



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/18/2012

TO: _____

FROM: Jo Manson, Inland Team

PROJECT DESCRIPTION: SUB2012-00002 CO11-0116 HIGH PLAINS RANCH- Parcel map dividing 1,917 acres into 3 parcels of 640, 640 and 637 acres. Site located off Soda Lake Road in California Valley. APNs: 072-141-003, 072-201-002 and 017.

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

Parcel Map

GENE

San Luis Obispo

PROP 1 TO 3 PARCEL MAP

SHCA/ CAVA

AG FH

JSM

ORM

le No SUB2012-00002

APPLICATION TYPE CHECK ALL THAT APPLY

- Public Lot
- Voluntary Merger
- Certificate of Compliance
- Lot Line Adjustment
- Parcel Map
- Tract Map
- Receiving Site
- Sending Site
- Condominium (new or conversion)
- Road Abandonment
- Road Name
- Reversion to Acreage
- Reconsideration

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name High Plains Ranch I LLC C/O SunPower Corp Daytime Phone 510-540-0550
 Mailing Address 1414 Harbour Way South, Richmond, CA Zip 94804
 Email Address: _____

Applicant Name Topaz Solar Farms LLC Daytime Phone 515-242-3988
 Mailing Address 1850 N. Central, Suite 1025, Phoenix, AZ Zip 85004
 Email Address: _____

Agent Name Tami Poe Daytime Phone (805) 835-8570
 Mailing Address PO Box 3221, Atascadero, CA Zip 93423
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 1917 AC ± Assessor Parcel Number(s): 072-141-033, 072-201-002 & 017

Legal Description: Parcel 2 of PL 03-0088

Address of the project (if known): 13084 Soda Lake Rd., California Valley, CA

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 North to Highway 58, East on Highway 58 to Soda Lake Road, South on Soda Lake Road

Describe current uses, existing structures, and other improvements and vegetation on the property: Agriculture, abandoned residence

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): Subdivision of 1917 acres to three parcels of 640, 640 and 637 acres +/-

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Tami Poe Date 7/10/12

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

LAND DIVISION APPLICATION

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

Project Information: What is the proposed density or parcel size?: 3 parcels - 640, 640, 637 ac +/-

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 1917 AC

What will the property be used for after division: Mitigation land associated with Topaz Solar Farms Project and California Valley Solar Ranch

Is the property part of a previous subdivision that you filed?: Yes No

If Yes, what was the map number: Tract No: _____ CO _____ COAL _____

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? Yes No

Building permits or other approval?: Yes No

If Yes to either question, please provide copies of all applicable materials.

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?: _____

Describe existing and future access to the proposed project site: Existing and future access is off of Soda Lake Rd. No change to access is proposed with this parcel map application

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG South: RS

East: AG West: AG

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 If yes, please submit copy No

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 If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: CAL FIRE

List available or proposed utilities: Gas Telephone Electricity Cable TV
Not Applicable

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

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)

Acreage of open space: _____ Average slop 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

- Demolition or conversion of one or more dwellings (includes mobilehomes), where the proposed demolition or conversion involves three or more dwelling nits 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 of conversion of one or more dwellings (includes mobilehomes) to a non-residential use which is not "coastal dependent".

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:

Answer **ALL** of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

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.

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: 1917 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
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
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: Soda Lake Rd

Water Supply Information

1. What type of water supply is proposed? *Request Variance*
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain Grazing Land as allowed in Conservation Easement
 Commercial/Office: explain _____
 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: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach _____
7. Does water meet the Health Agency's quality requirements?
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.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ GPM
 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:** *Request Variance*
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? N/A 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:** *N/A*
1. Is this project to be connected to an existing sewer line?
 Yes No Distance to nearest sewer line: _____
Location of connection: _____
2. What is the amount of proposed flow? _____ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

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

Community Service Information

1. Name of School District: Atascadero Unified School District
2. Location of nearest police station: CHP
3. Location of nearest fire station: Cal Fire / Adjacent to subject property
4. Location of nearest public transit stop: N/A
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: AG/California Valley Airfield runway
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
If yes, please include **two** copies of the report with the application.

