



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/25/2010

TO: _____

FROM: *Brian Redotti*, South County Team

PROJECT DESCRIPTION: SUB2010-00022 COAL 10-0042 MORABITO- LLA between 4 parcels located off S. Higuera in SLO. 73.85 acre site. APN: 076-081-021, 022, 024 and 076-061-076.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 9/13/2010 please.

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

Lot Line Adjustment

LOT LINE ADJUSTMENT BETWEEN 4 PARCELS.

/ SEF
AG AR FH

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Angelo Morabito Daytime Phone 805-540-4701
 Mailing Address 214 Higuera Street, San Luis Obispo, CA Zip Code 93401
 Email Address: _____

Applicant Name Angelo Morabito Daytime Phone 805-540-4701
 Mailing Address 214 Higuera Street, San Luis Obispo, CA Zip Code 93401
 Email Address: _____

Agent Name Westland Engineering, Inc. Daytime Phone 805-541-2394
 Mailing Address 3480 S. Higuera Street, Ste 130 Zip Code 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 73.85 Assessor Parcel Number(s): 076-081-021, 022, 024 and 076-061-076
 Legal Description: Parcels 1, 2 & 4 of CO 04-0582 and Parcel 1 of Document Number 2000-019358
 Address of the project (if known): 4595, 4433 & 4435 S. Higuera Street, San Luis Obispo
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: South Higuera

Describe current uses, existing structures, and other improvements and vegetation on the property:
SFR, Open Space, Agricultural, Vacant

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Adjust lot lines (Parcel 1 = 1.5 Acres, Parcel 2 = 1.5 Acres, Parcel 3 = 16.28 Acres, Parcel 4 = 58.87 Gross Acres)

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 Angelo Morabito Date 7-30-10

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?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: Combined proposed parcels = Approx. 78+ Acres

Number of existing lots, parcels or certificates: 4 parcels Existing parcel sizes: 1.61, 1.94, 50.25 & 20.05

What will the property be used for after division: _____

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

If Yes, what was the map number: Tract No: _____ CO 04-0582 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? 081-076-023 = 2.03 Acres

Describe existing and future access to the proposed project site: South Higuera, Octagon Way

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

North: Agriculture/row crops, Octagon Barn South: Agricultural/row crops, SFR, structures

East: Agriculture/row crops West: Agricultural/row crops, Highway 101

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? 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: N/A

- 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)

Acreage 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: N/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:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 64.53 acres
Moderate slopes of 10-30%: 7.11 acres
Steep slopes over 30%: 0.20 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Davenport Creek and San Luis Obispo Creek
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: Flood Hazard Area
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Related to recently recorded map CO 04-0582
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: South Higuera & 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 Crops
 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: 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? 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. (For recently recorded map CO 04-0582)
 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: N/A

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: San Luis Obispo County Solid Waste 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: Lucia Mar School District
- 2. Location of nearest police station: Sheriff Department, 1585 Kansas Avenue, San Luis Obispo
- 3. Location of nearest fire station: Cal-fire, Airport Station, 4671 Broad Street, San Luis Obispo
- 4. Location of nearest public transit stop: Dial-A-Ride, Buckley Road
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 3/4 mile feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: Agriculture, Vacant Land
- 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): Open space on Parcel 4 of CO 04-0582
- 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: Proposed buildings
- 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 *: None

*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:
None
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): ED 05-154

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): None known

(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.)

OWNER'S STATEMENT

I, THE UNDERSIGNED, AS A MEMBER OF THE DIVISION OF REAL PROPERTY SHOWING ON THIS PLAN AND STATE THAT I AM THE LEGAL OWNER OF SAID PROPERTY OR THE AUTHORIZED AGENT OF THE LEGAL OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WESTLAND ENGINEERING, INC.
1480 S. HOLMERA, SUITE 130, SAN LUIS OBISPO, CA. 93401
(805) 541-2394

RECORD OWNER:
ANGELO MORABITO
3480 S. HOLMERA, SUITE 130, SAN LUIS OBISPO, CA. 93401

ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH THE LOT DIVISION ORDINANCE OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

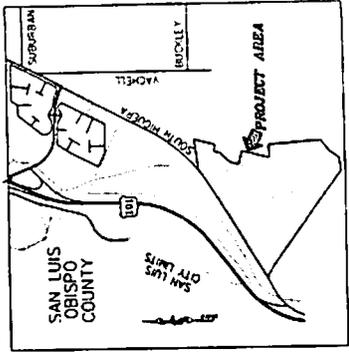
TERENCE K. O'CONNOR, P.E. 31807, EXPIRES 9-30-2011
WESTLAND ENGINEERING, INC.
3480 S. HOLMERA, SUITE 130, SAN LUIS OBISPO, CA. 93401
(805) 541-2394

