



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/22/2016

TO: _____

FROM: James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00079 CO15-0108 MONTANARO – Two-lot tentative parcel map. Project location is 1662 & 1664 Quiet Oaks Drive, Arroyo Grande. APN: 091-011-058

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

- 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

SUB2015-00079 CO15-0108 MONTANARO PA
Parcel Map
TWO-LOT TENTATIVE PARCEL MAP

SCSC/ SCSC
RR

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name David Montanaro Daytime Phone 805-459-7303
Mailing Address 1664 Quiet Oaks, Arroyo Grande, CA Zip Code 93445
Email Address: Montanaro5@att.net

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

Agent Name MBS Land Surveys, Attn: Leaha Magee Daytime Phone 805-594-1960
Mailing Address 3563 Sueldo St., SLO, CA Zip Code 93401
Email Address: Leaha@mbslandsurveys.com

PROPERTY INFORMATION

Total Size of Site: 12.01 acres Assessor Parcel Number(s): 091-011-058

Legal Description: RHO NIP PM 27/29 PAR 2

Address of the project (if known): 1662 & 1664 Quiet Oaks Drive.

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Los Berros Rd., to Romeroy Rd., Left on Quiet Oaks Dr.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Residential.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Two-lot tentative parcel map.

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 6-1-2016

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No CO 15-0108

Project Information:

What is the proposed density or parcel size?: Parcel 1 – 5.11 acres, Parcel 2 – 6.90 acres.

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 12.01 acres.

What will the property be used for after division: Residential, consistent with adjacent property.

Is the property part of a previous subdivision that you filed? N/A 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.

See attached copy of Permit View printout.

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: Residential

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

North: Rural Residential South: Rural Residential

East: Rural Residential West: Rural Residential

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

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

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

Proposed sewage disposal: Individual on-site system Other _____

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

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

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

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? 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 N/A

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): **N/A**

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 CD, E- 0108

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: **Please see attached slope analysis.**

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- 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: _____
- 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: _____

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: _____
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

- 1. Name of School District: Nipomo / Arroyo Grande
- 2. Location of nearest police station: Arroyo Grande Police Station
- 3. Location of nearest fire station: Cal Fire & Arroyo Grande Fire Station
- 4. Location of nearest public transit stop: _____
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: Rural Residential
- 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): No.
- 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.

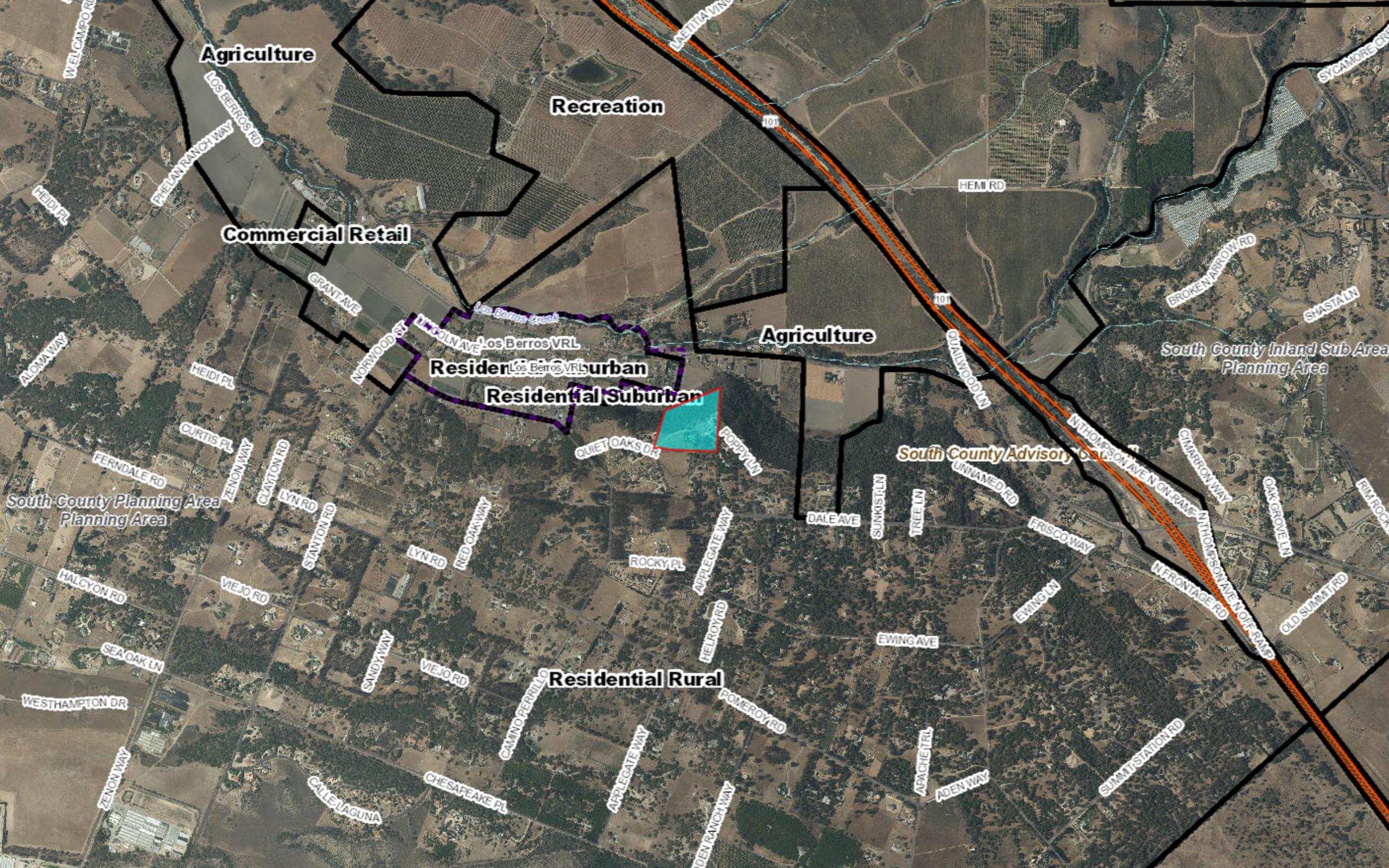
Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
N/A
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): Perhaps a TDC will be required.

