SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 3/22/2016

TO: _____

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

PROJECT DESCRIPTION: SUB2015-00058 CO16-0122 BURKE – Proposed parcel map to divide two parcels into three parcels of 1.3 ac, 1.2 ac, and 1.3 ac. Site location is 1167 and 1197 Farmhouse Ln, San Luis Obispo. APNs: 076-512-008 and -009

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

SUB2015-00058 CO16-0122 **BURKE JOANNE A**

Parcel Map

PARCEL MAP TO CREATE 3 PARCELS OF 1.3 AC, 1.2 AC, AND 1.3 AC

SLOSLO/ SLOC

AR CS

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Burke Family Trust (Joanne A. Burke. Tre) Daytime Phone 805-543-8568
Mailing Address 1668 Encino Court, San Luis Obispo, CA Zip Code 93401
Email Address: robb@burkecorporation.com

☐ Applicant Name R. Burke Corporation Daytime Phone 805-543-8568
Mailing Address PO Box 957, San Luis Obispo, CA Zip Code 93406
Email Address: robb@burkecorporation.com

■ Agent Name Oasis Associates, Inc. Daytime Phone 805-541-4509
Mailing Address 3427 Miguelito Court, San Luis Obispo, CA Zip Code 93401
Email Address: CMF@oasisassoc.com

PROPERTY INFORMATION

Total Size of Site: 3.8 acres Assessor Parcel Number(s): 076-512-008, 076-512-009
Legal Description: Lot 8 and 9 of Tract 2368
Address of the project (if known): 1167 & 1197 Farmhouse Lane, 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.: from Broad Street turn east on Farmhouse Lane, property is on right.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Fenced storage yard with 400 SF shed.

PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): Land division of property to create three (3) parcels of 1.3, 1.2, and 1.3 acres. (existing storage yard and 400 SF shed to remain)

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 03 March 16

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Project Information:

What is the proposed density or parcel size?: 1.3, 1.2, 1.3 acres

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 2.0, 1.8 acres

What will the property be used for after division: commercial service development

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

If Yes, what was the map number: ■ Tract No: 2368 ☐ 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: existing driveway. one additional driveway proposed.

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

North: vacant South: vacant

East: grassland / vacation rental & event venue West: office

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

■ Community System - List the agency or company responsible for provision: Fiero Lane Mutual Water Co.

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: Fiero Lane Mutual Water Co.

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: Paid with approval of tract (Tract 2368)

☐ 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".

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: 3.8 acres
   Moderate slopes - 10-20%: _____ acres
   20-30%: _____ 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: rough grading associated with tract improvements.
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 no development proposed, future development to be consistent with Commercial Service land use.
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? nte 1.65 AFY
4. How many service connections will be required? 3 domestic and 3 landscape
5. Do operable water facilities exist on the site?
   ■ Yes ☐ No If yes, please describe: Fiero Lane Mutual Water Company service
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 If 'Yes', please attach.
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: +/- 20 feet Location of connection: Farmhouse Lane
2. What is the amount of proposed flow? TBD 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 Garbage Company

3. Where is the waste disposal storage in relation to buildings? n/a
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: San Luis Coastal Unified School District
2. Location of nearest police station: Broad Street
3. Location of nearest fire station: Broad Street
4. Location of nearest public transit stop: Marigold Shopping Center
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ■ No

Historic and Archeological Information

1. Please describe the historic use of the property: Storage yard.
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.– Completed with Tract 2368

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): n/a
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 *: n/a
   *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:
   Tract 2368 mitigation measures, as applicable.
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): ED01-322

Other Related Permits

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

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project.)

PROJECT STATEMENT/SUPPLEMENT

to the application for the proposed

Tract 2368 - Lots 8 & 9 Tentative Parcel Map CO 16-0122

APN# 076-512-008 & 076-512-009
1167 & 1193 Farmhouse Lane
San Luis Obispo, CA 93401
04 March 2016

I. PROJECT INTRODUCTION

The applicant, on behalf of the Burke Family Trust, is requesting a land division of a Commercial Service zoned property in the East Airport Commerce Park. The subdivision will provide greater autonomy of real property and independent development. No new development is proposed with the subdivision at this time.