ASSESSOR'S PARCEL MAPS

078-088-021
078-088-022
078-088-023
078-088-024
078-088-025
078-088-026
078-088-027
078-088-028
078-088-029
078-088-030

CURVE TABLE

CHORD	BEARING	LENGTH	ARC
100.00	S 89° 57' 54" W	100.00	185.54
100.00	S 89° 57' 54" W	200.00	371.07
100.00	S 89° 57' 54" W	300.00	556.61
100.00	S 89° 57' 54" W	400.00	742.14
100.00	S 89° 57' 54" W	500.00	927.68
100.00	S 89° 57' 54" W	600.00	1113.21
100.00	S 89° 57' 54" W	700.00	1298.75
100.00	S 89° 57' 54" W	800.00	1484.28
100.00	S 89° 57' 54" W	900.00	1669.82
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100.00	S 89° 57' 54" W	2100.00	3896.24
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100.00	S 89° 57' 54" W	2600.00	4823.91
100.00	S 89° 57' 54" W	2700.00	5009.45
100.00	S 89° 57' 54" W	2800.00	5194.98
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100.00	S 89° 57' 54" W	3000.00	5566.05
100.00	S 89° 57' 54" W	3100.00	5751.59
100.00	S 89° 57' 54" W	3200.00	5937.12
100.00	S 89° 57' 54" W	3300.00	6122.66
100.00	S 89° 57' 54" W	3400.00	6308.19
100.00	S 89° 57' 54" W	3500.00	6493.73
100.00	S 89° 57' 54" W	3600.00	6679.26
100.00	S 89° 57' 54" W	3700.00	6864.80
100.00	S 89° 57' 54" W	3800.00	7050.33
100.00	S 89° 57' 54" W	3900.00	7235.87
100.00	S 89° 57' 54" W	4000.00	7421.40
100.00	S 89° 57' 54" W	4100.00	7606.94
100.00	S 89° 57' 54" W	4200.00	7792.47
100.00	S 89° 57' 54" W	4300.00	7978.01
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100.00	S 89° 57' 54" W	4700.00	8720.15
100.00	S 89° 57' 54" W	4800.00	8905.68
100.00	S 89° 57' 54" W	4900.00	9091.22
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100.00	S 89° 57' 54" W	6200.00	11503.17
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100.00	S 89° 57' 54" W	6400.00	11874.24
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100.00	S 89° 57' 54" W	6600.00	12245.31
100.00	S 89° 57' 54" W	6700.00	12430.85
100.00	S 89° 57' 54" W	6800.00	12616.38
100.00	S 89° 57' 54" W	6900.00	12801.92
100.00	S 89° 57' 54" W	7000.00	12987.45
100.00	S 89° 57' 54" W	7100.00	13172.99
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100.00	S 89° 57' 54" W	10000.00	18553.50



