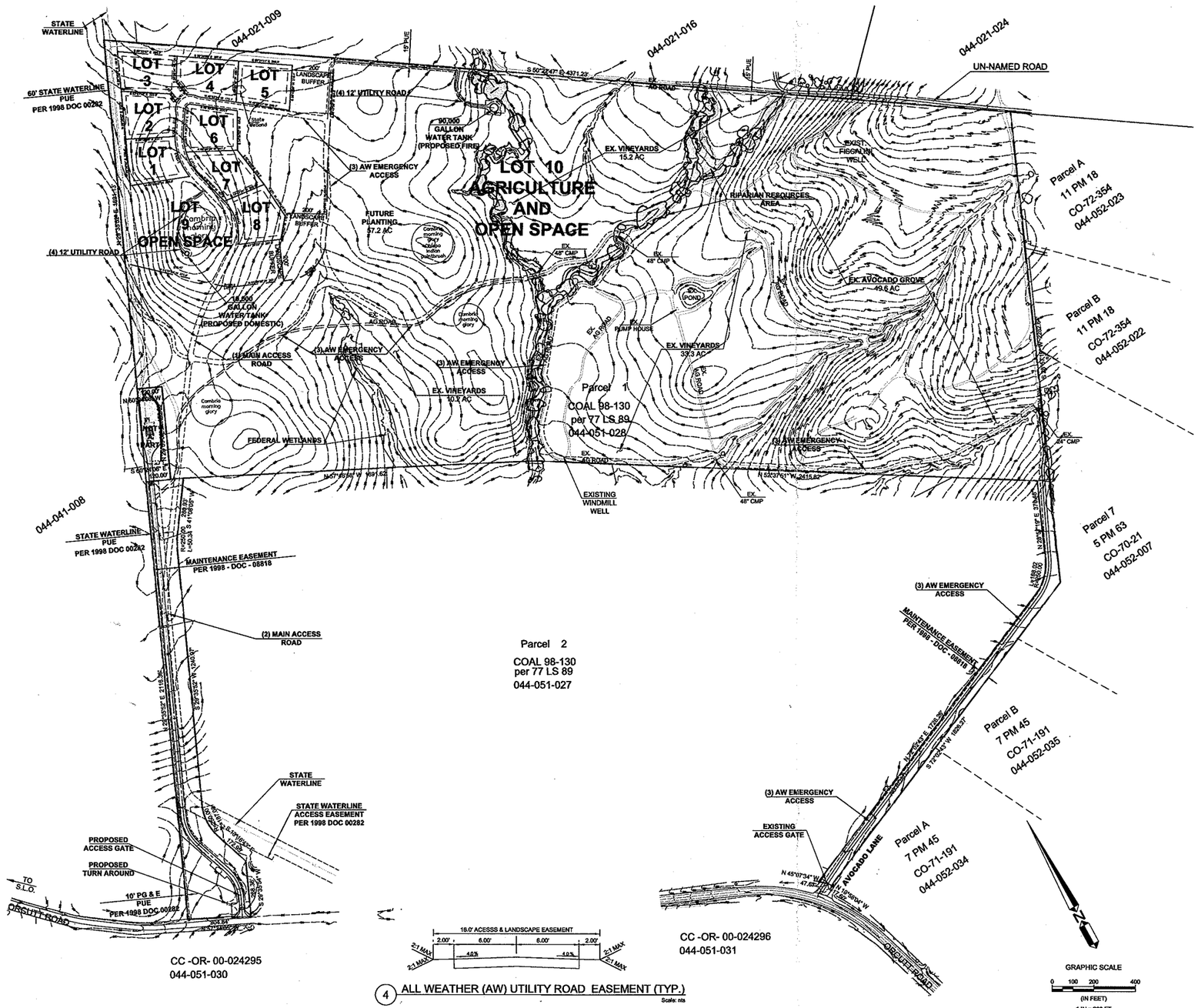
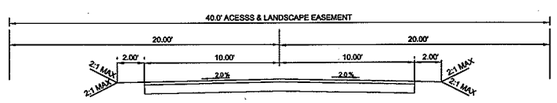
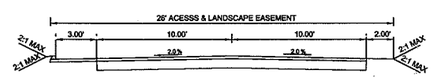
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1 2 3



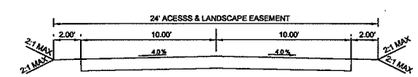
4 ALL WEATHER (AW) UTILITY ROAD EASEMENT (TYP.)
Scale: nts



1 MAIN ACCESS AC PAVED ROAD EASEMENT (TYP.)
Scale: nts



2 MAIN ACCESS AC PAVED ROAD W/AC DIKE EASEMENT (TYP.)
Scale: nts



3 ALL WEATHER (AW) EMERGENCY ACCESS ROAD EASEMENT (TYP.)
Scale: nts

VESTING TENTATIVE TRACT 3004

DESCRIPTION

Parcel 1 of COAL 98-130 in the County of San Luis Obispo, State of California, according to Doc No. 1998-05101, in the Office of the County Recorder of said county. (199.08 Acres)

ASSESSOR PARCEL NUMBER

044-051-028

PLANNING AREAS:

AGRICULTURAL ZONING
SAN LUIS OBISPO PLANNING AREA
AIRPORT REVIEW AREA

OWNERS:

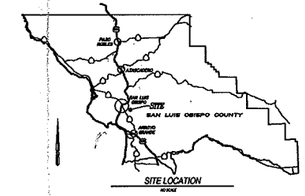
Righetti Brothers LLC.
4750 Righetti Road
San Luis Obispo, CA 93401
Contact: Don Righetti

SURVEY CONTROL

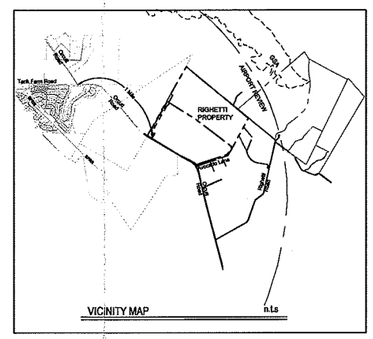
The Topographic Survey work preformed in November of 2005, by Golden State Aerial Inc. 3195 Mc Millan Rd. Suite E San Luis Obispo, ca 93401 (805) 549-0399

The vertical datum for this survey is NAVD88.
The horizontal datum for this survey is NAD83

Field work performed March 2003, November 2005, December 2005, August 2008 and November 2008 by REESE Water & Land Surveying Services (RWLSS)



SITE LOCATION
NTS



VICINITY MAP n.ts

LOT No.	ACREAGE	EXISTING USE
PARCEL 1	199.08 Ac.	AGRICULTURE

LOT No.	ACREAGE	PROPOSED USE
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LOT 7	1.24 Ac	RESIDENTIAL
LOT 8	1.24 Ac	RESIDENTIAL
LOT 9	15.96 Ac.	OPEN SPACE
LOT 10	173.2 Ac.	AGRICULTURE / OPEN SPACE
TOTAL	199.08 Ac.	