II. PROJECT TEAM

A. Project Applicant
Robert Burke
PO Box 957
San Luis Obispo, CA 93406
Phone (805) 543-8568
robb@rburkecorporation.com

B. Applicant's Agent
OASIS ASSOCIATES, INC.
c/o C.M. Florence, AICP
3427 Miguelito Court
San Luis Obispo, CA 93401
(805) 541-4509
cmf@oasisassoc.com

C. Project Civil Engineer & Surveyor
MBS LAND SURVEYS
c/o Michael Stanton, PLS
3563 Sueldo Street, Unit Q
San Luis Obispo, CA 93401
805-594-1960
mike@mbslandsurveys.com

III. PROJECT DESCRIPTION

Lots 8 and 9 are located in Tract 2368, the East Airport Commerce Park (APN: 076-512-008 & -009). The property has been assigned addresses, 1167 and 1197 Farmhouse Lane. The proposed project consists of the subdivision of the two Commercial Service zoned parcels, of 2.0 and 1.8 acres, into three (3) parcels. A vesting tentative parcel map (CO 16-0122, MBS Land Surveys, February 2016) has been prepared. The three (3) parcels are proposed with the following acreage:

Table 1. Proposed Parcel & Parcel Size

Parcel	Gross Acres
Parcel 1	1.3
Parcel 2	1.2
Parcel 3	1.3

Access to the parcels is provided from State Route 227 to Farmhouse Lane with a proposed 30' access and utility easement on Parcel 1 in favor of Parcel 3. The tract conditions of approval encourage that adjoining lots share driveways and access points.

IV. PROPERTY HISTORY AND EXISTING CONDITIONS

A. Project History

On August 14, 2003, the Planning Commission approved Resolution No. 2003-59 approving Vesting Tentative Tract Map 2368 and a Conditional Use Permit for a 58 acre/26 lot commercial subdivision. The Tract Map and Conditional Use Permit were supported by a Mitigated Negative Declaration (ED01-322).

Exhibit B-1 of the Resolution includes the Conditions of Approval associated with the improvements associated with the tract. All tract improvements have been constructed and approved by the County and other agencies (e.g., Caltrans). Exhibit B-2 of the Resolution includes Conditions of Approval that provide guidelines to be applied for all development within the tract.

B. Surrounding Zoning/ Use

North – Agriculture / Vacant
South – Commercial Service / Vacant
East – Agriculture / Vacation Rental & Event Venue
West – Commercial Service / Office

C. Existing Conditions

There are twenty-six (26) buildable lots with Tract 2638/East Airport Commerce Park. The Fiero Lane Mutual Water Company facilities are located on Lot 28. Lots 23 and 26 are storm water basins that collect drainage from the entire tract. Lot 27 is a remainder lot. Several developments are entitled, under construction, or completed within the tract. In the ensuing years since the final map for Tract 2368 was recorded, three (3) minor subdivisions have been completed, accounting for the current number of parcels within the tract.

The subject property is currently a fenced storage yard (encompassing both Lots 8 and 9) with a small shed on Lot 9. The storage yard and ±400 SF shed are proposed to remain "as is". The shed would be located on the new Parcel 1 and comply with setback requirements. No new development is currently planned or proposed for the subject property.

D. Tract Conditions of Approval

Based on environmental mitigations, the maximum building square footage for the entire tract development is not to exceed 500,000 SF. Lots are allotted building square footage calculated by lot size.

Lot 8 & 9 (before subdivision) is allotted 42,819 SF[1] of building development. To maintain consistent application of the tract building square footage allotment, the proposed parcels would be allotted building square footage in proportion to the gross acreage of each new parcel, as follows:

Table 2. Proposed Building Allotment/Parcel

Parcel	Building Allotment Calculation	Parcel Building Allotment (SF)
Parcel 1	1.3 gross acre/ 3.8 acre (existing parcel size) x 34,052 SF (existing allotted SF development) =	**14,610**
Parcel 2	1.2 gross acres/ 3.8 acre (existing parcel size) x 34,052 SF (existing allotted SF development) =	**13,486**
Parcel 3	1.3 gross acre/ 3.8 acre (existing parcel size) x 34,052 SF (existing allotted SF development) =	**14,610**

Water use was similarly allotted to each lot. Lots 8 & 9 are allocated 1.18 acre feet/year (afy) for a drought year and 1.65 afy for an average year. The proposed parcels would be allocated the following water use:

