SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/15/2011

TO: _____

FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: DRC2010-00080 NICHOLAS- Conditional Use Permit to modify original lad use permit. 1.12 acre site located off Lindon Lane in Nipomo. APN: 091-326-054.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - 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 SO INDICATE, OR CALL.

_____

_____

_____

_____ _____ _____

Date Name Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org

DRC2010-00080 NICHOLAS DON

CONDITIONAL USE PERMIT/
MODIFICATION TO ORGINAL LANDUSE PERMIT
SC/ NIPO
CS

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☐ Site Plan
- ☒ Conditional Use Permit/Development Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Tree Permit
- ☐ Minor Use Permit
- ☐ Plot Plan
- ☐ Variance
- ☐ Surface Mining/Reclamation Plan
- ☒ Modification to approved land use permit
- ☐ Zoning Clearance
- ☐ Other

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Statewide Traffic Safety & Signs c/o Don Nicholas Daytime Phone 805-929-5070
Mailing Address 522 Lindon Lane, Nipomo, CA Zip Code 93444
Email Address: _____

☐ Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☒ Agent Name Oasis Associates, Inc. c/o C.M. Florence, AICP Daytime Phone 805-541-4509
Mailing Address 3427 Miguelito Court, San Luis Obispo, CA Zip Code 93401
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 1.12 acres Assessor Parcel Number(s): 091-326-054
Legal Description: _____
Address of the project (if known): 522 Lindon Lane, Nipomo, CA
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: South on Hwy 101, West Teft Street exit, right on West Teft, right on Mary Avenue, right on Juniper Street, left on Lindon Lane
Describe current uses, existing structures, and other improvements and vegetation on the property:
Office (existing 12,000 square foot metal building) and storage yard related to existing use

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): A modification to the original project description with modifications to the Conditions of Approval to reflect the range of allowable uses within the Commercial Service Land Use Category (PLEASE REFER TO ATTACHED PROJECT STATEMENT/SUPPLEMENT)

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.

Property owner signature [signature], AICP, Agent Date 23 May 2011

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

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

Describe existing and future access to the proposed project site: Existing access from Lindon Lane

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: Commercial Service South: Commercial Service
East: Commercial Service West: Commercial Service

N/A **For all projects, answer the following:** Building, landscaping & paving existing
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other (specify) _____
Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: _____ Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____

N/A **Proposed water source:** ☐ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

N/A **Proposed sewage disposal:** ☐ Individual on-site system ☐ Other _____
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

N/A **Fire Agency:** List the agency responsible for fire protection: _____

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

N/A **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: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

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 or not 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:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. 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.
d. 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 Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 1.12 acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☒ Yes ☐ No Submitted w/ original application
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No Grading completed w original application
   If yes, please explain: _____
6. Has a grading plan been prepared? ☒ Yes ☐ No Grading plan submitt with orignial applicati
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
   If yes, please list: Lindon Lane & North Frontage Road

Water Supply Information

1. What type of water supply is proposed? Water service has already been established at the property
   ☐ Individual well ☐ Shared well ☒ Community water system
2. What is the proposed use of the water?
   ☐ Residential ☐ Agricultural - Explain _____
   ☒ Commercial/Office - Explain Domestic use.
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? N/A
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: Water service has been established
6. Has there been a sustained yield test on proposed or existing wells? N/A
   ☐ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? N/A

Bacteriological?	☐ Yes	☐ No
Chemical?	☐ Yes	☐ No
Physical	☐ Yes	☐ No
Water analysis report submitted?	☐ Yes	☐ No

8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health. N/A
   ☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
   ☐ Will Serve Letter ☐ Pump Test _____ Hours_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used: N/A

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. 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?
   ☐ Yes ☐ No
4. Has a piezometer test been completed?
   ☐ Yes ☐ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☐ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☒ Yes ☐ No Existing connection to NCSD
   Distance to nearest sewer line: N/A Location of connection: N/A
2. What is the amount of proposed flow? N/A G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No N/A

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? Office
2. Name of Solid Waste Disposal Company: South County Sanitation
3. Where is the waste disposal storage in relation to buildings? N/A
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☐ Yes ☐ No N/A, existing project

