



THIS IS A NEW PROJECT REFERRAL

DATE: 7/27/2018
TO: 3rd District Legislative Assistant, CAL FIRE / County Fire, Public Works, Avila CSD, Avila Valley Advisory Council
FROM: Terry Wahler (805-781-5621 or twahler@co.slo.ca.us)

PROJECT NUMBER & NAME: SUB2018-00044 San Luis Coastal Unified School District
PROJECT DESCRIPTION: Four public lots to convey property from San Luis Coastal Unified School District (SLCUSD, a public agency) to private ownership to complete the final phase of a previously approved residential planned development. Location is 161 San Antonia Street in Avila Beach.
APN(s): 076-221-017

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 I: 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.

Form fields for Date, Name, and Phone.

SUB 18-00044

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot Receiving Site Reversion to Acreage
- Condominium (new or conversion) Sending Site
- Road Abandonment Road Name
- Tract Map Parcel Map Lot Line Adjustment
- Amendment to approved land division

SUB2018-00044

Parcel Map / Coastal Development Permit
076-221-017 / 161 SAN ANTONIA ST

4 PUBLIC LOTS

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name SLOUSID Daytime Phone 549-1200
 Mailing Address 1500 UZZIE ST S.L.O. Zip Code 93401
 Email Address: _____

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

Agent Name MICHAEL HODGE Daytime Phone 805 215 8753
 Mailing Address 351 SAN MIGUEL AVE S.L.O. Zip Code 93405
 Email Address: hodgecompany@gmail.com

PROPERTY INFORMATION

Total Size of Site: 8,258 SF Assessor Parcel Number(s): 076-221-015 017
 Legal Description: PARCEL 1 OF COAL 16-0153 C OFC DC No 2017051829
 Address of the project (if known): 161 SAN ANTONIA ST AVILA BEACH
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SAN LUIS ST, TURN LEFT ON SAN ANTONIA

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

ONE STUDIO BUILDING, NO VEGETATION

PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): FOUR PUBLIC LOTS (NO BUILDINGS)

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 [Signature]

Date 7-8-18

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?: FOUR PUBLIC LOTS

Number of existing lots, parcels or certificates: ONE Existing parcel sizes: 8353 SF

What will the property be used for after division: RESIDENTIAL

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

If Yes, what was the map number: Tract No: 2467 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: ACCESS FROM SAN ANTONIA ST. AVILA BEACH

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

North: VACANT BUILDING South: RESIDENTIAL

East: SAN ANTONIA ST West: RESIDENTIAL

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

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

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: ABCSD

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): **ALREADY PAID W/ PHASE 1, TRACT 2667**

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)

Acres 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: **No**

- 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:

- Answer ALL of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 0.2 acres
Moderate slopes - 10-20%: _____ acres
20-30%: _____ 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: SEEN FROM SAN ANTONIA, SAN LUIS ST. & FRONT STREET

Water Supply Information

- 1. What type of water supply is proposed?
 Individual well Shared well Community water system
- 2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial - Explain _____
- 3. What is the expected daily water demand associated with the project? 800 GAL
- 4. How many service connections will be required? FOUR (4)
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: WATER SERVICES ALREADY INSTALLED
- NA 6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
- NA 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
- NA 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: 50' Location of connection: SAN ANTONIO
- 2. What is the amount of proposed flow? 800 GAL/DAY G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: SOUTH COUNTY

3. Where is the waste disposal storage in relation to buildings? ADJACENT TRASH ENCLOSURE
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: SLOUSD
2. Location of nearest police station: PISMO BEACH
3. Location of nearest fire station: n n
4. Location of nearest public transit stop: k n
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: SCHOOLHOUSE PLAYGROUND
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.

ALREADY SUBMITTED BY USE PERMIT

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): NONE
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 *: NONE

*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

NA 1. List any mitigation measures that you propose to lessen the impacts associated with your project:

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

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

NA 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.)

UPDATED 4/30/18



First American Title

First American Title Company

899 Pacific Street
San Luis Obispo, CA 93401

Mike Hodge
Hodge Company
351 San Miguel Avenue
San Luis Obispo, CA 93405-2135

Order Number: 4001-5188794 (LI)

Title Officer: Lisa Irot
Phone: (805)786-2042
Fax No.: (866)397-7092
E-Mail: lirot@firstam.com

Owner: San Luis Coastal Unified School District

Property: Parcels 1 and 2 of COAL 16-0153
Avila Beach, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

First American Title

Dated as of April 20, 2018 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

Preliminary Title Report

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

San Luis Coastal Unified School District

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, not examined. A.P.N.: 076-221-015 and 076-221-009
2. Rights of the public in and to that portion of the land lying within San Antonia Street.