(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.)



Agriculture

Recreation

Commercial Retail

Agriculture

Residential Suburban

Residential Suburban

Residential Rural

South County Advisory

South County Inland Sub Area
Planning Area

South County Planning Area
Planning Area

WELCAMPO RD

LOS BERROS RD

PHILAN RANCH WAY

HEIDI PL

ALOMA WAY

HEIDI PL

GRANT AVE

NORWOOD ST

CURTIS PL

ZENON WAY

CLAYTON RD

LYNRD

FERDALE RD

HALCYON RD

VEJORD

STATION RD

LYNRD

RED OAK WAY

ROCKY PL

APPLGATE WAY

HELROY RD

CAMINO FERRILLO

VEJORD

SANDY WAY

WESTHAMPTON DR

SEA OAK LN

CALLE LAGUNA

CHESAPEAKE PL

APPLGATE WAY

DEN RANCH WAY

POMEROY RD

EWING AVE

APACHE TRL

ADEN WAY

SUNNYSIDE RD

QUIET OAKS DR

POPPY LN

DALE AVE

SUNKIST LN

TREE LN

FRISCO WAY

EWING LN

UNNAMED RD

FRISCO WAY

W THOMPSON AVE

N FRONTAGE RD

OLD SUMMIT RD

CHARROW WAY

OKEROVEN LN

FIN ROCK

BROKEN ARROW RD

SHASTALN

SYCAMORE CR

HEM RD

QUINWOOD LN

N THOMPSON AVE

W THOMPSON AVE

N FRONTAGE RD

OLD SUMMIT RD

101

101



Agriculture

LOS BERROS RD

Residential Suburban

Los Berros VRL

AMIS ST

LINCOLN AVE

CALLE DUENDE

Residential Suburban

South County Inland Sub Area
Planning Area

South County Planning Area
Planning Area

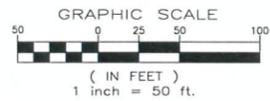
091-011-058

Residential Rural

QUIET OAKS DR

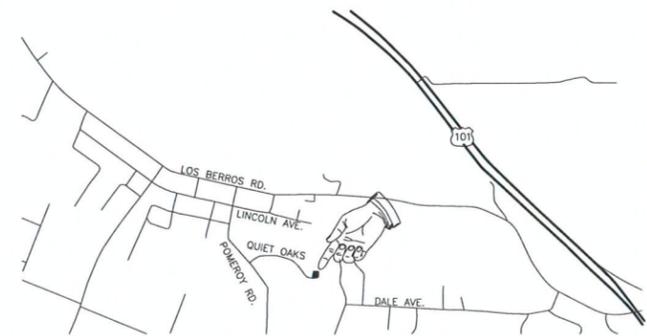
POWER ROAD

POPPY LN



SYMBOL LEGEND:

- | | | | |
|-----|----------------------|------|-------------------|
| x | FENCE LINE | ▬ | RETAINING WALL |
| SS | SEWER MAIN | PG&E | PG&E BOX |
| W | WATER MAIN | GM | GAS METER |
| G | GAS MAIN | TEL | TELEPHONE BOX |
| ETC | ELEC/TELEPHONE/CABLE | SB | SIGNAL BOX |
| OHE | OVERHEAD ELECTRIC | CATV | CABLE T.V. BOX |
| DI | DROP INLET AT CURB | ELE | ELECTRIC BOX |
| DI | DROP INLET | TM | TELEPHONE MANHOLE |
| SDM | STORM DRAIN MANHOLE | SL | STREET LIGHT |
| FH | FIRE HYDRANT | JP | JOINT POLE |
| WW | WATER WELL | PP | POWER POLE |
| WV | WATER VALVE | GW | GUY WIRE |
| WM | WATER METER | | |
| SM | SEWER MANHOLE | | |
| SC | SEWER CLEANOUT | | |
| MW | MONITORING WELL | | |



VICINITY MAP
NOT TO SCALE

LEGEND

- R RECORD
— PROPOSED PROPERTY LINE

OWNERS

DAVID MONTANARO PHONE: 805-459-7303
1664 QUIET OAKS DR E-MAIL: montanaro5@att.net
ARROYO GRANDE, CA 93445 APN: 091-011-058

PROJECT DATA

- PROJECT ADDRESS: 1662 & 1664 QUIET OAKS DRIVE, ARROYO GRANDE
- ASSESSOR'S PARCEL NUMBER: 091-011-058
- ZONING: RURAL RESIDENTIAL
- TOTAL AREA: 12.01 ACRES

ZONING STANDARDS:

ZONING: RR-RURAL RESIDENTIAL
MINIMUM AREA: 5 ACRES
FRONT SETBACK 25 FT.
SIDE SETBACK 30 FT.
REAR SETBACK 30 FT.
INFORMATION FROM COUNTY OF SAN LUIS OBISPO ZONING ORDINANCE

SERVICES:

WATER: WELL
SEWER: SEPTIC
GAS: THE GAS COMPANY
ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: PAC BELL

AREA TABLE:

NEW PARCEL	AREA
PARCEL 1	5.11 ACRES
PARCEL 2	6.90 ACRES

REFERENCES

R 27 PM 29

**TENTATIVE PARCEL MAP
AG15-0108**

PARCEL 2 OF PARCEL MAP CO 78-67 AS SHOWN ON MAP FILED IN
BOOK 27 AT PAGE 29 OF PARCEL MAPS,
IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

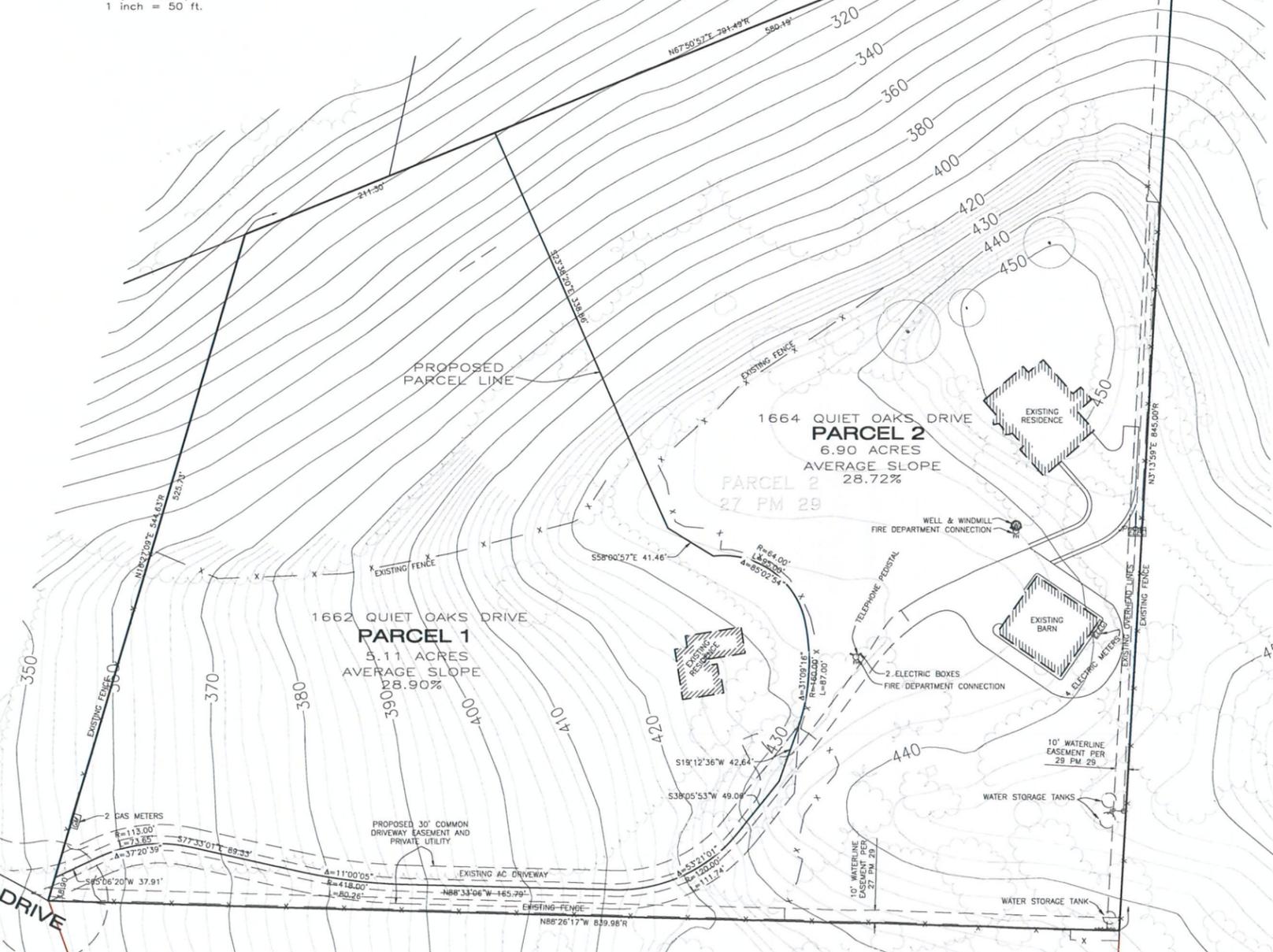
AT THE REQUEST OF DAVID MONTANARO

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

December 7, 2015 JOB #15-291

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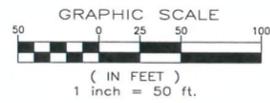
QUIET OAKS DRIVE



