



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/24/2014

TO: _____

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

PROJECT DESCRIPTION: LRP2013-00016 MAZZONE – Proposed General Plan Amendment to amend the land use designation of 16.74 acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create planning area standards that will regulate future development on the property. Site location is 6505 Monte Rd, San Luis Obispo. APN: 076-251-044

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

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE CHECK ALL THAT APPLY

- General Plan Amendment
- Specific Plan
- Ordinance Amendment
- Specific Plan Amendment
- Amendment w/update
- Other _____

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

Landowner Name Frank Mazzone Daytime Phone 805-441-8853
 Mailing Address 6505 Monte Rd, San Luis Obispo CA Zip 93401
 Email Address: _____

Applicant Name _____ Daytime Phone 6505 Monte Rd, San Luis Obispo CA
 Mailing Address _____ Zip _____
 Email Address: _____

Agent Name Kirk Consulting Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Rd, Atascadero CA Zip 93422
 Email Address: kim@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 16.7 AC Assessor Parcel Number(s): 076-251-044
 Legal Description: Lot 3 of COAL99-157
 Address of the project (if known): 6505 Monte Rd, San Luis Obispo CA
 Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: San Luis Bay Drive exit off Highway 101. Left onto San Luis Bay Drive, left on to Monte Rd, property is located on the right on Monte Rd.
 Describe current uses, existing structures, and other improvements and vegetation on the property: Existing primary residence and secondary residence.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): _____
General Plan Amendment & zoning change, see Detail Project Description for further details.

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature *Kim Johnson* Date 4/14/14

FOR STAFF USE ONLY

Current Land Use Category: _____ PAS? Yes No

AMENDMENT APPLICATION

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

What are the Element(s) or Ordinance(s) requested for amendment:

- Land Use Element _____ Area Plan Framework for Planning
- Ag & Open Space Element Local Coastal Plan Land Use Ordinance
- Coastal Zone LUO Real Property Division Ordinance Construction Ordinance
- Growth Management Ordinance Other _____

If you are proposing an amendment to the maps of the general plan, complete the following:

What is the Existing Land Use Category?:

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Existing Combining Designation(s)?: _____

What is the Requested Land Use Category?

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Requested Combining Designation(s)?: _____

If you are proposing an amendment to the text of the general plan, complete the following:

Page No. _____ Paragraph: _____ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

If you are proposing an amendment to an ordinance, complete the following:

Section No. 22.106 San Luis Bay Planning Area Stds Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

For all amendment requests, complete the following:

Reason for the request: Site has poor soil and limited water, therefore agriculture is not feasible.

Describe existing and future access to the proposed project site: _____
Existing and future access from Monte Rd. _____

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

North: Agriculture- SFD w/ MH South: Agriculture- Vineyard
East: Residential Suburban- SFD West: Agriculture- row crop

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: Cal Fire

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: 2 acres
Moderate slopes of 10-30%: 13 acres
Steep slopes over 30%: 1 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
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: Existing driveway, residence and secondary residence
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

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain _____
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Existing shared 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 _____ 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? + 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
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: _____
- 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: San Luis Coastal Unified School District
- 2. Location of nearest police station: San Luis Obispo
- 3. Location of nearest fire station: SLO County Fire Station #61, Avila Valley
- 4. Location of nearest public transit stop: San Luis Obispo
- 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: Small homestead build in 1900 otherwise site has been vacant until 2003 when primary residence was built.
- 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, customer 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 _____

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: _____
Site has steep slopes, poor soil, and limited water

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
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*: _____

* 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): _____

(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)

Detailed Project Description
General Plan Amendment & Ordinance Amendment
Frank Mazzone
6505 Monte Rd, San Luis Obispo