Table 3. Drought Year Water Allotment/Parcel

Parcel	Drought Year Water Allotment Calculation	Drought Year Water Allotment (afy)
Parcel 1	1.3 gross acre/ 3.8 acre (existing parcel size) x 1.18 afy (existing water allotment) =	**.40**
Parcel 2	1.2 gross acre/ 3.8 acre (existing parcel size) x 1.18 afy (existing water allotment) =	**.37**
Parcel 3	1.3 gross acre/ 3.8 acre (existing parcel size) x 1.18 afy (existing water allotment) =	**.40**

Table 4. Average Year Water Allotment/Parcel

Parcel	Average Year Water Allotment Calculation	Average Year Water Allotment (afy)
Parcel 1	1.3 gross acre/ 3.8 acre (existing parcel size) x 1.65 afy (existing water allotment) =	**.56**
Parcel 2	1.2 gross acre/ 3.8 acre (existing parcel size) x 1.65 afy (existing water allotment) =	**.52**
Parcel 3	1.3 gross acre/ 3.8 acre (existing parcel size) x 1.65 afy (existing water allotment) =	**.56**

[1] Individual lot acreage (gross)/"project" acreage (44.49) x 500,000 SF = max building SF/Lot. *(Tract CUP Condition #3, modified by Reso #2011-028)* Therefore, Lot 8 + Lot 9 = (2.00 + 1.81 acres)/44.49 acres x 500,000 SF = 42,819 square feet

The resulting subdivided parcels comply with the tract conditions. The subdivision would maintain the same overall tract building development square footage, water use, and waste water discharge capacity, as currently conditioned.

E. Existing Environmental Review

The tract subdivision was supported by a Mitigated Negative Declaration (ED01-322). The proposed subdivision would not change the overall tract development capacity, and therefore, tract mitigation measures would remain applicable and effective to the proposed land division. For example, water, waste water and traffic mitigations are based upon the overall tract development square footage. The 500,000 SF limitation of building development for the tract as a whole remains unchanged with the proposed subdivision.

Mitigations measures for individual developments are embedded in the tract conditions of approval (Resolution No. 2003-59, Exhibit B-2 Conditional Use Permit Conditions). These conditions are addressed and reviewed with the land use entitlement and building permit process. Any future development of the proposed parcels would be subject to the same review process as currently required for Lots 8 & 9.

There are tract conditions of approval that are applicable to specific lots. Condition of approval #48 (Resolution No. 2003-59, Exhibit B-2 Conditional Use Permit Conditions, as modified by Resolution No. 2015-017) is specifically applicable to Lot 9. The condition was established for the consideration of former residential use adjacent directly east of Lot 9. With the new configuration of the lots, the condition would be applicable to Parcel 1, as this parcel would share the boundary with the adjacent property. The Condition of Approval pertains to new development and would be applicable at such time when new development is proposed on Parcel 1.

V. ORDINANCE & POLICY CONFORMANCE

A. Real Property Division- Title 21

The proposed subdivision complies with the County ordinances (noted below) and the Subdivision Map Act. The future development of the three (3) proposed parcels would entail site improvements, including drainage and grading, pursuant to Subdivision Map Act §§ 66411 and 66411.1.a. The resulting parcels will organize infrastructure and access to minimize development impacts while maintaining the ability for the property to be developed to its full potential.

B. LUO- Tile 22: Subdivision in Commercial and Office Categories- §22.22.090

Subdivisions standards are based on the zoning category of a given parcel. In the Commercial and Office categories, minimum parcel size is established by available community services (water/waste water treatment). The proposed parcels will utilize the established community water system and community waste water system. Based on these proposed systems, the minimum allowable parcel size is 6,000 SF. The proposed parcels exceed the minimum parcel size for the Commercial category.

C. LUO San Luis Obispo Planning Area- Area-wide Standards §22.108.020

The subject property is within the San Luis Obispo Planning Area. The area-wide standards are applicable to land use entitlement and development, which is not the scope of this land division application. Nonetheless, future developments will conform to the applicable standards for the San Luis Obispo Planning Area.

