



THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 9/19/22
TO: BUILDING, CAL FIRE/ COUNTY FIRE, LEGISLATIVE ASSISTANT, PUBLIC WORKS, STORM WATER, AVILA VALLEY ADVISORY COUNCIL, AVILA CSD (INC FIRE), COASTAL COMMISSION
FROM: Nicole Ellis (nellis@co.slo.ca.us) 805-781-5157

PROJECT NUMBER & NAME: C-SUB2022-00005 CO 22-0033 Parcel Map and Development Plan / CDP
PROJECT DESCRIPTION*: Request by Rob Zimmerman (Lauklan, LLC) for a Parcel Map and concurrent Development Plan / CDP (C-SUB2022-00005 CO 22-0033) to subdivide two approximately 6,000 gross S.F. existing vacant parcels into four approximately 3,000 gross S.F. proposed parcels through a Planned Development.

Note: The is a new request and is not related to the previously approved applications by Avila Beach Dreams, LLC, for (AMEND2021-00002) to amend the previously approved Minor Use Permit / Coastal Development Permit (DRC2015-00098) to provide for minor adjustments to the site plans, floor plans and elevations to previously approved duplex units on Lots 12 and Lot 13 of the Avila Colony Lots.

APN(s): 076-196-018, 076-196-017

Please submit comments within 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. In your response, please consider and/or indicate the following:

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?
[] YES (Please see 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 see 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).

Table with 3 columns: Date, Name, Phone. Includes a note: *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-1118
04/01/2020**

Land Division – Checklist & Application Package

REQUIRED MATERIALS AND INFORMATION

The following information is required to be submitted with your application. If additional information is necessary for application review, Department staff will notify applicants and/or authorized agents.

We are now accepting initial application materials in digital format but may request hard copies of documents and plans as necessary review and processing. Digital files should be in PDF format, and in a higher resolution to support digital review of all plan and map details.

FORMS

For applications via the Online Permit Portal: please upload this complete and digitally signed application package PLN-1000 (as detailed below).

Please provide one (1) completed copy of the following form:

- PLN-1118: Land Division – Checklist & Application Package.** This form conveniently combines all the following forms into one, and begins with a Checklist of Materials and Information Requirements for Applications
 - GEN-3000: General Application Contact Information
 - PLN-2050: Land Division – Project Information Form
 - PLN-1003: Environmental Description Form
 - PLN-1006: Information Disclosure form
 - PLN-1012: Land Use Consent of Property Owner form (only if applicant does not own the property)
 - PLN-1122: Hazardous Waste and Substances Statement Disclosure (PLN-1122)

FEES

- Application fee (refer to current [fee schedule](#))

TENTATIVE MAP OR ADJUSTMENT MAP

For applications via the Online Permit Portal: please upload during initial application submittal. The Department may request up to 4 copies of full-sized hard copy plans for inter-agency review as necessary.

The tentative parcel map, tentative tract map, or lot line adjustment map must show the following items (where they apply to your site):

- North arrow and scale, the legal description and the assessor parcel number(s) for the property, the name and address of the record owner(s) of the subdivision. A vicinity map showing precisely how to drive to the site (include street names and distances to help describe how to get to the site).
- Exterior boundaries and dimensions of the original parcel, with dimensions shown in feet based on survey data or information of record, and areas of the property shown in square feet or acres to the nearest tenth.
- The proposed division or adjusted lines with dimensions in feet and the gross and net area of each parcel created by the divisions in square feet or acres to the nearest tenth. Each proposed parcel must

Land Division – Checklist & Application Package

be designated on the Tentative Map by a number. The proposed use of the property must also be shown.

- Existing structures and their uses, wells, septic tanks, driveways, and other improvements on the original parcel, accurately located and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures will be located, and the height of each structure shown. Such distances may be required to be established by a registered civil engineer's or licensed land surveyor's survey.
- Location, name, width and pavement type of all adjoining contiguous highways, streets, roads, and alleys. Existing/proposed curb, gutter and sidewalk. All points of access, both existing and proposed
- Location, width and purpose of all existing and proposed easements, driveways, streets (with proposed names) and appurtenant utilities.
- Types and location of existing/proposed water supply and sewage disposal facilities.
- Contour Map showing the following (not required for a Lot Line Adjustment or a Public Lot):
 - Proposed parcels larger than 10 acres:
 - 40 acres or larger - 40-foot intervals;
 - 20 to 40 acres - 20-foot intervals;
 - 10 to 20 acres - 10-foot intervals
 - Proposed parcels smaller than 10 acres:
 - 0-12 percent slope - 2-foot intervals;
 - More than 12 percent - 5-foot intervals
- General location of major topographic and man-made features, such as rock outcrops, bluff tops, watercourses, drainage channels, drainage structures, streams, ponds, swales and graded areas.
- Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean. The location of all areas subject to inundation or stormwater overflow.
- Location, diameter (at 4 feet above grade), species, approximate canopy cover (dripline) of all trees on the site, noting which will remain and which are proposed for removal, and include proposals for replacement of trees to be removed.
- All areas proposed for grading and landscaping.
- Any areas proposed to be reserved and maintained as open space.
- Any designated building sites proposed to minimize grading, tree removal and other potential impacts, or areas proposed for exclusion from construction activities. Also include any proposed building setback lines different from those established by ordinance.
- Coastal Access - If the project is within the coastal zone and located between the ocean and the nearest public road, applications shall include the locations of the nearest public access points to the beach.

ADDITIONAL REQUIRED INFORMATION

For applications via the Online Permit Portal: please upload during initial application submittal. The Department may request up to 4 copies of full-sized hard copy plans for inter-agency review as necessary.

Land Division – Checklist & Application Package

- Title report - preliminary, dated within the last six months
- Legal lot verification - 1 copy of a statement, describing how the parcel(s) was/were legally created.
- Lot Line Adjustment – Justification or reason for the proposed lot line adjustment (only required for lot line adjustments).
- Improvements – Statement of road improvements and public utilities proposed to be made or installed, and timing of proposed completion. May include a road and/or culvert plan and profile and a streetscape plan.
- Environmental Health Letter – A letter verifying evidence of water and septic/sewer from the County Environmental Health Department (not required for lot line adjustments or public lots)
- Design Modifications/Road Exceptions – Justification and reason for any adjustments to the provisions of the Real Property Division Ordinance (Title 21), Section 21.03.010 or the standard improvement specifications and drawings – if applicable (not required for lot line adjustments or public lots).
- Public Lot – A statement from the public agency explaining what the public lot will be used for and the justification or reason for the request (only required for public lots).
- Abandoned oil and gas wells statement - 1 copy identifying any abandoned oil or gas wells on the parcel(s). This information is available from the California Division of Oil & Gas, 195 South Broadway, Suite 101, Orcutt, CA 93455, (805) 937-7246. (if applicable)

SUPPLEMENTAL INFORMATION

The following information may be required, depending on your Land Division application type.

If you had a pre-application meeting and any of these items were indicated, they are required for a complete submittal. For applications via the Online Permit Portal, these can be uploaded with your initial application submittal, or later when your full Plan Case has been created.

Preliminary soils report - 1 copy prepared by a geotechnical engineer or qualified registered civil engineer (required for all tract maps). This provision may be waived, upon receipt of a written request if Public Works determines the information is unnecessary. Preliminary soils report may be required for tentative parcel maps.

- Preliminary grading/drainage/erosion control plan - 1 copy prepared pursuant to Section 22.52/23.05.020 and .040 or to Public Works improvement plan standards.
- Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180, et seq.
- Fire Safety Plan prepared pursuant to Section 22.52/23.05.080, et seq. and fire response time verification (where applicable).
- Agricultural buffers - if any adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- Archeological report - 2 copies (where required).
- Biological report - 2 copies (where required).
- Botanical report - 2 copies (where required).
- Noise Study - 2 copies if the property either adjoins or will be a noise generator or a potential source of noise.
- Traffic Study
- Visual Analysis – for applications that propose development along significant visual corridors such as Highways 1 and 101



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

**PLN-2050
04/01/2020**

Land Division – Project Information Form

| | |
|--|---|
| APPLICATION TYPE - CHECK ALL THAT APPLY | |
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Receiving Site |
| <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Sending Site |
| <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Tract Map | <input type="checkbox"/> Amendment to approved land division |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Lot Line Adjustment |
| What is the proposed density or parcel size: <u>3000 square feet (each lot)</u> | |
| Number of existing lots/parcels/certificates: <u>2</u> | Existing lot/parcel size(s): <u>6000 sf.</u> |
| What will the property be used for after division? <u>Single-family residence / vacation rentals</u> | |
| PROPERTY, PARCEL, AND PERMIT HISTORY: | |
| Is the property part of a previous subdivision that you filed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes, please provide map number | |
| Tract No.: _____ Parcel Map No.: _____ Lot Line Adjustment No.: _____ | |
| 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Building permits or other approval? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <i>If you answered Yes to either question, please provide copies of all applicable materials.</i> | |
| OFF-SITE IMPROVEMENTS: | |
| Will off-site road or drainage improvements be required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| SURROUNDING PARCEL OWNERSHIP: Do you own adjacent property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: | |
| Vehicular access to these lots will be from a shared private drive between 1st & San Miguel Streets. Frontage access to Avila Beach Drive will also be available. | |
| SURROUNDING LAND USE: what are the uses of the land surrounding your property (when applicable, please specify all agricultural uses): | |
| North: _____ South: _____ | |
| East: _____ West: _____ | |
| PROPOSED WATER SOURCE: | Will-serve letter? |
| <input type="checkbox"/> On-Site Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other: _____ | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Community System Agency: <u>Avila Beach CSD</u> | (if yes, please submit a copy) |
| PROPOSED SEWAGE DISPOSAL: | Will-serve letter? |
| <input type="checkbox"/> Individual On-Site System <input type="checkbox"/> Other: _____ | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Community System Agency: <u>Avila Beach CSD</u> | (if yes, please submit a copy) |
| RESPONSIBLE FIRE PROTECTION AGENCY: <u>Cal Fire</u> | |

Land Division – Project Information Form

AVAILABLE OR PROPOSED UTILITIES:

- Cable TV Electricity Gas Telephone

ADJUSTMENTS: Are you requesting any adjustments? Yes No

If Yes, please complete the following:

- | | |
|---|---|
| <input type="checkbox"/> Parcel & site design (21.03.010(c)) | <input type="checkbox"/> Access & circulation design (21.03.010(d)) |
| <input type="checkbox"/> Flood hazard & drainage (21.03.010(e)) | <input type="checkbox"/> Water supply (21.03.010(f)) |
| <input type="checkbox"/> Sewage Disposal (21.03.010(g)) | <input type="checkbox"/> Public Utilities (21.03.010(h)) |
| <input type="checkbox"/> Road Exception (21.03.010(d)) | |

Briefly describe the reasons for the request: _____

QUIMBY ORDINANCE (SECTION 21.09.010, ET SEQ., OF TITLE 21): HOW ARE YOU PROPOSING TO MEET THE REQUIREMENTS OF THE QUIMBY ORDINANCE

- Dedicate property for park & recreation purposes
 Pay the in-lieu fee
 Request credit for common open space (if you are choosing this option, please complete below)

Acreeage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space:

AFFORDABLE HOUSING – COASTAL ZONE ONLY (GOVERNMENT CODE SECTION 65590 – SECTION 23.04.092 OF TITLE 23)

Is your project:

- A new housing project containing 11 or more dwelling units or parcels; OR
 A 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”.



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
General Application Contact Information

GEN-3000
04/01/2020

| | | | | |
|--|--|--|---|--|
| Staff: Input File Number or File Label Here Please check ONLY ONE of the contacts as the 'Primary Billing Contact' to appear on invoices and receipts | PROPERTY OWNER | | <input checked="" type="checkbox"/> Primary Billing Contact | |
| | Name: Lauklan, LLC c/o Rob Zimmerman | | | |
| | Company: | | | |
| | Telephone: 559-960-7265 | | Email Address: rob.zimm@gmail.com | |
| | Mailing address: 5132 N. Palm Avenue, Suite 104, Fresno CA 93704 | | | |
| City: Paso Robles | | State: CA | Zip Code: 93704 | |
| APPLICANT | | AUTHORIZED AGENT | | <input type="checkbox"/> Primary Billing Contact |
| Name: | | Name: Scott Stokes | | |
| Company: | | Company: Above Grade Engineering, Inc. | | |
| Telephone: | Email address: | Telephone: 805-540-5115 | Email address: Scott@AboveGradeEngineering.com | |
| Mailing address: | | Mailing Address: 245 Higuera Street, Suite 110 | | |
| City: | State: | Zip Code: | City: San Luis Obispo | State: CA Zip Code: 93401 |
| PROPERTY INFORMATION | | | | |
| Assessor's Parcel Number: 076-196-017 & 076-196-018 | | Physical address: 2845 & 2855 Avila Beach Dr. | | Total size, in acres: 0.12 ac & 0.11 ac |
| Directions to the property (include landmarks and any gate codes): | | | | |
| Describe current uses on the property (include structures, improvements, and vegetation): Vacant land with native grasses. Existing 17' wide shared access driveway along southerly property line. | | | | |
| PROJECT INFORMATION | | | | |
| Briefly describe the proposed project (include all uses and building heights and areas, in square-feet) and attach supplemental info as necessary: The proposed parcel map will create four lots from the existing two lots that will each have a 3 bedroom 4 bath single-family residence of 2,920 square feet of livable space. A Vacation Rental agreement will be applied for with the County once construction is near completion. | | | | |

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: 8-4-22

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: 0.08 acres | Acres with 10-20% slopes: | Acres with 20-30% slopes: | Acres over 30% slopes: 0.04 acres |
| Are there any springs, streams, lakes, or marshes on or near the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe: <u>San Luis Creek</u> | | Are there any flooding problems on the site or in the surrounding area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe: <u>Within the FEMA's 1% annual chance area</u> | |
| 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe: <u>Previously sub-divided Tract with Shared Driveway Installed. Frontage improvements along Avila Beach Dr.</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>Avila Beach Drive</u> | |

Environmental Description

| WATER SUPPLY INFORMATION | |
|--|---|
| What type of water supply is proposed? <input type="checkbox"/> Individual Well <input type="checkbox"/> Shared Well <input checked="" type="checkbox"/> Community Water System Avila Beach CSD | What is the proposed use of the water? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential If non-residential, please describe: _____ _____ |
| What is the expected daily water demand associated with the project? <u>375 gpd (each unit)</u> | How many service connections will be required? <u>Four services</u> |
| Do operable water facilities exist on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____ _____ | 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Bacteriological? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Chemical? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Physical? <input type="checkbox"/> Yes <input checked="" 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 checked="" 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 |
| SEWAGE DISPOSAL INFORMATION (ON-SITE INDIVIDUAL DISPOSAL SYSTEM) | |
| Has an engineered percolation test been completed? <input type="radio"/> Yes <input checked="" 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? _____ feet | |

