



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/25/2011

TO: _____

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: SUB2010-00098 CO 11-0057 VARNI- Parcel map to divide a half acre parcel into two parcels, each with SFRS. Site located off Rochelle way in Oceano. APN: 062-303-024.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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

Landowner Name CHARLES VARNI Daytime Phone 805.459.6698
 Mailing Address 1745 Rochelle Way Oceano Zip Code 93445
 Email Address: _____

Applicant Name Same Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Leonard Lenger Daytime Phone 4891127
 Mailing Address 1203 Carpenter Cyn Rd AG Zip Code 93420
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 23365 / 19180 ^{gross} ^{net} Assessor Parcel Number(s): 062-303-024

Legal Description: _____
 Address of the project (if known): _____
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:
Two existing, permitted, SFR's on one-half acre lot

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Subdivide one-half acre lot into two parcels, each with SFR.

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 Charles Varni Date 4-20-11

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? 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?: B 6000 sf net / A 13180 sf net
Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 19180 net
What will the property be used for after division: Same as current, no change
Is the property part of a previous subdivision that you filed? Yes No
If Yes, what was the map number: Tract No: _____ CO _____ 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? _____

Describe existing and future access to the proposed project site: As currently exists, no changes

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

North: SFR South: SFR
East: Condos (Tierra Nueva) West: SFR

Proposed water source: On-site well Shared well Other OCSD
 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 South County
 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: Ocean

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: Create two separate parcels with existing SFR's

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)

Acreage of open space: _____ Average slope of open space: _____

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

_____ *none* _____

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

_____ *none* _____

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:

- 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: .5 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: already developed improvements
- 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: Rochelle Way and Christmas Tree Lane

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? no change
- 4. How many service connections will be required? existing
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: OCS D
- 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: 10 feet Location of connection: currently connected to South County Rochelle Way
- 2. What is the amount of proposed flow? no change 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: Waste Management
- 3. Where is the waste disposal storage in relation to buildings? garbage cans by garage
- 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
- 2. Location of nearest police station: Sheriff's Oceano Substation
- 3. Location of nearest fire station: Oceano
- 4. Location of nearest public transit stop: Elm and Highway 1
- 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: Prior to 1988 agriculture
After 1988 subdivided and SFR's
- 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 *: Existing photovoltaic system @ 1745

*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:

NO new impacts

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?

