



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

THIS IS A NEW PROJECT REFERRAL / SUMMARY \*

DATE: 6/10/2020

TO: 3rd District Legislative Assistant, Assessor, Building Division, CAL FIRE / County Fire, Environmental Health, Parks Department, Public Works, Road Naming (Zarina DuBois), Stormwater (A. Schuetze), AT&T, Charter / Spectrum, PG&E, SoCalGas, Avila CSD, Coast Union Joint School District, San Luis Coastal School District, Coastal Commission, Avila Valley Advisory Council

FROM: Katie Nall (805-781-5702 or kinall@co.slo.ca.us)

PROJECT NUMBER & NAME: SUB2020-00041 CO 20-0035 REINERTSON

PROJECT DESCRIPTION\*: Proposed Parcel Map with Conditional Use Permit for the development of a mixed use (Residential and Commercial) building comprised of underground parking garage, elevator/stair, commercial wine tasting room, and three residential units of varying sizes and private roof deck. Location is 51 San Luis Street in Avila Beach.

APN(s): 076-218-016

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 INDICATE (VIA E-MAIL OR PHONE).

Date Name Phone

\*All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1004
04/01/2020

Land Use -- Project Information Form

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
Tree Removal Permit
Minor Use Permit
Conditional Use Permit/Development Plan
Plot Plan
Curb, Gutter & Sidewalk Waiver
Site Plan
Surface Mining/Reclamation Plan
Zoning Clearance
Amendment to approved Land Use Permit
Variance
Other Tentative Parcel Map Submittal Package, prepared MBS Land Surveys

TYPE OF PROJECT:

- Commercial
Residential
Industrial
Recreational
Other:

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable):

WE ARE REQUESTING APPROVAL TO HAVE A RESIDENCE ON THE MAIN LEVEL, BEHIND THE PROPOSED COMMERCIAL SPACE.

Describe existing and future access to the proposed project site:

ACCESS IS CURRENTLY FROM SAN LUIS ST. AND WILL REMAIN THE SAME FOR THIS PROPOSED DEVELOPMENT.

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?

SURROUNDING LAND USE What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: RESIDENTIAL CONDO UNITS AND THEIR ACCESS TO GARAGES South: COMMERCIAL AND RESIDENTIAL WITH ACCESS DRIVE
East: SAN LUIS ST. West: RESIDENTIAL CONDO BEYOND REAR SETBACK

FOR ALL PROJECTS, ANSWER THE FOLLOWING - Square footage and percentage of the total site (approximately) that will be used:

Buildings: 3429 sq. feet 57% Landscaping: 0 sq. feet %
Paving: 0 sq. feet 0% Other: PLANTERS sq. feet %

Total area of all paving structures: 0 sq. feet acres

Total area of grading or removal of ground cover: 6000 sq. feet acres

**PLN-1004**  
04/01/2020

# Land Use – Project Information Form

Trees:

Number of trees to be removed: 0

Type(s) of tree(s):  
\_\_\_\_\_

Setbacks: REQUIRED

Front 0 Back 10' Left 0 Right 0

PROPOSED: 3' SIDEYARD SETBACK FOR EGRESS

**PROPOSED WATER SOURCE:**

On-Site Well  Shared Well  Other: \_\_\_\_\_

Community System (agency / company responsible for the provision of water):

AVILA BEACH WATER DISTRICT

**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 provision):

AVILA BEACH WASTE WATER

**WILL-SERVE LETTER?**

Yes (If yes, please submit copy)  
 No

**RESPONSIBLE FIRE PROTECTION AGENCY:**

CAL FIRE STATION 62

**FOR COMMERCIAL/INDUSTRIAL PROJECTS ANSWER THE FOLLOWING:**

Total outdoor use area: 1,362 sq. feet 0 acres

Total floor area of all structures including upper stories: 12,060 sq. feet

**FOR RESIDENTIAL PROJECTS, ANSWER THE FOLLOWING:**

Number of residential units: 3 Number of bedrooms per unit:

UNIT 1: 3 BR UNIT 2: 2 BR UNIT 3: 4 BR

Total floor area of all structures including upper stories, but not garages and carports: 6,423 sq. feet

Total of area of the lot(s) minus building footprint and parking spaces: 894 sq. feet



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING**

**GEN-3000  
04/01/2020**

**General Application Contact Information**

Staff: Input File Number or File Label Here  Please check <b>ONLY ONE</b> of the contacts as the 'Primary Billing Contact' to appear on invoices and receipts	<b>PROPERTY OWNER</b>		<input checked="" type="checkbox"/> Primary Billing Contact
	Name: <b>ROB REINERTSON</b>		
	Company:		
	Telephone: <b>415-716-6251</b>	Email Address: <b>rob@rmrconstruction.com</b>	
	Mailing address: <b>306 LA QUESTA WAY</b>		
City: <b>WOODSIDE</b>		State: <b>CA</b>	Zip Code: <b>94062</b>
<b>APPLICANT</b>	<input type="checkbox"/> Primary Billing Contact	<b>AUTHORIZED AGENT</b>	
Name: <b>BILL ISAMAN</b>		Name: <b>BILL ISAMAN</b>	
Company: <b>ISAMAN DESIGN</b>		Company: <b>ISAMAN DESIGN</b>	
Telephone: <b>805-544-5672</b>	Email address: <b>bill@isamandesign.com</b>	Telephone: <b>805-544-5672</b>	Email address: <b>bill@isamandesign.com</b>
Mailing address: <b>2420 BROAD ST.</b>		Mailing Address: <b>2420 BROAD ST.</b>	
City: <b>SAN LUIS OBISPO</b>	State: <b>CA</b>	Zip Code: <b>93401</b>	City: <b>SAN LUIS OBISPO</b>
<b>PROPERTY INFORMATION</b>			
Assessor's Parcel Number: <b>076-218-016</b>	Physical address: <b>51 SAN LUIS ST.</b>	Total size, in acres: <b>0.14</b>	
Directions to the property (include landmarks and any gate codes): <b>LOCATED IN DOWNTOWN AVILA BEACH. FROM AVILA BEACH DRIVE, TURN SOUTHEAST ONTO 1ST ST. CONTINUE FOR 3 BLOCKS UNTIL YOU TURN TOWARD THE BEACH ONTO SAN LUIS ST. - PROPERTY IS ON THE RIGHT</b>			
Describe current uses on the property (include structures, improvements, and vegetation): <b>CURRENTLY, IT IS A VACANT DIRT LOT</b>			
<b>PROJECT INFORMATION</b>			
Briefly describe the proposed project (include all uses and building heights and areas, in square-feet) and attach supplemental info as necessary: <b>THE MIXED USE PROJECT CONSISTS OF A SUBTERRANEAN PARKING GARAGE WITH 9 SPACES (5,637 SF), AN ELEVATOR/STAIR CORE, AND A COMMERCIAL WINE TASTING ROOM (758 SF). THERE ARE 3 RESIDENTIAL UNITS. A THREE BEDROOM (2091 SF) UNIT, A TWO BEDROOM (1233 SF) UNIT, AND A FOUR BEDROOM (2341 SF) UNIT WITH A PRIVATE ROOF DECK (983</b>			

**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.

**SIGNATURE:**  **DATE:** 5-27-20

**NOTE:** Your application is public record and information regarding your application is available both in person and online via the Department of Planning & Building. All references to names, addresses, telephone numbers, email addresses and project details are part of this public record. All applications must be filed under the subject property's owner of record; however, you may use an alternate contact address and telephone number.



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**Environmental Description**

**PLN-1003**  
**01/01/2020**

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 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:

1. Answer ALL the questions as accurately and completely as possible.
2. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
3. 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.
4. 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 CHARACTERISTICS			
Acres with 0-10% slopes: 0.14 ACRE W/ AV.8% SLOPE	Acres with 10-20% slopes:	Acres with 20-30% slopes:	Acres over 30% slopes:
Are there any springs, streams, lakes, or marshes on or near the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____	Are there any flooding problems on the site or in the surrounding area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____		
Has a drainage plan been prepared? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please attach a copy.	Has there been any grading or earthwork on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe: <u>UNOCAL OIL CLEAN UP GRADING 1998</u> _____		
Has a grading plan been prepared? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please attach a copy.	Are there any sewer ponds/waste disposal sites on or adjacent to the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____		
Are there any railroads or highways within 300 feet of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____	Can the site be seen from surrounding public roads? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe: <u>LOCATED IN A DOWNTOWN CORE</u> _____		

**PLN-1003**  
01/01/2020

# Environmental Description

<b>WATER SUPPLY INFORMATION</b>	
What type of water supply is proposed? <input type="checkbox"/> Individual Well <input type="checkbox"/> Shared Well <input checked="" type="checkbox"/> Community Water System	What is the proposed use of the water? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential If non-residential, please describe: <u>WINE TASTING ROOM</u>
What is the expected daily water demand associated with the project? _____	How many service connections will be required? <u>2</u>
Do operable water facilities exist on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  If yes, please describe: <u>PUBLIC WATER LINE UTILITY @ 1 SAN LUIS ST.</u>	Has there been a sustained yield test on proposed or existing wells? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, please attach a copy.
Does Water Meet the Health Agency's Quality Requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Bacteriological? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Chemical? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Physical? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water analysis report submitted. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health:	
<input type="checkbox"/> Well Driller's Letter <input type="checkbox"/> Water Quality Analysis   OK   Problems <input type="checkbox"/> Will-Serve Letter <input type="checkbox"/> Other: _____	<input type="checkbox"/> Pump Test   Hours: <input type="checkbox"/> GPM: <input type="checkbox"/> <input type="checkbox"/> Surrounding Well Logs <input type="checkbox"/> Hydrologic Study
<b>SEWAGE DISPOSAL INFORMATION (ON-SITE INDIVIDUAL DISPOSAL SYSTEM)</b>	
Has an engineered percolation test been completed?  <input checked="" type="radio"/> Yes <input type="radio"/> No If yes, please attach a copy.	Has a piezometer test been completed?  <input type="radio"/> Yes <input checked="" type="radio"/> No If yes, please attach a copy.
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?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will a Waste Discharge Permit from the Regional Water Quality Control Board be required a waste discharge (typically needed in excess of 2,500 gallons per day)?  <input type="radio"/> Yes <input checked="" type="radio"/> No
What is the distance from proposed leach field to any neighboring water wells? <u>N/A</u> feet	

<b>PLN-1003</b> 01/01/2020
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## Environmental Description

<b>SEWAGE DISPOSAL INFORMATION (COMMUNITY DISPOSAL SYSTEM)</b>	
Is this project to be connected to an existing sewer line? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Distance to nearest sewer line: <u>13'</u> Location of connection: <u>WITHIN STREET (SAN LUIS ST.)</u>	
What is the amount of proposed flow? _____ (gallons per day)	Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>SOLID WASTE INFORMATION</b>	
What is the name of solid waste disposal company? <u>SAN LUIS GARBAGE</u>	Where is the waste disposal storage in relation to buildings? <u>EXTERIOR ACCESSED STORAGE CLOSET WITH</u>
What type of solid waste will be generated by the project? <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Other If other, please describe: _____	Does your project design include an area for collecting recyclable materials and/or composting materials? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>COMMUNITY SERVICE INFORMATION</b>	
Name of school district: <u>SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT</u>	
Are services (grocery/other shopping) within ½ mile of the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Location of nearest... Police station: <u>PISMO BEACH, CA</u> Fire station: <u>1551 SPARROW ST. STATION 62</u> Public transit stop: <u>2 BLOCKS AWAY</u>
<b>HISTORIC AND ARCHEOLOGICAL INFORMATION</b>	
Describe the historic use of the site: <u>NO PREVIOUS USES- VACANT LOT.</u>	
Are you aware of the presence of any historic, cultural, or archaeological materials on the project site or in the vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____	Has an archaeological surface survey been done for the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please attach two copies.
<b>AGRICULTURAL INFORMATION</b>	
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? <u>N/A</u>	
Is the site currently in Agricultural Preserve (Williamson Act)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the site currently under land conservation contract? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<b>PLN-1003</b> 01/01/2020
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## Environmental Description

### SPECIAL PROJECT INFORMATION

Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan):

N/A

Will the development occur in phases?

Yes  No

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

Are there any proposed or existing deed restrictions?

Yes  No

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

Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?

Yes  No

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

### ENERGY CONSERVATION INFORMATION

Describe any special energy conservation measures or building materials that will be incorporated into your project: THIS PROJECT WILL MEET OR EXCEED ALL OF THE 2019 GREEN CODE REQUIREMENTS. THERE WILL BE SOLAR PV ON THE ROOF.

### ENVIRONMENTAL INFORMATION

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

Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?

Yes  No

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

Are you aware of any previous environmental determinations for all or portions of this property?

Yes  No

If yes, please describe and provide permit or subdivision numbers(s): \_\_\_\_\_

### OTHER RELATED PERMITS

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

COUNTY OF SAN LUIS OBISPO BUILDING PERMIT, AND APPROVED CONDITIONAL USE PERMIT



**CLTA Preliminary Report Form**  
(Rev. 11/06)

Order Number: 4001-6247868  
Page Number: 1



*First American Title*

## **First American Title Company**

**899 Pacific Street  
San Luis Obispo, CA 93401**

Leaha Magee  
MBS Land Surveys  
3559 South Higuera Street  
San Luis Obispo, CA 93401

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

Owner: Reinertson  
Property: 51 San Luis Street  
Avila Beach, CA 93424

### **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.

Dated as of May 20, 2020 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:

Robert Reinertson and Angela Reinertson, husband and wife as community property

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

Fee simple.

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. 076-218-016
2. The effect of a map purporting to show the land and other property, filed RECORDED MAY 28, 1997 IN [BOOK 75, PAGE 56](#) of Record of Surveys.
3. The effect of a map purporting to show the land and other property, filed RECORDED FEBRUARY 22, 2001 IN [BOOK 80, PAGE 74](#) of Record of Surveys.
4. Any lien, assessment, and/or violation or enforcement of any law, ordinance, permit or governmental regulation arising from the document entitled NOTICE OF ACTUAL AND/OR POTENTIAL CONTAMINATION OF REAL PROPERTY recorded June 28, 1999 as INSTRUMENT NO. [1999-46372](#) of Official Records.
5. Any lien, assessment, and/or violation or enforcement of any law, ordinance, permit or governmental regulation arising from the document entitled NOTICE OF ACTUAL AND/OR POTENTIAL CONTAMINATION OF REAL PROPERTY recorded August 18, 1999 as INSTRUMENT NO. [1999-60187](#) of Official Records.
6. The fact that the land lies within the boundaries of the AVILA BEACH Redevelopment Project Area, as disclosed by various documents of record.