LEGEND

CENTER LINE
PROPERTY LINE
EDGE OF TRAVELED WAY
GEOLOGICAL STUDY AREA (GSA)
AIRPORT REVIEW

SHEET INDEX

		No.
VESTING TENTATIVE MAP	VTM 1.0	1
DEVELOPMENT PLAN	DP 2.0	2
DEVELOPMENT PLAN	DP 2.1	3
UTILITY CONCEPT PLAN	UCP 3.0	4
SOILS MAP	SM 4.0	5
LANDSCAPE CONCEPT PLAN	L S 5.0	6

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DEBRA R. TUMLISON
No. 55205
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NOT FOR CONSTRUCTION
Exp. 06-30-10
CIVIL
STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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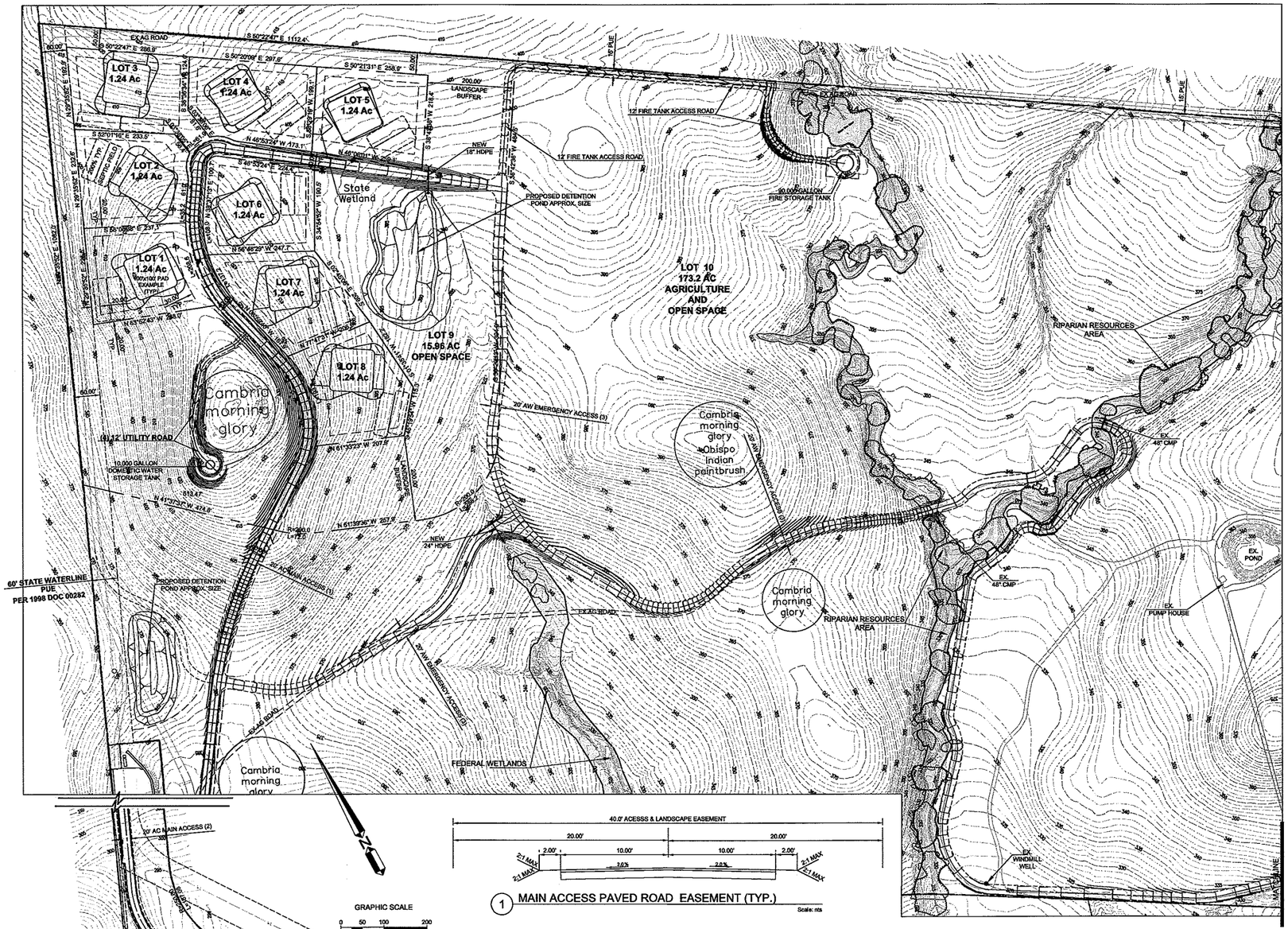
RIGHETTI AGRICULTURE CLUSTER
VESTING TENTATIVE TRACT 3004

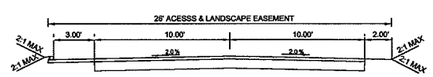
JOB #: 290-002
DESIGNER: CD
DRAWN BY: CD
DATE: 22/12/2008

DRAWING NO.
VTM 1.0
1 OF 6 SHEETS

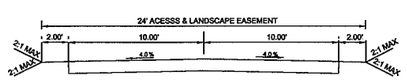
FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0 1 2 3



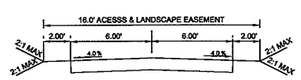
1 MAIN ACCESS PAVED ROAD EASEMENT (TYP.)
Scale: nts



