



THIS IS A NEW PROJECT REFERRAL / SUMMARY

DATE: 1/21/2026

TO: ASSESSORS, CHIEF OF STAFF 2ND DIST, AND AVILA VALLEY ADVISORY COUNCIL.

FROM: Mason Denning / 805-781-1298 / mdenning@co.slo.ca.us

PROJECT NUMBER & NAME: AMEND2025-00010 - Vasquez Development Plan / Coastal Development Permit

PROJECT DESCRIPTION: A request by Erik Vasquez for an amendment to Development Plan / Coastal Development Permit SUB2015-00026, Approved Development Condition of Approval 1.g, identifying a singular unit as the only allowable vacation rental on the property. The proposed project is located within the Residential Multi-Family land use category and is located at 215 1st Street, in the community of Avila Beach, within the San Luis Bay Coastal Planning Area of the Coastal Zone.

APN: 076-226-001; 002; 003; 004; 005; 006 & 007

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 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).

Table with 3 columns: 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

GEN-3000
04/01/2020

General Application Contact Information

Form with sections: APPLICANT, AUTHORIZED AGENT, PROPERTY INFORMATION, PROJECT INFORMATION. Includes fields for name, company, address, telephone, email, and parcel information.

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: [Handwritten Signature]

DATE: 8/20/2025

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.



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

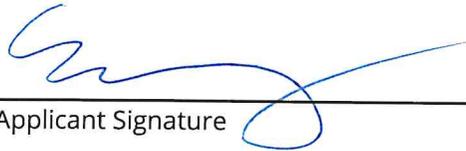
Please answer the following question: "This project is within 1/2 mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills)"

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

8/28/2025

 Date

 Additional Applicant Signature (if applicable)

 Date



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

- | | |
|--|---|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Tree Removal Permit | <input type="checkbox"/> Surface Mining/Reclamation Plan |
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | <input checked="" type="checkbox"/> Amendment to approved Land Use Permit |
| <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | <input type="checkbox"/> Other _____ |

TYPE OF PROJECT:

- Commercial Industrial
 Residential Recreational ___ Other: _____

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable):
None

Describe existing and future access to the proposed project site:
Public roads (2nd Street, San Antonia Street)

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: Vacant _____ South: _____
Residential _____

East: Residential _____ West: _____
Residential _____

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

Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other: _____ sq. feet _____%

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

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

Land Use – Project Information Form

Trees:

Number of trees to be removed: _____

Type(s) of tree(s):

Setbacks:

Front _____ Back _____ Left _____ Right _____

PROPOSED WATER SOURCE:

On-Site Well Shared Well ___ Other: _____

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

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):

WILL-SERVE LETTER?

Yes (If yes, please submit copy)
 No

RESPONSIBLE FIRE PROTECTION AGENCY:

FOR COMMERCIAL/INDUSTRIAL PROJECTS ANSWER THE FOLLOWING:

Total outdoor use area: _____ sq. feet ___ acres

Total floor area of all structures including upper stories: _____ sq. feet

FOR RESIDENTIAL PROJECTS, ANSWER THE FOLLOWING:

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

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

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

PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, August 25, 2016

PRESENT: Commissioners Eric Meyers, Ken Topping, James Harrison, and Chairman Don Campbell

ABSENT: Commissioner Jim Irving

PLANNING COMMISSION RESOLUTION NO. 2016 - 025
RESOLUTION RELATIVE TO THE GRANTING
OF A
CONDITIONAL USE PERMIT

WHEREAS, the County Planning Commission of the County of San Luis Obispo, State of California, did, on the 25th day of August, 2016, grant a Conditional Use Permit, County File Number: SUB2015-00026 to HDFT INVESTMENTS and approves the Mitigated Negative Declaration The site is in the Residential Multi Family land use category and is located on the southwest corner of First and San Antonia Streets within the community of Avila Beach, in the San Luis Bay Coastal planning area. Assessor Parcel Number(s)/APN(s): 076-222-005 &006.

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit based on the Findings listed in Exhibits A and C.

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Conditions listed in Exhibits B and D.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 25th day of August, 2016, does hereby grant the aforesaid Permit No. SUB2015-00026.

This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance/Coastal Zone Ordinance Section 22.64.070/23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work

has been completed. Substantial site work is defined by Land Use Ordinance/Coastal Zone Ordinance Section 22.64.080/23.02.042.