Environmental Description

| | |
|---|--|
| SEWAGE DISPOSAL INFORMATION (COMMUNITY DISPOSAL SYSTEM) | |
| Is this project to be connected to an existing sewer line? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance to nearest sewer line: <u>less than 5 feet</u> Location of connection: <u>Within private drive</u> | |
| What is the amount of proposed flow? <u>375</u> (gallons per day) each lot | Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| SOLID WASTE INFORMATION | |
| What is the name of solid waste disposal company? _____ | Where is the waste disposal storage in relation to buildings? _____ |
| 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| COMMUNITY SERVICE INFORMATION | |
| Name of school district: <u>San Luis Obispo Unified School District</u> | |
| Are services (grocery/other shopping) within ½ mile of the project? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Location of nearest... Police station: _____ Fire station: <u>1/2 mile</u> Public transit stop: _____ |
| HISTORIC AND ARCHEOLOGICAL INFORMATION | |
| Describe the historic use of the site: | |
| 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. |
| AGRICULTURAL INFORMATION | |
| 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? | |
| 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 |

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): | |
| Will the development occur in phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____ _____ | Are there any proposed or existing deed restrictions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____ _____ |
| Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____ _____ | |
| ENERGY CONSERVATION INFORMATION | |
| Describe any special energy conservation measures or building materials that will be incorporated into your project: | |
| 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe: _____ _____ | Are you aware of any previous environmental determinations for all or portions of this property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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
DEPARTMENT OF PLANNING & BUILDING
Information Disclosure Form

PLN-1006
 01/24/2020

Time Limits for Processing and Public Notice Distribution Requirements

California state law (California Government Code Section 65941.5) requires that the County provide the following information to applicants, when a permit application is filed:

- Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application receiving a Negative Declaration must be approved or denied within 60 days of its adoption. If the project is exempt under CEQA, the project must be approved or denied within 90 days of acceptance. For land use/land division applications subject to an Environmental Impact Report (EIR), project approval/denial shall be within six months of the certification of the EIR. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)
- A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)
- When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)
- Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

Right to Farm Disclosure

The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

PLN-1006
01/24/2020

Information Disclosure Form

1. The agricultural operation must be conducted or maintained for commercial purposes;
2. The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality;
3. The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

Landfill Disclosure

Please answer the following question: "This project is within 1/2 mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills)" Yes No

Acknowledgement

I acknowledge that I have read and understand the sections detailed above:

1. Time Limits for Processing and Public Notice Distribution Requirements
2. Right to Farm Disclosure
3. Landfill Disclosure



 Applicant Signature

8-4-22

 Date

 Additional Applicant Signature (if applicable)

 Date



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Land Use Consent of Property Owner

PLN-1012
04/01/2020

| | |
|--|-------------------------------------|
| Property Address: 2845 & 2855 Avila Beach Drive, Avila Beach | APN(s): 076-196-017 & 018 |
| Project Description: Sub-divide two existing residential lot into four residential lots. | |

CONSENT

I (we) the undersigned owner(s*) of record of the fee interest in the parcel of land located at the above address, identified as the above Assessor Parcel Number, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCO application referral is being filed with the County requesting an approval for the above project description, do hereby certify that:

- Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permit applications in connection with this matter.
- I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
- If prior notice is required for an entry to survey or inspect the property, please contact:
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property (dogs, hazardous materials, or specify none)

| CONSENT GRANTOR / PROPERTY OWNER | | AUTHORIZED AGENT FOR CONSENT GRANTOR | |
|---|------------------------|---|---|
| Name: Rob Zimmerman | Phone: 559-960-7265 | Name: Scott Stokes | Phone: 805-540-5115 |
| | | Company / Agency: Above Grade Engineering, Inc. | Email: Scott@AboveGradeEngineering.com |
| Full Mailing Address: 5132 N. Palm Avenue, Suite 104 Fresno, CA 93704 | | Full Mailing Address: 245 Higuera Street, Suite 110 San Luis Obispo, CA 93401 | |
| Signature: | Date: 8-4-22 | Signature: | Date: 8/29/22 |

*attach additional PLN-1012 forms for multiple owners, if applicable



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Hazardous Waste and Substances Statement Disclosure

PLN-1122
 04/01/2020

PROJECT TITLE: 2845 & 2855 Avila Beach Dr.

PROJECT APN(s): 076-196-017 & 018

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), I have consulted the following website resources and lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (<http://www.envirostor.dtsc.ca.gov/public/>)
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (<http://geotracker.waterboards.ca.gov/>)
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf>)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (<https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a>)

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable):

Is not included on any of lists found on the above-referenced websites.

Is included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code, the following information is provided related to this site/application:

Name of Applicant: _____

Address of site (street name & number if available, City, State and ZIP Code):

Local agency (city/county): _____

Assessor's book, page, and parcel number: _____

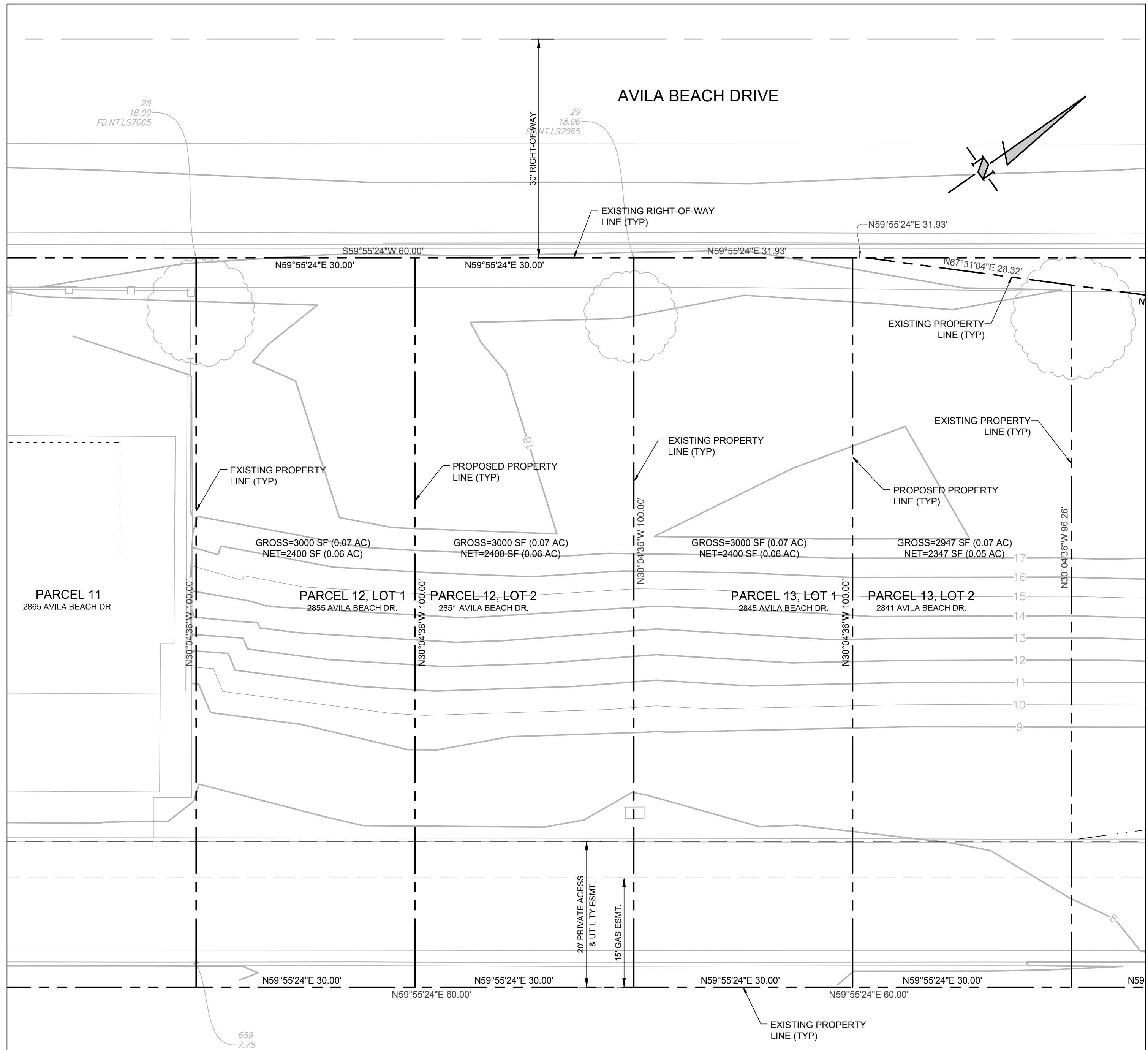
Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory identification number: _____ Date of list: _____

| | |
|------------------------------|--|
| Applicant Signature: | Applicant Name (Print): Rob Zimmerman |
| Date of Signature: 8-4-22 | Phone: 559-960-7265 |
| Email: rob.zimm@gmail.com | |

VESTING TENTATIVE TRACT MAP - CO 22-0033

2845 & 2855 AVILA BEACH DRIVE, AVILA BEACH, CA (APN: 076-196-017 & 018)



PROJECT TEAM:

OWNER: ROB ZIMMERMAN
LAUKLAN, LLC
5132 N. PALM AVENUE, SUITE 104
FRESNO, CA 93704

ARCHITECT: STEVE RIGOR
ARRIS STUDIO ARCHITECT'S

CIVIL ENGINEER: SCOTT STOKES, PE 58256
ABOVE GRADE ENGINEERING

SURVEYOR: JEFFREY WYANT, PLS 9338
ABOVE GRADE ENGINEERING

PROPERTY DESCRIPTION:

LOTS 12 AND 13 OF PARCEL MAP 96-112 IN THE CITY OF AVILA BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

SURVEY INFORMATION:

TOPOGRAPHIC SURVEY PERFORMED JULY 22, 2015 BY ABOVE GRADE ENGINEERING.

BENCHMARK: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS A STANDARD DISK STAMPED "TIDAL 14 RESET" SET FLUSH IN CONCRETE AT THE CENTER OF A CONCRETE HALF CIRCLE BENCH ALONG THE SOUTHERLY SIDE OF FRONT STREET IN AVILA BEACH HAVING AN ELEVATION OF 19.82 (VAD88).

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM TWO FOUND MONUMENTS AT THE INTERSECTIONS OF FIRST STREET/SAN JUAN STREET AND SECOND STREET/SAN MIGUEL STREET BEARING 77°01'04" E PER 54 PM 73

BOUNDARY: BOUNDARY LINE SHOWN IS BASED ON BOUNDARY SURVEY FOR LOTS 1-14, OF PARCEL MAP COAL 96-112, RECORDED BOOK 54, PAGE 73 OF PARCEL MAPS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

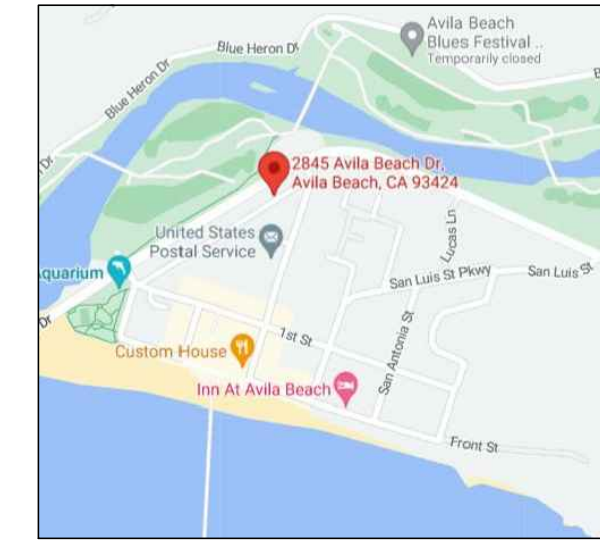
PROJECT INFORMATION:

ADDRESS: VACANT LAND ON AVILA BEACH DRIVE
AVILA BEACH, CA 93424

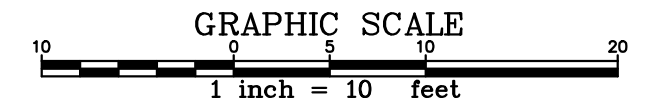
APN: 076-196-017 & 076-196-018

GROSS TOTAL AREA: 0.11 ac & 0.12 ac
NUMBER OF LOTS: 4
APPROXIMATE LOT SIZE: 0.06 ac

FLOOD ZONE: ZONE X
FLOOD MAP: 06079C1336H



VICINITY MAP
NO SCALE - AVILA BEACH, CA

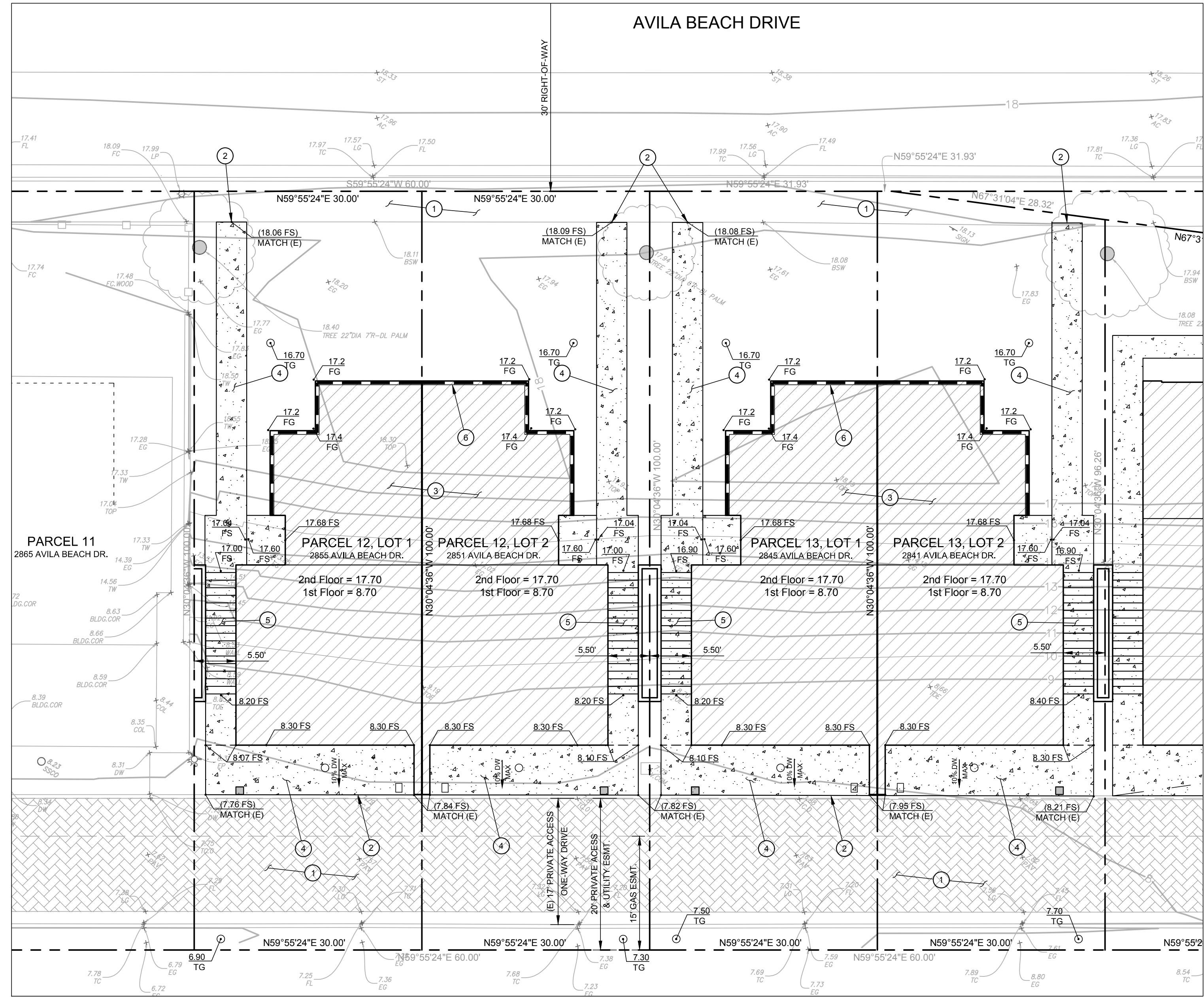


JOB#: 22116
DATE: July 19, 2022
SHEET NUMBER:
TPM-1

ABOVE GRADE ENGINEERING
245 Higuera Street, San Luis Obispo, CA 93401
phone: (805) 540-5115
A California Corporation • Scott Stokes PE # 58256

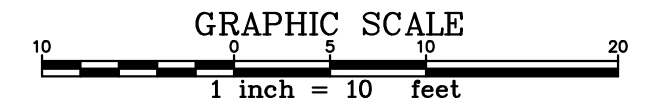
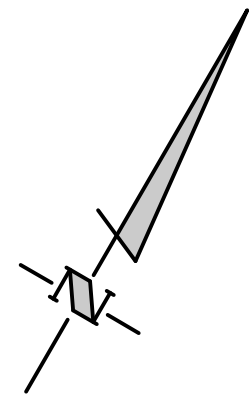
N:\2022\22116-2855&2845AvilaBeachDr\TPM\Civil\TMA\Sheetfiles\22116-TPM-1.dwg, TPM-1, Aug 30, 2022 9:10am, A6E04

N:\2022\22117-2821\AvilaBeachDr-TPM\Civil\TM\Sheetfiles\22117-PGD-2.dwg, PGD-2, Jul 26, 2022 8:18am, AGE04



SPECIFIC CONSTRUCTION NOTES:

- 1 EXISTING SITE FEATURES TO REMAIN. CONTRACTOR TO PROTECT IN PLACE. MATCH EXISTING. CONTRACTOR TO VERIFY MATCH LOCATION AND ELEVATION PRIOR TO CONSTRUCTION TO ENSURE THEY ARE CONSISTENT WITH PLAN AND THAT SLOPES MEET AGENCY REQUIREMENTS. CONTACT ENGINEER IF CONFLICTS ARE DISCOVERED.
- 2 PROPOSED RESIDENTIAL BUILDING.
- 3 PROPOSED CONCRETE FLATWORK.
- 4 PROPOSED STEPS & HANDRAILS.
- 5 PROPOSED BUILDING STEM WALL.

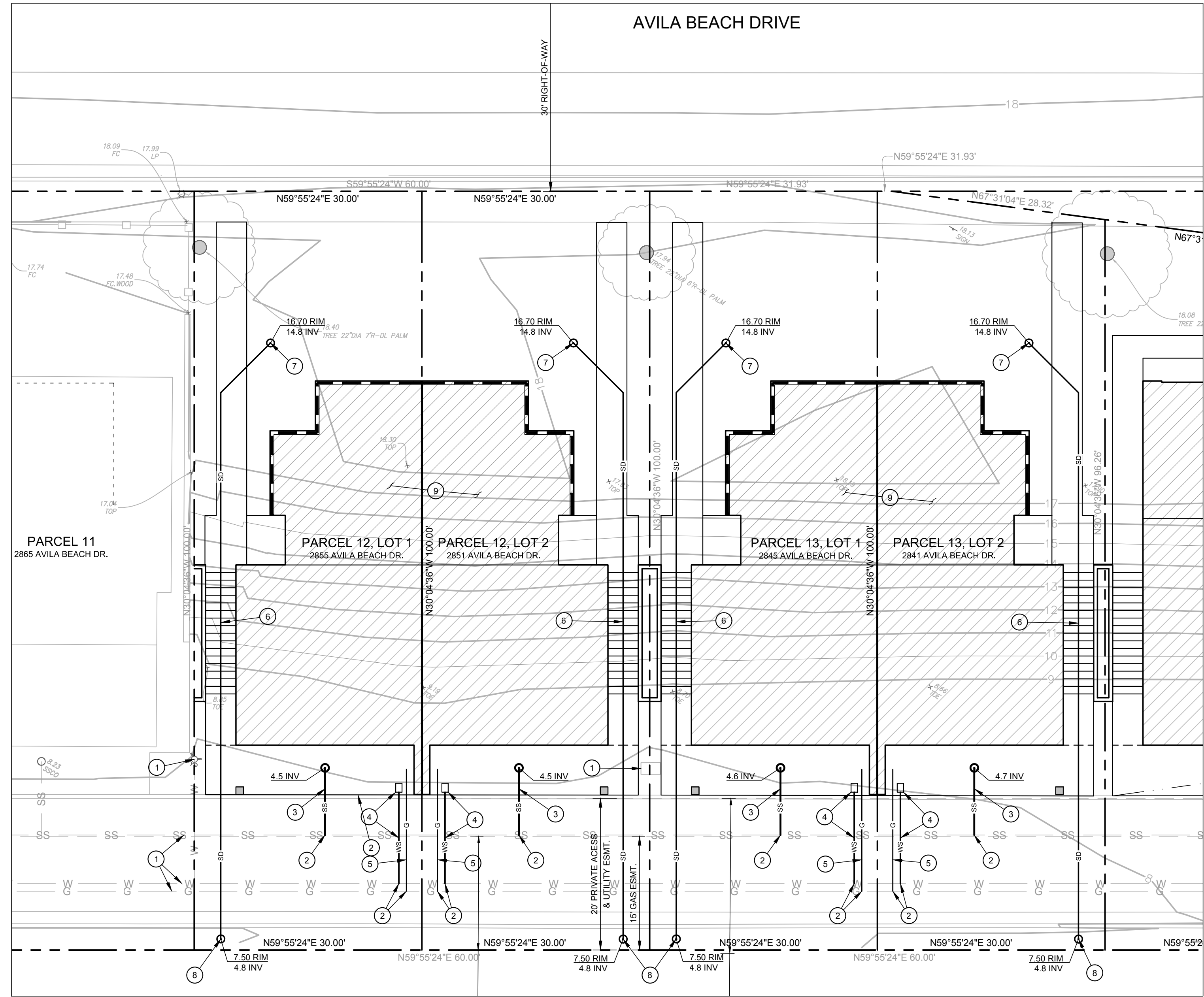


PRELIMINARY GRADING PLAN
TENTATIVE PARCEL MAP - CO 22-0033
 2845 & 2855 AVILA BEACH DRIVE, CA 93424 (APN: 076-196-017 & 076-196-018)

JOB#: 22116
 DATE: July 26, 2022
 SHEET NUMBER:
PGD-2

**ABOVE
 GRADE
 ENGINEERING**
 245 Higuera Street, San Luis Obispo, CA 93401
 phone: (805) 540-5115
A California Corporation • Scott Status PE # 58256

N:\2022\22116-2855&2845\AvilaBeachDr\PM\Civil\TM\Sheetfiles\22116-PUT-3.dwg, PUT-3, Jul 25, 2022 3:01pm, AGE04



SPECIFIC CONSTRUCTION NOTES:

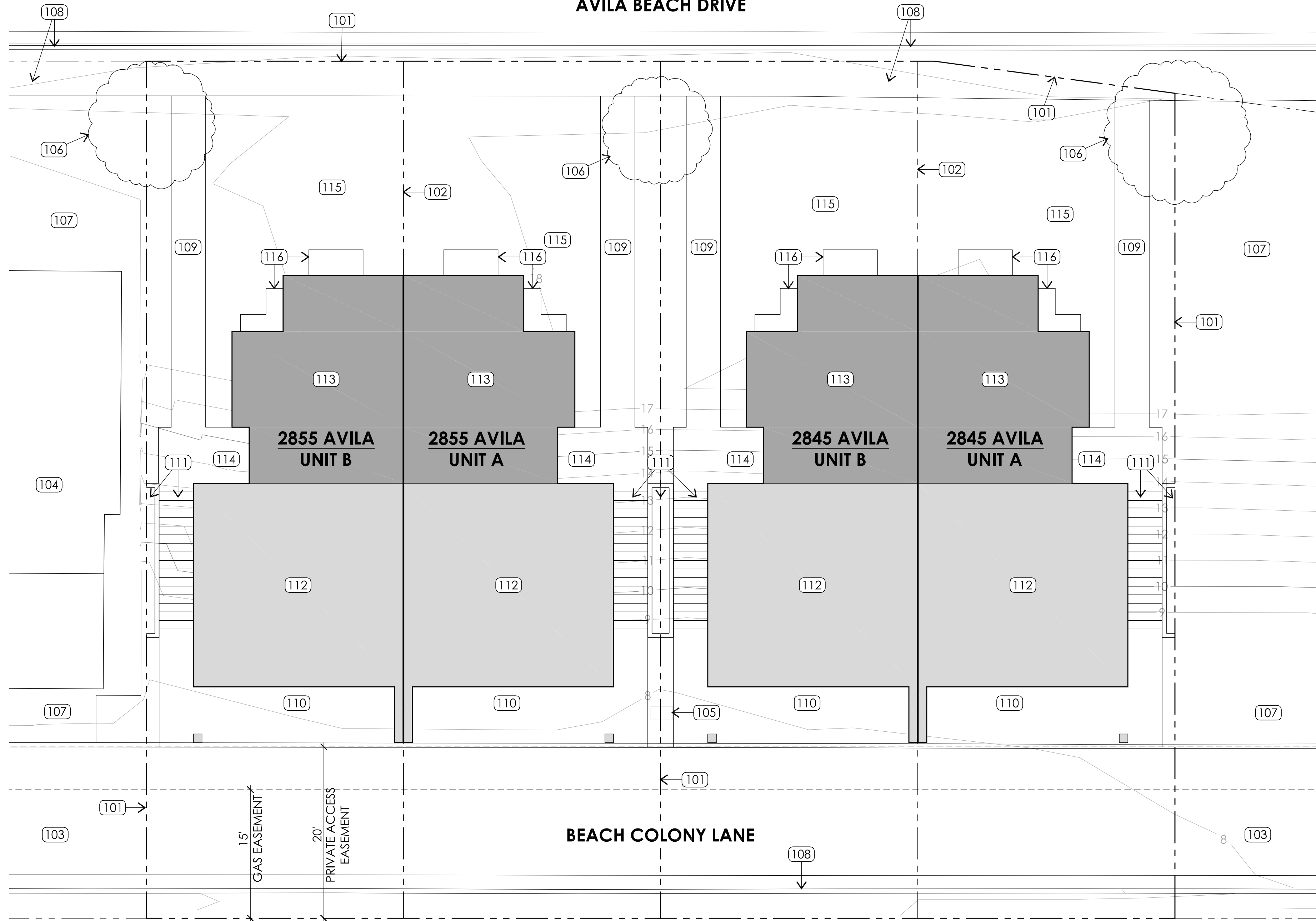
- 1 EXISTING UTILITY LINE AND/OR VAULT TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- 2 CONNECT TO EXISTING UTILITY. CONTRACTOR TO POT HOLE & FIELD VERIFY LOCATION AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION TO ENSURE THEY ARE CONSISTENT WITH PLAN AND THAT SLOPES MEET AGENCY REQUIREMENTS. CONTACT ENGINEER IF CONFLICTS ARE DISCOVERED.
- 3 INSTALL 4" SEWER LATERAL WITH CLEANOUT.
- 4 INSTALL 1" WATER SERVICE & METER.
- 5 INSTALL GAS SERVICE & METER.
- 6 INSTALL 6" STORM DRAIN LINE.
- 7 INSTALL 6" DRAIN INLET WITH ATRIUM GRATE.
- 8 INSTALL 6" BUBBLER OUTLET BASIN.
- 9 PROPOSED RESIDENTIAL BUILDING

PRELIMINARY UTILITY PLAN
TENTATIVE PARCEL MAP - CO 22-0033
 2845 & 2855 AVILA BEACH DRIVE, CA 93424 (APN: 076-196-017 & 076-196-018)

JOB#: 22116
 DATE: July 25, 2022
 SHEET NUMBER:
PUT-3

ABOVE GRADE ENGINEERING
 245 Higuera Street, San Luis Obispo, CA 93401
 phone: (805) 540-5115
A California Corporation • Scott Status PE # 58256

AVILA BEACH DRIVE



PROJECT STATISTICS

PROJECT PROPOSES SPLITTING (2) EXISTING PROPERTY INTO (4) LOTS THAT WILL EACH HAVE A 3-BEDROOM 4-BATH SINGLE FAMILY ATTACHED RESIDENCE. SEE CIVIL PLANS FOR LOT INFORMATION.

