

Los Ranchos EIR by San Luis Obispo Department of Planning and Building and the County Assessor | San Luis O...

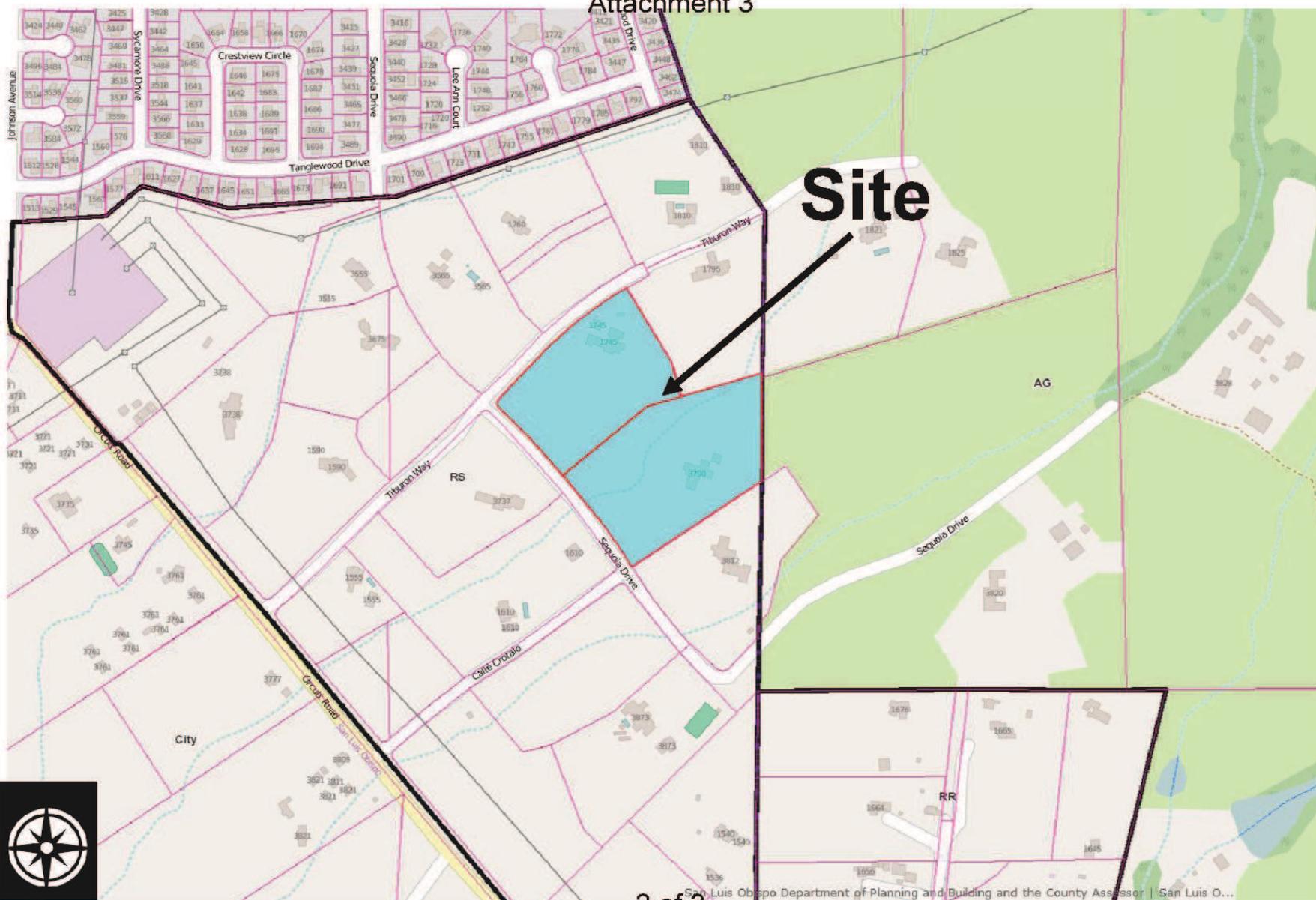
PROJECT

Parcel Map
RONCA / SUB2014-00066 CO15-0034



EXHIBIT

Vicinity Map



PROJECT

Parcel Map
RONCA / SUB2014-00066 CO15-0034



EXHIBIT

Land Use Category Map

VESTING TENTATIVE PARCEL MAP CO15-0034

BEING A PROPOSED SUBDIVISION OF LOT 14 OF TRACT NO. 681 AND PARCEL B OF PARCEL MAP COAL 83-132, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