2 MAIN ACCESS PAVED ROAD W/AC DIKE EASEMENT (TYP.)
Scale: nts



3 ALL WEATHER (AW) EMERGENCY ACCESS ROAD EASEMENT (TYP.)
Scale: nts



4 ALL WEATHER (AW) UTILITY ROAD EASEMENT (TYP.)
Scale: nts

VESTING TENTATIVE TRACT 3004

DESCRIPTION

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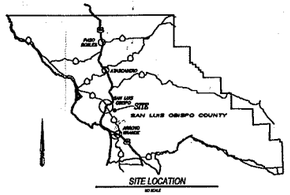
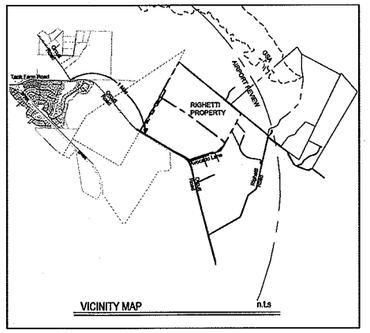


SITE LOCATION
NTS



VICINITY MAP n.t.s

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LEGEND

CENTER LINE
PROPERTY LINE
EDGE OF TRAVELED WAY
GEOLOGICAL STUDY AREA (GSA)
AIRPORT REVIEW
ELECTRIC UTL.
WATER LINE
TELEPHONE UTL.
FIRE HYDRANT

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REGISTERED PROFESSIONAL ENGINEER DEBRA R. TUNKER No. 55205 FOR PLAN REVIEW ONLY NOT FOR CONSTRUCTION Exp. 06-30-10 CIVIL STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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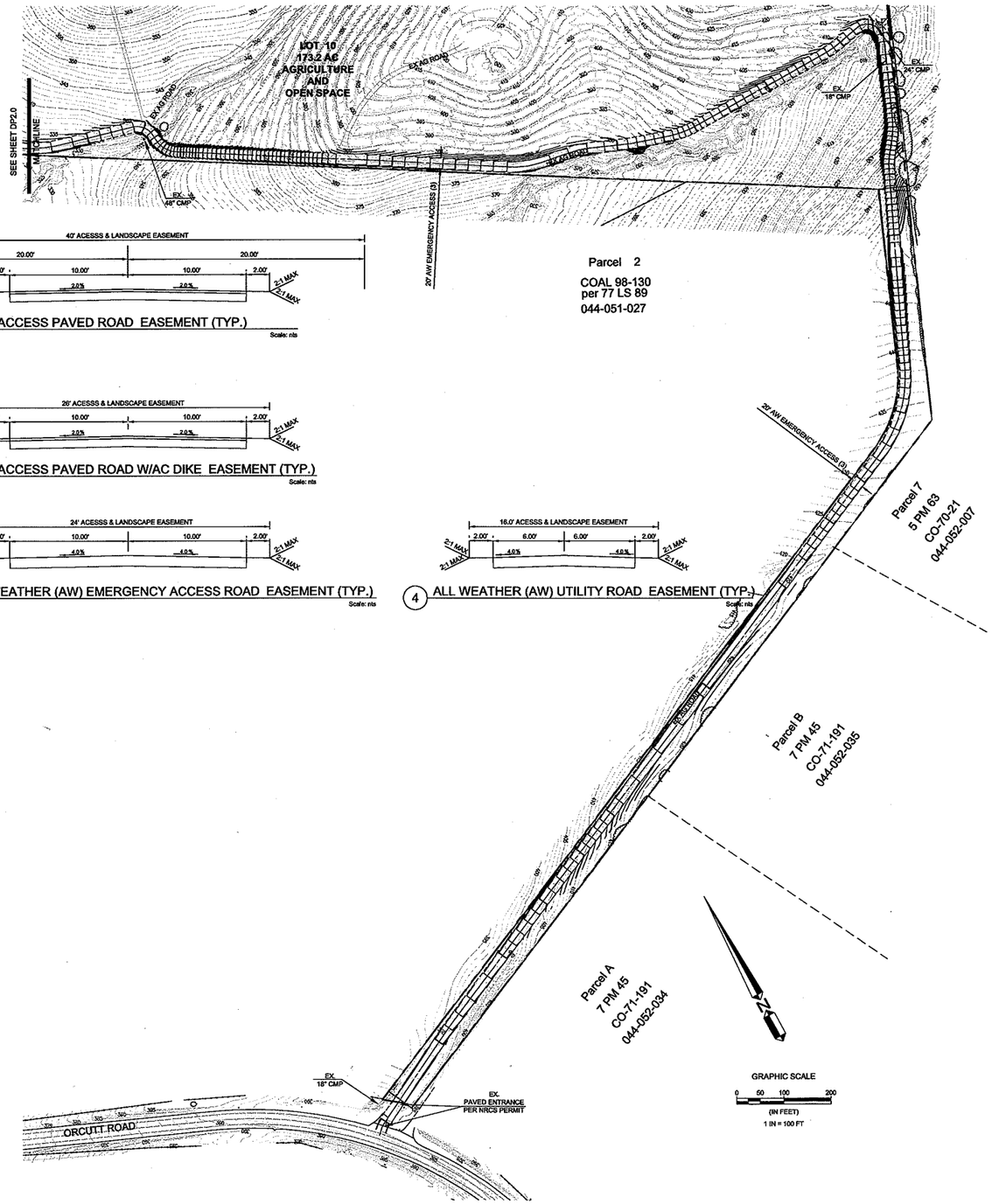
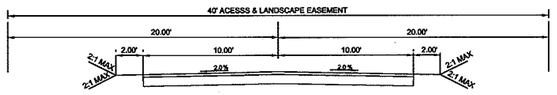
RIGHETTI AGRICULTURE CLUSTER
VESTING TENTATIVE TRACT 3004
DEVELOPMENT PLAN

JOB #: 290-002
DESIGNER: CD
DRAWN BY: CD
DATE: 22/12/2008

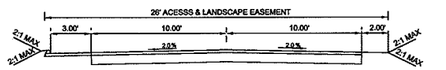
DRAWING NO.
DP 2.0
2 OF 6 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 1 2 3

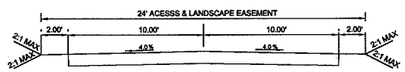




1 MAIN ACCESS PAVED ROAD EASEMENT (TYP.)
Scale: nts



2 MAIN ACCESS PAVED ROAD W/AC DIKE EASEMENT (TYP.)
Scale: nts



3 ALL WEATHER (AW) EMERGENCY ACCESS ROAD EASEMENT (TYP.)
Scale: nts

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Scale: nts

VESTING TENTATIVE TRACT 3004

DESCRIPTION

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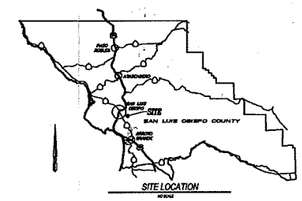
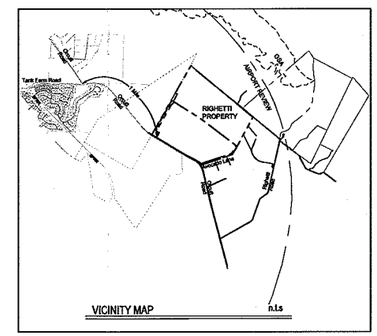


SITE LOCATION
n.t.s



VICINITY MAP
n.t.s

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TOTAL	199.08 Ac.	