7. Water rights, claims or title to water, whether or not shown by the public records.

**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 ONE: (APN: PORTION 076-218-016)

LOT 3 IN BLOCK 12, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP OF THE TOWN OF AVILA, SURVEYED AND DRAWN BY R.R. HARRIS, COUNTY SURVEYOR AND FILED AUGUST 20, 1875 IN [BOOK A, PAGE 5](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO: (APN: PORTION 076-218-016)

LOT 4 IN BLOCK 12, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP OF THE TOWN OF AVILA, SURVEYED AND DRAWN BY R.R. HARRIS, COUNTY SURVEYOR AND FILED AUGUST 20, 1875 IN [BOOK A, PAGE 5](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



***NOTICE***

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

**EXHIBIT A**  
**LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**CLTA STANDARD COVERAGE POLICY – 1990**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;



- d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
  3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
  4. Risks:
    - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
    - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
    - c. that result in no loss to You; or
    - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
  5. Failure to pay value for Your Title.
  6. Lack of a right:
    - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
    - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
  7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
  8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:  
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.  
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

**2006 ALTA LOAN POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
  5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
  6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
  7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

#### [PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

#### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
  5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

#### **ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)**

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the

Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



*First American Title*

**Privacy Information**

**We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

**Applicability**

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

**Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

**Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

**Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

**Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**Information Obtained Through Our Web Site**

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

**Business Relationships**

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

**Cookies**

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. [FirstAm.com](http://FirstAm.com) uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

**Fair Information Values**

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



COUNTY OF SAN LUIS OBISPO  
 DEPARTMENT OF PLANNING & BUILDING  
**PARCEL SUMMARY REPORT FOR APN 076-218-016**  
**PRINTED ON 06/10/2020**

## OVERVIEW

**PARCEL STATUS** Active

**TAX CODE**

**PRIMARY OWNER** REINERTSON ROBERT & ANGELA  
 306 LA QUESTA WAY WOODSIDE, CA 94062

**SECONDARY OWNERS** REINERTSON ANGELA  
 REINERTSON ROBERT

**PARCEL ADDRESS(ES)** ,

**COMMUNITY** Avila Beach

**ADVISORY COUNCIL** Avila Valley Advisory Council

**LEGAL DESCRIPTION** TN AVILA BL 12 LTS 3 & 4

**PLANNING AREA(S)** San Luis Bay Coastal Planning Area

**LAND USE** Commercial Retail

**COMBINING DESIGNATIONS** Archaeologically Sensitive Area, Local Coastal Program

**PLANNING AREA STANDARDS** 22.106.010, T23 SLBay

**PARCEL FLAGS** AS - Archeologically Sensitive Area, CAZ - Coastal Appealable Zone, CBD - Central Business District, CR - Commercial Retail, CSC - Coastal Special Communities, LCP - Local Coastal Plan, MS4 - MS4 Stormwater Area, RD1 - Road Fee Area - Avila, STM - Stormwater Management Area

**NOTES** LOT 3 IS A SEPARATE LEGAL PARCEL PER DEED 259 OR 407; LOT 4 IS A SEPARATE LEGAL PARCEL PER DEED 188 OR 293. JSM 6/4/13

## PARCEL DOCUMENTS

Recorded Date	Document Type	Document Number
04/14/1978	Lot (C)	1978-R-C17708
07/25/1994	Lot (O)	1994-R-044154
03/03/1995	Lot (T)	1995-R-009166
03/23/1995	Lot (O)	1995-R-012187
01/03/1997	Lot (O)	1997-R-000378

**RECORDED LOTS**

**Lot Number**

T-TNAVILA-0012-0003-Y

T-TNAVILA-0012-0004-Y

**Lot Flags**

VM - Multiple Violations

**PARCEL HISTORY**

Submitted	Case Number	Case Type	Status
05/29/2020 <i>Reinertson Mixed Use</i>	SUB2020-00041	Subdivision	Submitted

*This project is a proposed (4) lot map that includes three(3) residential units and one (1) tasting room. We are also requesting a modification to the Avila Beach Specific Plan to locate a residential unit on the first floor, and a request for air space parcels. There is a subterranean parking garage that serves the residential units and the commercial wine tasting space. There is also a private roof deck that is dedicated to 1 residential unit.*

05/29/2020 <i>Reinertson Mixed Use</i>	P-APP-2020-00054	Application	Completed
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*This project is a proposed (4) lot map that includes three(3) residential units and one (1) tasting room. We are also requesting a modification to the Avila Beach Specific Plan to locate a residential unit on the first floor, and a request for air space parcels. There is a subterranean parking garage that serves the residential units and the commercial wine tasting space. There is also a private roof deck that is dedicated to 1 residential unit.*

05/27/2020	P-APP-2020-00047	Application	Void
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*This is an application for a Conditional Use Permit for a proposed project located at 51 San Luis St. in Avila Beach, CA. The project consists of a subterranean parking garage, 3 residential units and a wine tasting room. There is a roof deck dedicated to one of the residential units. We are requesting a modification to the Avila Beach Specific Plan to locate a residential unit on the first floor, and request for airspace parcels.*

02/26/2019 <i>REINERTSON - Mixed-use development consisting of a wine tasting room and two residential condominiums with parking.</i>	PRE2019-00034	Pre-Application	Completed
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05/31/2013 <i>MURRY COVERING FOR RYAN</i>	PRE2012-00075	Pre-Application	Submitted
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07/21/1998 <i>SHEETPILE CELL 3 &amp; REMOVAL</i>	A7828	PMTC - Commercial Permit	Finaled
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07/17/1998 <i>CELL 3 EXCAVATE AFFECTED MAT.&amp; BACKFILL WITH CLEAN</i>	A7658	PMTG - Grading Permit	Finaled
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07/01/1998 <i>DEMO RESIDENCE WITH GARAGE</i>	A7239	PMTR - Residential Permit	Finaled
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04/19/1995 <i>SOIL CLEANUP</i>	D940227D	Land Use	Approved
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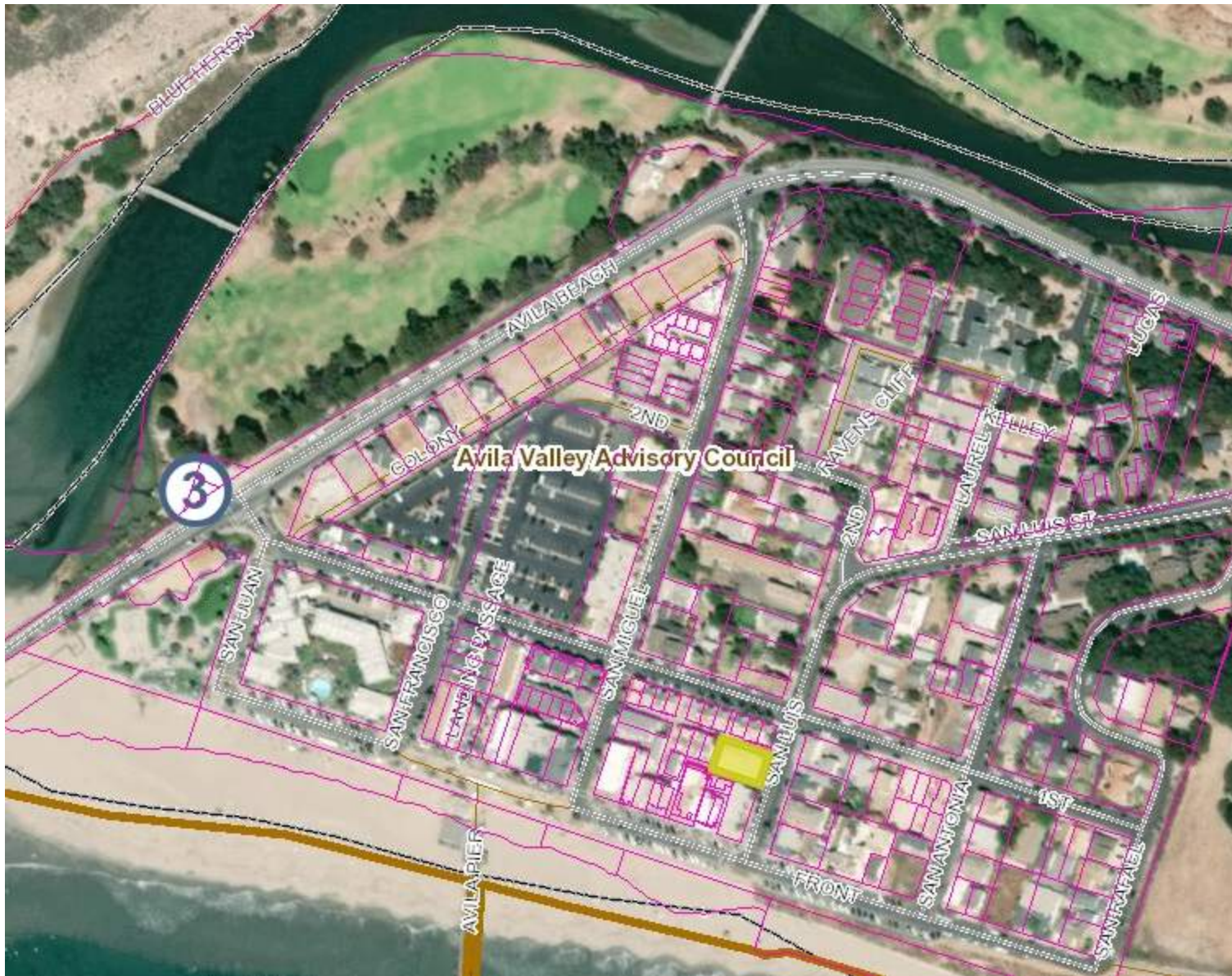
07/19/1993 <i>CONSTRUCT REROOF OF SINGLE-FAMILY DWELLING</i>	91232	PMTR - Residential Permit	Finaled
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02/28/1992 <i>INSTALL VAPOR MONITORING WELL AND PIPELINE</i>	88020	PMTC - Commercial Permit	Finaled
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# SUB2020-00041



