



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 8/31/2016

**TO:** \_\_\_\_\_

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

**PROJECT DESCRIPTION:** SUB2016-00010 VANDERHEYDEN – Proposed parcel map to subdivide 1(one) lot into 2 (two) parcels: Parcel 1 at 11.2 acres, and Parcel 2 at 10.4 acres.  
APN: 076-531-009

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

Parcel Map

SUBDIVIDE LOT INTO TWO PARCELS:  
PARCEL 1 AT 11.2 ACRES AND PARCEL 2 AT  
SLOSLO/ SLOSLO

AG AR GS SRA

**GENERAL APPLICATION FORM**

San Luis Obispo County Department of Planning and Building

**APPLICATION TYPE - CHECK ALL THAT APPLY**

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

**APPLICANT INFORMATION** Check box for contact person assigned to this project

Landowner Name Paul J. Vanderheyden and Lucia Cleveland                      Daytime Phone (805) 441-9258  
 Mailing Address 1821 Tiburon Way, San Luis Obispo, CA                      Zip Code 93401  
 Email Address: \_\_\_\_\_

Applicant Name Paul Vanderheyden and Lucia Cleveland                      Daytime Phone (805) 441-9258  
 Mailing Address 1821 Tiburon Way, San Luis Obispo, CA                      Zip Code 93401  
 Email Address: \_\_\_\_\_

Agent Name Rachel Kovesdi - Kovesdi Consulting                      Daytime Phone (805) 471-2948  
 Mailing Address 3940-7 Broad Street, #139, San Luis Obispo, CA                      Zip Code 93401  
 Email Address: rachel@kovesdiconsulting.com

**PROPERTY INFORMATION**

Total Size of Site: 21.6 acres                      Assessor Parcel Number(s): 076-531-009  
 Legal Description: PM 55-47 PAR A  
 Address of the project (if known): 1821 Tiburon Way, San Luis Obispo, CA 93401  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: East on Tiburon Way off Johnson Avenue

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

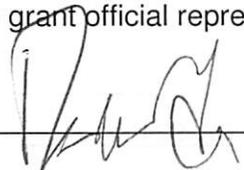
Single family residence**PROPOSED PROJECT**

Describe the proposed project (incl. size of all proposed parcels): \_\_\_\_\_  
Subdivide lot into two parcels: Parcel 1 @ 11.2 acres and Parcel 2 @ 10.4 acres.

**LEGAL DECLARATION**

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature \_\_\_\_\_



Date \_\_\_\_\_


**FOR STAFF USE ONLY**

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

# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## Project Information:

What is the proposed density or parcel size?: Parcel 1 = 11.2 acres, Parcel 2 = 10.4 acres; 1 SFR each

Number of existing lots, parcels or certificates: One parcel Existing parcel sizes: 21.6 acres

What will the property be used for after division: Undeveloped land, with potential for SFR

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

If Yes, what was the map number:  Tract No: \_\_\_\_\_  CO \_\_\_\_\_  COAL \_\_\_\_\_

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map?  Yes  No

Building permits or other approval?  Yes  No

**If you answered Yes to either question, please provide copies of all applicable materials.**

**Off-Site Improvements:** Will off-site road or drainage improvements be required?  Yes  No

**Surrounding parcel ownership:** Do you own adjacent property?  Yes  No

If yes, what is the acreage of all property you own that surrounds the project site? \_\_\_\_\_

**Describe existing and future access** to the proposed project site: Existing and proposed access via Tiburon Way.

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

North: Single-family residences (RR/RL) South: Single-family residences (RS)

East: Vacant agricultural West: Single-family residential (City of SLO)