LEGEND

CENTER LINE
PROPERTY LINE
EDGE OF TRAVELED WAY
GEOLOGICAL STUDY AREA (GSA)
AIRPORT REVIEW

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DIDRA R. TUMLER
No. 55205
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Exp. 06-30-10
CIVIL
STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

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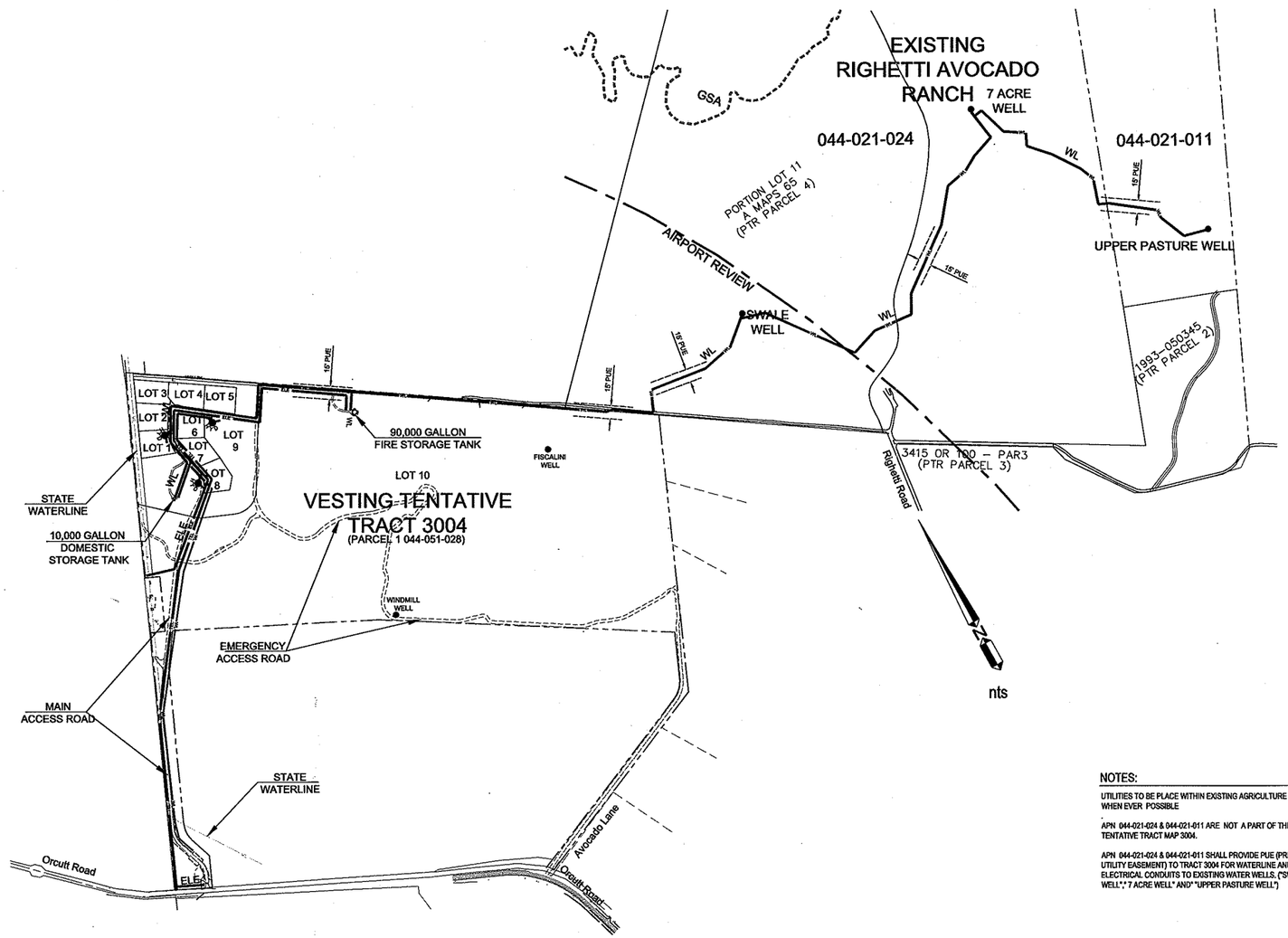
RIGHETTI AGRICULTURE CLUSTER
VESTING TENTATIVE TRACT 3004
DEVELOPMENT PLAN

JOB #: 290-002
DESIGNERS: CD
DRAWN BY: CD
DATE: 22/12/2008

DRAWING NO.
DP 2.1
3 OF 6 SHEETS

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0 1 2 3



VESTING TENTATIVE TRACT 3004

DESCRIPTION

Parcel 1 of COAL 98-130 in the County of San Luis Obispo, State of California, according to Doc No. 1998-05101, in the Office of the County Recorder of said county. (199.08 Acres)

ASSESSOR PARCEL NUMBER

044-051-028

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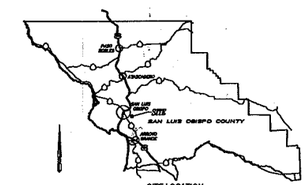
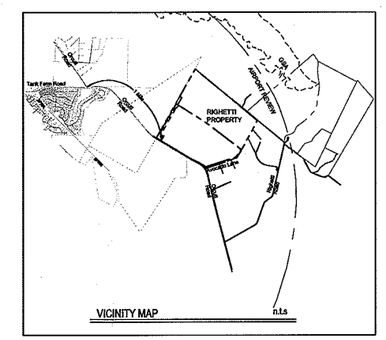


SITE LOCATION



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LOT 8	1.24 Ac	RESIDENTIAL
LOT 9	15.96 Ac.	OPEN SPACE
LOT 10	173.2 Ac.	AGRICULTURE / OPEN SPACE
TOTAL	199.08 Ac.	