BUILDING STATISTICS

| LIVING AREA | |
|--------------------------|-----------------|
| LOWER FLOOR STAIRS | 433 SF |
| MAIN FLOOR | 957 SF |
| UPPER FLOOR | 822 SF |
| TOTAL LIVING AREA | 2,212 SF |

| | |
|--------|--------|
| GARAGE | 582 SF |
|--------|--------|

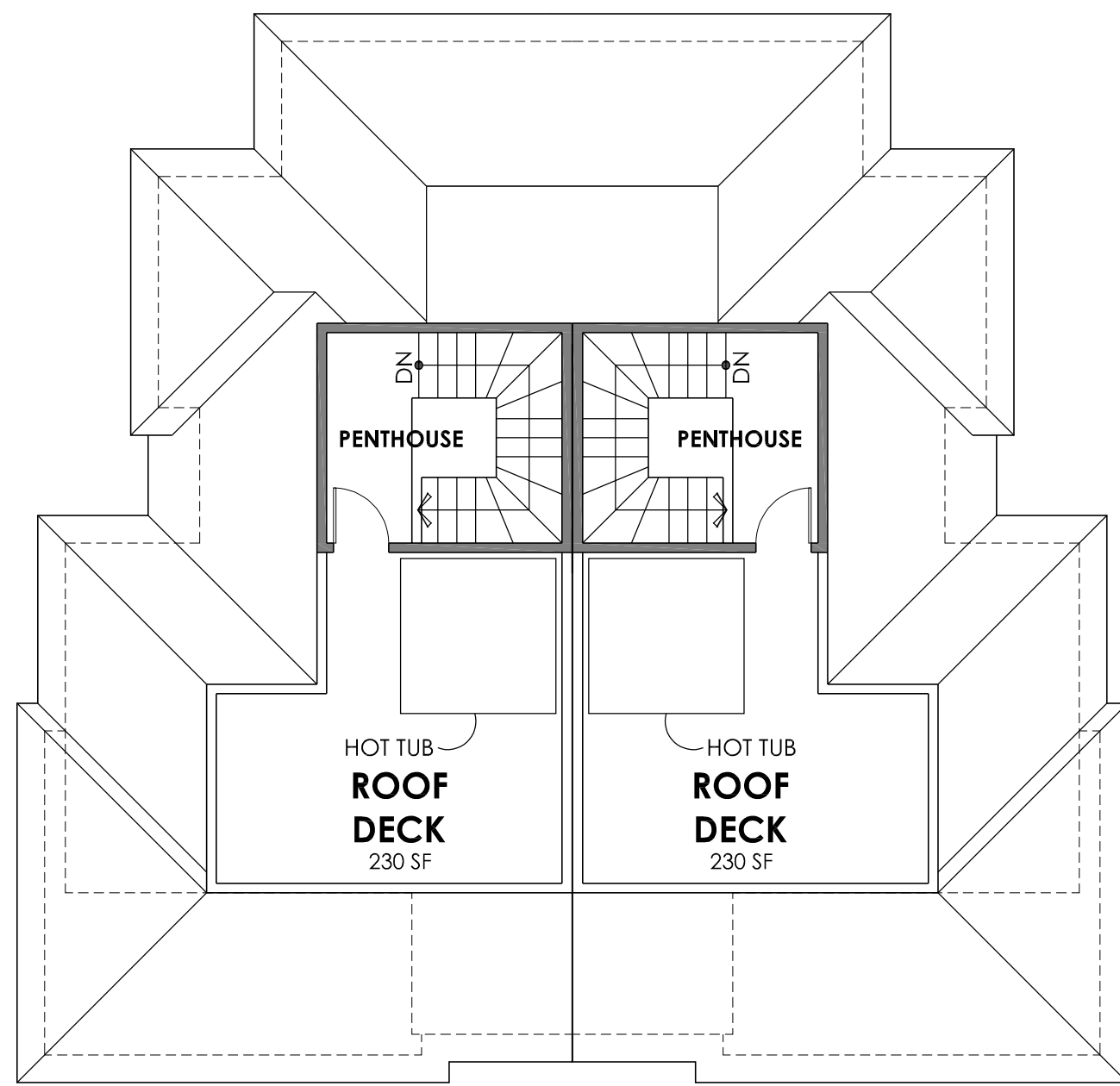
EXTERIOR DECKS

| | |
|-----------------------------|---------------|
| MAIN FLOOR DECK | 281 SF |
| UPPER FLOOR DECK | 131 SF |
| ROOF DECK | 230 SF |
| TOTAL EXTERIOR DECKS | 642 SF |

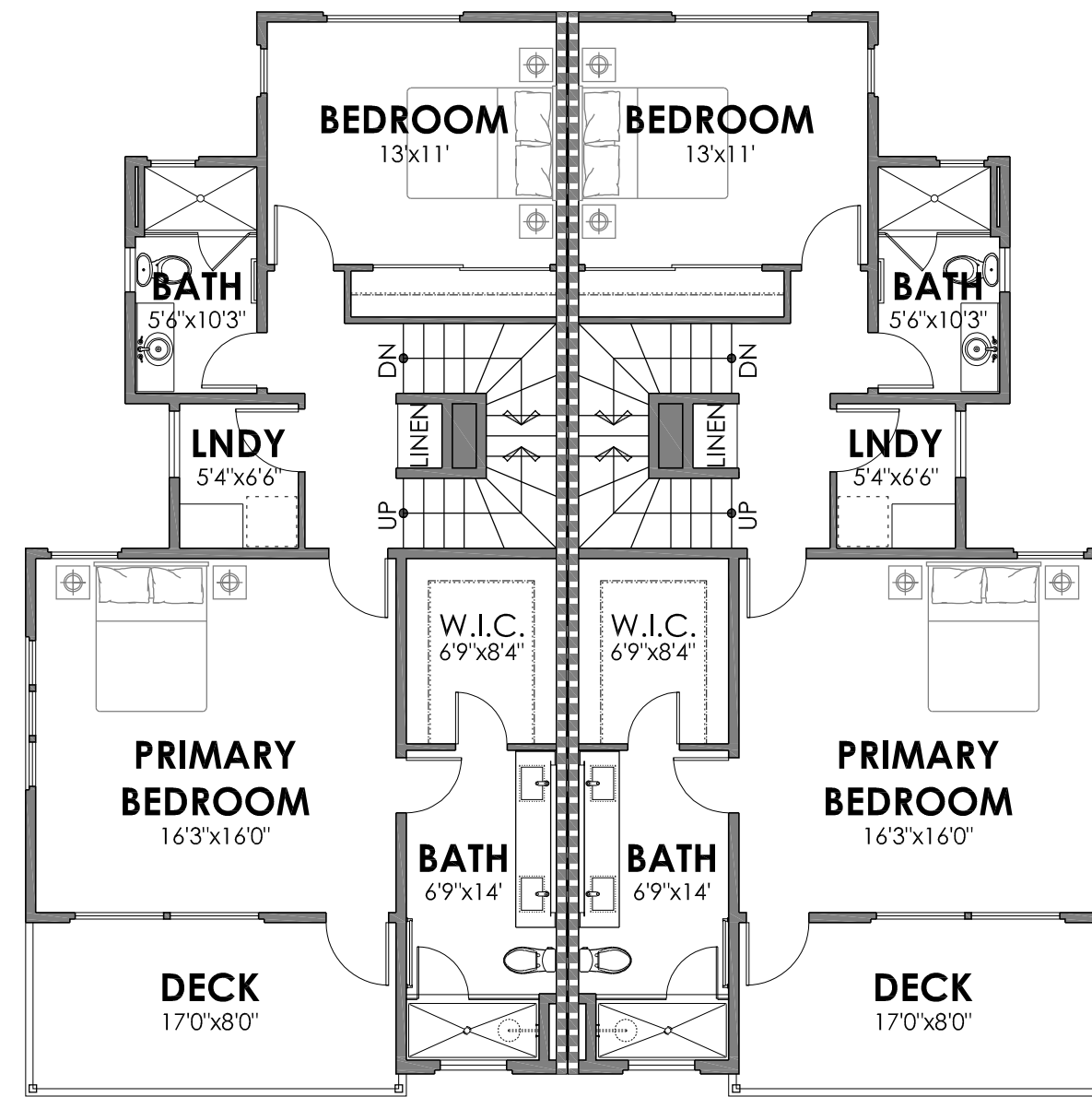
REFERENCE NOTES

- 101. PROPERTY LINE
- 102. PROPOSED LOT LINE, SEE CIVIL PLANS
- 103. EXISTING ACCESS DRIVE TO REMAIN
- 104. ADJACENT STRUCTURE, NOT A PART
- 105. EXISTING UTILITY PEDESTAL
- 106. EXISTING TREE. REMOVAL T.B.D.
- 107. ADJACENT PROPERTY - NOT A PART
- 108. EXISTING CURB/GUTTER AND SIDEWALK
- 109. NEW WALKWAY
- 110. NEW CONCRETE DRIVEWAY
- 111. NEW STAIRS AND PLANTER
- 112. PROPOSED DUPLEX GARAGE
- 113. PROPOSED DUPLEX LIVING AREA
- 114. PROPOSED ENTRY STOOP
- 115. FUTURE LANDSCAPING
- 116. WINDOW WELL

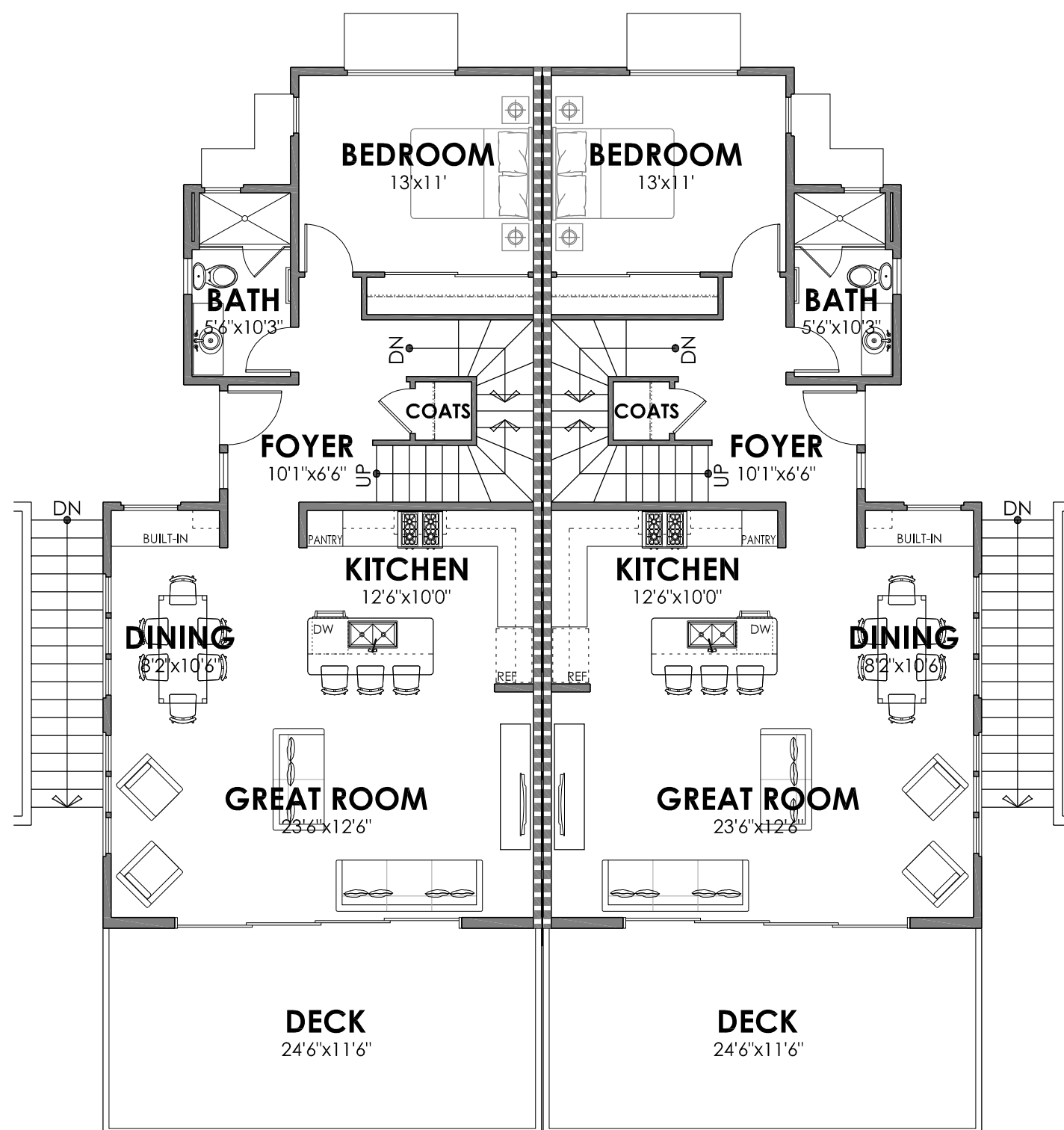
| | | |
|--|---|--|
| | <p>AVILA BEACH ESTATES 2845-2855 AVILA BEACH DR. AVILA BEACH, CA</p> | <p>DATE AUGUST 29, 2022</p> <p>ARRIS PROJECT # A22052 & A22053</p> <p>JURISDICTION APPLICATION #</p> |
| | <p>ARCHITECTURAL SITE PLAN</p> | <p>PROJECT NORTH TRUE NORTH</p> <p>0 2 4 8 18x26 SHEET SCALE 1/8" = 1'-0"</p> |