Community Service Information

1. Name of School District: Lucia Mar Unified School District
2. Location of nearest police station: 1681 Front Street, Oceano
3. Location of nearest fire station: 450 Pioneer Avenue, Nipomo
4. Location of nearest public transit stop: West Teft Street
5. Are services (grocery/other shopping) within walking distance of the project? ☑ Yes ☐ No
   If yes, what is the distance? 0.7 miles feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:

Property was vacant, in 1986 Planning Commission approved Resolution No. 86-122 for File No. D860428:1 to allow a 12,000 square foot metal building to be used for a cabinet shop, PMT2005-00331 for tenant improvements and PMT2005-01588 for grading

2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
   If yes, please describe:
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☐ No N/A
   If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: Monday - Friday Saturday & Sunday for emergencies only Hours of Operation: 7:00 a.m. - 10:00 p.m.
2. How many people will this project employ? 20-24
3. Will employees work in shifts? ☐ Yes ☒ No
   If yes, please identify the shift times and number of employees for each shift
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☒ Yes ☐ No If yes, please explain: Vehicle emissions only
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
   If yes, please explain: Existing CS use, surrounded by other CS zone/uses.
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail:
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
   If yes, please describe in detail:
8. Has a traffic study been prepared? ☒ Yes ☐ No If yes, please attach a copy.
   Traffic impacts analyzed in original project Intial Study Mitigated Negative Declaration related to D860428:1

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 12 Between 4:00 to 6:00 p.m. 12
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☒ No
    If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☒ No If yes, please describe: _____

N/A **Agricultural Information**

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. 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? Please explain in detail: _____

N/A **Special Project Information**

1. 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): _____
2. Will the development occur in phases? ☐ Yes ☐ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☐ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☐ No
   If yes, please describe: _____

N/A **Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

N/A **Environmental Information**

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

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? ☒ Yes ☐ No
   If yes, please describe and provide "ED" number(s): _____

N/A **Other Related Permits**

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

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING

PROJECT STATEMENT/SUPPLEMENT

to the application for the proposed

Statewide Traffic Safety & Signs

Reconsideration of Conditions of Approval Relating to
File NO. D860428:1, Resolution NO. 86-122

APN 091-321-054
522 Lindon Lane,
Nipomo, CA 93444

3 June 2011

I. PROJECT INTRODUCTION

On February 3, 2011, a complaint driven Notice of Violation was issued to Statewide Traffic Safety & Signs. This request for reconsideration recognizes the discrepancy between the existing business operations and the original conditional use permit, and attempts to rectify these through modifications to the conditions of approval. The reconsideration will allow the Applicant to request modifications to specific conditions of approval that are no longer applicable. The following information has been provided as a supplement to the application for Reconsideration of the Conditions of Approval for Development Plan (D860428:1) approved by the Planning Commission pursuant to Resolution No. 86-122 , December 18, 1986.

A. Project Applicant

Statewide Traffic Safety & Signs ("Statewide")
c/o Don Nicholas, President
522 Lindon Lane
Nipomo, CA 93444
Phone (805) 929-5070
Fax (805) 929-5786
dnicholas@statewidesafety.com

B. Applicant's Agent

Oasis Associates, Inc.
c/o C.M. Florence, AICP
3427 Miguelito Court
San Luis Obispo, CA 93401
Phone (805) 541-4509
Fax (805) 546-0525
cmf@oasisassoc.com

C. Property History

Prior to Statewide acquiring the subject property, it was owned by Jack Bell. In December 1986, the Planning Commission approved an Initial Study/ Negative Declaration and approved a Development Plan which allowed for construction of a 12,000 square foot metal building to accommodate a cabinet fabrication business. In 1991, Statewide acquired the property. In 1992, approved tenant improvements were completed for second floor offices and fire sprinklers. Additional approved tenant improvements were completed in 2007. In 2008, a grading permit was issued to eliminate the existing storm water basin, add underground storage for storm water, and pave the balance of the property.

Statewide has been operating at this location for past 20 years. On February 3, 2011 the Applicant received a Notice of Violation related to the company's operations at 255 Lindon Lane. Five (5) violations were noted including the operation of building doors, noise, work in the yard, outdoor storage of materials and hours of operations.

