



# DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 3/30/2015

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

**FROM:** Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** DRC2014-00111 KING – Proposed conditional use permit for development of 44 lodge units with a camp store/café, laundry facility and up to 27 bike camping enclosures. Site location is 350 Alliance Way, Avila Beach. APN: 076-261-028 and -036

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

DRC2014-00111

KING JOHN E

CONDITIONAL USE PERMIT/

DEVELOPMENT OF 44 LODGE UNITS WITH  
CAMP STORE/CAFE, LAUNDRY FACILITY  
SLOSLB/ AVLB

CR FH

## APPLICATION TYPE - CHECK ALL THAT APPLY

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Emergency Permit                                   | <input type="checkbox"/> Tree Permit      | <input type="checkbox"/> Plc                                   |
| <input type="checkbox"/> Site Plan  | <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance                              |
| <input checked="" type="checkbox"/> Conditional Use Permit/Development Plan |   | <input type="checkbox"/> Other                                 |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver                     |   | <input type="checkbox"/> Surface Mining/Reclamation Plan       |
|   |   | <input type="checkbox"/> Amendment to approved land use permit |

## APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name JOHN E & CAROLE P. KING Daytime Phone 805.544.4444  
 Mailing Address 285 BRIDGE ST. SLO, CA Zip Code 93401  
 Email Address: JKING@KINGVENTURES.NET

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

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

## PROPERTY INFORMATION

Total Size of Site: 7.92 ACRES Assessor Parcel Number(s): 076-261-036  
076-261-028  
 Legal Description: PARCEL 4 OF 20/PM/87 AND 2335/OR/675  
 Address of the project (if known): 350 ALLIANCE WAY  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: ONTARIO RD. 1/2 MI. SOUTH OF SAN LUIS BAY PR. AT ALLIANCE WAY  
 Describe current uses, existing structures, and other improvements and vegetation on the property: UNDEVELOPED

## PROPOSED PROJECT

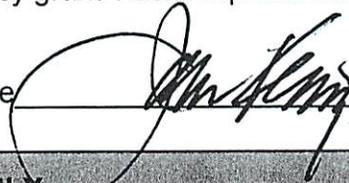
Describe the proposed project (inc. sq. ft. of all buildings): DEVELOPMENT OF 44 LODGE UNITS, W/CAMP STORE/CAFE, LAUNDRY FACILITY & UP TO 27 BIKE CAMPING ENCLOSURES.

EACH LODGE = 890 S.F. (x44)  
 CAFE/LAUNDRY = 3760 S.F.  
 TOTAL = 42,920 S.F.

## 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 3/17/15

## 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

VISITOR SERVING USE

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): \_\_\_\_\_

Describe existing and future access to the proposed project site: 2 NEW ENTRY DRIVES AT ONTARIO ROAD

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/SUBURBAN South: RESIDENTIAL/SUBURBAN  
East: COMMERCIAL/RECREATION West: OPEN SPACE

For all projects, answer the following:  
Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 42,920 sq. feet 12 % Landscaping: 43,000 sq. feet 12 %  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) GRAVEL DRIVES & PARKING - 21%  
Total area of all paving and structures: 42,920  sq. feet  acres  
Total area of grading or removal of ground cover: 3.48  sq. feet  acres  
Number of parking spaces proposed: 99 Height of tallest structure: 20 FT.  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 10' Right 10' Left 10' Back 10'

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: CAL FIRE

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: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_  
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_  
Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# 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: 1.99 acres  
Moderate slopes of 10-30%: 5.93 acres  
Steep slopes over 30%: \_\_\_\_\_ 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: AG POND - PERMIT # GIRA2013-00004
- 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: ONTARIO ROAD

**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 DOMESTIC USE & IRRIGATION  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 4,400 G.P.D.
4. How many service connections will be required? ONE & FIRE WATER LOOP
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? w/ OZONE FILTRATION SYSTEM  
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:**

- HSMBR ADVANCED TREATMENT SEPTIC SYSTEM
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? 100+ 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 NO LEACH FIELDS - USING GEOFLOW DISPERSAL TO PLANT IRRIGATION
  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: SOUTH COUNTY SANITARY
3. Where is the waste disposal storage in relation to buildings? 50 FT FROM NEAREST LOGGING
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: BELLEVUE SANTA FE & SLO U.S.D.
2. Location of nearest police station: COUNTY SHERIFF
3. Location of nearest fire station: AVILA BEACH RD & SAN LUIS ISAB DR.
4. Location of nearest public 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 UNDEVELOPED - ARCHAEOLOGICAL SURVEY REPORT PROVIDED
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. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
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: \_\_\_\_\_
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: \_\_\_\_\_