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is 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: Vacant
No Restrictions

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): All parcels will be used as mitigation lands for the Topaz Solar Farms Project and CA Valley Solar Ranch Project
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: Conservation Easements for mitigation land

Energy Conservation Information

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

* 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.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: No impacts associated with this application

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: San Joaquin Kit Fox
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): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): None

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

**Parcel Map Application
Project Description**

CO 11-0116
**High Plains Ranch I LLC
Topaz Solar Farms LLC**

The proposed project is a Parcel Map application to subdivide the existing parcel into three (3) separate parcels for the following purposes:

- Parcels 1 and 3, approximately 640 and 637 acres respectively, will be conveyed to Topaz Solar Farms LLC and placed under a conservation easement to satisfy Topaz Solar Farms LLC's Preservation Land requirements per the terms of that certain Settlement Agreement and Release dated August 4, 2011, by and among Topaz Solar Farms LLC, SunPower Corporation, Systems, Center for Biological Diversity, Inc., Defenders of Wildlife, and Sierra Club.
- Parcel 2, approximately 640 acres, is already subject to a conservation easement associated with the California Valley Solar Ranch Project and will be retained by High Plains Ranch I LLC. (Conservation Easement Deed recorded November 10, 2011, Instrument No. 2011-056838.)

The project area is comprised of one (1) existing legal parcel of approximately 1917 acres. The resulting parcels will be approximately 640, 637, and 640 acres.

The project site is located off of Highway 58 at the intersection of Highway 58 and Soda Lake Road, approximately 40 miles east of Santa Margarita. The parcels that are part of this application are all zoned Agriculture. Existing legal access is off of Highway 58 and Soda Lake Rd.

Topography – The subject properties are mostly flat with no discernible elevation changes.

Existing Use/Structures/Residences – All parcels have historically been used for agricultural purposes. There is an existing residence on proposed parcel 3 which is vacant and abandoned and will be demolished. No change is requested with this application.

Williamson Act – All proposed parcels are in the Carrizo Plain Agricultural Preserve No. 21, established by Board Resolution on December 13, 2001, recorded as Instrument No. 2001-096562 and subject to the California Land Conservation Act of 1965 (Williamson Act) as referenced in the document recorded December 24, 2001 as Instrument No. 2001-099881. The minimum parcel size per the contract is 320 acres. The creation of the parcels as per this parcel map application is in compliance with the Williamson Act contract.

