



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land – Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 11/24/2015

TO: _____

FROM: SCHANI SIONG, 805-781-4374, SSiong@co.slo.ca.us
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: DRC2015-00061 VIVA FARMS, PROPOSED SITE PLAN APPROVAL FOR 9 EXISTING UNPERMITTED STRUCTURES & FOR THE DEMOLITION OF PORTIONS OF THESE EXISTING STRUCTURES WHICH ENCROACH ON PROPERTY SETBACKS, LOCATED AT 1091 VIVA WAY, NIPOMO APN: 091-261-027 & -026

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

SITE PLAN

GREENHOUSE, AGRICULTURE, SITE PLAN
APPROVAL FOR (8) UNPERMITTED
SCSC/ SCSC
RR

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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 Viva Farms, LLC Daytime Phone (760) 743-7743
 Mailing Address 2029 Sycamore drive, San Marcos CA Zip Code 92069
 Email Address: Steve p g plant source inc. com

Applicant Name Steve Pyle Daytime Phone (760) 518-6401
 Mailing Address same Zip Code _____
 Email Address: same

Agent Name Randy Rea, reawalker architects Daytime Phone (905) 541-6294
 Mailing Address 444 Higuera st., suite 201, SLO CA Zip Code 93401
 Email Address: rrea@reawalker.com

PROPERTY INFORMATION

Total Size of Site: 4.70 ± 4.70 acres ^(9.4 acres total) Assessor Parcel Number(s): 091-261-026
 Legal Description: Land

Address of the project (if known): 1091 Viva way Nipomo, CA 93444
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: west on Camino Caballa, south (left turn) on Viva Way. Entrance .2 miles down Viva on left.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Agriculture use, greenhouses, an office and outdoor horticulture areas.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Greenhouse, Agriculture. site plan approval for (8) unpermitted green houses, (1) unpermitted office and (1) permitted greenhouse.

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 Viva Farms, LLC, Date 10-9-15
Steve Pyle as manager

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): _____

Describe existing and future access to the proposed project site: site entrance off on Viva Way.

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: Road & Residential South: Rural/residential
East: Rural/residential West: Rural/residential

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 139,980 sq. feet 34.2 % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) outdoor use - 269,476 sf (65.8%)
Total area of all paving and structures: 139,980 SF (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: approx 24'
Number of trees to be removed: N/A Type: _____
Setbacks: Front 00'-0" Right 60'-0" Left 60'-0" Back 60'-0"

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)

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)

Fire Agency: List the agency responsible for fire protection: Cal Fire.

For commercial/industrial projects answer the following:

Total outdoor use area: 269,476 (6.18 acres) sq. feet acres
Total floor area of all structures including upper stories: 139,980 sq. feet

For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: N/A
Total floor area of all structures including upper stories, but not garages and carports: N/A
Total of area of the lot(s) minus building footprint and parking spaces: N/A

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: 9.4 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: Minor leveling of road & greenhouse
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: Viva Way & Camino Caballo

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain Greenhouse & Field
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 500Gal
4. How many service connections will be required? _____
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 _____ 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:

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
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: Atlas waste mgmt
3. Where is the waste disposal storage in relation to buildings? 100+ yards away
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: Lucia Mar
2. Location of nearest police station: Sheriff - South Station - 1681 Front St., Oceano
3. Location of nearest fire station: Cal Fire - Station 20 - 450 Pioneer Ave., Nipomo
4. Location of nearest public transit stop: RTA Route 10 - Tefft @ Carillo
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:
Ranching & Farming
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.

Commercial/Industrial Project Information

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

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
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: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(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.

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. _____ Between 4:00 to 6:00 p.m. _____
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: _____

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: NO

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: _____

Energy Conservation Information

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

*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:
- _____
- _____
- _____

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): _____

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.)

SITE PLAN APPROVAL FOR VIVA FARMS

1091 VIVA WAY
NIPOMO, CA 93444

AREA OF WORK



PROJECT STATISTICS

SITE 1 SUMMARY
 APN: 091-261-026
 LOT AREA: 4.70 ACRES (204,732 SF)
 LOCAL ZONING: RESIDENTIAL RURAL LAND USE
 EXISTING LOT COVERAGE: 105,101 SF / 204,732 SF = 51.3%
 PROPOSED LOT COVERAGE: 91,442 SF / 204,732 SF = 44.6%
 SETBACKS: FRONT YARD: 80'-0"
 REAR & SIDE YARD*: 60'-0"
 * PER SLO COUNTY TITLE 22, ARTICLE 4 SECTION 22.30.310(B)(4): THE REAR AND SIDE YARD SETBACKS MAY BE REDUCED TO 50'-0" OR AS REQUIRED BY THE IBC. A 60'-0" YARD HAS BEEN PROVIDED FOR UNLIMITED BUILDING AREA PER APPENDIX C102.2

SITE 2 SUMMARY
 APN: 091-261-027
 LOT AREA: 4.70 ACRES (204,732 SF)
 LOCAL ZONING: RESIDENTIAL RURAL LAND USE
 EXISTING/PROPOSED LOT COVERAGE: 34,887 SF / 204,732 SF = 17%
 SETBACKS: FRONT YARD: 80'-0"
 REAR & SIDE YARD*: 60'-0"
 * PER SLO COUNTY TITLE 22, ARTICLE 4 SECTION 22.30.310(B)(4): THE REAR AND SIDE YARD SETBACKS MAY BE REDUCED TO 50'-0" OR AS REQUIRED BY THE IBC. A 60'-0" YARD HAS BEEN PROVIDED FOR UNLIMITED BUILDING AREA PER APPENDIX C102.2

BUILDING SUMMARY
SITE 1, BUILDING 1:
 USE: GREENHOUSE
 OCCUPANCY GROUP: GROUP U
 CONSTRUCTION TYPE: V-B, NON FIRE SPRINKLERED
 EXISTING AREA: 5,400 SF
SITE 1, BUILDING 2:
 USE: GREENHOUSE
 OCCUPANCY GROUP: GROUP U
 CONSTRUCTION TYPE: V-B, NON FIRE SPRINKLERED
 EXISTING AREA: 8,136 SF
SITE 1, BUILDING 3:
 USE: GREENHOUSE
 OCCUPANCY GROUP: GROUP U
 CONSTRUCTION TYPE: V-B, NON FIRE SPRINKLERED
 EXISTING AREA: 3,768 SF
 PROPOSED AREA: 1,886 SF

SITE 1, BUILDING 4:
 BUILDING 4 SITS ON BOTH SITE 1 AND SITE 2.
 THE FOLLOWING IS FOR THE PORTION SITING ON SITE 1.
 USE: GREENHOUSE
 OCCUPANCY GROUP: GROUP U
 CONSTRUCTION TYPE: V-B, NON FIRE SPRINKLERED
 EXISTING AREA: 3,340 SF

SITE 1, BUILDING 5:
 USE: GREENHOUSE
 OCCUPANCY GROUP: GROUP U
 CONSTRUCTION TYPE: V-B, NON FIRE SPRINKLERED
 EXISTING AREA: 29,222 SF
 PROPOSED AREA: 24,852 SF

SITE 1, BUILDING 6:
 USE: GREENHOUSE
 OCCUPANCY GROUP: GROUP U
 CONSTRUCTION TYPE: V-B, NON FIRE SPRINKLERED
 EXISTING AREA: 22,167 SF
 PROPOSED AREA: 17,945 SF

SITE 1, BUILDING 7:
 USE: OFFICE
 OCCUPANCY GROUP: GROUP B
 CONSTRUCTION TYPE: V-B, NON FIRE SPRINKLERED
 EXISTING AREA: 1,018 SF