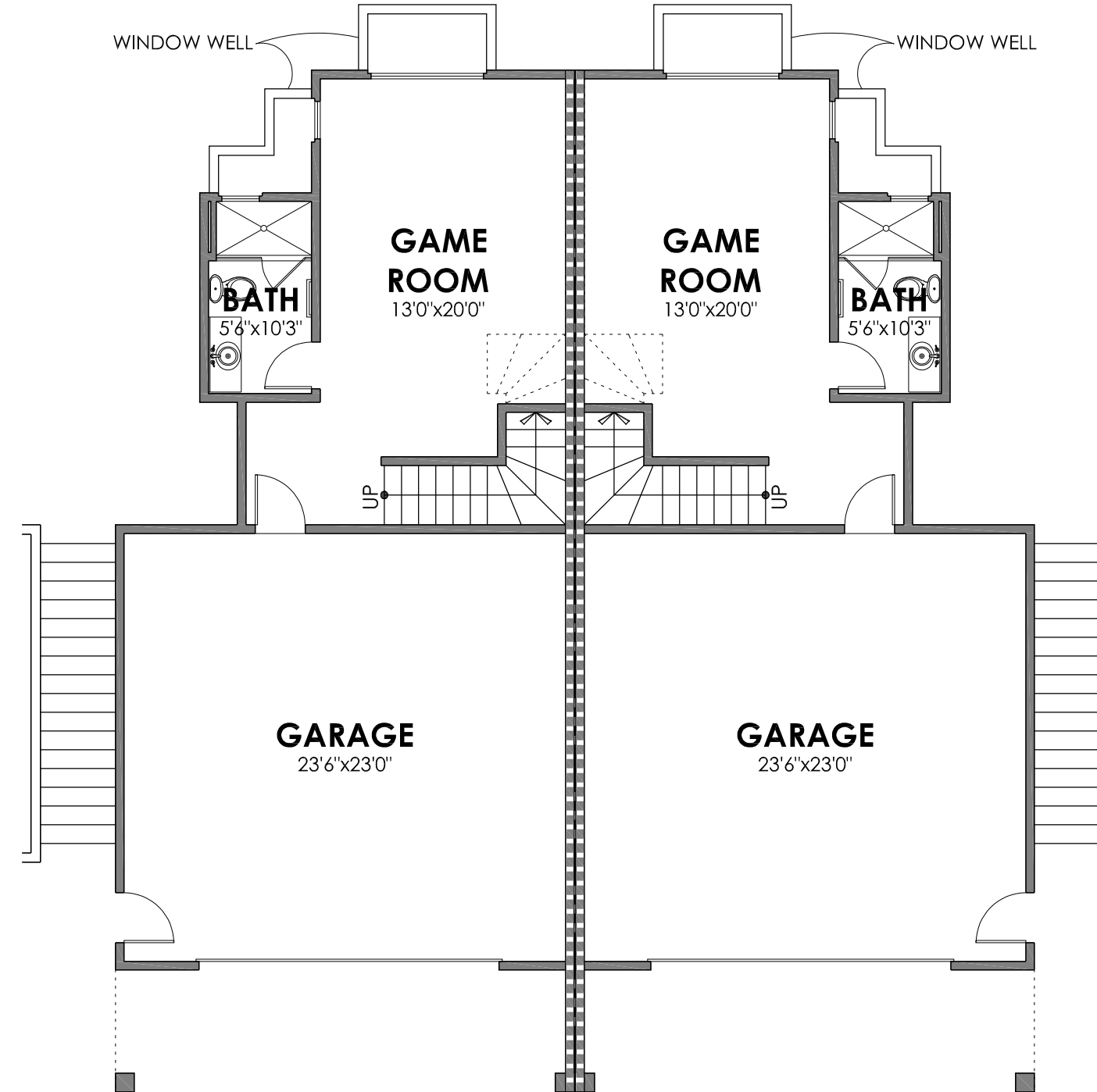
ROOF PLAN



UPPER FLOOR PLAN



MAIN FLOOR PLAN



LOWER FLOOR PLAN

WATER DEMAND CALCULATIONS

THE TABLE BELOW IS BASED ON THE WATER DEMAND CALCULATOR CREATED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING & MECHANICAL OFFICIALS (IAPMO) FROM [HTTPS://WWW.IAPMO.ORG/WE-STAND/WATER-DEMAND-CALCULATOR/](https://www.iapmo.org/we-stand/water-demand-calculator/) EACH CALCULATION BELOW IS PER INDIVIDUAL UNIT.

| FIXTURE GROUPS | FIXTURE | # OF FIXTURES | PROBABILITY OF USE (%) | FIXTURE FLOW RATE (GPM) | MAXIMUM RECOMMENDED FIXTURE FLOW RATE (GPM) |
|----------------|--------------------------|---------------|------------------------|-------------------------|---|
| BATHROOM | FAUCET, LAV 1.2 GPM | 5 | 2.00 | 1.20 | 1.5 GPM |
| | SHOWERHEAD 1.8 GPM | 4 | 4.50 | 1.80 | 2.0 GPM |
| | WATER CLOSET 1.28 GPF | 4 | 1.00 | 1.28 | 3.0 GPM |
| KITCHEN | DISHWASHER 1.8 GPM | 1 | 0.50 | 1.30 | 1.3 GPM |
| | KITCHEN SINK 1.8 GPM | 1 | 2.00 | 1.80 | 2.2 GPM |
| LAUNDRY | CLOTHES WASHER | 1 | 5.50 | 3.5 | 3.5 GPM |

COMPUTED RESULTS FOR PEAK PERIOD CONDITIONS

FIXTURE COUNT IN CALCULATION: N = 16
 99TH PERCENTILE DEMAND ESTIMATE: Q = 5.3 GPM
 PEAK PERIOD HUNTER NUMBER: H(N,P) = 0.40
 PEAK PERIOD STAGNATION PROBABILITY: PR[ZERO DEMAND] = 67%

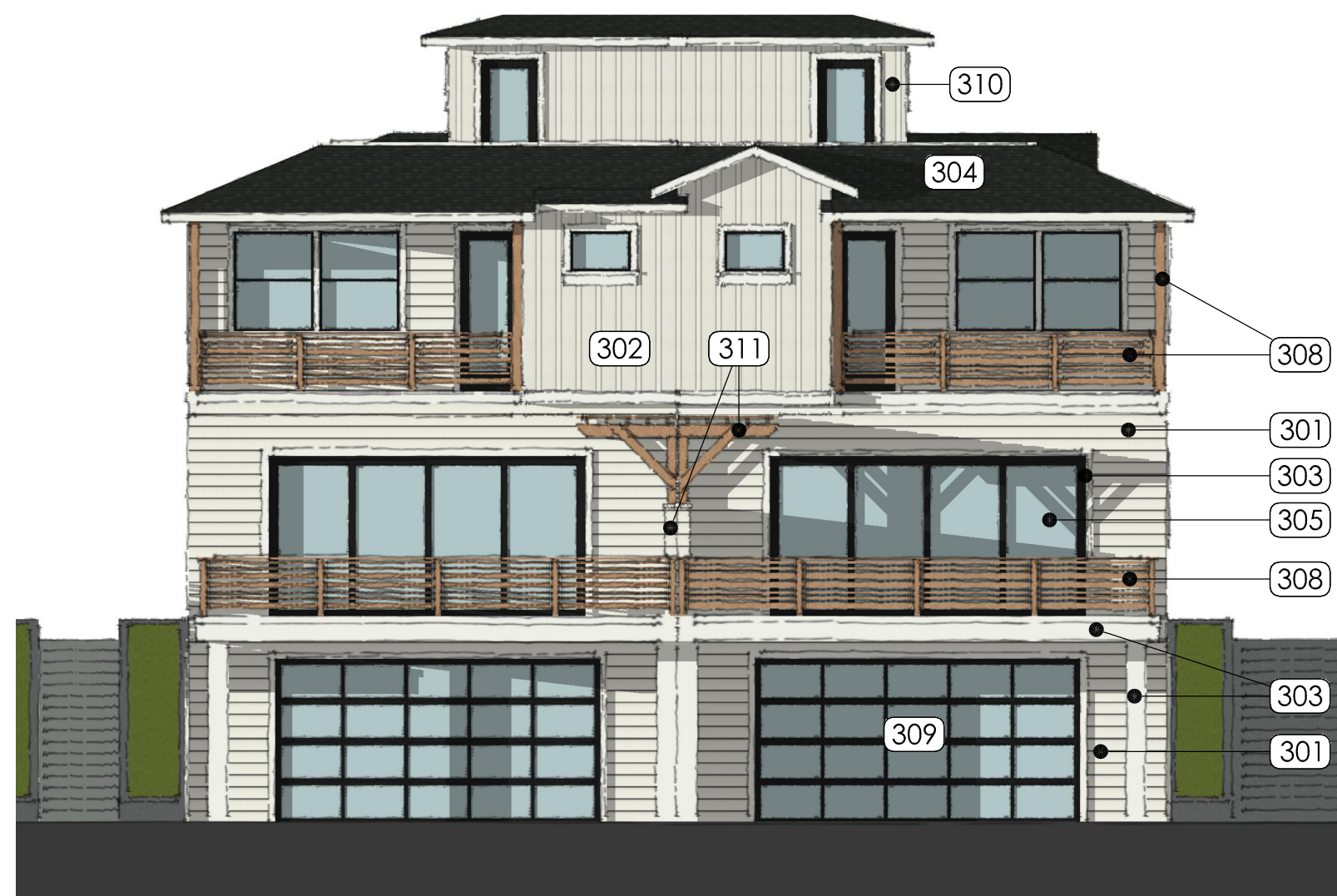
| | | | |
|--|--|--|--|
| | AVILA BEACH ESTATES 2845-2855 AVILA BEACH DR. AVILA BEACH, CA | | DATE AUGUST 29, 2022 ARRS PROJECT # A22052 & A22053 JURISDICTION APPLICATION # |
| | PROPOSED FLOOR PLANS | | A2 |



2845 | LEFT ELEVATION



2845 | FRONT ELEVATION



2845 | REAR ELEVATION



2845 | RIGHT ELEVATION

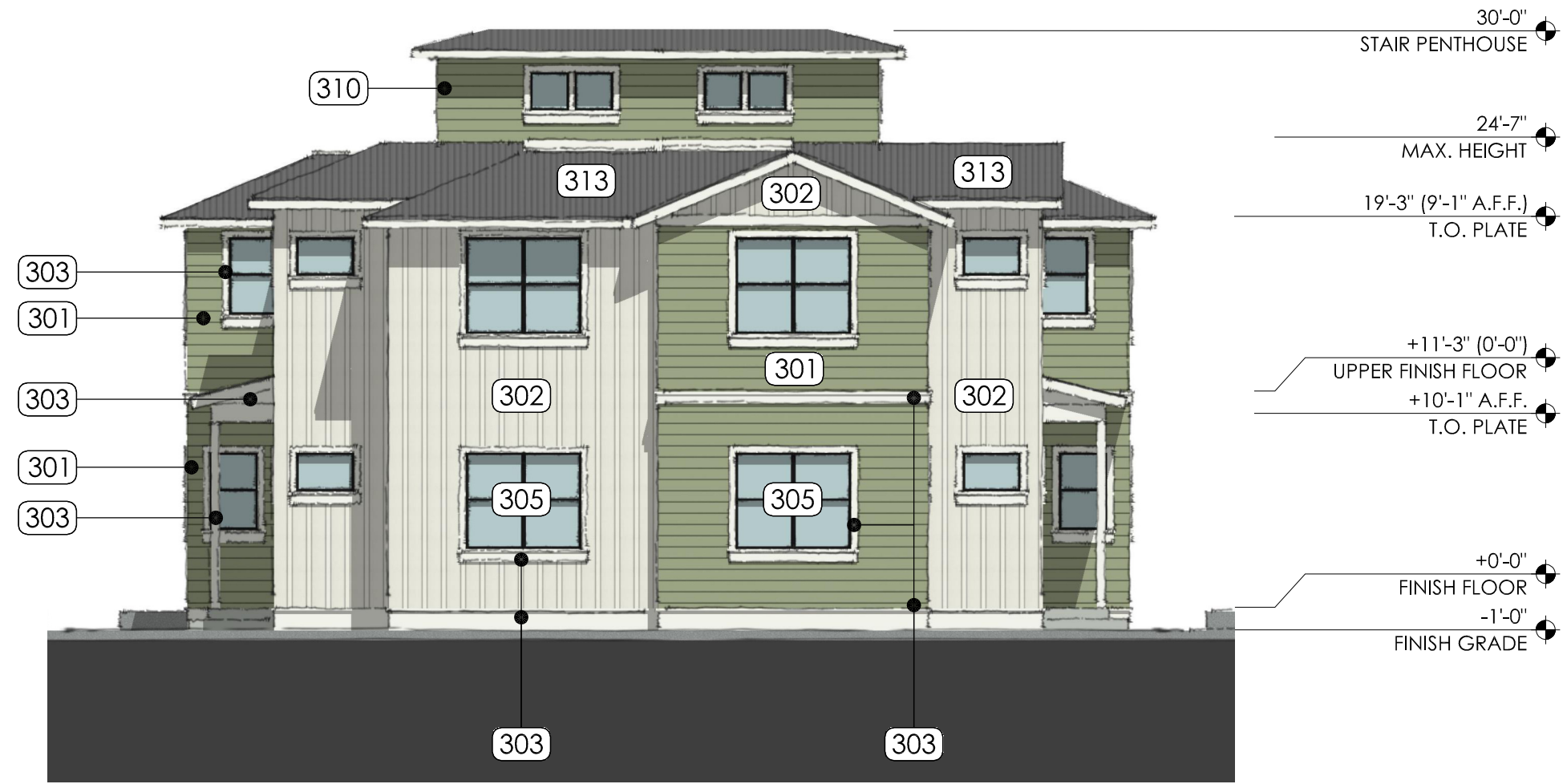
REFERENCE NOTES

- 301. CEMENT FIBER LAP SIDING
- 302. CEMENT FIBER BOARD & BATTEN SIDING
- 303. CEMENT FIBER TRIM
- 304. ASPHALT ROOFING
- 305. BLACK VINYL WINDOWS
- 306. DECORATIVE FRONT DOOR.
- 307. SHED ROOF
- 308. DECORATIVE WOOD POSTS & RAILING
- 309. ALUMINUM GARAGE DOOR.
- 310. STAIR PENTHOUSE
- 311. PERGOLA/PRIVACY WALL
- 312. WINDOW WELL
- 313. STANDING SEAM METAL ROOFING

| | | | |
|---|---|---|--|
|  | <p>AVILA BEACH ESTATES 2845-2855 AVILA BEACH DR. AVILA BEACH, CA</p> |  | DATE AUGUST 29, 2022 ARRS PROJECT # A22052 & A22053 JURISDICTION APPLICATION # |
| | <p>PROPOSED ELEVATIONS</p> | | A3 |