(Affects Parcels A and B)
3. The terms and provisions contained in the document entitled Agreement for Mitigations for Lot Line Adjustment COAL 07-0079 recorded May 17, 2010 as Instrument No. 2010-022853 of Official Records.

(Affects Parcels A and B)
4. The terms and provisions contained in the document entitled "Verified Notice of Public Utility Easement" recorded October 21, 2010 as Instrument No. 2010-052896 of Official Records. Executed by: Avila Beach Community Services District

(Affects Parcels A and B)
5. The terms and provisions contained in the document entitled Restrictive Covenant Affecting Real Property recorded April 11, 2012 as Instrument No. 2012-019511 of Official Records.

(Affects Parcels A and B)

First American Title

6. The terms and provisions contained in the document entitled Memorandum of Second amended and Restated Development and Lease Agreement executed by and between San Luis Coastal Unified School District and Shear Edge Development Avila, LLC, a California Limited Liability Company recorded October 24, 2012 as Instrument No. 2012-061299 of Official Records.

(Affects Parcels A and B)

7. An easement shown or dedicated on the map filed or recorded December 30, 2013 as Book 34, Pages 5 through 7 of Maps

For: exclusive use easement, private utility and private access; public utilities; and incidental purposes.

(Affects Parcel A)

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Luis Obispo, State of California, described as follows:

PARCEL A: (Certificate of Compliance 2017-051839 – A.P.N.: Portion of 076-221-009 and all of 076-221-015)

A portion of Parcel 2 of Parcel Map COAL 07-0079 as shown on map filed in Book 73 of Parcel Maps at page 82, along with the Remainder Lot of Tract 2667 – Phase 1 as shown on map filed in Book 34, pages 5 through 7 of Maps, in the County of San Luis Obispo, State of California, described as follows:

1. Beginning at the most southerly corner of said Parcel 2 as evidence by a nail and tag stamped "LS 5702" as shown on said Parcel Map; thence along the southwesterly line of said Parcel 2
2. North $71^{\circ}55'15''$ West, 84.73 feet; thence leaving said southwesterly line
3. North $18^{\circ}04'45''$ East, 3.00 feet; thence
4. North $35^{\circ}09'14''$ West, 6.68 feet; thence
5. North $71^{\circ}55'15''$ West, 21.81 feet to a point on the northwesterly line of said Parcel 2 which is distant $N18^{\circ}04'36''E$, 7.00 feet from the most westerly corner of said Parcel 2 as evidenced by a $5/8''$ rebar with cap stamped "LS 5702" as shown on said Parcel Map; thence
6. South $18^{\circ}04'36''$ West, along the northwesterly line of said Parcel 2 and northwesterly line of said Remainder Lot, a distance of 92.59 feet to the most westerly corner of said Remainder Lot as evidenced by a $5/8''$ rebar with cap stamped "LS 5702" as shown on said map of Tract 2667 – Phase 1; thence along the boundary of said Remainder Lot the following six courses and distances:
7. South $72^{\circ}00'36''$ East, 53.19 feet to a $5/8''$ rebar with cap stamped "LS 5702" as shown on said map:
8. North $17^{\circ}59'18''$ East, 22.00 feet to a $5/8''$ rebar with cap stamped "LS 5702" as shown on said map;
9. South $72^{\circ}00'42''$ East, 11.65 feet to a $5/8''$ rebar with cap stamped "LS 5702" as shown on said map:
10. North $17^{\circ}59'18''$ East, 2.17 feet to a $5/8''$ rebar with cap stamped "LS 5702" as shown on said map:
11. South $72^{\circ}00'42''$ East, 47.11 feet to a $5/8''$ rebar with cap stamped "LS 5702" as shown on said map:
12. North $18^{\circ}03'28''$ East, 61.25 feet to the point of beginning.

