SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/20/2015

TO: _____

FROM: Terry Wahler (805-781-5621 or twahler@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: LRP2014-00020 COVELOP – Proposed general plan amendment to change the land use category from OS to RSF. Site location is 6380 Lupine Canyon Rd, Avila Beach. APN: 076-189-005

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org

AMENDMENT APPLICATION

San Luis Obispo County Department of Planning and

LRP2014-00020 COVELOP LLC

M

GPA PF TO RSF AMEND MASTER PLAN

SLOSLB/ AVLB TJW

GS OS

APPLICATION TYPE CHECK ALL THAT APPLY

- ✓ General Plan Amendment
- Ordinance Amendment
- Specific Plan
- Specific Plan Amendment

APPLICANT INFORMATION

CHECK BOX FOR CONTACT PERSON

- Landowner Name Covelop Holdings LLC Daytime Phone: (805) 781-3133

Mailing Address P.O. Box 12910, SLO CA Zip: 93406

- Applicant Name Covelop Holdings LLC Daytime Phone: (805) 781-3133

Mailing Address P.O. Box 12910, SLO CA Zip: 93406

- Agent Kirk Consulting Daytime Phone: (805) 461-5765

Mailing Address 8830 Morro Road, Atascadero, CA Zip: 93422

PROPERTY INFORMATION

Total Size of Site: +/- 1.36 AC Assessor Parcel Number(s): 076-189-005

Legal Description: Lot 69 of Tract No. 1497 (Book 17 Page 14)

Address of the project (if known): 6380 Lupine Canyon Road, Avila Beach, CA 93424

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.:

101 S Exit head W on San Luis Bay Drive to E. Lupine Canyon Rd to W, Access is provided by an easement from Sparrow St.

Describe current uses, existing structures, and other improvements and vegetation on the property: Vacant site with eucalyptus and sycamore trees. Grading for access road.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): General Plan Amendment from PF to RSF, the change in land use category designation will allow the construction of 8 Single Family Dwellings.

LEGAL DECLARATION

I, the owner of record of this property, consent to the named agent/applicant to act in my behalf in connection with this matter. I 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 Jamie Kirk Date 1-29-2015

OFFICE USE ONLY

Date Received: _____ By: _____ Receipt No.: _____ Use Group?: _____

Planning Area: _____ Community Code: _____ [ ] "A" Use [ ] "S" Use

Land Use Category: _____ Combining Designation: _____

Coastal Zone: [ ] In [ ] Out Enforcement Case: [ ] Yes [ ] No File # _____ Addressing: _____

Comments: _____ Planner: _____ Date: _____

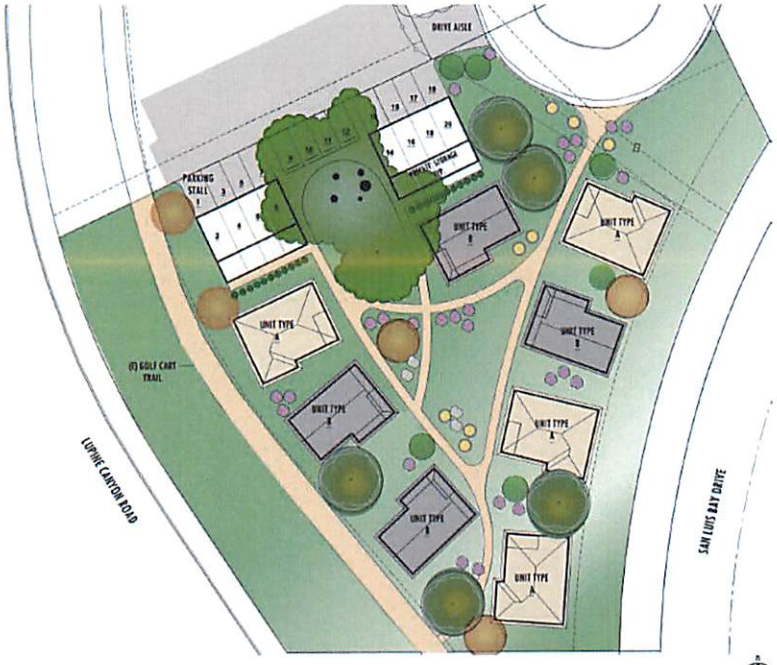
Revised 07/02/01

Kirk Consulting
A California Corporation

Supplemental Project Description
General Plan Amendment
Lot 69 San Luis Bay Estates