**Proposed water source:**  On-site well  Shared well  Other Afuera de Chorro Mutual

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

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

**Fire Agency:** List the agency responsible for fire protection: San Luis Obispo County Fire Department

**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:

- 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: 21.6 acres  
Moderate slopes of 10-30%: \_\_\_\_\_ 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: \_\_\_\_\_
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: The two proposed parcels can be seen from Tiburon Way and Southwood 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 Existing CC&R's prohibit ag water use.  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial – Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? Future 200 gpd
4. How many service connections will be required? 1
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?     Yes     No  
Bacteriological?     Yes     No  
Chemical?     Yes     No  
Physical     Yes     No  
Water analysis report submitted?     Yes     No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter     Water Quality Analysis     OK    or     Problems  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

**Please attach any letters or documents to verify that water is available for the proposed project.**

**Sewage Disposal Information**

**If an on-site (individual) subsurface sewage disposal system will be used:**

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

**If a community sewage disposal system is to be used:**

1. Is this project to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

### **Solid Waste Information**

1. What type of solid waste will be generated by the project?  
 Domestic    Industrial    Agricultural    Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: San Luis Garbage
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: San Luis Coastal Unified School District
2. Location of nearest police station: 1041 Walnut Street, San Luis Obispo, CA 93401
3. Location of nearest fire station: Station 21, 4671 Broad Street, San Luis Obispo, CA 93401
4. Location of nearest public transit stop: Orcutt Road at Johnson Avenue
5. Are services (grocery/other shopping) within walking distance of the project?    Yes    No  
If yes, what is the distance? within one mile feet/miles

### **Historic and Archeological Information**

1. Please describe the historic use of the property: 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: The CC&R's for the property specifically prohibit any water use for agricultural production. General Plan Amendment in process.

### **Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): \_\_\_\_\_
2. Will the development occur in phases?    Yes    No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?    Yes    No   If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?    Yes    No

If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

- 1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: \_\_\_\_\_

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

- 1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
 \_\_\_\_\_  
 No impacts identified.

