



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/25/2014

TO: _____

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2014-00023 TR3027 MJG PROPERTY – Proposed six-lot tract map and conditional use permit for a mobile home park expansion. Site location is 311 Sweet Springs Lane, Arroyo Grande. APN: 047-200-019

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 MJG PROPERTY HOLDING PARTNERS Daytime Phone 642-9900
 Mailing Address 412 MARKET ST SAN LUIS OBISPO, CA Zip Code 93401
 Email Address: _____

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

Agent Name GRANITE RIDGE ENGINEERING GROUP Daytime Phone 925-2502
 Mailing Address 6619 SANTA ROSA RD ATASCADERO, CA Zip Code 93422
 Email Address: dennis@graniteridgegroup.com

PROPERTY INFORMATION

Total Size of Site: 37.67 AC Assessor Parcel Number(s): 047-200-019
 Legal Description: PARCEL ONE OF PARCEL MAP CD 75-30
 Address of the project (if known): 311 SWEET SPRINGS LANE ARROYO GRANDE, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LOPEZ DRIVE EAST OF AE TO SWEET SPRINGS LANE

Describe current uses, existing structures, and other improvements and vegetation on the property:
FOURTEEN UNIT STATE LICENSED MOBILE HOME PARK

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): SUBDIVISION INTO FOUR (5+ ACRE PARCELS) & ONE (3.2 ACRE PARCEL) & ONE (2.4 AC) PARCEL

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 _____ Date 12/16/2014

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit

APPLICANT INFORMATION

Check box for contact person assigned to this project
 Landowner Name MJE PROPERTY HOLDING PARTNERS Daytime Phone 542-9900
Mailing Address 412 MARSH ST SAN LUIS CRISPO Zip Code 93401
Email Address: _____

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

Agent Name GRANITE RIDGE ENGINEERING GROUP Daytime Phone 935-3582
Mailing Address 9679 SANTA ROSA ROAD ATAS, CA Zip Code 93422
Email Address: dennis@graniteridgegroup.com

PROPERTY INFORMATION

Total Size of Site: 51.67 AC Assessor Parcel Number(s): 047-200-019
Legal Description: PARCEL ONE OF PARCEL MAP CO-16-55
Address of the project (if known): 511 SWEET SPRINGS LANE, ATAS CA 93420
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:
STATE LICENSED MOBILE HOME PARK CONSISTING OF 14 UNITS

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): UPDATE EXISTING CONDITIONAL USE PERMIT TO INCREASE DENSITY FROM 14 TO 24

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 _____ Date 20 AUG 2014

FOR STAFF USE ONLY
Reason for Land Use Permit: _____

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No TR 3027

Project Information:

What is the proposed density or parcel size?: 6 PARCELS

Number of existing lots, parcels or certificates: ONE Existing parcel sizes: 27.67 AC

What will the property be used for after division: STATE LICENSED MOBILE HOME PARK

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? NA

Describe existing and future access to the proposed project site: LOPEE DRIVE PAVED AND UNPAVED ROADS PROVIDING ACCESS TO UNITS WITHIN STATE LICENSED MH PARK.

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

North: RESIDENTIAL SUBURBAN

South: RESIDENTIAL SUBURBAN

East: AGRICULTURE

West: RESIDENTIAL SUBURBAN

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

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

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 NA

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:

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".

NOT APPLICABLE

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): NONE

Describe existing and future access to the proposed project site: LOPEE DRIVE, PAVED AND UNPAVED ROADS PROVIDING ACCESS TO UNITS WITHIN STATE LICENSED MH PARK

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? _____

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

North: RESIDENTIAL SUBURBAN South: RESIDENTIAL SUBURBAN
East: AGRICULTURE West: RESIDENTIAL SUBURBAN

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%

Paving: _____ sq. feet _____% Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: _____ Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

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

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

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

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 No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: NA sq. feet acres

Total floor area of all structures including upper stories: NA sq. feet

For residential projects, answer the following:

Number of residential units: 24 Number of bedrooms per unit: THREE

Total floor area of all structures including upper stories, but not garages and carports: UNKNOWN