**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
-  SLO County Boundary

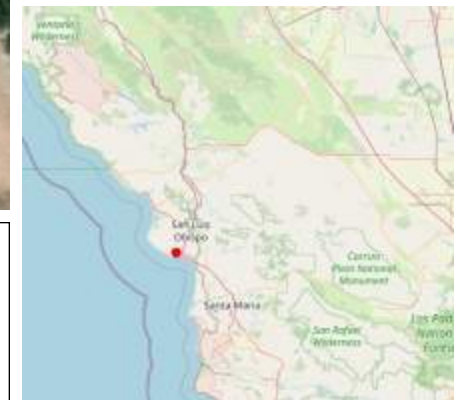
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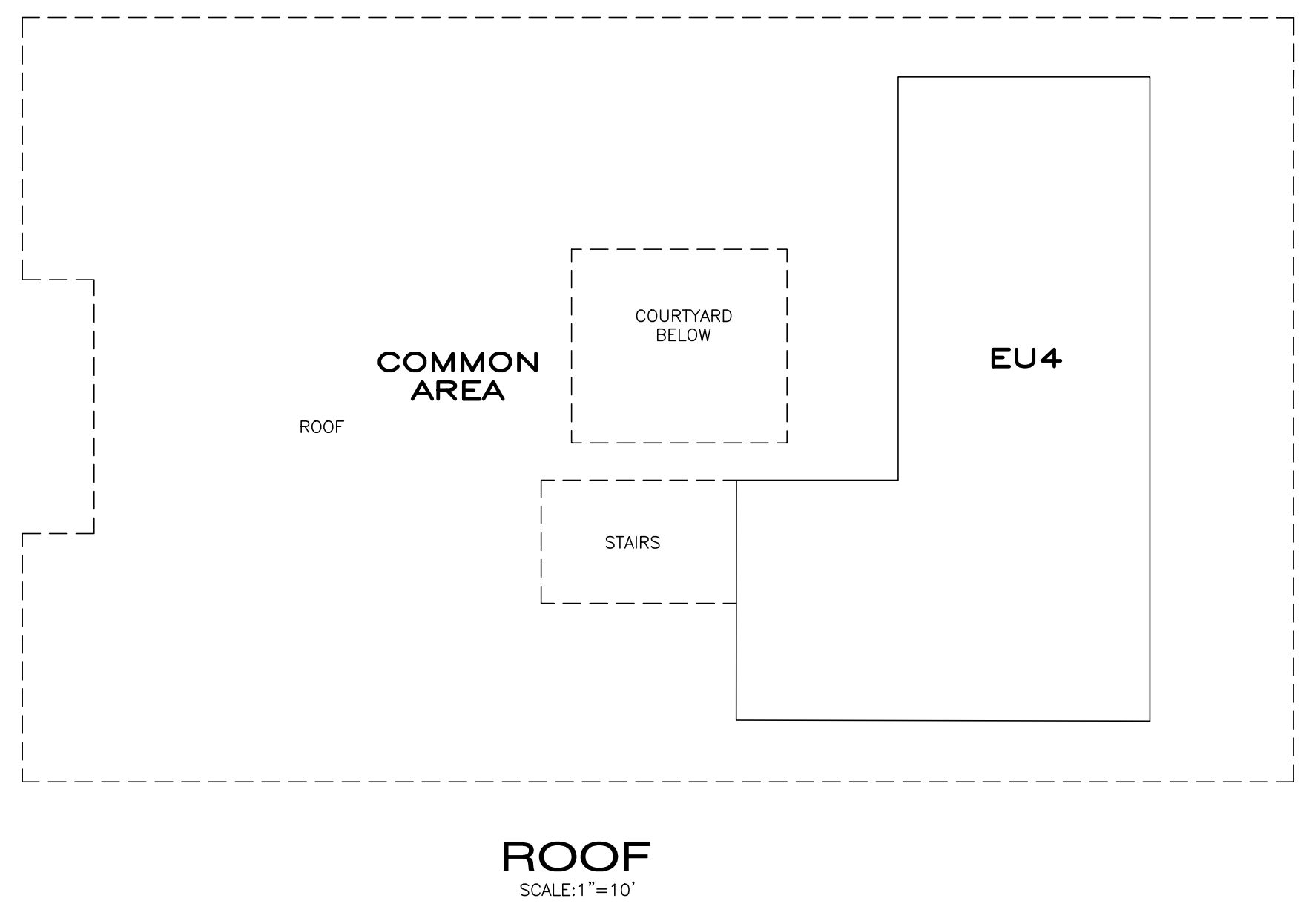
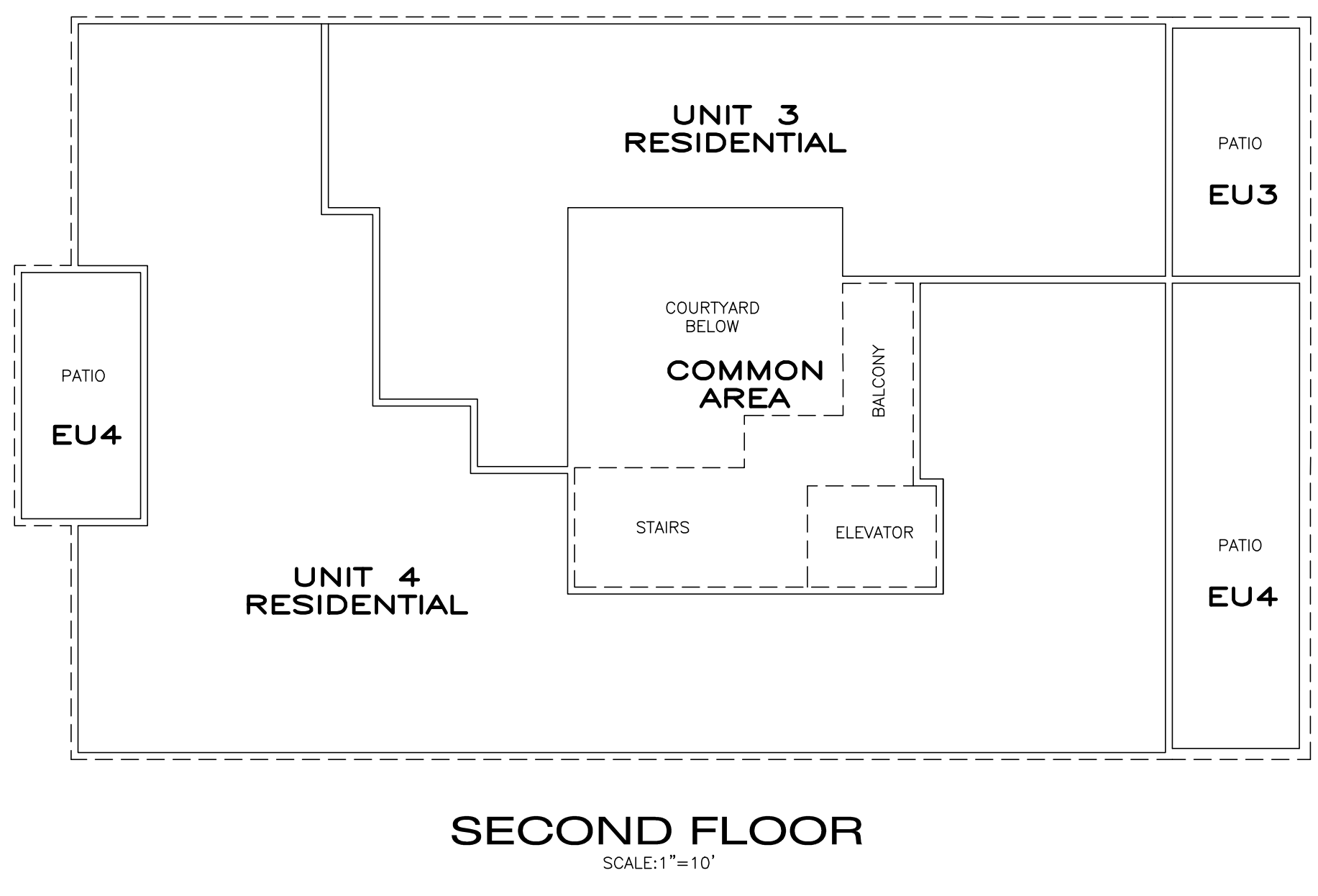
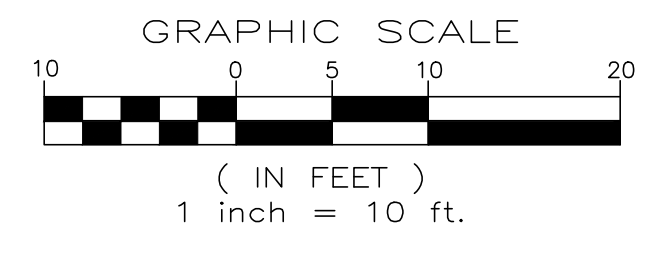
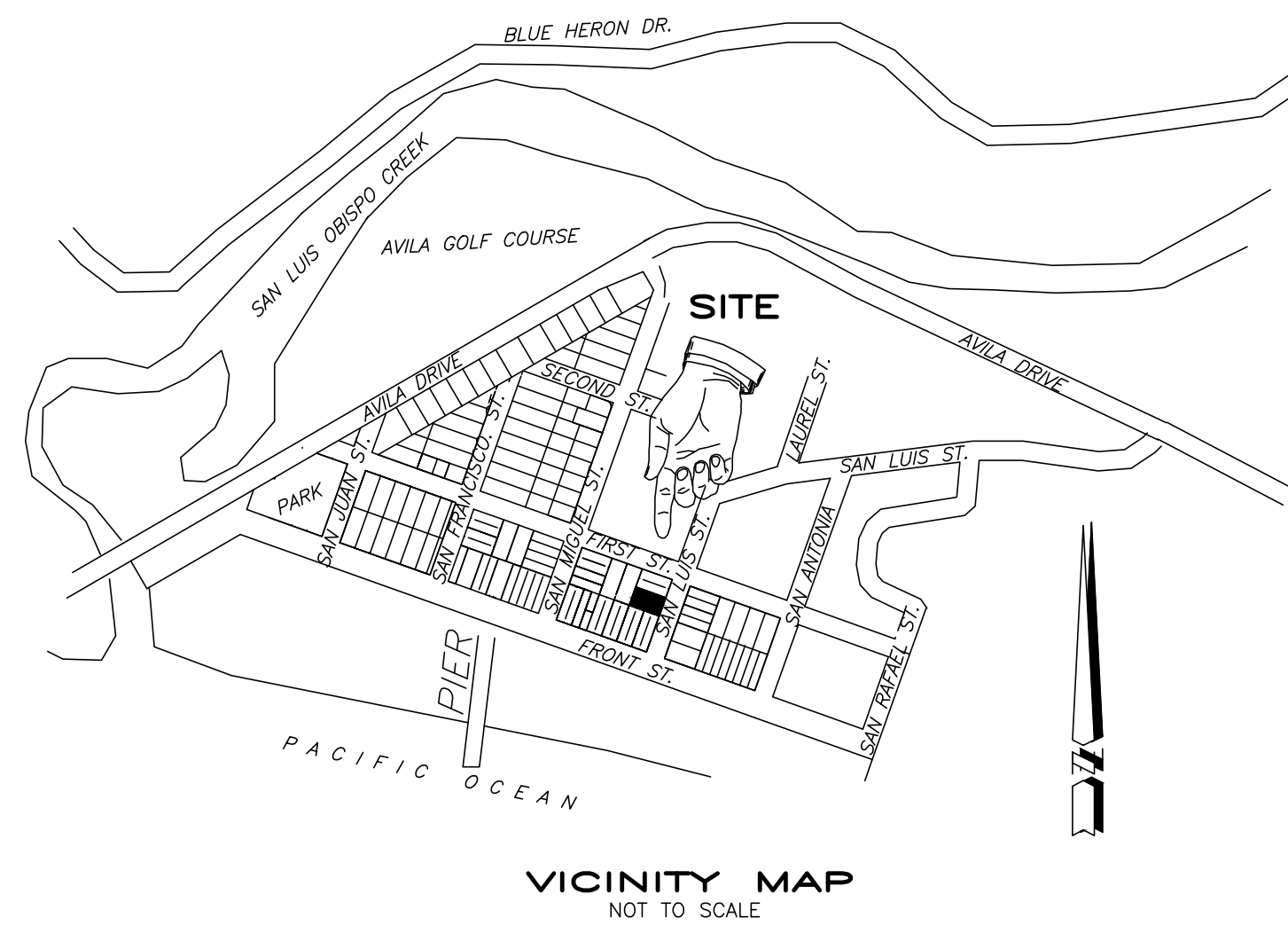
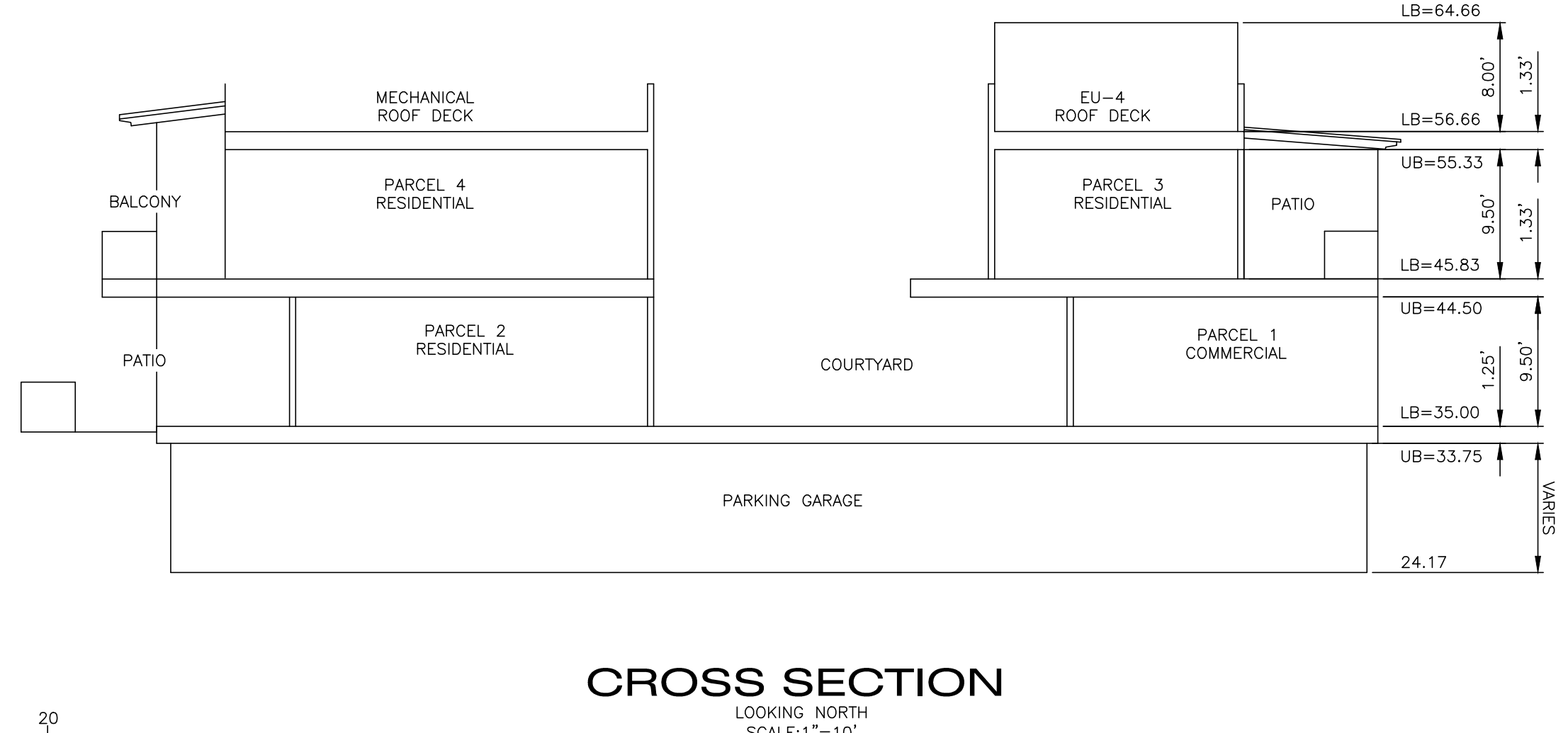
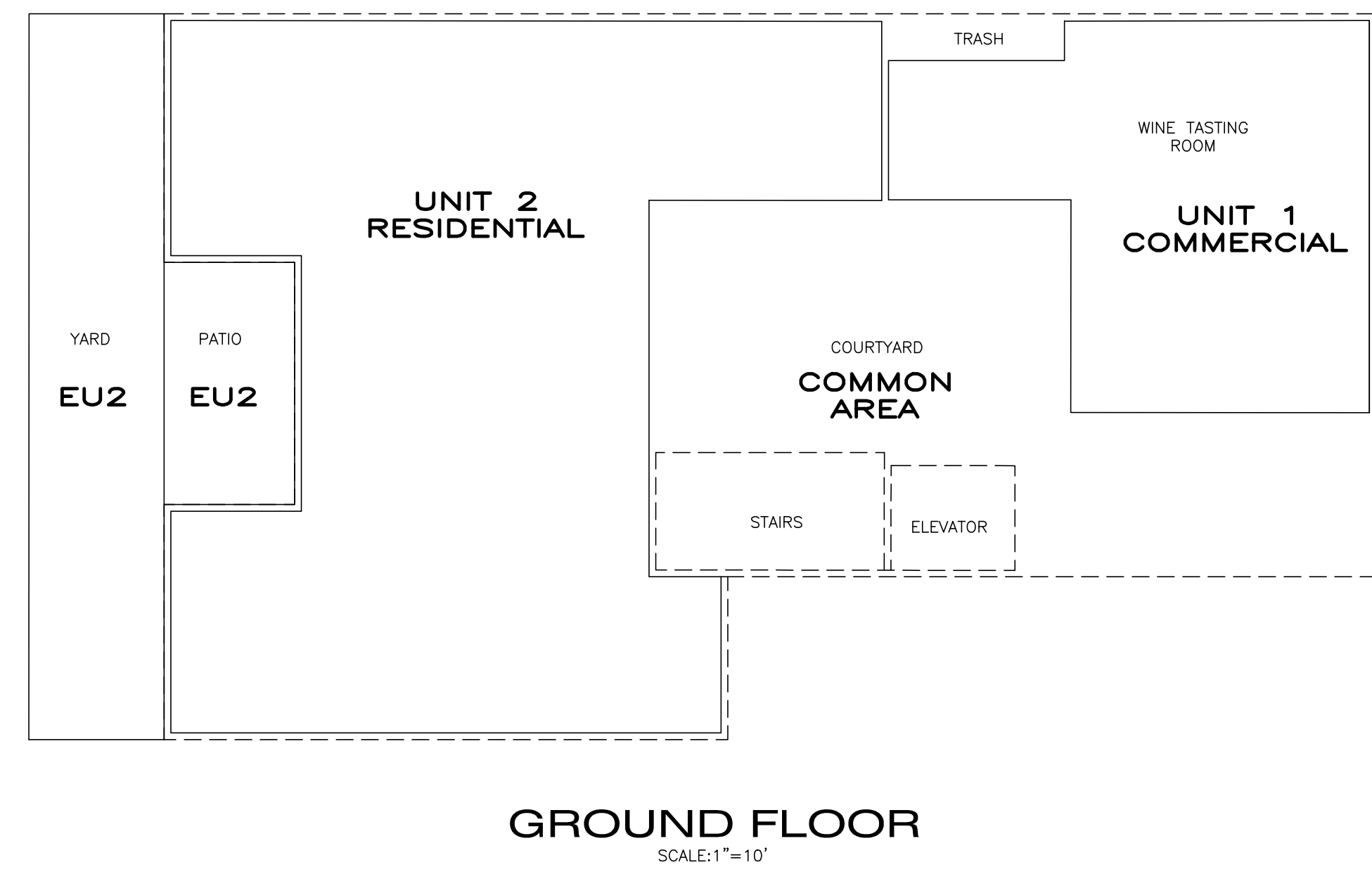
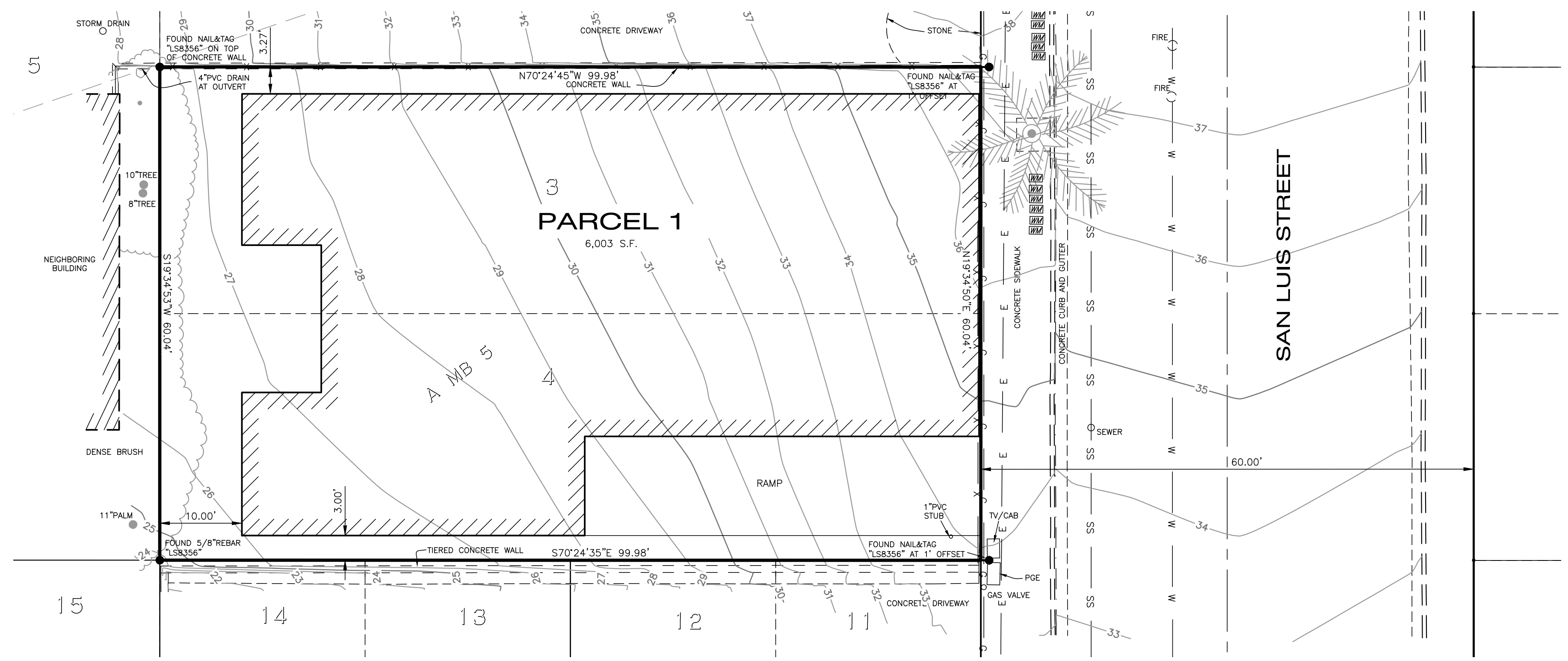
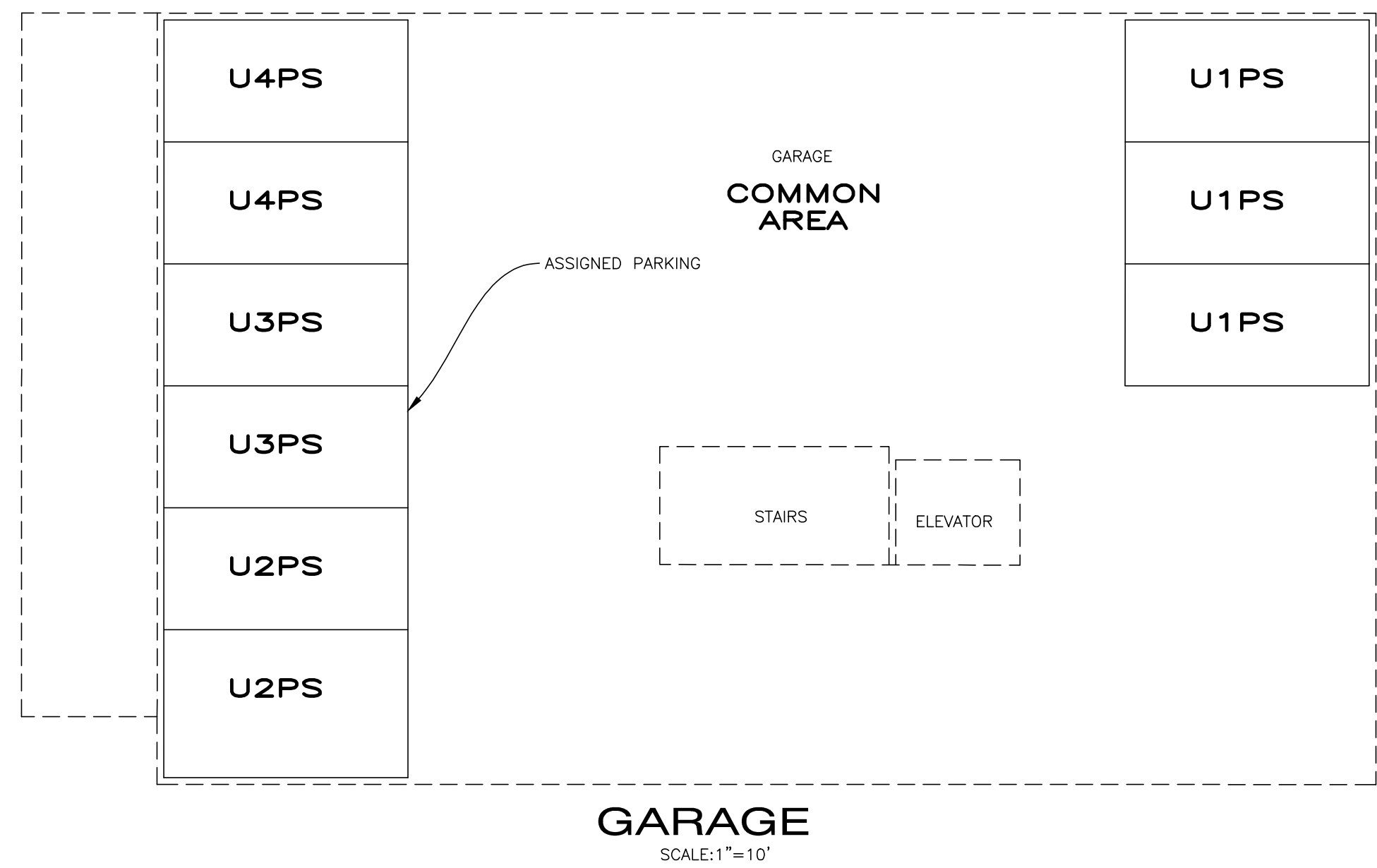
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 © County of San Luis Obispo Planning and Building Department