NOTES:

UTILITIES TO BE PLACE WITHIN EXISTING AGRICULTURE ROADS WHEN EVER POSSIBLE

APN 044-021-024 & 044-021-011 ARE NOT A PART OF THIS VESTING TENTATIVE TRACT MAP 3004.

APN 044-021-024 & 044-021-011 SHALL PROVIDE PUE (PRIVATE UTILITY EASEMENT) TO TRACT 3004 FOR WATERLINE AND ELECTRICAL CONDUITS TO EXISTING WATER WELLS. ("SWALE WELL", 7 ACRE WELL" AND" UPPER PASTURE WELL")

LEGEND

CENTER LINE
PROPERTY LINE
EDGE OF TRAVELED WAY
GEOLOGICAL STUDY AREA (GSA)
AIRPORT REVIEW
ELECTRIC UTL.
WATER LINE
TELEPHONE UTL.
FIRE HYDRANT

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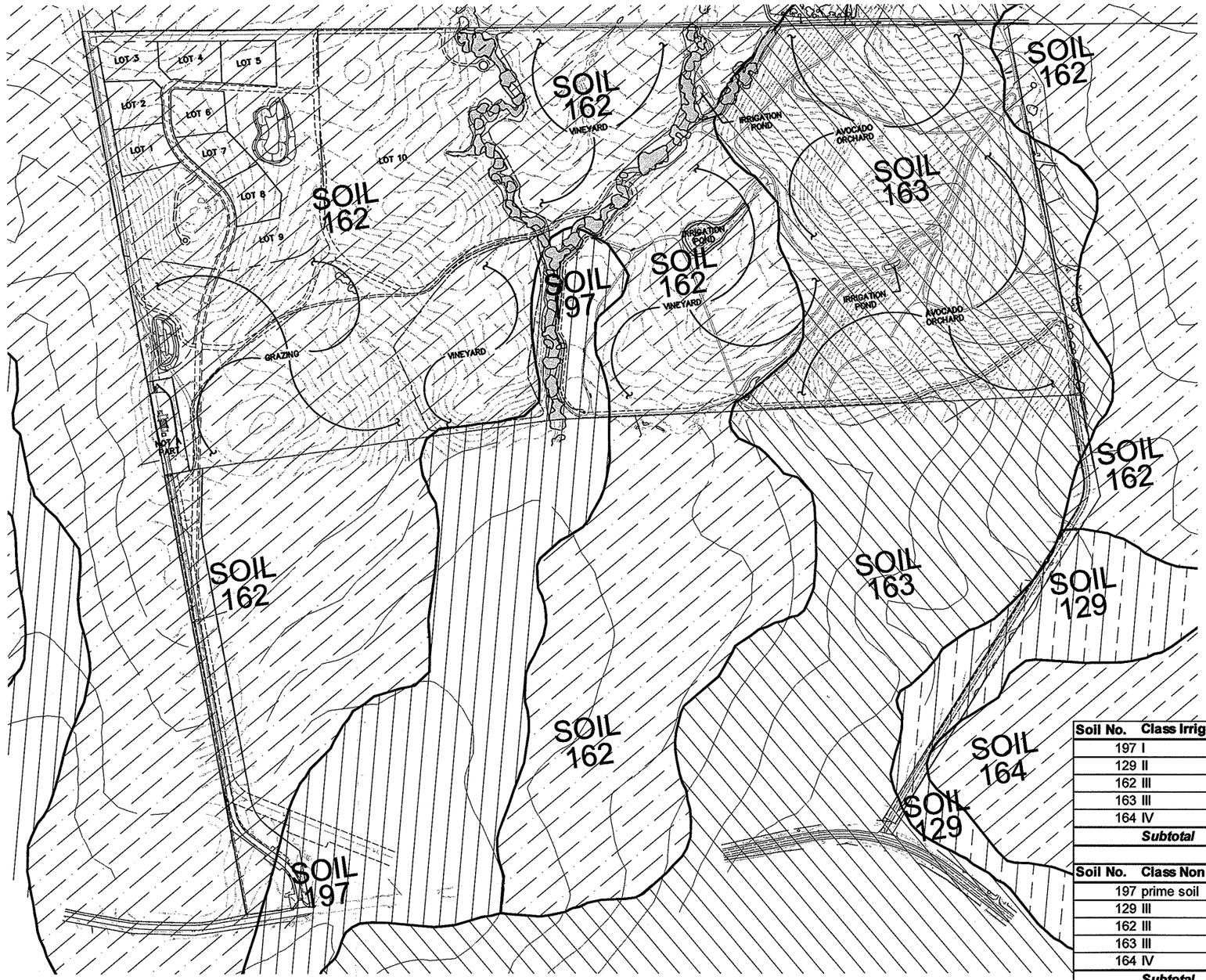
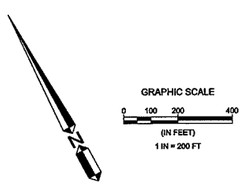
RIGHETTI AGRICULTURE CLUSTER
VESTING TENTATIVE TRACT 3004
UTILITY CONCEPT PLAN

JOB #: 290-002
DESIGNERS: CD
DRAWN BY: CD
DATE: 22/12/2008

DRAWING NO.
UCP 3.0
4 OF 6 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES





Soil No.	Class Irrigated	Acres	Min. Parcel Size	Density
197	I	5.99	20	0.30
129	II	0.00	20	0.00
162	III	52.04	40	1.30
163	III	53.25	40	1.33
164	IV	0.00	40	0.00
	Subtotal	**111.28**	***Subtotal***	**2.93**

Soil No.	Class Non Irrigated	Acres	Min. Parcel Size	Density
197	prime soil	2.38	n/a	0.00
129	III	1.92	40	0.05
162	III	82.83	160	0.52
163	III	0.52	160	0.00
164	IV	0.15	160	0.00
	Subtotal	**87.80**	***Subtotal***	**0.57**
	Total Acreage	**199.08**	***Base Density***	**3.50**

Sources:
SLO County GIS
NRCS MAPS

ASSESSOR PARCEL NUMBERS

044-051-028

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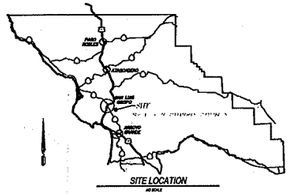