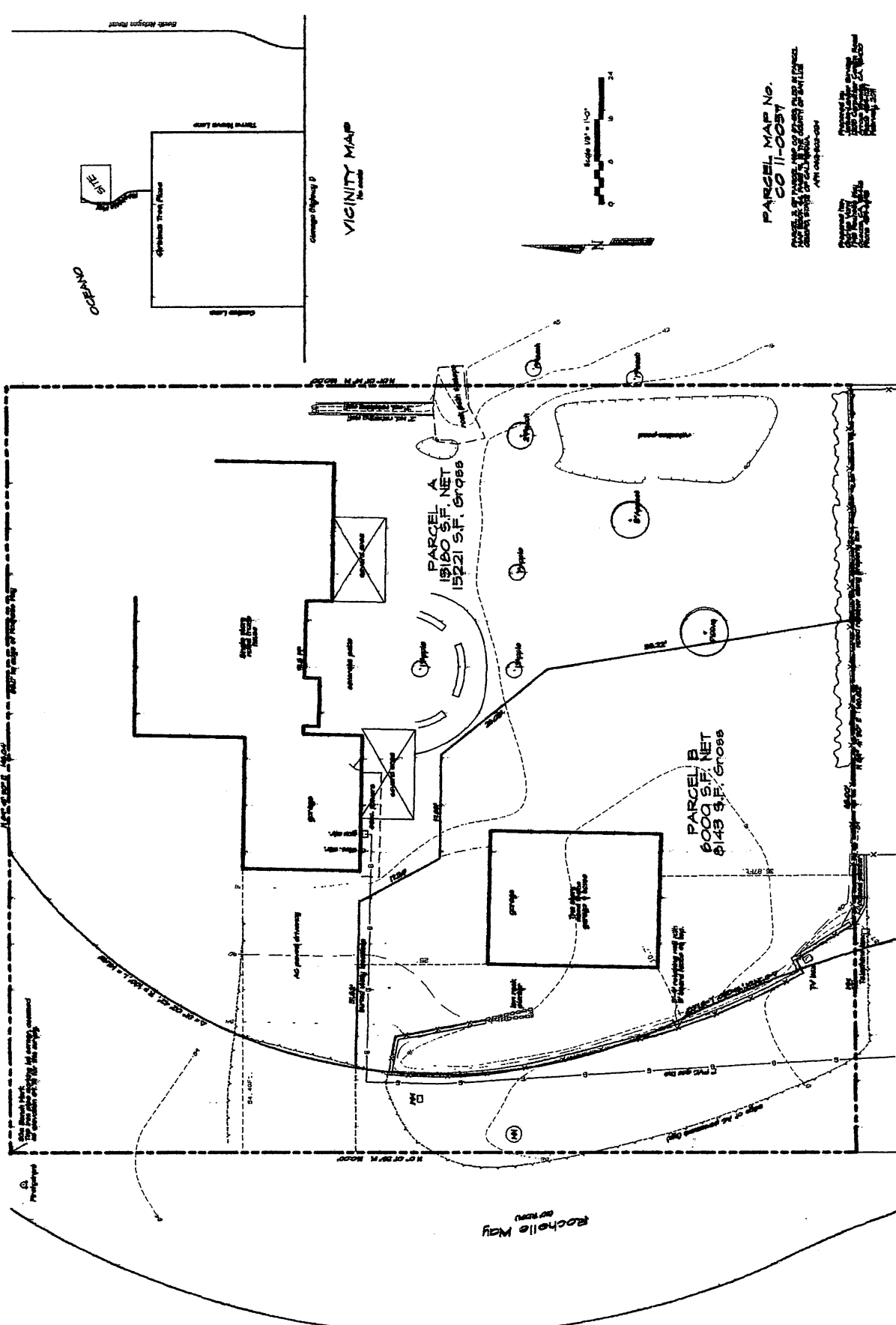
Yes No

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.)



1/4" = 1'-0" (Scale of Parcel A)

1/4" = 1'-0" (Scale of Parcel B)

1/4" = 1'-0" (Scale of Parcel C)

1/4" = 1'-0" (Scale of Parcel D)

1/4" = 1'-0" (Scale of Parcel E)

Parcel A: 13180 S.F. NET, 15221 S.F. Gross

Parcel B: 6000 S.F. NET, 8143 S.F. Gross

Parcel C: 1000 S.F. NET, 1200 S.F. Gross

Parcel D: 500 S.F. NET, 600 S.F. Gross

Parcel E: 200 S.F. NET, 250 S.F. Gross

Site

Driveway

Parking

Building

Rochele Way

Ocean

1/4" = 1'-0" (Scale of Parcel F)

1/4" = 1'-0" (Scale of Parcel G)

1/4" = 1'-0" (Scale of Parcel H)

1/4" = 1'-0" (Scale of Parcel I)

