

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING & BUILDING TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:	9/17/2018						
то:	4 th District Legislative Assistant, Building Division, Cal Fire/County Fire, Agricultural Commissioner, County Assessor, Environmental Health, Public Works, Sheriff, California Fish and Wildlife, US Fish and Wildlife, RWQCB, AB52						
FROM:	Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 8	305-788-2959)					
PROJECT DES cannabis culti	PROJECT NUMBER & NAME: DRC2018-00156 GABRIEL_DOWNEY PROJECT DESCRIPTION: Proposed Minor Use Permit for a half acre (21,000 sq/ft) outdoor cannabis cultivation to be located at 6131 Huasna Townsite Rd. Arroyo Grande, CA 93420 APN(s): 085-012-019						
	er with your comments attached no later than 14	days from receipt of this referral.					
CACs please re	spond within 60 days. Thank you.						
	ATTACHED INFORMATION ADEQUATE TO COMPLE YES (Please go on to PART II.) NO (Call me ASAP to discuss what else you ned we must obtain comments from outside agencies	ed. We have only 10 days in which					
	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 "N	IO COMMENT," PLEASE SO INDICATE, OR CALL.						
Date	Name	Phone					



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	Department Use Only Do Not Mark (Staff Apply Label Here)			
APPLICANT INFORMATION Check box for contact				
person assigned to this project Landowner Name Carolyn M. Downey	Daytime Phone (650)549-8553			
Mailing Address 485 Woodside Road #2319, Redwood City Email Address: anacaro@earthlink.net				
Applicant Name Anna Gabriel Mailing Address 6131 Huasna Townsite Road, Arroyo Grar	Daytime Phone <u>(805)489-7489</u> ade, CA Zip Code 93420			
Email Address: huasnatownusa@gmail.com				
X Agent Name Ronald Reilly, Garing Taylor & Associates, Mailing Address 141 South Elm Street, Arroyo Grande, CA	IncDaytime Phone (805)489-1321 Zip Code 93420			
Email Address: rreilly@garingtaylor.com				
PROPERTY INFORMATION Total Size of Site: 10 acres				
PROPOSED PROJECT Describe the proposed project (inc. sq. ft. of all buildings): <u>la</u>	nd use permit needed for marijuana cultivation			
LEGAL DECLARATION I, the owner of record of this property, have completed this for statements here are true. I do hereby grant-official representative subject property.	atives of the county authorization to inspect			
Property owner signature	Date <u>//3///8</u>			
FOR STAFF USE ONLY				



San Luis Obispo C	ounty Department of	or Planning and	building	1 116 140	
Type of project:	X Commercial	☐ Industrial	☐ Residential	Recreational	Agricultural Other
	fications/adjustmen uesting reduced set				uest (if
Describe existing a	and future access to	the proposed p	roject site: <u>via H</u>	luasna Townsite Ro	oad
Surrounding pard If yes, what is the a	el ownership: Dacreage of all prope	o you own adja rty you own that	cent property? surrounds the pro	☐ Yes	
please specify all a	l use: What are the agricultural uses):				
	e		West: agricultu	ire	
Square footage an Buildings: 1,920 s Paving: 0 s Total area of all pa Total area of gradii Number of parking Number of trees to Setbacks: West/Fr	ving and structures ng or removal of grospaces proposed: be removed: ront 300+ No:	total site (appround cover: 0 per code 0 rth/Right 0' e well	Landscaping: Other (specify) Height of tallest Type: _N/A South/Left] ared well X C		% acres acres le ast/Back <u>300+</u>
Do you have a vali	stem - List the agen d will-serve letter?	☐ Yes ☐	No (If yes, ple	ase submit copy)	
☐ Community Sys	e disposal: X Ind stem - List the agen d will-serve letter?	cy or company i	esponsible for se	wage disposal:	
Fire Agency: Li	st the agency respo	nsible for fire pr	otection: <u>Cal Fir</u>	e	
Total outdoor use	ndustrial projects area: <u>21,975</u> ☒ sq. all structures includ	feet \square acres			
Number of residen Total floor area of	ojects, answer the tial units: all structures includ e lot(s) minus buildir	Nur ing upper stories		per unit: and carports: sf	sf