Total of area of the lot(s) minus building footprint and parking spaces: UNKNOWN

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: 11.66 acres
Moderate slopes of 10-30%: 11.22 acres
Steep slopes over 30%: 14.79 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: ALHONCADA CREEK
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: N/A
- 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: GRADING ASSOCIATED WITH UNIT RELATED UNDERHEAD PERMITS
- 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: LOPEZ DRIVE

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? UNKNOWN
4. How many service connections will be required? 2
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?
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: SOUTH COUNTY SANITARY SERVICES
- 3. Where is the waste disposal storage in relation to buildings? UNKNOWN
- 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: OCEANO
- 3. Location of nearest fire station: PISICO BEACH
- 4. Location of nearest public transit stop: 2 MILES
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? NA feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
STATE LICENSED MOBILE HOME PARK (#40-126)
- 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: NA
- 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, customers 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 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): PROVIDED BY OVERNIGHT STAY AREA
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 *: NEW MH UNITS MEET STATE ENERGY REQUIREMENTS

*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:
INFRASTRUCTURE IS IN PLACE LITTLE TO NO PHYSICAL CHANGES TO THE SITE ENVIRONMENT WILL BE REQUIRED TO SERVE THE 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: UNKNOWN

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): NA

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): H2O MIT INSTALLATION PERMITS FOR STATE LICENSED MIT PARK

(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.)

GRANITE RIDGE ENGINEERING GROUP

8679 SANTA ROSA ROAD ATASCADERO CA 93422 P (805) 885-3582 F (805) 461-0851 www.graniteridgegroup.com

Sweet Springs Mobilehome Park (HCD Park #40-126) Conditional Use Permit and Land Division Applications Supplementary Document

A. Project description.

1. Modify an existing conditional use permit to increase residential dwelling density in a State licensed mobilehome park:
 - a. From 14 units to 26 residential dwelling units (8 new residential dwelling units plus 4 additional density bonus residential dwelling units).
 - b. Re-establish RV overnight use as an allowed use under the existing conditional use permit.

B. Base Density Justification. There are 2 subdivision design standard tests for the residential suburban land use category within the Inland Land use Ordinance. These are slope, and water and sewer.

1. Slope Test. This test uses being “outside” and “inside” a Geologic Study Area (GSA) combining designation in determining minimum parcel size areas. In this case, the project site is “outside” of the GSA so minimum parcel size on slopes over 30% is 3 acres, 2 acres from 16 to 30%, and 1 acre for slopes from 0 to 15%. Based on this is the following:

BASE DENSITY DETERMINED BY THE SLOPE TEST

Slope Category	Min. Parcel Size	Calculated Slope Area	Number of Lots/Units
Over 30%	3	15.11	5
16 to 30%	2	10.39	5
0 to 15%	1	12.17	12
Totals		37.67	22

2. Water and Sewer Test. This test uses “with” and “without” community served systems for water and sewer in determining minimum parcel size. In that the project is presently served by a community water system regulated by the County Health Department, this section of the Inland Land Use Ordinance establishes minimum parcel size at 1 acre whether sewer service is with or without a community sewer system.

C. Density Bonus. Both County and State Density Bonus regulations assign a 20% multiplier for new development only. In that 14 residential dwelling units exist under the current conditional use permit, a bonus density is based on the application request for 8 new residential dwelling units, for an additional 4 units.



RECORD OWNERS
 MJG PROPERTY HOLDERS, INC
 412 MARSH STREET, SAN LUIS OBISPO, CA 93401

SITE ADDRESS

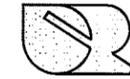
AP NUMBER
 047-200-019

LAND USE CATEGORIES
 RESIDENTIAL SUBURBAN
 PARCEL SIZE: 37.66 ACRES

UTILITIES
 PACIFIC GAS AND ELECTRIC
 COMMUNITY WATER (ONSITE)
 COVENTIONAL SEWER (PRIVATE)
 NATURAL GAS (PROPANE)
 AT&T (TELEPHONE)