1662 QUIET OAKS DRIVE
PARCEL 1
5.11 ACRES
AVERAGE SLOPE
8.90%

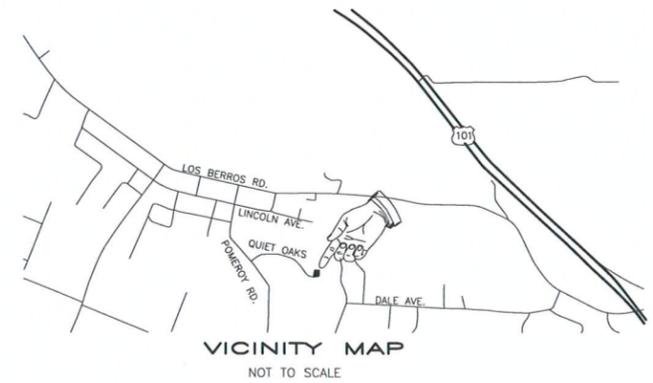
1664 QUIET OAKS DRIVE
PARCEL 2
6.90 ACRES
AVERAGE SLOPE
28.72%

PARCEL 2
27 PM 29



SYMBOL LEGEND:

- | | | | |
|-----|----------------------|------|-------------------|
| x | FENCE LINE | ▬ | RETAINING WALL |
| SS | SEWER MAIN | PG&E | PG&E BOX |
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LEGEND

- | | |
|-----|------------------------|
| R | RECORD |
| --- | PROPOSED PROPERTY LINE |

OWNERS
DAVID MONTANARO
1664 QUIET OAKS DR
ARROYO GRANDE, CA 93445
PHONE: 805-459-7303
E-MAIL: montanaro5@att.net
APN: 091-011-058

PROJECT DATA
1. PROJECT ADDRESS: 1662 & 1664 QUIET OAKS DRIVE, ARROYO GRANDE
2. ASSESSOR'S PARCEL NUMBER: 091-011-058
3. ZONING: RURAL RESIDENTIAL
4. TOTAL AREA: 12.01 ACRES

ZONING STANDARDS:
ZONING: RR-RURAL RESIDENTIAL
MINIMUM AREA: 5 ACRES
FRONT SETBACK 25 FT.
SIDE SETBACK 30 FT.
REAR SETBACK 30 FT.
INFORMATION FROM COUNTY OF SAN LUIS OBISPO ZONING ORDINANCE