LAND USE PERMIT APPLICATION PACKAGE SAN LUIS OBISPO COUNTY PLANNING & BUILDING http://www.slocounty.ca.gov/planning.htm

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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: <u>1.6</u> acres	
	Moderate slopes - 10-20%: 3.8 acres	
	20-30%: <u>3.33</u> acres	
	Steep slopes over 30%: acres	
2.	Are there any springs, streams, lakes or marshes on or near the site?	
	If yes, please describe:	_
3.	Are there any flooding problems on the site or in the surrounding area?	
	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: Grading under PMT2016-07016, finaled 8/9/17	
6.	Has a grading plan been prepared? Yes X No	
	If yes, please include with application.	
7.	Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes X No	
8.	Is a railroad or highway within 300 feet of your project site?	
9.	Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No	
	If yes, please list:	_

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vvai	er Supply information Existing private wen in use, nothing proposed
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
3.	What is the expected daily water demand associated with the project? ranges from 8 gallons/day to up to 166
4.	How many service connections will be required? none proposed gallons/day during peak
5.	Do operable water facilities exist on the site? X Yes No If yes, please describe: existing private well existing private well
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?
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 / GPM Surrounding Well Logs Hydrologic Study Other
Plea	ase attach any letters or documents to verify that water is available for the proposed project.
	vage Disposal Information
	n on-site (individual) subsurface sewage disposal system will be used: Existing sewage system, none proposed
1.	Has an engineered percolation test been accomplished?
_	Yes No If yes, please attach a copy. What is the distance from proposed leach field to any neighboring water wells?
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?
4.	☐ Yes ☐ No 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?
2. 3.	What is the amount of proposed flow? GPD Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?

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Solid	Waste Information			
2. 3.	What type of solid waste will be generated by the project? NONE, grow operation is zero-waste. Domestic Industrial Agricultural Other, please explain? Name of Solid Waste Disposal Company: Where is the waste disposal storage in relation to buildings? Does your project design include an area for collecting recyclable materials and/or composting materials? No			
Com	munity Service Information			
2. 3. 4.	Name of School District: Lucia Mar Location of nearest police station: Arroyo Grande Location of nearest fire station: Cal Fire, Nipomo Location of nearest public transit stop: El Camino Real @ Halcyon, Arroyo Grande Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?			
<u>Histo</u>	oric and Archeological Information			
2.	Please describe the historic use of the property: <u>agriculture</u> 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.			
Com	mercial/Industrial Project Information			
	Only complete this section if you are proposing a commercial or industrial project or zoning change.			
1.	Days of Operation: 7 days a week Hours o			
3.	How many people will this project employ? 2 regular employees Will employees work in shifts? Yes X 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)?			
5.	☐ No If yes, please explain: odor to be mitigated with planting Jasmine and Roses Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No If yes, please explain:			
6.	(If loud equipment is proposed, please submit manufacturers estimate on noise output.) What type of industrial waste materials will result from the project? Explain in detail: NONE			
7.	Will hazardous products be used or stored on-site? Yes X No If yes, please describe in detail:			
Ω	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. <u>0-1</u> Between 4:00 to 6:00 p.m. <u>0-1</u>			