If the use authorized by this Permit approval, once established, remains vacant and unused for its authorized purpose, or is abandoned or discontinued for a period greater than 12 consecutive months, such Permit approval shall become void.

On motion of Commissioner Meyer, seconded by Commissioner Topping, and on the following roll call vote, to-wit:

AYES: Commissioners Meyer, Topping, Harrison, and Chairman Campbell

NOES: None

ABSENT: Commissioner Irving

the foregoing resolution is hereby adopted.

/s/ Don Campbell
Chairperson of the Planning Commission

ATTEST:

/s/ Ramona Hedges
Secretary, Planning Commission

**EXHIBIT B
DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL
SUB2015-00026**

Approved Development

1. This approval authorizes:

- a. Demolition of three existing residences, a detached garage and an accessory building;
- b. The subdivision of two existing parcels totaling approximately 12,000 sq. ft. into seven lots ranging in size from 1,245 sq. ft. to 2,895 sq. ft. as shown on the tentative tract map 3091;
- c. Construction of eight residential units in four buildings ranging in size from 360 sq. ft. (studio) to 1,235 sq. ft.
- d. The maximum height of the residences shall be 25 feet as measured from average natural grade to the peak of the roof or top of roof deck railings.
- e. Parcel size, floor area, parking and setbacks as follows:

Table 1 -- Tract 3091 Project Summary								
Components	Building 1		Building 2		Building 3		Building 4	
Parcel Area (sq.ft.)	1,868	1,437	1,245	1,548	1,578	1,433	2,895	
Unit No.	Unit 1A	Unit 1B	Unit 2A	Unit 2B	Unit 3A	Unit 3B	Unit 4A	Unit 4B
Living Area (sq.ft.)	915	1,154	822	1,031	1,115	1,162	1,235	360
Bedrooms	2	2	2	2	2	2	2	Studio
Garage (sq.ft.)	503	483	547	499	520	483	413	0
Decks (sq.ft.)	200	211	93	172	233	247	339	0
Roof Decks	213	300	258	253	382	47	561	0
Storage (sq.ft.)	0	361	163	0	0	361	0	0
Parking Provided	2 in tandem	2	2 in tandem	2	2	2	2	2

- f. All development shall be consistent with the approved tentative map, development Plan/Coastal Development Permit as conditioned.
- g. The studio unit is the only unit allowed to be utilized as a vacation rental.

Conditions required to be completed at the time of application for construction permits*Exterior Lighting*

2. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Roofing Materials

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND ALL PARTS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND SUBDIVISION AND RECONSTRUCTION OF THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DESIGNATED AS AN EASEMENT FOR ROAD PURPOSES:
THOSE PORTIONS OF FIRST STREET AND SAN ANTONIA STREET AS SHOWN ON THESE MAPS.

AND WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITIES, EASEMENTS FOR PUBLIC UTILITY PURPOSES, DOCUMENTED ON SAID MAP AS PUBLIC UTILITY EASEMENT, OR AND WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS BLANKET PRIVATE ACCESS, VIA QUADERS, AND OTHER DEED EASEMENTS OVER LOTS 1, 2, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21 AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE PARCELS AFFECTED BY SUCH EASEMENTS, AS DELINEATED ON SAID MAP.

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS ACKNOWLEDGMENT IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE INSTRUMENT.

STATE OF CALIFORNIA }
COUNTY OF SAN ANTONIO }
ON THIS _____ DAY OF _____, 2017, BEFORE ME, _____, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE HEREBY SET FORTH IN THE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY, AND THAT BY HIS/HER/IT/ THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE INSTRUMENT WAS EXECUTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE _____
NAME PRINTED _____
COUNTY OF _____ COMMISSION # _____
COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA }
COUNTY OF SAN ANTONIO }
ON THIS 09th DAY OF MAY, 2017, BEFORE ME, _____, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE HEREBY SET FORTH IN THE INSTRUMENT, AND THAT BY HIS/HER/IT/ THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE INSTRUMENT WAS EXECUTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE _____
NAME PRINTED _____
COUNTY OF _____ COMMISSION # _____
COMMISSION EXPIRES _____

BOARD OF SUPERVISOR'S STATEMENT

I DO HEREBY CERTIFY (STATEMENT THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DO ON BEHALF OF THE COUNTY APPROVE THIS MAP OF TRACT 3091 IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE SAN LUIS OBISPO COUNTY CODE HAVE BEEN COMPLETED WITHIN AND THAT THE MAP IS TECHNICALLY CORRECT.