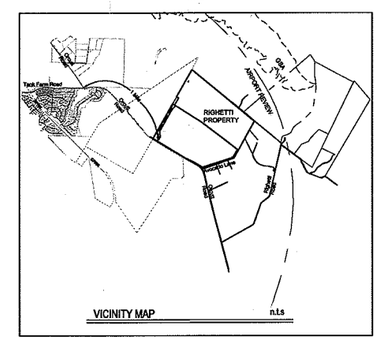

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LANDSCAPE ARCHITECTURE
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WALLACE SHANSON INTERNATIONAL

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

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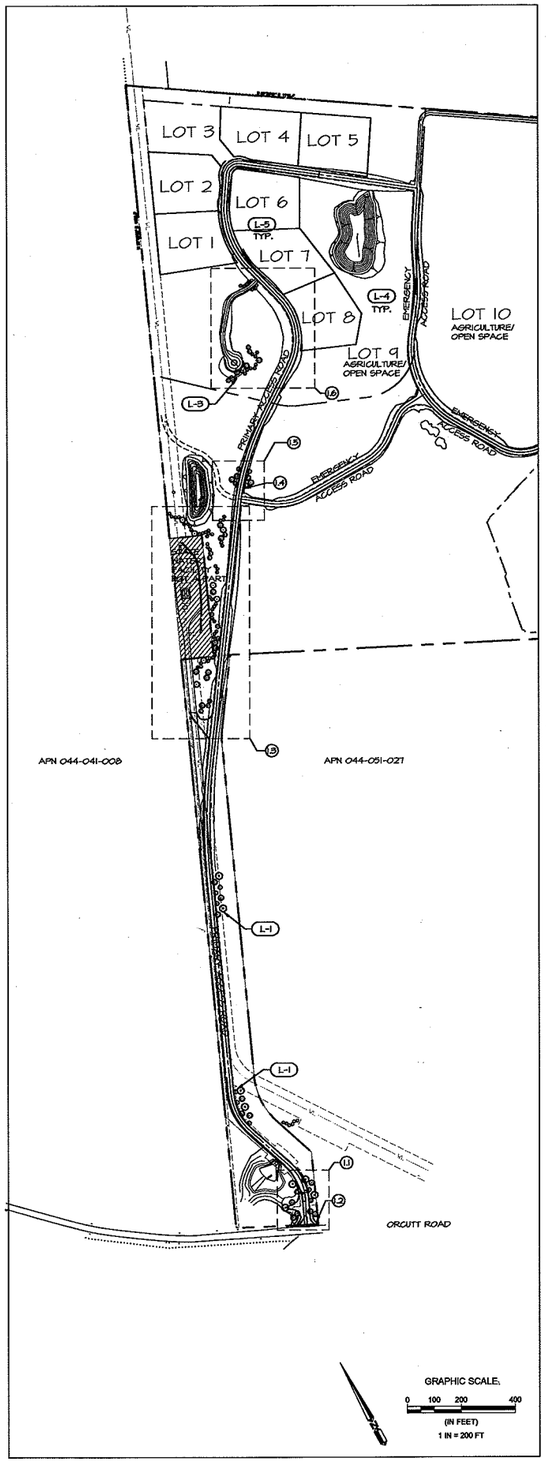
RIGHETTI AGRICULTURE CLUSTER
VESTING TENTATIVE TRACT 3004
SOIL CLASSIFICATION

JOB #: 290-002
DESIGNERS: BK
DRAWN BY: BK
DATE: 12/22/2008
DRAWING NO.
SM 1.0
5 OF 6 SHEETS

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2 3



COMPREHENSIVE PLAN
SCALE: 1"=200'

CONCEPTUAL PLANT PALETTE

NOTE: THIS IS A CONCEPTUAL PLANT PALETTE, REPRESENTATIVE OF THE TYPICAL PLANTING SCHEMES WITHIN EACH USE AREA.

PRIMARY ACCESS ROAD

KEY	TYPE	BOTANICAL / COMMON NAME
L-1	TREE	Arbutus unedo - Strawberry Madrone
		Olea europaea 'Ascolana' - Fruiting Olive
		Pinus pinea - Italian Stone Pine
	SHRUB	Arctostaphylos densiflora 'Howard Mosini' - Manzanita
		Berberis thunbergii - Japanese Barberry
		Cistus salvifolius - Sageleaf Rockrose
		Dendromecon rigida - Bush Poppy
		Dodonea viscosa - Hopseed Bush
		Heteromeles arbutifolia - Toyon
		Lavatera maritima - Tree Mallow
		Olea europaea 'Little Ollie' - Little Ollie
		Ribes viburnifolium - Catalina Perfume
		Rosmarinus officinalis 'Huntington Carpet' - Rosemary
		Salvia leucantha 'Santa Barbara' - Dwarf Mexican Sage
	GROUND-COVER	Arctostaphylos edmundii 'Emerald Carpet' - Manzanita
		Baccharis pilularis - Dwarf Coyote Brush
		Ceanothus griseus horizontalis - California Mild Lilac
		Hypericum 'Pacificum' - Hypericum
		Rosa - Flower Carpet Rose

MONUMENTS

KEY	TYPE	BOTANICAL / COMMON NAME
L-2	TREE	Acer rubrum 'Red Sunset' - Maple
		Cupressus sempervirens - Italian Cypress
		Ginkgo biloba 'Princeton Sentry' - Maidenhair Tree
		Pinus pinea - Italian Stone Pine
		Quercus suber - Cork Oak

SCREENING

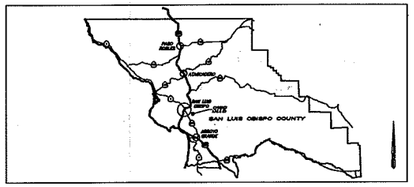
KEY	TYPE	BOTANICAL / COMMON NAME
L-3	TREE	Fremontodendron californicum - Flannel Bush
		Prunus carolniana - Carolina Laurel Cherry
		Quercus agrifolia - Coast Live Oak
		Sequoia sempervirens - Redwood
		Umbellularia californica - California Bay Laurel
	SHRUB	Buddleja davidii - Butterfly Bush
		Ceanothus 'Concha' - Concha California Lilac
		Cotinus coggygria 'Royal Purple' - Smoke Bush
		Dendromecon rigida - Bush Poppy
		Elaeagnus pungens - Silverberry
		Ilex x meserveae - Blue Prince Holly
		Lavatera bicolor - Tree Mallow
		Myrica californica - Pacific Wax Myrtle
		Olea europaea 'Little Ollie' - Little Ollie
		Rhamnus alaternus 'Variegata' - Italian Buckthorn
		Rhamnus californica 'Mound San Bruno' - Coffeeberry