Proposed Project:

The project proposal is a General Plan Amendment to amend the land use designation from "Public Facilities" to "Residential Single Family". Amending the land designation will provide opportunity to allow for future single family residential development, which is complimentary to surrounding development. Accompanying the General Plan Amendment will be a future application for a Conditional Use Permit to amend the San Luis Bay Estates Master Plan to allow for a fourth phase (Phase IV) of residential development, an increase in overall residential density of 4 additional dwellings, and a subdivision application for a Vesting Tentative Tract Map / Conditional Use Permit for an eight lot cluster development.



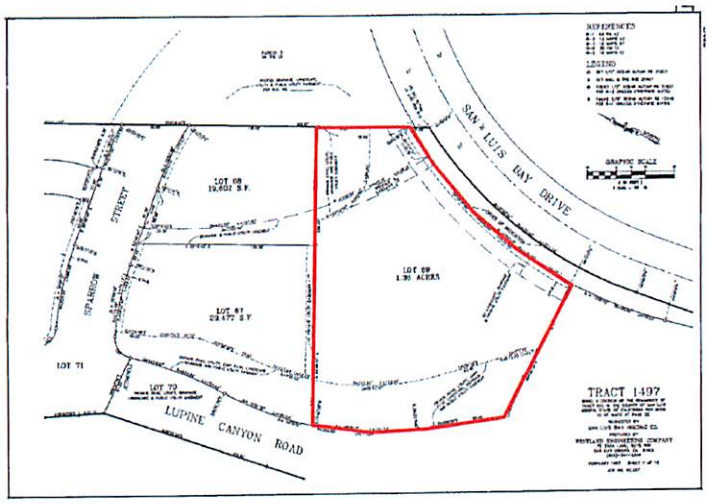
SITE PLAN SCALE: 1" = 30'

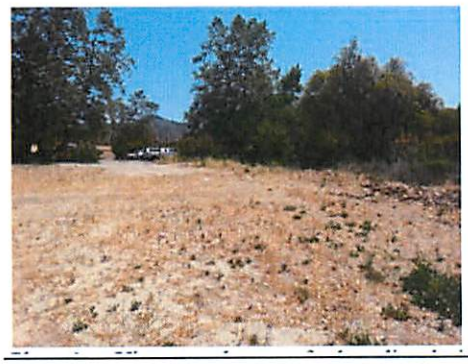
NOVEMBER 19, 2014
COTTAGES ON SAN LUIS BAY DR
TEN OVER STUDIO

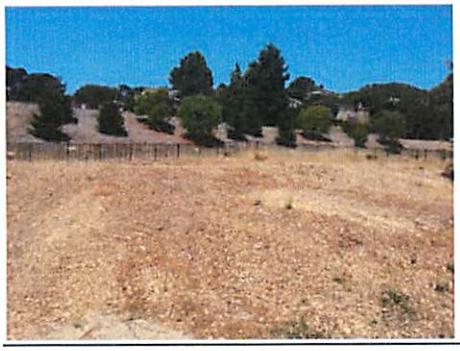
8830 Morro Road, Atascadero, CA 93422
Phone: 805-461-5765 Fax: 805-462-9466
jamie@kirk-consulting.net

Project Site:

The property is a 1.36 acre parcel. It is within the PF land use category and is within a Geological Study combining designation. The individual parcel was created by the recordation of Tract 1497. With the exception of the most westerly portion of the site, the topography is relatively flat. The site is highly disturbed and with the exception of a stand of sycamore trees, and is void of trees and native vegetation.







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Neighboring uses include a Cal Fire Fire Station, the San Miguelito Mutual Water Company Building, and residential development. The property is bordered by San Luis Bay Drive to the east and Lupine Canyon Road to the west. Access to the property is provide by a private easement from Sparrow Street.