TRAFFIC ANALYSIS REPORT PROVIDED

### 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: \_\_\_\_\_

### 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): \_\_\_\_\_
2. Will the development occur in phases?  Yes  No 1. VISITOR SERVING LODGES  
If yes describe: 2. BIKE CAMPING CUBES 3. FOND GRADING WORK
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\*: \_\_\_\_\_

\*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:
- DRIVEWAYS ARE UNPAVED TO ALLOW PERCOLATION
  - LODGE BLOBS ARE ELEVATED TO REDUCE CONSTRUCTION FOOTPRINT
  - NEW TREES WILL BE PLANTED TO SCREEN VIEWS FROM ROADWAYS AND NEIGHBORING PROPERTIES.
  - NEW ENTRY/EXIT DRIVEWAYS OFF ONTARIO ROAD TO ELIMINATE INTRODUCTION OF ADDED VEHICLES ON ALLIANCE WAY.

2. Are you aware of any unique, rare or endangered species (vegetation 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): \_\_\_\_\_

(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.)



**Total of Both Lots:**  
 Room Cubes - 44  
 Bike Cubes - 27  
 Lodging Parking - 99  
 Bike Parking - 40

Scale: 1" = 40'-0"  
 APN 076-261-036  
 APN 076-261-028

REVISIONS / DATE

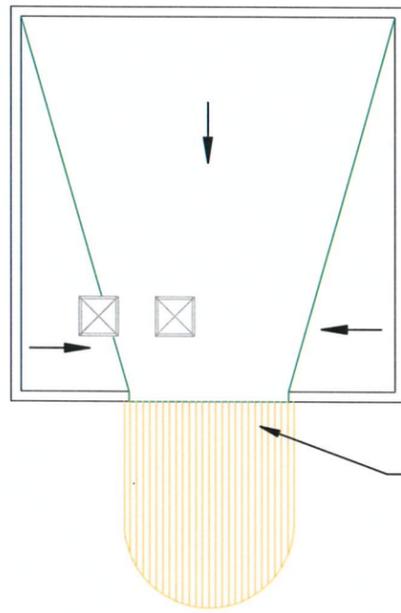
DATE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_

THIS DRAWING LAST MODIFIED ON: 11/28/2014

**Lodges & Campground**  
 350 Alliance Way, Avila Valley, California

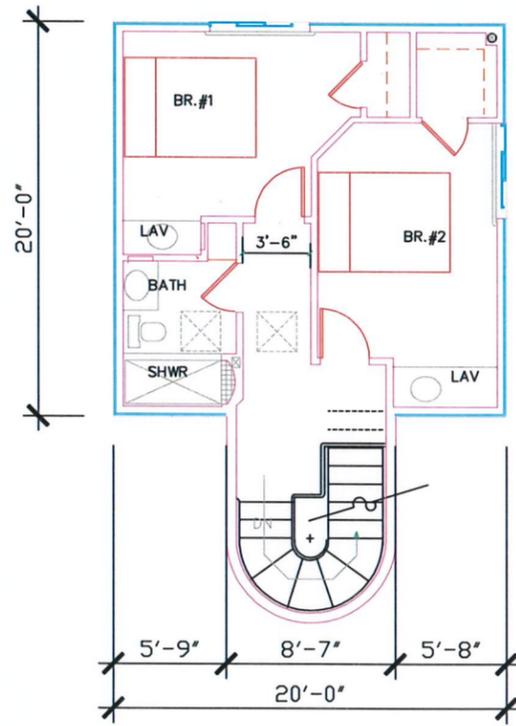
design haus architectural associates, inc.  
 4373 sanola creek drive (allbrook, ca. 92028)  
 (760) 728-6287