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







- LEGEND**
- EU2 EXCLUSIVE USE AREA FOR UNIT 2
  - PS2 PARKING SPACE FOR UNIT 2
  - W WATER
  - G GAS
  - E ELECTRIC
  - U1PS UNIT 1 PARKING SPACE
  - SS SANITARY SEWER

**SUBDIVISION NOTES:**

**OWNER:**  
ROBERT & ANGELA REINERTSON  
308 LA CUESTA WAY  
WOODSIDE, CA 94062  
415-716-6251

**ASSESSOR'S PARCEL NUMBER**  
076-218-016

**ZONING:**  
CR

**UTILITIES:**  
WATER & SEWER: CITY OF SAN LUIS OBISPO  
ELECTRIC: PG&E  
TELEPHONE: AT&T  
CABLE TV: SPECTRUM  
GAS: SOUTHERN CAL GAS

**ARCHITECT:**  
KAREN WOODS  
ISAMAN DESIGN, INC.  
2420 BROAD STREET  
SAN LUIS OBISPO, CA 93401  
805-544-5672

**SURVEYOR & AGENT:**  
MICHAEL STANTON, PLS  
MBS LAND SURVEYS  
3559 SOUTH HIGUERA STREET  
SAN LUIS OBISPO, CA 93401  
805-594-1960  
ATTN: LEAHA MAGEE  
leaha@mbslandsurveys.com

**SITE DATA:**  
ADDRESS: 51 SAN LUIS STREET,  
AVILA BEACH, CA. 934  
ASSESSOR'S PARCEL NO. APN 076-218-016  
AREA: 6,003 SQUARE FEET

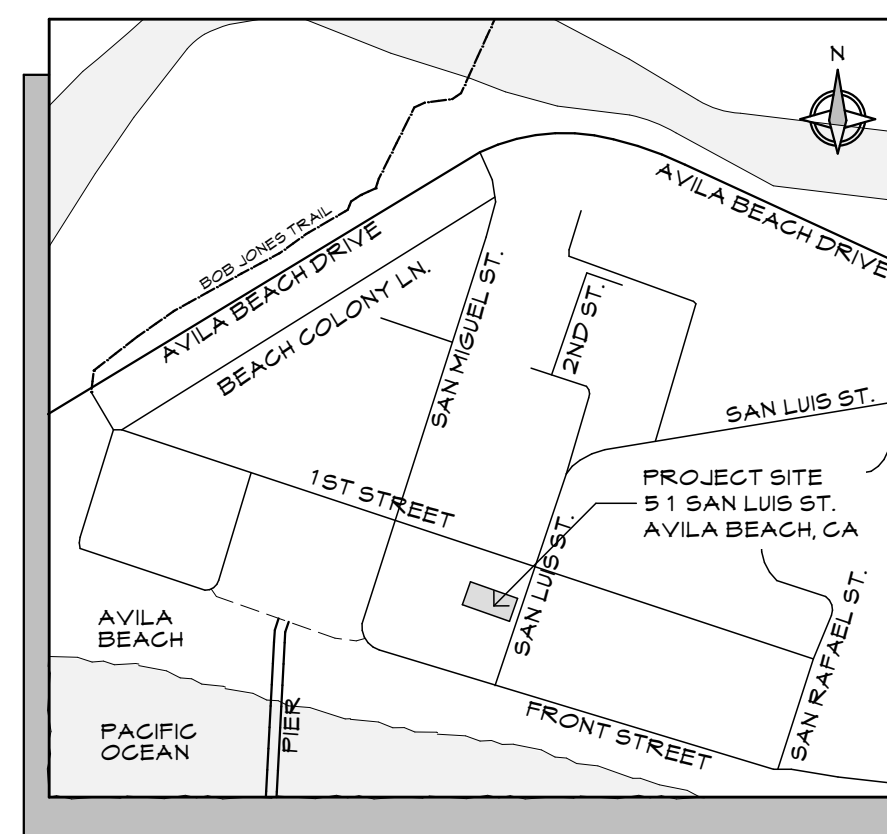
**TENTATIVE PARCEL MAP CO 20-0035**  
**REINERTSON MIXED USE**  
BEING A 3 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL AIRSPACE CONDOMINIUM OVER ONE FEE PARCEL OF LOTS 3 AND 4 OF BLOCK 12 OF THE TOWN OF AVILA AS SHOWN ON MAP FILED IN BOOK A AT PAGE 5, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF ROBERT REINERTSON  
**MBS LAND SURVEYS** MICHAEL B. STANTON, PLS 5702  
3559 SOUTH HIGUERA ST.  
SAN LUIS OBISPO, CA 93401  
805-594-1960

N:\2016\16-097 - Avila Beach\CD-2013\16-097.1 San Luis Street Tentative Map.dwg, 24x36 TM, May 22, 2020 10:53am, LRichardson



VICINITY MAP



PROJECT DIRECTORY

**OWNER:**  
 ROB REINERTSON  
 306 LA QUESTA WAY  
 WOODSIDE, CA 94062  
 PHONE: (415) 716-6251  
 EMAIL: robermrconstruction.com

**ARCHITECT:**  
 ISAMAN DESIGN, INC.  
 2420 BROAD STREET  
 SAN LUIS OBISPO, CA 93401  
 CONTACT: BILL ISAMAN  
 PHONE: (805) 544-5672  
 FAX: (805) 544-5642  
 EMAIL: bill@isamandesign.com

**CIVIL ENGINEER:**  
 WALSH ENGINEERING  
 1108 GARDEN ST, STE 202-204  
 SAN LUIS OBISPO, CA 93401  
 CONTACT: KYLE GENEVAY  
 PHONE: (805) 519-4948  
 EMAIL: kyle@walshengineering.net

**SURVEYOR:**  
 MBS LAND SURVEYS  
 3554 S. FIGUERA ST.  
 SAN LUIS OBISPO, CA 93401  
 CONTACT: MIKE STANTON  
 PHONE: (805) 594-1960  
 CELL: (805) 440-4215  
 EMAIL: mstanton@mbslandsurveys.com

**SOILS ENGINEER:**  
 GEO SOLUTIONS  
 440 HIGH STREET  
 SAN LUIS OBISPO, CA 93401  
 CONTACT: KRAIG CROZER  
 PHONE: (805) 543-8539  
 EMAIL: info@geosolutions.net

PROJECT DATA

**A.P.N.:** 076-218-016

**PROJECT DESCRIPTION:**  
 PROPOSAL FOR A CONDITIONAL USE PERMIT FOR A 2 STORY MIXED USE BUILDING WITH COMMERCIAL WINE TASTING ROOM AND THREE RESIDENTIAL UNITS. ONE PRIVATE ROOF DECK DEDICATED TO ONE OF THE RESIDENCES. ONE SUBTERRANEAN PARKING GARAGE FOR THE RESIDENCES AND THE WINE TASTING ROOM.

**SITE STATISTICS:**  
 PROJECT ADDRESS: 51 SAN LUIS ST.  
 AVILA BEACH, CA  
 ZONING: COMMERCIAL RETAIL  
 LOT AREA: 6,000 SF  
 PROPOSED FOOTPRINT: 4,269 SF

**BUILDING STATISTICS:**

UNIT 1:	2091 SF
UNIT 2:	1233 SF
UNIT 3:	2341 SF
<b>TOTAL CONDITIONED RESIDENTIAL:</b>	<b>5,665 SF</b>
<b>TOTAL CONDITIONED COMMERCIAL:</b>	<b>758 SF</b>
<b>UNCONDITIONED PARKING GARAGE:</b>	<b>5637 SF</b>
<b>ROOF DECK:</b>	<b>983 SF</b>

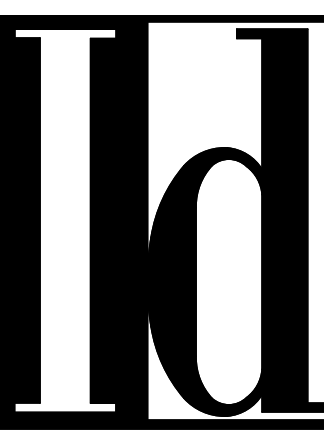
**OCCUPANCY GROUP:** R-2 & A  
**CONSTRUCTION TYPE:** TYPE V-B  
**NUMBER OF STORIES:** 2  
**FIRE SPRINKLERS REQ'D:** YES; NFPA 13

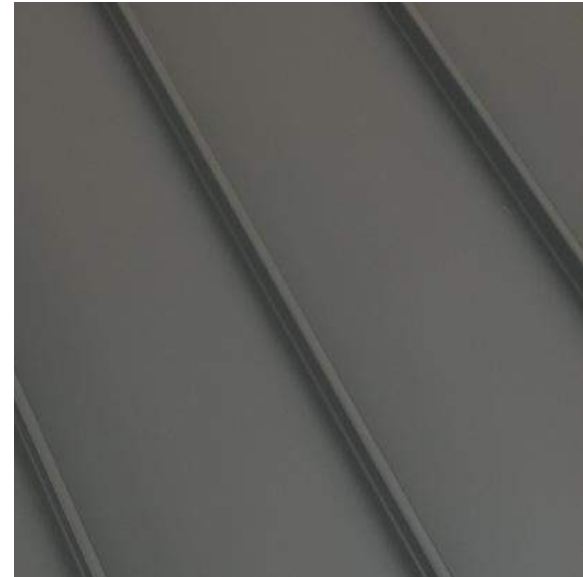
SHEET INDEX

T.1.0 TITLE SHEET  
 T.2.0 COLOR AND MATERIALS BOARD  
 C.1.0 PRELIMINARY GRADING AND DRAINAGE (BY OTHERS)  
 C.2.0 PRELIMINARY UTILITY PLAN (BY OTHERS)  
 A.1.0 SITE PLAN  
 A.2.0 GARAGE FLOOR PLAN  
 A.2.1 MAIN LEVEL FLOOR PLAN  
 A.2.2 UPPER LEVEL FLOOR PLAN  
 A.2.3 ROOF PLAN  
 A.3.0 EXTERIOR ELEVATIONS  
 A.3.1 EXTERIOR ELEVATIONS  
 A.4.0 BUILDING SECTIONS  
 L.1.0 LANDSCAPE PLAN

REINERTSON MIXED USE

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 ARCHITECT  
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 San Luis Obispo, CA 93401  
 Phone: 805/544.5672  
 Fax: 805/544.5642  
 www.isamandesign.com