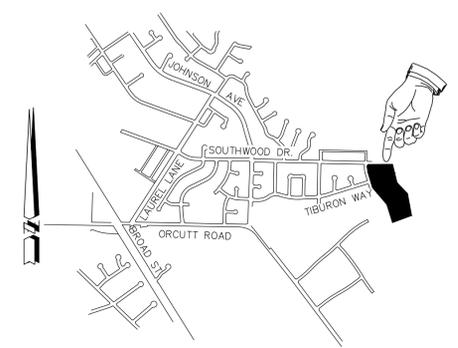
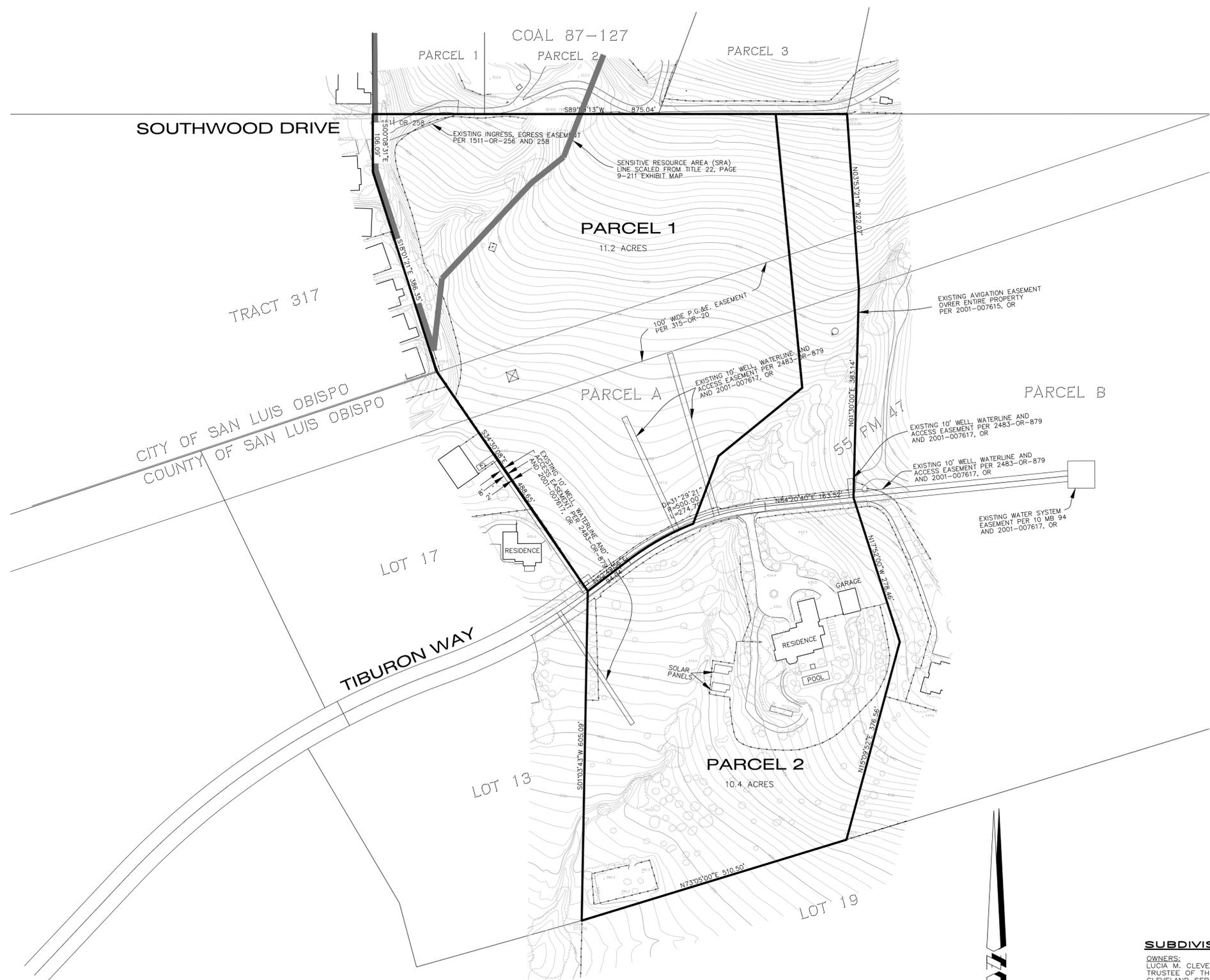
- 2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?     Yes     No  
 If yes, please list: \_\_\_\_\_

- 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): None

(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.)



VICINITY MAP  
NOT TO SCALE

**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	SIG	SIGNAL BOX
OME	OVERHEAD ELECTRIC	CATV	CABLE T.V. BOX
DI	DROP INLET AT CURB	ELEC	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		
OCO	SEWER CLEANOUT		

(X) EXCEPTION OR EXCLUSION PER TITLE REPORT BY FIRST AMERICAN TITLE CO. #4001-3325669

**ABBREVIATIONS**

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

**BENCH MARK:**  
THE BENCH MARK FOR THIS PROJECT IS CITY OF SAN LUIS OBISPO BENCH MARK 304, L&T AT THE BCR AT THE SWC OF EDGEWOOD & TANGLEWOOD ELEVATION=434.30' NAVD 88

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ON THE NORTH LINE OF PARCEL A OF 55 PM 47 BEARING N 89°59'13" E.

**SUBDIVISION NOTES:**

**OWNERS:** LUCIA M. CLEVELAND, TRUSTEE OF THE LUCIA M. CLEVELAND SEPARATE PROPERTY REVOCABLE TRUST AND PAUL VANDERHEYDEN 1821 TIBURON WAY SAN LUIS OBISPO, CA 93401

**ASSESSOR'S PARCEL NUMBER:** 076-531-009

**ZONING:** AG-AR

**UTILITIES:** WATER: AFUERO DE CHORRO WATER CO. SEWER: PRIVATE SEPTIC ELECTRIC: PACIFIC GAS & ELECTRIC TELEPHONE: PAC BELL CABLE TV: GAS: SOUTHERN CAL GAS