DATED 04/17/2018
TERRILL E. GIBBS, SUPERVISOR OF THE COUNTY OF SAN LUIS OBISPO
By: Deputy Supervisors
COUNTY SUPERVISOR'S STATEMENT

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DO ON BEHALF OF THE COUNTY APPROVE THIS MAP OF TRACT 3091 IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE SAN LUIS OBISPO COUNTY CODE HAVE BEEN COMPLETED WITHIN AND THAT THE MAP IS TECHNICALLY CORRECT.

I HEREBY STATE THAT I HAVE EXAMINED THE APPLICABLE MAP, THAT THE SUBDIVISION MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE SAN LUIS OBISPO COUNTY CODE HAVE BEEN COMPLETED WITHIN AND THAT THE MAP IS TECHNICALLY CORRECT.

EDWARD M. READING, LICENSED LAND SURVEYOR No. 8081
COUNTY SUPERVISOR

By: Deputy Supervisors
COUNTY SUPERVISOR'S STATEMENT

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EDWARD M. READING, LICENSED LAND SURVEYOR No. 8081
COUNTY SUPERVISOR

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COUNTY SUPERVISOR

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EDWARD M. READING, LICENSED LAND SURVEYOR No. 8081
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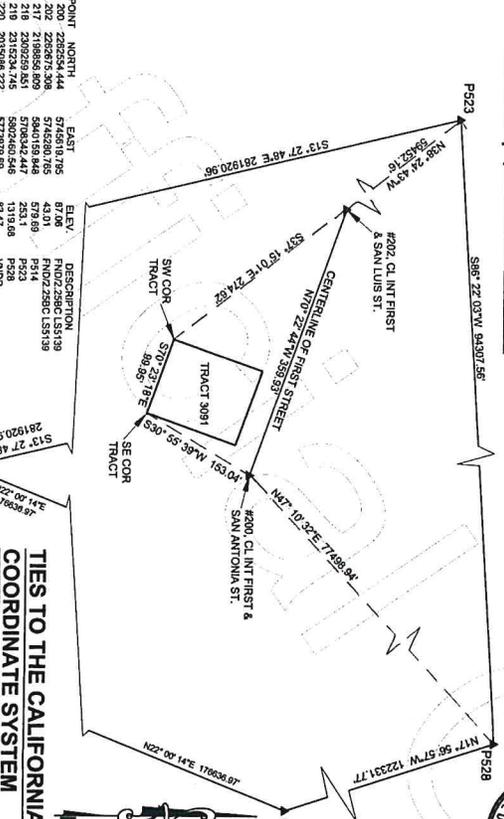


Table with 4 columns: POINT, NORTH, EAST, BEARING. Lists coordinates for various points on the map.

BASIS OF BEARINGS & SURVEYOR'S NOTES
COORDINATES, DISTANCES AND BEARINGS ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM ZONE 9 GRID, NAD83(ARCS2011) EPOCH 2011.00, DEFINED LOCALLY BY NATIONAL GEODETIC SURVEY (NGS) CONTINUOUSLY OPERATING REFERENCE STATIONS (CONS), THIS SURVEY TIED TO STATIONS VNDP, PS14, PS23, PS28.

THE SITE COMBINATION FACTOR IS 0.98999139 AND THE SITE MAPPING ANGLE IS -1°33'24.37". BOTH CALCULATED AT FOUND MONUMENT "200" LOCATED AT THE CENTER OF THE INTERSECTION OF SAN ANTONIA STREET AND SAN ANTONIA STREET. TO OBTAIN TRUE NORTH AZIMUTHS, MULTIPLY GRID DISTANCES BY 1.00048702, WHICH IS THE INVERSE OF THE SITE COMBINATION FACTOR. TO OBTAIN TRUE NORTH AZIMUTHS, SUBTRACT THE MAPPING ANGLE FROM THE GRID AZIMUTH. ELEVATIONS HAVE BEEN DETERMINED USING GEOD MODELING, ARE EXPRESSED IN US SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAD83) DEFINED LOCALLY BY FOUND MONUMENT "200", BEING A 3.5" U.S. COAST & GEODETIC SURVEY BRASS DISK STAMPED "1988" WITH PID #706989. THE ELEVATION AT THE REFERENCE MARK IS 14.33 FEET. RECORD DISTANCES AND BEARINGS ARE AS SHOWN OR NOTED IN THE DOCUMENT BEING REFERENCED, REFER TO THE DOCUMENT ITSELF TO DETERMINE IF CONVERTED TO GRID USING THE SITE COMBINATION FACTOR.