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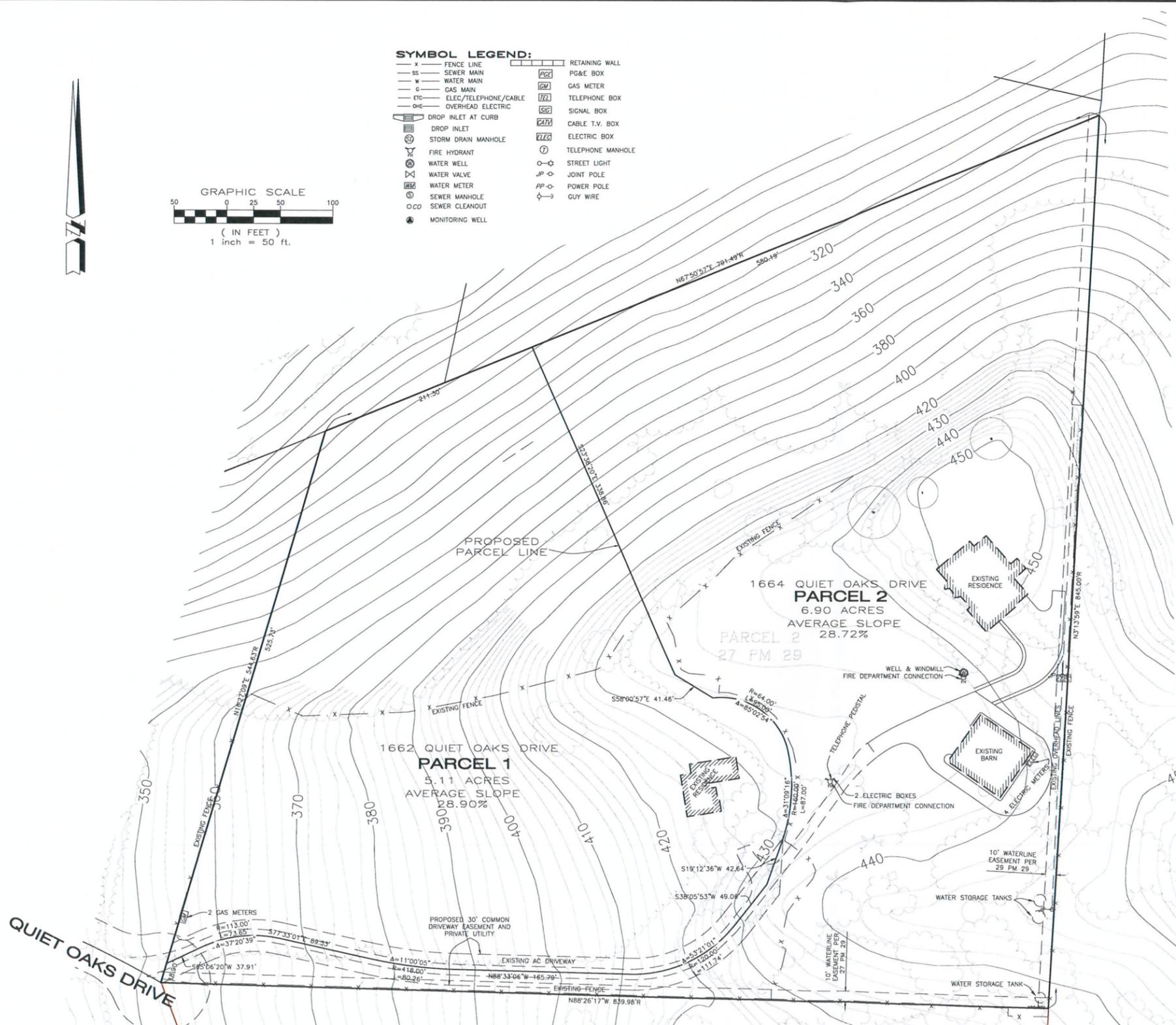
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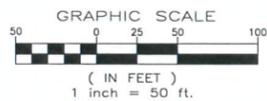
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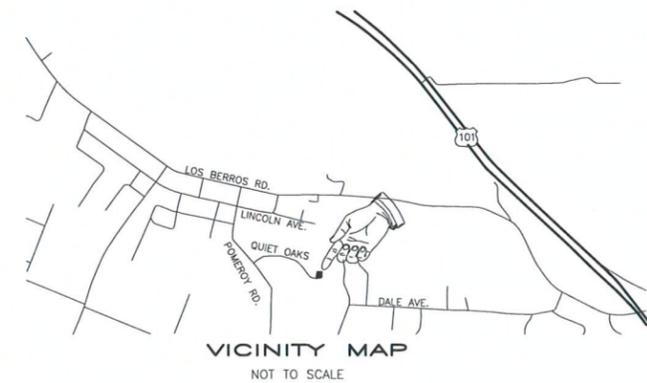
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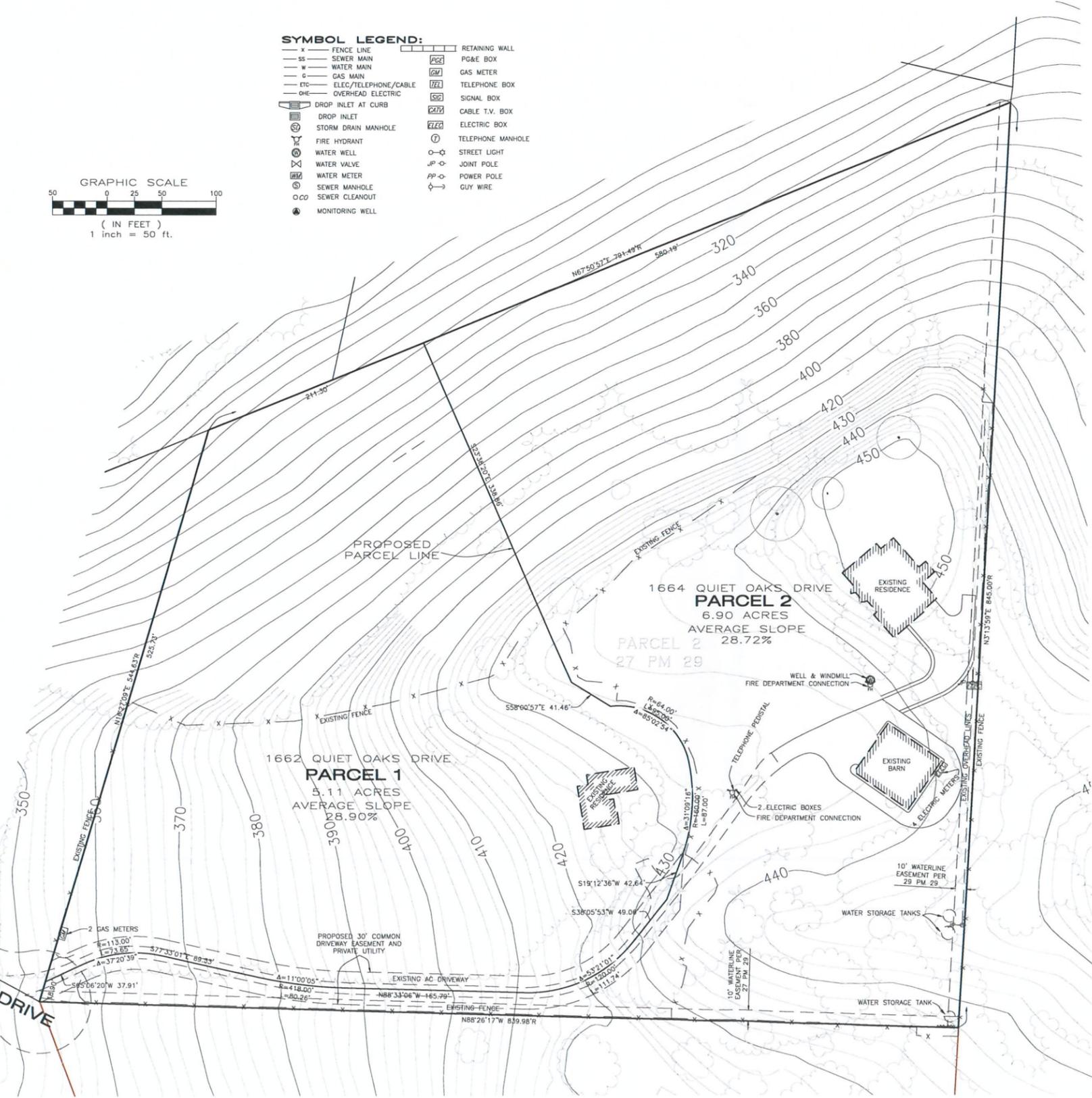
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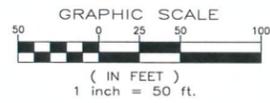
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\\A:\15-291-1864 Quiet Oaks Drive - Nipomo\CAD-2013\1664 Quiet Oaks Drive-TPM.dwg, 2/4/2015, Dec 07, 2015 11:23am, enattler