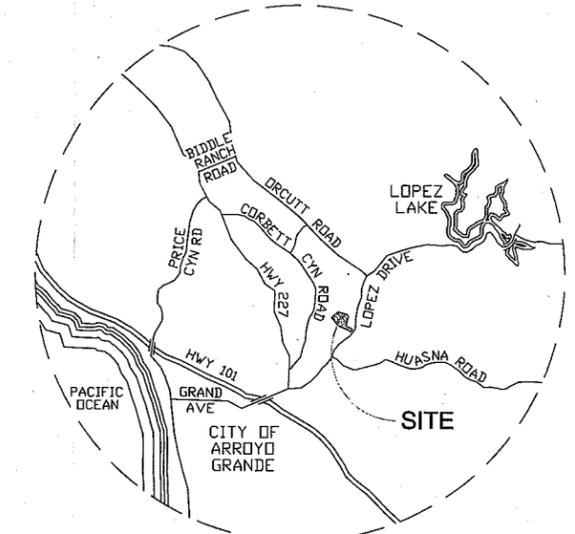
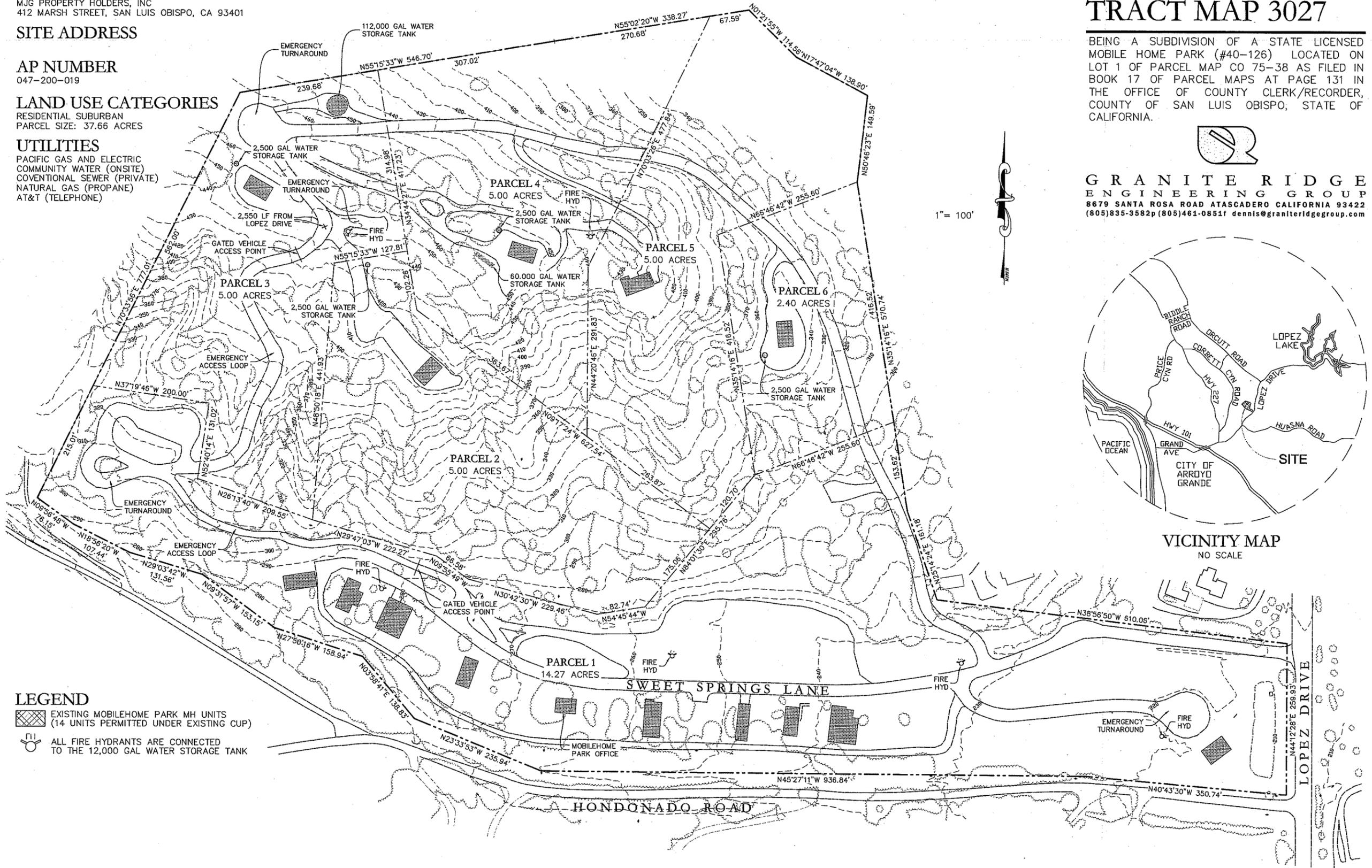
VESTING TENTATIVE
TRACT MAP 3027