Parcel F: 800 S.F. NET, 1000 S.F. Gross

Parcel G: 400 S.F. NET, 500 S.F. Gross

Parcel H: 200 S.F. NET, 250 S.F. Gross

Parcel I: 100 S.F. NET, 125 S.F. Gross

Parcel J: 50 S.F. NET, 62.5 S.F. Gross

Parcel J: 50 S.F. NET, 62.5 S.F. Gross

Parcel K: 25 S.F. NET, 31.25 S.F. Gross

Parcel L: 12.5 S.F. NET, 15.625 S.F. Gross

Parcel M: 6.25 S.F. NET, 7.8125 S.F. Gross

Parcel N: 3.125 S.F. NET, 3.90625 S.F. Gross

Parcel N: 3.125 S.F. NET, 3.90625 S.F. Gross

Parcel O: 1.5625 S.F. NET, 1.953125 S.F. Gross

Parcel P: 0.78125 S.F. NET, 0.9765625 S.F. Gross

Parcel Q: 0.390625 S.F. NET, 0.48828125 S.F. Gross

Parcel R: 0.1953125 S.F. NET, 0.244140625 S.F. Gross

Parcel R: 0.1953125 S.F. NET, 0.244140625 S.F. Gross

Parcel S: 0.09765625 S.F. NET, 0.1220703125 S.F. Gross

Parcel T: 0.048828125 S.F. NET, 0.06103515625 S.F. Gross

Parcel U: 0.0244140625 S.F. NET, 0.030517578125 S.F. Gross

Parcel V: 0.01220703125 S.F. NET, 0.0152587890625 S.F. Gross

Parcel V: 0.01220703125 S.F. NET, 0.0152587890625 S.F. Gross

Parcel W: 0.006103515625 S.F. NET, 0.00762939453125 S.F. Gross

Parcel X: 0.0030517578125 S.F. NET, 0.003814697265625 S.F. Gross

Parcel Y: 0.00152587890625 S.F. NET, 0.0019073486328125 S.F. Gross

Parcel Z: 0.000762939453125 S.F. NET, 0.00095367431640625 S.F. Gross

Parcel Z: 0.000762939453125 S.F. NET, 0.00095367431640625 S.F. Gross

Parcel AA: 0.0003814697265625 S.F. NET, 0.000476837158203125 S.F. Gross

Parcel AB: 0.00019073486328125 S.F. NET, 0.0002384185791015625 S.F. Gross

Parcel AC: 0.000095367431640625 S.F. NET, 0.00011920928955078125 S.F. Gross

Parcel AD: 0.0000476837158203125 S.F. NET, 0.000059604644775390625 S.F. Gross

Parcel AD: 0.0000476837158203125 S.F. NET, 0.000059604644775390625 S.F. Gross

Parcel AE: 0.00002384185791015625 S.F. NET, 0.0000298023223876953125 S.F. Gross

Parcel AF: 0.000011920928955078125 S.F. NET, 0.00001490116119384765625 S.F. Gross

Parcel AG: 0.0000059604644775390625 S.F. NET, 0.000007450580596923828125 S.F. Gross

Parcel AH: 0.00000298023223876953125 S.F. NET, 0.0000037252902984619140625 S.F. Gross

Parcel AH: 0.00000298023223876953125 S.F. NET, 0.0000037252902984619140625 S.F. Gross

Parcel AI: 0.000001490116119384765625 S.F. NET, 0.00000186264514923095703125 S.F. Gross

Parcel AJ: 0.0000007450580596923828125 S.F. NET, 0.000000931322574615478515625 S.F. Gross

Parcel AK: 0.00000037252902984619140625 S.F. NET, 0.0000004656612873077392578125 S.F. Gross

Parcel AL: 0.000000186264514923095703125 S.F. NET, 0.00000023283064365386962890625 S.F. Gross

Parcel AL: 0.000000186264514923095703125 S.F. NET, 0.00000023283064365386962890625 S.F. Gross

Parcel AM: 0.0000000931322574615478515625 S.F. NET, 0.000000116415321826934814453125 S.F. Gross

Parcel AN: 0.00000004656612873077392578125 S.F. NET, 0.0000000582076609134674072265625 S.F. Gross

Parcel AO: 0.000000023283064365386962890625 S.F. NET, 0.00000002910383045673370361328125 S.F. Gross

Parcel AP: 0.0000000116415321826934814453125 S.F. NET, 0.000000014551915228366851806640625 S.F. Gross

Parcel AP: 0.0000000116415321826934814453125 S.F. NET, 0.000000014551915228366851806640625 S.F. Gross

Parcel AQ: 0.00000000582076609134674072265625 S.F. NET, 0.0000000072759576141834259033203125 S.F. Gross

Parcel AR: 0.000000002910383045673370361328125 S.F. NET, 0.00000000363797880709171295166015625 S.F. Gross

Parcel AS: 0.0000000014551915228366851806640625 S.F. NET, 0.000000001818989403545856475830078125 S.F. Gross

Parcel AT: 0.00000000072759576141834259033203125 S.F. NET, 0.0000000009094947017729282379150390625 S.F. Gross

Parcel AT: 0.00000000072759576141834259033203125 S.F. NET, 0.0000000009094947017729282379150390625 S.F. Gross

Parcel AU: 0.000000000363797880709171295166015625 S.F. NET, 0.00000000045474735088646411895751953125 S.F. Gross

Parcel AV: 0.0000000001818989403545856475830078125 S.F. NET, 0.000000000227373675443232059478759765625 S.F. Gross

Parcel AW: 0.00000000009094947017729282379150390625 S.F. NET, 0.0000000001136868377216160297393798828125 S.F. Gross

Parcel AX: 0.000000000045474735088646411895751953125 S.F. NET, 0.00000000005684341886080801486968994140625 S.F. Gross