D. LUO San Luis Obispo Urban Area Standards §22.108.050

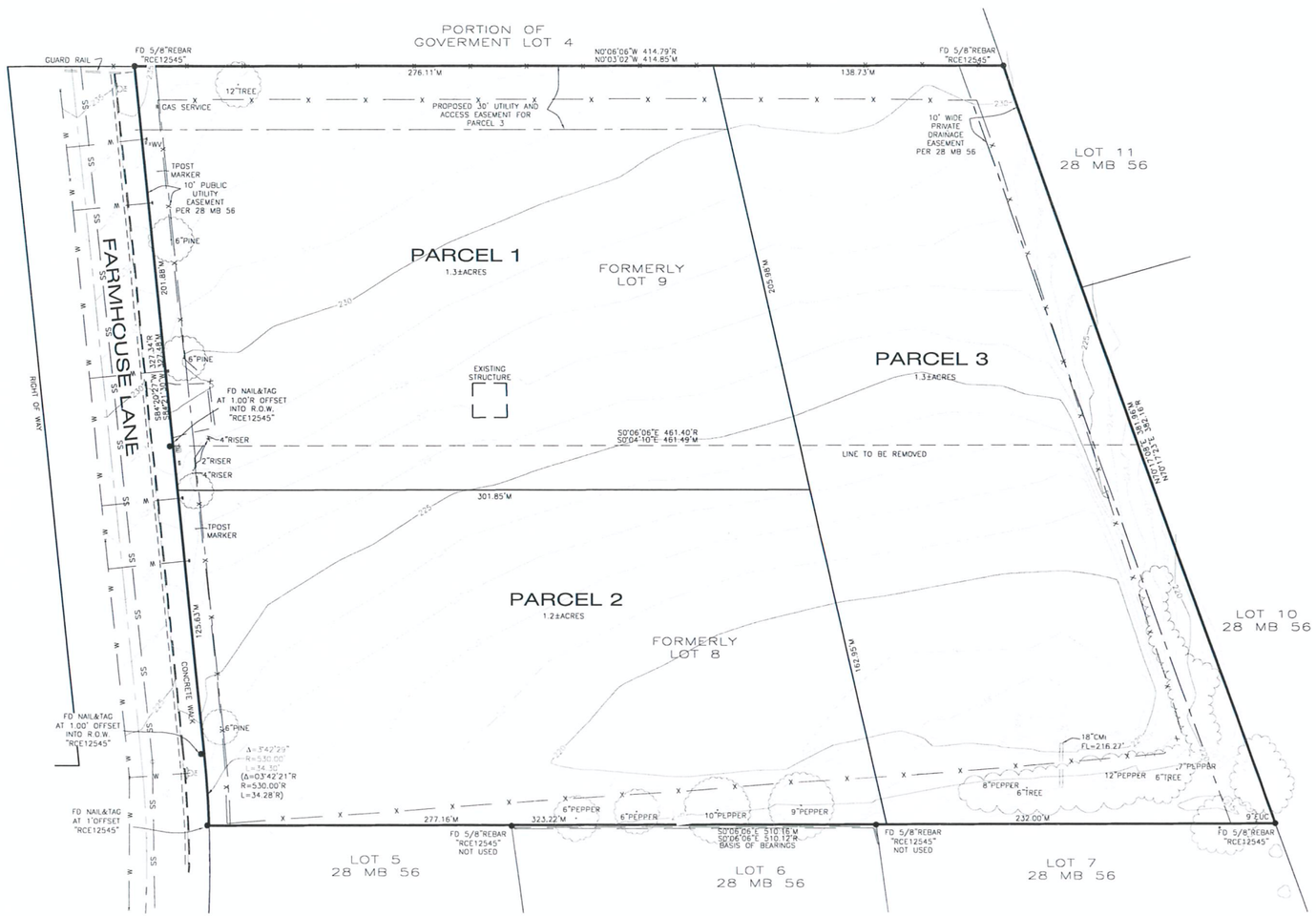
The San Luis Obispo Urban Area Standards limit some uses allowed in the CS zone. Additionally, the proposed project is within the noted Airport Area, which requires discretionary review for parcels under 20 acres. The proposed parcels sizes of over one (1) acre and greater are consistent with nearby developments and subdivided property in the noted Airport Area.

E. LUO Combining Designation: Airport Review (AR) Area §22.14.030

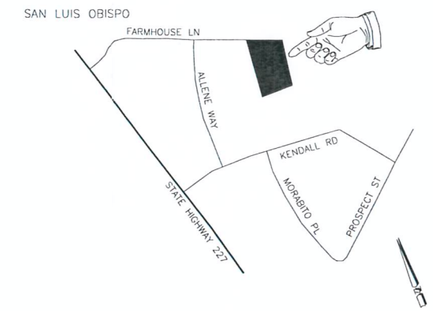
The subject property is within the AR combining designation which requires review by the Airport Land Use Commission. Standards for the AR combining designation are applicable to land use entitlement and development, which is not within the scope of this proposed land division.

