



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A MODIFIED PROJECT REFERRAL

DATE: 5/5/2014

TO: _____

FROM: Morgan Torell (805-781-5113 or mtorell@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: S980249P CO99-0108 BOLLAY - Proposed parcel map modification to modify the building site/envelope location on Parcel 1. Site location is 310 Squire Canyon Road, San Luis Obispo, CA. APN: 076-272-082.

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

Parcel Map

PROP 2 PARCEL DIVISION

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

/

JRC

RS SRA

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance
- Parcel Map
- Road Abandonment
- Condominium (new or conversion)
- Tract Map
- Road Name

APPLICANT INFORMATION

 Check box for contact person assigned to this project

595-2722

Landowner Name Bollay Living Trust Daytime Phone 805-8013597
 Mailing Address 320 Squirre Cyn Rd. Zip Code 93401
 Email Address: _____

Applicant Name Robert Bollay Daytime Phone 805-8013597
 Mailing Address 320 Squirre Cyn Rd. Zip Code 93401
 Email Address: SLOBOLLAYS@GMAIL.COM

Agent Name EMILY BARANEK, ABOVE GRADE ENG. Daytime Phone 548-1176
 Mailing Address _____ Zip Code _____
 Email Address: ebaraneke@abovegradeengineering.com

PROPERTY INFORMATION

076-272-082

Total Size of Site: 3.11 acre grass Assessor Parcel Number(s): ~~CO99-0108~~
 Legal Description: Parcel 1 Lot 18 Rancho San Miguelito
 Address of the project (if known): 310 Squirre Cyn Rd.
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Trucking Squirre Cyn Rd on 2 sides just at the 5th Street Bypass
 Describe current uses, existing structures, and other improvements and vegetation on the property: _____

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Mobility Bldg. Site Location

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 Robert J. Bollay Date _____

FOR STAFF USE ONLY				
Minimum Parcel Size: _____	<input type="checkbox"/> sq. feet	<input type="checkbox"/> acres	<input type="checkbox"/> by PAS?	<input type="checkbox"/> by Ordinance?

S980249P CO99-0108

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 3.11 acre.

Number of existing lots, parcels or certificates: _____ Existing parcel sizes: _____

What will the property be used for after division: One Home

Is the property part of a previous subdivision that you filed? Yes No

If Yes, what was the map number: Tract No: _____ CO 99-0108 COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? Yes No

Building permits or other approval? Yes No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

Surrounding parcel ownership: Do you own adjacent property? Yes No

If yes, what is the acreage of all property you own that surrounds the project site? 9 acres.

Describe existing and future access to the proposed project site: Road Frontage & Access of Road Easement to Parcel 2

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

North: Residential South: Residential

East: Residential West: Residential

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: _____

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

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

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

Fire Agency: List the agency responsible for fire protection: Cal Fire

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Proposed Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreeage of open space: _____ Average slope of open space: _____

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

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

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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: _____ 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: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

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: _____
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? Yes No
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:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ 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: _____
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: _____
- 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: _____
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Agricultural Information

Only complete this section 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
 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 the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

P.M. 62

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORDHOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP. WE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC USE THE ROAD SHOWN ON THIS MAP. WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E.". WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS CERTAIN PRIVATE ACCESS AND WATER EASEMENTS EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

AS TRUSTEES OF THE BOLLAY LIVING TRUST DATED JUNE 11, 2002

Robert J. Bollay
ROBERT J. BOLLAY, TRUSTEE

Ann L. Bollay
ANN L. BOLLAY, TRUSTEE

BENEFICIARY

COUNTRYWIDE HOME LOANS, INC. ITS SUCCESSORS AND/OR ASSIGNS, AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 29, 2003 AS INSTRUMENT NO. 2003-087313 OF OFFICIAL RECORDS.