D. Company & Operations

Statewide Safety & Signs, Inc. was founded in 1987. They provide quality traffic control products and services, and are dedicated to work zone safety. Statewide Safety & Signs performs works under an "A" and "C31" license, and is certified as a WBE/DBE/SBE.

The subject property is one of eleven company locations. The Nipomo property is the corporate headquarters and includes offices and a storage yard for signs, trucks and other materials. The enclosed yard is utilized for loading and unloading trucks, storage, and parking for employees. The yard is enclosed by a six (6) foot fence used for screening.

Figure 1. View north of storage yard entrance

E. Property Location/Existing Conditions

The Commercial Service ("CS") zoned property is located on the north side of Lindon Lane in Nipomo, CA (See Exhibit 1- Aerial Photograph). The property is surrounded by other CS zoned properties, while a residential neighborhood exists on the perimeter of the CS zone. The closest residence to the Statewide property is approximately 215 feet to the west and is accessed from Sandydale Drive. A 12,000 square foot structure houses the office and warehouse functions of the business. The surrounding storage yard is utilized for parking, vehicle and equipment storage, and storage for the company's safety related items (e.g., signs, barricades, portable lighting, fencing, etc.).

Figure 2. Vehicle and equipment storage in the storage yard.

The current land use can be characterized as a combination of Construction Contractors and Outdoor Storage Yards, both of which are allowed uses in the Commercial Service zone (LUO §22.06.030 - Table 2-2). Storage yards is defined as service establishments primarily engaged in the outdoor storage of motor vehicles, equipment, materials or supplies, farm machinery or industrial supplies on a lot or portion of a lot greater than 300 square feet in area (LUO §22.80.030).

Exhibit 1 – Project Aerial Photograph

Subject Property

Commercial Service Boundary

Residential Suburban Boundary

F. Request for Reconsideration

1. Project Description

Resolution No. 86-122 authorized "a 12,000 square foot metal building to accommodate a cabinet shop in the Commercial Service Land Use Category." A modification to the original project description is warranted and may solely need to reflect the range of allowable uses within the Commercial Service Land Use Category.

2. Conditions of Approval

To resolve the Notice of Violation, the Applicant is applying for a reconsideration of specific conditions of approval to better reflect the current business operations. Several of the conditions are related to the original cabinet shop, and therefore no longer apply. The following table lists the conditions to be modified or eliminated with the reconsideration.

Table 1. Conditions to be Modified or Eliminated

Original Condition No.	Reconsideration Request Comments
4. The grading and/or drainage plans required by condition #3 shall also provide for the following: A. Stormwater retention of drainage in an onsite basin designed in accordance with county standards and approved by the county Engineering Department.	**Eliminate.** A grading permit (PMT2005-01588) was issued to fill in the previously existing drainage basin and construct an underground storm water catchment.
10. The dust collector shall be placed on the east side of the building so that it projects towards the commercial area and away from the residential area	**Eliminate.** The dust collector was part of the operations of the previous cabinet shop. Statewide does not create dust and therefore, a dust collector is not a required as part of their operations.
13. Operation of business shall be conducted entirely within the building	**Eliminate.** Business operations include office functions and loading of safety materials and signage to be installed in offsite locations. Storage of signs and miscellaneous materials occurs both within the building and the exterior storage yard.
14. No outdoor storage, or any accumulation of trash, debris, or parking materials shall be permitted.	**Eliminate.** §22.80.030 of the LOU allows for Storage Yards in the Commercial Service Zone. This includes the storage of motor vehicles, equipment, materials or supplies, farm machinery or industrial supplies.
15. Business hours are limited to the hours between 7:30 a.m. and 5:30 p.m. Monday through Friday, and from 8:a.m. to 4:45 p.m. for noise producing equipment only Monday through Friday.	**Modify**. Business hours are limited to the hours between 7:00 a.m. and 10:00 p.m. Monday through Sunday. Operations after 5:30 p.m. on M – F and on Saturday/Sunday would be limited to emergency only* work. *(e.g., local, state or federal alerts, natural disasters, etc.)