PARCEL B: (Certificate of Compliance 2017-051838 – A.P.N.: Portion of 076-221-009)

A portion of Parcel 2 of Parcel Map COAL 07-0079 as shown on map filed in Book 73 of Parcel Maps at page 82, in the County of San Luis Obispo, State of California, described as follows:

1. Beginning at the most southerly corner of said Parcel 2 as evidenced by a nail and tag stamped "LS 5702" as shown on said map; thence
2. North $71^{\circ}55'15''$ West, 84.73 feet; thence
3. North $18^{\circ}04'45''$ East, 3.00 feet; thence
4. North $35^{\circ}09'14''$ West, 6.68 feet; thence
5. North $71^{\circ}55'15''$ West, 21.81 feet to a point on the northwesterly line of said Parcel 2 which is distant $N18^{\circ}04'36''E$ 7.00 feet from the most westerly corner of said Parcel 2 as evidenced by a

5/8" rebar with cap stamped "LS 5702" as shown on said map; thence

6. North $18^{\circ}04'36''$ East, along the northwesterly line of said Parcel 2, a distance of 103.65 feet to the northwesterly corner of said Parcel 2 as evidenced by a nail and tag stamped "LS 5702" as shown on said map; thence

7. North $80^{\circ}02'05''$ East, along the northerly line of said Parcel 2, a distance of 126.71 feet to the northeasterly corner of said Parcel 2 as evidenced by a nail and tag stamped "LS 5702" as shown on said map; thence

8. South $18^{\circ}03'28''$ West, along the southeasterly line of said Parcel 2, a distance of 170.22 feet to the point of beginning.

APN: 076-221-015 and 076-221-009



OVERVIEW

PARCEL STATUS Active

TAX CODE

PRIMARY OWNER

PARCEL ADDRESS(ES) 159 SAN ANTONIA ST AVILA BEACH, CA 93424
 153 SAN ANTONIA ST AVILA BEACH, CA 93424
 155 SAN ANTONIA ST AVILA BEACH, CA 93424
 161 SAN ANTONIA ST AVILA BEACH, CA 93424
 157 SAN ANTONIA ST AVILA BEACH, CA 93424

COMMUNITY Avila Beach

ADVISORY COUNCIL Avila Valley Advisory Council

LEGAL DESCRIPTION , TR 2667-1 REMAINDER, PM 73/82-83 PAR 2

PLANNING AREA(S) San Luis Bay Coastal Planning Area

LAND USE Residential Multi-Family

COMBINING DESIGNATIONS Archaeologically Sensitive Area, Local Coastal Program

PLANNING AREA STANDARDS 22.106.010, T23 SL Bay, T23 SLBay

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
07/13/2018 4 PUBLIC LOTS	SUB2018-00044	Subdivision	Submitted

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

-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

-96.00 0 48.00 96.00 Feet 1: 576

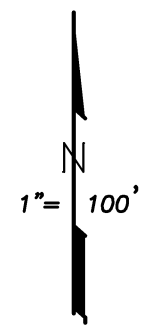
WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of San Luis Obispo Planning and Building Department



The County of San Luis Obispo does not assume liability for any damages 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





REVISIONS	
I.S.	DATE
NA	03-22-05
06-215	12-30-05
06-215	12-31-05
NA	03-06-06
06-331	04-20-06
NA	05-29-08
11-042	09-08-10
14-154	01-30-14
18-140	03-08-18