Torri Stallings, Vice President

NOTARIAL

STATE OF California
COUNTY OF San Luis Obispo } ss

ON 7/2 2004 BEFORE ME, Judith R. Fritzeinger, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED ROBERT J. BOLLAY AND ANN L. BOLLAY PERSONALLY KNOWN

TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THEIR PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Judith R. Fritzeinger

NAME

Judith R. Fritzeinger

NAME PRINTED

COUNTY OF San Luis Obispo

COMMISSION EXPIRES 5/13/06 COMM.# 136 9952

NOTARIAL

STATE OF California
COUNTY OF Ventura } ss

ON 2004 BEFORE ME, Alexis Lantani, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED Torri Stallings PERSONALLY KNOWN

TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/they) EXECUTED THE SAME IN (HIS/HER/their) AUTHORIZED CAPACITY(IES), AND THAT BY (HIS/HER/their) SIGNATURE ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Alexis Lantani

NAME

Alexis Lantani

NAME PRINTED

COUNTY OF Ventura

COMMISSION EXPIRES May 5, 2007 COMM.# 1416033

BOARD OF SUPERVISORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DID ON 12/21/2004 APPROVE THIS MAP OF PARCEL MAP CO 99-0108, IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, AND THE OFFER OF DEDICATION SHOWN HEREIN FOR ROAD PURPOSES WAS REJECTED WITHOUT PREJUDICE.

JULIE L. RODEWALD DATE: 12/21/2004

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA
By: Christensen, Deputy Clerk

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTIONS (a)(3)(A)(I) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST CANNOT RISEN INTO FEE:

ROAD EASEMENT TO JESS AND LENORA RICE PER BOOK 1242, PAGE 539 OF OFFICIAL RECORDS.

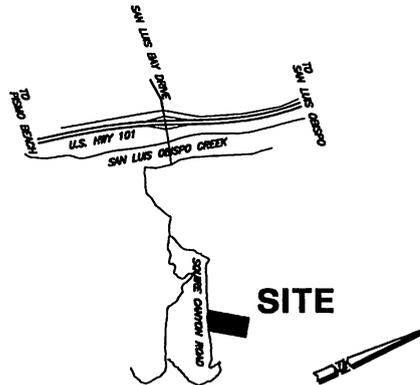
ROAD EASEMENT TO MANNA ELEVA MOLINA PER BOOK 1250, PAGE 387 OF OFFICIAL RECORDS.

PACIFIC GAS AND ELECTRIC EASEMENT PER BOOK 1290, PAGE 48 OF OFFICIAL RECORDS.

MINERAL RIGHTS HOLDER

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTIONS (a)(3)(C) OF THE SUBDIVISION MAP ACT:

JAMES SPREAFICO, ET UX. PER INSTRUMENT NO. 14787 OF OFFICIAL RECORDS.



VICINITY MAP
NO SCALE

COUNTY SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE SAN LUIS OBISPO COUNTY CODE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

David B. Whitman
COUNTY SURVEYOR, L.S. 5171
EXP. 6-30-2007
12/6/04
DATE

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ROBERT BOLLAY IN DECEMBER 2002. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALSO, I HEREBY STATE THAT ALL MONUMENTS HAVE BEEN SET AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

David B. Whitman
DAVID B. WHITMAN, L.S. 7318
EXPIRES 6/2005
12/2/2004
DATE



RECORDER'S STATEMENT

FILED THIS 23 DAY OF Dec 2004 AT 9:00 AM, IN BOOK 63 OF PARCEL MAPS AT PAGE 123 AT THE REQUEST OF DAVID B. WHITMAN DOC. NO. 2004-111353, FEE \$12.00