SITE 1, BUILDING 8 (PERMITTED):
 USE: GREENHOUSE
 OCCUPANCY GROUP: GROUP U
 CONSTRUCTION TYPE: V-B, NON FIRE SPRINKLERED
 EXISTING AREA: 31,982 SF
 PROPOSED AREA: 28,787 SF

SITE 2, BUILDING 4:
 BUILDING 4 SITS ON BOTH SITE 1 AND SITE 2.
 THE FOLLOWING IS FOR THE PORTION SITING ON SITE 2.
 USE: GREENHOUSE
 OCCUPANCY GROUP: GROUP U
 CONSTRUCTION TYPE: V-B, NON FIRE SPRINKLERED
 EXISTING AREA: 2,487 SF

SITE 2, BUILDING 8:
 USE: GREENHOUSE
 OCCUPANCY GROUP: GROUP U
 CONSTRUCTION TYPE: V-B, NON FIRE SPRINKLERED
 EXISTING AREA: 16,200 SF

SITE 2, BUILDING 9:
 USE: GREENHOUSE
 OCCUPANCY GROUP: GROUP U
 CONSTRUCTION TYPE: V-B, NON FIRE SPRINKLERED
 EXISTING AREA: 16,200 SF

PROJECT DESCRIPTION

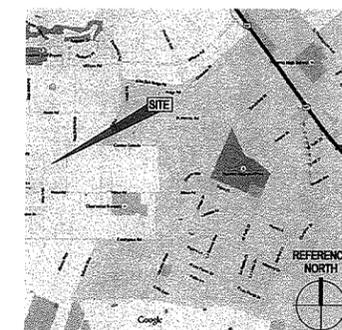
SITE PLAN APPROVAL FOR (9) EXISTING UNPERMITTED STRUCTURES AND FOR THE DEMOLITION OF PORTIONS OF THESE EXISTING STRUCTURES WHICH ENOUGH ON PROPERTY SETBACKS. EXISTING BUILDINGS AND DEMOLITION SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE.
 BUILDINGS 1, 2, 3 & 4 HAVE PREVIOUSLY BEEN SUBMITTED FOR REVIEW UNDER THE 2010 CALIFORNIA BUILDING CODE (PH2201-01325). THIS PERMIT HAS EXPIRED. THESE BUILDINGS HAVE BEEN INCLUDED IN THIS SUBMITTAL FOR REVIEW UNDER 2013 CALIFORNIA BUILDING CODE.

SHEET INDEX

SP-TITLE	TITLE SHEET / PROJECT INFORMATION
SP-SITE	ARCHITECTURAL SITE PLAN
SP-1	BUILDING 1 FLOOR PLAN, SECTIONS AND ELEVATIONS
SP-2	BUILDING 2 FLOOR PLAN, SECTIONS AND ELEVATIONS
SP-3	BUILDING 3 FLOOR PLAN, SECTIONS AND ELEVATIONS
SP-4	BUILDING 4 FLOOR PLAN, SECTIONS AND ELEVATIONS
SP-5.1	BUILDING 5 FLOOR PLAN
SP-5.2	BUILDING 5 SECTIONS AND ELEVATIONS
SP-6.1	BUILDING 6 FLOOR PLAN
SP-6.2	BUILDING 6 SECTIONS AND ELEVATIONS
SP-7	BUILDING 7 FLOOR PLAN AND ELEVATIONS
SP-8.1	BUILDING 8 FLOOR PLAN
SP-8.2	BUILDING 8 SECTIONS AND ELEVATIONS
SP-9.1	BUILDING 9 FLOOR PLAN
SP-9.2	BUILDING 9 SECTIONS AND ELEVATIONS

TOTAL # OF SHEETS THIS SET: 15 SHEETS

VICINITY MAP



real
 rea & Luker architects, inc.
 REAL SOLUTIONS

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SITE PLAN APPROVAL
 VIVA FARMS
 1091 VIVA WAY
 NIPOMO, CA 93444

VIVA FARMS
 1091 VIVA WAY
 NIPOMO, CA 93444

TITLE SHEET /
 PROJECT INFORMATION

READ THESE INSTRUCTIONS:
 THIS SET OF PLANS IS TO BE USED FOR THE SUBMITTAL OF A PERMIT TO CONSTRUCT. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES AND FOR PROVIDING THE SAME TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.

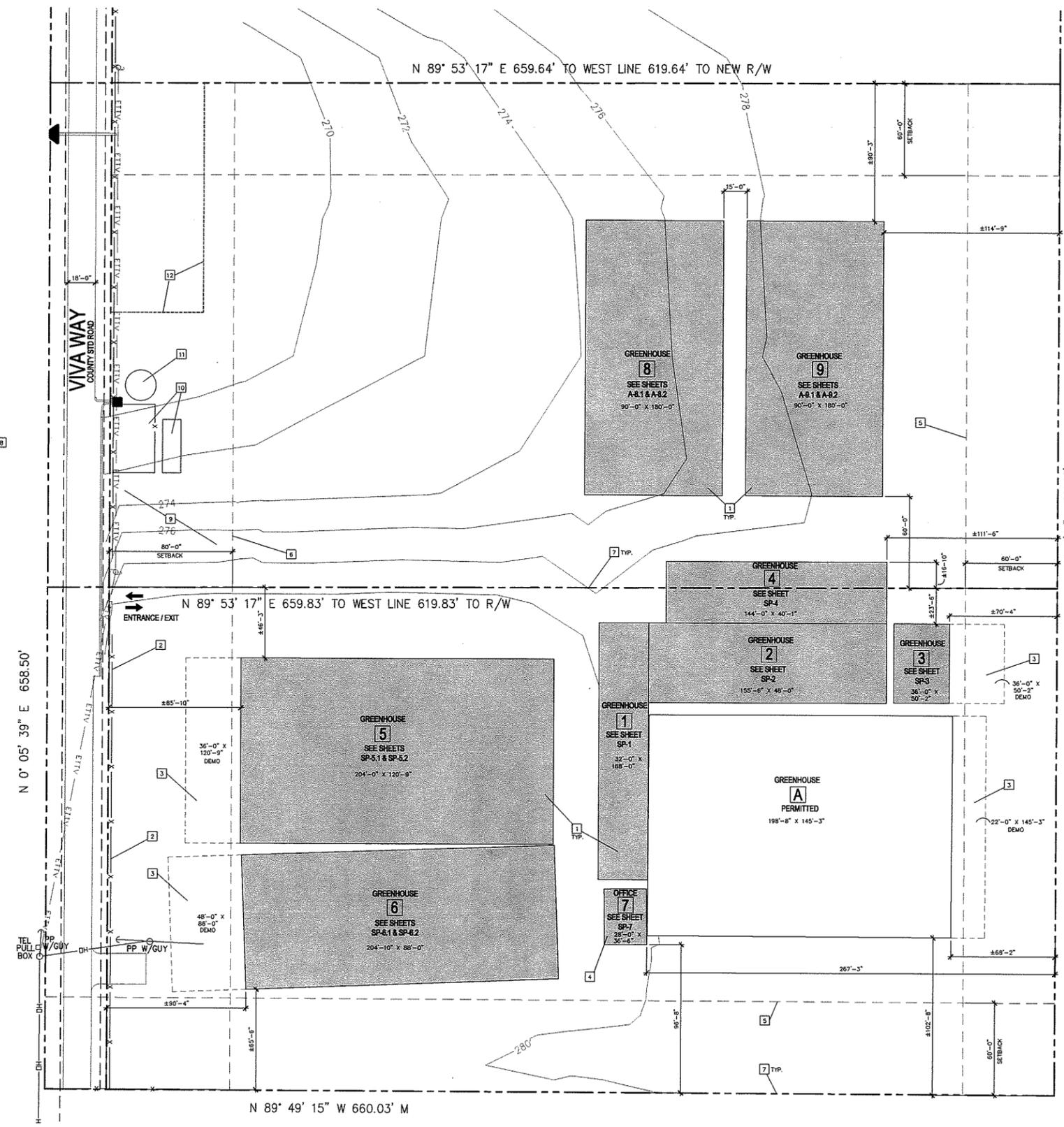
DATE AND DESCRIPTION:
 7.16.15 COUNTY MEETING
 11.09.15 SITE PLAN APPROVAL

PROJECT NUMBER: R14115

SHEET NUMBER:

SP-TITLE

SHEET 1 OF 15 SHEETS



SITE PLAN REFERENCE NOTES

1. EXISTING GREENHOUSE (SHOWN SHADED).
2. SCREENED FENCE ALONG VIVA WAY.
3. PORTION OF EXISTING GREENHOUSE ENCRoACHING ON SETBACKS TO BE REMOVED.
4. EXISTING OFFICE BUILDING (SHOWN SHADED).
5. 60'-0" SETBACK FOR UNLIMITED AREA.
6. 80'-0" FRONT YARD SETBACK PER COUNTY REGULATIONS.
7. PROPERTY LINE
8. BARBED WIRE FENCE
9. DIRT PARKING AREA
10. FENCED EQUIPMENT YARD
11. 20' WATER TANK
12. EXISTING BASIN EASEMENT

GENERAL NOTES

A. BUILDINGS 1, 2, 3 AND 4 WERE PREVIOUSLY SUBMITTED FOR REVIEW UNDER THE 2010 CBC (PA17011-01225). THIS PERMIT HAS EXPIRED. THESE BUILDINGS HAVE BEEN INCLUDED IN THIS SUBMITTAL FOR REVIEW UNDER THE 2013 CBC.



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SEAL OF CONSULTANT

SITE PLAN APPROVAL
VIVA FARMS
 681 VIVA WAY
 NIPOMO, CA 93444

VIVA FARMS
 681 VIVA WAY
 NIPOMO, CA 93444

ARCHITECTURAL SITE PLAN

READ THESE FIRST!
 This site plan is prepared in accordance with the California State Building Code and the County of San Luis Obispo Building Code. It is intended to be used in conjunction with the approved site plan and all other applicable codes and regulations. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect and consultant are not responsible for the accuracy of the information provided on this site plan. The applicant is advised that the information on this site plan is for informational purposes only and should not be used as a basis for any legal action.

DATE AND DESCRIPTION:
 7.16.15 COUNTY MEETING
 11.09.15 SITE PLAN APPROVAL

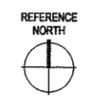
PROJECT NUMBER:
 R1415

SHEET NUMBER:
 SP-SITE

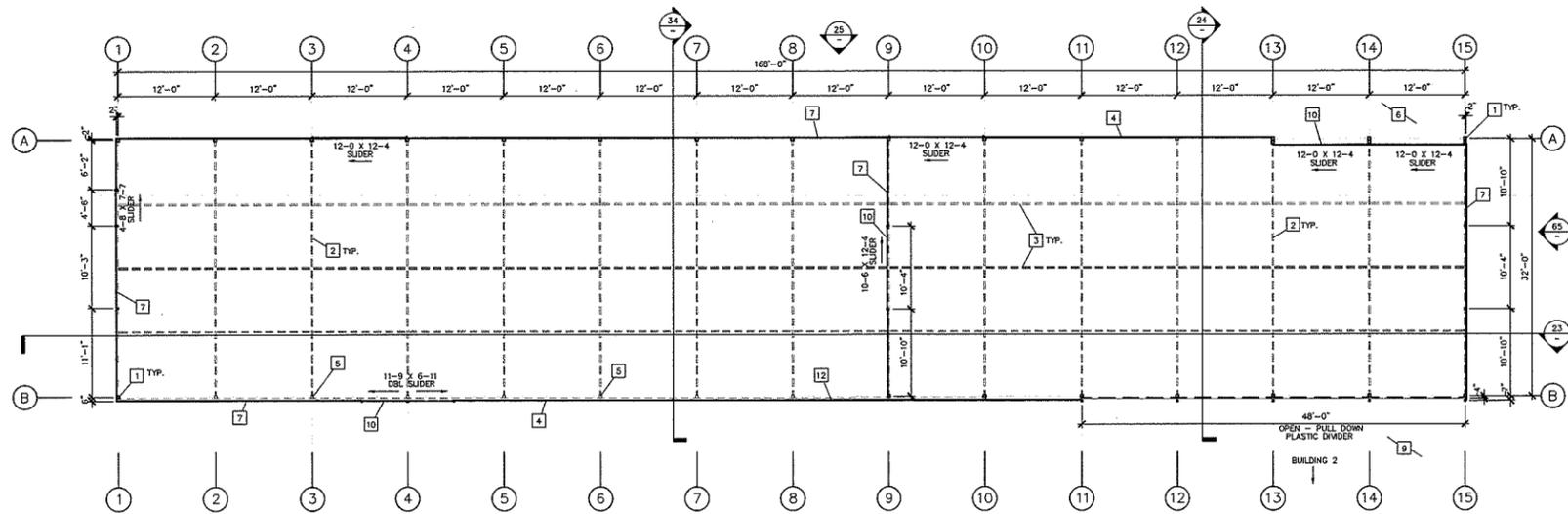
SHEET 2 OF 5 SHEETS

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

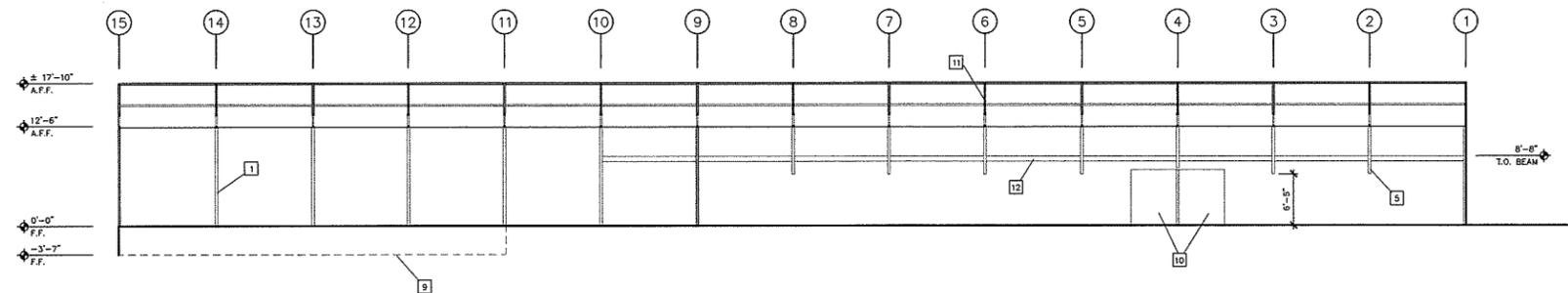


FLOOR PLAN - BUILDING 1

SCALE: 1/8" = 1'-0"

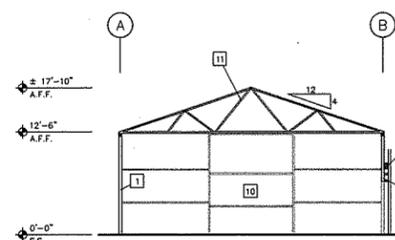
REFERENCE NOTES

- 1 STRUCTURAL STEEL COLUMN
- 2 LINE OF STEEL TRUSS ABOVE
- 3 STEEL PURLINS ABOVE
- 4 LINE OF CONCRETE SLAB
- 5 STRUCTURAL COLUMNS CUT 6'-5" A.F.F. LOAD TRANSFERRED TO NEIGHBORING BUILDING
- 6 TRUCK DOCK, 3'-10" BELOW F.F.
- 7 CORRUGATED TRANSLUCENT SIDING
- 8 PLASTIC SIDING / ROOFING
- 9 FINISH FLOOR OF BUILDING 2, 3'-7" BELOW F.F.
- 10 SLIDING DOOR W/ CORRUGATED TRANSLUCENT SIDING. REFER TO PLAN FOR SIZE AND DIRECTION.
- 11 STEEL TRUSS
- 12 STEEL BEAM