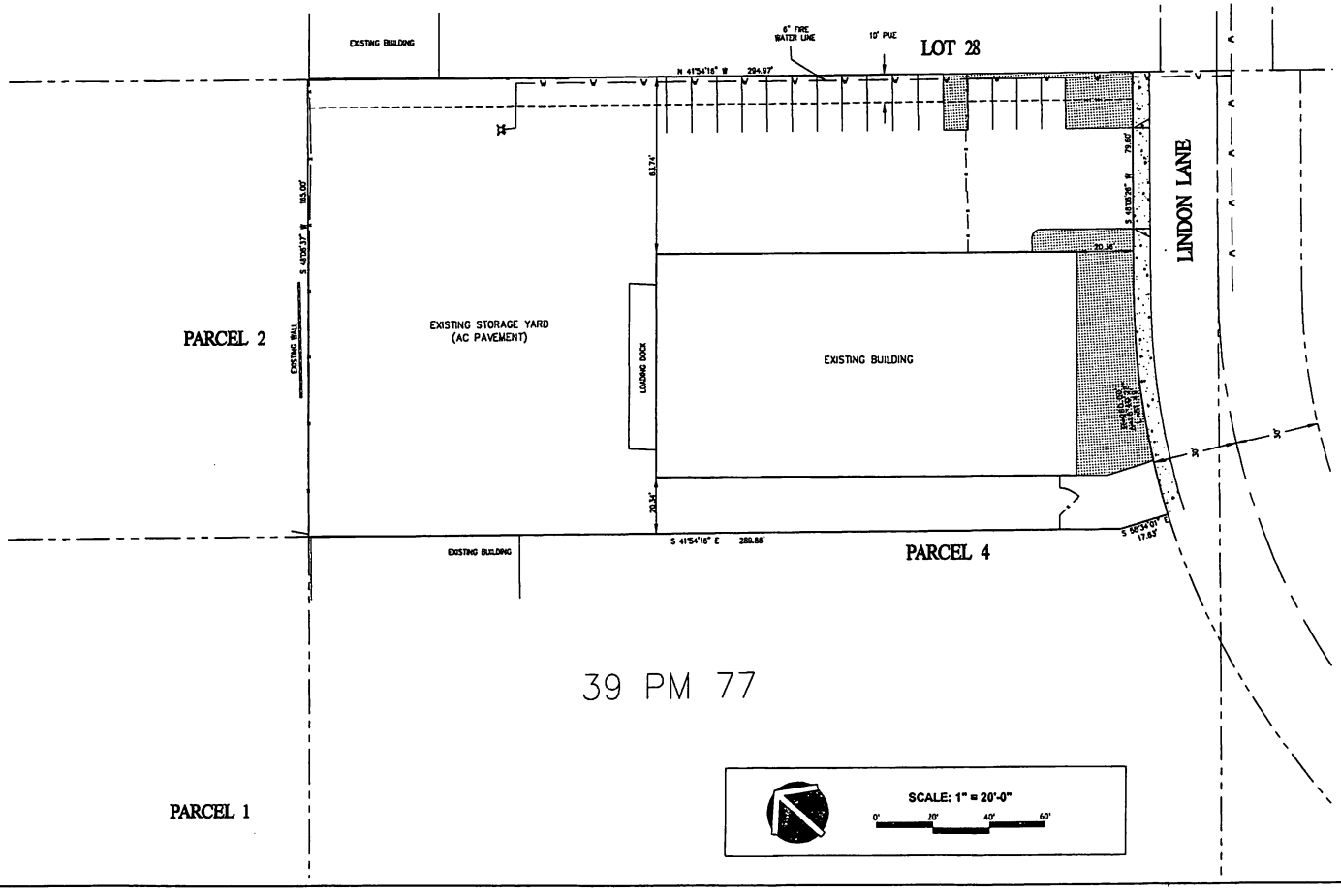
Original Condition No.	Reconsideration Request Comments
18. All employee parking to be onsite.	**Modify.** Employee parking is provided on site, while adequate on street parking is also available.
20. Off-loading of materials and loading of finished products is to be performed in the designed loading area only.	**Eliminate.** There are no finished products related to the current business. This condition was originally related to the offloading of cabinet-related materials and finished products. The current business utilizes the yard as storage and the loading and unloading of safety signs and materials.