STANDING SEAM METAL ROOF



COMPOSITE ROOF SHINGLES



STUCCO OATMEAL P-105



HORIZONTAL AND BOARD & BATTEN SIDING LUPINE BLUE SW 68 10



CLOTH AWNINGS GLITZY GOLD SW 66 91

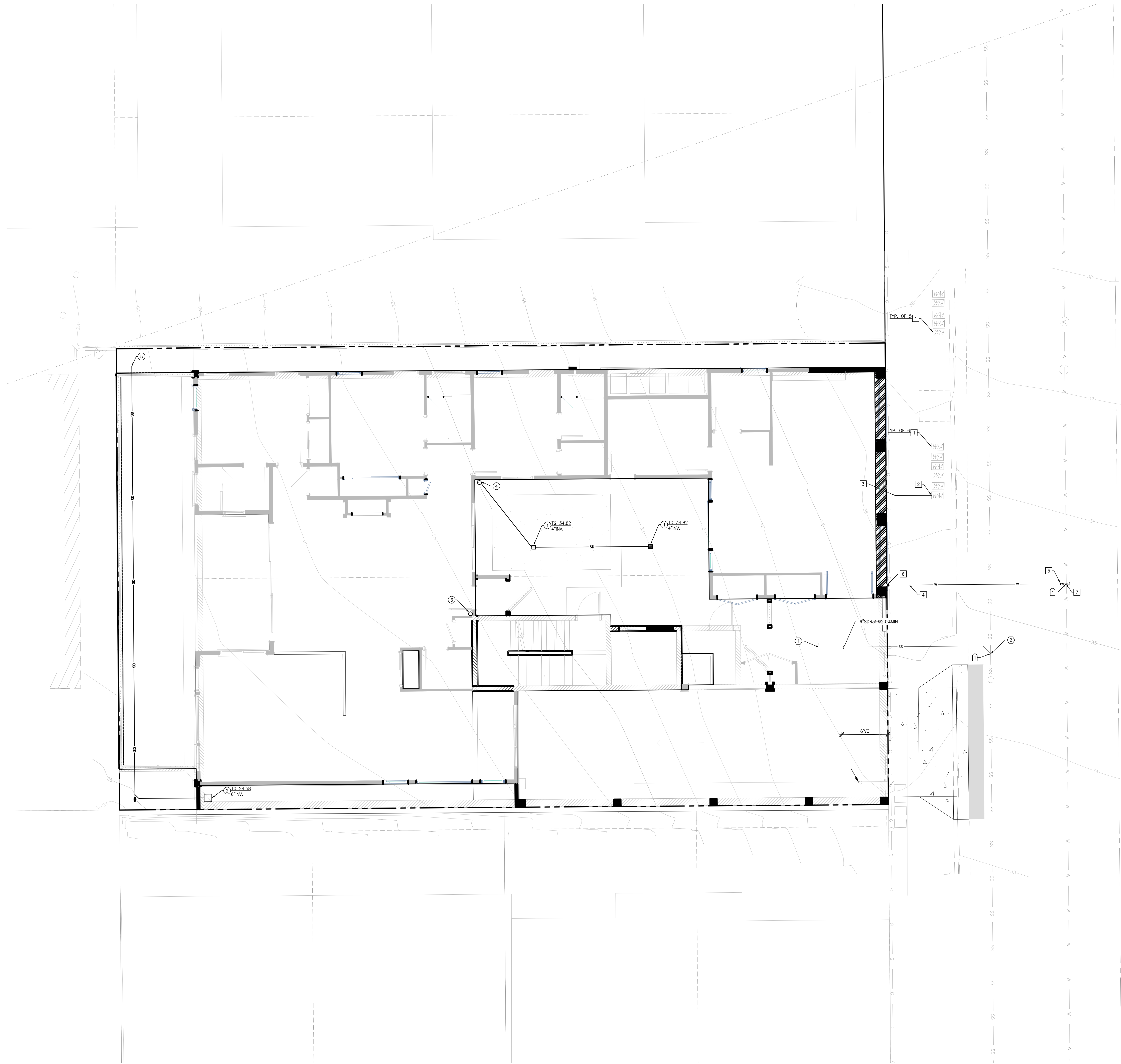
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T 2.0 COLORS AND MATERIALS BOARD

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**SANITARY SEWER KEY NOTES**

- PROPOSED 8" SANITARY SEWER LATERAL PER CITY STANDARD. MAINTAIN A MINIMUM SLOPE OF 2% IN LATERAL. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION WITHIN 5' OF THE BUILDING, INCLUDING CLEANOUT AT FACE OF BUILDING.
- PROPOSED POINT OF CONNECTION TO EXISTING MAIN. LATERAL TO TIE IN AT AN ANGLE OF NOT LESS THAN 45 DEGREES.

**STORM DRAIN KEY NOTES**

- PROPOSED 6" AREA DRAIN WITH PEDESTRIAN RATED GRATE.
- PROPOSED 8" DROP INLET WITH TRAFFIC RATED GRATE.
- PROPOSED DISCHARGE LOCATION FOR ROOF DOWNSPOUT. DISCHARGE TO ADJACENT CONCRETE. SEE M.E.P. PLANS FOR INTERNAL BUILDING ROUTING.
- CONNECT STORM DRAIN TO ROOF DOWNSPOUT.
- CONNECT EXISTING STORM DRAIN TO EXISTING INFRASTRUCTURE.

**WATER KEY NOTES**

- EXISTING WATER METERS TO REMAIN.
- PROPOSED POINT OF CONNECTION TO EXISTING METER. MECHANICAL DESIGNER TO VERIFY EXISTING METER HAS CAPACITY TO ADEQUATELY SERVE THE PROPOSED DEVELOPMENT. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- PROPOSED 2.5" WATER LINE TO PROVIDE DOMESTIC SERVICE. INSTALL REDUCER FITTING ON PRIVATE SIDE OF METER AS NECESSARY. SEE MECHANICAL PLANS BY OTHERS FOR CONTINUATION WITHIN 5' OF BUILDING. MECHANICAL DESIGNER TO VERIFY SIZING. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- PROPOSED 6" FIRE SERVICE. INSTALL DOUBLE DETECTOR CHECK BACKFLOW DEVICE INSIDE BUILDING. SEE MECHANICAL PLANS FOR CONTINUATION WITHIN 5' OF BUILDING.
- PROPOSED GATE VALVE PER CITY STANDARD.
- PROPOSED FIRE DEPARTMENT CONNECTION AT FACE OF BUILDING.
- PROPOSED POINT OF CONNECTION TO EXISTING MAIN. CONNECT PER CITY STANDARD.

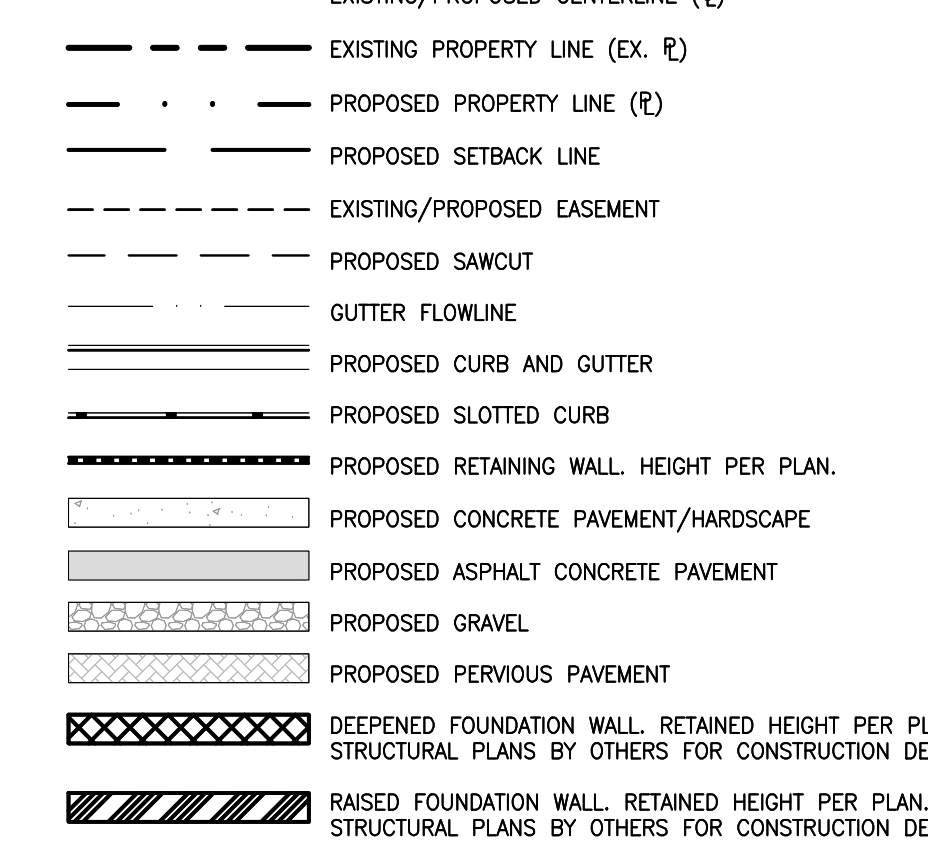
**CAUTIONARY KEY NOTES**

- THE EXACT UTILITY INVERT AND LOCATION IS UNKNOWN DURING PREPARATION OF THIS PLAN. THE CONTRACTOR SHALL POT-HOLE AND VERIFY EXISTING UTILITY INVERT AND LOCATION PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. PROVIDE ENGINEER WITH POT-HOLE INFORMATION 30 DAYS PRIOR TO CONSTRUCTION OR ORDERING OF MATERIALS TO ALLOW ADEQUATE TIME FOR REVISIONS TO PLANS.

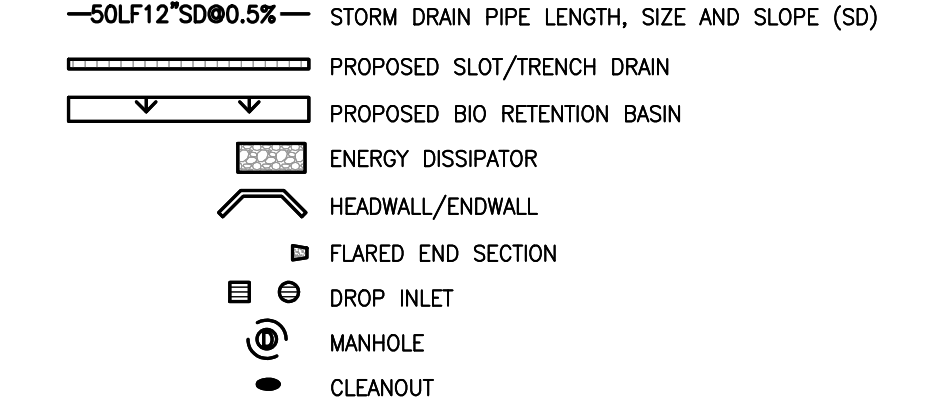
**UTILITY GENERAL NOTES**

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POT-HOLING METHODS. NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.

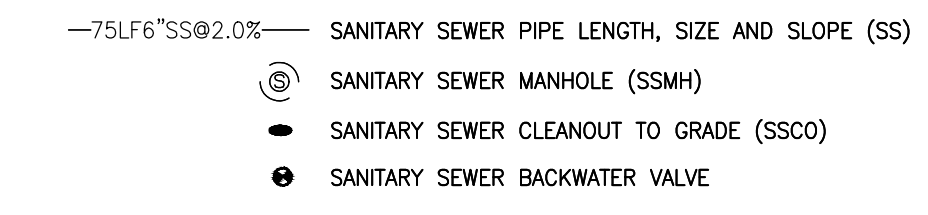
**GENERAL LEGEND**



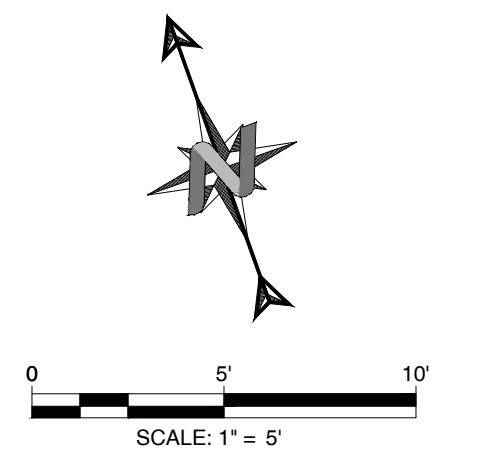
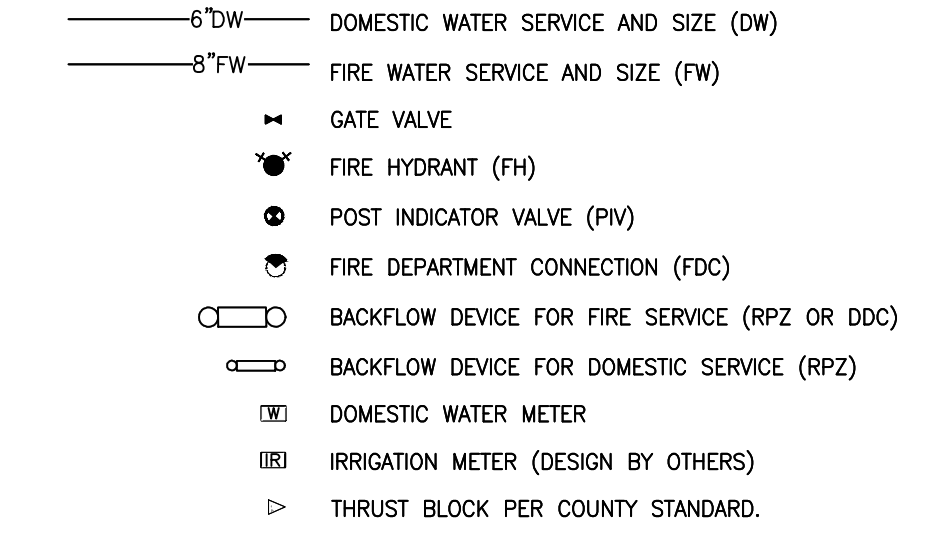
**STORM DRAIN LEGEND:**



**SANITARY SEWER LEGEND:**

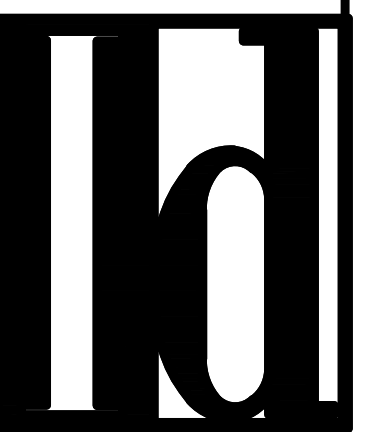


**WATER LEGEND:**



**WE WALSH ENGINEERING**  
 108 GARDEN STREET, SUITE 202-204  
 SAN LUIS OBISPO, CA 93401  
 WALSHENGINEERING.NET  
 (805) 319-4948