F. San Luis Obispo County Airport Land Use Plan (ALUP)

The Airport Land Use Plan ("ALUP") provides standards and regulations for development and land uses. Land division is not within the scope of the ALUP. The subject property is within Airport Safety Area S-1b. Current and future developments are subject to the applicable use, density, and noise requirements of the ALUP.



GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 feet



VICINITY MAP
NOT TO SCALE

PROJECT DATA

1. PROJECT ADDRESS:	1167 & 1193 FARMHOUSE LANE
2. ZONING:	CS-COMERCIAL SERVICE
3. ASSESSOR'S PARCEL NO.	076-512-008 & 076-512-009
4. WATER SUPPLY:	FIERO LANE MUTUAL WATER
5. SEWEAGE DISPOSAL:	FIERO LANE MUTUAL WATER
6. GAS:	SOUTHERN CALIFORNIA GAS CO.
7. ELECTRICITY:	PG&E
8. TELEPHONE:	PACIFIC BELL
9. EXISTING AREA:	3.8 ACRES
10. PROPOSED AREA:	1.2 & 1.2 & 1.4 ACRES
11. PROPOSED USE:	COMMERCIAL
12. CA/TV	CHARTER COMM.

PLANNER/AGENT

EMILY EWER 541-4509
OASIS ASSOCIATES
3427 MIQUELITO COURT
SAN LUIS OBISPO, CA 93401

OWNERS

JOANNE A. BURKE, TRE
1668 ENCINO COURT
SAN LUIS OBISPO, CA 93401

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS A FOUND CITY OF SAN LUIS OBISPO BENCHMARK 10-369, BEING A LEAD AND TAG ON THE TC AT THE BCR ON THE SOUTHEASTERLY CURB OF BROAD STREET AND CAPTAIN WAY.

ELEVATION = 162.96' (NGVD29)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE WESTERLY LINE OF LOT 8 AS SHOWN BEARING N 00° 06' 06" W.

REFERENCES

R 28 MB 56

SYMBOL LEGEND:

- FENCE LINE
- SEWER MAIN
- WATER MAIN
- GAS MAIN
- ELEC/TELEPHONE/CABLE
- OVERHEAD ELECTRIC
- DROP INLET AT CURB
- DROP INLET
- RETAINING WALL
- PG&E BOX
- GAS METER
- TELEPHONE BOX
- SIGNAL BOX
- CABLE T.V. BOX
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- MONITORING WELL
- ELECTRIC BOX
- TELEPHONE MANHOLE
- STREET LIGHT
- JOINT POLE
- POWER POLE
- GUY WIRE

ABBREVIATIONS

AC	ASPHALT CONCRETE	CMU	CONCRETE MASONRY UNITS	IP	IRON PIPE	SL	POINT ON SLOPE
AP	ANGLE POINT	CRN	CROWN OF STREET	GB	GRADE BREAK	SS	SEWER
BM	BENCH MARK	DI	DROP INLET	GM	GAS METER	STP	STEP
BLDG	BUILDING	EUC	EUCALYPTUS	HP	HIGH POINT	STR	STAIRS
BOW	BACK OF WALK	EG	EXISTING GRADE	LT	LIGHT	TOP	TOP OF SLOPE
CB	CATCH BASIN	EP	EDGE OF PAVEMENT	MH	MANHOLE	TOE	TOE OF SLOPE
CF	CURB FACE	FD	FOUND	PP	POWER POLE	TW	TOP OF WALL
CO	CLEAN OUT	FL	FLOW LINE	PVC	POLYVINYL PIPE	W	WATER
COL	COLUMN	FF	FINISH FLOOR	RB	REBAR	WL	WALL
COR	CORNER	FOW	FACE OF WALL	RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
CONC	CONCRETE	HSE	HOUSE COR	R10	CANOPY RADIUS	WV	WATER VALVE
CMP	CORRUGATED METAL PIPE	GR	GRASS	SD	STORM DRAIN		
		GM	GAS METER				
		IP	IRON PIPE				

