | APV | Primary Parcel |
| Description: HANDYMAN SERVICES | | |
| ZON2006-00044 | APV | Primary Parcel |
| Description: HOME OFFICE FOR JANITORIAL CLEANING SERVICES | | |
| ZON2009-00115 | APV | Primary Parcel |
| Description: 39 MASSAGE | | |
| ZON2010-00085 | APV | Primary Parcel |
| Description: HOME OCCUPATION-SERVICE PROFESSIONAL | | |
| ZON2010-00379 | APV | Primary Parcel |
| Description: WATER SYSTEMS-BACKFLOW SPECIALIST | | |
| ZON2011-00503 | APV | Primary Parcel |
| Description: BOOKKEEPING | | |
| ZON2011-00548 | APV | Primary Parcel |
| Description: HOUSE CLEANING | | |
| ZON2012-00436 | APV | Primary Parcel |
| Description: COMPUTER REPAIR & CUSTOM BUILDING | | |
| ZON2013-00482 | APV | Primary Parcel |
| Description: ADVERTISING | | |



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ZON2014-00529 APV Primary Parcel

Description:

GLUTEN FREE BAKED GOODS

G810068M CMP Related Parcel

Description:

LU MAP CHANGE RES RURAL TO RES SUBURBAN