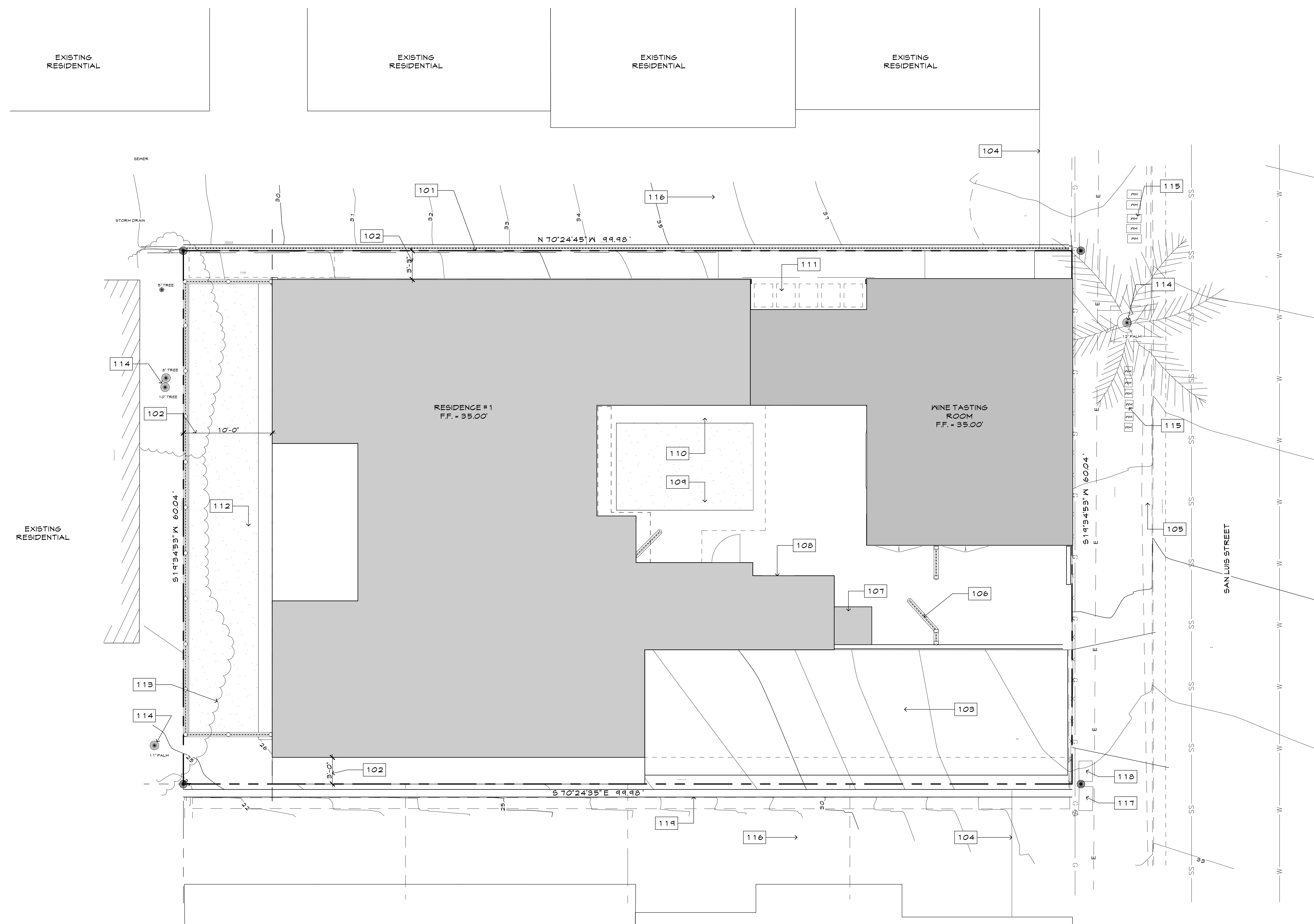
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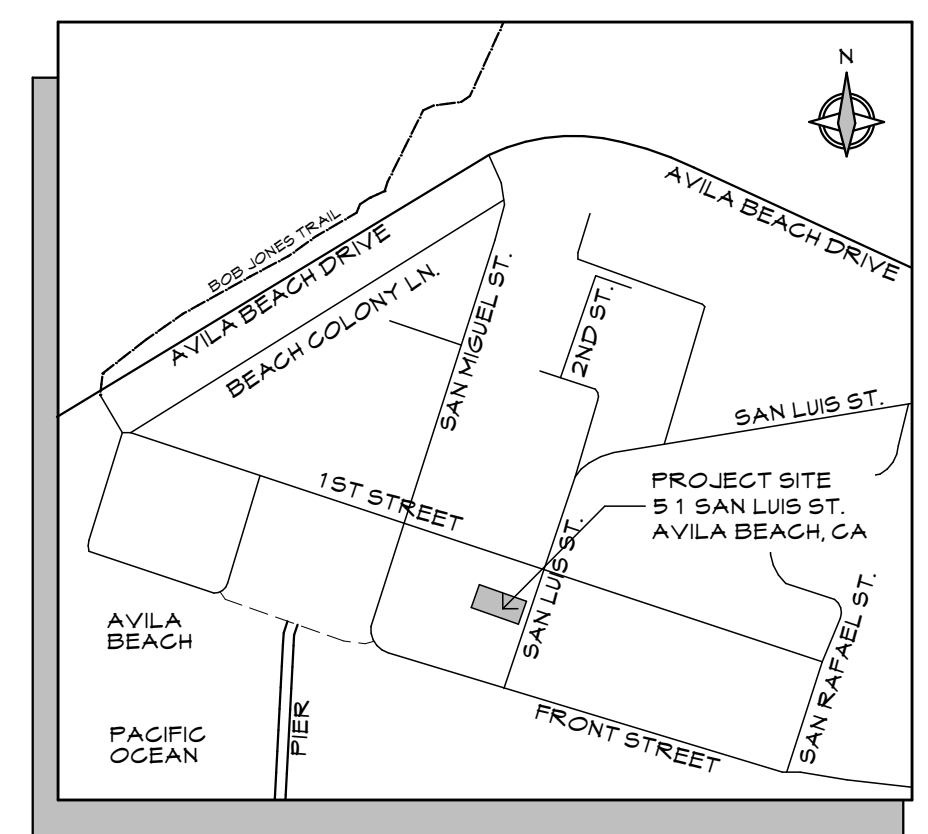
AVILA BEACH, CA

REINERTSON MIXED USE



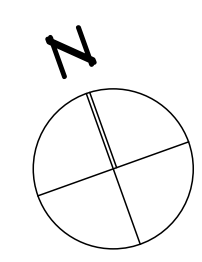


VICINITY MAP



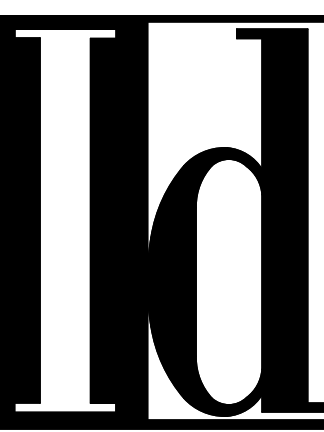
KEYNOTES

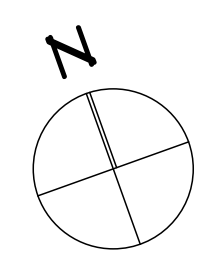
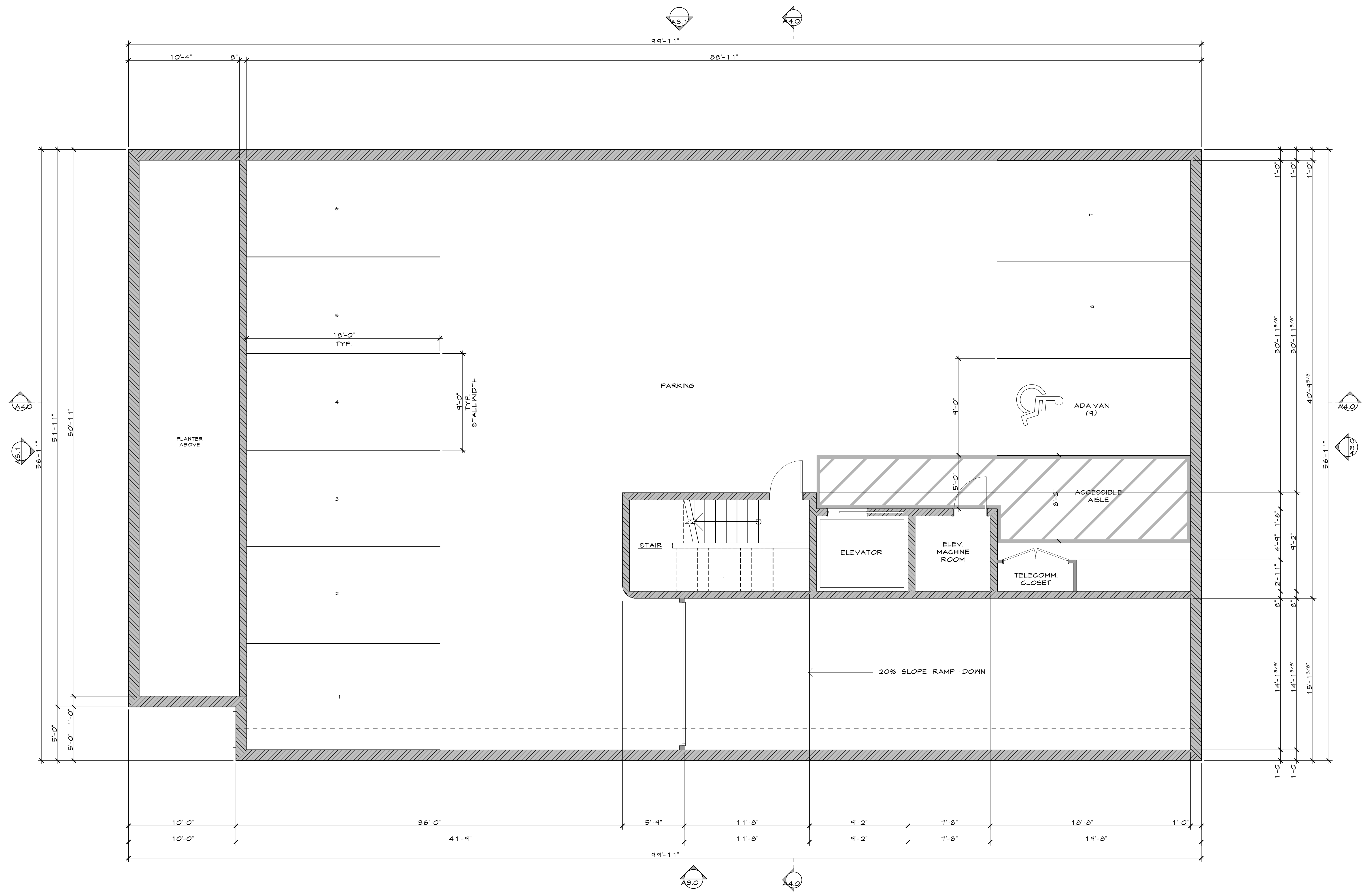
- 101 - PROPERTY LINE
- 102 - BUILDING SETBACK
- 103 - DRIVE AISLE INTO SUBTERRANEAN PARKING GARAGE
- 104 - EXISTING ADJACENT PROPERTY GATE TO REMAIN
- 105 - EXISTING SIDEWALK/GUTTER TO REMAIN
- 106 - GATE TO COURTYARD
- 107 - FOUNTAIN
- 108 - ELEVATOR
- 109 - TURF COURTYARD
- 110 - PLANTER
- 111 - TRASH STORAGE
- 112 - TURF PLANTER (RESIDENTIAL YARD)
- 113 - EXISTING LANDSCAPING TO BE TRIMMED
- 114 - EXISTING TREE TO REMAIN
- 115 - EXISTING WATER METERS TO REMAIN
- 116 - NEIGHBORING CONCRETE DRIVE AISLE
- 117 - EXISTING PG # E BOX
- 118 - EXISTING TV/CABLE BOX
- 119 - EXISTING TIERED CONCRETE WALL



A 1.0 SITE PLAN

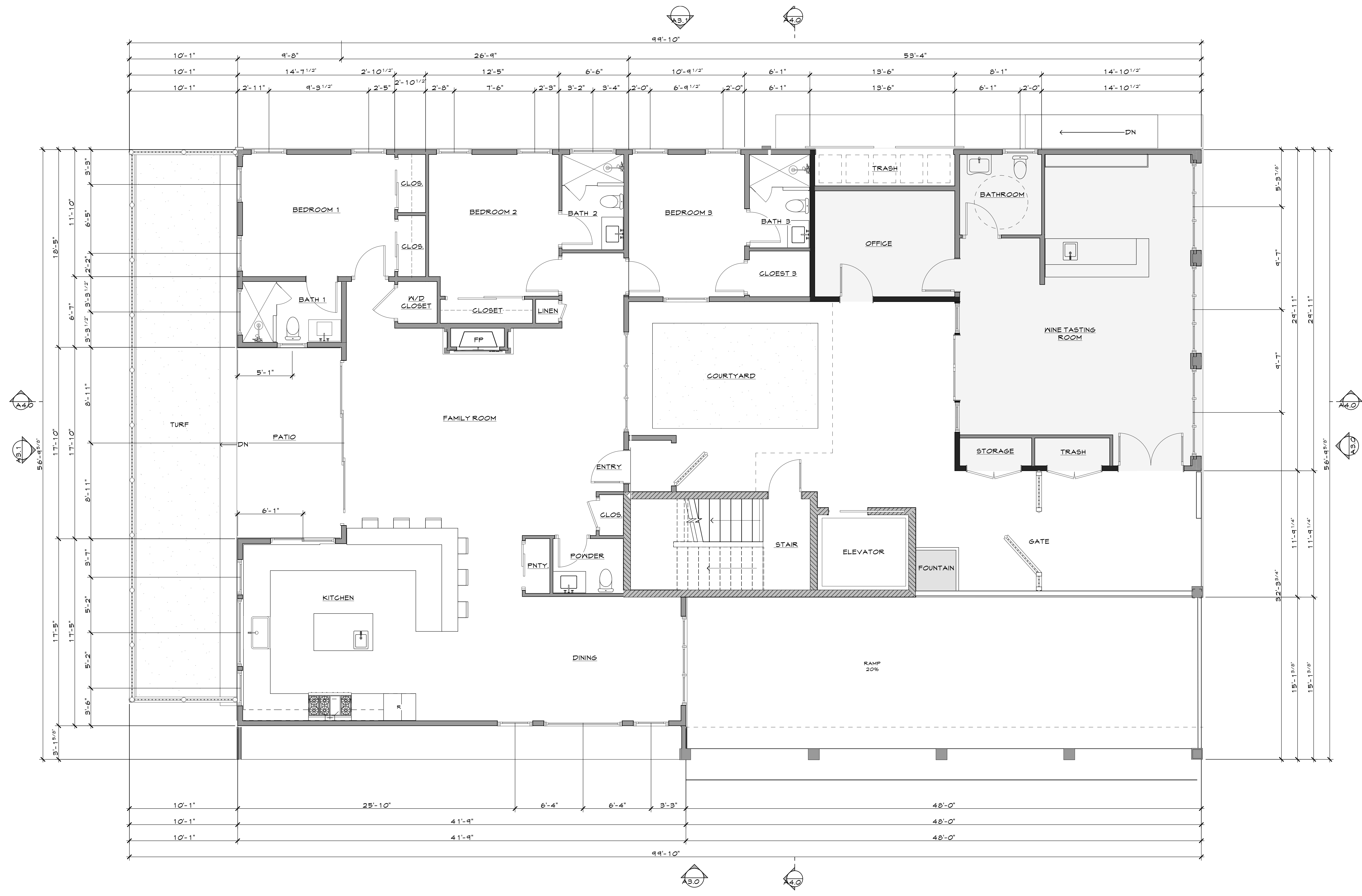
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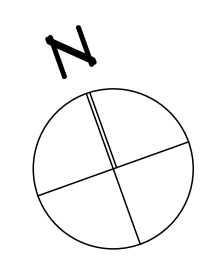