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10.	Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees
	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:
<u>Agri</u>	cultural Information
	complete this section if your site is: 1) Within the Agricultural land use category, or 2) ently in agricultural production.
2.	Is the site currently in Agricultural Preserve (Williamson Act)? If yes, is the site currently under land conservation contract? 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: Indicate In
Spe	cial 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: Do you have any plans for future additions, expansion or further activity related to or connected with
3.	Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes X No If yes, explain:
4.	Are there any proposed or existing deed restrictions? Yes No If yes, please describe:
Ener	rgy Conservation Information
1.	Describe any special energy conservation measures or building materials that will be incorporated into your project *: _solar panels, low flow toilets, grey-water recycling for landscaping
	*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.
<u>Envi</u>	ronmental Information
1.	List any mitigation measures that you propose to lessen the impacts associated with your project: The grow operation is zero-waste.
2.	Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes X No If yes, please list:

LAND USE PERMIT APPLICATION PACKAGE SAN LUIS OBISPO COUNTY PLANNING & BUILDING http://www.slocounty.ca.gov/planning.htm PAGE 10 OF 16 JULY 28, 2016 PLANNING@CO.SLO.CA.US

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):
<u>Oth</u>	er Related Permits
1.	List all permits, licenses or government approvals that will be required for your project (federal, state and local):
	(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project



COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING & BUILDING CANNABIS APPLICATION SUPPLEMENT

PLN-2018 12/8/2017

The following information is required in addition to the Land Use Permit Application.					
Cannabis Activities Proposed					
X Cultivation ☐ Nursery ☐ Manufacturing Facility ☐ Testing Facility ☐ Dispensary ☐ Distribution Facility					
For Cultivation and Nurseries ONLY					
Approved Cooperative/Collective Registration number. Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.					
Approved registration number: CCM2016- 00315					
What is the applicant on the approved registration? Note: The applicant name on the registration must match the applicant name on the land use permit.					
Name of applicant: Anna Gabriel					
Are you planning on cultivating on the same site that a registration was approved for?					
X Yes □ No					
What type of State cultivation license are you seeking?					
☐ Type 1 ☐ Type 2 ☐ Type 3 ☐ Type 4 ☐ Type 5 ☐ Microbusiness ☐ Indoor ☐ Mixed-light					
Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy. Cultivation Canopy area = 21,975 SF					
Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.					
I have designated the specific area and dimensions of my newly designated canopy area(s):					

CANNABIS APPLICATION SUPPLEMENT

PLN
12/8

On my floor plan submitted with the application

Son an additional document submitted with my application piece of equipment uses, take the following steps:

- Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a
 - Determine the wattage of the device by checking manufacturer specifications Determine the wattage of the device by checking manufacturer specifications

 Multiply this number by the number of hours each month the device will be in use to determine
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places. Repeat this for each piece of equipment and the total amounts for each month. Estimates should assume the business is in full production for each month.

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For each of the one-site nower generation from a source such as solar nanels, document Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For the amount of nower you expect to use from that source in addition to any other sources, document the amount of power you expect to use from that source in addition to any other sources

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Clearly identify the measureme using multiple units, you may us reclaimed water, identify that as included on this form, you may pplication.	a a ""ional col."	9 10 estima		
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rly identify the measurement unit you are using to estimate or report your water usage. If you are using to record that information if volume are using Clearly identify the measurement unit you are using to estimate or report your water usage. If you are using multiple units, you may use additional columns to record that information. If you are using identify that as a source of water than may be using multiple units, you may use additional columns to record that information. If you are using included on this form you may include that information on a senarate nade submitted with this reclaimed water, identify that as a source. If you are utilizing more sources of water than may be application.

Application on a separate page submitted with this

Estimate the total water used in the production of marijuana by month. If recording estimates for multiple sources, estimate these amounts separately.