OPEN SPACE BUFFER

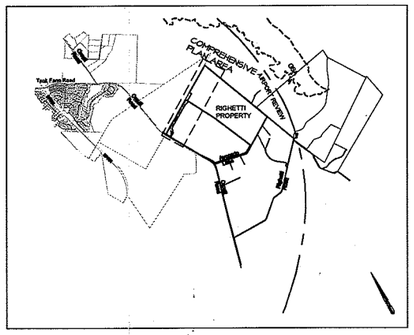
AREA TAG	TYPE	BOTANICAL / COMMON NAME
L-4	TREE	Arbutus unedo - Strawberry Madrone
		Fraxinus angustifolia 'Raywood' - Raywood Ash
		Quercus agrifolia - Coast Live Oak
	SHRUB	Arctostaphylos densiflora 'Howard Mosini' - Manzanita
		Berberis thunbergii 'Atropurpurea' - Japanese Barberry
		Dendromecon rigida - Bush Poppy
		Myrica californica - Pacific Wax Myrtle
		Perovskia - Russian Sage
		Rhamnus alaternus 'Variegata' - Italian Buckthorn
	GROUND-COVER	Arctostaphylos edmundii 'Emerald Carpet' - Manzanita
		Baccharis pilularis - Dwarf Coyote Brush
		Ceanothus griseus horizontalis - California Mild Lilac
		Cotoneaster horizontalis - Rock Cotoneaster
	HYDRO-SEED	Bacania spendens 'Sparkling Burgundy'
		Red Fescue

RESIDENTIAL FRONT YARDS

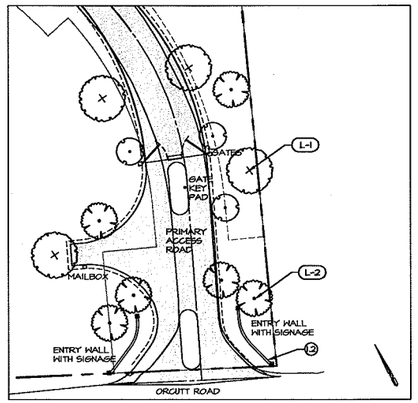
AREA TAG	TYPE	BOTANICAL / COMMON NAME
L-5	TREE	Acer rubrum 'Red Sunset' - Maple
		Arbutus unedo - Strawberry Madrone
		Calocedrus decurrens - California Incense Cedar
		Cupressus sempervirens- Italian Cypress
		Elaeocarpus decipiens - Japanese Blueberry Tree
		Feijoa sellowiana - Pineapple Guava
		Fraxinus angustifolia 'Raywood' - Raywood Ash
		Lagerstroemia indica - Crape Myrtle
		Magnolia grandiflora 'Little Gem' - Majestic Beauty Magnolia
		Olea europaea 'Ascolana' - Fruiting Olive
		Platanus x acerifolia 'Bloodgood' - London Plane Tree
		Pinus pinea - Italian Stone Pine
		Prunus ilicifolia ? Hollyleaf Cherry
		Quercus agrifolia - Coast Live Oak
		Quercus suber - Cork Oak ?
		Schinus molle - California Pepper
	SHRUB	Arctostaphylos Hybrid - Kangaroo Paw
		Arctostaphylos densiflora 'Howard Mosini' - Manzanita
		Berberis thunbergii - Japanese Barberry
		Callistemon citrinus 'Compacta' - Dwarf Lemon Bottlebush
		Carpenteria californica - Bush Anemone
		Cistus salvifolius - Sageleaf Rockrose
		Coleonema pulchrum - Pink Breath of Heaven
		Dendromecon rigida - Bush Poppy
		Escalonia 'Compacta' - Escalonia
		Ilex x meserveae - Blue Prince Holly
		Lavandula dentata- French Lavender
		Lavandula stoechas- Spanish Lavender
		Phormium tenax 'Bronze Baby' - Dwarf Flax
		Ribes viburnifolium - Catalina Perfume
		Rosmarinus officinalis 'Huntington Carpet' - Rosemary
		Salvia leucantha 'Santa Barbara' -Dwarf Mexican Sage
		Rosa 'Noritunda 'Iceberg' - Iceberg Rose
		Zauschneria californica - California Fuschia
	GROUND-COVER	Arctostaphylos edmundii 'Emerald Carpet' - Manzanita
		Baccharis pilularis - Dwarf Coyote Brush
		Ceanothus griseus horizontalis - California Mild Lilac
		Cotoneaster horizontalis - Rock Cotoneaster
		Erigeron glaucus- Seaside Daisy
		Hypericum 'Pacificum' - Hypericum
		Rosa- Flower Carpet Rose



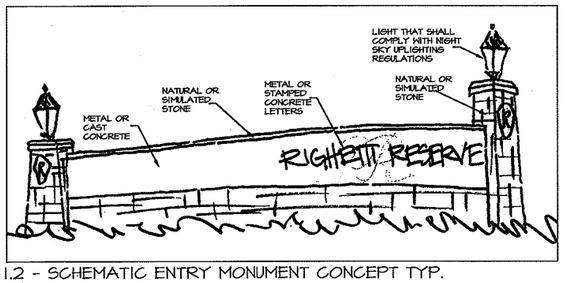
SITE LOCATION
N.T.S.



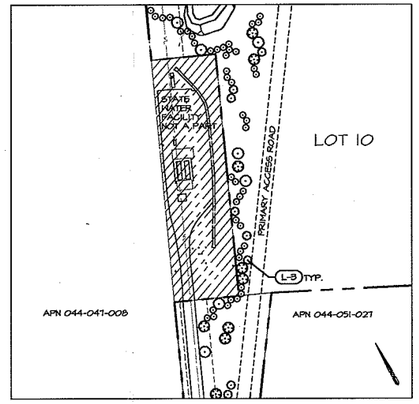
VICINITY MAP
N.T.S.