**AGENT:** KIRK CONSULTING RACHEL KOVESDI 8830 MORRO ROAD ATASCADERO, CA 93442 805-461-5765

**SURVEYOR:** MICHAEL STANTON, PLS MBS LAND SURVEYS 3563 PARKER ST UNIT Q SAN LUIS OBISPO, CA 93401 805-594-1960

**SITE AREA:** 21.6 ACRES  
**PROPOSED PARCEL 1:** 11.2 ACRES  
**PROPOSED PARCEL 2:** 10.4 ACRES

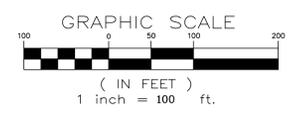
**VESTING TENTATIVE PARCEL MAP CO 13-0006**

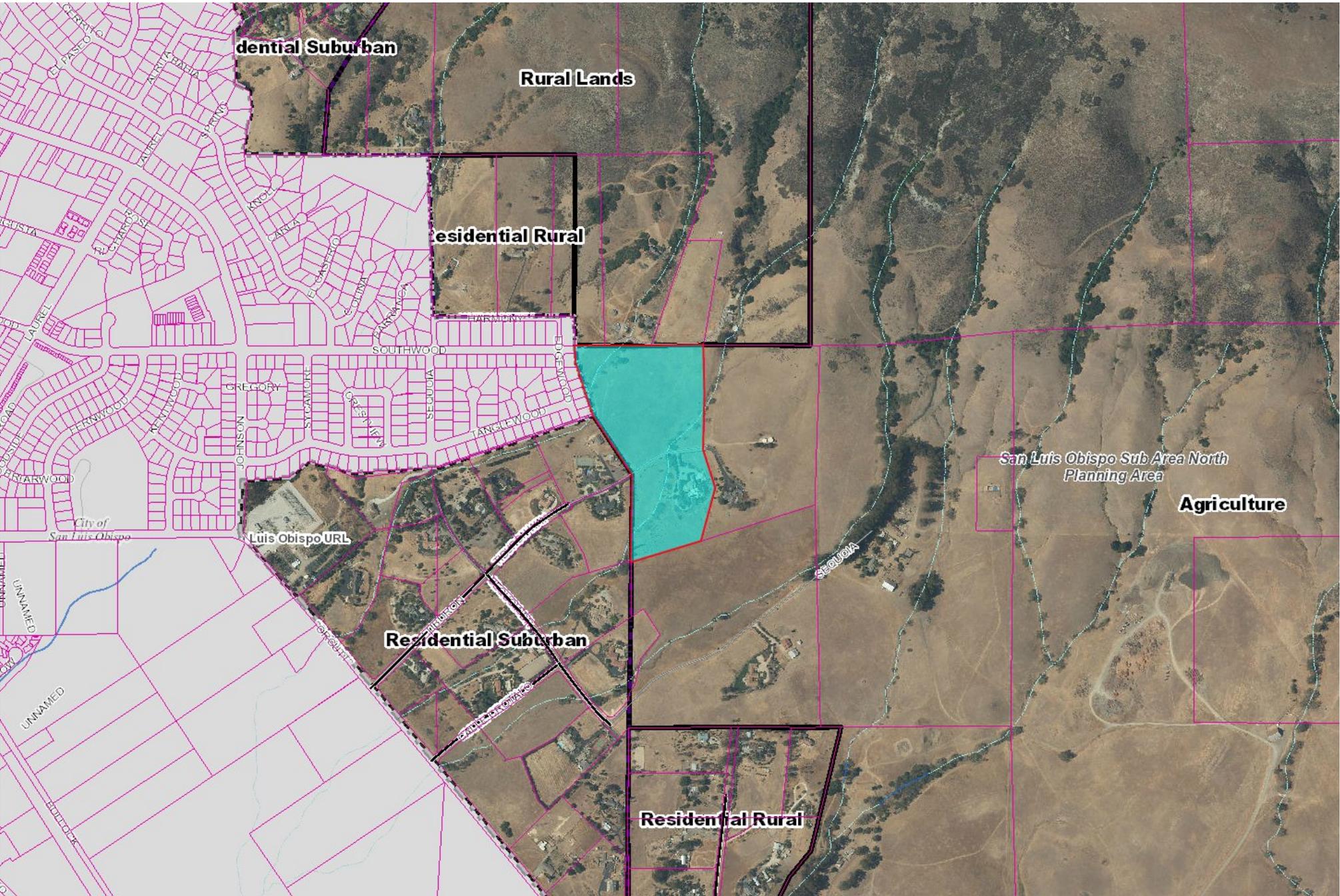
BEING A SUBDIVISION OF PARCEL A OF COAL 00-0048 IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