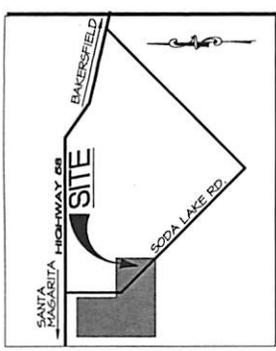
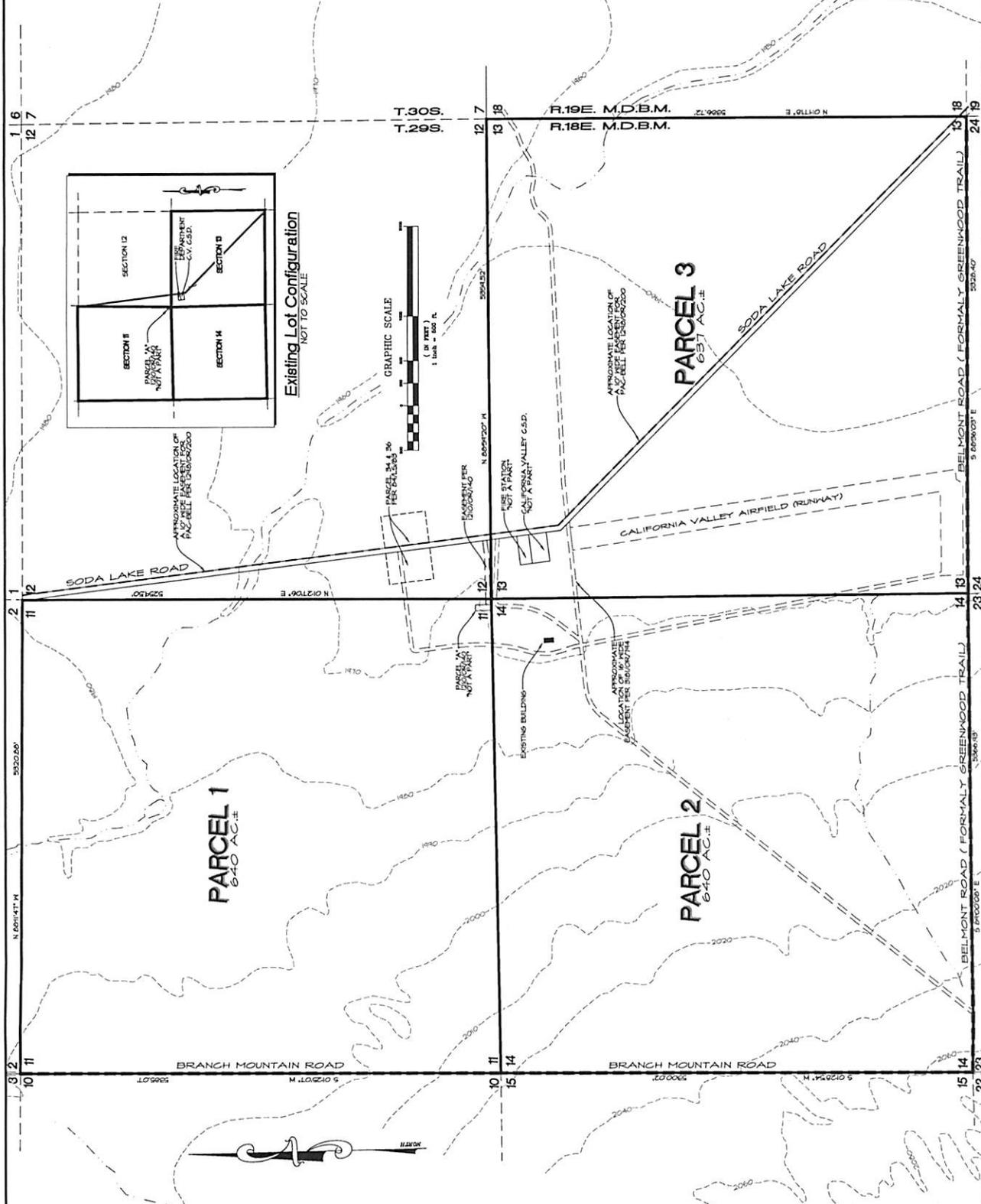
Adjustments

We are requesting through this application that the standard conditions of approval for subdivisions requiring individual wells and septic tanks be waived given the specific nature of the use of the property. A Conservation Easement has already been placed over Proposed Parcel 2 which effectively eliminates all future development potential on the property in perpetuity. A copy of this easement is included for your reference.

A similar conservation easement will be placed over the other two parcels per the terms of that certain Settlement Agreement and Release dated August 4, 12011, by and among Topaz Solar Farms LLC, SunPower Corporation, Systems, Center for Biological Diversity, Inc., Defenders of Wildlife, and Sierra Club. A Developer's Statement has been included with the application to further demonstrate the applicant's intention of placing a conservation easement over Proposed Parcels 1 and 3.

The demonstrated intent of the Landowner, High Plains Ranch I, LLC, and the applicant, Topaz Solar Farms, LLC, is for the entire property to be placed into conservation and eliminating any future development potential.





Vicinity Map
NOT TO SCALE

Legend

- 2000 --- PROPOSED PARCEL BOUNDARY
- 2000 --- CONTOUR
- 2000 --- WATER WAY (PER GAO SHEET)
- 2000 --- EXISTING UNPAVED ROAD
- 2000 --- EXISTING EASEMENTS

Notes:

1. THE BOUNDARY INFORMATION SHOWN HEREON WAS CALCULATED FROM SURVEY DATA AND FIELD NOTES. A FIELD SURVEY MAY REVEAL DIFFERENCES IN ACTUAL LOCATIONS.

2. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD DATA SOURCES.

Unplottable Easements

1. AN EASEMENT FOR RIGHT-OF-WAY OR PUBLIC ROADS AND HIGHWAY AND WATERWAY (PER GAO SHEET) RECORDED IN PUBLIC RECORDS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
2. AN EASEMENT FOR UTILITIES TO THE PACIFIC TELEPHONE AND TELEGRAPH ELECTRIC COMPANY, RECORDED ON SEPTEMBER 27, 1978 IN BOOK 187 AT PAGE 100 OF OFFICIAL RECORDS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
3. AN EASEMENT FOR ELECTRIC SERVICES TO THE PACIFIC GAS AND ELECTRIC COMPANY, RECORDED ON SEPTEMBER 27, 1978 IN BOOK 187 AT PAGE 100 OF OFFICIAL RECORDS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
4. AN EASEMENT FOR AGRICULTURAL PRESERVATION, RECORDED ON NOVEMBER 14, 2003 IN DOCUMENT NO. 2003-165692 IN COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
5. AN EASEMENT FOR AGRICULTURAL PRESERVATION, RECORDED ON NOVEMBER 14, 2003 IN DOCUMENT NO. 2003-165691 IN COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

Owner's Statement

I HEREBY REQUEST APPROVAL OF THIS ADJUSTMENT OF REAL PROPERTY BOUNDARIES AND EASEMENTS AND REPRESENTATION OF THE OWNERS AND THAT THIS MAY BE MADE CORRECT TO THE BEST OF MY KNOWLEDGE.

Mark E. Molini, PLS. (Exp. 12-31-2013) Date:

Veiling Tentative Parcel Map # CO 11-0116

Being a division of sections 11, 13 and 14 of Township 30 South Range 18 East MDBM in the County of San Luis Obispo, State of California.