RECORDER'S STATEMENT

FILED THIS 23rd DAY OF April, 2018 AT 8:05 AM, IN BOOK 37 OF MAPS, AT PAGE 78 - 80, AT THE REQUEST OF PHOENIX CONSOLIDATED INTERNATIONAL, INC.

DOCUMENT NO. 2018029731
TOMMY GOING, RECORDER-ASSESSOR
COUNTY CLERK, RECORDER

FEE \$80
By: Bruce P...
DEPUTY RECORDER

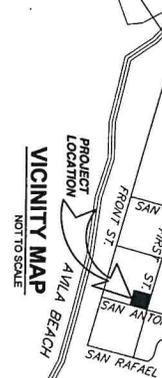
SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A MAP ACT AND LOCAL ORDINANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY COMFORMS TO THE MONUMENT STATEMENT; HEREBY STATE THAT ALL MONUMENTS WILL BE SET IN SUCH POSITIONS ON OR BEFORE SEPTEMBER 2019, THE MONUMENTS SHOWN HEREON WILL BE SUFFICIENT TO REVEAL THE SURVEY TO BE RETRACED.

EDWARD M. READING, LICENSED LAND SURVEYOR No. 8081
COUNTY SUPERVISOR

By: Deputy Supervisors
COUNTY SUPERVISOR'S STATEMENT

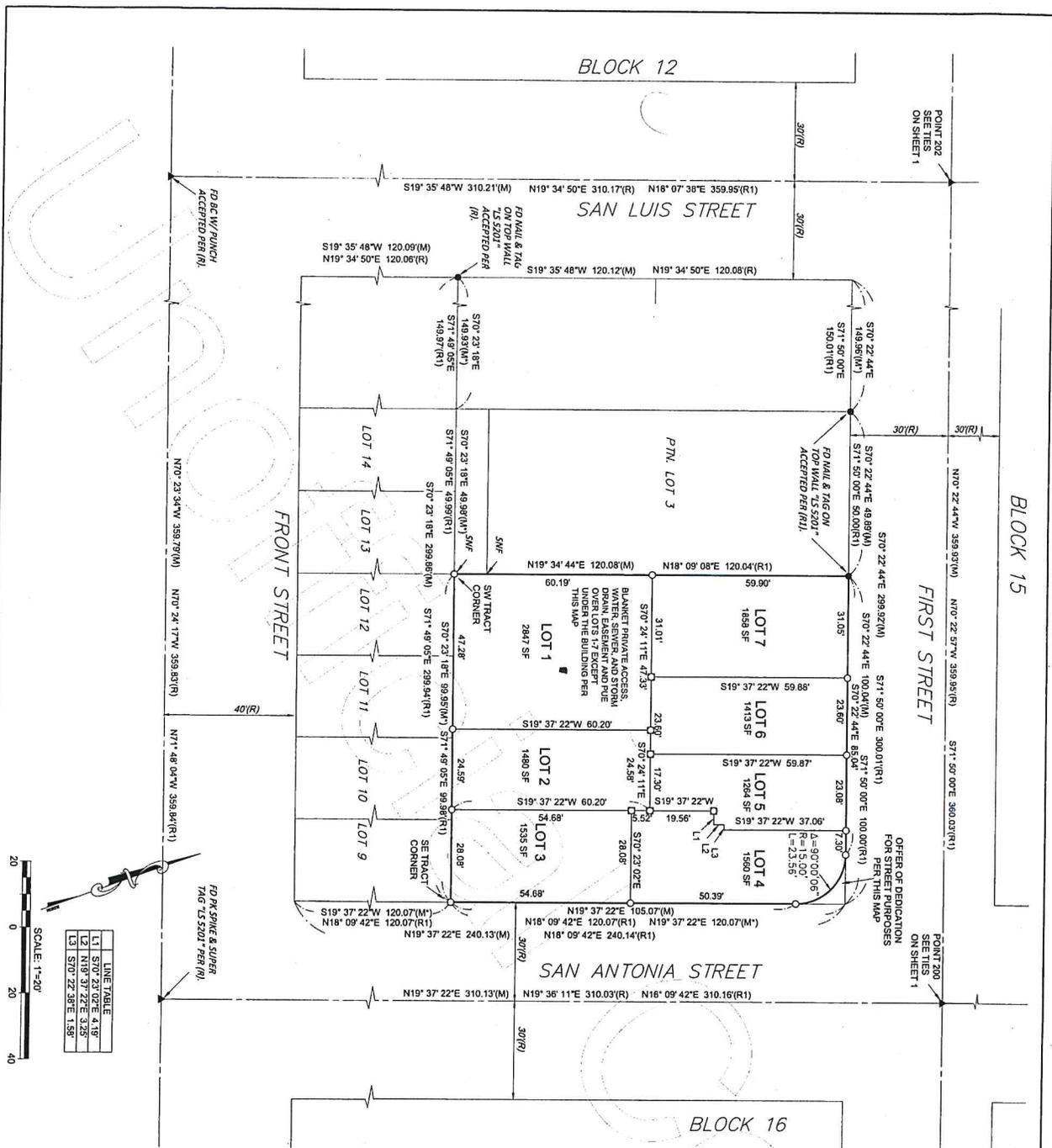
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EDWARD M. READING, LICENSED LAND SURVEYOR No. 8081
COUNTY SUPERVISOR