Attachments:

- — County of San Luis Obispo Planning Commission Resolution No. 86-122, 18 December 1986
- — Staff Report File No. D860428:1, County of San Luis Obispo, 18 December 1986
- — Preliminary Title Report, First American Title Company, 23 May 2011

c: D. Nicholas, STS&S
J. Ferrari, STS&S
11-0027

O:\Statewide Traffic Safety & Signs 11-0027\Correspondence\2011-05-19.Project Supplement.doc



OASIS ASSOCIATES
3427 MIGUELITO COURT
SAN LUIS OBISPO
CALIFORNIA 93401
P 805.541.4509
F 805.544-0525
RLA 2748 CLASS #907

LANDSCAPE ARCHITECT'S SEAL

These drawings are instruments of service and are the property of Oasis Associates Inc. All designs and other information on the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of Oasis Associates, Inc.

Project:

STATEWIDE TRAFFIC SAFETY AND SIGNS

522 LINDON LANE, NIPOMO, CA 93444

Client:

STATEWIDE TRAFFIC SAFETY AND SIGNS
c/o MR. DON NICHOLAS

522 LINDON LANE, NIPOMO, CA 93444

Sheet Contents:

SITE PLAN (EXISTING CONDITIONS)

Date: 6/06/11

Revised:

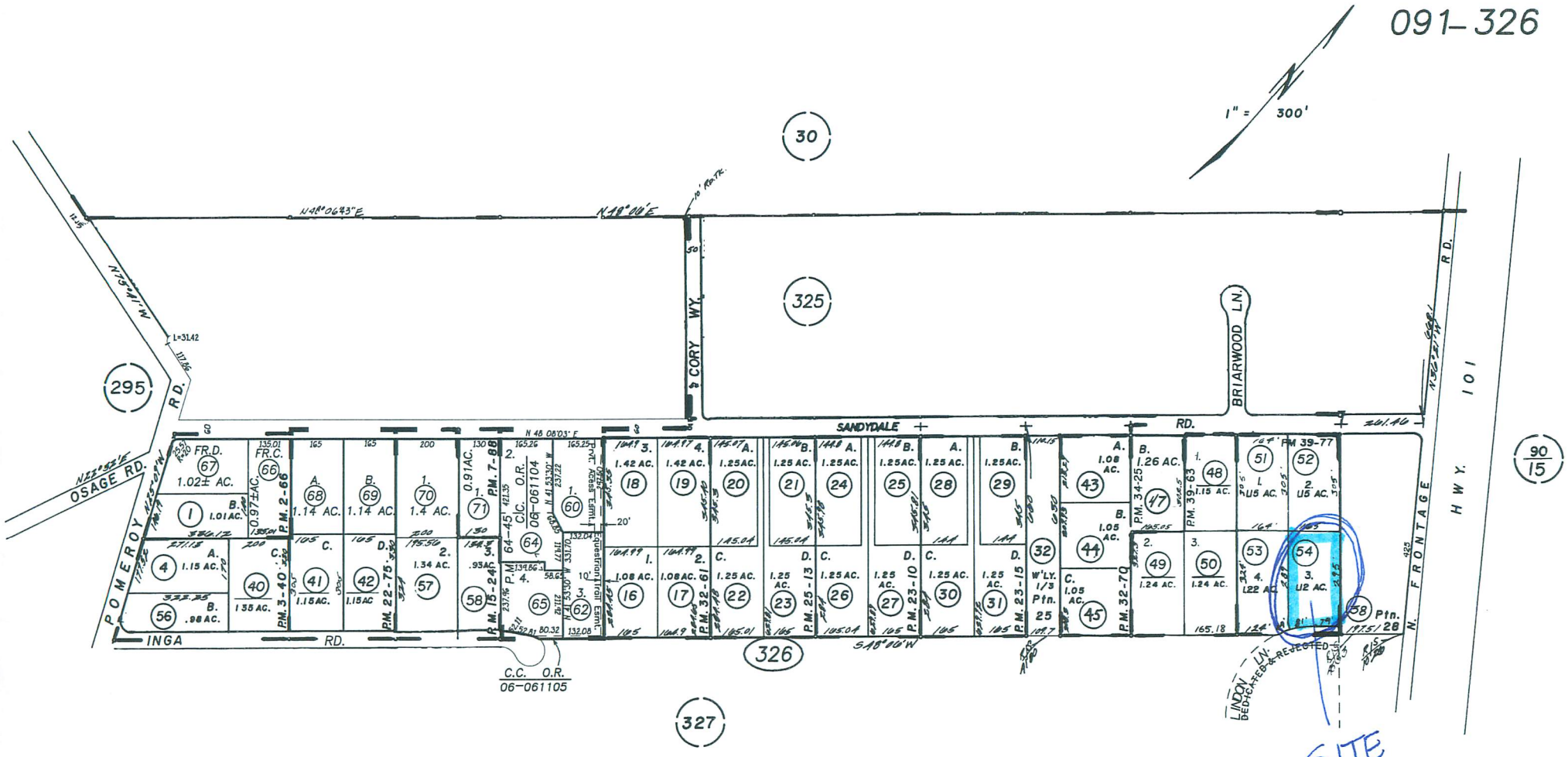
No.	DATE	DESCRIPTION

Job No.: 11-0027

Sheet: **L-1**

No. 1 of 1

091-326



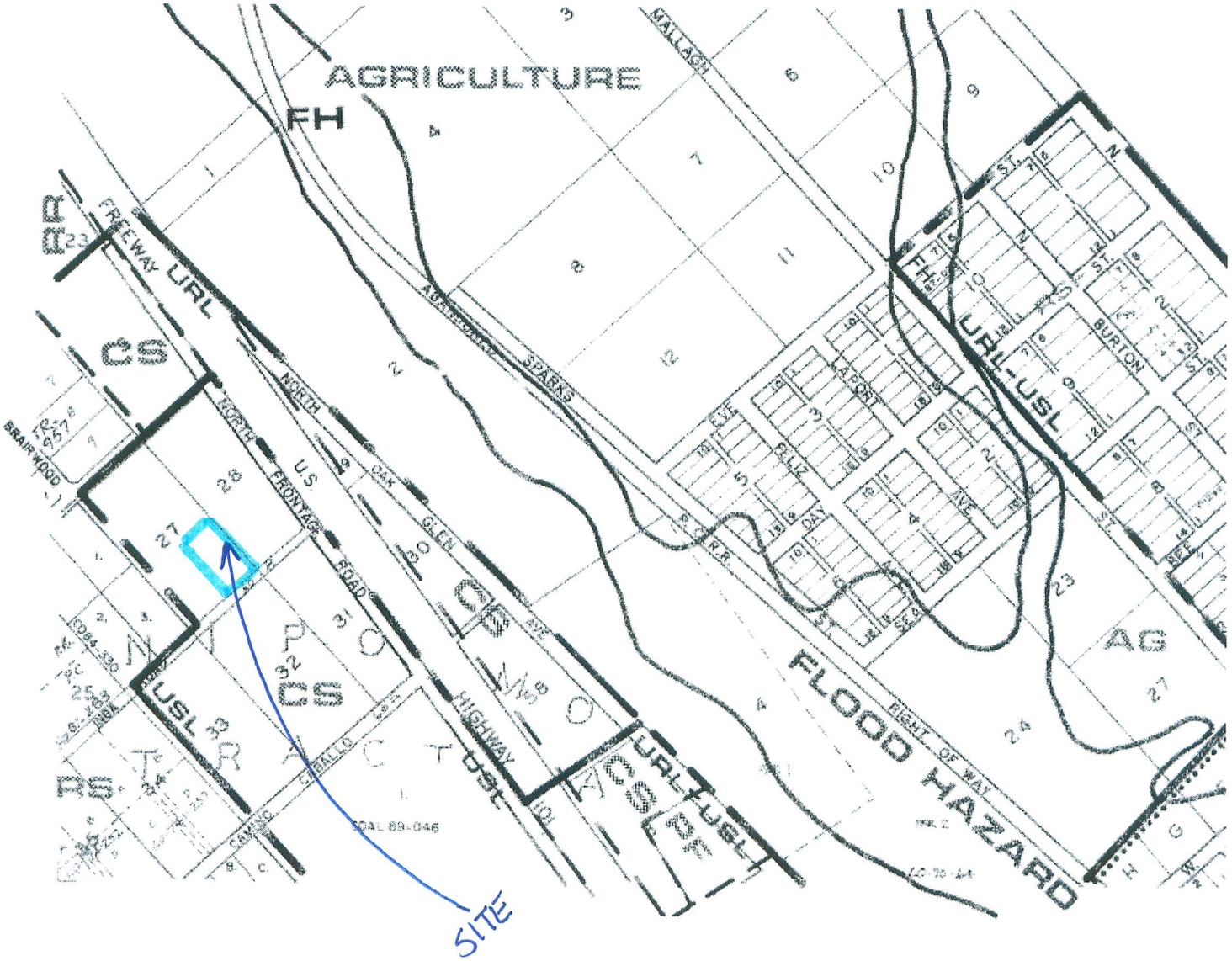
REVISIONS	
I.S.	DATE
06-158	10-26-05
06-200	12-15-05
07-203	10-16-06
08-274	11-29-07
NA	01-08-07