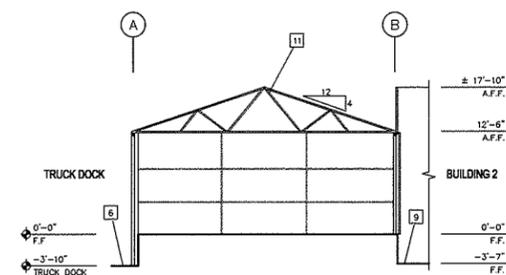
SECTION - BUILDING 1

SCALE: 1/8" = 1'-0"



SECTION - BUILDING 1

SCALE: 1/8" = 1'-0"

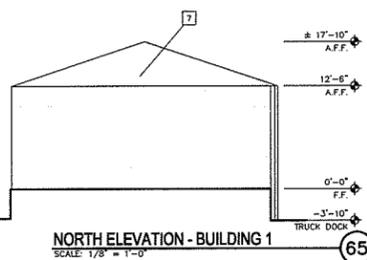
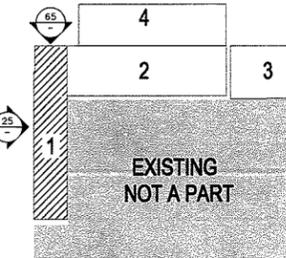


SECTION - BUILDING 1

SCALE: 1/8" = 1'-0"

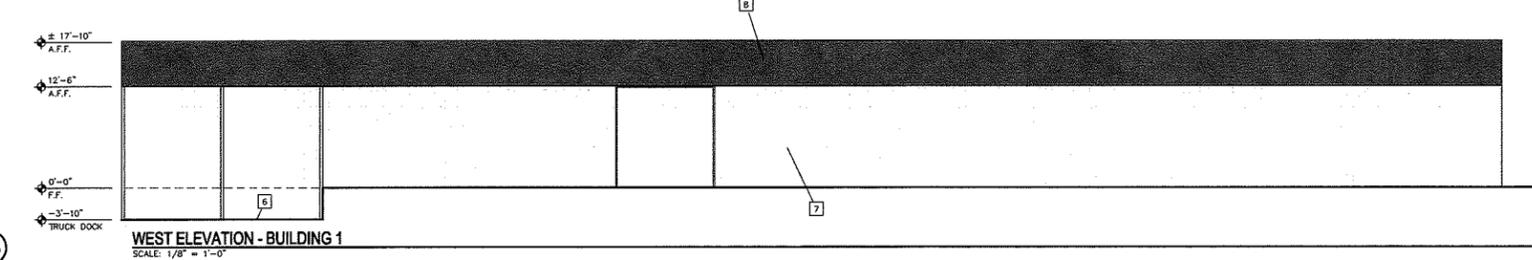
KEY PLAN

NO SCALE



NORTH ELEVATION - BUILDING 1

SCALE: 1/8" = 1'-0"



WEST ELEVATION - BUILDING 1

SCALE: 1/8" = 1'-0"



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www.realarchitectsinc.com

SCALE OR COMPLIANT:

SITE PLAN APPROVAL
VIVA FARMS

1081 VIVA WAY
NIPOMO CA, 93444

VIVA FARMS
1081 VIVA WAY
NIPOMO CA, 93444

PROJECT TITLE AND DESCRIPTION:

BUILDING 1
FLOOR PLAN, SECTIONS AND ELEVATIONS

CLIENT:

SHEET TITLE AND DESCRIPTION:

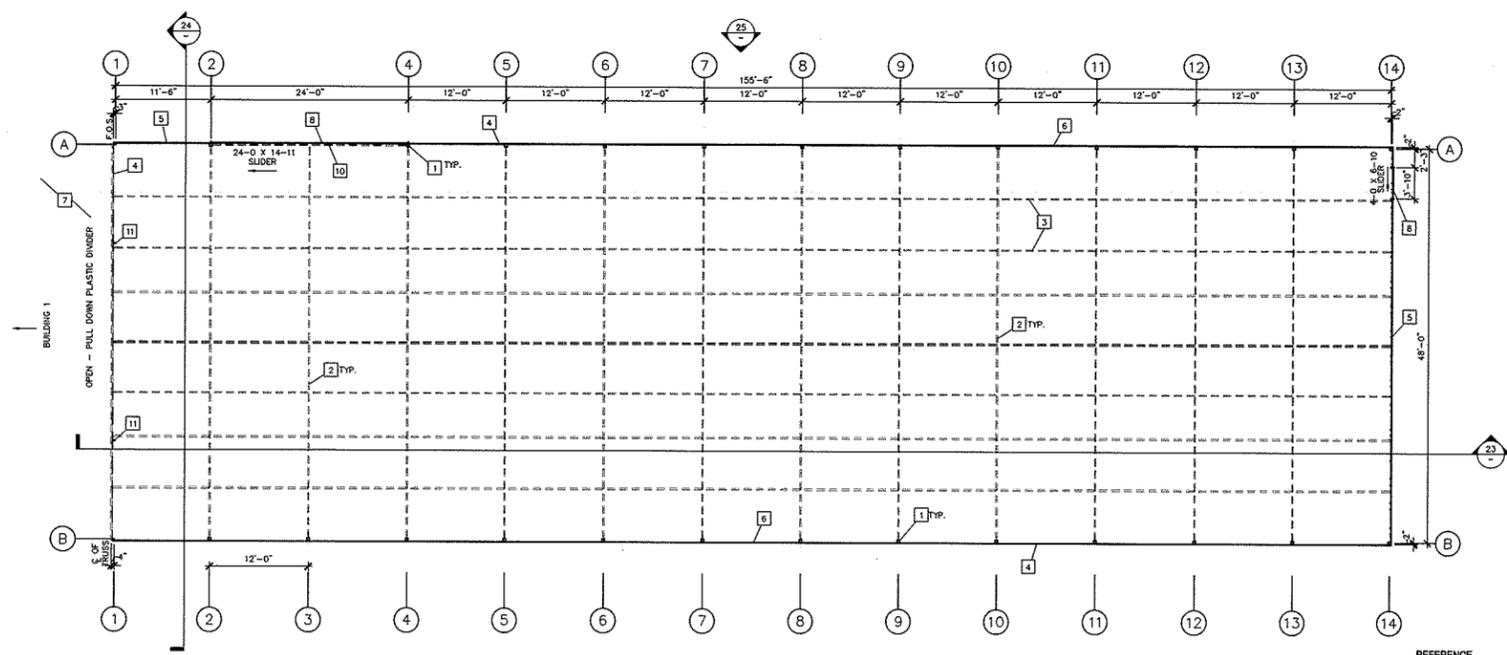
READ THIS FIRST:
This drawing is a preliminary design and is not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided on this drawing. The client is responsible for the accuracy of the information provided on this drawing. The architect is not responsible for the accuracy of the information provided on this drawing. The client is responsible for the accuracy of the information provided on this drawing.