BEING A SUBDIVISION OF A STATE LICENSED MOBILE HOME PARK (#40-126) LOCATED ON LOT 1 OF PARCEL MAP CO 75-38 AS FILED IN BOOK 17 OF PARCEL MAPS AT PAGE 131 IN THE OFFICE OF COUNTY CLERK/RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



GRANITE RIDGE ENGINEERING GROUP
 8679 SANTA ROSA ROAD ATASCADERO CALIFORNIA 93422
 (805)835-3582p (805)461-0851f dennis@graniteridgegroup.com

1" = 100'



LEGEND

- EXISTING MOBILEHOME PARK MH UNITS (14 UNITS PERMITTED UNDER EXISTING CUP)
- ALL FIRE HYDRANTS ARE CONNECTED TO THE 12,000 GAL WATER STORAGE TANK

RECORD OWNERS

MJG PROPERTY HOLDERS, INC
412 MARSH STREET, SAN LUIS OBISPO, CA 93401

SITE ADDRESS

311 SWEET SPRINGS LANE, ARROYO GRANDE, CA 93420

AP NUMBER

047-200-019

LAND USE CATEGORIES

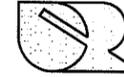
RESIDENTIAL SUBURBAN
PARCEL SIZE: 37.66 ACRES

UTILITIES

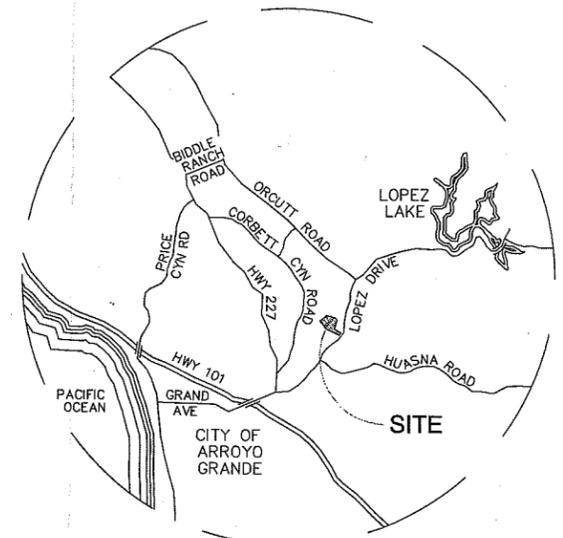
PACIFIC GAS AND ELECTRIC
COMMUNITY WATER (ONSITE)
CONVENTIONAL SEWER (PRIVATE)
NATURAL GAS (PROPANE)
AT&T (TELEPHONE)