150 0 300 600

GB 12-17-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CALIMAX PLANTATION CO'S. NIPOMO TRACT "A", R.M. Bk. 01 , Pg. 23

NIPOMO
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 091 PAGE 326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RIGHT OF WAY
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SPARKS
BURTON
LAPORT
FELIZ
DAY
EVE
BRAIRWOOD
SITE

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Briarwood Ln
Lindon Ln
101
Cory Way
Nipomo URL
Anise Ln
Camino Caballo
Sandydale Dr
Exit
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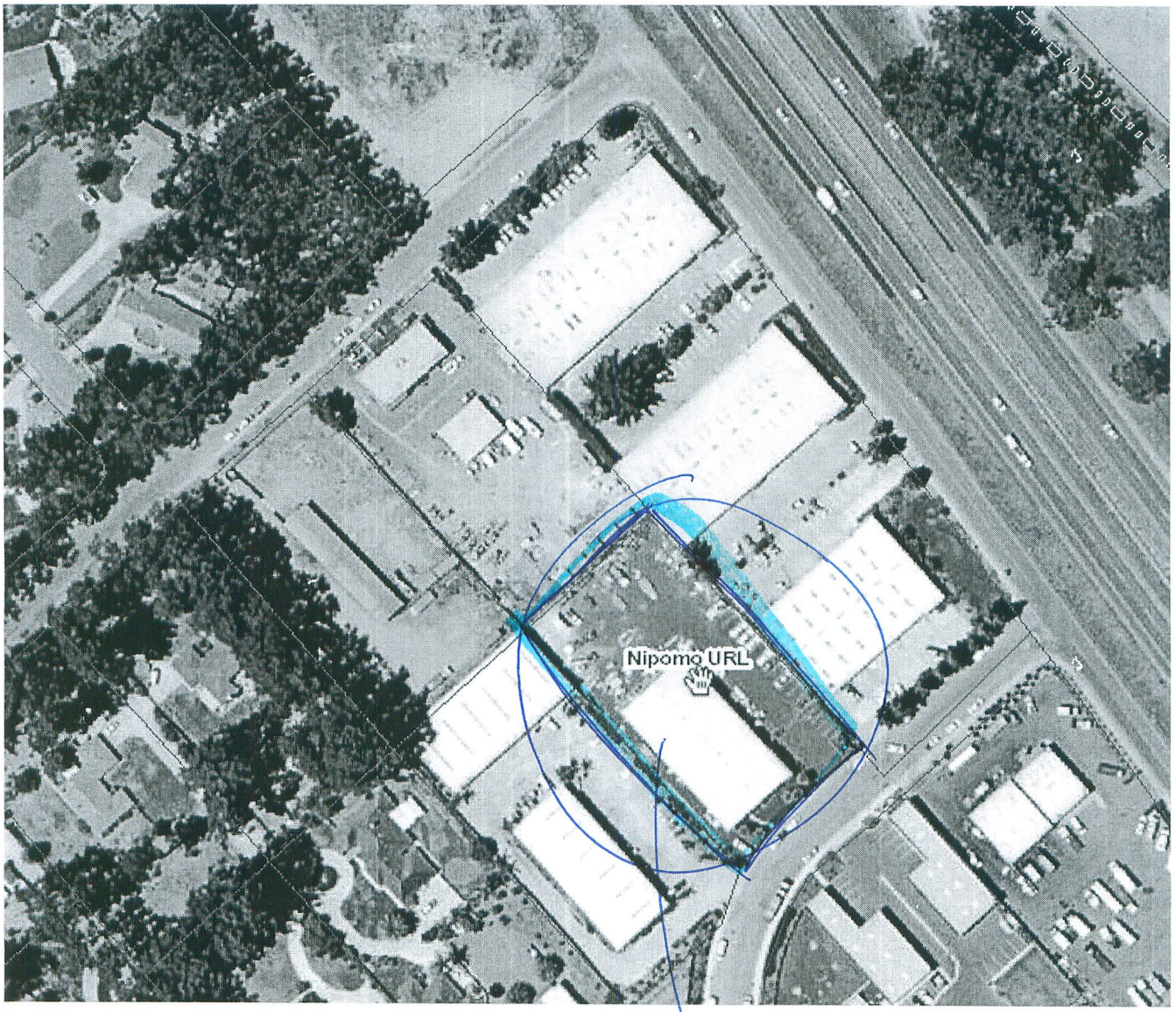
Nipoma URL
SITE