DATE AND DESCRIPTION:
7.16.15 COUNTY MEETING
11.09.15 SITE PLAN APPROVAL

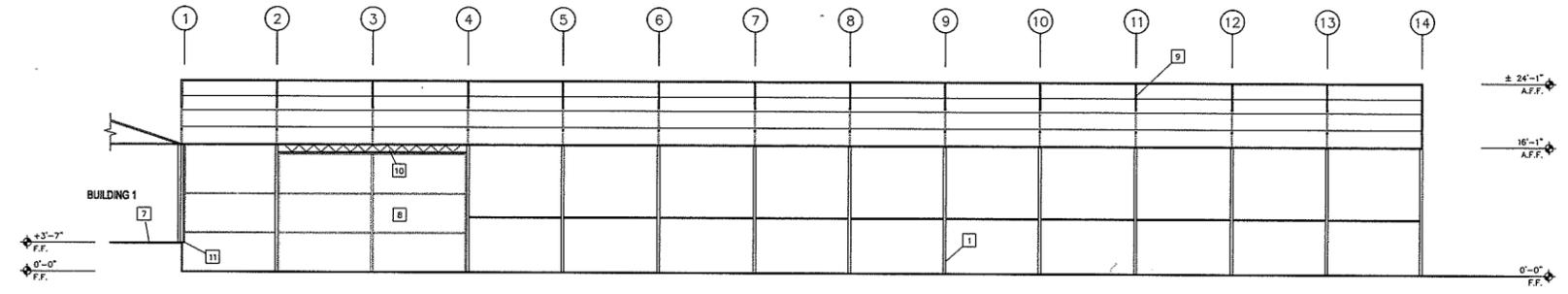
PROJECT NUMBER: R14115

SHEET NUMBER: SP-1

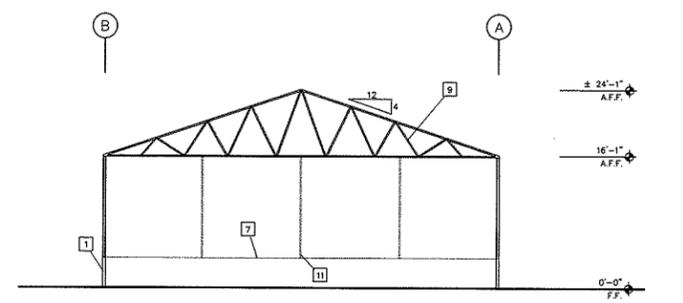
SHEET 1 OF 1 SHEETS



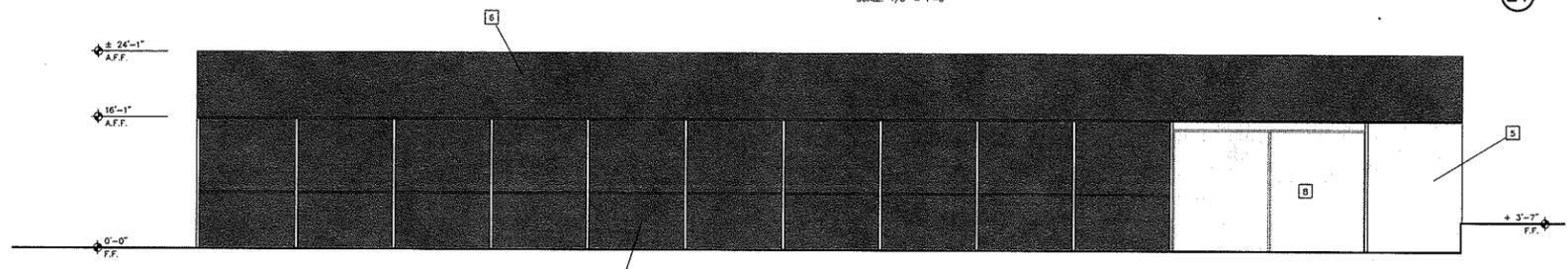
FLOOR PLAN - BUILDING 2
SCALE: 1/8" = 1'-0"



SECTION - BUILDING 2
SCALE: 1/8" = 1'-0"

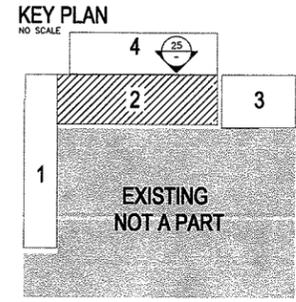


SECTION - BUILDING 2
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING 2
SCALE: 1/8" = 1'-0"

- REFERENCE NOTES**
1. STRUCTURAL STEEL COLUMN
 2. LINE OF STEEL TRUSS ABOVE
 3. STEEL PURLINS ABOVE
 4. LINE OF CONCRETE SLAB
 5. CORRUGATED TRANSLUCENT SIDING
 6. PLASTIC SIDING / ROOFING
 7. FINISH FLOOR OF BUILDING 1, 3'-7" ABOVE FINISH FLOOR
 8. SLIDING DOOR W/ CORRUGATED TRANSLUCENT SIDING. REFER TO PLAN FOR SIZE AND DIRECTION.
 9. STEEL TRUSS
 10. STEEL TRUSS OVER SLIDING DOOR
 11. STEEL COLUMN SUPPORTED BY ADJACENT COLUMN, CANTILEVERED OVER EDGE OF BUILDING 1 FINISH FLOOR.



KEY PLAN
NO SCALE



444 Higuera Street
Suite 201
San Luis Obispo
California 93401
phone: 805.541.4294
fax: 805.541.2739
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SCALE OR DIMENSIONS:

SITE PLAN APPROVAL
VIVA FARMS
4091 VIVA WAY
NIPOMO, CA 93444

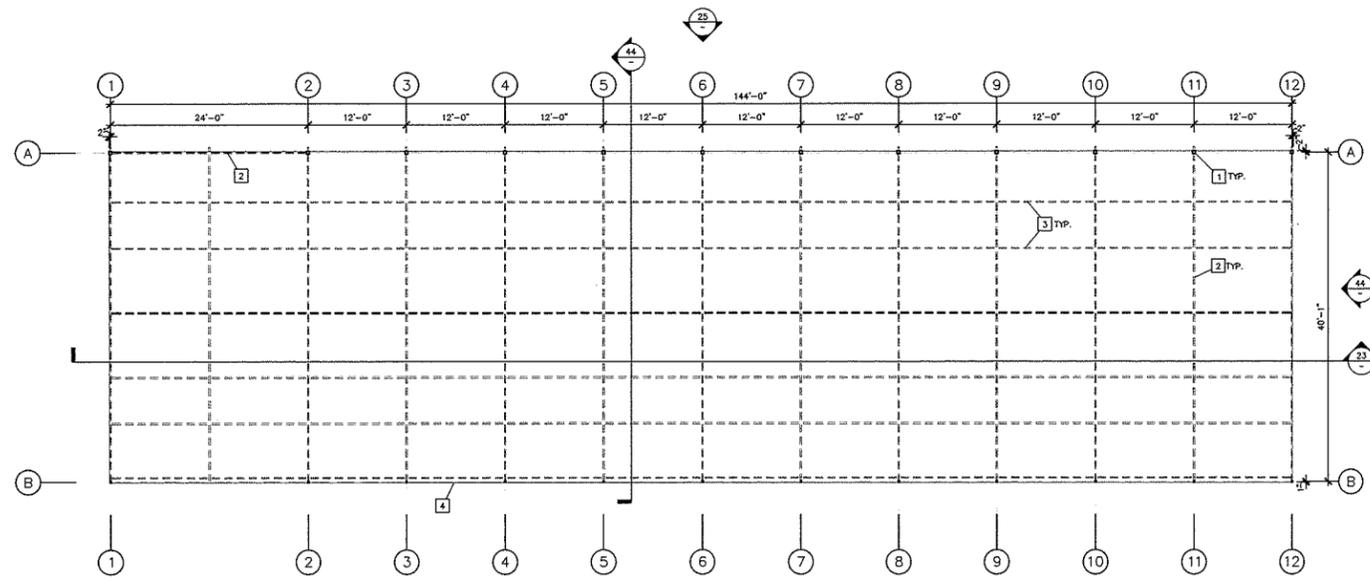
VIVA FARMS
4091 VIVA WAY
NIPOMO, CA 93444