Parcel AX: 0.000000000045474735088646411895751953125 S.F. NET, 0.00000000005684341886080801486968994140625 S.F. Gross

Parcel AY: 0.0000000000227373675443232059478759765625 S.F. NET, 0.000000000028421709430404007434844970703125 S.F. Gross

Parcel AZ: 0.00000000001136868377216160297393798828125 S.F. NET, 0.0000000000142108547152020037174224853515625 S.F. Gross

Parcel BA: 0.000000000005684341886080801486968994140625 S.F. NET, 0.00000000000710542735760100185871124267578125 S.F. Gross

Parcel BB: 0.00000000000284217094304040037174224853515625 S.F. NET, 0.000000000003552713678800500929355621337890625 S.F. Gross

Parcel BB: 0.00000000000284217094304040037174224853515625 S.F. NET, 0.000000000003552713678800500929355621337890625 S.F. Gross

Parcel BC: 0.00000000000142108547152020037174224853515625 S.F. NET, 0.000000000001776356839400250464677810668953125 S.F. Gross

Parcel BD: 0.000000000000710542735760100185871124267578125 S.F. NET, 0.0000000000008881784197001252323389053344765625 S.F. Gross

Parcel BE: 0.0000000000003552713678800500929355621337890625 S.F. NET, 0.00000000000044408920985006261616945266723828125 S.F. Gross

Parcel BF: 0.0000000000001776356839400250464677810668953125 S.F. NET, 0.000000000000222044604925031308084726333619140625 S.F. Gross

Parcel BF: 0.0000000000001776356839400250464677810668953125 S.F. NET, 0.000000000000222044604925031308084726333619140625 S.F. Gross

Parcel BG: 0.00000000000008881784197001252323389053344765625 S.F. NET, 0.0000000000001110223024625156540423631668095703125 S.F. Gross

Parcel BH: 0.000000000000044408920985006261616945266723828125 S.F. NET, 0.000000000000055511151231257827021181583402890625 S.F. Gross

Parcel BI: 0.0000000000000222044604925031308084726333619140625 S.F. NET, 0.000000000000027755575615628913510590791701453125 S.F. Gross

Parcel BJ: 0.00000000000001110223024625156540423631668095703125 S.F. NET, 0.0000000000000138777878078144567552953958507265625 S.F. Gross

Parcel BJ: 0.00000000000001110223024625156540423631668095703125 S.F. NET, 0.0000000000000138777878078144567552953958507265625 S.F. Gross

Parcel BK: 0.0000000000000055511151231257827021181583402890625 S.F. NET, 0.00000000000000693889390390722827264769792536328125 S.F. Gross

Parcel BL: 0.0000000000000027755575615628913510590791701453125 S.F. NET, 0.0000000000000034694469519536141363238489626640625 S.F. Gross

Parcel BM: 0.00000000000000138777878078144567552953958507265625 S.F. NET, 0.00000000000000173472347597680706819244848133203125 S.F. Gross

Parcel BN: 0.000000000000000693889390390722827264769792536328125 S.F. NET, 0.00000000000000086736173798840353409622424066619140625 S.F. Gross

Parcel BN: 0.000000000000000693889390390722827264769792536328125 S.F. NET, 0.00000000000000086736173798840353409622424066619140625 S.F. Gross

Parcel BO: 0.00000000000000034694469519536141363238489626640625 S.F. NET, 0.00000000000000043368086899420176704811212033095703125 S.F. Gross

Parcel BP: 0.000000000000000173472347597680706819244848133203125 S.F. NET, 0.0000000000000002168404344971008835240560601654765625 S.F. Gross

Parcel BQ: 0.000000000000000086736173798840353409622424066619140625 S.F. NET, 0.00000000000000010842021724855044176202803008273828125 S.F. Gross

Parcel BR: 0.000000000000000043368086899420176704811212033095703125 S.F. NET, 0.000000000000000054210108624275220881014015041369140625 S.F. Gross

Parcel BR: 0.000000000000000043368086899420176704811212033095703125 S.F. NET, 0.000000000000000054210108624275220881014015041369140625 S.F. Gross

Parcel BS: 0.00000000000000002168404344971008835240560601654765625 S.F. NET, 0.0000000000000000271050543121376104405070075206895703125 S.F. Gross

Parcel BT: 0.000000000000000010842021724855044176202803008273828125 S.F. NET, 0.000000000000000013552527156068805220253503760344765625 S.F. Gross