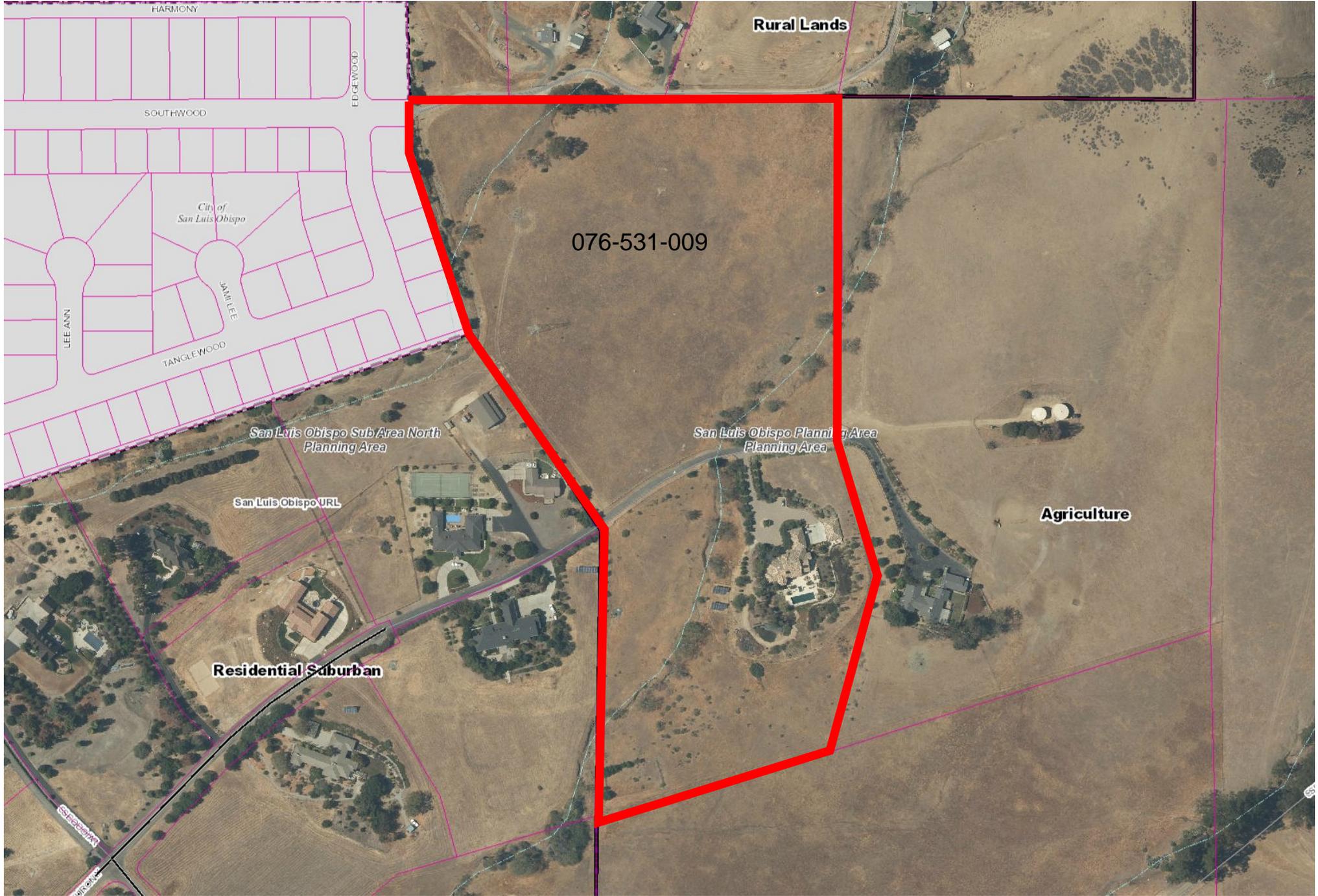
AT THE REQUEST OF PAUL VANDERHEYDEN

JULY, 2016 SCALE: 1"=100'