TENTATIVE PARCEL MAP
CO 16-0122

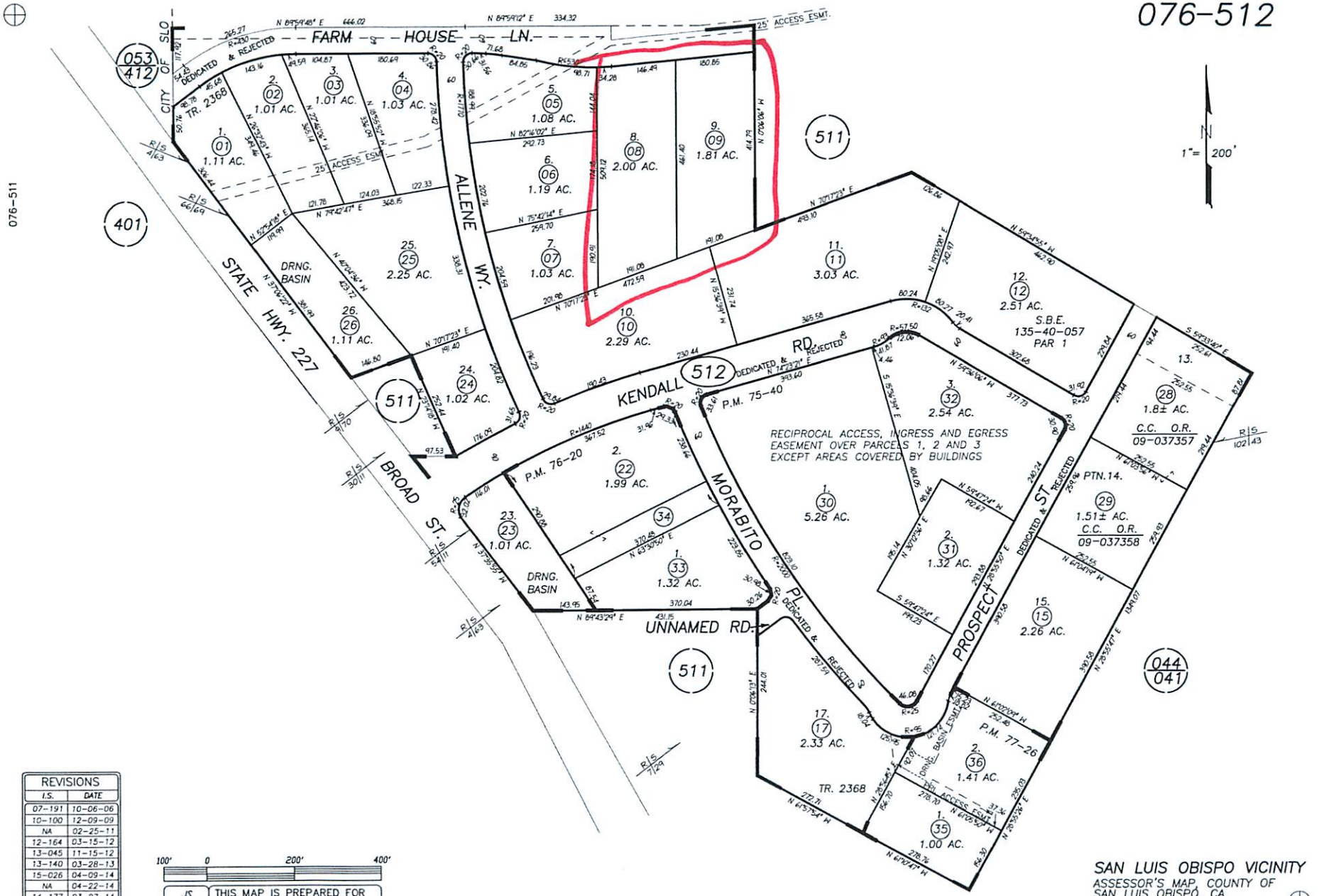
LOTS 8 AND 9 OF TRACT NO. 2368 AS SHOWN ON MAP FILED IN BOOK 28 AT PAGE 56, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF ROB BURKE

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT G
SAN LUIS OBISPO, CA 93401
805-594-1960