JULIE L. RODEWALD
COUNTY RECORDER
By: Christensen, DEPUTY

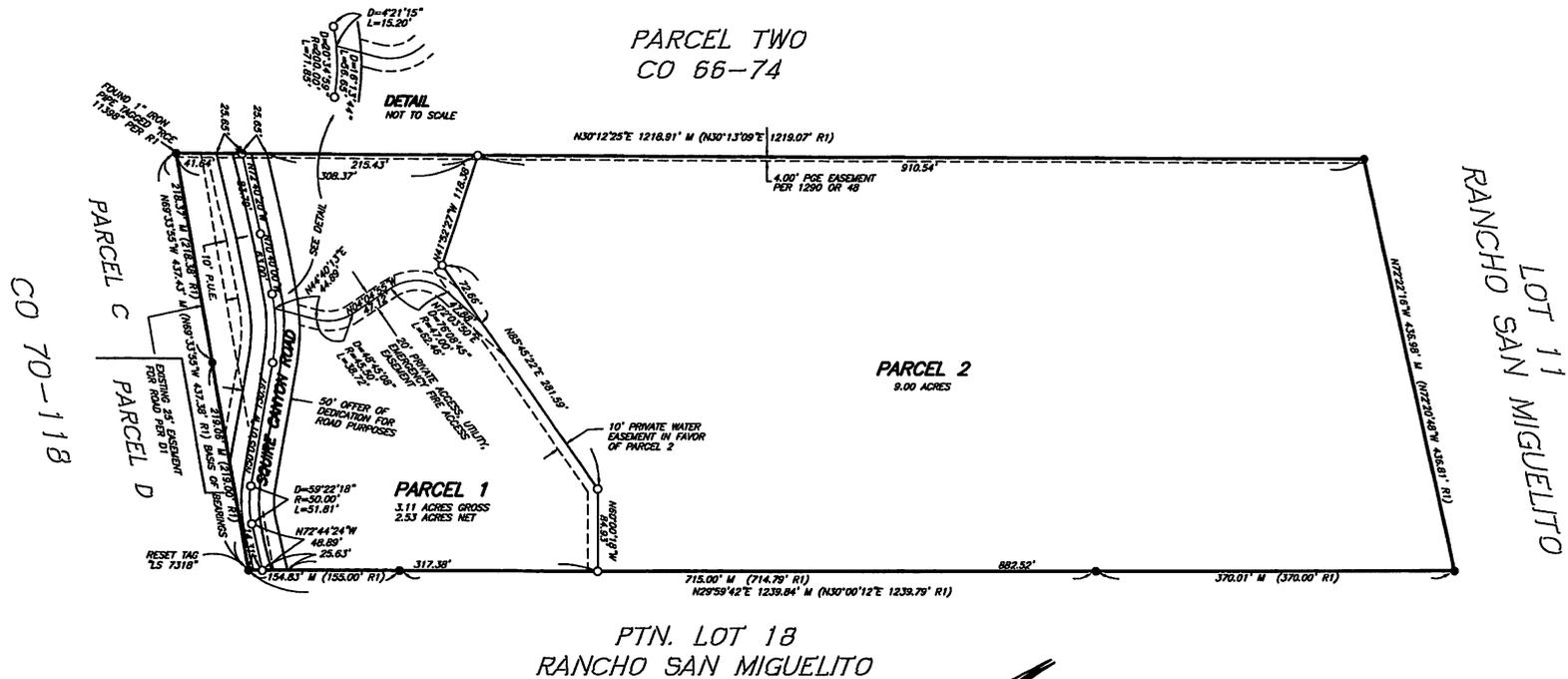
PARCEL MAP CO 99-0108

BEING A SUBDIVISION OF A PORTION OF LOT 18 OF RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA ACCORDING TO MAP FILED IN BOOK A, PAGE 39 OF MAPS, RECORDS OF SAID COUNTY.

PREPARED AT THE REQUEST OF ROBERT BOLLAY
PREPARED BY:



DATE: 7-1-04 J.N.2.231R.200 LMR SHEET 1 OF 3 SHEETS



BASIS OF BEARINGS

THE BASIS OF BEARINGS USED FOR THIS MAP IS THE SOUTHERLY LINE OF LOT 18, THAT BEARING BEING N89°33'55\"/>

LEGEND

- SET 3/8" REBAR WITH CAP STAMPED "L.S. 7318" OR NAIL AND TAG "L.S. 7318" UNLESS NOTED OTHERWISE
- FOUND REBAR WITH CAP "L.S. 5361" PER R1 UNLESS NOTED OTHERWISE
- M INDICATES MEASURED
- R1 56 LS 10
- D1 DOC. NO. 2002-048336



PARCEL MAP CO 99-0108

BEING A SUBDIVISION OF A PORTION OF LOT 18 OF RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA ACCORDING TO MAP FILED IN BOOK A, PAGE 59 OF MAPS, RECORDS OF SAID COUNTY.