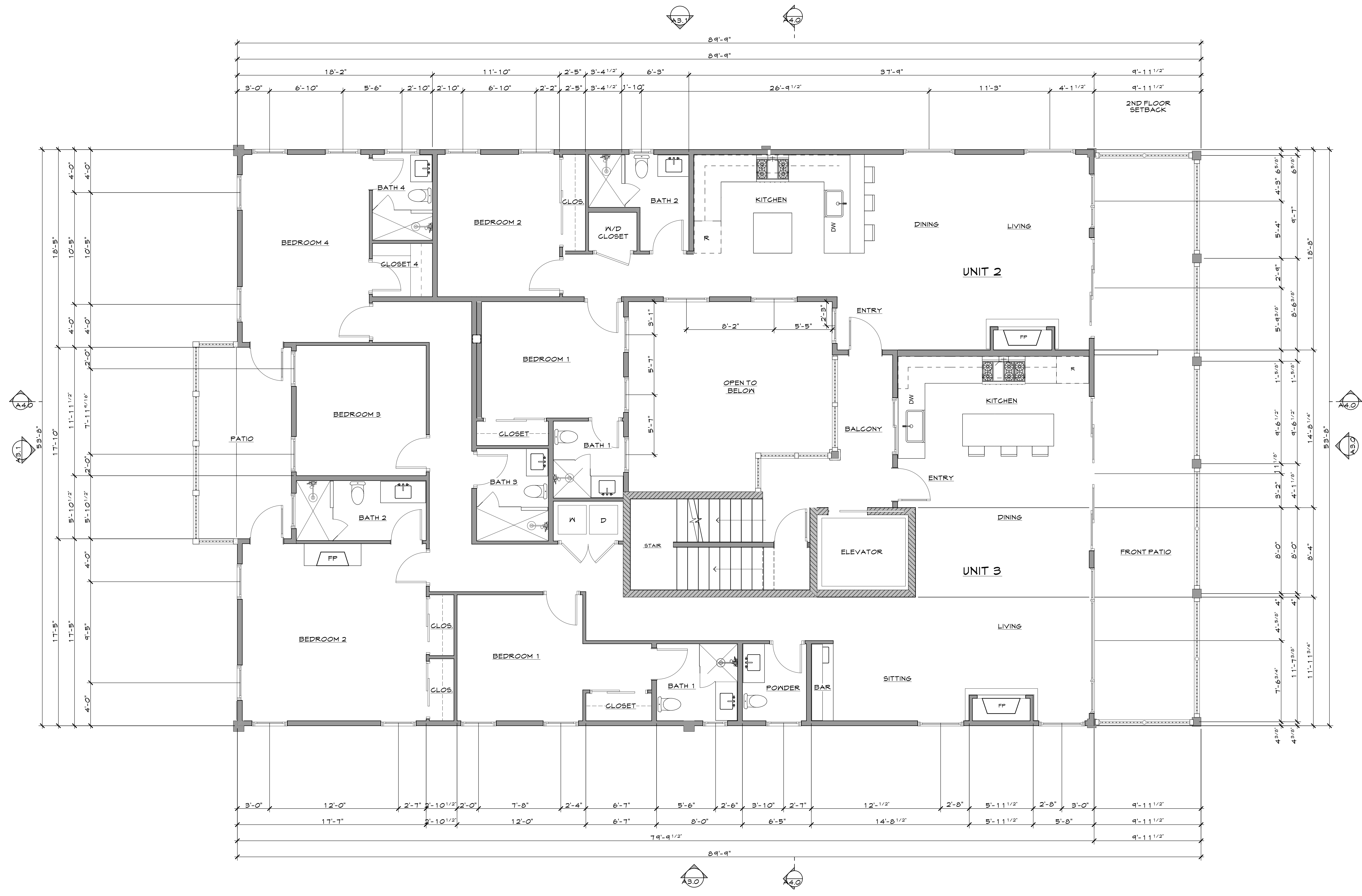
A 2.0 GARAGE FLOOR PLAN



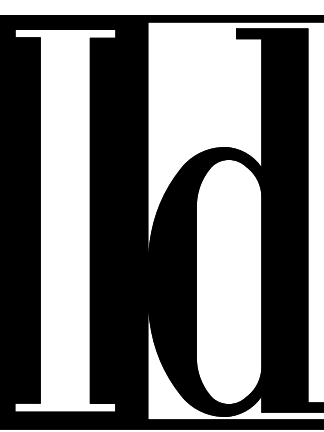
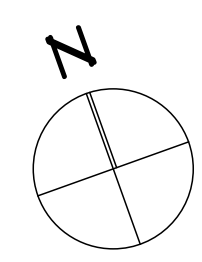


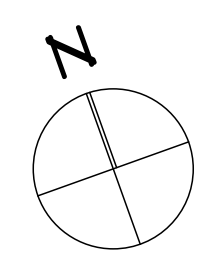
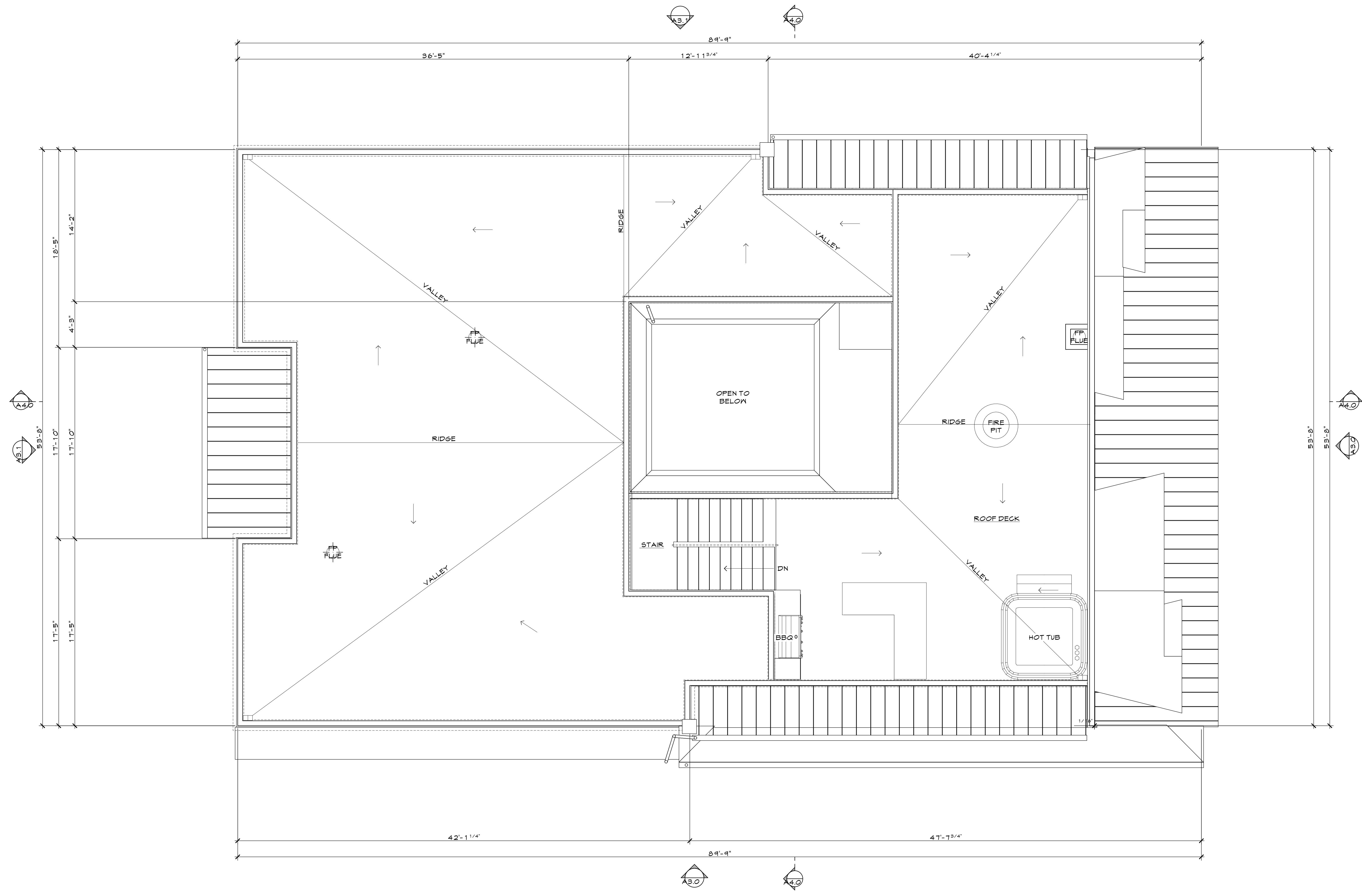
A 2.1 MAIN FLOOR PLAN





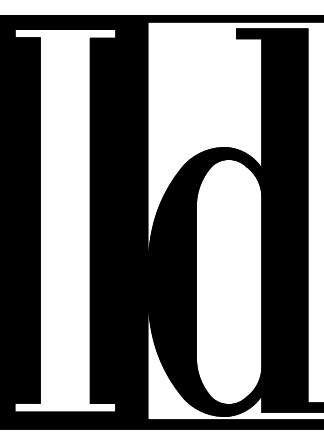
A 2.2 UPPER FLOOR PLAN





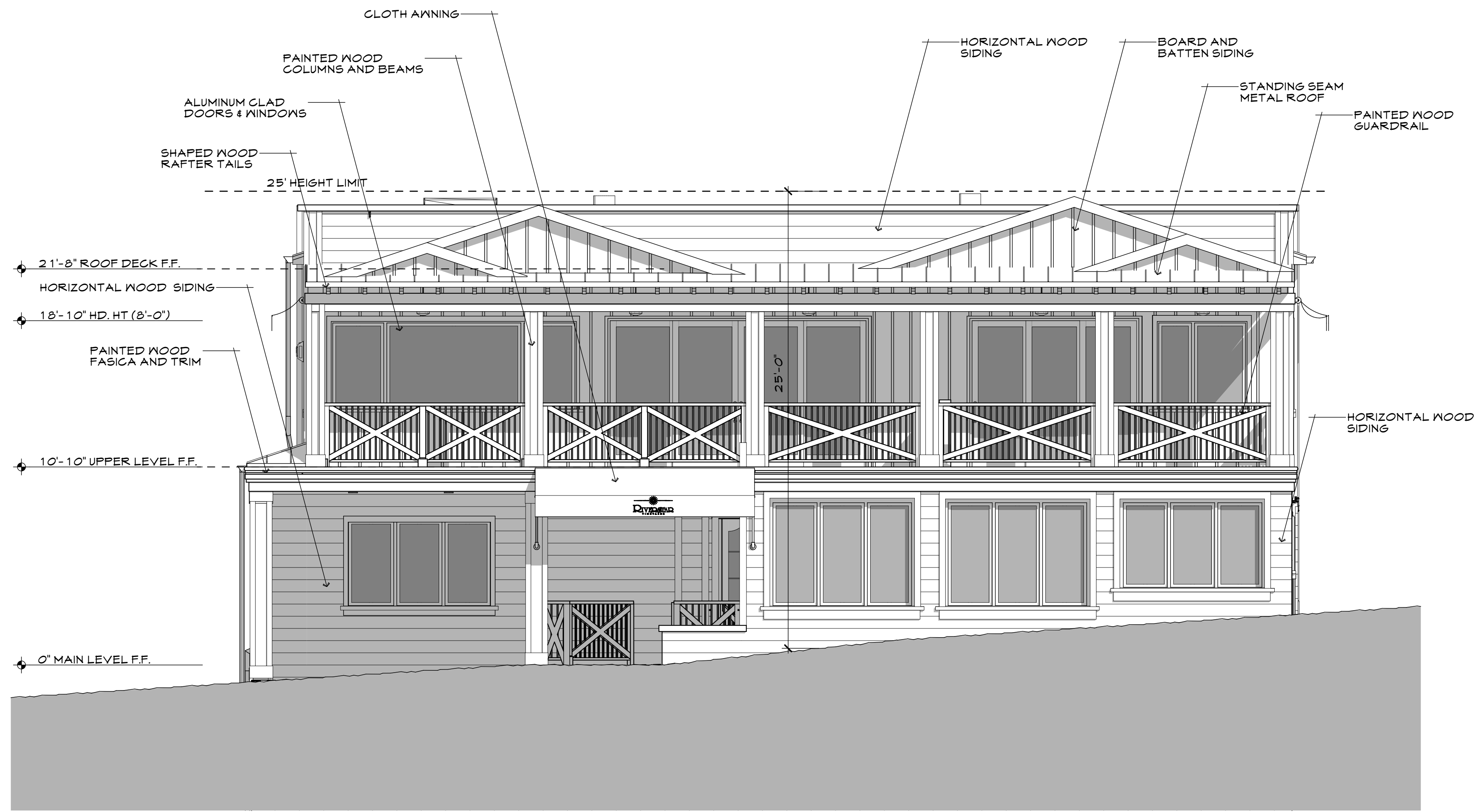
A 2.3 ROOF PLAN

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 Fax: 805/544.5642  
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REINERTSON MIXED USE