Parcel BU: 0.0000000000000000054210108624275220881014015041369140625 S.F. NET, 0.0000000000000000067762635780344026101267518801723828125 S.F. Gross

Parcel BV: 0.00000000000000000271050543121376104405070075206895703125 S.F. NET, 0.00000000000000000338813178901720130506337594008619140625 S.F. Gross

Parcel BV: 0.00000000000000000271050543121376104405070075206895703125 S.F. NET, 0.00000000000000000338813178901720130506337594008619140625 S.F. Gross

Parcel BW: 0.000000000000000013552527156068805220253503760344765625 S.F. NET, 0.00000000000000001694065974008600625126337594008619140625 S.F. Gross

Parcel BX: 0.0000000000000000067762635780344026101267518801723828125 S.F. NET, 0.0000000000000000084703298700430031256337594008619140625 S.F. Gross

Parcel BY: 0.00000000000000000338813178901720130506337594008619140625 S.F. NET, 0.00000000000000000423516493502150156337594008619140625 S.F. Gross

Parcel BZ: 0.000000000000000001694065974008600625126337594008619140625 S.F. NET, 0.0000000000000000021175824675107507816879700430031256337594008619140625 S.F. Gross

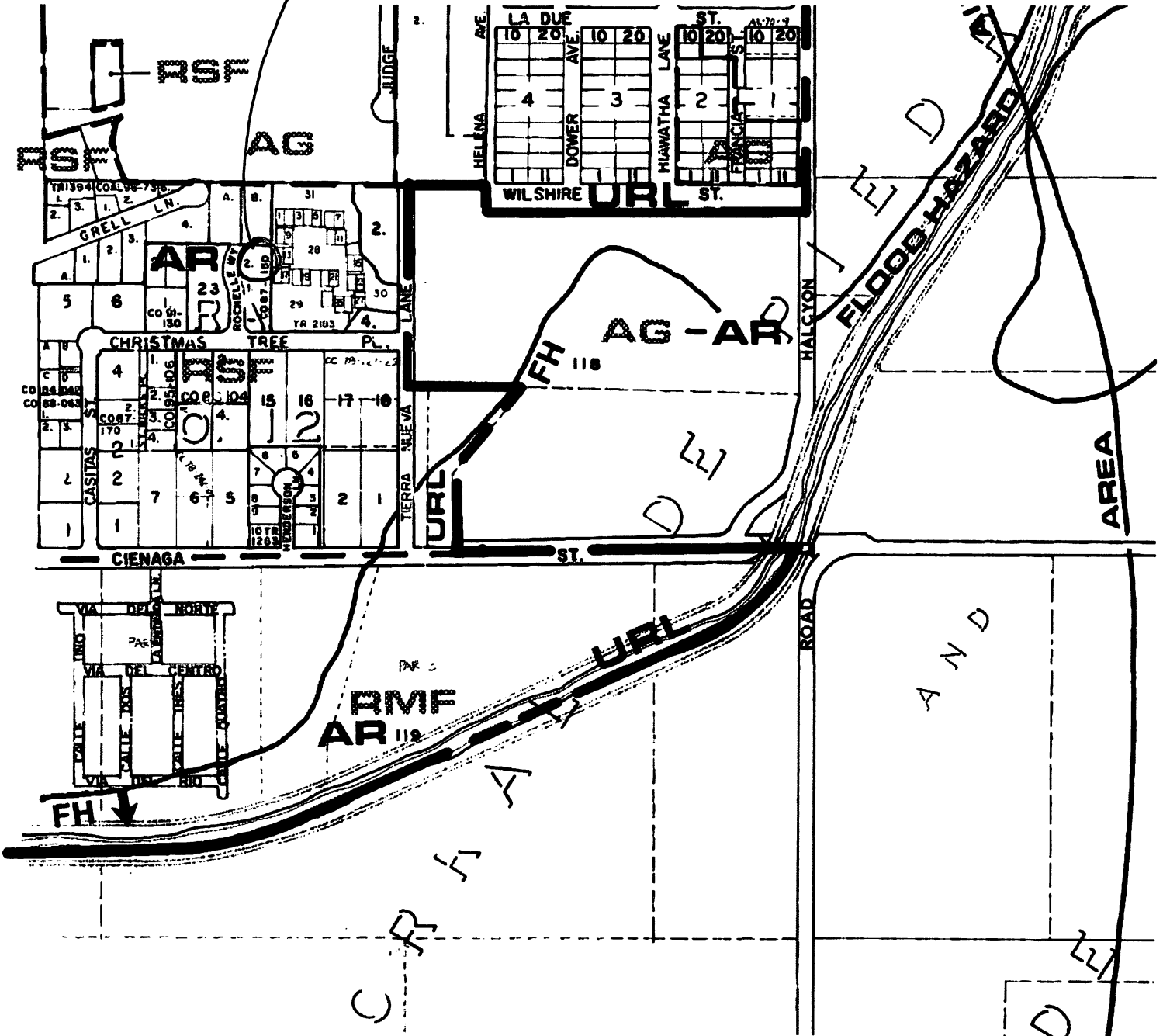
Parcel BZ: 0.000000000000000001694065974008600625126337594008619140625 S.F. NET, 0.0000000000000000021175824675107507816879700430031256337594008619140625 S.F. Gross