**CONDITIONAL
USE PERMIT EXHIBIT**

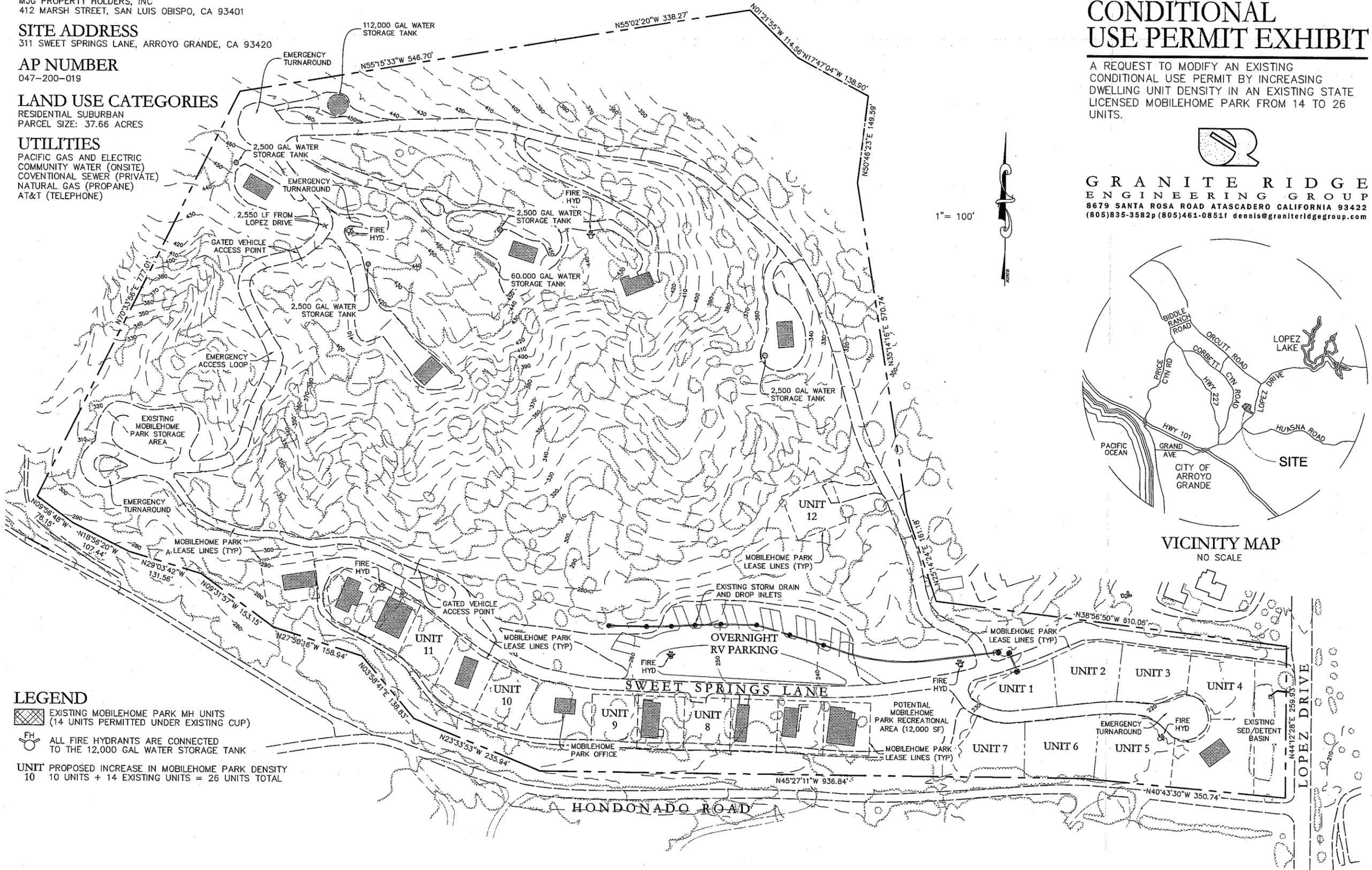
A REQUEST TO MODIFY AN EXISTING
CONDITIONAL USE PERMIT BY INCREASING
DWELLING UNIT DENSITY IN AN EXISTING STATE
LICENSED MOBILEHOME PARK FROM 14 TO 26
UNITS.