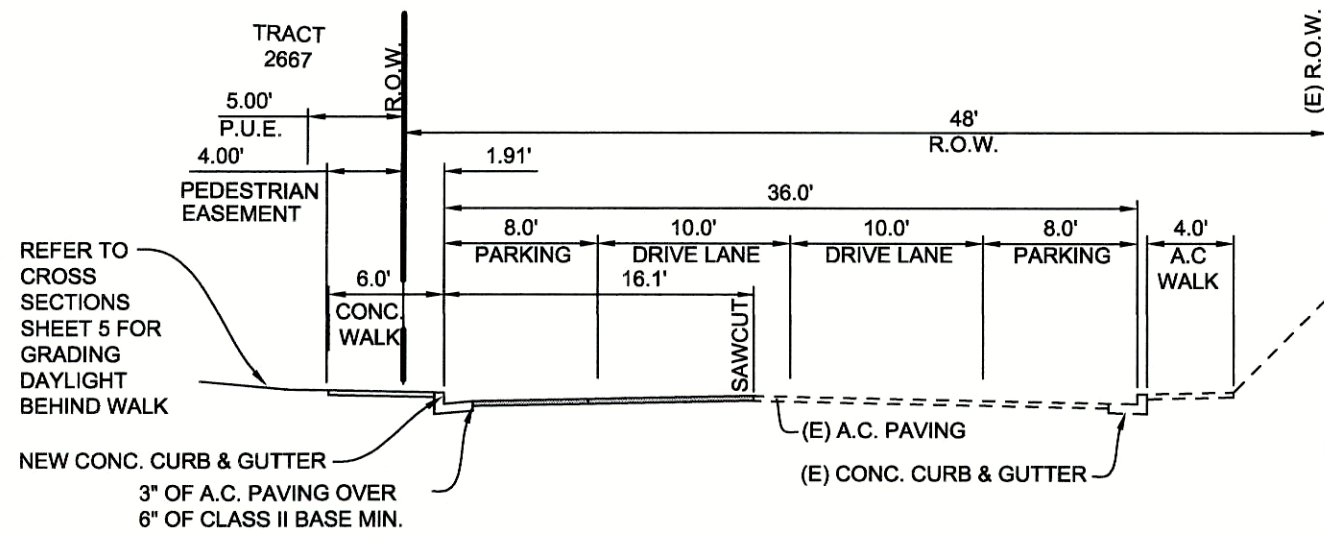
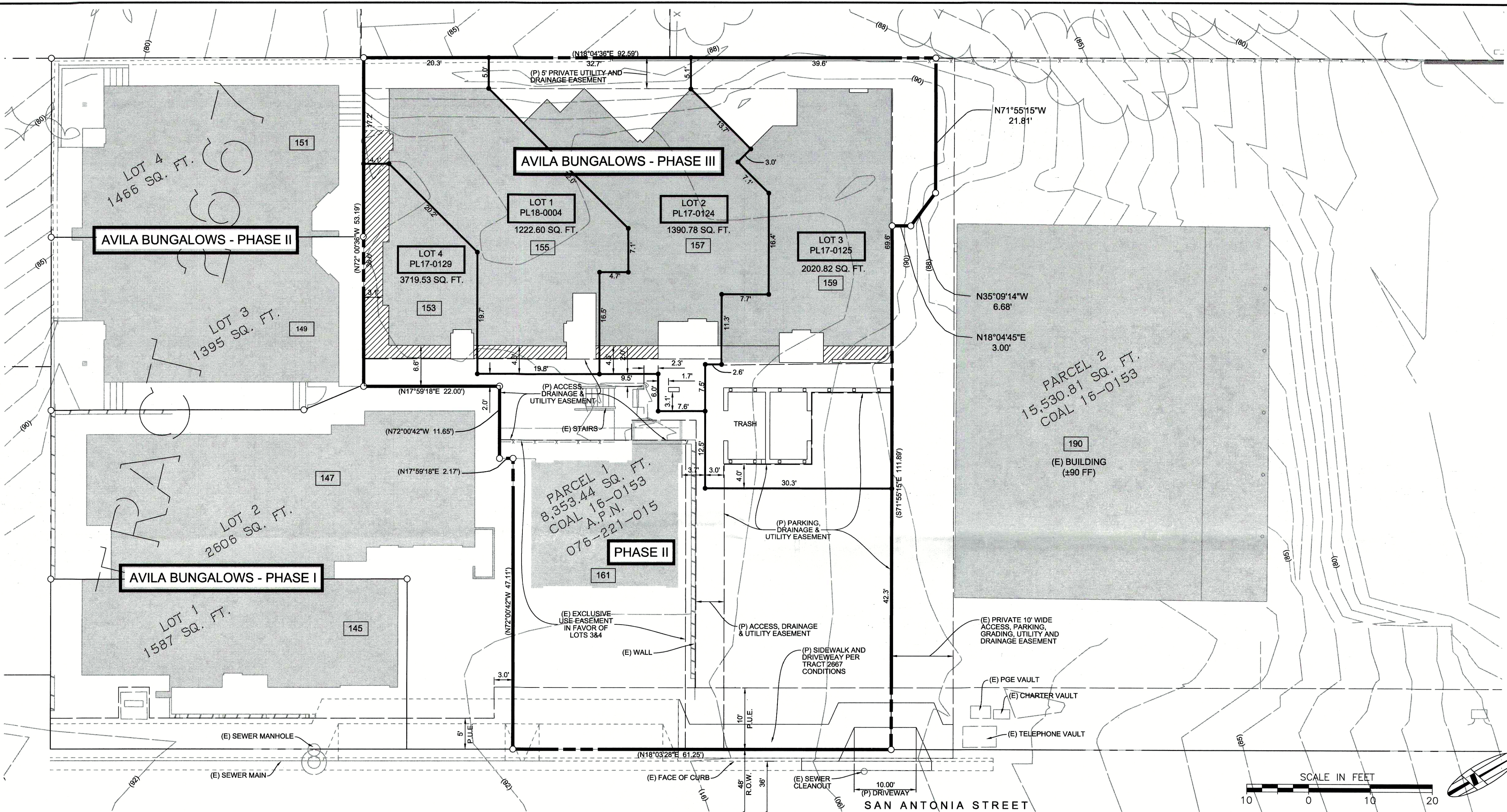
50' 0 100' 200'