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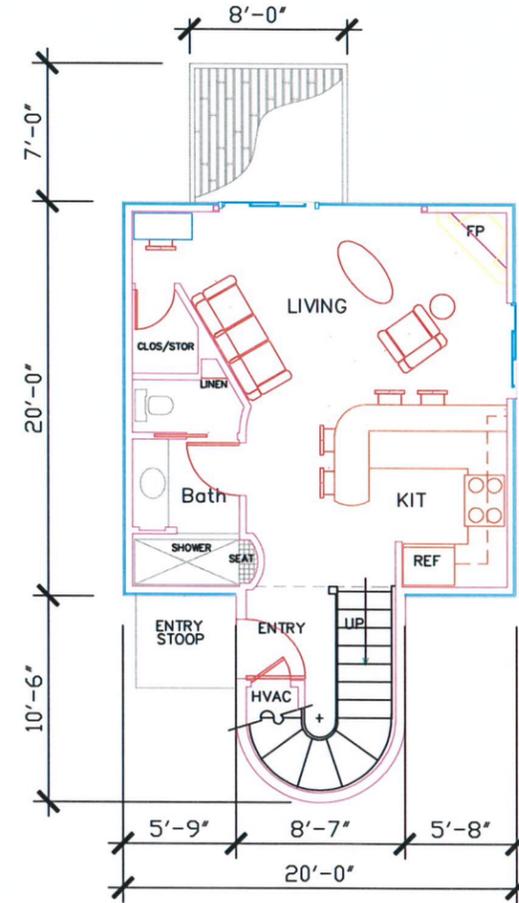


22 ga. CORTEN - 7/8"  
A606 Rustic Siding

ROOF PLAN  
scale: 1/4"=1'-0"



SECOND FLOOR  
scale: 1/4"=1'-0"