BUILDING 2
FLOOR PLAN, SECTIONS AND ELEVATIONS

BUILD 2377, REV./APPLICATION No. 1

PLEASE PRINT:
DATE AND DESCRIPTION:
7.16.15 COUNTY MEETING
11.09.15 SITE PLAN APPROVAL

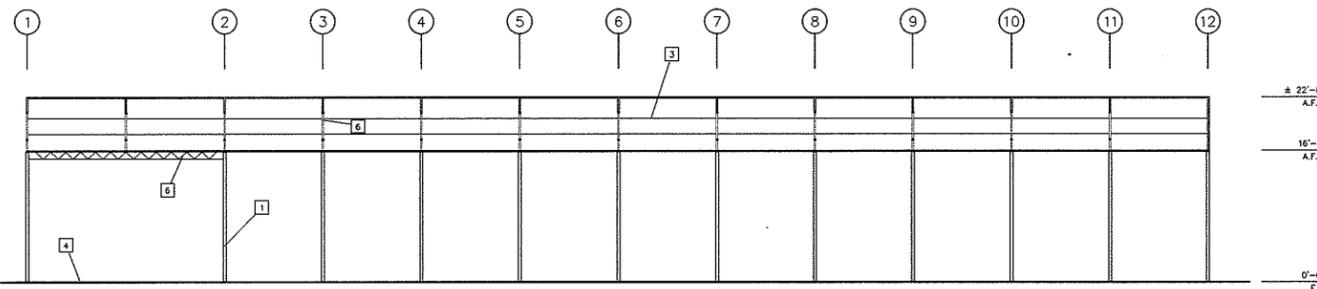
PROJECT NUMBER: R1415
SHEET NUMBER:
SP-2
SHEET 1 OF 2 SHEETS



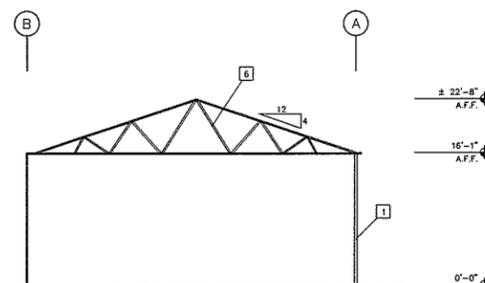
FLOOR PLAN - BUILDING 4
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

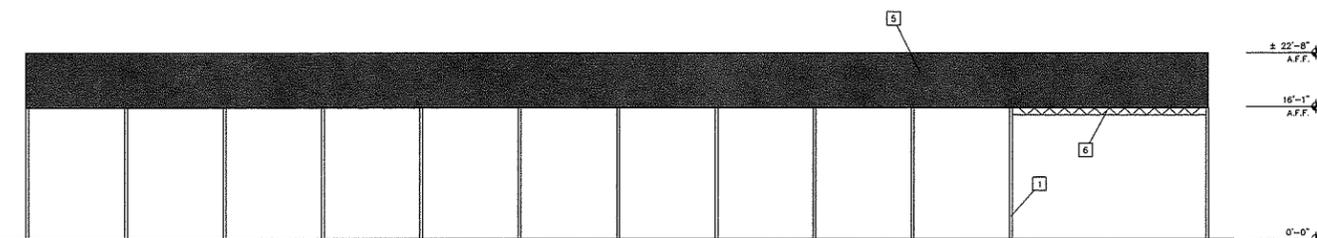
- 1 STRUCTURAL STEEL COLUMN
- 2 LINE OF STEEL TRUSS ABOVE
- 3 STEEL PURLINS ABOVE
- 4 LINE OF CONCRETE SLAB
- 5 PLASTIC ROOFING
- 6 STEEL TRUSS



SECTION - BUILDING 4
SCALE: 1/8" = 1'-0"

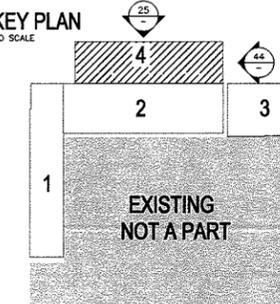


SECTION / EAST ELEVATION - BUILDING 4 (WEST ELEV. SIM)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING 4
SCALE: 1/8" = 1'-0"

KEY PLAN
NO SCALE



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California 93401
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fax: 805.541.2739
www.realarchitectsinc.com

SCALE OR CONSULTANT

SITE PLAN APPROVAL
VIVA FARMS
1881 USA WAY
NIPOMO CA 93444

VIVA FARMS
1881 USA WAY
NIPOMO CA 93444

BUILDING 4
FLOOR PLAN, SECTIONS AND ELEVATIONS

PROJECT TITLE AND DESCRIPTION

DATE AND DESCRIPTION:
7.16.15 COUNTY MEETING
11.09.15 SITE PLAN APPROVAL

PROJECT NUMBER: R14115

SHEET NUMBER: SP-4

SHEET 4 OF 4 SHEETS

REFERENCE NOTES

- 1. AREA OF EXISTING GREENHOUSE TO REMAIN.
- 2. AREA OF EXISTING GREENHOUSE TO BE REMOVED.



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 San Luis Obispo
 California 93401
 phone: 805.541.6294
 fax: 805.541.2739
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SEAL OR OTHERWISE:

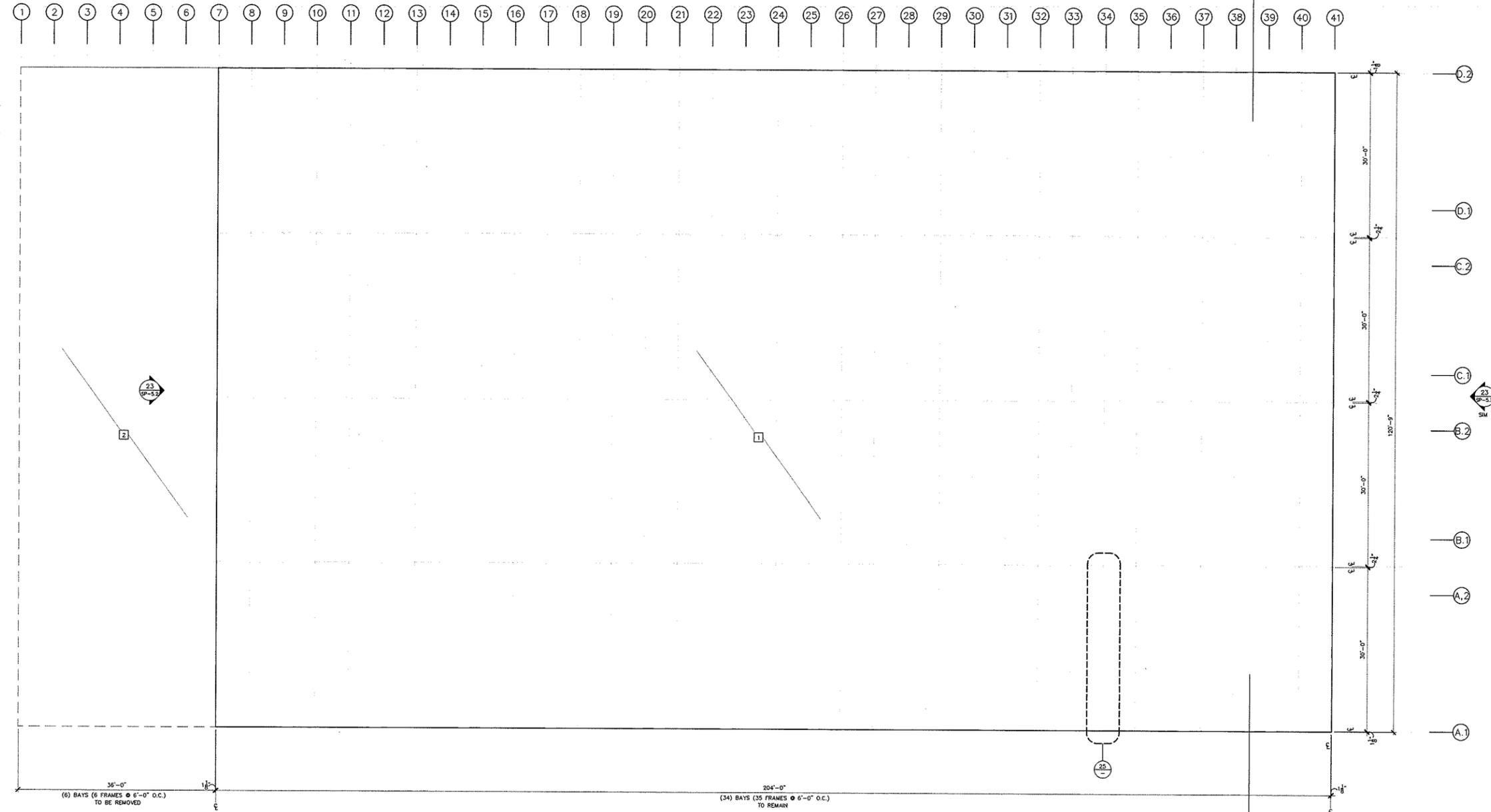
SITE PLAN APPROVAL
VIVA FARMS
 1001 VIVA HWY
 NIPOMO, CA 93444

VIVA FARMS
 1001 VIVA HWY
 NIPOMO, CA 93444

BUILDING 5 FLOOR PLAN

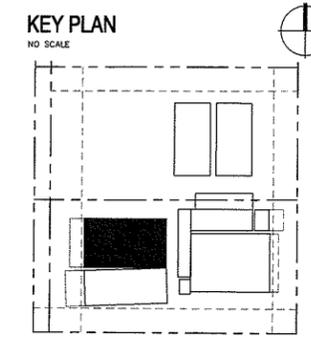
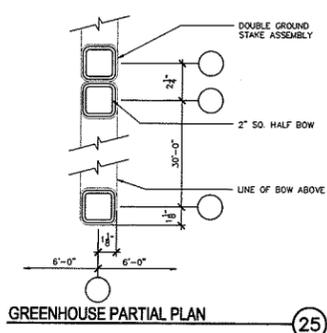
PLANNING DEPARTMENT
 7.18.15 COUNTY MEETING
 11.09.15 SITE PLAN APPROVAL

PROJECT NUMBER: R1415
 SHEET NUMBER: SP-5.1
 SHEET OF SHEETS



36'-0"
 (6) BAYS (6 FRAMES @ 6'-0" O.C.)
 TO BE REMOVED

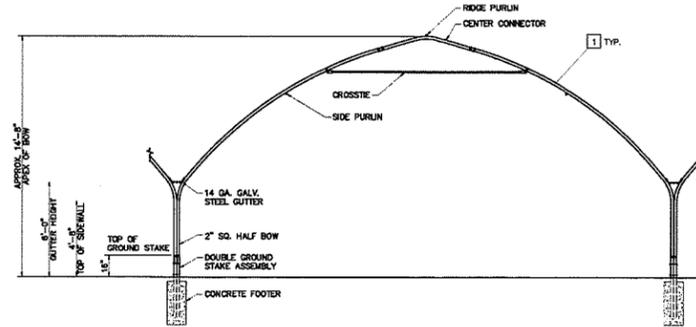
204'-0"
 (34) BAYS (35 FRAMES @ 6'-0" O.C.)
 TO REMAIN



BUILDING 5-FLOOR PLAN
 SCALE: 1/8" = 1'-0"

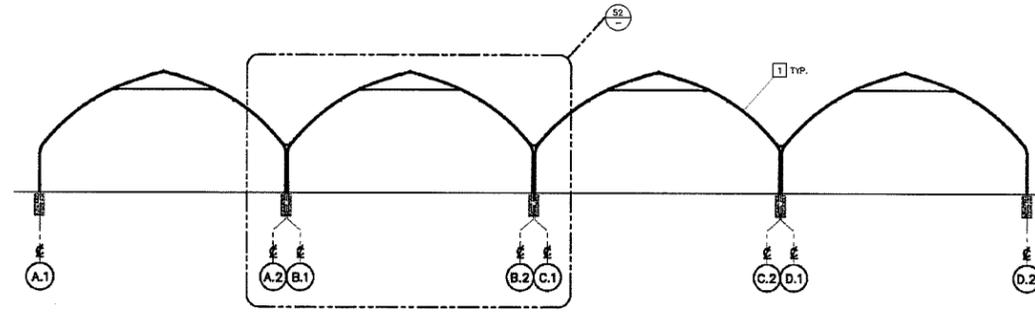
GREENHOUSE PARTIAL PLAN

- REFERENCE NOTES**
1. PRE-MANUFACTURED GREENHOUSE STRUCTURE
 2. SLIDING DOOR WITH PLASTIC PANELS
 3. OPERABLE VENT
 4. PLASTIC SHEET SIDING AND ROOFING
 5. AREA OF EXISTING GREENHOUSE TO BE REMOVED.
 6. LINE OF GUTTER BETWEEN ARCHED SEGMENTS.



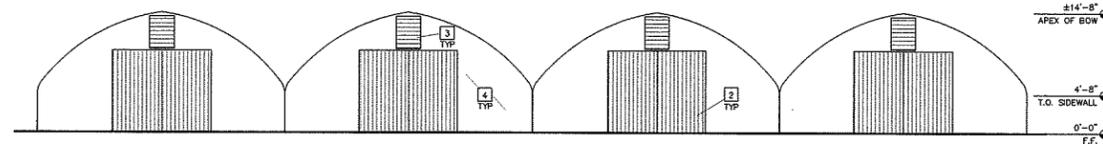
ENLARGED FRAME ELEVATION
SCALE: 1/4" = 1'-0"

52



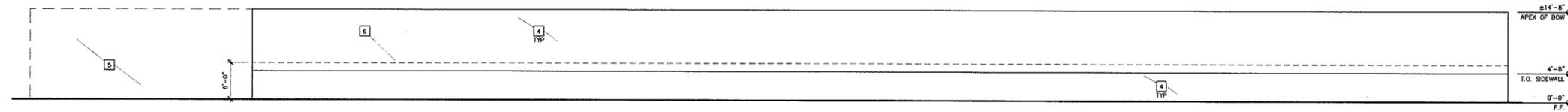
GREENHOUSE SECTION

22



EAST & WEST ELEVATION

23

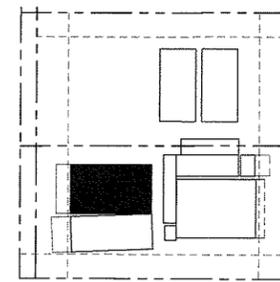


NORTH & SOUTH ELEVATION

14



KEY PLAN
NO SCALE



BUILDING 5-SECTIONS AND ELEVATIONS
SCALE: 1/8" = 1'-0"

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



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SEAL OF CONSULTANT

SITE PLAN APPROVAL
VIVA FARMS
1001 VIVA HWY
NIPOMO, CA 93444

VIVA FARMS
1001 VIVA HWY
NIPOMO, CA 93444

BUILDING 5
SECTIONS AND ELEVATIONS

READ THIS FIRST!
This sheet is to be read in conjunction with the project description and site plan. The project description and site plan are available at the County Planning Department, 1100 West Broadway, San Luis Obispo, CA 93401. The project description and site plan are also available on the project website at www.vivafarms.com. The project description and site plan are also available at the project location at 1001 Viva Hwy, Nipomo, CA 93444. The project description and site plan are also available at the project location at 1001 Viva Hwy, Nipomo, CA 93444.