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







Rural Lands

076-531-009

City of San Luis Obispo

San Luis Obispo Sub Area North Planning Area

San Luis Obispo Planning Area

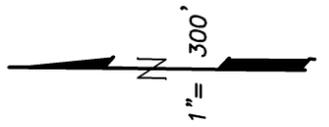
San Luis Obispo URL

Agriculture

Residential Suburban

SPECTEMAN

Ptn. 44-01

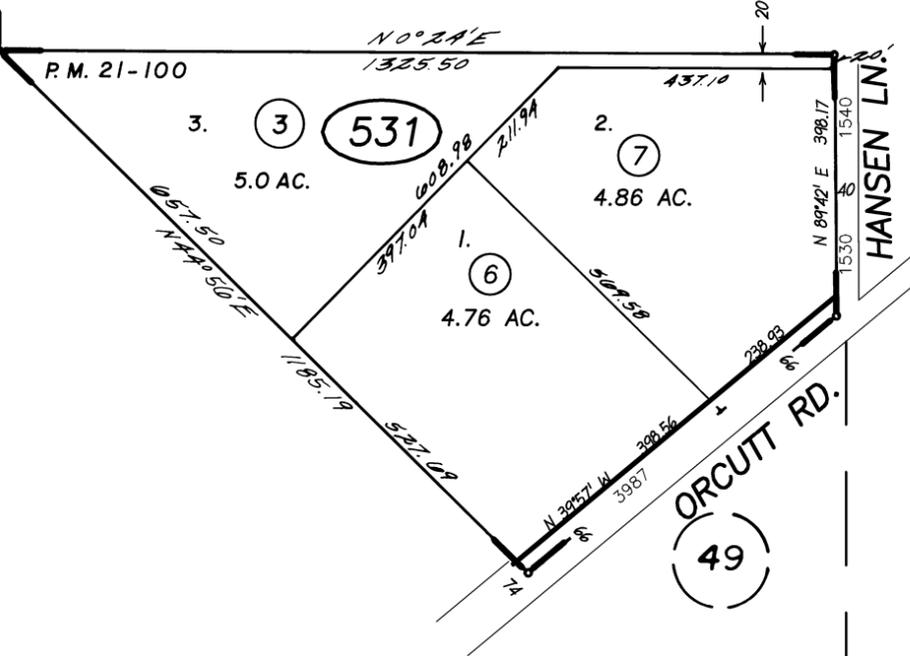