**GRANITE RIDGE
ENGINEERING GROUP**
8679 SANTA ROSA ROAD ATASCADERO CALIFORNIA 93422
(805)835-3582p (805)461-0851f dennis@graniteridgegroup.com



VICINITY MAP
NO SCALE



1" = 100'



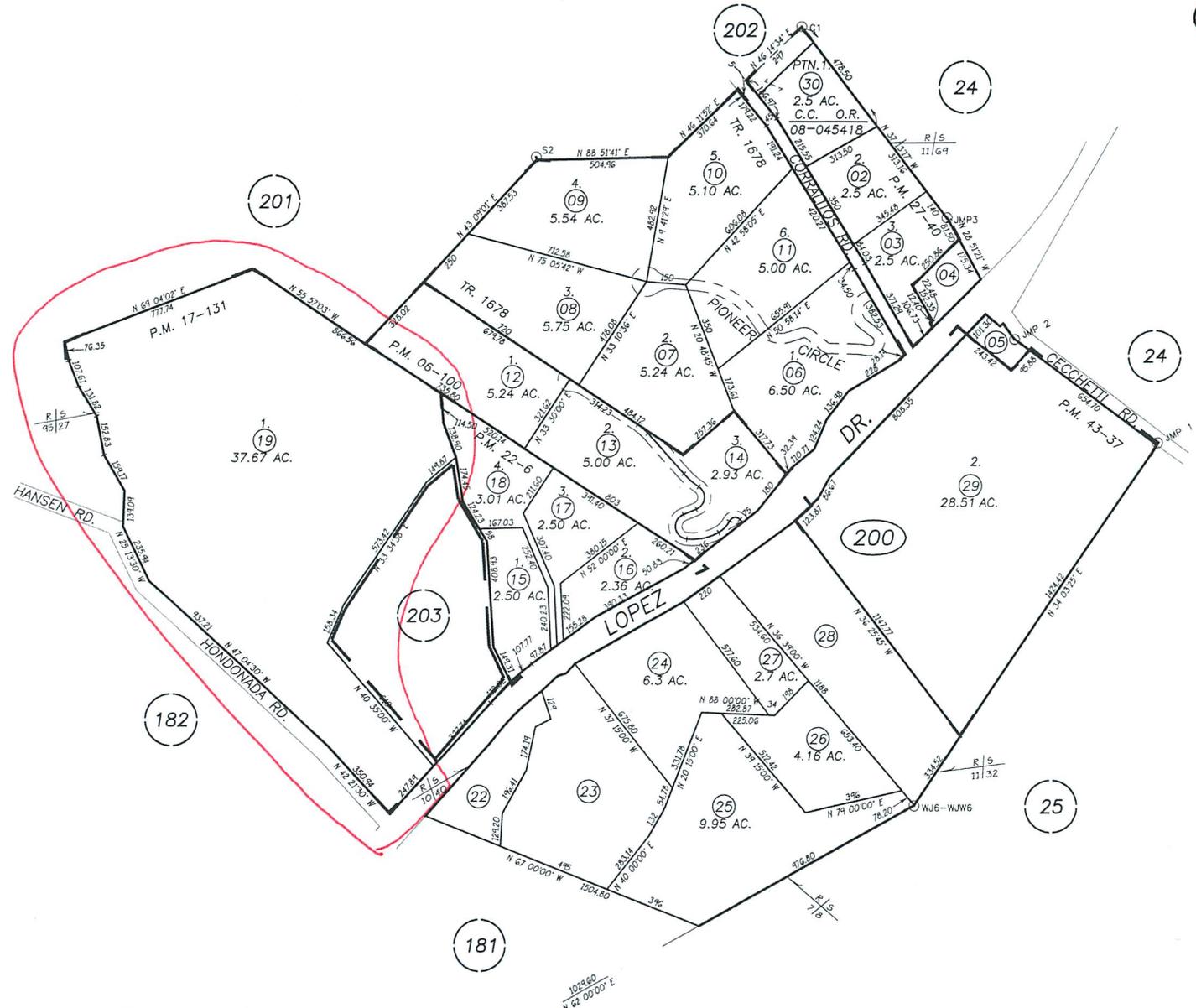
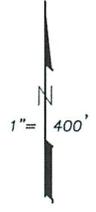
LEGEND

EXISTING MOBILEHOME PARK MH UNITS
(14 UNITS PERMITTED UNDER EXISTING CUP)