Parcel Summary Report For Parcel # 091-326-054

6/9/2011
10:19:01AM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	FERRARI JOAN A PO BOX 3416 NEWPORT BEACH CA 92659-
OWN	CORSBY JOAN
OWN	FERRARI JOAN A TRUST
OWN	NICHOLAS DON
OWN	NICHOLAS TAMARA

Address Information

Status	Address
P	00522 LINDON LN NIPO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CO84-	270	0003	Nipomo	South County	CS			Y		

Parcel Information

Status	Description
Active	PM 39-77 PAR 3

Notes

Tax Districts
LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE

Parcel Summary Report For Parcel # 091-326-054

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

AREA NO. 21 COUNTY SERVICE
SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR
NIPOMO COMM. SERVICE
COASTAL SAN LUIS RESOURCE CONSV.
NIPOMO HWY. LIGHTING

Case Information

Case Number:	Case Status:	
88155	FNL	Primary Parcel

Description:
REMODEL EXIST TENANT IMPROVEMENT SIGN BUSINESS

88162	FNL	Primary Parcel

Description:
INSTALL FIRE SPRINKLERS IN 001

89014	FNL	Primary Parcel

Description:
ADD 2ND FLOOR OFFICES TO EXIT. BLDG

94968	FNL	Primary Parcel

Description:
INSTALL 4-HEATING UNITS IN WAREHOUSE

COD2010-00220	CLD	Primary Parcel

Description:
REPORTED LIGHTING AND WORK HOURS VIO - SPOT LIGHTS ON AT 3 AND 4 A.M.

COD2010-00500	REC	Primary Parcel

Description:
REPEATE VIOLATION OF CONDITIONS - OUTDOOR LIGHTING, NOISE AND EQUIPMENT STORAGE - WORK HOURS START AT 330AM

DRC2010-00080	REC	Primary Parcel

Description:
MODIFICATION TO ORGINAL LAND USE PERMIT

P000732Z	APP	Primary Parcel

Description:
DBA NIPOMO HEALTH & FITNESS

P950255Z	APP	Primary Parcel

Description:
STATEWIDE SAFETY & SIGNS-MFG. SERVICE, SALES AND RENTALS

Parcel Summary Report For Parcel # 091-326-054

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

PMT2005-00331 FNL Primary Parcel

Description:

TENANT IMPROVEMENT (3788 SF) FROM SHELL TO OFFICE SPACE FOR RETAIL BUSINESS

PMT2005-01588 FNL Primary Parcel

Description:

GRADING TO FILL IN DRAINAGE BASIN AND ADD UNDERGROUND DRAINAGE BASIN

S810032N EXP Related Parcel

Description:

PROP ROAD NAME COMMERICAL WAY (TR 909)