TRACT 3091
BEING A SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 14 OF THE TOWN OF AYLA, PER A MAPS 5 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
PREPARED BY:
GARLING, TAYLOR & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS
1411 SOUTH ELM STREET - ARROYO GRANDE, CA 93420 - (805) 489-1321

FATCO-4001-5452987
JOB# 16-708 MAR 2016 SHEET OF 1 3



LINE TABLE

L1	S70° 23' 02" E 4.19'
L2	N19° 31' 22" E 3.25'
L3	S70° 22' 39" E 1.35'

SCALE 1"=20'

REFERENCES

(R) 80RS97A STANTON, 2000
 (R1) 66RS100 STANTON, 1991

TRACT 3091

BEING A SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 14 OF THE TOWN OF AVILA, PER A MAPS 5 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

PREPARED BY:
GTA GARING, TAYLOR & ASSOCIATES, INC.
 CIVIL ENGINEERS SURVEYORS PLANNERS
 1411 SOUTH ELM STREET - ARROYO GRANDE, CA 93420 - (805) 488-1321

JOB# 16-708 MAR. 2016 SHEET OF 2 3

SURVEYORS NOTE

THE CENTERLINE OF THE STREETS AROUND THE TRACT WERE ESTABLISHED BY FOUND MONUMENTS. THE RIGHT OF WAY LINES WERE ESTABLISHED BY RECORD OFFSET MEASUREMENTS FROM THE CENTERLINES. THE SOUTHWEST CORNER OF THE TRACT WAS ESTABLISHED BY A LINE FROM THE SOUTHERLY RIGHT CORNER OF SAN LUIS STREET AND A FOUND MONUMENT ON THE EASTERLY RIGHT CORNER OF SAN LUIS STREET. THE SOUTHWEST CORNER OF THE TRACT WAS ESTABLISHED BY PROPORTION ALONG THE SOUTHERLY LINE. THE NORTHWEST CORNER OF THE TRACT WAS ESTABLISHED BY A FOUND MONUMENT AT THE CORNER.

- LEGEND**
- FOUND NAIL & TAG LS 5201 - PER (R) OR AS NOTED
 - ▲ FOUND 2-1/4" BRASS CAP MON.
 - ◀ STAMPED LS 5201 - IN WELL PER (R) OR AS NOTED
 - SET 3/8" REBAR AND ALUMINUM CAP STAMPED LS 7035
 - ◻ SET NAIL & TAG STAMPED LS 7035
 - CF CALCULATED FROM
 - FD FOUND
 - FTG FROM TRUE CORNER
 - IP IRON PIPE
 - (M) MEASURED
 - SNF SEARCHED NOTHING FOUND
 - WPC WITH PLASTIC CAP
 - (M*) MEASURED PROPORTED



Recorded Ownership Documents (Current Ownership)