FIRST FLOOR  
scale: 1/4"=1'-0"

REVISIONS / DATE

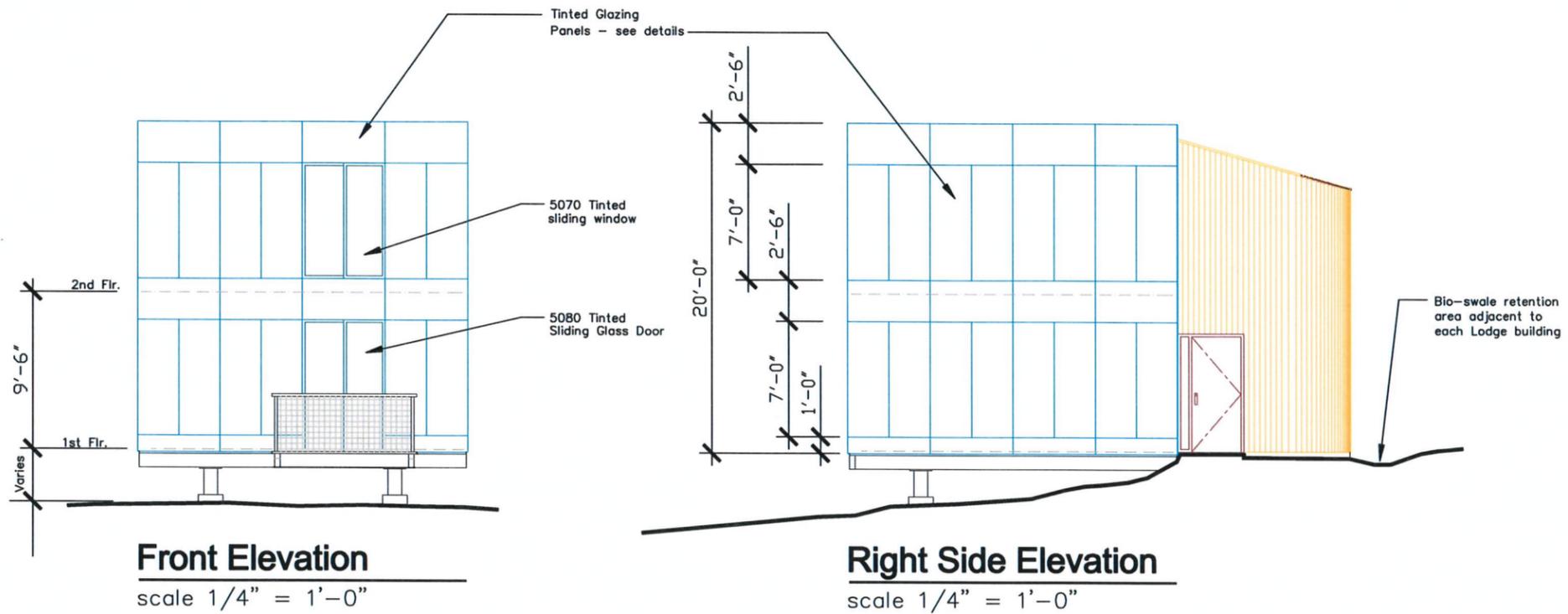
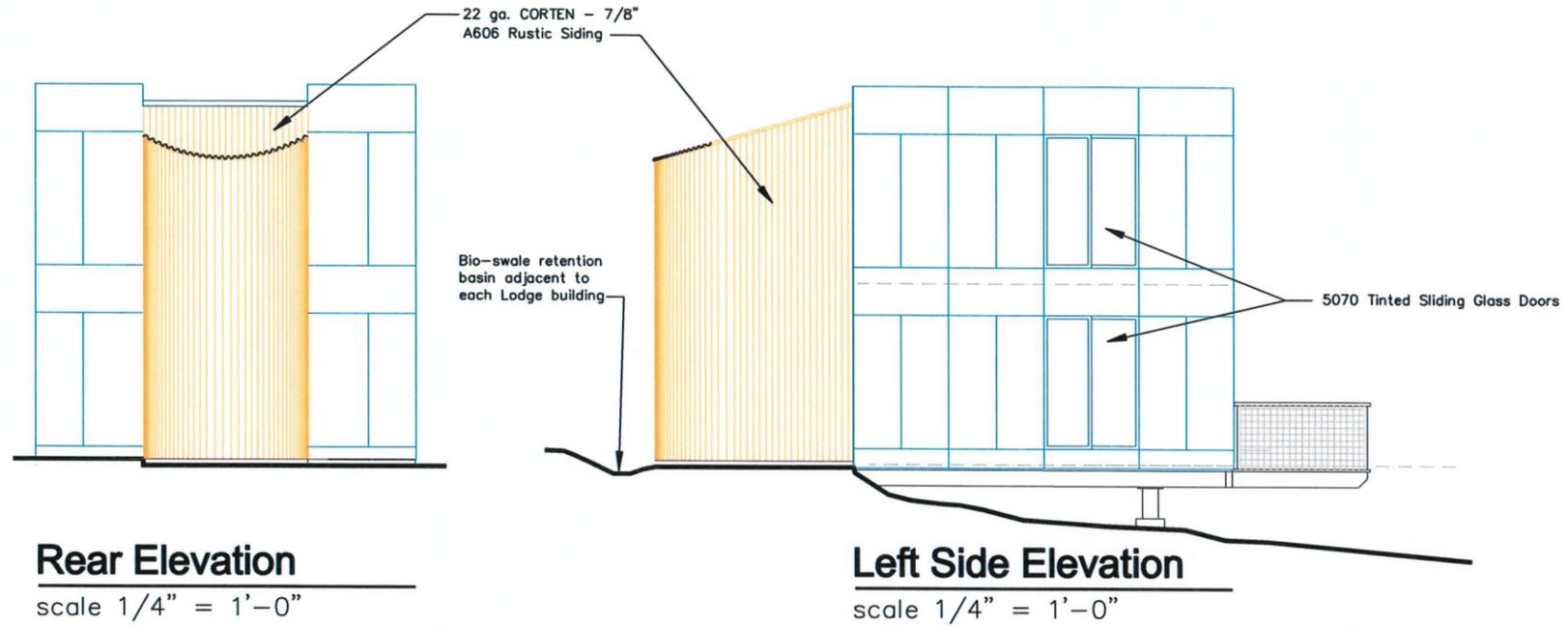
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MODIFIED ON  
**10/23/2014**