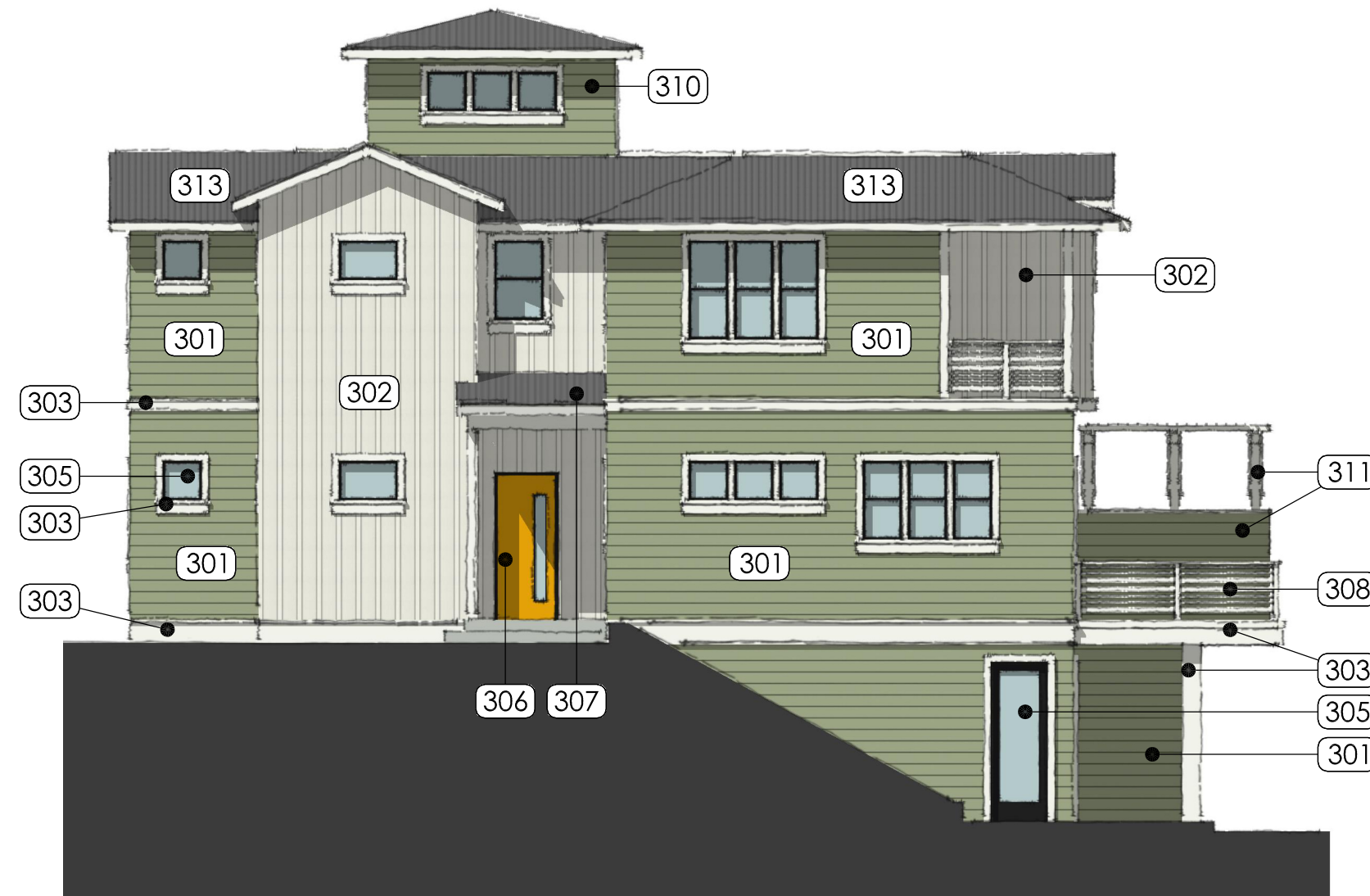
2855 | LEFT ELEVATION



2855 | FRONT ELEVATION



2855 | REAR ELEVATION



2855 | RIGHT ELEVATION

REFERENCE NOTES

- 301. CEMENT FIBER LAP SIDING
- 302. CEMENT FIBER BOARD & BATTEN SIDING
- 303. CEMENT FIBER TRIM
- 304. ASPHALT ROOFING
- 305. BLACK VINYL WINDOWS
- 306. DECORATIVE FRONT DOOR.
- 307. SHED ROOF
- 308. DECORATIVE WOOD POSTS & RAILING
- 309. ALUMINUM GARAGE DOOR.
- 310. STAIR PENTHOUSE
- 311. PERGOLA/PRIVACY WALL
- 312. WINDOW WELL
- 313. STANDING SEAM METAL ROOFING

| | | | |
|---|---|---|---|
|  | <p>AVILA BEACH ESTATES 2845-2855 AVILA BEACH DR. AVILA BEACH, CA</p> <p>PROPOSED ELEVATIONS</p> |  | <p>DATE AUGUST 29, 2022</p> <p>ARRIS PROJECT # A22052 & A22053</p> <p>JURISDICTION APPLICATION #</p> <p style="font-size: 2em;">A4</p> |
|---|---|---|---|



AVILA BEACH ESTATES
2845-2855 AVILA BEACH DR.
AVILA BEACH, CA

**CONCEPTUAL
PERSPECTIVE**

DATE
AUGUST 29, 2022
ARRIS PROJECT #
A22052 & A22053
JURISDICTION APPLICATION #

A5

Received 1 - 2 pages

| | |
|------|------|
| Sign | DATE |
| Sign | DATE |

ESTABLISHED FEB. 1997

AVILA BEACH COMMUNITY SERVICES DISTRICT

Post Office Box 309, Avila Beach, CA 93424
Office and Meeting Room - 100 San Luis Street, Avila Beach
Telephone (805) 595-2664 FAX (805) 595-7623
E-mail: avilacsd@gmail.com

Final Will Serve Letter Expires November 23, 2022

November 23, 2020

Avila Beach Dreams, LLC
P.O. Box 3828
Paso Robles, CA 93447

Subject: Preliminary Intent to Serve; Planned Development Project Lot 12 Colony Estates
APN: 076-196-017

Dear Jon & Phillip Cagliero:

On November 9th, 2020 the District received a request from Phillip Cagliero for a Final Will Serve for the subject project. The Avila Beach Community Services District has the capacity to furnish water and sewer services.

It is the District's understanding that the proposed project for Lot #12 includes a new duplex, two units with 2 bedrooms each. On November 13th, 2020, the District received check number 1504 for the subject property's Capacity Fees in the amount of \$31,892.00.

All connections to the District's water and sewer system must also be approved and inspected by District staff. Our staff will need to be contacted prior to connecting to our system for coordination of the hookup and inspection and to verify that you have met the District's conditions of approval.

Congratulations on your project. If you have any questions, please do not hesitate to call me at the District office at 805-595-2664 or via email at avilacsd@gmail.com.

Sincerely,



Brad Hagemann, PE
General Manager



AVILA BEACH COMMUNITY SERVICES DISTRICT

Post Office Box 309, Avila Beach, CA 93424
Office and Meeting Room - 100 San Luis Street, Avila Beach
Telephone (805) 595-2664 FAX (805) 595-7623
E-mail: avilacsd@gmail.com

Final Will Serve Letter Expires November 23, 2022

November 23, 2020

Avila Beach Dreams, LLC
P.O. Box 3828
Paso Robles, CA 93447

Subject: Preliminary Intent to Serve; Planned Development Project Lot 13 Colony Estates
APN: 076-196-018

Dear Jon & Phillip Cagliero:

On November 9th, 2020 the District received a request from Phillip Cagliero for a Final Will Serve for the subject project. The Avila Beach Community Services District has the capacity to furnish water and sewer services.

It is the District's understanding that the proposed project for Lot #13 includes a new duplex, two units with 2 bedrooms each. On November 13th, 2020, the District received check number 1504 for the subject property's Capacity Fees in the amount of \$31,892.00.

All connections to the District's water and sewer system must also be approved and inspected by District staff. Our staff will need to be contacted prior to connecting to our system for coordination of the hookup and inspection and to verify that you have met the District's conditions of approval.

Congratulations on your project. If you have any questions, please do not hesitate to call me at the District office at 805-595-2664 or via email at avilacsd@gmail.com.

Sincerely,

A handwritten signature in blue ink that reads 'Brad Hagemann'.

Brad Hagemann, PE
General Manager



OVERVIEW

PARCEL STATUS Active

TAX CODE

PRIMARY OWNER AVILA BEACH DREAMS LLCC/O PHILLIP CAGLIERO
 PO BOX 3828 PASO ROBLES, CA 93447-3828

SECONDARY OWNERS 2008-06-27 2018-R-031574 AVILA BEACH DREAMS LLC A CA LLC

PARCEL ADDRESS(ES) 2855 AVILA BEACH DR 2 AVILA BEACH, CA 93424
 2855 AVILA BEACH DR 1 AVILA BEACH, CA 93424

COMMUNITY Avila Beach

ADVISORY COUNCIL Avila Valley Advisory Council

LEGAL DESCRIPTION PM 54-73 PAR 12

PLANNING AREA(S) San Luis Bay Coastal Planning Area, Coastal Zone

LAND USE Residential Multi-Family

COMBINING DESIGNATIONS Local Coastal Program

PLANNING AREA STANDARDS 22.106.010, 23, 23.07.060, 66474.02, T23 SL Bay, T23 SLBay

ARCHIVED PARCEL FLAGS CAZ - Coastal Appealable Zone, LCP - Local Coastal Plan, MS4 - MS4 Stormwater Area, RD1 - Road Fee Area - Avila, RMF - Residential Multi-Family, STM - Stormwater Management Area

RECORDED LOTS

| Lot Number | Lot Flags |
|---------------|-----------|
| ED 2021-00465 | |



OVERVIEW

| | |
|--------------------------------|---|
| PARCEL STATUS | Active |
| TAX CODE | |
| PRIMARY OWNER | AVILA BEACH DREAMS LLC%PHILLIP CAGLIERO PO BOX 3828 PASO ROBLES, CA 93447-3828 |
| SECONDARY OWNERS | 2008-06-27 2018-R-031575 AVILA BEACH DREAMS LLC A CA LLC |
| PARCEL ADDRESS(ES) | 2845 AVILA BEACH DR 2 AVILA BEACH, CA 93424 2845 AVILA BEACH DR 1 AVILA BEACH, CA 93424 |
| COMMUNITY | Avila Beach |
| ADVISORY COUNCIL | Avila Valley Advisory Council |
| LEGAL DESCRIPTION | PM 54-73 PAR 13 |
| PLANNING AREA(S) | San Luis Bay Coastal Planning Area, Coastal Zone |
| LAND USE | Residential Multi-Family |
| COMBINING DESIGNATIONS | Local Coastal Program |
| PLANNING AREA STANDARDS | 22.106.010, 23, 23.07.060, 66474.02, T23 SL Bay, T23 SLBay |
| ARCHIVED PARCEL FLAGS | CAZ - Coastal Appealable Zone, LCP - Local Coastal Plan, MS4 - MS4 Stormwater Area, RD1 - Road Fee Area - Avila, RMF - Residential Multi-Family, STM - Stormwater Management Area |

RECORDED LOTS

| Lot Number | Lot Flags |
|-------------------|------------------|
| ED 2021-00465 | |

PARCEL HISTORY

| Submitted | Case Number | Case Type | Status |
|---|------------------|---------------------------------|-----------|
| 09/08/2022 | CEQA2022-00084 | CEQA | Draft |
| <p>CO 22-0033 Parcel Map - CUP & Environmental review <i>The proposed parcel map will create four lots from the existing two lots that will each have a 3 bedroom 4 bath single-family residence of 2,920 square feet of livable space. A Vacation Rental agreement may be applied for with the County once construction is near completion.</i></p> | | | |
| 09/08/2022 | C-SUB2022-00005 | Subdivision, Coastal Appealable | Submitted |
| <p>CO 22-0033 Parcel Map <i>The proposed parcel map will create four lots from the existing two lots that will each have a 3 bedroom 4 bath single-family residence of 2,920 square feet of livable space. A Vacation Rental agreement may be applied for with the County once construction is near completion.</i></p> | | | |
| 08/31/2022 | P-APP2022-00295 | Application | Submitted |
| <p>CO 22-0033 Parcel Map <i>The proposed parcel map will create four lots from the existing two lots that will each have a 3 bedroom 4 bath single-family residence of 2,920 square feet of livable space. A Vacation Rental agreement may be applied for with the County once construction is near completion.</i></p> | | | |
| 07/12/2022 | CO 22-0033 | Map Number | Completed |
| <p>SEQUENTIAL MAP NUMBER ASSIGNMENT ONLY.</p> | | | |
| 08/26/2021 | AMEND2021-00002 | Amendment | Approved |
| <p><i>A request by Avila Beach Dreams, LLC, (AMEND2021-00002) to amend the previously approved Minor Use Permit / Coastal Development Permit (DRC2015-00098) to provide for streetscape and architectural refinements and minor adjustments to the site plans, floor plans and elevations to previously approved duplex units on Lots 12 and Lot 13 of the Avila Colony Lots. The proposed amendment is within the Residential Multi-Family land use category and is located at 2845 & 2855 Avila Beach Drive, in the community of Avila Beach. The site is in the San Luis Bay Coastal Planning Area and the Coastal Zone.</i></p> <p><i>Also to be considered is the environmental determination. The Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Mitigated Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted.</i></p> | | | |
| 08/23/2021 | P-APP2021-00337 | Application | Submitted |
| <p><i>Minor Use Permit Amendment to DRC2015-00098 to allow the modifications to site plans, floor plans, and elevations.</i></p> | | | |
| 07/06/2021 | MOD2021-00001 | Project Modification | Submitted |
| <p><i>The project modification for minor changes to the floor plans, site plans, and elevations for the duplex units Lot 12 and Lot 13. (DRC2015-00098)</i></p> | | | |
| 07/01/2021 | P-APP-2021-00267 | Application | Submitted |
| <p><i>The project modification for minor changes to the floor plans, site plans, and elevations for the duplex units Lot 12 and Lot 13. (DRC2015-00098)</i></p> | | | |
| 12/14/2020 | PMTR2020-01482 | PMTR - Residential Permit | Expired |
| <p><i>FIRE SPRINKLERS FOR PMTR2018-01501</i></p> | | | |
| 07/31/2018 | PMTR2018-01501 | PMTR - Residential Permit | Expired |

DUPLEX - LOT 13 - UNIT 1 (885 SF) WITH DECKS (704 SF), UNIT 2 (1170 SF) W/ DECKS (746 SF), & ATTACHED GARAGE/STORAGE (2176 SF), INCLUDES PRECISE MINOR GRADING, RETAINING WALLS (120 LIN. FT.) AND SHORING (30 LIN. FT.) NEED TO AMEND PMT & GET LAND OWNER CONSENT FOR ADJACENT PARCEL LOT 12.