February 5, 2016 JOB #16-017

076-512



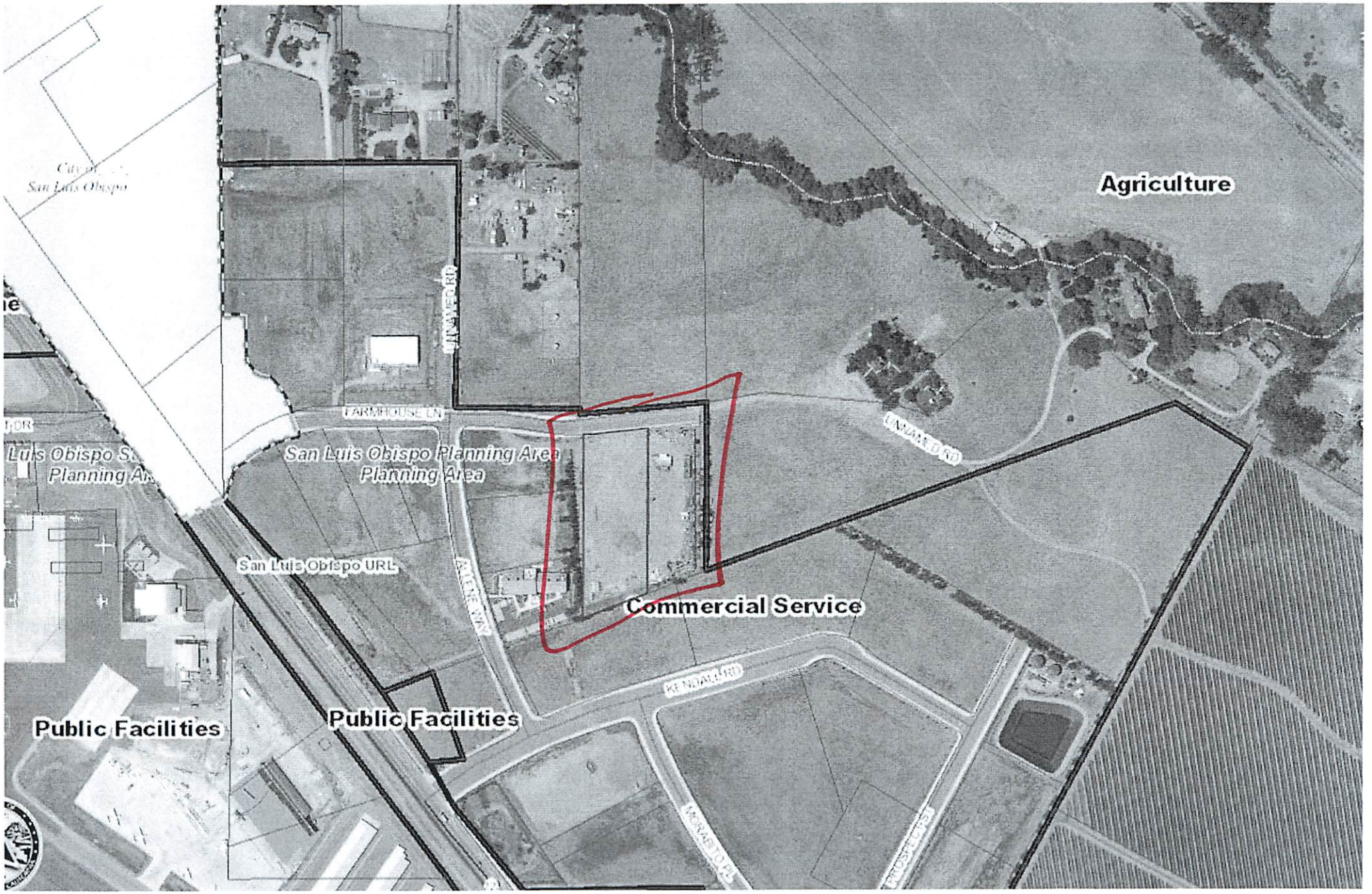
REVISIONS	
I.S.	DATE
07-191	10-06-06
10-100	12-09-09
NA	02-25-11
12-164	03-15-12
13-045	11-15-12
13-140	03-28-13
15-026	04-09-14
NA	04-22-14
14-177	03-27-14

100' 0 200' 400'

JS 10-06-06 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 2368, R.M. Bk. 28 , Pg. 56-61.