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8 2017	250 gallons 250 gallons 1500 gallons	
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9 2017	1FOO GAILONS	
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2017	1500 gallons	
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976 OSOS STREET, ROOM 300 | SAN LUIS OBISPO, CA 93408 | 805-781-5600 | TTV/TDC planning@co.slo.ca.us | www.sloplanning.org REFERRAL -- Page 9 of 18

PLN-2018 12/8/2017

CANNABIS APPLICATION SUPPLEMENT

Do you plan on us	ng pesticides?		
☐ Yes	No No		
List of pest	icides anticipated to be us	sed:	
For Manufacturin	g ONLY		
What type of State	manufacturing license ar	e you seeking? <i>Note:</i> \	olatile manufacturing is prohibited.
☐ Type 6 ☐ Microbu	Type 7 siness	☐ Type N	☐ Type P
What type of produ	cts do you plan on manu	facturing?	
Oils	☐ Edibles ☐ Top	oicals	
Will the facility be u	ıtilizing a closed-loop extr	raction system?	
☐ Yes	□No		
(If extracting) What	types of extraction will ye	ou be performing?	
	☐ Propane ☐ Mechanica		☐ Carbon Dioxide
For Distribution O	NLY		
What type of State	distribution license are yo	ou seeking?	
☐ Type 11	☐ Type 11 – T	ransport Only	
Will you be operatir	ng a storage-only busines	ss?	
Yes	□No		
How many vehicles	do you anticipate transp	orting/distributing produ	uct?
☐ 1-5	☐ 6-10 ☐ 11+	☐ N/A Storage	Only/Other

PLN-2018 12/8/2017

CANNABIS APPLICATION SUPPLEMENT

For D	ispensaries O	NLY			
	type of State di conts open to th		se are you seel	king? <i>Note: Dis</i>	pensaries are not allowed to have
	☐ Type 9 – r	on-storefront o	lispensary	☐ Type 10	Microbusiness
Will yo	u be delivering	to other jurisd	ictions?		
	Yes	□No			
How n	nany vehicles d	lo you anticipat	te delivering pro	oduct?	
	<u> </u>	<u> </u>	<u> </u>	☐ N/A Storag	e Only/Other
How m	nany deliveries	per day do you	u anticipate deli	vering product?	
	<10 <10 ×10	☐ 11-50	<u> </u>	□ >100	☐ N/A Storage Only/Other

Operations Plan

6135 Huasna Townsite Road

Security Plan:

- 24/7 DVR recorded video surveillance covering entire property (18 cameras total)
- All structures secured with motion sensor lighting and padlocks
- Locking gates to enter/exit property
- Guard dogs

Odor Management Plan:

• Wild roses and jasmine to be planted along edges of grow area to help mitigate odor.

Sign Information:

- No Trespassing signs posted throughout property
- Notification of video surveillance posted throughout property
- Parking area sign

Parking Plan:

A designated parking area is provided for all employees.

Employee Safety and Training Plan

(see attached handbook)

Statement of Neighborhood Compatibility:

The property located at 6135 Huasna Townsite Road is situated in rural Huasna on a 10-acre lot. The property has historically been used for farming and agriculture and is surrounded by other large lots which provides a buffer to the neighboring parcels. There is a long history and culture of farming and agriculture in the Huasna Valley. The materials, equipment, and facilities needed to cultivate marijuana are similar to traditional agricultural farming, and commonly used and accepted in the surrounding area.

Waste Management Plan

Cannabis cultivation on this site is zero-waste and produces NO solid or liquid waste.

Parcel Summary Report

APN: 085-012-019

Parcel Information

APN: 085-012-019

DOWNEY CAROLYN M Assessee:

Care Of:

Address: 485 WOODSIDE RD #2319 REDWOOD CITY

> CA 94061

Description: RHO HUASNA HARLOE SB PTN LT 11

Site Address:

06135 HUASNA TOWNSITE RD

Tax Rate Area Code: 052030 **Estimated Acres:** 9.51 **Community Code: SCHUAS Supervisor District:** Supdist 4