Background:

The original 'Plan' for the San Luis Bay Estates was approved in 1967. That project was partially constructed when a new plan was approved by the County of San Luis Obispo under a Master Development Plan on August 27, 1981. The Master Development Plan was required because there were substantial map and conditions changes proposed to the 1967 Plan. The 1981 plan included six residential clusters, with a maximum total of 646 new dwelling units, 33-acres of proposed commercial, an existing l62-space mobile home park, a hotel and golf Resort. The Indian Hills mobile home park was ultimately approved as a mobile home condominium subdivision; the existing 76-room hotel included an existing conference center and fine dining facility (approved for an additional 67 rooms). Separately a 50 proposed cottage/hotel unit development was planned for a four (4) acre portion of a 22 acre parcel adjoining the then hotel.

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The mobile home park, golf resort, commercial sites, Avila Bay Club and hotel / conference center/ dining facility were and continue, under separate ownerships. Numerous prior amendments have occurred to the 1981 plan. An amendment to the 1981 plan also approved conversion of the hotel to a time share. The former hotel is today a 144 unit timeshare including studio, one and two bedroom units.

The 1981 Master Plan recognized the area in which today lot 69 is located as it's then use as a project wide 'maintenance area'. The Master Plan included a requirement that a site plan be submitted prior to an application for the Phase II intended to re-organize the present facilities as needed to serve the finished project. In 1990 it was agreed that the County (now Cal Fire) would take over the HOA's fire responsibility. As such a portion of this area (lot 68) was established for a fire station. Soon thereafter the maintenance facilities were combined and relocated to the Resorts maintenance areas.

The then owners of the project received one of the first amendment(s) to the Master Development Plan (aka. Master Use Permit) through Development Plan approval (D860186D). The 1988 modification modified the Master Phasing Plan to allow Phase II and Phase III to be approved simultaneously, primarily to help spread out the extensive costs of infrastructure. Phase I, Pelican Point, had already been built out at the time of that hearing.

In 1991, Tract 1497 (Skylark - Phase II of SLBEMP) and Development Plan (D860186D) were approved by the Board of Supervisors. The 1991 Development Plan approval was for a cluster subdivision of 65 residential lots. The total residential density allowed in Phase II under the 1981 Master Development Plan was 75 residential lots. In addition to the 65 residential cluster parcels, the Tract Map and Development Plan created several other parcels intended for other uses, including recreation/tennis courts, a private "community building", the new fire station, an equestrian center, and a maintenance facilities.

The 1991 Development Plan Amendment amended the use of the area of Lot 67, 68 and 69 from a 'maintenance area', as identified in the 1981 Master Plan, to a fire station, community center, tennis courts and new maintenance facilities. The area that encompasses Lot 69 was designated with a development envelope (+/- 4,800 sf building) and two (2) tennis courts. Since the 1991 Master Development Plan Amendment Lot 68 has been developed with a Fire Station and lot 67 with the San Miguelito Mutual Water Company's operational/ maintenance/facilities. Lot 67 is the area that was designated as a maintenance area with the 1991 Development Plan. Lot 69 was constructed / graded as part of Tract 1497 but remains vacant with all infrastructure in place. The 1991 Amendment also designated an area for an equestrian center. This area was designated as Lot 73 in Tract 1497.

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In 2001 the Master Development Plan was again "amended" through the approval of a Development Plan and Tract Map (S990296U / Tract 2390). The 2001 Master Development Plan amendment approved the further subdivision of Lot 73(equestrian facility parcel) into 6 lots intended to be developed with residential uses and a 2.2 acre open space parcel. The staff report indicated that the final map for Tract 1497 reflected the development potential of this area by designating it as a separate parcel. Prior to approval of Tract 2390 only 65 of the maximum allowed residential density of 75 units had been built. The 2001 Master Plan Amendment and subsequent recordation of Tract 2390 increased the density within the Phase II area to 71 residential units, providing for future development of four (4) additional residential units within the Phase II area.

Permit Requirements:

Conditional Use Permit (Development Plan):
As outlined in the 1981 Master Plan Area Plan and the Areawide Standards for the San Luis Bay Estates, any deviation of existing and proposed development from the provisions of the Master Use Permit shall occur only after the approval of an amendment to the Master Use Permit. The Master Use Permit is modified through the application for and subsequent approval of a Conditional Use Permit (Development Plan). The proposed project includes the addition of a fourth residential phase (Phase IV), an increase in overall residential density of 4 additional dwellings, and a change to the uses on Lot 69 that were approved in the 1991 amendment to the Master Use Permit. The uses on the parcel will change from tennis courts / development envelop to eight single family residences. The application also includes a request for a Conditional Use Permit for the cluster land division/ Planned Development. The Land Use Ordinance requires approval of a CUP when the cluster provisions are utilized.