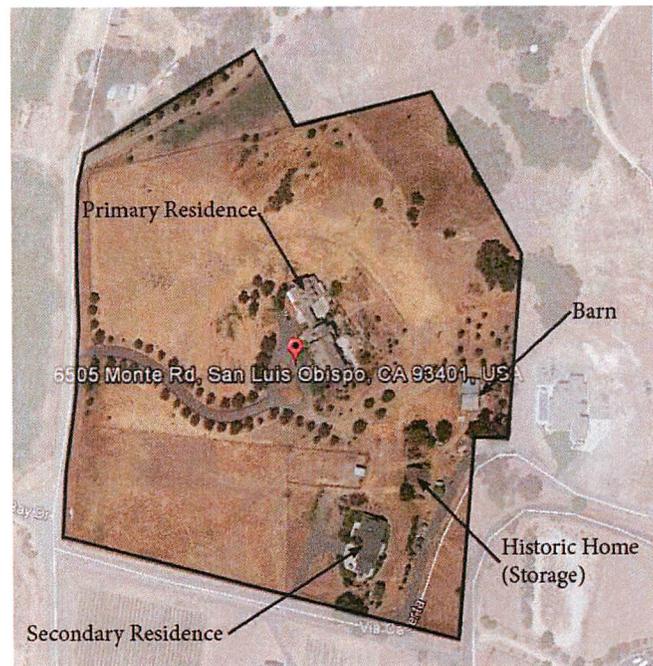
Proposed Project:

The proposed project is an application for a General Plan Amendment to amend the land use designation of a 16.74 acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create planning area standards that will regulate future development on the property. The purpose of the General Plan Amendment is to allow for future subdivision of the 16.74 acre parcel so that the two existing residences located on the parcel can be located on individual parcels and conveyed separately. The Ordinance Amendment will create Planning Area Standards to ensure any future development on the parcels will be limited to residential and agricultural accessory structures.

The Property:

The property is a 16.74 acre parcel located south of San Luis Obispo on the east side of Highway 101 at San Luis Bay Drive. The parcels in its current configuration was established with the approval and recordation of Lot Line Adjustment Map COAL 99-0157 (APN 076-251-044). The site is currently within the Agriculture land use category.

The site is hilly grassland with few oak trees. Improvements on the site include an approximately 6,000 SF primary residence, an approximately 1,200 SF secondary residence with attached garage, a historical home built in the 1900s which is now used for storage purposes, as well as a barn and other accessory structures.

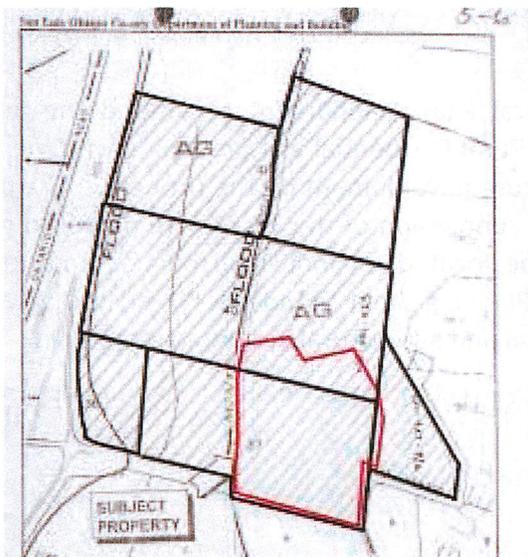


History of Property:

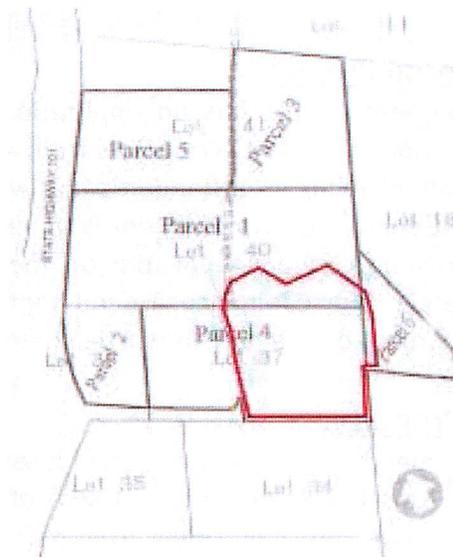
The original parcel configuration for the property that is subject to the Amendment request was a +/- 23 acre parcel that extended from the higher hillside area across Monte Road to the lower lying agricultural lands adjacent to Highway 101. The current parcel configuration was created through a Lot Line Adjustment that was approved On January 3, 2000.