SAN LUIS OBISPO VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 512



Agriculture
Commercial Service
Public Facilities
Public Facilities
San Luis Obispo Planning Area
Planning Area
San Luis Obispo URL
FARMHOUSE LN
UNNAMED RD
KENDALL RD
MORABITO PL
PROSPECT ST

Parcel Summary Report For Parcel # 076-512-008

3/10/2016
1:17:11PM

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	BURKE JOANNE A 1668 ENCINO CT SLO CA 93401-4612
OWN	BURKE FAMILY TRUST

Address Information

Status	Address
P	01167 FARM HOUSE LN SLOC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
2368	0000	0008	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

Parcel Information

Status	Description
Active	TR 2368 LT 8

Notes
THIS PARCEL HAS BEEN PRE-ADDRESSED 6/27/07. SEE ROAD NAME FILE SUB2004-00243.

Tax Districts
SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 03
AREA NO. 21

Parcel Summary Report For Parcel # 076-512-008

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:	
SUB2015-00058	REC	Primary Parcel

Description:
PARCEL MAP TO CREATE 3 PARCELS OF 1.3 AC, 1.2 AC, AND 1.3 AC

A3822	FNL	Related Parcel

Description:
GRADING FOR PARKING LOT TO STORE CSTR EQUIPMENT

C1957	FNL	Related Parcel

Description:
GRADING - STOCKPILE

COD2006-00208	CLD	Related Parcel

Description:
STOCKPILING AND RECYCLING OF CONCRETE INTO ROAD BASE FOR SUBDIVISION. ACTIVITY NOT PERMITTED OR APPROVED THROUGH MAP

D000256D	APL	Related Parcel

Description:
AMEND PRE DEV PLAN

D960229D	APP	Related Parcel

Description:
TEMPORARY STORAGE OF CONST EQUIPTMENT

G880015M	AUT	Related Parcel

Description:
GP AMEND TO CHANGE AG TO MULTI-USE

PRE2006-00117	REC	Related Parcel

Description:
45.76 AC

S000007U	RDD	Related Parcel

Description:
PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

S770055C	RDD	Related Parcel

Description:
PROP 2 CERT OF COMP

SUB2004-00243	APV	Related Parcel

Description:
PROP TO RENAME AND RELOCATE FARMHOUSE LN (HEARING REQURIED) AND NEW ROAD NAMES FOR TRACT 2368

Parcel Summary Report For Parcel # 076-512-009

3/10/2016
1:17:28PM

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	BURKE JOANNE A 1668 ENCINO CT SLO CA 93401-4612
OWN	BURKE FAMILY TRUST
OWN	BURKE JOANNE

Address Information

Status	Address
P	01193 FARM HOUSE LN SLOC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
2368	0000	0009	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

Parcel Information

Status	Description
Active	TR 2368 LT 9

Notes
THIS PARCEL HAS BEEN PRE-ADDRESSED 6/27/07. SEE ROAD NAME FILE SUB2004-00243.

Tax Districts
SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 03
AREA NO. 21

Parcel Summary Report For Parcel # 076-512-009

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:	
A3822	FNL	Related Parcel

Description:
GRADING FOR PARKING LOT TO STORE CSTR EQUIPMENT

C1957	FNL	Related Parcel

Description:
GRADING - STOCKPILE

COD2006-00208	CLD	Related Parcel

Description:
STOCKPILING AND RECYCLING OF CONCRETE INTO ROAD BASE FOR SUBDIVISION. ACTIVITY NOT PERMITTED OR APPROVED THROUGH MAP

D000256D	APL	Related Parcel

Description:
AMEND PRE DEV PLAN

D960229D	APP	Related Parcel

Description:
TEMPORARY STORAGE OF CONST EQUIPTMENT

G880015M	AUT	Related Parcel

Description:
GP AMEND TO CHANGE AG TO MULTI-USE

PRE2006-00117	REC	Related Parcel

Description:
45.76 AC

S000007U	RDD	Related Parcel

Description:
PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

S770055C	RDD	Related Parcel

Description:
PROP 2 CERT OF COMP

SUB2004-00243	APV	Related Parcel

Description:
PROP TO RENAME AND RELOCATE FARMHOUSE LN (HEARING REQURIED) AND NEW ROAD NAMES FOR TRACT 2368

SUB2015-00058	REC	Related Parcel

Description:
PARCEL MAP TO CREATE 3 PARCELS OF 1.3 AC, 1.2 AC, AND 1.3 AC