Vesting Tentative Tract Map:
The project also includes a request for an eight lot subdivision. The subdivision application requires approval of a vesting Tentative Tract Map.

Resource Studies

Biological Resources:
Existing conditions on the site can be characterized as highly disturbed. The site has been used for parking and storage of stockpiled materials. A Botanical Survey was completed in June of 2014 by Althouse and Meade. The report concluded that no special states species were located on the site and none are expected to occur.

Noise:
An Acoustical Analysis was completed by Bruce Davy to evaluate the existing noise levels on the property to ensure that future residents would not be exposed to noise levels that exceed County Thresholds. The analysis verified that existing noise levels on the property are between 48.5 CNEL and 57.0 CNEL, which is below the Transportation related noise threshold of 60 CNEL.

Geological Resources:
The property is within a County Designated Geological Study Area, therefore a Geological Hazards Report was prepared by Earth Systems Pacific. The report concluded that there were no geological conditions that would preclude future development on the site.

Access

Access to the parcels will be provided from an existing access easement off of Sparrow Street.

Services

Water and Sewer:
Water and Sewer Services will be provided by San Miguelito Mutual Water Company. Water will be provided by a connection in the private utility easement in the drive aisle to the east and will be connected to each unit through the private utility access and drainage easement. Sewer will be provided by a connection to the public sewer main located in the easement to the west and connected to the parcels through the 10-foot proposed private sewer easement.

Fire:
Cal Fire will provide fire protection services. The project is located adjacent to a Cal Fire Fire Station.

GENERAL PLAN AMENDMENT APPLICATION

San Luis Obispo County Department of Planning and Building

File No. _____

GENERAL PLAN AMENDMENT APPLICATION

AMENDMENT PROPOSAL

What are the Element(s) requested for amendment:

- Land Use Element - San Luis Bay Area Plan Area Plan
- Framework for Planning

✓ Open Space ✓ Local Coastal Plan • Other _____

If the proposed amendment is to change the land use category (zoning), then specify the:

What is the Existing Land Use Category?: • Open Space • Recreation • Agriculture • Rural Lands • Residential Rural • Residential Suburban • Residential Single Family • Residential Multi-Family ✓ Public Facilities • Commercial Retail • Commercial Service • Industrial • Office & Professional

What is the Existing Combining Designation(s)?: Geologic Study Area

What is the Requested Land Use Category?: • Open Space • Recreation • Agriculture • Rural Lands • Residential Rural • Residential Suburban ✓ Residential Single Family • Residential Multi-Family • Public Facilities • Commercial Retail • Commercial Service • Industrial • Office & Professional

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

If the proposed amendment is to change the text (e.g. planning area standards or other written provisions), then specify the:

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

Please describe: _____

For any Requested Amendment - What is the reason for the request?: Request to change the PF designation to RSF in order to subdivide the parcel into 8 legal lots for residential development plus one open space parcel

If necessary, submit any additional information or maps describing intended uses or justification for your amendment request.

Describe existing and future access to the proposed project site (i.e. dirt roads, locked gates, etc): _____

What are the surrounding uses of the land directly adjacent to your property (when applicable, please specify all agricultural uses):

North: RR and Cal Fire Station South: RS; OS/ CR Avila Village

East: RS West: RS, San Luis Bay Estates

Proposed water source: • On-site well • Shared well ✓ Community System • Other _____

If other than on-site well, list the agency or company responsible for water provision: San Miguelito Mutual Water Company

Proposed sewage disposal: • Individual on-site system ✓ Community System • Other CSA

If other than individual on-site system, list the agency or company responsible for sewage disposal: _____

Revised 07/02/01

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: +/-1.36 acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ acres

2. Are there any springs, streams, lakes or marshes on or near the site? ✓ Yes • No
   If yes, please describe: San Luis Creek- + /- 1,500 feet to the South

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: Graded as part of Tract 1497

6. Has a grading plan been prepared? ✓ Yes • No If yes, please include with application.

8. Are there any sewer ponds or waste disposal sites on or adjacent to the project? • Yes ✓ No

9. Is a railroad or highway within 300 feet of your project site? • Yes ✓ No

10. Can the proposed project be seen from surrounding public roads? ✓ Yes • No
    If yes, please list: San Luis Bay Drive