Tree Cubes ~ Family Resort  
350 Alliance Way, Avila Valley, California



design haus  
architectural associates, inc.  
40378 sandia creek drive fallbrook, ca 92028  
(760) 728-6287



REVISION / DATE

DATE:  
DRAWN:  
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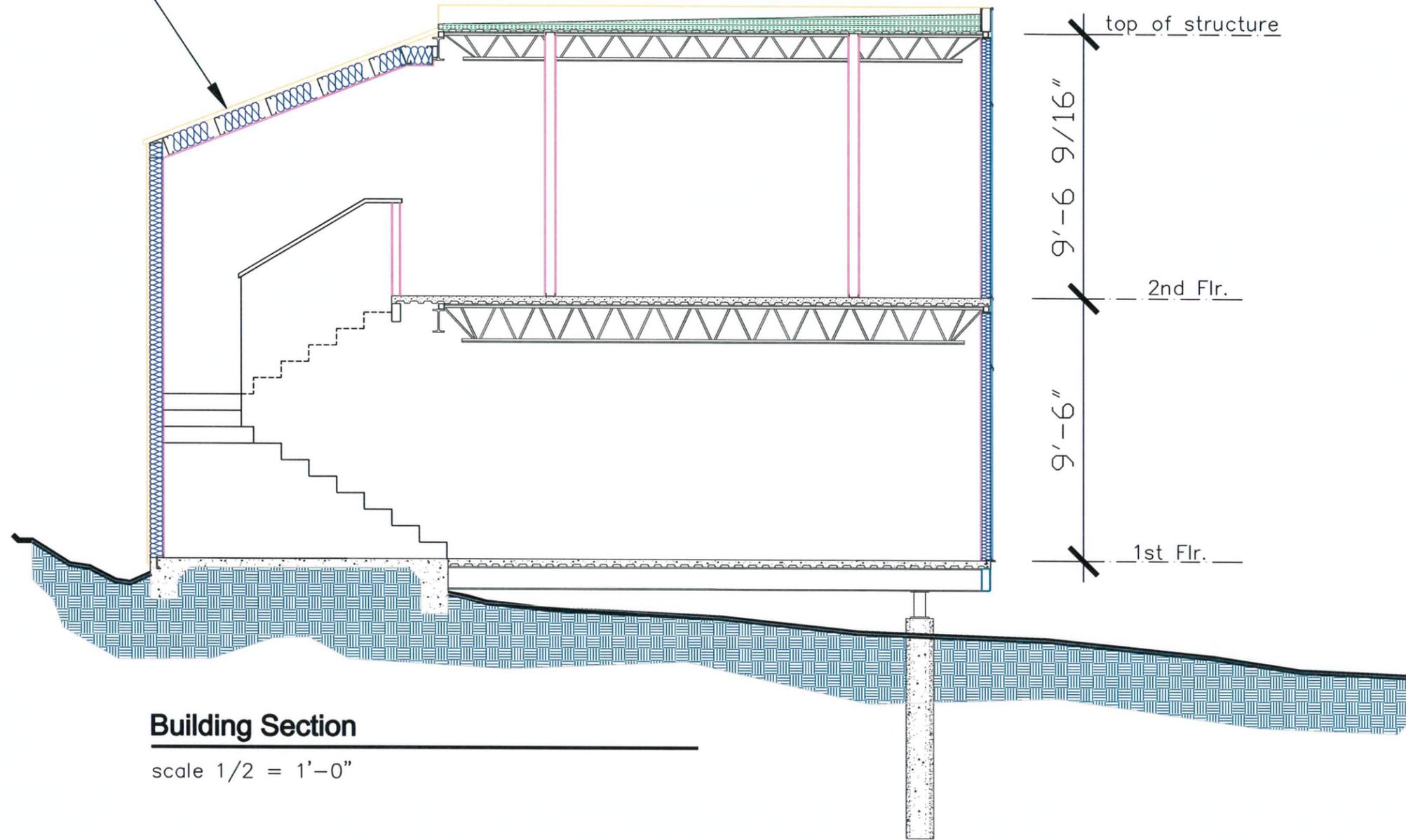
THIS DRAWING LAST MODIFIED ON:  
**8/15/2014**

**Tree Cubes ~ Family Resort**  
350 Alliance Way, Avila Valley, California

design haus architectural associates, inc.  
40373 sandia creek drive/fallbrook, ca 92028  
(760) 728-6287

CUBE PLANS-ELEVS.dwg

22 ga. CORTEN - 7/8"  
A606 Rustic Siding



### Building Section

scale 1/2" = 1'-0"