SITE INFORMATION

APN : 076-532-018 & 076-532-026
 ADDRESS : 3790 SEQUOIA DRIVE & 1745 TIBURON WAY
 SAN LUIS OBISPO, CA 93401
 PROJECT AREA : 12 ACRES
 ZONING : RS - RESIDENTIAL SUBURBAN (TRACT 681)
 AVG. SLOPE : 8%

SITE UTILITIES

ELECTRICITY : PG&E
 NATURAL GAS : SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE : AT&T
 WATER : AFUERA DE CHORRO WATER COMPANY
 SEWER : PRIVATE SEPTIC
 TV/CABLE : CHARTER COMMUNICATIONS

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS N 29°26'38" W AS MEASURED FROM THE CENTER LINE WELL MONUMENT AT THE INTERSECTION OF CALLE CROTALO AND SEQUOIA DRIVE, AND THE CENTER LINE WELL MONUMENT AT THE INTERSECTION OF SEQUOIA DRIVE AND TANGLEWOOD DRIVE (CCS83, CITY OF SAN LUIS OBISPO HORIZONTAL CONTROL NETWORK)

NOTES

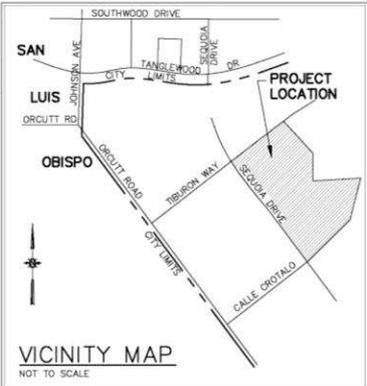
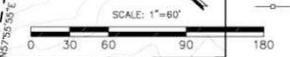
1. PURSUANT TO SECTIONS 66477.2(e) AND 66499.20.2 OF THE GOVERNMENT CODE, APPROVAL OF THE PARCEL MAP SHALL TERMINATE THE OFFER OF DEDICATION OF THE ROADS SHOWN ON THE MAP OF TRACT 681 AND PARCEL MAP COAL 83-132, INITIALLY REJECTED WITHOUT PREJUDICE, NAMED ON THE MAP AS BROZA LANE, NOPALES COURT, CORRENTE LANE, AND CHRYA COURT.

BENCHMARK

THE PROJECT BENCHMARK IS A LEAD AND TACK ON THE NORTHWEST CORNER OF THE MAILBOX SLAB ON THE SOUTH SIDE OF TIBURON WAY AND 30' NORTHEAST OF ORCUTT ROAD, HAVING AN ELEVATION OF 280.29 FEET. (NAVD88, SLS QTY BENCHMARK SYSTEM)