Avg Percent Slope: 18



Selected Parcel

Land Use Information

Land Uses	Combining Designations



Parcel location within San Luis Obispo County

Permit Information

Permit DRC2018-00156	Description Land Use	Application Date 8/30/2018 11:55:34 AM
PRE2018-00085	Pre-Application	7/2/2018 11:27:33 AM
PRE2018-00020	Pre-Application	3/2/2018 8:10:35 AM
PRE2017-00009	Pre-Application	9/7/2017 10:05:22 AM
PMT2016-07016	PMTG - Grading Permit	4/24/2017 11:10:44 AM



Parcel Summary Report APN: 085-012-019

COD2016-00621	Code Enforcement	4/10/2017 11:15:03 AM
CCM2016-00315	CCM - Condition Compliance Monitoring	11/17/2016 2:32:31 PM
PMT2015-00316	PMTR - Residential Permit	8/3/2015 11:41:31 AM
ZON2006-00421	Zoning Clearance	12/18/2006 1:37:04 PM
PMT2004-03709	PMTR - Residential Permit	6/9/2005 12:03:10 PM
COD2004-00346	Code Enforcement	2/28/2005 12:41:51 PM
PMT2004-01143	PMTR - Residential Permit	10/12/2004 12:00:00 AM
90600	PMTR - Residential Permit	4/15/1993 12:00:00 AM
62874	PMTR - Residential Permit	10/15/1988 12:00:00 AM

Clerk Recorder Documents

Clerk Document 1997-R-046421	Date 08/28/1997	Document Type O
1997-R-042116	08/08/1997	0
1996-I-000921	03/27/1996	С



Interactive Data Viewer

UMMP

Legend

SLO County Parcels
Roads

CalTrans

— Maintained by SLO CO

— Private Maintenance

Federal or State Maintenance

REFERRAL -- Page 15 of 18

-376.17 0 188.08 376.17 Feet 1: 2,257



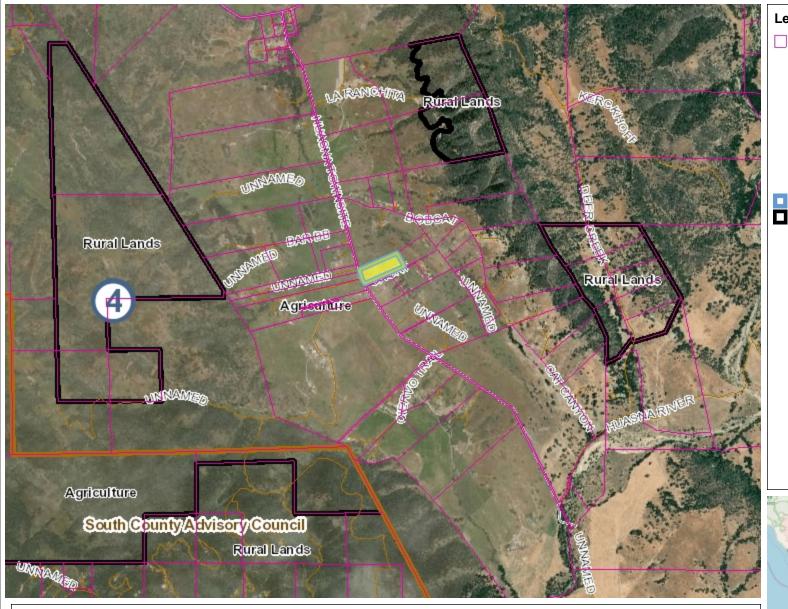
The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





Interactive Data Viewer



Legend

SLO County Parcels Roads

CalTrans

Maintained by SLO CO

Private Maintenance

Federal or State Maintenance

Community Advisory Groups

Community Advisory Group Boundary

Cayucos Citizens Advisory Council Subarea

Creston Advisory Body Sub Areas

Supervisor Districts

Land Use Outlines

3,009.33 6,018.65 Feet 1:36,112 -6.018.65

caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

WGS_1984_Web_Mercator_Auxiliary_Sphere © County of San Luis Obispo Planning and Building Department The County of San Luis Obispo does not assume liability for any damages Map for Reference Purposes Only