AVILA BEACH, CA



SOUTHEAST ELEVATION

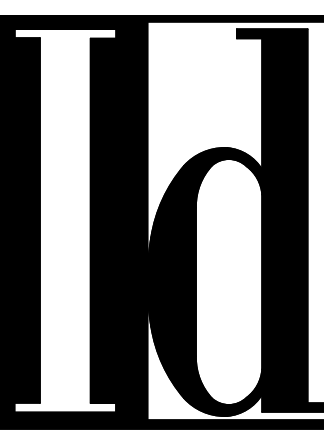


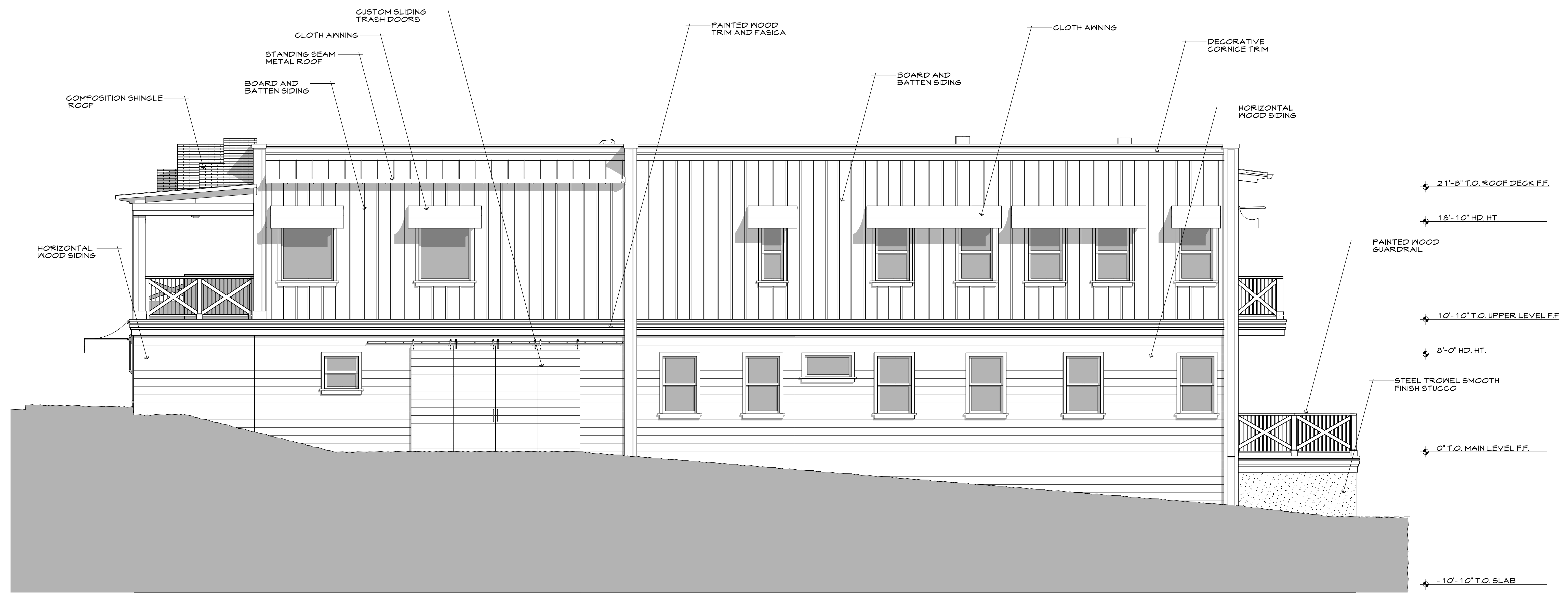
SOUTHWEST ELEVATION

A 3.0 EXTERIOR ELEVATIONS

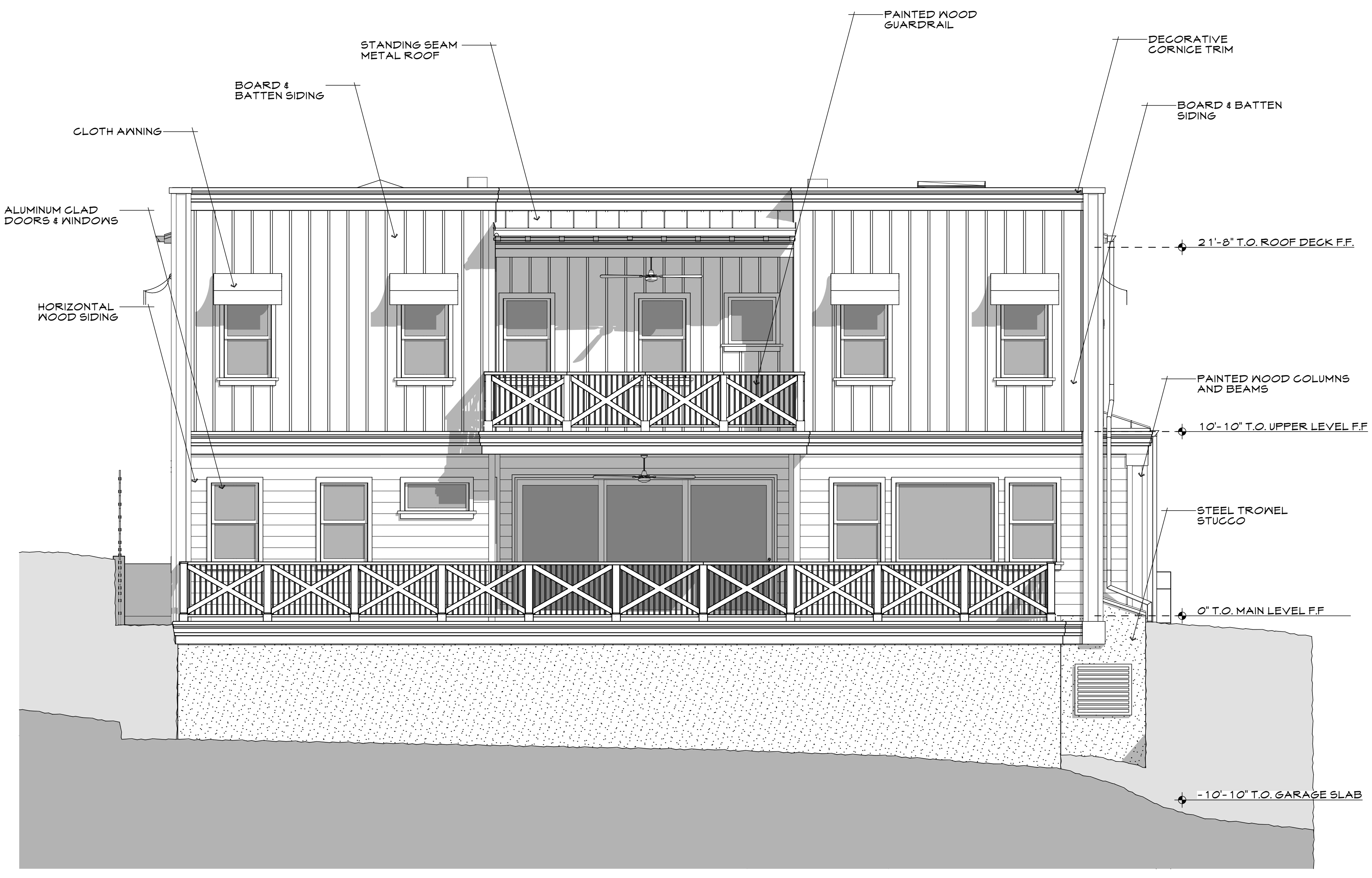
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NORTHEAST ELEVATION



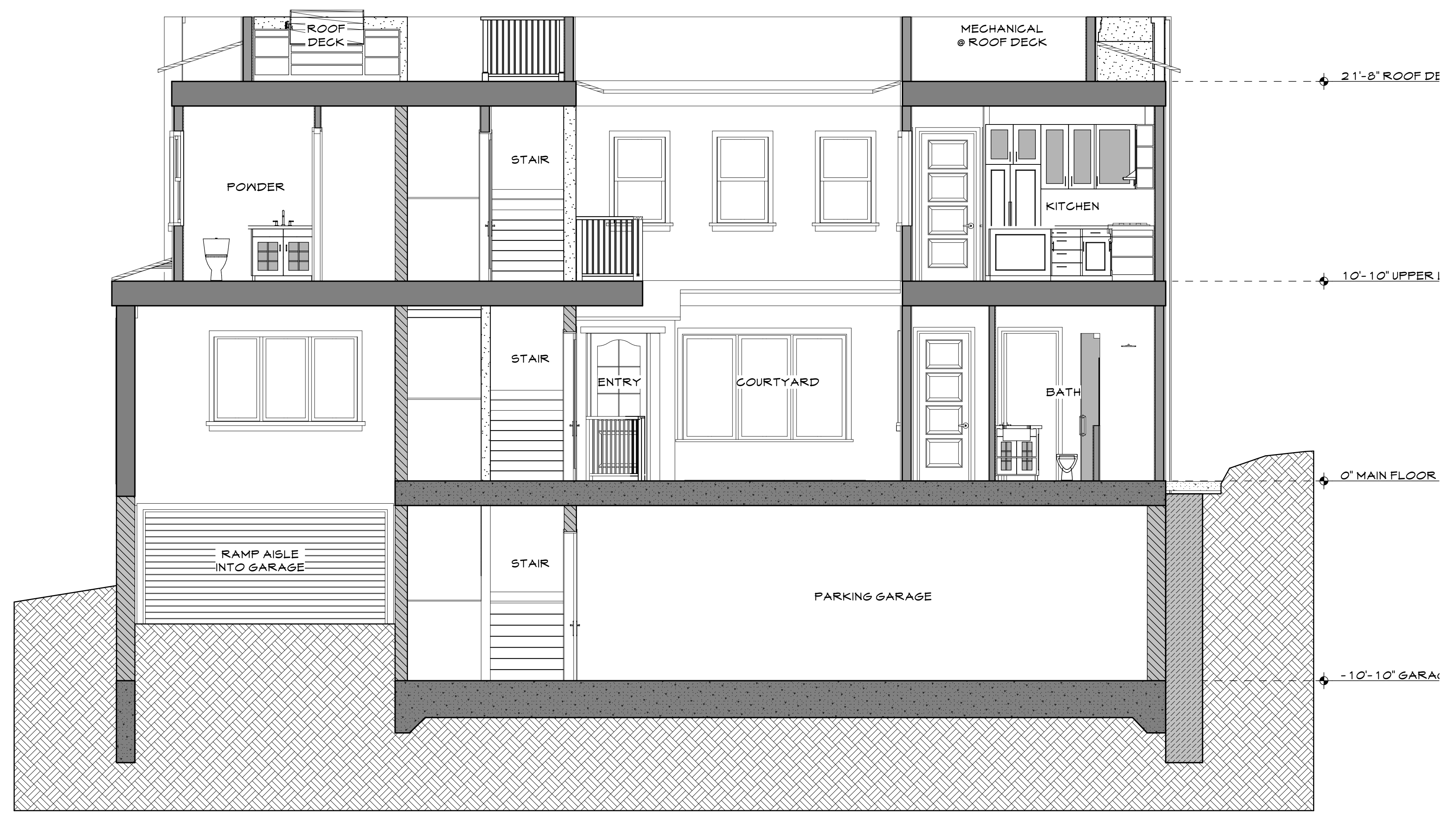
NORTHWEST ELEVATION

A 3.1 EXTERIOR ELEVATIONS

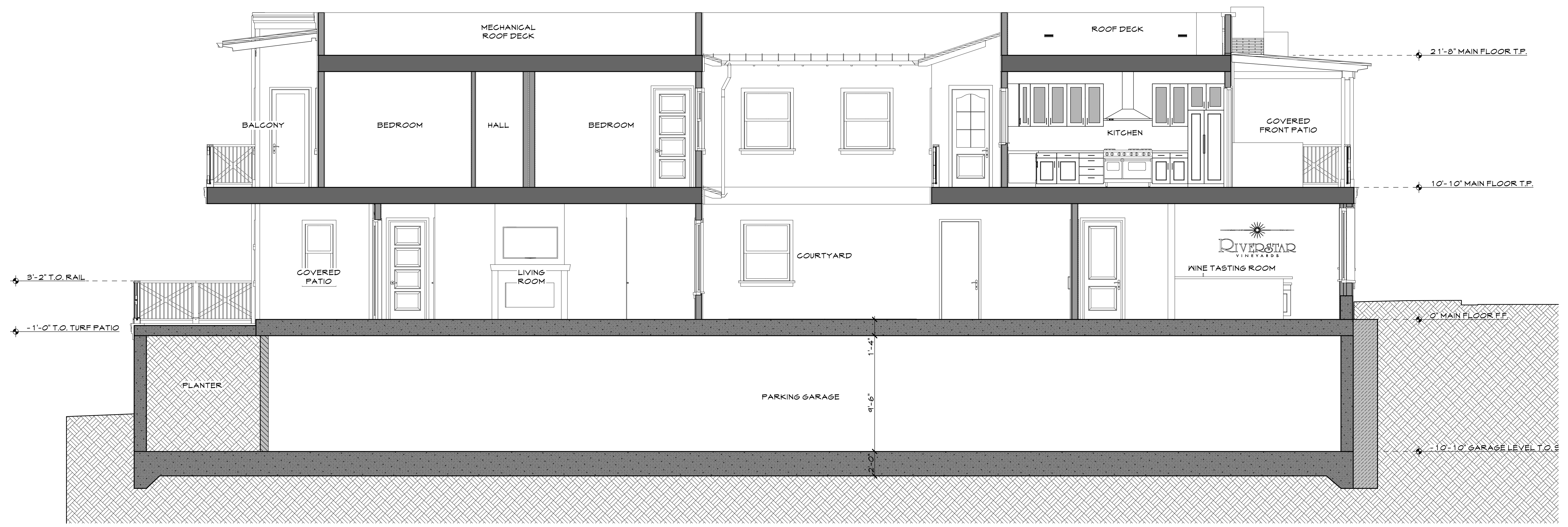
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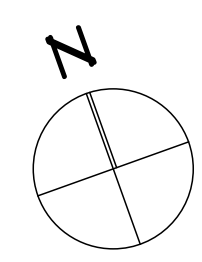


NORTH-SOUTH BUILDING SECTION

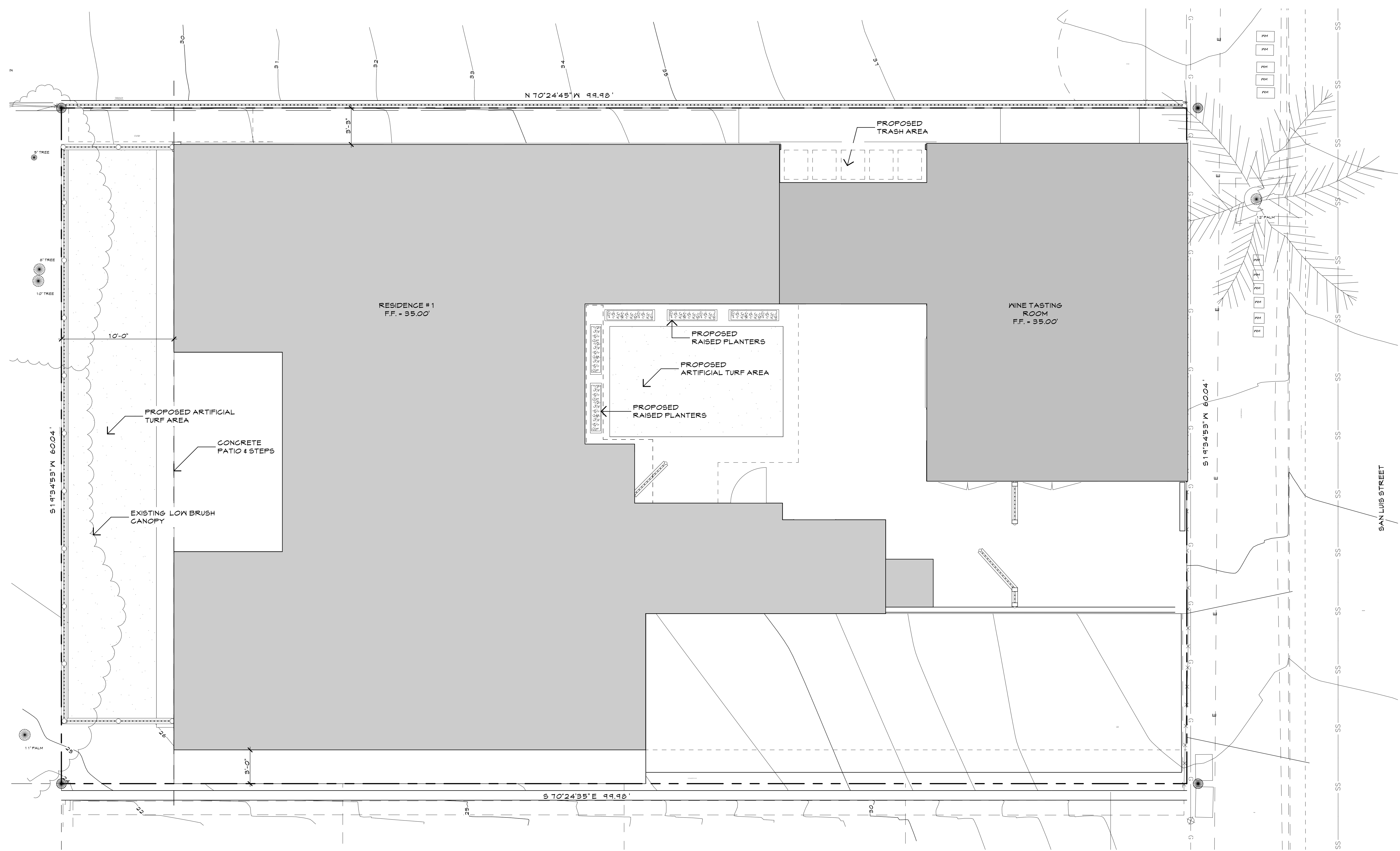


EAST-WEST BUILDING SECTION

A 4.0 BUILDING SECTIONS

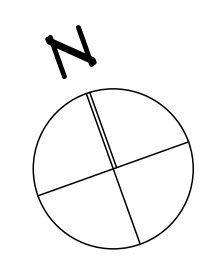






ARTIFICIAL TURF AREA:

COURTYARD:	151 SF
REAR YARD:	397 SF
TOTAL:	548 SF



L 1.0 LANDSCAPE PLAN

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