LEGEND

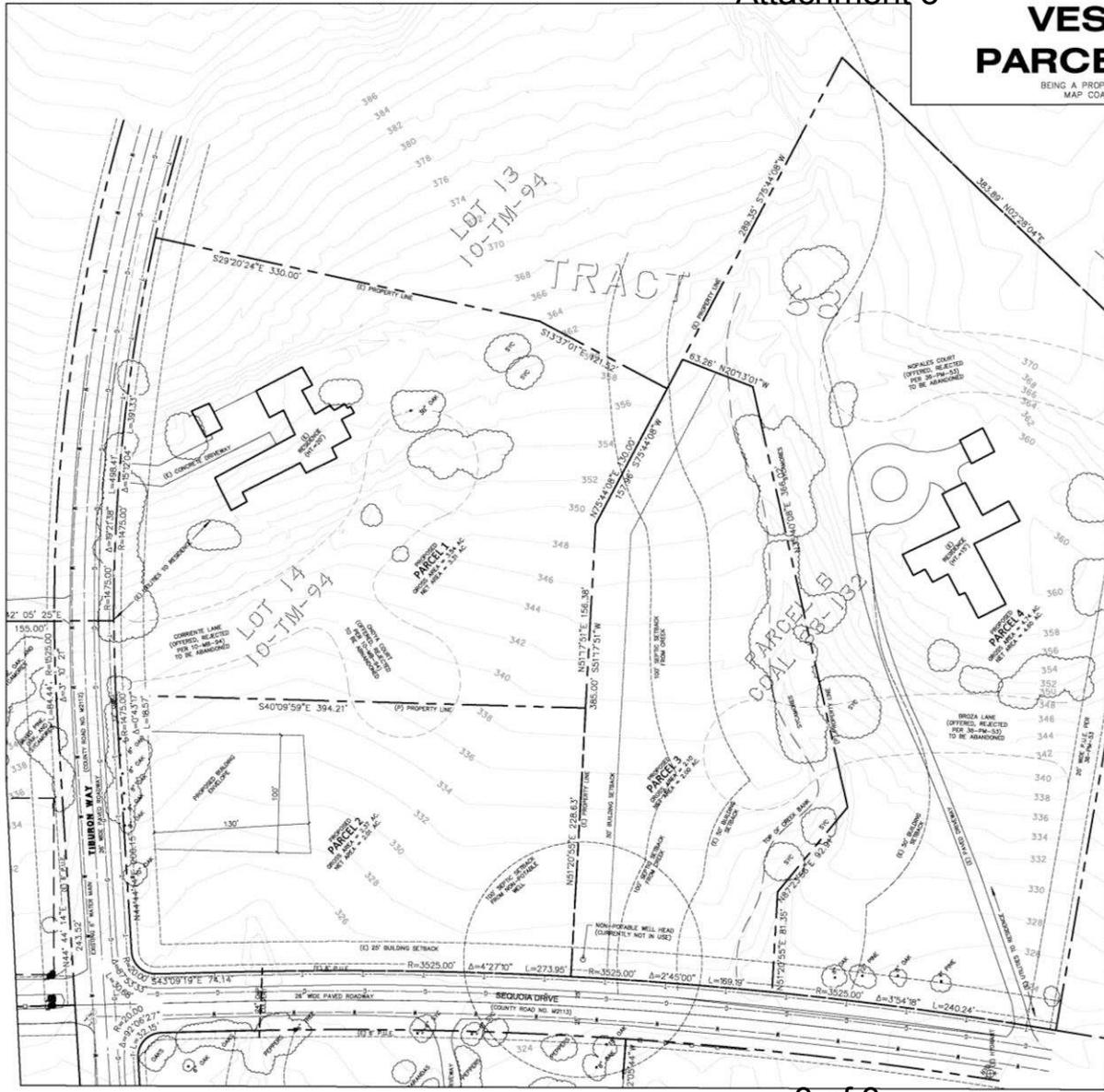
- (E) EXISTING
- (P) PROPOSED
- EXISTING PROPERTY BOUNDARY LINE
- E- (E) UNDERGROUND ELECTRICAL, TV, PHONE
- W- (E) WATER MAIN
- G- (E) UNDERGROUND NATURAL GAS
- ○ ○ (E) FENCE



OWNERS

WARREN & CAROL SINSHIMER
 LOT 14, TRACT 681
 APN: 076-532-018
 1745 TIBURON WAY
 JOHN & TRACY RONCA
 PARCEL B, 36-PM-53
 APN: 076-532-026
 3790 SEQUOIA DRIVE

PREPARED BY:
ROMANO DESIGN
 TIMOTHY ROMANO, PLS #8206
 3505 SEQUOIA DRIVE
 SAN LUIS OBISPO, CA 93401
 (805) 550-5910



PROJECT

Parcel Map
 RONCA / SUB2014-00066 CO15-0034



EXHIBIT

Parcel Map