REVISION / DATE

DATE
DRAWN
CHECKED

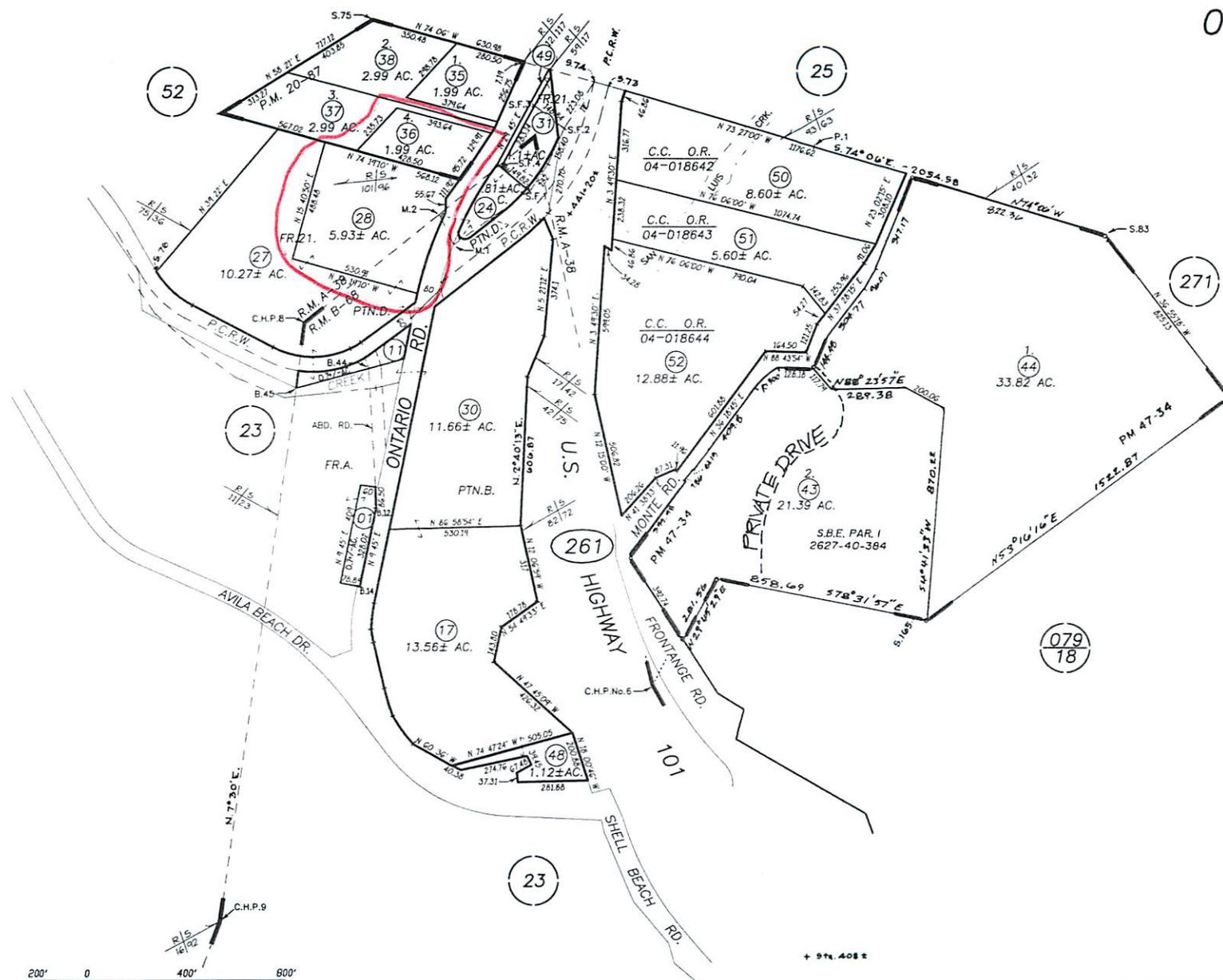
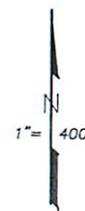
THE DRAWING LAST  
MODIFIED ON  
**8/14/2014**

Tree Cubes ~ Family Resort  
350 Alliance Way, Avila Valley, California

design haus  
architectural associates, inc.  
48873 sandia creek drive, alhambra, ca 91808  
(916) 728-6287