| | | | |
|---|---------------|-----------------------------------|-----------|
| 02/26/2016 | DRC2015-00098 | Land Use (PRE 7/1/2021) | Approved |
| <i>MULTI FAMILY DUPLEX & VACATION RENTALS</i> | | | |
| 10/08/2004 | SUB2004-00132 | Subdivision (PRE 7/1/2021) | Approved |
| <i>ROAD NAME FOR ACCESS EASEMENT-COLONY LANE</i> | | | |
| 12/17/2003 | PMT2003-02025 | PMTG - Grading Permit | Withdrawn |
| <i>GRADING MAJOR JOHN EVANS,RCE-CANNON/GEO SOLUTIONS-J.OTTO,RCE/ NEEDS SWPPP ADDRESS DRAINAGE, HAZARDOUS WASTE, & SEDIMENTATION CONTROL. (SEE PMT2002-29458) - PMT VOIDED</i> | | | |
| 06/20/2003 | PMT2002-29458 | PMTG - Grading Permit | Finald |
| <i>3RD SCOPE OF WORK PROPOSED IS TO DO MINUMAL GRAD'G & CONSTRUCT AN AC ACCESS DRIVE & UTILITIES ONLY SERVING 14 LOTS. NO PAD CERTIFICATION OR PAD GRADING IS PROPOSED. OFF-SITE IMPROVEMENTS ARE TO BE APPROVED BY PW (IE.,CURB,GUTTER,SIDEWALK,PAVING)/ JOHN EVANS,RCE - CANNON /GEO SOLUTIONS-J.OTTO,RCE /HAS RECORDED ACCESS EASEMENT. NEED UTILITY EASEMENT. HAS SWPPP/WDID #340C324289. PLANS REVIEWED BY GLEN MARSHAL AT PW ON BEHALF OF BUILDING.</i> | | | |
| 05/07/2001 | PMT2002-11106 | PMTR - Residential Permit | Expired |
| <i>SFD W/ATT GARAGE/LOT 13, UNIT B 312-19172</i> | | | |
| 05/07/2001 | PMT2002-11103 | PMTR - Residential Permit | Expired |
| <i>SFD W/ATT GARAGE/LOT 13, UNIT A 312-19172</i> | | | |
| 05/04/2001 | D000425D | Land Use (PRE 7/1/2021) | Approved |
| <i>24 HOMES</i> | | | |
| 05/04/2001 | S000328L | Subdivision (PRE 7/1/2021) | Withdrawn |
| <i>LOT LINE ADJUSTMENT</i> | | | |
| 12/10/1999 | A9050 | PMTG - Grading Permit | Finald |
| <i>FORMER LYON/TOGNAZZINI SITE EXCAVATE AFFECTED SOIL & BACKFILL WITH CLEAN</i> | | | |
| 09/20/1996 | S960044L | Subdivision (PRE 7/1/2021) | Recorded |
| <i>LOT LINE ADJUSTMENT - 14 PARCELS REQUESTED</i> | | | |
| 09/20/1996 | P960213Z | Zoning Clearance (PRE 7/1/2021) | Withdrawn |
| <i>ENTERED IN ERROR</i> | | | |
| 05/14/1996 | G850028N | Long Range Planning (PRE 7/1/202) | Withdrawn |
| <i>LU DELETE RAIL ROAD ROW STANDARD</i> | | | |
| 03/05/1996 | D950168P | Land Use (PRE 7/1/2021) | Withdrawn |
| <i>TAKEN IN ERROR SHOULD BE LOT LINE ADJ</i> | | | |
| 02/29/1996 | S950124C | Subdivision (PRE 7/1/2021) | Recorded |
| <i>PROP 14 CERT OF COMP</i> | | | |

PARCEL HISTORY

| Submitted | Case Number | Case Type | Status |
|---|------------------|---------------------------------|-----------|
| 09/08/2022 | CEQA2022-00084 | CEQA | Draft |
| <p>CO 22-0033 Parcel Map - CUP & Environmental review <i>The proposed parcel map will create four lots from the existing two lots that will each have a 3 bedroom 4 bath single-family residence of 2,920 square feet of livable space. A Vacation Rental agreement may be applied for with the County once construction is near completion.</i></p> | | | |
| 09/08/2022 | C-SUB2022-00005 | Subdivision, Coastal Appealable | Submitted |
| <p>CO 22-0033 Parcel Map <i>The proposed parcel map will create four lots from the existing two lots that will each have a 3 bedroom 4 bath single-family residence of 2,920 square feet of livable space. A Vacation Rental agreement may be applied for with the County once construction is near completion.</i></p> | | | |
| 08/31/2022 | P-APP2022-00295 | Application | Submitted |
| <p>CO 22-0033 Parcel Map <i>The proposed parcel map will create four lots from the existing two lots that will each have a 3 bedroom 4 bath single-family residence of 2,920 square feet of livable space. A Vacation Rental agreement may be applied for with the County once construction is near completion.</i></p> | | | |
| 07/12/2022 | CO 22-0033 | Map Number | Completed |
| <p>SEQUENTIAL MAP NUMBER ASSIGNMENT ONLY.</p> | | | |
| 08/26/2021 | AMEND2021-00002 | Amendment | Approved |
| <p><i>A request by Avila Beach Dreams, LLC, (AMEND2021-00002) to amend the previously approved Minor Use Permit / Coastal Development Permit (DRC2015-00098) to provide for streetscape and architectural refinements and minor adjustments to the site plans, floor plans and elevations to previously approved duplex units on Lots 12 and Lot 13 of the Avila Colony Lots. The proposed amendment is within the Residential Multi-Family land use category and is located at 2845 & 2855 Avila Beach Drive, in the community of Avila Beach. The site is in the San Luis Bay Coastal Planning Area and the Coastal Zone.</i></p> <p><i>Also to be considered is the environmental determination. The Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Mitigated Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted.</i></p> | | | |
| 08/23/2021 | P-APP2021-00337 | Application | Submitted |
| <p><i>Minor Use Permit Amendment to DRC2015-00098 to allow the modifications to site plans, floor plans, and elevations.</i></p> | | | |
| 07/06/2021 | MOD2021-00001 | Project Modification | Submitted |
| <p><i>The project modification for minor changes to the floor plans, site plans, and elevations for the duplex units Lot 12 and Lot 13. (DRC2015-00098)</i></p> | | | |
| 07/01/2021 | P-APP-2021-00267 | Application | Submitted |
| <p><i>The project modification for minor changes to the floor plans, site plans, and elevations for the duplex units Lot 12 and Lot 13. (DRC2015-00098)</i></p> | | | |
| 12/14/2020 | PMTR2020-01481 | PMTR - Residential Permit | Expired |
| <p><i>FIRE SPRINKLERS FOR PMTR2018-01500</i></p> | | | |
| 07/31/2018 | PMTR2018-01500 | PMTR - Residential Permit | Expired |

DUPLEX, LOT 12, UNIT 1 (885 SF) WITH DECK (704 SF), UNIT 2 (1170 SF) WITH DECK (746 SF) W/ ATTACHED GARAGE (2176 SF), PRECISE MINOR GRADING, SITE RETAINING WALL (145 LIN. FT) & SHORING (50 LIN. FT) - PROPOSES WORKING ON ADJ. PARCEL, NEED TO AMEND PMT & GET LAND OWNER CONSENT FOR ADJACENT PARCEL LOT 13.

| | | | |
|---|---------------|-----------------------------------|-----------|
| 02/26/2016 | DRC2015-00098 | Land Use (PRE 7/1/2021) | Approved |
| <i>MULTI FAMILY DUPLEX & VACATION RENTALS</i> | | | |
| 10/08/2004 | SUB2004-00132 | Subdivision (PRE 7/1/2021) | Approved |
| <i>ROAD NAME FOR ACCESS EASEMENT-COLONY LANE</i> | | | |
| 12/17/2003 | PMT2003-02025 | PMTG - Grading Permit | Withdrawn |
| <i>GRADING MAJOR JOHN EVANS,RCE-CANNON/GEO SOLUTIONS-J.OTTO,RCE/ NEEDS SWPPP ADDRESS DRAINAGE, HAZARDOUS WASTE, & SEDIMENTATION CONTROL. (SEE PMT2002-29458) - PMT VOIDED</i> | | | |
| 06/20/2003 | PMT2002-29458 | PMTG - Grading Permit | Finald |
| <i>3RD SCOPE OF WORK PROPOSED IS TO DO MINUMAL GRAD'G & CONSTRUCT AN AC ACCESS DRIVE & UTILITIES ONLY SERVING 14 LOTS. NO PAD CERTIFICATION OR PAD GRADING IS PROPOSED. OFF-SITE IMPROVEMENTS ARE TO BE APPROVED BY PW (IE.,CURB,GUTTER,SIDEWALK,PAVING)/ JOHN EVANS,RCE - CANNON /GEO SOLUTIONS-J.OTTO,RCE /HAS RECORDED ACCESS EASEMENT. NEED UTILITY EASEMENT. HAS SWPPP/WDID #340C324289. PLANS REVIEWED BY GLEN MARSHAL AT PW ON BEHALF OF BUILDING.</i> | | | |
| 05/07/2001 | PMT2002-11100 | PMTR - Residential Permit | Expired |
| <i>SFD W/ATT GARAGE/LOT 12/UNIT B 312-19172</i> | | | |
| 05/04/2001 | PMT2002-11097 | PMTR - Residential Permit | Expired |
| <i>SFD W/ATT GARAGE/LOT 12, UNIT A 312-19172</i> | | | |
| 05/04/2001 | S000328L | Subdivision (PRE 7/1/2021) | Withdrawn |
| <i>LOT LINE ADJUSTMENT</i> | | | |
| 05/04/2001 | D000425D | Land Use (PRE 7/1/2021) | Approved |
| <i>24 HOMES</i> | | | |
| 12/10/1999 | A9050 | PMTG - Grading Permit | Finald |
| <i>FORMER LYON/TOGNAZZINI SITE EXCAVATE AFFECTED SOIL & BACKFILL WITH CLEAN</i> | | | |
| 09/20/1996 | S960044L | Subdivision (PRE 7/1/2021) | Recorded |
| <i>LOT LINE ADJUSTMENT - 14 PARCELS REQUESTED</i> | | | |
| 09/20/1996 | P960213Z | Zoning Clearance (PRE 7/1/2021) | Withdrawn |
| <i>ENTERED IN ERROR</i> | | | |
| 05/14/1996 | G850028N | Long Range Planning (PRE 7/1/202) | Withdrawn |
| <i>LU DELETE RAIL ROAD ROW STANDARD</i> | | | |
| 03/05/1996 | D950168P | Land Use (PRE 7/1/2021) | Withdrawn |
| <i>TAKEN IN ERROR SHOULD BE LOT LINE ADJ</i> | | | |
| 02/29/1996 | S950124C | Subdivision (PRE 7/1/2021) | Recorded |
| <i>PROP 14 CERT OF COMP</i> | | | |

Interactive Data Viewer



Legend

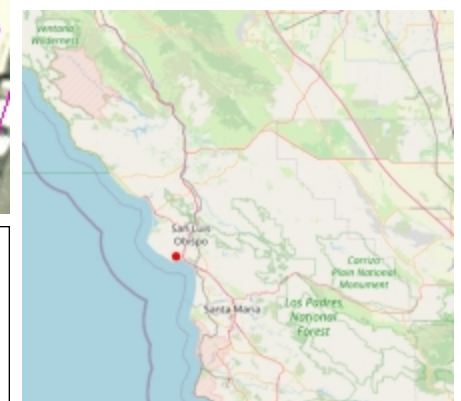
- SLO County Parcels
- Roads**
- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance
- Community Advisory Groups**
- Community Advisory Group Boundary
- Cayucos Citizens Advisory Council Subarea
- Creston Advisory Body Sub Areas
- 2011 Supervisor Districts
- SLO County Boundary

-94.04 0 47.02 94.04 Feet 1: 564

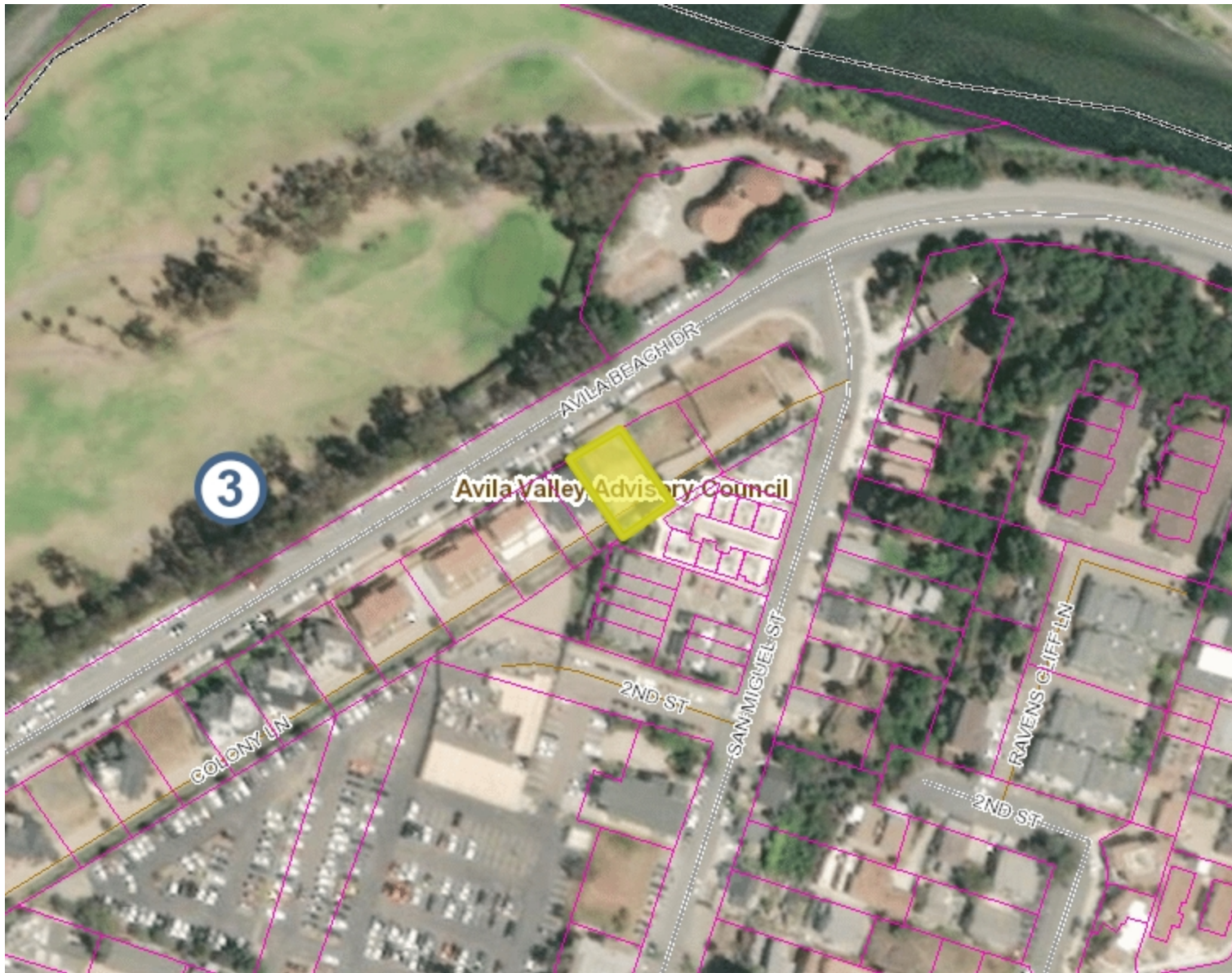


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Map for Reference Purposes Only