LG
01-22-99

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TOWN OF AVILA, R.M. Bk. A, Pg. 5.
 RHO. SAN MIGUELITO, R.M. Bk. A, Pg. 38.
 AVILA BUNGALOWS; TRACT NO. 2667-1, R.M. Bk. 34, Pg. 5-7

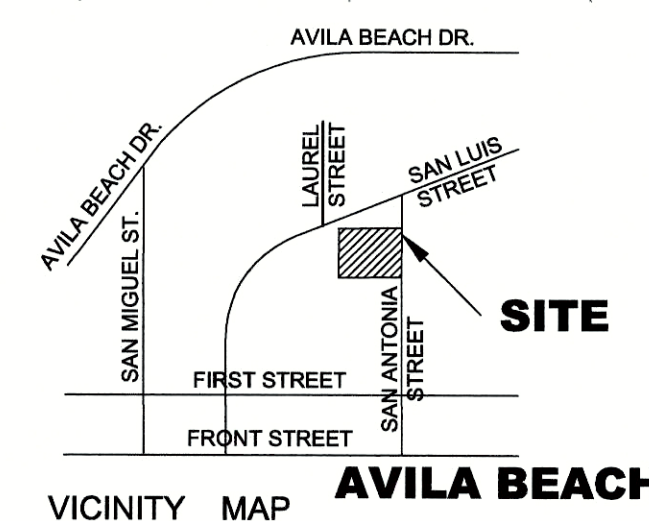
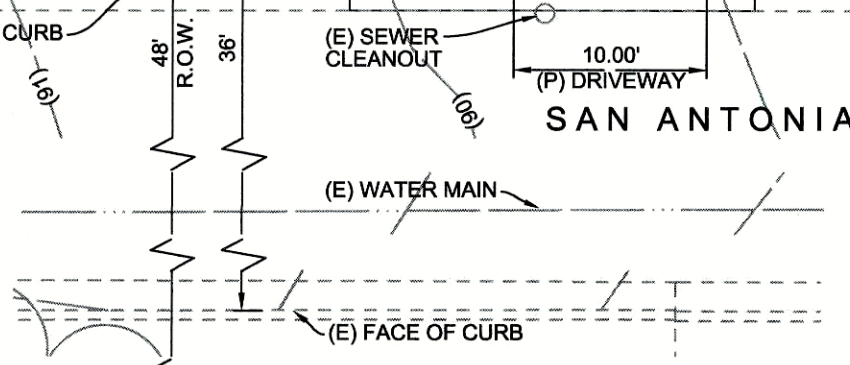
AVILA BEACH
 ASSESSOR'S MAP OF
 SAN LUIS OBISPO, CALIF. Page 18 of 19
 BOOK 076 PAGE 22



TYPICAL ROAD SECTION

SCALE: 1" = 10'

- LEGEND**
- (P) BUILDING PER APPROVED AVILA BUNGALOWS
 - (P) LANDSCAPE
 - (E) BUILDING
 - 190 BUILDING ADDRESS



VICINITY MAP AVILA BEACH

PUBLIC LOTS

- LOT 1 (PL18-0004)
- LOT 2 (PL17-0124)
- LOT 3 (PL17-0125)
- LOT 4 (PL17-0129)

PARCEL 1 WAS CREATED WITH COAL16-0153, CERTIFICATE OF COMPLIANCE RECORDED ON 11/13/2017, DOCUMENT NO. 2017051839

PARCEL 2 WAS CREATED WITH COAL16-0153, CERTIFICATE OF COMPLIANCE RECORDED ON 11/13/2017, DOCUMENT NO. 2017051838

AVILA BUNGALOWS - PHASE III

UTILITY PROVIDERS - CONTACTS:
 POWER: PGE - BOB BURKE
 TELEPHONE: AT&T - RALPH SOARES
 CABLE: CHARTER - JEFF DAVIS
 GAS: THE GAS COMPANY - JASON BRADWAY
 WATER & SEWER: AVILA BEACH CSD - BRAD HAGEMANN

PROPERTY OWNER/APPLICANT:
 SAN LUIS OBISPO COASTAL UNIFIED SCHOOL DISTRICT
 1500 LIZZIE STREET
 SAN LUIS OBISPO, CA 93405
 ATTENTION: RYAN PINKERTON

REPRESENTATIVE:
 HODGE COMPANY
 Land Planning + Civil Engineering
 Michael Hodge, P.E. (R.C.E. 34,804)
 351 San Miguel Ave.
 San Luis Obispo, Ca. 93405
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