PREPARED AT THE REQUEST OF ROBERT BOLLAY

PREPARED BY:

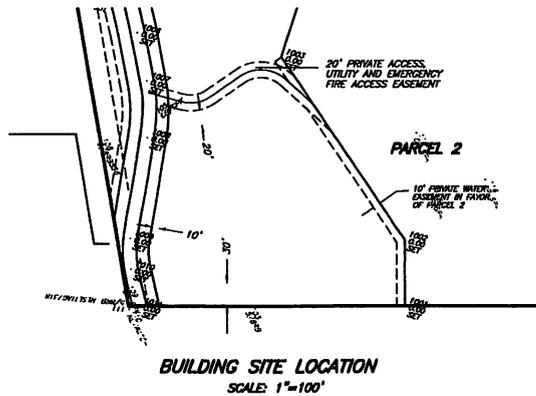


civil engineers • land surveyors • land planners
1998 santa barbara st • san luis obispo, ca 93401
ph: 805/548-8658 • email: eda@edainc.com

ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY, AND IS DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

- a. AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMITS, THE APPLICANT SHALL CLEARLY DELINEATE THE BUILDING SITE ON THE PROJECT PLANS, AS SHOWN ON THE APPROVED TENTATIVE PARCEL MAP. ALL NEW DEVELOPMENT (E.G., RESIDENCES AND DETACHED GARAGES) SHALL BE LOCATED WITHIN THE BUILDING SITE.
- b. PARCEL 1 SHALL BE LIMITED TO ONE (1) DWELLING UNIT AND PARCEL 2 MAY HAVE A SECONDARY DWELLING CONSISTENT WITH THE AREA PLAN AND LAND USE ORDINANCE.
- c. EACH PARCEL SHALL PROVIDE ITS OWN ON-SITE WATER WELL.
- d. AT THE TIME OF APPLICATION FOR GRADING PERMITS OR CONSTRUCTION PERMITS FOR PARCEL 1, THE APPLICANT SHALL CLEARLY SHOW ON THE PROJECT PLANS THE TYPE, SIZE, AND LOCATION OF ALL TREES LOCATED WITHIN THE DESIGNATED BUILDING ENVELOPE AS SHOWN ON THE APPROVED TENTATIVE MAP. NO TREES SHALL BE REMOVED AS A RESULT OF DEVELOPMENT OF PARCEL 1. GRADING, UTILITY TRENCHING, COMPACTION OF SOIL, OR PLACEMENT OF FILL SHALL BE AVOIDED WITHIN THE DEVELOPMENT AREA. IF GRADING IN THE ROOT ZONE CANNOT BE AVOIDED, RETAINING WALLS SHALL BE CONSTRUCTED TO MINIMIZE CUT AND FILL IMPACTS. CARE SHALL BE TAKEN TO AVOID SURFACE ROOTS WITHIN THE TOP 18 INCHES OF SOIL. IF ANY ROOTS MUST BE REMOVED OR EXPOSED, THEY SHALL BE CLEANLY CUT AND NOT LEFT EXPOSED ABOVE THE GROUND SURFACE.
- e. OAK TREES PROVIDE AN ESSENTIAL COMPONENT OF WILDLIFE HABITAT AND VISUAL BENEFITS. THE APPLICANT RECOGNIZES THIS AND AGREES TO MINIMIZE TRIMMING OF THE OAKS. IF TRIMMING IS NECESSARY, THE APPLICANT AGREES TO EITHER USE A SKILLED ARBORIST OR APPLY ACCEPTED ARBORIST'S TECHNIQUES WHEN REMOVING LIMBS. UNLESS A HAZARDOUS OR UNSAFE SITUATION EXISTS, TRIMMING SHALL BE DONE ONLY DURING THE WINTER FOR DECIDUOUS SPECIES. SMALLER TREES (SMALLER THAN 6 INCHES IN DIAMETER AT FOUR FEET ABOVE THE GROUND) WITHIN THE PROJECT AREA ARE CONSIDERED TO BE OF HIGH IMPORTANCE, AND WHEN POSSIBLE, SHALL BE GIVEN SIMILAR CONSIDERATION AS LARGER TREES.