QUIET OAKS DRIVE





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- | | | | |
|----------|----------------------|----------|-------------------|
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| [Symbol] | STORM DRAIN MANHOLE | [Symbol] | STREET LIGHT |
| [Symbol] | FIRE HYDRANT | [Symbol] | JOINT POLE |
| [Symbol] | WATER WELL | [Symbol] | POWER POLE |
| [Symbol] | WATER VALVE | [Symbol] | GUY WIRE |
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- TOTAL AREA: 12.01 ACRES

ZONING STANDARDS:

ZONING: RR-RURAL RESIDENTIAL
MINIMUM AREA: 5 ACRES
FRONT SETBACK 25 FT.
SIDE SETBACK 30 FT.
REAR SETBACK 30 FT.
INFORMATION FROM COUNTY OF SAN LUIS OBISPO ZONING ORDINANCE

SERVICES:

WATER: WELL
SEWER: SEPTIC
GAS: THE GAS COMPANY
ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: PAC BELL

AREA TABLE:

NEW PARCEL	AREA
PARCEL 1	5.11 ACRES
PARCEL 2	6.90 ACRES

REFERENCES

R 27 PM 29

TENTATIVE PARCEL MAP
AG15-0108

PARCEL 2 OF PARCEL MAP CD 78-67 AS SHOWN ON MAP FILED IN
BOOK 27 AT PAGE 29 OF PARCEL MAPS,
IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

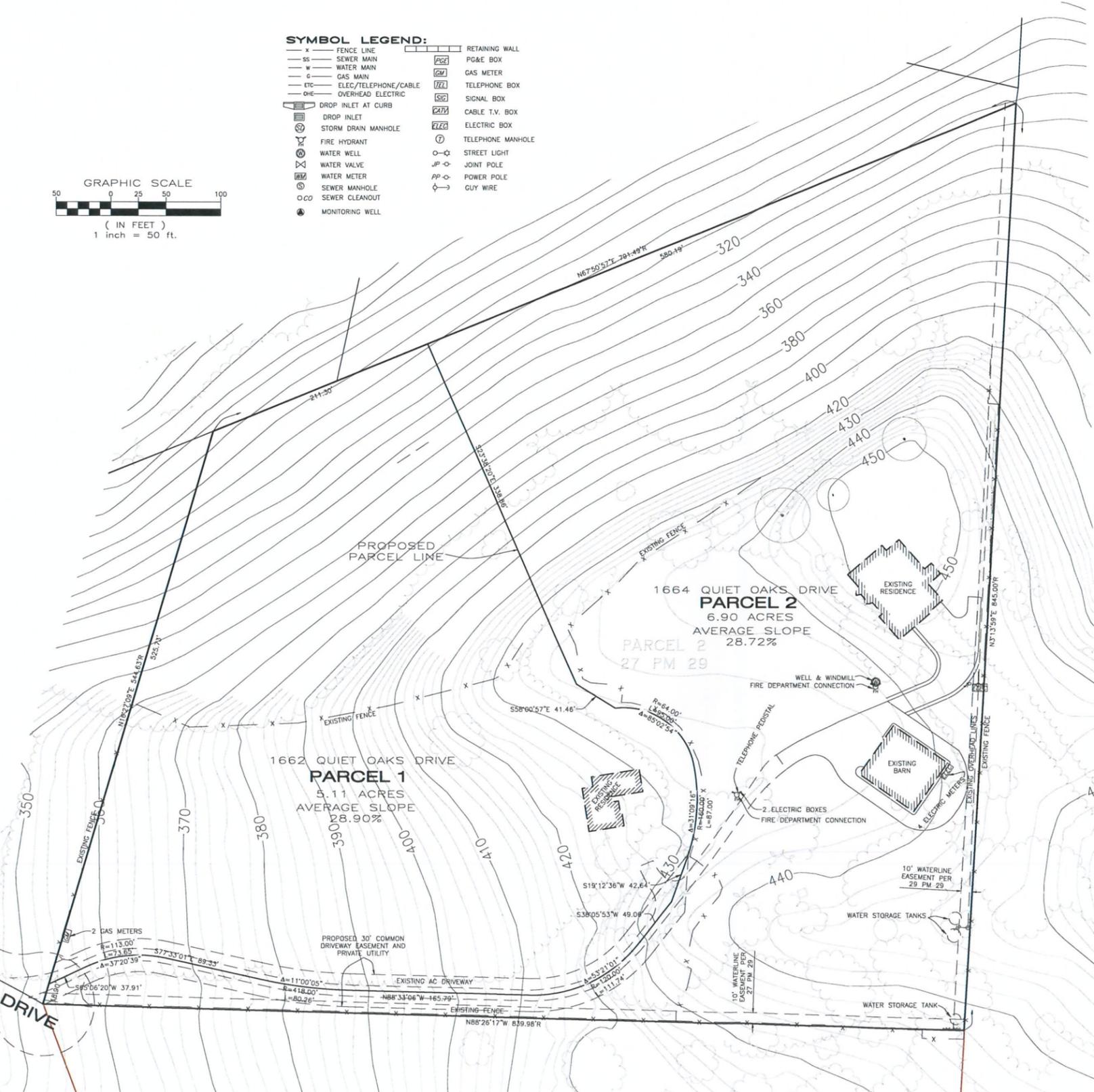
AT THE REQUEST OF DAVID MONTANARO

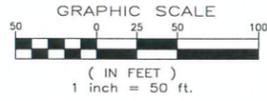
MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST, UNIT 0
SAN LUIS OBISPO, CA 93401
805-594-1960