4  
sheet



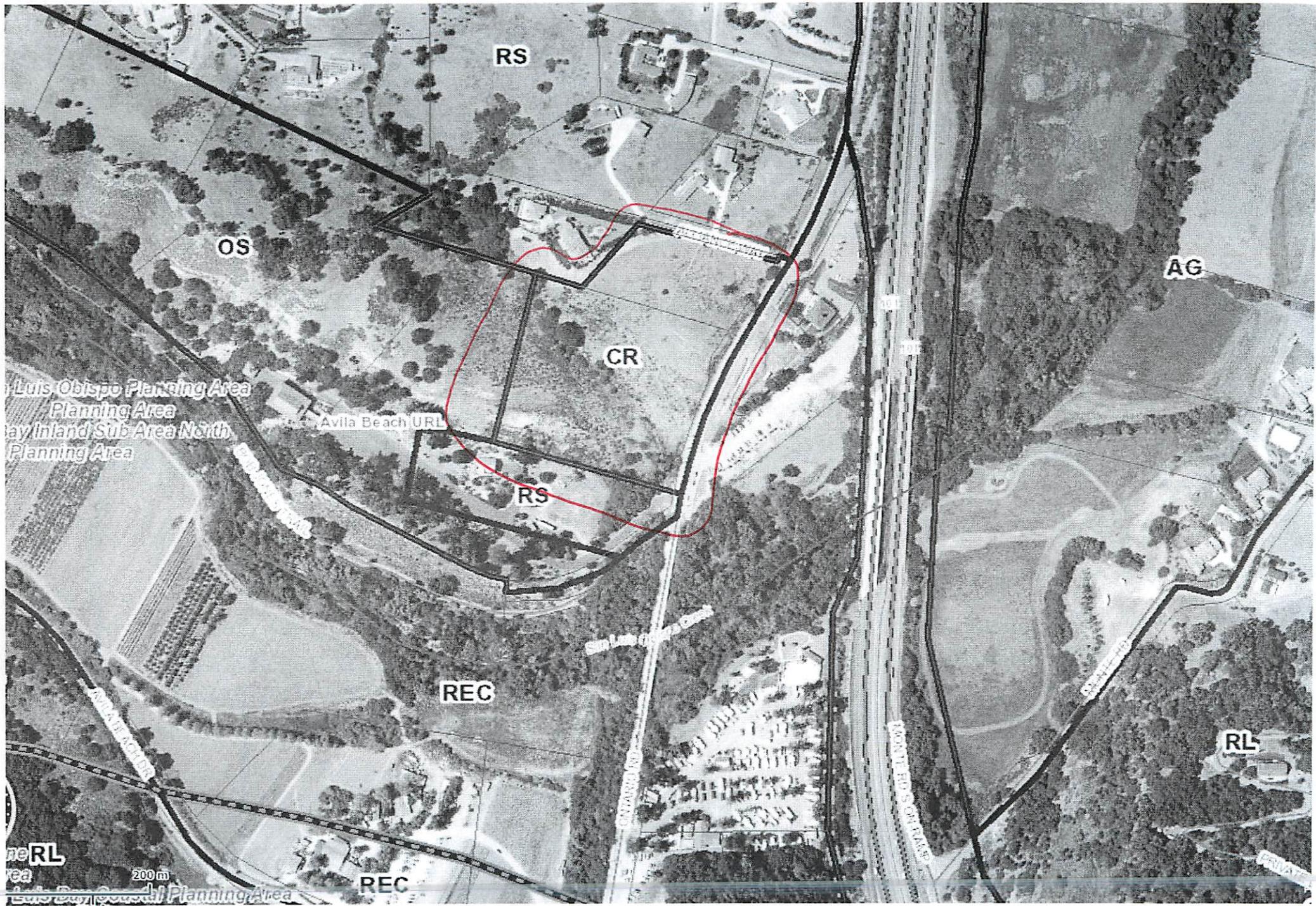
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I.S.	DATE
05-009	06-01-04
05-050	07-01-04
06-061	08-16-05
08-251	11-13-07



JAW  
03-31-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

W.L. BEEBEE TRACT (PTN.), R.M. Bk. B , Pg. 68  
RANCHO SAN MIGUELITO, R.M. Bk. A , Pg. 38

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 076 PAGE 26



RS

OS

AG

Luis Obispo Planning Area  
Planning Area  
Day Inland Sub Area North  
Planning Area

Avila Beach URL

CR

RS

REC

San Luis Obispo Blvd

101

101

166

166

RL

RL

Sub Area South Planning Area

200 m

REC

PRIVATE



# Parcel Summary Report For Parcel # 076-261-028

3/20/2015  
11:13:54AM

## 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    KING JOHN E  
          285 BRIDGE ST SLO CA 93401-5510  
OWN    KING CAROLE D

### Address Information

Status        Address  
P                00350 Alliance Way AVLB

### 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>
APV.C77-	0026	0001	Avila Beach	San Luis Obis				N	S2	
BEEBEETR	0000	D-PT	Avila Beach	San Luis Obis				Y	L2 / S2	
RHOSNMIG	0000	21P	Avila Beach	San Luis Obis	CR			Y	L2 / S2	

### Parcel Information

Status    Description  
Active    RHO SAN MIG PTN LT 21    LESS 25% MIN RTS

Notes  
RE: PROPOSED WINERY, SEE LETTER ATTACHED IN DOCUMENTS UNDER PRE2008-00058 --MCONGER

Tax Districts  
APN HAS COND CERT, C77-0026, PARCEL 1; RECORDED 2032 OR 358-9. JSM 5/31/12  
SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
COUNTY-ZONE NO. 03  
COUNTY-ZONE NO. 09  
AREA NO. 21  
SAN LUIS



# Parcel Summary Report For Parcel # 076-261-028

3/20/2015  
11:13:54AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 03

AREA NO. 12

### Case Information

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

COD2013-00032                      CLD                      Primary Parcel

**Description:**

REPORTED SITE DEVELOPMENT, NO PMT ON FILE

DRC2014-00038                      INH                      Primary Parcel

**Description:**

DEVELOPMENT OF LARGER AG POND TO SUPPORT A NON-RETAIL TREE FARM

GRA2013-00004                      CMP                      Primary Parcel

**Description:**

CONSTRUCT SMALL AG POND (1 ACRE FOOT) FOR IRRIGATION OF NEW TREE FARM TO BE ESTABLISHED ON SITE. REDWOOD, FIR, AND OAKS WILL BE PLANTED.