PARCEL MAP CO 99-0108

BEING A SUBDIVISION OF A PORTION OF LOT 18 OF RANCHO SAN MIGUELITO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA ACCORDING TO MAP FILED IN BOOK A, PAGE 38 OF MAPS, RECORDS OF SAID COUNTY.

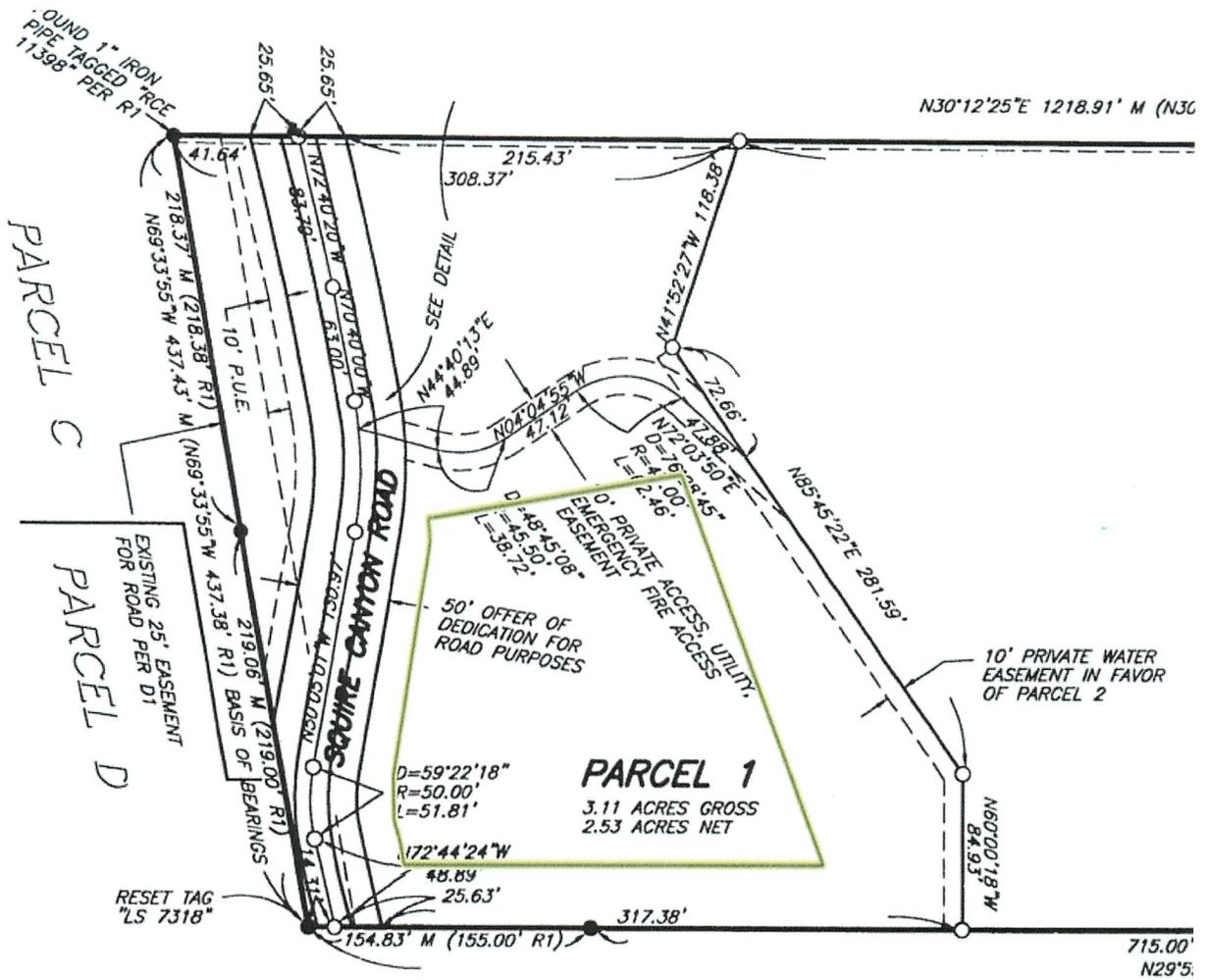
PREPARED AT THE REQUEST OF ROBERT BOLLAY

PREPARED BY:

eda
design professionals
civil engineers • land surveyors • land planners
1998 santa barbara st • san luis obispo, ca 93401
ph: 805/848-8858 • email: eda@edainc.com

DATE: 10-28-04

J.N.2.2319.200 LMR SHEET 3 OF 3 SHEETS



APN: 076-272-082
 PARCEL SIZE: 2.53 ACRES / 110,206.8 SQ FT NET
 BUILDING ENVELOPE: .92 ACRES / 40,039.8 SQ FT

NOTES: BUILDING ENVELOPE DOES NOT APPEAR ON ADDITIONAL INFORMATION SHEET OF THE FINAL MAP AND APPEARS TO HAVE BEEN OMMITTED IN ERROR. ENVELOPE IS FROM THE APPROVED TENTATIVE MAP AS INDICATED IN THE NOTES ON THE ADDITIONAL MAP SHEET.