Water Supply Information

1. What is the proposed use of the water? ✓ Residential • Agricultural: explain _____

   • Commercial/Office: explain _____ • Industrial: explain _____

2. What is the expected daily water demand associated with the project? 1.2 AFY

3. How many service connections will be required? 8

4. Do operable water facilities exist on the site? • Yes ✓ No

   If yes, please describe: _____

5. Has there been a sustained yield test on proposed or existing wells? • Yes ✓ No If yes please attach

6. Does water meet the Health Agency's quality requirements?

   Bacteriological: • Yes • No Chemical: • Yes • No

   Physical: • Yes • No Water analysis report submitted? • Yes • No

7. 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 filed to any neighboring water wells? _____ feet

3. Will subsurface drainage result in the possibility or 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: Easement to the West

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: San Miguelito Mutual Water 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: Bellevue Santa Fe Elementary School
2. Location of nearest police station: Pismo Beach Police Department
3. Location of nearest fire station: Cal Fire Adjacent Property
4. Location of nearest public transit stop: Front Street
5. Are services (grocery and other shopping) within walking distance of the project? ✓ Yes • No
   If yes, what is the distance? 1,200 Avila Village feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: Vacant staging area during construciton activities
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 if you are within the Agricultural land use category or 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): PD/ Cluster RSF Development project for 8 lots + 1 open space parcel. Lots range in size from 13,030 sf to 16,170 sf.

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: Subdivision Application for an 8 lot (+ OS parcel) Tract Map, PD Cluster Project

4. Are there any proposed or existing deed restrictions? ✓ Yes • No

If yes, please describe: Project will become part of Master HOA for the San Luis Bay Estates

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): ED88-321-322-323-324 TR1497/D860186D

Other Related Permits

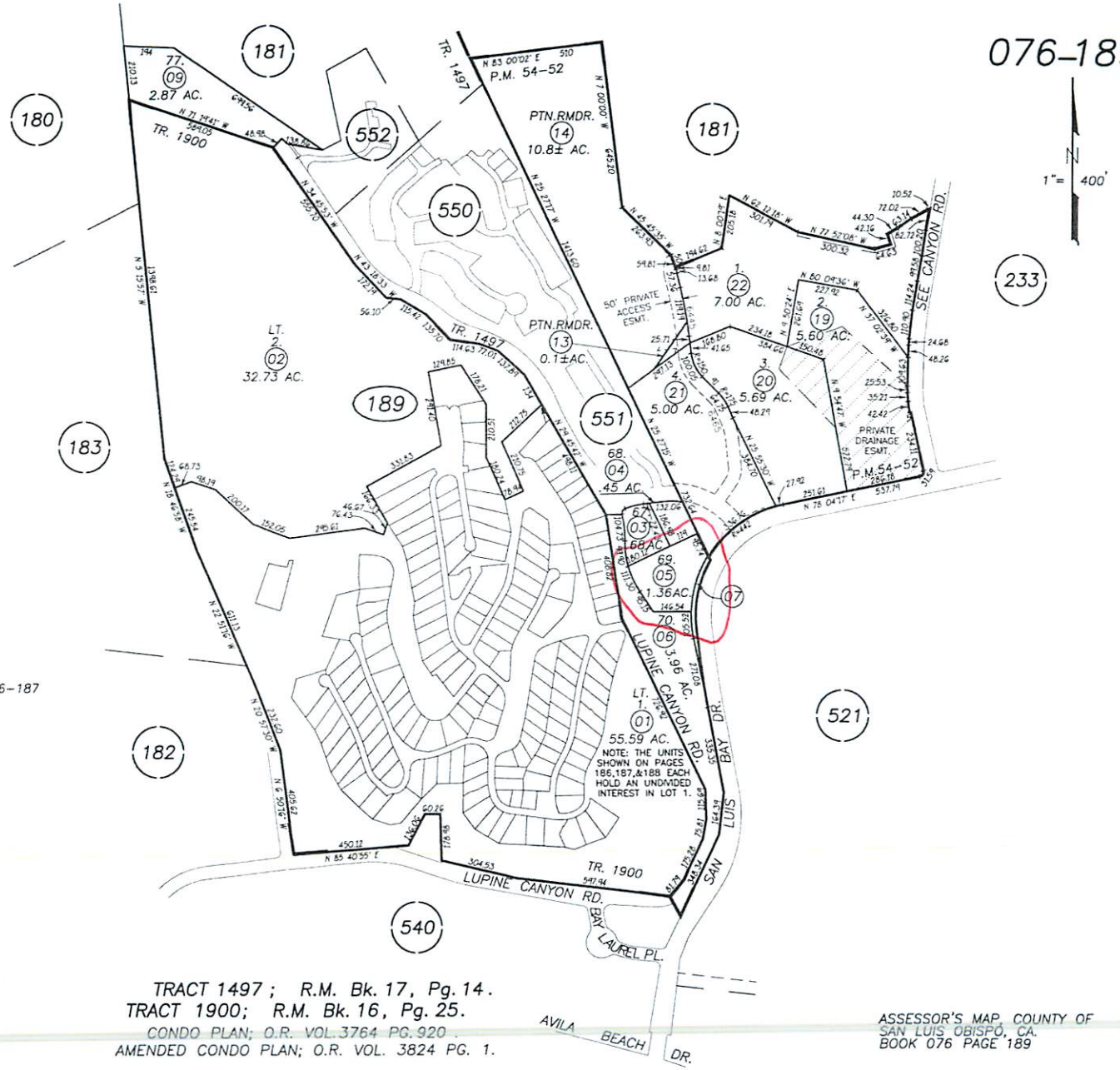
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