2022-R-008174



2019-I-000681

2019-I-000681

GIS Far 076-226-001; 002; 003; 004; 005; 006 & 007

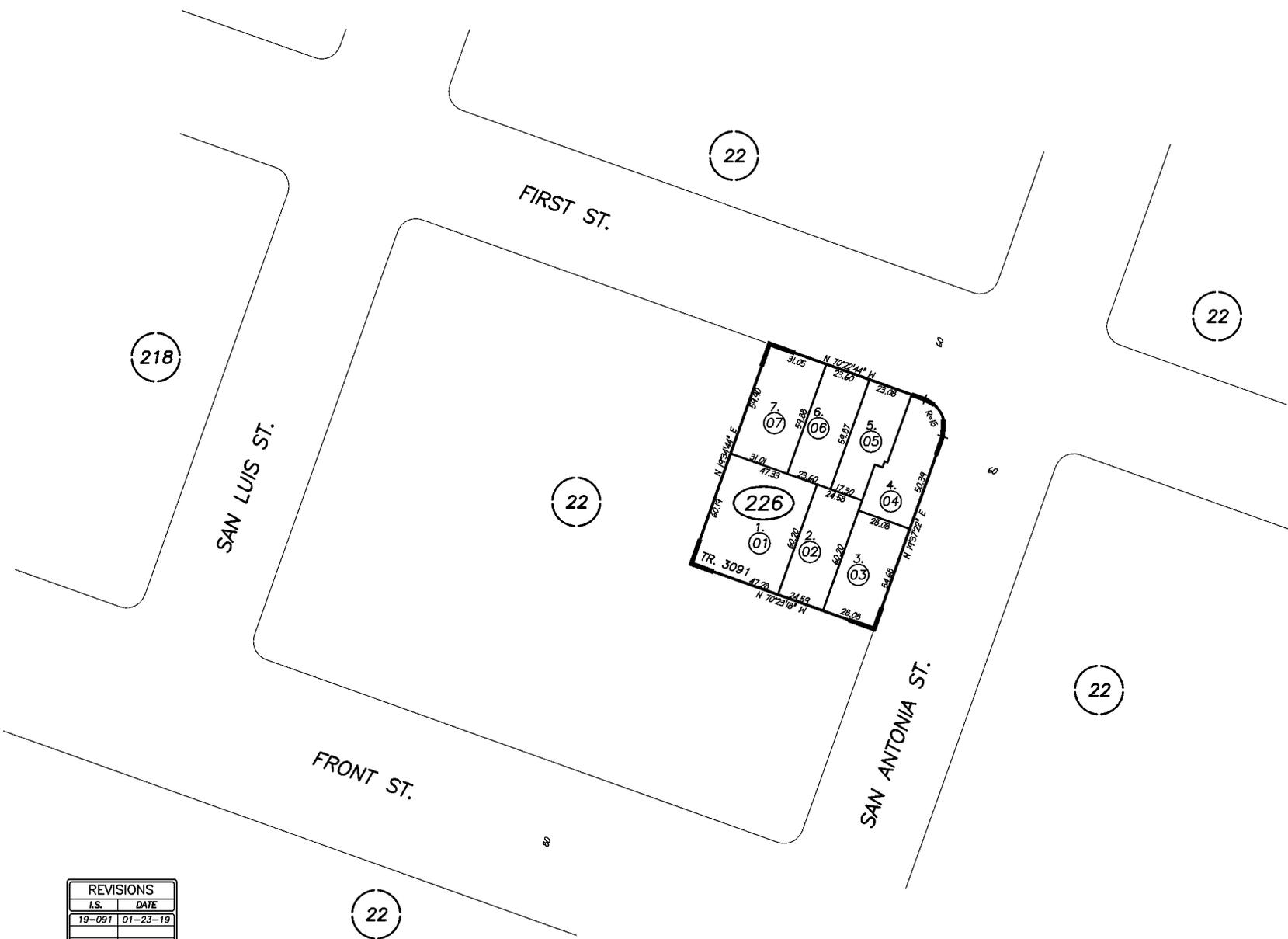
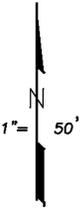


Legend

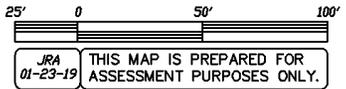
- SLO County Parcels
- Roads**
- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance
- CITY OF SAN LUIS OBISPO: ARROYO GF ATASCADERO; MORRO BAY; PASO ROB BEACH
- CAL POLY
- Community Advisory Groups**
- Community Advisory Group Boundaries
- Cayucos Citizens Advisory Council Subarea
- Creston Advisory Body Sub Areas
- 2011 Supervisor Districts
- SLO County Boundary

-188.08 0 94.04 188.08 Feet 1: 1,128





REVISIONS	
I.S.	DATE
19-091	01-23-19



TRACT 3091 ; R.M. Bk. 37, Pg. 78-80.

AVILA BEACH
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
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