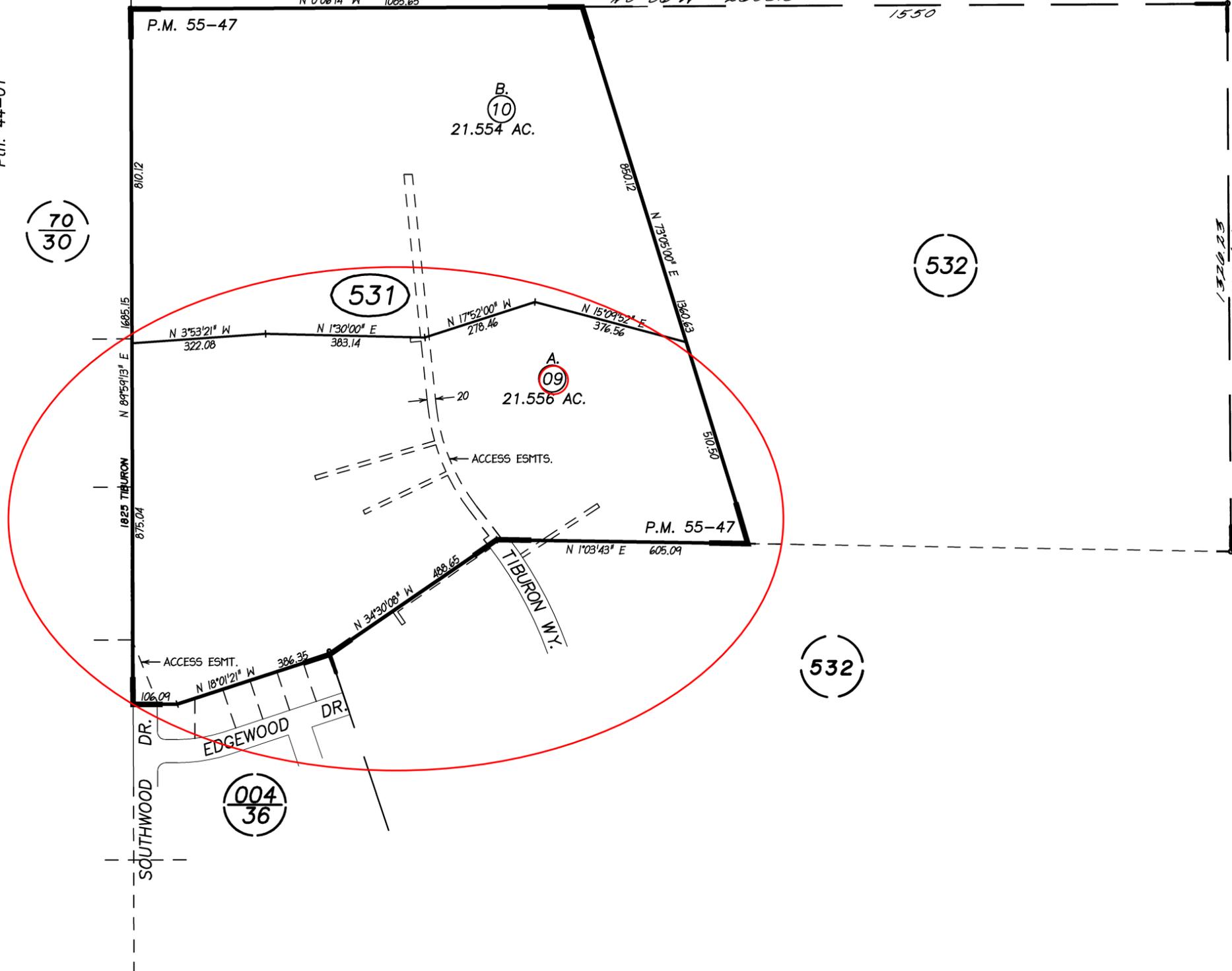


(70/30)

(44/01)

(532)

(44/41)

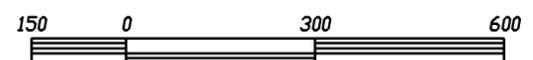


(004/36)

(532)

(49)

REVISIONS	
I.S.	DATE
NA	09-04-08



JAW 09-30-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 681 ; R.M. Bk. 10, Pg. 94.  
T. 31S.; R. 13E.; SECTION 6 . M.D.B. & M.