Interactive Data Viewer



- Legend**
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 - Community Advisory Groups**
 - Community Advisory Group Boundary
 - Cayucos Citizens Advisory Council Subarea
 - Creston Advisory Body Sub Areas
 - 2011 Supervisor Districts
 - SLO County Boundary

-376.17 0 188.08 376.17 Feet 1: 2,257

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 - Maintained by SLO CO
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 - SLO County Boundary

-94.04 0 47.02 94.04 Feet 1: 564

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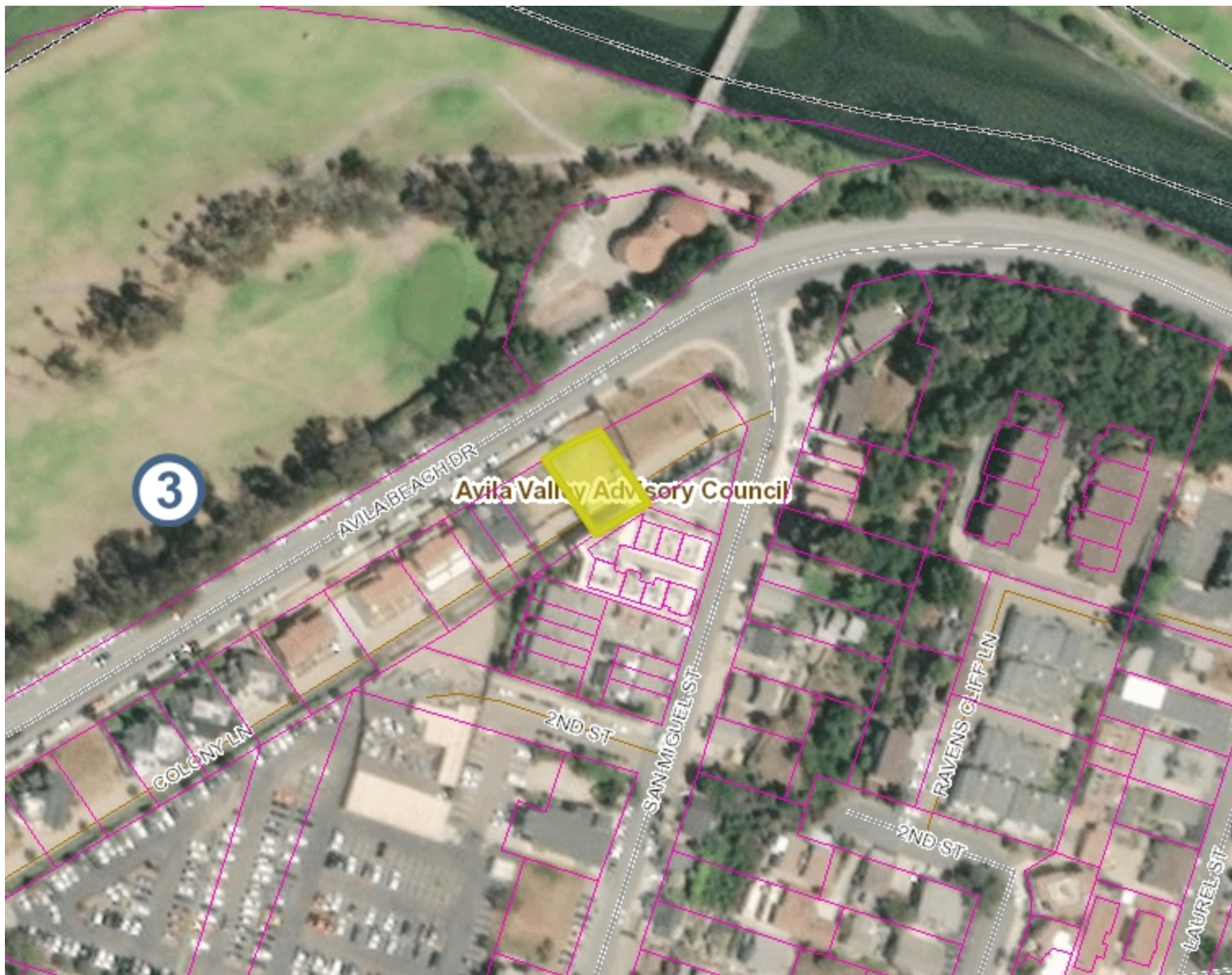


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Map for Reference Purposes Only



Interactive Data Viewer



Legend

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- Roads**
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- Maintained by SLO CO
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- Federal or State Maintenance
- Community Advisory Groups**
- Community Advisory Group Boundary
- Cayucos Citizens Advisory Council Subarea
- Creston Advisory Body Sub Areas
- 2011 Supervisor Districts
- SLO County Boundary

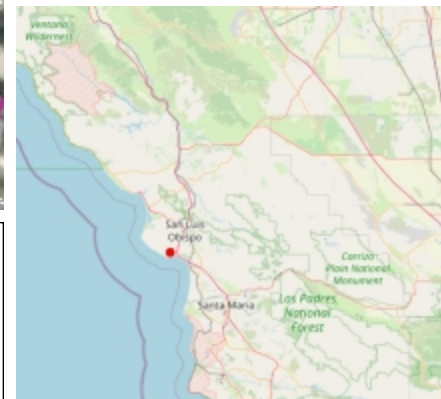
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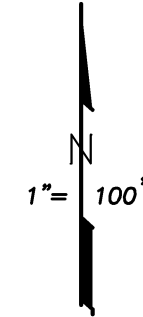
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Map for Reference Purposes Only



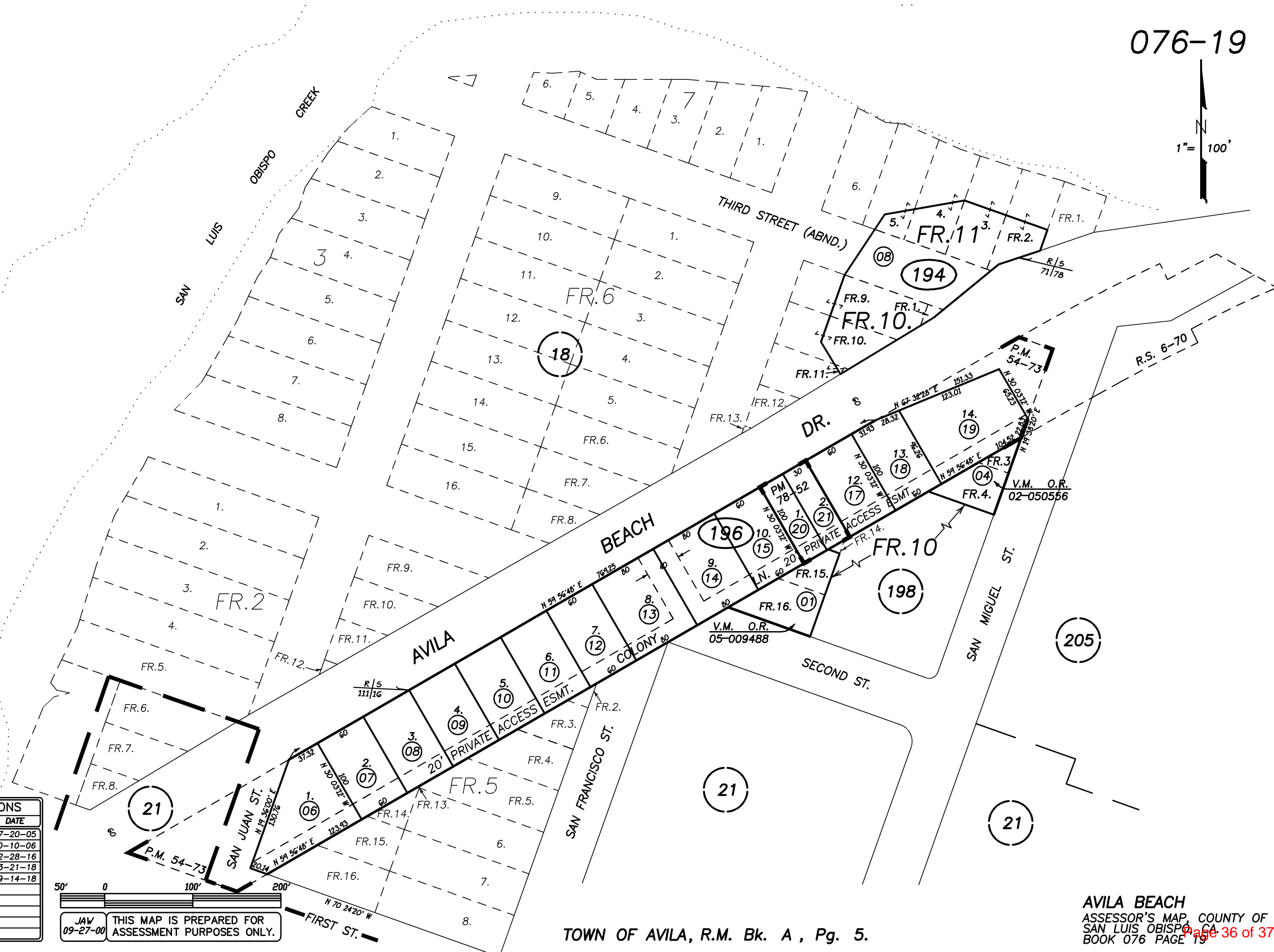


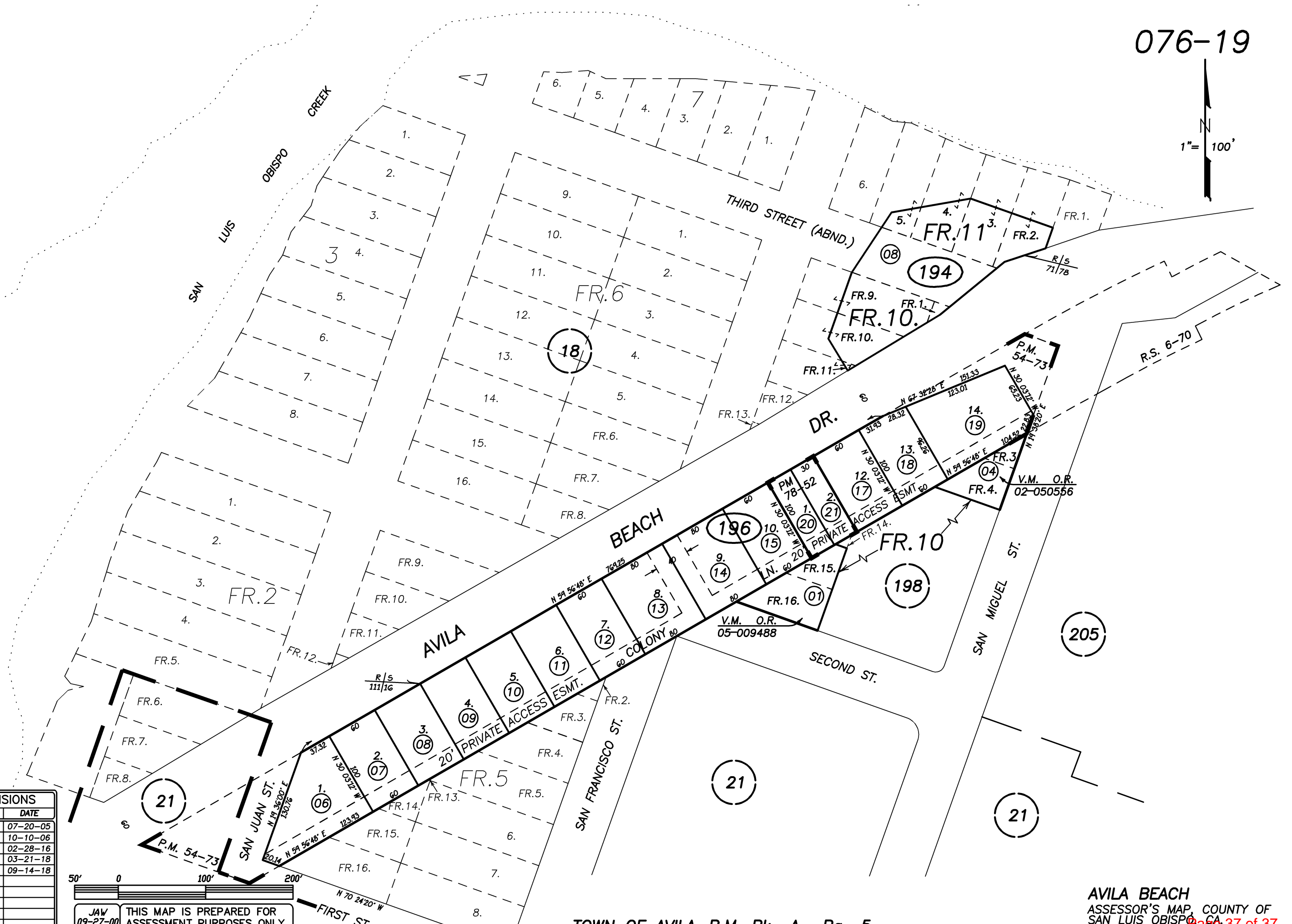
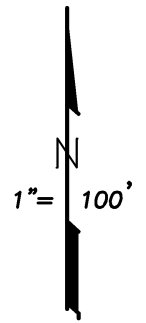
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|-----------|----------|
| I.S. | DATE |
| NA | 07-20-05 |
| 07-195 | 10-10-06 |
| 16-163 | 02-28-16 |
| 18-152 | 03-21-18 |
| NA | 09-14-18 |
| | |
| | |
| | |

50' 0 100' 200'

JAW
09-27-00

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| REVISIONS | |
|-----------|----------|
| I.S. | DATE |
| NA | 07-20-05 |
| 07-195 | 10-10-06 |
| 16-163 | 02-28-16 |
| 18-152 | 03-21-18 |
| NA | 09-14-18 |
| | |
| | |
| | |
| | |

50' 0 100' 200'

JAW
09-27-00

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.