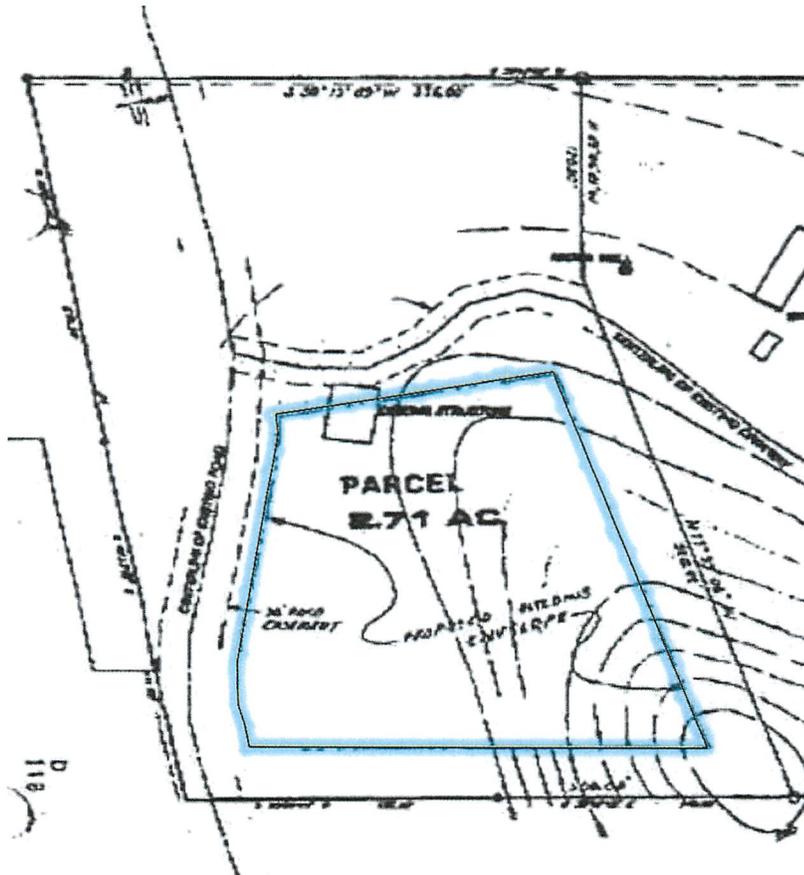
**ABOVE
GRADE**
ENGINEERING

FINAL PARCEL MAP DETAIL &
 APPROX. BUILDING ENVELOPE

310 SQUIRE CANYON RD,
 SAN LUIS OBISPO, CA

SCALE: NOT TO SCALE
 JOB NUMBER: 14061
 BY: E. BARANEK
 DATE: 4-17-2014

A



APN: 076-272-082
 PARCEL SIZE: 3.11 ACRES / 135,471.6 SQ FT
 BUILDING ENVELOPE: 1.22 ACRES / 53,329.12 SQ FT APPROX.

**ABOVE
 GRADE**
 ENGINEERING

(E) TENTATIVE MAP PARCEL DETAIL
 & BUILDING ENVELOPE

310 SQUIRE CANYON RD,
 SAN LUIS OBISPO, CA

SCALE: NOT TO SCALE
 JOB NUMBER: 14061
 BY: E. BARANEK
 DATE: 4-17-2014

B



APN: 076-272-082
PARCEL SIZE: 3.11 ACRES / 135,471.6 SQ FT
BUILDING ENVELOPE: 1.22 ACRES / 53,329.12 SQ FT APPROX.

**ABOVE
GRADE**
ENGINEERING

CURRENT GOOGLE EARTH IMAGE
& APPROVED BUILDING ENVELOPE

310 SQUIRE CANYON RD,
SAN LUIS OBISPO, CA

SCALE: NOT TO SCALE

JOB NUMBER: 14061

BY: E. BARANEK

DATE: 4-17-2014





APN: 076-272-082
PARCEL SIZE: 3.11 ACRES / 135,471.6 SQ FT
BUILDING ENVELOPE: .72 ACRES / 31,476.8 FT APPROX.

**ABOVE
GRADE**
ENGINEERING

PROPOSED BUILDING ENVELOPE

310 SQUIRE CANYON RD,
SAN LUIS OBISPO, CA

SCALE: NOT TO SCALE

JOB NUMBER: 14061

BY: E. BARANEK

DATE: 4-22-2014

D



San Luis Obispo Planning Area
Planning Area

RS

San Luis Bay Inland Sub Area North
Planning Area

SQUIRE CANYON RD

50m