The 2000 Lot Line Adjustment reconfigured the parcel lines of six contiguous parcels according to the topography and the agricultural suitability of the site. The valley floor is comprised of agriculturally

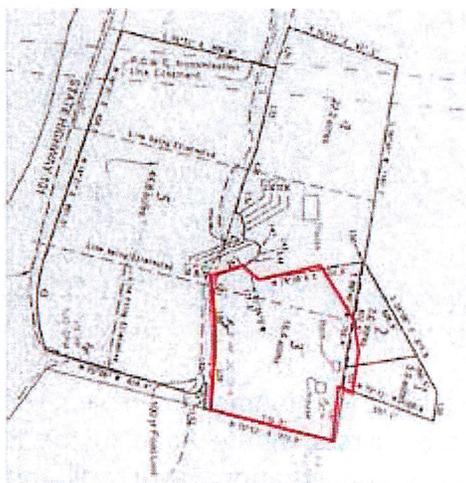
capable Class 3 soils with water available in quantities sufficient to serve agricultural uses. The higher land consists of Class 7 and 8 soils when irrigated and water availability on the higher lands is limited. The lot line adjustment divided the parcels along Monte Road which runs along the base of the foothills thereby consolidating the land suitable for agriculture into a single parcel and re-distributing the other five existing parcels onto the higher lands that were not suitable for agriculture and more suitable for residential development. The properties east of Monte Drive are comprised of lands within both the Agricultural and Residential Suburban Land Use Category.



Original Land Use Map



Original Parcel Configuration



Parcel Configuration after Lot Line Adjustment



Current APN Map

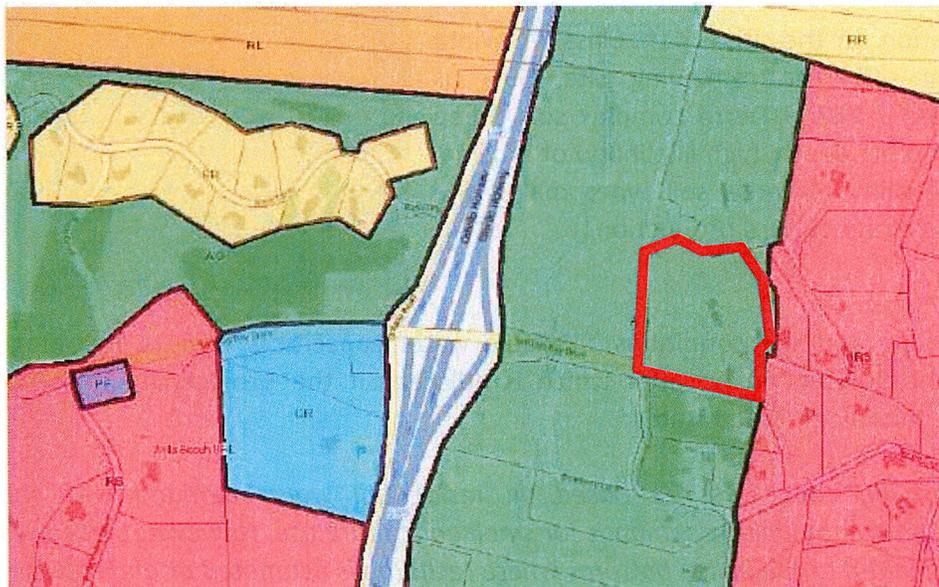
Location of Agricultural Land Use Category Boundary:

The original Agriculture land use boundary line was drawn prior to the Lot Line Adjustment recorded in 2000 and therefore reflected the original parcel boundary. Because the agricultural land use map was drawn according to the original lot configuration, areas that are not well suited for agriculture were included within the agriculture land use category. Although the lot line adjustment reconfigured the parcels to better suit the topography and soil types, the land use map was not amended as part of the Lot Line Adjustment process. Therefore the Lot Line Adjustment resulted in smaller parcels that are not well suited for agriculture that remain in the agriculture land use category today. Had the land use designation line been drawn post Lot Line Adjustment, the line of demarcation between the residential and agricultural land use designations would have followed Monte Road.

Neighborhood Compatibility:

The land use designation surrounding the property is a combination of residential and agricultural. Property to the east is designated as Residential Suburban. Property to the north is designated as Residential Rural or Rural Lands. Property to the south is designated either Agriculture or Rural Lands. Property to the west, on the other side of Highway 101 is more varied, ranging from Agriculture, Rural Lands, and Residential Rural to Commercial Retail.

Current Land Use Map



Agriculture- Green, Residential Suburban- Red, Residential Rural- yellow, Rural Lands- orange, Commercial Services- blue, Public Facilities- purple

General Plan Amendment - Change Land Use From Agriculture to Residential Rural

Framework for Planning – Ag Purpose and Character Statement

Framework for Planning describes the Purpose for the Agriculture land use category is to retain commercial agriculture and encourage preservation of lands with suitable soil, topography, and water supply for the production of agriculture uses such as food and fiber. The Character Statement describes suitable agriculture lands as lands that have areas of prime or other productive soils, where parcel sizes are large enough to make agricultural operations sustainable and when the parcels are smaller, the smaller parcels are not physically limited from supporting agriculture.

Soils:

The soil composition of the valleys is in sharp contrast to the soil composition of the foothills. The irrigated capability class for soils in the valley is Class 3 which is well suited for agriculture. The irrigated capability class for soil in the foothills is Class 7, which is not well suited for agriculture.

The soil classification for the site is 41% Class 7 Gaviota fine sandy loam soil. The remaining site, 59%, is comprised of Class 7 Pismo Tierra complex soil. Steep slopes, shallow rooting depth, high likelihood of erosion, and rapid permeability of these soil types makes the area poorly suited to agriculture production.



Water:

Due to the soil type and site conditions, available water capacity is low. A hydrologic study was completed for the Squire Canyon area which is adjacent to the project site and has similar soil composition. The hydrologic study states:

“These carrying capacities are based on residential water demand with moderate landscaping and do not include demands for small agriculture use. However, these uses would appear to be limited to the valley bottoms where recharge is estimated at about twice that of most of the area of steeper topography.” Donald A Asquith, The Morro Group. March 1988.

There is an existing well on the property that is shared between the two existing residences on the property. The existing well is low producing at 10 gallons per minute, while this is suitable to residential and a small amount of landscaping it is not a suitable for agricultural production.

Justification Statement:

The water supply and soil type for the proposed parcel are poor thereby limiting the production of agricultural uses. Therefore the existing 16.74 acre parcel does not meet the Purpose and Character Statement of the Agriculture Land Use Category.

Further there are specific provisions contained the Agriculture Element which support the conversion of agricultural lands, in limited circumstances, to non-agricultural uses The Agriculture Element states the conversion of agricultural land to non-agricultural uses will be allowed if the site meets specific requirements.

Agricultural Element Excerpt – AGP 24:

Approve land for conversion from Agriculture to non-agriculture designations based upon a detailed site specific evaluation and consistency with the following findings:

- a. *The land does not meet the criteria for inclusion in the Agriculture designation in this plan or the Land Use Element; and*

As discussed above in the Framework for Planning section, the site does not meet the intent of the Agriculture land use category because of the sites inability to support a viable agriculture production.