December 7, 2015 JOB #15-291

M:\15-291 1664 Quiet Oaks Drive - Nipomo\CD-2013\1664 Quiet Oaks Drive-TPM.dwg, 2/4/15, Dec 07, 2015 11:23am, amlatter

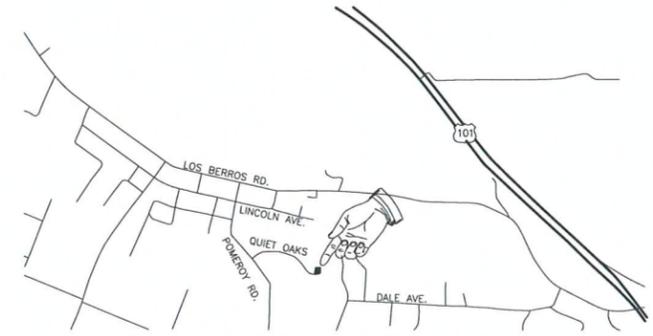
QUIET OAKS DRIVE





SYMBOL LEGEND:

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



VICINITY MAP
NOT TO SCALE

LEGEND

- R RECORD
 _____ PROPOSED PROPERTY LINE

OWNERS

DAVID MONTANARO PHONE: 805-459-7303
 1664 QUIET OAKS DR E-MAIL: montanaros@aol.com
 ARROYO GRANDE, CA 93445 APN: 091-011-058

PROJECT DATA

- PROJECT ADDRESS: 1662 & 1664 QUIET OAKS DRIVE, ARROYO GRANDE
- ASSESSOR'S PARCEL NUMBER: 091-011-058
- ZONING: RURAL RESIDENTIAL
- TOTAL AREA: 12.01 ACRES

ZONING STANDARDS:

ZONING: RR-RURAL RESIDENTIAL
 MINIMUM AREA: 5 ACRES
 FRONT SETBACK 25 FT.
 SIDE SETBACK 30 FT.
 REAR SETBACK 30 FT.
 INFORMATION FROM COUNTY OF SAN LUIS OBISPO ZONING ORDINANCE

SERVICES:

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R 27 PM 29

TENTATIVE PARCEL MAP
AG15-0108

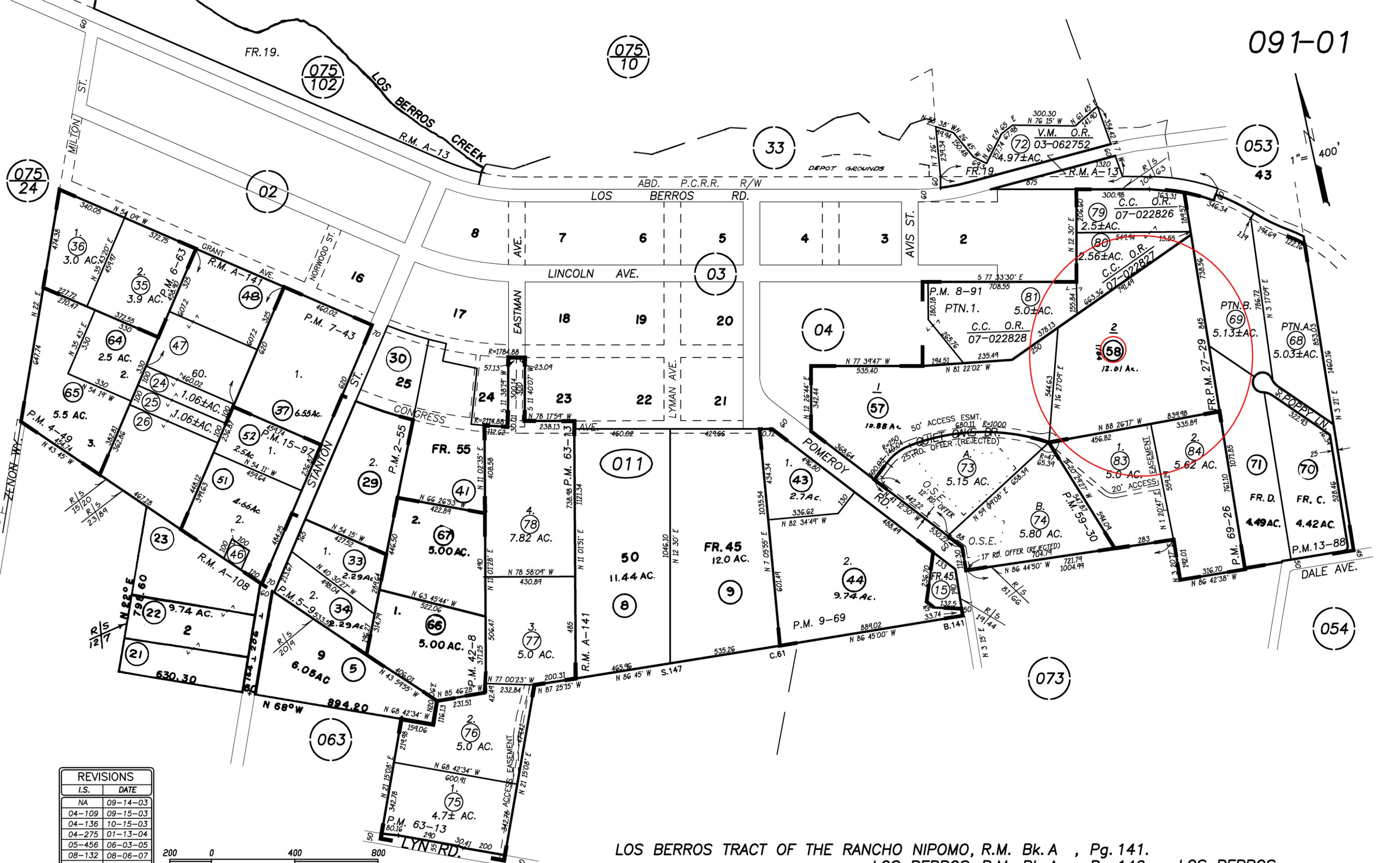
PARCEL 2 OF PARCEL MAP 00 78-67 AS SHOWN ON MAP FILED IN BOOK 27 AT PAGE 29 OF PARCEL MAPS, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF DAVID MONTANARO