200ft

San Luis Obispo Department of Planning and Building and the County Assessor

POWERED BY
esri



Parcel Summary Report For Parcel # 076-272-082

5/5/2014
10:51:18AM

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 BOLLAY ROBERT J
 320 SQUIRE CANYON RD SLO CA 93401-8002

OWN BOLLAY ANN L

OWN BOLLAY LIVING TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	00310 SQUIRE CANYON RD RSLB

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO99-	108	0001	San Luis Bay Ru	San Luis Bay	RS	SRA		Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 62/93-95 PAR 1 & PTN D ED RD

Notes
 BUILDING SITE ON THIS PARCEL SEE MAP

Tax Districts
 SAN LUIS COASTAL
 SAN LUIS OBISPO JT(27,40)
 COUNTY-ZONE NO. 09
 SAN LUIS
 NO. 03
 SQUIRE CANYON



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AREA NO. 21

Case Information

Case Number:

Case Status:

PMT2012-00817

WIT

Primary Parcel

Description:

WITHDRAWN - ELECTRIC METER FOR 980 SQ FT SECONDARY DWELLING.

P000197P

APP

Related Parcel

Description:

HOME OCCUPATION/OFF SITE

WINDOW CLEANING

P980330P

APP

Related Parcel

Description:

HOME OCCUPATION/SOFTWARE DEVELOPMENT

DBA AURA CREATIONS

S940096P

WIT

Related Parcel

Description:

SUBDIVISION INTO 4 PARCELS

S980249P

RDD

Related Parcel

Description:

PROP 2 PARCEL DIVISION