- b. *Agricultural production is not feasible due to some physical constraint (such as soil infertility, lack of water resource, disease), or surrounding incompatible land uses; and*

As discussed above the soil composition on the site is Class 7 soil which is poor soil not suited to agricultural production. Due to the soil and geology of the site the site has poor water capacity, therefore the wells on the site do not have a production rate sufficient enough to support agriculture production.

- c. *Adjacent lands are already substantially developed with uses that are incompatible with agricultural uses; and*

The Amendment will not result in additional residential uses on the property, aside from residential accessory structures. The existing residential development is adequately buffered from the adjacent agricultural uses currently. Neighboring parcels to the east are currently within the Residential Suburban Land Use Category and developed with single family residences. The subject parcel will maintain a buffer between the Residential Suburban parcels and the Agricultural lands.

- d. *The conversion to non-agricultural uses shall not adversely affect existing or potential agricultural production on surrounding lands that will remain designated Agriculture; and*

The low lying valley land that has capable soils and water capacity will remain in the Agricultural Land Use category and remain in agricultural production. Therefore the conversion of the site to Residential Rural will not adversely affect the existing or potential agriculture land.

- e. *There is an over-riding public need for the conversion of the land that outweighs the need to protect the land for long-term agricultural use, such as the orderly expansion of an incorporated city or community.*

N/A

Framework for Planning – RR Purpose and Character Statement

Purpose:

The Purpose of the Residential Rural land use category is as follows:

- a. *To provide for residential development at a low density compatible with a rural character and life-style which maintains the character of the open countryside and is compatible with surrounding agricultural uses.*
- b. *To allow limited, compatible non-residential uses commensurate with rural parcel sizes.*
- c. *To emphasize residential uses in areas where agriculture is clearly a secondary use, or where agriculture is not feasible yet large open space areas are maintained as part of a residential life-style.*
- d. *To encourage agricultural and other open space uses as part-time or incidental "hobby" activities, such as horse raising or specialty farming.*

Justification Statement:

The parcel and the existing uses on the parcel are consistent with the Purpose Statement for the Residential Rural land use category. If a subdivision of the parcel is approved, the resulting parcels will maintain a rural character and their parcel sizes would be consistent with low intensity residential development. The parcels will be large enough to sustain dry farm 'hobby' agricultural activities such as small farm animals.

Character:

The Character of the Residential Rural land use category is as follows:

- a. *Areas of existing small-acreage parcels no more than three miles from urban reserve lines that are not commercially viable for agriculture, where the average parcel size within any contiguous area is below 19 acres.*

- b. Areas that are outside of urban and village areas and connected to them by county-maintained roads, although exceptions may be observed for existing older subdivided areas.*
- c. Areas with slopes generally less than 30%.*
- d. Areas with marginal agricultural soils.*
- e. Areas with a rural landscape high in visual quality (for example, woodlands, hills, rock formations, existing agriculture and ag accessory buildings) where clustering of allowed densities to less sensitive portions of a site is encouraged to be required through planning area standards.*
- f. Areas generally free of fragile natural resources.*
- g. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial, or industrial uses. Light agricultural uses are to be encouraged.*
- h. Areas where horses and other similar farm animals are allowed accessory to residential uses.*
- i. Areas where public services demands are limited, septic tanks and individual wells can suffice for required water and sewer capability.*

Justification Statement:

The parcel and the existing uses on the parcel are consistent with the Character of the Residential Rural land use category. The property is within three miles of the City of San Luis and Avila Urban Reserve Lines. As discussed above, the site has marginal soils that are not viable for commercial agriculture. The existing parcel is 16 .74 acres, under 19 acres in size, consistent with the preferred parcel size within the Residential Rural land use category. The parcel is connected to the Highway 101 by San Luis Bay Drive, a County Maintained Road, and is located in a rural area with scenic qualities. The Amendment will not result in additional residences therefore it will not result in premature growth in respect to public services. Under the Residential Rural land use Category, the site will maintain its rural character and future parcel sizes will be consistent with low intensity residential development.