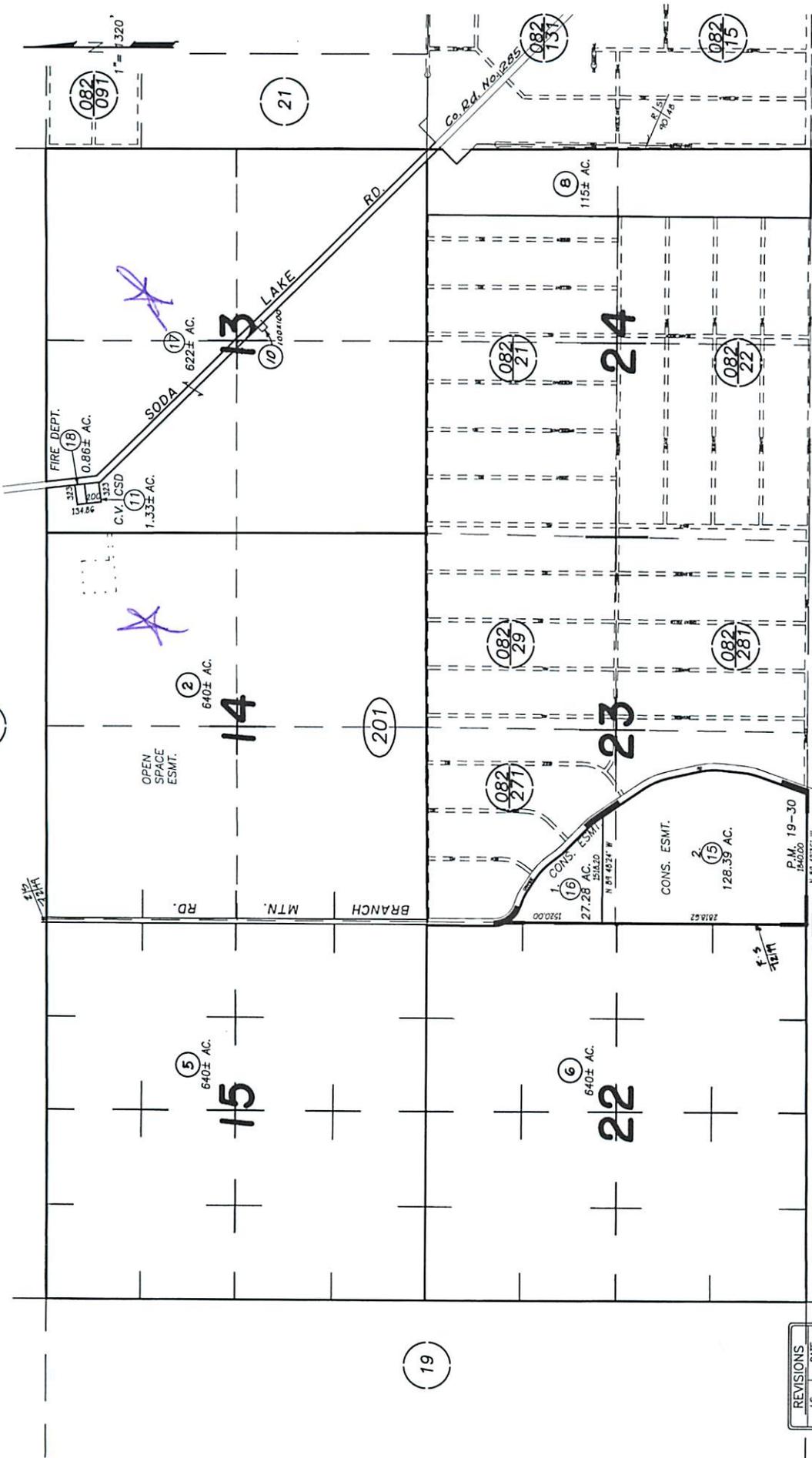
Prepared for: Mark E. Molini Associates
 1075 Hemingway Lane
 Templeton, California 93465
 (805) 674-4185

Mark E. Molini Associates
 1075 Hemingway Lane
 Templeton, California 93465
 (805) 674-4185

John E. Molini, PLS. (Exp. 12-31-11)
 License No. 103000000
 License No. 103000000
 License No. 103000000

072-201

141



19

261

REVISIONS	
I.S.	DATE
NA	04-01-05
05-092	09-09-05
NA	02-25-11
NA	03-15-12

660' 0 1320' 2640'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

SIMMLER
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 072 PAGE 201

T.30S. ; R.18E. ; SECTIONS 13, 14, 15, 22, 23 & 24. M.D.B.M.





Parcel Summary Report For Parcel # 072-201-017

7/18/2012
10:49:52AM

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 HIGH PLAINS RANCH I LLC A DE LLC
1414 HARBOUR WY SOUTH ATTN: DENNIS HARPER
RICHMOND CA 94804-

Address Information

Status Address
13084 SODA LAKE RD CAVA

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
PL03-	088	2P	California Valle	Shandon/Carri	AG	FH		Y	L3	

Parcel Information

Status Description
Active T30S R18E PTN SEC 13

Notes

Tax Districts

ATASCADERO UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
NO. 05 ROAD-CO/SUPVR
CALIFORNIA VALLEY COMM. SERVICE
AREA NO. 17 COUNTY SERVICE
AREA NO. 17-IMPROVEMENT NO. 01 COUNTY SERVICE
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 072-201-017

7/18/2012
10:49:52AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

SUB2012-00002

Case Status:

REC

Primary Parcel

Description:

PROP 1 TO 3 PARCEL MAP

A000030A

AGC

Related Parcel

Description:

AG PRESERVE

D980097P

CMP

Related Parcel

Description:

FIBEROPTIC NETWORK

S020341G

CMP

Related Parcel

Description:

PROP 2 PARCEL PUBLIC LOT EXEMPTION (FIRE STATION)