_____

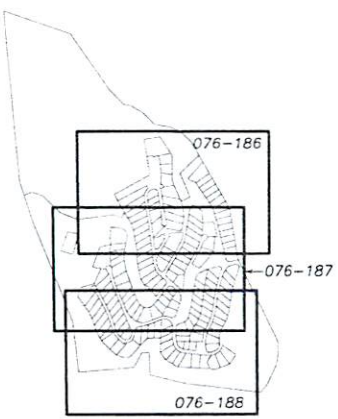
(If you are unsure if additional permits are required from other agencies, please ask your project planner or environmental specialist for guidance)

Revised 07/02/01

076-189



076-181



UNIT LOCATION DIAGRAM
TRACT 1900

REVISIONS	
I.S.	DATE
04-115	09-17-03

NOTE: THE UNITS SHOWN ON THIS PAGE ARE A PICTORAL REFERENCE ONLY. SEE PREVIOUS PAGES 186, 187, & 188 FOR UNIT DETAIL AND PARCEL NUMBERS.

200 0 400 800

MR 12/18/91 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 1497 ; R.M. Bk. 17, Pg. 14.
TRACT 1900; R.M. Bk. 16, Pg. 25.
CONDO PLAN; O.R. VOL. 3764 PG. 920.
AMENDED CONDO PLAN; O.R. VOL. 3824 PG. 1.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 189

RR
OS
RS
RS
Beach URL
n Luis Bay Inland Sub Area North
Planning Area
San Luis Obispo Planning Area
Planning Area

Parcel Summary Report For Parcel # 076-189-005

3/13/2015
11:18:32AM

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	3080 ROCKVIEW PLACE LLC PO BOX 12910 SLO CA 93406-2910
OWN	3080 ROCKVIEW PLACE LLC A CA LLC

Address Information

Status	Address
P	06380 LUPINE CANYON RD AVLB

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
1497	0000	0069	Avila Beach	San Luis Obis	RS	OS	GS	Y	SC	D910170D / D920237P

Parcel Information

Status	Description
Active	TR 1497 LT 69

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 # 076-189-005

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:	
COD2013-00427	CLD	Primary Parcel
Description: REPORTED GRADING W/O PMT		
LRP2014-00020	REC	Primary Parcel
Description: GPA PF TO RSF AMEND MASTER PLAN		
PRE2013-00043	MET	Primary Parcel
Description: PROPOSED FOUR-LOT SUBDIVISION.		
SUB2014-00007	REC	Primary Parcel
Description: CLUSTER DIVISION 4 LOTS		
93487	FNL	Related Parcel
Description: GRADING FOR TRACT 1497 IMPROVEMENTS,T.ORTON,RCE SEE RETAIN'G WALL SEE B931935, SOIL ENG--BUENA ENG		