Ordinance Amendment -Proposed Planning Area Standards:

In order to ensure the General Plan Amendment does not result in additional residential density, the application includes a request for an Ordinance Amendment to adopt Area Plan Standards specific to the parcel that will guide and limit future development. The Area Plan Standards would be located in Land Use Ordinance Section 22.106.020.D.-new section 6 (San Luis Bay Planning Area Standards).

Proposed restrictions include the following:

New land divisions.

1. The minimum parcel size shall be 5 acres. No more than two parcels shall be allowed in any subsequent subdivision of the 16.74 acre parcel

Residential density.

1. The maximum residential density of any parcel created by a future subdivision is one single-family residence per parcel. Secondary units shall be prohibited. Residential and agricultural accessory uses are allowed.

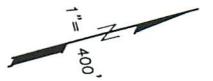
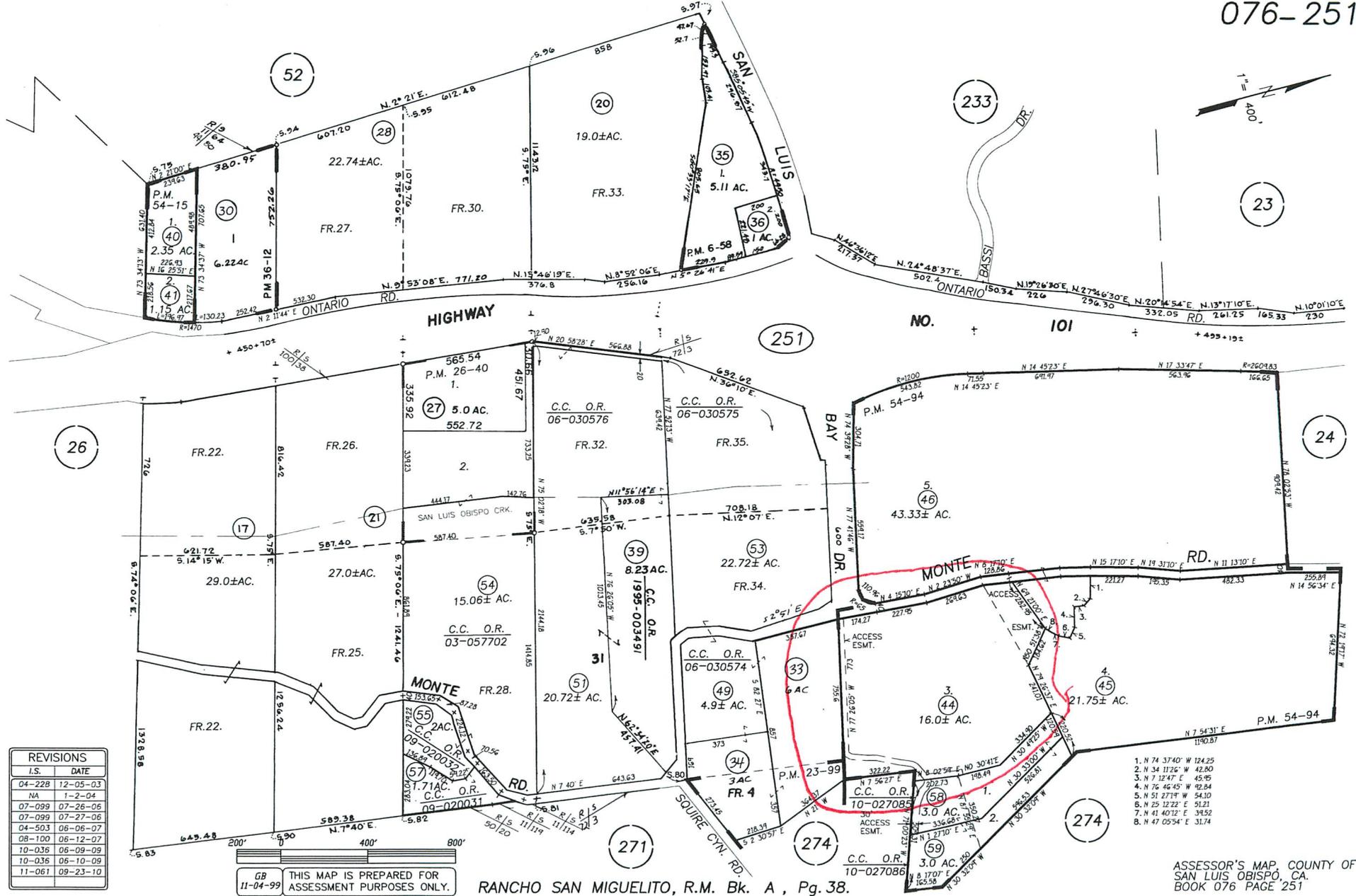
Cordially,