SAN LUIS OBISPO VICINITY  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 076 PAGE 531



# Parcel Summary Report For Parcel # 076-531-009

8/31/2016  
12:42:02PM

## 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    VANDERHEYDEN PAUL J  
1821 TIBURON WAY SLO CA 93401-8348

OWN    CLEVELAND LUCIA M

OWN    CLEVELAND LUCIA M SEPARATE PROPERTY

OWN    VANDERHEYDEN PAUL J SEPARATE PROPER

### Address Information

**Status**              **Address**  
P                      01821 TIBURON WY SLOSLO

### Lot Information:

<u>Tract / Twncshp</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>
076531	009	0001	SLO Planning A	San Luis Obis	GS			N		
COAL00-	048	A	SLO Planning A	San Luis Obis	AG	AR	SRA	Y		

### Parcel Information

**Status**      **Description**  
Active      PM 55-47 PAR A

### Notes

### Tax Districts

SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
COUNTY-ZONE NO. 09



# Parcel Summary Report For Parcel # 076-531-009

8/31/2016  
12:42:02PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS  
NO. 04  
AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

LRP2010-00006      APV      Primary Parcel

**Description:**

REQUEST FOR A GENERAL PLAN ELEMENT AMENDMENT APPLICATION (LRP2010-00006 - PAUL VANDERHEYDEN) TO: 1) AMEND THE SAN LUIS OBISPO AREA PLAN BY CHANGING THE LAND USE CATEGORY ON AN APPROXIMATELY 21.5 ACRE SITE FROM AGRICULTURE TO RESIDENTIAL RURAL; AND 2) CHANGE THE AGRICULTURE ELEMENT LAND USE DESIGNATION FROM AGRICULTURE TO SMALL LOT RURAL.

PMT2002-24527      EXP      Primary Parcel

**Description:**

GRADING PAD FOR ARENA

PMT2002-29181      FNL      Primary Parcel

**Description:**

electrical misc. lights and outlets

PMT2002-29373      FNL      Primary Parcel

**Description:**

EXPAND/MOVE WALL/FNDN IN FAMILY ROOM 2'-6", REMODEL KITCHEN, CEILING JOISTS IN MSTR BDRM & LIVING RM, STRUCTURALLY RETROFIT WALLS BETWEEN FAMILY RM AND DINING RM AND BETWEEN OFFICE AND SEWING RM.

PMT2003-00252      FNL      Primary Parcel

**Description:**

ADD/ALT SFD CONVERT RESIDENTIAL STORAGE TO HABITAL SPACE 2,324 INTERIOR WORK ONLY

PMT2003-01357      FNL      Primary Parcel

**Description:**

SWIMMING POOL (800 SF) & SPA FOR SFD. FARREL MILES ENGINEER #9398

PMT2003-04004      FNL      Primary Parcel

**Description:**

DETACHED GARAGE W/ NON-CONDITIONED STUDIO W/ FULL BATH.

PMT2003-04005      FNL      Primary Parcel

**Description:**

RETAINING WALL 80' MAX

PMT2004-01525      FNL      Primary Parcel

**Description:**



## Parcel Summary Report For Parcel # 076-531-009

8/31/2016  
12:42:02PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

FIRESPRINKLERS FOR STUDIO AND GARAGE PMT2003-04004 NFPA 13D/ PIPING TYPE L COPPER/ SPRINKLERS STUDIO RELIABLE RFC43/  
GARAGE RELIABLE F1 RES 49 PENDENT

PMT2006-00163            FNL            Primary Parcel

**Description:**

GRID TIED PHOTO VOLTAIC SYSTEM (GROUND MOUNTED MODULES)

S870246L            WIT            Primary Parcel

**Description:**

LOT LINE ADJUSTMENT OF 2 PARCELS

S990240L            RDD            Primary Parcel

**Description:**

LOT LINE ADJUSTMENT TO CORRECT NONCONFORMITY

SUB2016-00010        REC            Primary Parcel

**Description:**

SUBDIVIDE LOT INTO TWO PARCELS: PARCEL 1 AT 11.2 ACRES AND PARCEL 2 AT 104 ACRES