GRA2013-00005                      REJ                      Primary Parcel

**Description:**

- NOT AUTHORIZED -

REQUEST FOR THE FOLLOWING: 1) GRADE FOR A 4-5 ACRE-FOOT POND (EXPANSION TO POND AUTHORIZED BY GRA2013-00004); 2) GRADE TO PLACE (2) 10,000 GALLON WATER TANKS; 3) GRADE FOR ACCESS ROAD (10-12' WIDE) TO PROVIDE ACCESS FOR PLANTING AND MAINTENANCE OF TREES; 4) (7) ACRES OF VEGETATION REMOVAL; AND 5) RE-ROUTING OF DRAINAGE AROUND THE PROPOSED POND. THE PROJECT WILL RESULT IN 4,000 CY OF CUT AND 4,000 CY OF FILL.

PRE2008-00058                      REC                      Primary Parcel

**Description:**

GRAVITY FLOW "GREEN" VINEYARD AND WINERY. EXPLORING SOLAR POWER OPTION.

S770009C                                      RDD                      Primary Parcel

**Description:**

PROP 2 CERT OF COMP

DRC2014-00111                      REC                      Related Parcel

**Description:**

DEVELOPMENT OF 44 LODGE UNITS WITH CAMP STORE/CAFE, LAUNDRY FACILITY AND UP TO 27 BIKE CAMPING ENCLOSURES



# Parcel Summary Report For Parcel # 076-261-036

3/20/2015  
11:14:18AM

## 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    KING JOHN E  
          285 BRIDGE ST SLO CA 93401-5510  
OWN    KING CAROLE D

### Address Information

Status            Address  
P                    00350 ALLIANCE WY AVLB

### 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>
CO75-	357	0004	Avila Beach	San Luis Obis	CR			Y		

### Parcel Information

Status    Description  
Active    PM 20/87 PAR 4

### Notes

#### Tax Districts

SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
COUNTY-ZONE NO. 03  
COUNTY-ZONE NO. 09  
AREA NO. 21  
SAN LUIS  
NO. 03  
AREA NO. 12



# Parcel Summary Report For Parcel # 076-261-036

3/20/2015  
11:14:18AM

## 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:**

COD2014-00009      CLD                      Primary Parcel

**Description:**

IMPORTATION OF CONCRETE ONTO VACANT APN

DRC2014-00111      REC                      Primary Parcel

**Description:**

DEVELOPMENT OF 44 LODGE UNITS WITH CAMP STORE/CAFE, LAUNDRY FACILITY AND UP TO 27 BIKE CAMPING ENCLOSURES

PRE2011-00055      REC                      Primary Parcel

**Description:**

1.99 ACRES

PRE2013-00042      MET                      Primary Parcel

**Description:**

PROPOSED 24 NEW LODGE UNITS AND ASSOCIATED SITE LANDSCAPING (TREES).

GRA2013-00004      CMP                      Related Parcel

**Description:**

CONSTRUCT SMALL AG POND (1 ACRE FOOT) FOR IRRIGATION OF NEW TREE FARM TO BE ESTABLISHED ON SITE. REDWOOD, FIR, AND OAKS WILL BE PLANTED.

GRA2013-00005      REJ                      Related Parcel

**Description:**

- NOT AUTHORIZED -

REQUEST FOR THE FOLLOWING: 1) GRADE FOR A 4-5 ACRE-FOOT POND (EXPANSION TO POND AUTHORIZED BY GRA2013-00004); 2) GRADE TO PLACE (2) 10,000 GALLON WATER TANKS; 3) GRADE FOR ACCESS ROAD (10-12' WIDE) TO PROVIDE ACCESS FOR PLANTING AND MAINTENANCE OF TREES; 4) (7) ACRES OF VEGETATION REMOVAL; AND 5) RE-ROUTING OF DRAINAGE AROUND THE PROPOSED POND. THE PROJECT WILL RESULT IN 4,000 CY OF CUT AND 4,000 CY OF FILL.