Kim Johnson

kim@kirk-consulting.net

Phone: (805)461-5765

Fax: (805) 462-9466



REVISIONS	
I.S.	DATE
04-228	12-05-03
NA	1-2-04
07-099	07-26-06
07-099	07-27-06
04-503	06-06-07
08-100	06-12-07
10-036	06-09-09
10-036	06-10-09
11-061	09-23-10

GB 11-04-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RANCHO SAN MIGUELITO, R.M. Bk. A , Pg. 38.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 076 PAGE 251



RR

AG

ASSISTOR

ONTARIO RD
SAN LUIS BAY DR S OFF RAMP
SAN LUIS BAY DR N ONRAMP

101

San Luis Obispo Creek

San Luis Obispo Planning Area
San Luis Bay Inland Sub Area North
Planning Area

AG

RS

SAN LUIS BAY DR

VIA CASERIDA

SAN LUIS BAY DR S OFF RAMP
SAN LUIS BAY DR N OFF RAMP

VIA CALERA

SERRA CANYON RD

MONTE RD

INDIAN KING RD

SANTA MONICA RD



200 m



Parcel Summary Report For Parcel # 076-251-044

4/16/2014
8:48:26AM

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 MAZZONE FRANK
 6505 MONTE RD SLO CA 93401-8007
OWN MAZZONE NANCIE

Address Information

Status Address
P 06505 MONTE RD RSLB
P 00030 VIA CASERTA RSLB
P 00020 VIA CASERTA RSLB

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>
COAL99-	157	0003	San Luis Bay Rt	San Luis Bay	AG	FH	RS	Y		

Parcel Information

Status Description
Active PM 54-94 PAR 3

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 076-251-044

4/16/2014
8:48:26AM

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:

C4225 WIT Primary Parcel

Description:

GRADING SOILS BY BUENA

C4226 FNL Primary Parcel

Description:

SFD W/ATT GARAGE (REPLACEMENT) SOILS BUENA/ENGR HUME

C5819 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR SFD PIPING COPPER TYPE L SPRKSL VIKING HORISON H-3 & MIRAGE B-3

C8687 FNL Primary Parcel

Description:

DEMO EXISTING SFD

D000320P APP Primary Parcel

Description:

SFD GRADING

LRP2013-00016 REC Primary Parcel

Description:

GENERAL PLAN AMENDMENT & ZONING CHANGE.

PMT2002-13923 FNL Primary Parcel

Description:

2ND PRIMARY SFD & GRADING SEC DU

PRE2013-00027 MET Primary Parcel

Description:

GENERAL PLAN AMENDMENT TO CHANGE ZONING FROM AG TO RURAL RES

S980226C CMP Primary Parcel

Description:

6 UNCOND CERT OF COMP

S980298L RDD Primary Parcel

Description:

LOT LINE ADJUSTMENT- 6 LOTS

SUB2004-00191 APV Primary Parcel

Description:

PROP ROAD NAME - VIA CASERTA