VICINITY MAP
NO SCALE

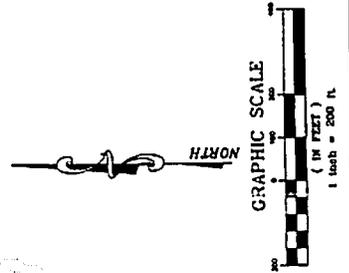
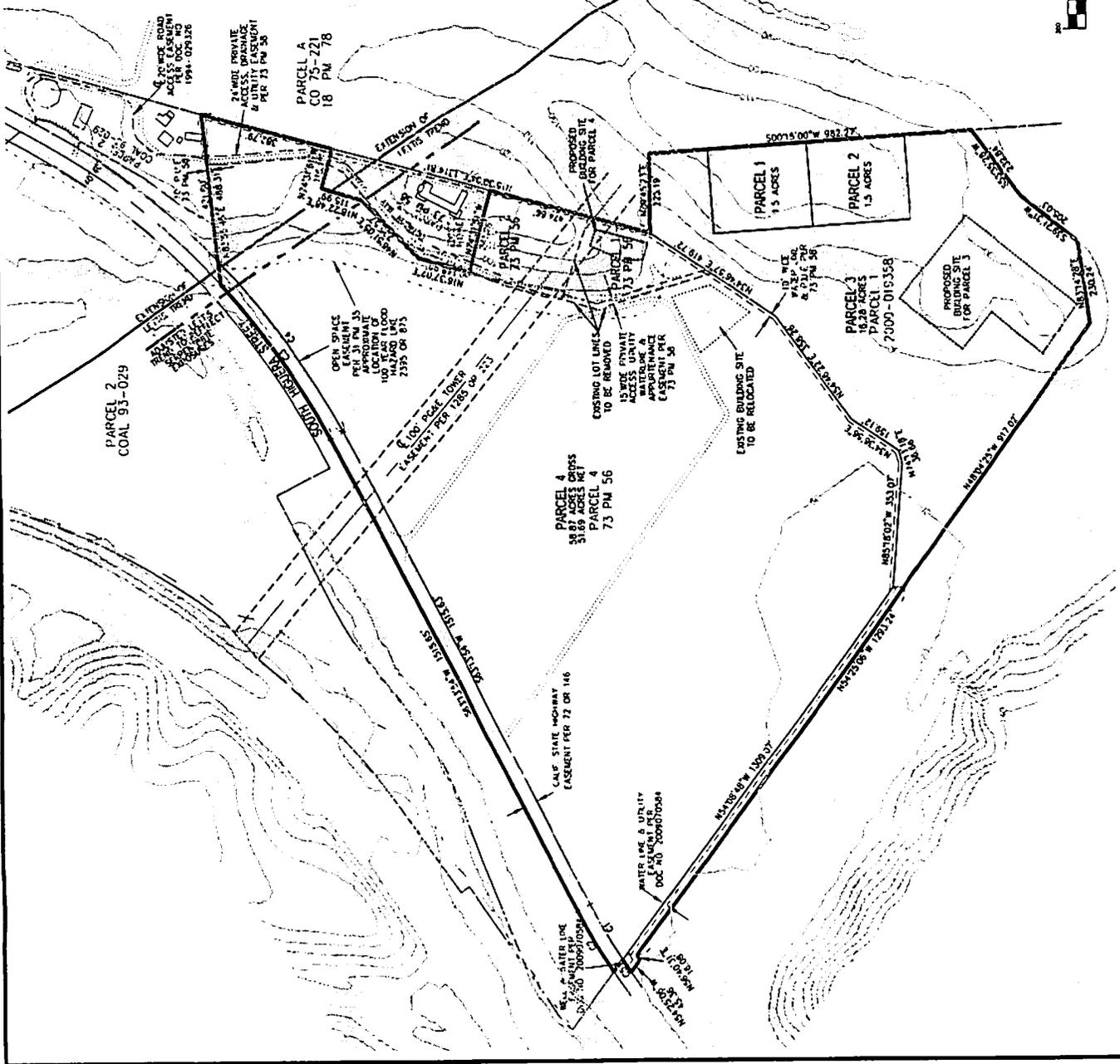
**VESTING TENTATIVE MAP
COAL 10-0042**

PARCELS 1, 2 & 4 OF CO. 04-0087 AS RECORDED IN BOOK 73 AT PAGE 38-100-01558 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

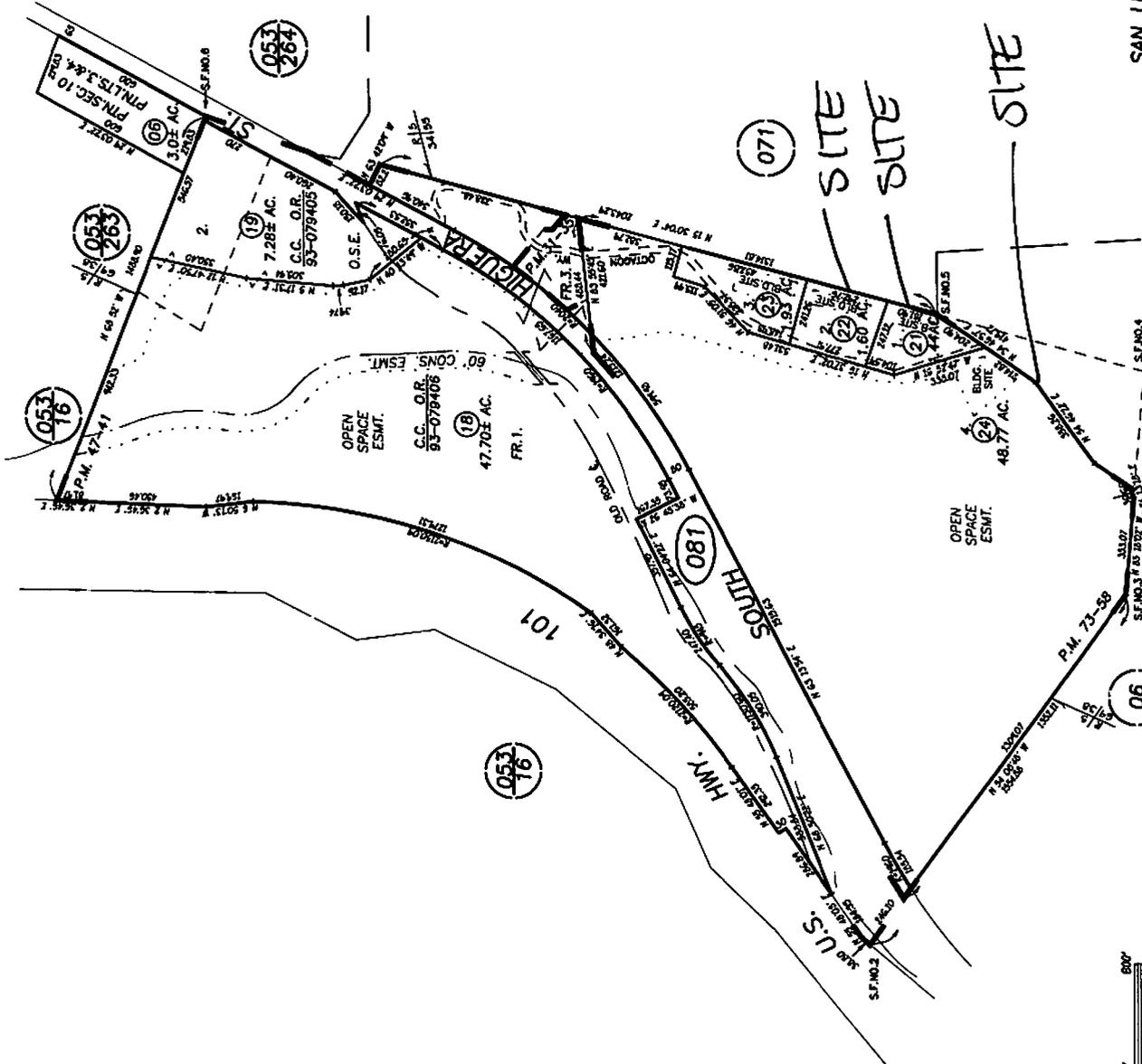
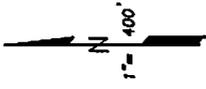
PREPARED BY
ANGELO MORABITO