Parcel C0: 0.00000000000000000084703298700430031256337594008619140625 S.F. NET, 0.00000000000000000105879123375537539084398502150156337594008619140625 S.F. Gross

Parcel C1: 0.000000000000000000423516493502150156337594008619140625 S.F. NET, 0.0000000000000000005293956168776697954219925107507816879700430031256337594008619140625 S.F. Gross

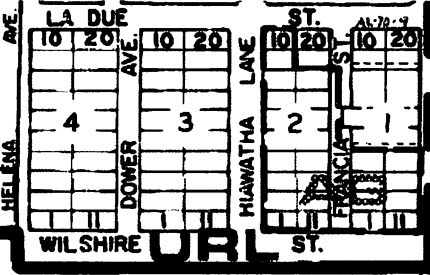
Parcel C2: 0.00000000000000000021175824675107507816879700430031256337594008619140625 S.F. NET, 0.0000000000000000002646978084388348977109962553753908439850215015633759400861914062

SITE



RSE

AG



AR

AG-AR

FH 118

RME
AR 118

FLOOD HAZARD

AREA

AND

C R H A

LL

D



Parcel Summary Report For Parcel # 062-303-024

5/25/2011
2:39:29PM

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 VARNI CHARLES A
 1743 ROCHELLE WY OCEANO CA 93445-8981
OWN VARNI CHARLES

Address Information

<u>Status</u>	<u>Address</u>
P	01745 ROCHELLE WY OCNO
P	01743 ROCHELLE WY OCNO

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>
CO87-	150	0002	Oceano	San Luis Bay	RSF	AR		Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 44-91 PAR 2

Notes

Tax Districts

LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
ARROYO GRANDE CEMETERY
COASTAL SAN LUIS RESOURCE CONSV.
COUNTY-ZONE NO. 03 FLOOD CONTROL
SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR



Parcel Summary Report For Parcel # 062-303-024

5/25/2011
2:39:29PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SOUTH SAN LUIS OBISPO COUNTY SANITATION
OCEANO COMM. SERVICE
AREA NO. 21 COUNTY SERVICE

Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
54758	FNL	Primary Parcel
<u>Description:</u>		
C4263	FNL	Primary Parcel
<u>Description:</u> RETAINING WALL		
C4508	FNL	Primary Parcel
<u>Description:</u> SOLAR ELECTRIC SYSTEM		
PMT2002-16061	WIT	Primary Parcel
<u>Description:</u> CONSTRUCT SFD (REPLACED BY STD 002)		
PMT2003-03921	FNL	Primary Parcel
<u>Description:</u> TRELLIS ADDITION (677 SF) AND 2ND STORY DECK (223 SF) W/ SPIRAL STAIRCASE W/ LIGHTING.		
PMT2005-00326	FNL	Primary Parcel
<u>Description:</u> SECONDARY DWELLING (800 SF) AND GARAGE (487 SF)		
PMT2008-00666	FNL	Primary Parcel
<u>Description:</u> COVERED PATIO - 264 SF (SECOND STORY)		
S880390N	RDD	Primary Parcel
<u>Description:</u> PROP RD NAME - ROCHELLE WAY (CO87-150)		
S920076P	EXP	Primary Parcel
<u>Description:</u> SUBDIVISION INTO TWO LOTS		
SUB2010-00098	REC	Primary Parcel
<u>Description:</u> PARCEL MAP		