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

December 7, 2015 JOB #15-291

M:\15-291 1664 Quiet Oaks Drive - Nipame\CS0-201\1664 Quiet Oaks Drive-TPM.dwg, 24x36, Dec 07, 2015 11:23am, outlter



REVISIONS	
I.S.	DATE
NA	09-14-03
04-109	09-15-03
04-136	10-15-03
04-275	01-13-04
05-456	06-03-05
08-132	08-06-07
08-132	08-07-07
08-176	09-06-07

200 0 400 800

GB
12-13-99

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

LOS BERROS TRACT OF THE RANCHO NIPOMO, R.M. Bk. A , Pg. 141.
 LOS BERROS, R.M. Bk. A , Pg. 140.
 LOS BERROS TRACT OF THE RANCHO NIPOMO, R.M. Bk. A , Pg. 108.
 RANCHO NIPOMO, R.M. Bk. A , Pg. 13.

LOS BERROS
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 091 PAGE 01



Parcel Summary Report For Parcel # 091-011-058

6/13/2016
1:07:03PM

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 MONTANARO FAMILY REVOCABLE TRUST
 1664 QUIET OAKS DR ARROYO GRANDE CA 93420-5685

OWN MONTANARO DAVID

OWN MONTANARO PAM

Address Information

<u>Status</u>	<u>Address</u>
P	01664 QUIET OAKS DR SCSC
P	01662 QUIET OAKS DR SCSC

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>
CO78-	067	0002	South Cty. Plan	South County P	RR			Y	VP / VP	E920781M / E030109

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO NIP PM 27/29 PAR 2

Notes

Tax Districts

LUCIA MAR
 SAN LUIS OBISPO JT(27,40)
 AREA NO. 21
 SAN LUIS
 NO. 04



Parcel Summary Report For Parcel # 091-011-058

6/13/2016
1:07:03PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ARROYO GRANDE
COASTAL SAN LUIS

Case Information

Case Number:

Case Status:

88869 FNL Primary Parcel

Description:

REPLACE 100A ELECT SERVICE TO WELL W/1HP PUMP

COD2003-00109 CLD Primary Parcel

Description:

GRADING WITHOUT PERMIT

COD2010-00748 CLD Primary Parcel

Description:

(UNFOUNDED) COMPLAINT OF CONDITION COMPLIANCE VIOLATION

PMT2002-14960 FNL Primary Parcel

Description:

POLE BARN - NO GRADING/FLAT LOT - NO PLUMBING ONLY ELECTRICAL M.HATCHER,RCE

PMT2002-14961 FNL Primary Parcel

Description:

SFD W/ ATTACHED GARAGE & MINOR GRADING FOR HOUSE PAD/ ENG. M.SMITH 35470

PMT2004-00549 FNL Primary Parcel

Description:

SINGLE FAMILY DWELLING W/ATT GARAGE & GRADING - EXISTING DWELLING TO BECOME SECONDARY

PMT2004-03894 FNL Primary Parcel

Description:

EXTEND GAS MAIN

PMT2007-00925 EXP Primary Parcel

Description:

FIRESPRINKLERS FOR A SINGLE FAMILY DWELLING W/ATT GARAGE PMT2004-00549 NFPA 13D 1999 EDITION/ PIPING CPVC/ SPRINKLERS
BEAMED CEILINGS TYCO PENDENT TY2234/ HOUSE RELIABLE RFC43/ GARAGE TYCO SEMI REC PENDENT TY2234/ BOOSTER PUMP
GOULDS HSC-20 2 HP/ BUCKET TEST REQUIRED

SUB2015-00079 REC Primary Parcel

Description:

TWO-LOT TENTATIVE PARCEL MAP

ZON2015-00296 APV Primary Parcel

Description:

VACATION RENTAL



Parcel Summary Report For Parcel # 091-011-058

6/13/2016
1:07:03PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2003-00186

APV

Related Parcel

Description:

ROAD NAME REQUEST - QUIET OAKS DRIVE