WESTLAND ENGINEERING, INC.
3480 S. HOLMERA ST, SUITE 130, SAN LUIS OBISPO, CA. 93401
(805)-541-2394

MAY 2010 JOB NO. 10.011
SHEET 1 OF 1



076-081



SAN LUIS OBISPO VICINITY
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 076 PAGE 081

T. 31S.; R. 12E.; SECTION 10. M.D.B.&M.
 RANCHO SANTA FE, O.R. BK. A, PG. 238 OF PATENTS.

REVISIONS	DATE
LS	01-09-04
MA	02-01-05
MA	11-09-07
MA	02-27-09
10-172	03-17-10

200' 0 400' 800'

THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.





Parcel Summary Report For Parcel # 076-081-021

8/24/2010
3:06:17PM

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 MORABITO ANGELO P
214 S HIGUERA ST SLO CA 93401-5015

OWN MORABITO JOAN E

OWN MORABITO LIVING TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	0000 OCTAGON WY RSLO

Lot Information:

<u>Tract / Township</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>
CO04-	582	0001			AG	AR	FH	Y	SC / BO / SL / S2	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 73/58-61 PAR 1

Notes

Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
 COUNTY-ZONE NO. 09 FLOOD CONTROL
 SAN LUIS PORT & HARBOR
 NO. 03 ROAD-CO/SUPVR
 AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 076-081-021

8/24/2010
3:06:17PM

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:

AGP2006-00009

REC

Primary Parcel

Description:

ESTABLISH AN AGRICULTURAL PRESERVE AND ENTER INTO A LAND CONSERVATION CONTRACT FOR LAND WITHIN THE OPENSOURCE PARCEL OF A MINOR AGRICULTURAL CLUSTER LAND DIVISION

DRC2004-00161

ERR

Primary Parcel

Description:

DEV PLAN/CONDITIONAL USE PERMIT/MINOR AG CLUSTER PROJECT WITH 4 LOTS

SUB2004-00235

RDD

Primary Parcel

Description:

REQUEST BY ANGELO MORABITO FOR A VESTING PARCEL MAP (CO 04-0582) / CONDITIONAL USE PERMIT (SUB2004-00235) TO SUBDIVIDE AN EXISTING 55.83 ACRE PARCEL INTO THREE RESIDENTIAL PARCELS OF 1.61, 1.94, 2.03, AND AN OPEN SPACE PARCEL OF 50.25 ACRES AS A MINOR AGRICULTURAL CLUSTER. THE PROJECT WILL RESULT IN THE DISTURBANCE OF APPROXIMATELY 1.5 ACRES OF A 57 ACRE PARCEL.

SUB2010-00022

REC

Primary Parcel

Description:

LOT LINE ADJUSTMENT BETWEEN 4 PARCELS.

S910084L

RDD

Related Parcel

Description:

PROPOSED THREE LOT ADJUSTMENT

S920083L

RDD

Related Parcel

Description:

PROPOSED THREE LOT ADJUSTMENT

SUB2008-00017

APV

Related Parcel

Description:

PROP ROAD NAME FOR PARCEL MAP CO04-0582 (NAMED CONCURRENTLY WITH PARCEL MAP CO 01-0237), OCTAGON WAY