ALL FIRE HYDRANTS ARE CONNECTED
TO THE 12,000 GAL WATER STORAGE TANK

UNIT PROPOSED INCREASE IN MOBILEHOME PARK DENSITY
10 10 UNITS + 14 EXISTING UNITS = 26 UNITS TOTAL

047-181



REVISIONS	
I.S.	DATE
09-285	02-25-09



GB
03-03-94 THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

TRACT NO. 1678, R.M. Bk. 17, Pg. 18.
FOWLER & WASHBURN TRACT OF THE RHOS. CORRAL DE PIEDRA AND SANTA MANUELA

ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 047 PAGE 200



South County Planning Area
Planning Area
Luis Bay Inland Sub Area South
Planning Area

RS

RR

AG

500 m





Parcel Summary Report For Parcel # 047-200-019

9/15/2014
8:15:10AM

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 MJD PROPERTY HOLDING PARTNERS LLC
412 MARSH ST SLO CA 93401-3823
OWN MJD PROPERTY HOLDING PARTNERS LLC A

Address Information

<u>Status</u>	<u>Address</u>
P	00311 SWEET SPRINGS LN SCSLB
P	00154 SWEET SPRINGS LN SCSLB
P	00158 SWEET SPRINGS LN SCSLB
P	00201 SWEET SPRINGS LN SCSLB

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>
CO75-	038	0001	South Cty. Plan	South County I RS				Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 17-131 PAR 1

Notes

9-30-10/GTC: THIS PROPERTY IS CURRENTLY BEING WORKED / GRADED UNDER STATE HCD PERMIT #6087760, UNDER THEIR CONTROL AND INSPECTION PROCESS.

Tax Districts

SEE PRE-APPLICATION MEETING NOTES FROM 4/13/2005 REGARDING CLUSTER SUBDIVISION AND RE-LOCATION OF EXISTING UNITS (TARYN HAS THE FILES).

OR THE NOTES CAN BE FOUND UNDER PRE 2004-00195.

LUCIA MAR

SAN LUIS OBISPO JT(27,40)

ARROYO GRANDE



Parcel Summary Report For Parcel # 047-200-019

9/15/2014
8:15:10AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COASTAL SAN LUIS
COUNTY-ZONE NO. 03
SAN LUIS
NO. 04
AREA NO. 21

Case Information

Case Number:

Case Status:

COD2008-00505 CLD Primary Parcel

Description:

GRADING / CONSTRUCTION W/O PERMITS

COD2008-00675 CLD Primary Parcel

Description:

UNPERMITTED GRADING PADS AND ROADS- EXPANSION OF SWEET SPRINGS MH PARK

COD2010-00257 CLD Primary Parcel

Description:

UNFOUNDED GRADING COMPLAINTS - PROJECT IS UNDER CONTROL & PERMITTED BY CAL STATE HCD FOR MHP EXPANSION

DRC2012-00066 WIT Primary Parcel

Description:

INCREASE IN RESIDENTIAL DENSITY

P000290P APP Primary Parcel

Description:

HOME OCCUPATION/HOME OFFICE CONSULTING TRAVEL

PMT2010-01584 FNL Primary Parcel

Description:

REPLACE EXISTING SEPTIC SYSTEM SERVING UNIT 201

PRE2004-00195 REC Primary Parcel

Description:

CONVERT EXISTING TRAILER PARK TO CLUSTER HOUSING DEV. ON 37 ACRES. OPTIONS/DISCUSS OPEN GROUND PLAN W/
CONSOLIDATED HOUSING

PRE2006-00026 REC Primary Parcel

Description:

LOT DESGIN AND POSSIBLE SUBDIVISION 37.66 ACRES PREVIOUS PRE APP MEETING PRE2004-00195

PRE2009-00039 REC Primary Parcel

Description:

37.7 ACRES IN RS WITH SLOPES RANGING FROM 0% TO 30%.



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SEP2008-00256	ISS	Primary Parcel
Description: Septic Inspection		
SEP2008-00324	ISS	Primary Parcel
Description: Septic Inspection		
SEP2012-00630	ISS	Primary Parcel
Description: Septic Inspection		
SUB2014-00023	REC	Primary Parcel
Description: 6 LOT TRACT AND MODIFICATION TO CUP FOR MOBILE HOME PARK		
P010436P	APP	Related Parcel
Description: BUSY BEE GIFT BASKETS		