1.1 - ENTRY WALLS & GATE LOCATION
SCALE: 1"=30'

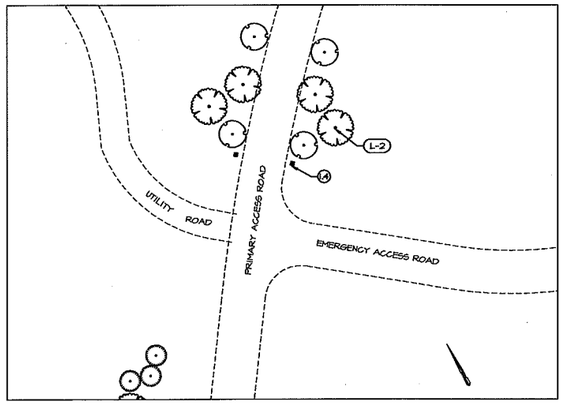


1.2 - SCHEMATIC ENTRY MONUMENT CONCEPT TYP.
N.T.S.

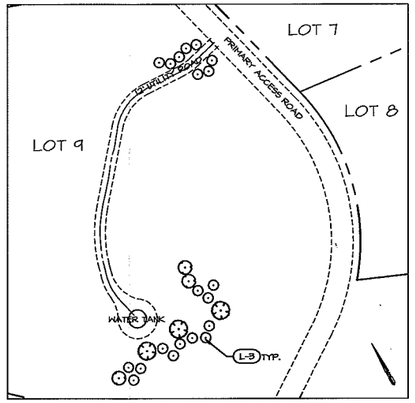


1.3 - STATE WATER FACILITY SCREENING
SCALE: 1"=100'

1.4 - SCHEMATIC PRIMARY ACCESS ROAD MONUMENT CONCEPT- N.T.S.



1.5 - PRIMARY ROAD MONUMENT LOCATION
SCALE: 1"=30'



1.6 - DOMESTIC WATER TANK SCREENING
SCALE: 1"=60'

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RIGHETTI AGRICULTURE CLUSTER
VESTING TENTATIVE TRACT 3004
LANDSCAPE CONCEPT PLAN

JOB #: 290-002
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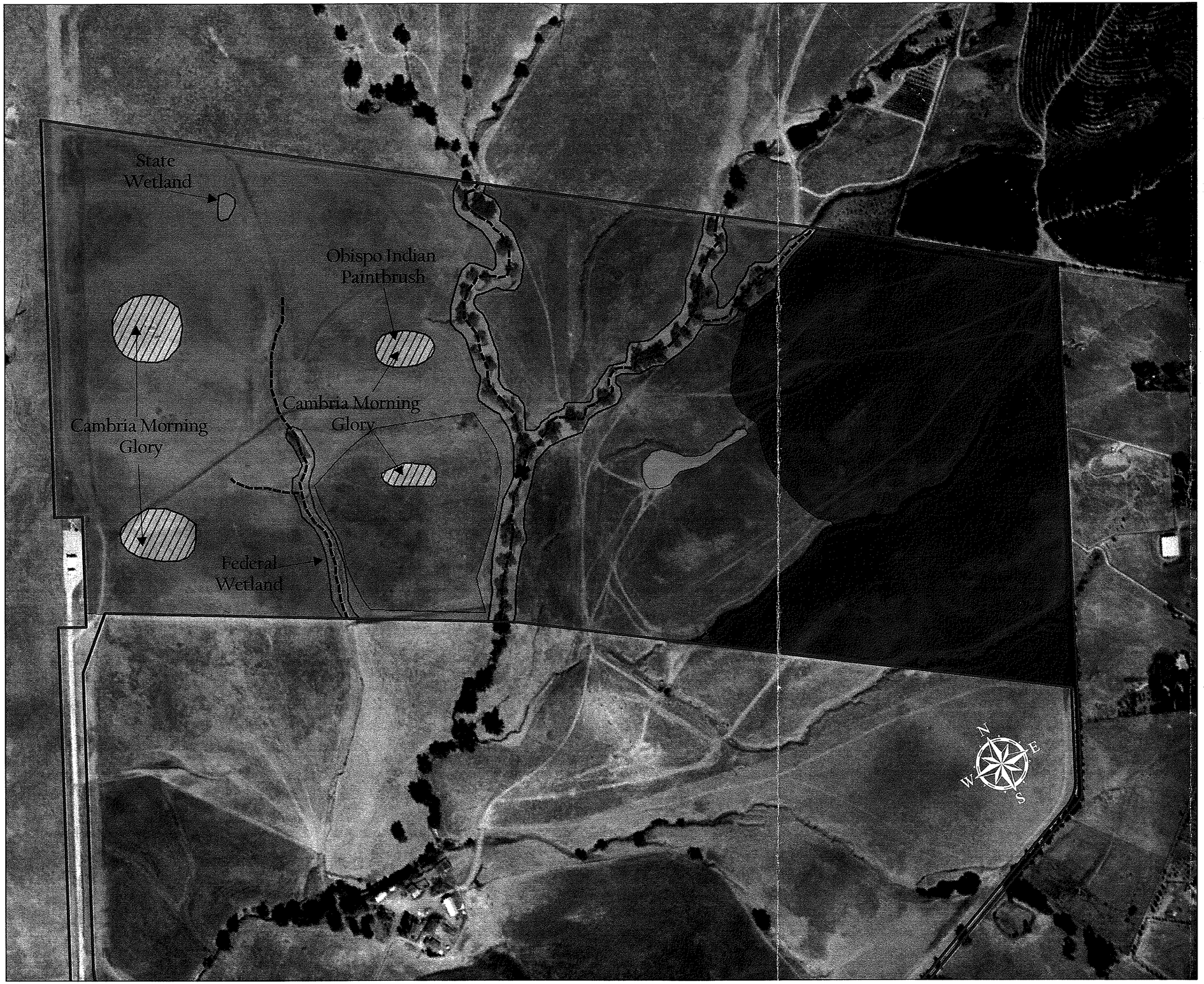
LS 1.0
6 OF 6 SHEETS

Biological Resource Map

Righetti Agriculture Cluster



- APN: 044-051-028
- Raptor Nest
- Drainage
- Pond
- Avacados
- Vineyards
- Riparian
- Grassland

0 280 560 1,120 Feet

All areas approximate

San Luis Obispo County

Map Created December 15, 2008

2003 USDA-FSA Aerial Photograph
Property Located north east of the City of San Luis Obipso
Arroyo Grande NE & Lopez Mt. Quadrangles

Althouse and Meade, Inc.
1875 Wellsona Road
Paso Robles, CA 93446