DATE AND DESCRIPTION:
7.16.15 COUNTY MEETING
11.09.15 SITE PLAN APPROVAL

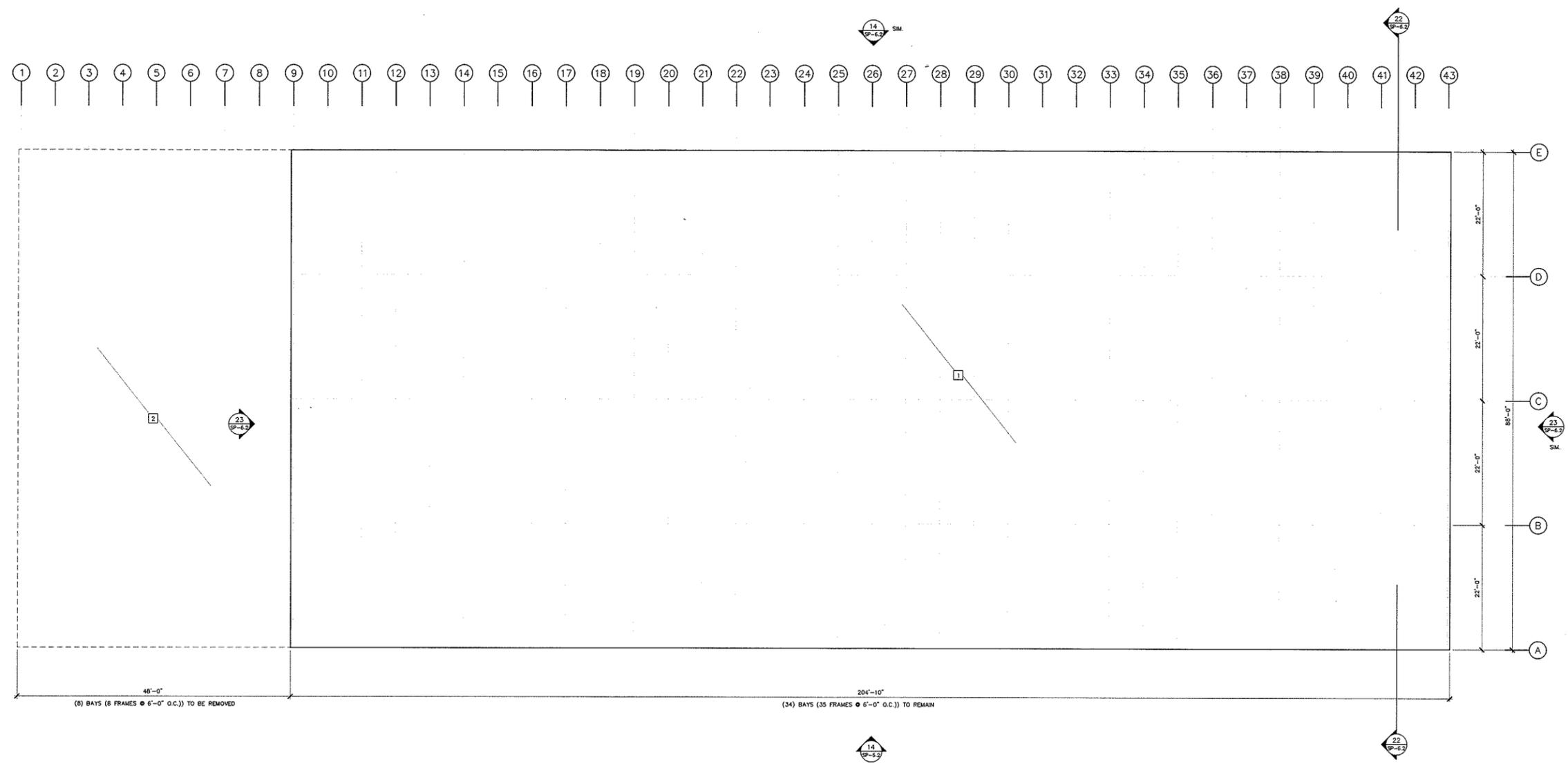
PROJECT NUMBER: R14115

SHEET NUMBER:
SP-5.2

SHEET _____ OF _____ SHEETS

REFERENCE NOTES

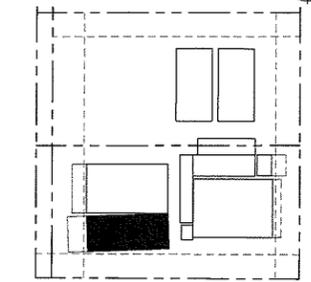
- 1. AREA OF EXISTING GREENHOUSE TO REMAIN.
- 2. AREA OF EXISTING GREENHOUSE TO BE REMOVED.



48'-0"
(8) BAYS (8 FRAMES @ 6'-0" O.C.) TO BE REMOVED

204'-10"
(34) BAYS (35 FRAMES @ 6'-0" O.C.) TO REMAIN

KEY PLAN
NO SCALE



REFERENCE NORTH



BUILDING 6-FLOOR PLAN
SCALE: 1/8" = 1'-0"

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

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fax: 805.541.2739
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SCALE OR CONSULTANT

SITE PLAN APPROVAL
VIVA FARMS
1081 VIVA WAY
INYO COUNTY, CA 93944

VIVA FARMS
1081 VIVA WAY
INYO COUNTY, CA 93944

CLIENT:

BUILDING 6 FLOOR PLAN

SHEET TITLE AND DESCRIPTION

BLDG. DEPT. No. APPLICATION No. 1

READ THIS FIRST!
This drawing is prepared in accordance with the provisions of the California Building Code, and is intended to be used in conjunction with the applicable building code and all other applicable laws, rules, regulations, and orders of the local jurisdiction. The user of this drawing is responsible for obtaining all necessary permits and approvals from the local jurisdiction. The user of this drawing is also responsible for obtaining all necessary insurance and bonding. The user of this drawing is further responsible for obtaining all necessary professional services and advice from a qualified professional. The user of this drawing is not to be held liable for any errors or omissions in this drawing. The user of this drawing is also responsible for obtaining all necessary permits and approvals from the local jurisdiction. The user of this drawing is also responsible for obtaining all necessary insurance and bonding. The user of this drawing is further responsible for obtaining all necessary professional services and advice from a qualified professional. The user of this drawing is not to be held liable for any errors or omissions in this drawing.

DATE AND DESCRIPTION:	COUNTY MEETING
7.16.15	SITE PLAN APPROVAL
11.09.15	

PROJECT NUMBER: R14115

SHEET NUMBER: **SP-6.1**

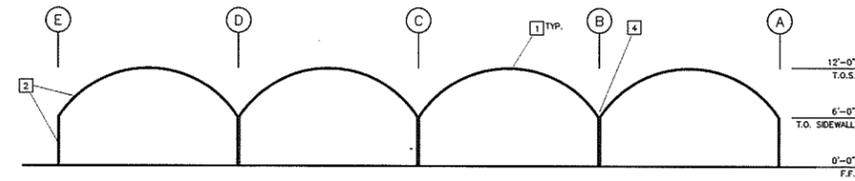
SHEET OF SHEETS

REFERENCE NOTES

- 1. PRE-MANUFACTURED GREENHOUSE STRUCTURE
- 2. PLASTIC SHEET SIDING AND ROOFING
- 3. AREA OF EXISTING GREENHOUSE TO BE REMOVED.
- 4. LINE OF GUTTER BETWEEN ARCHED SEGMENTS.

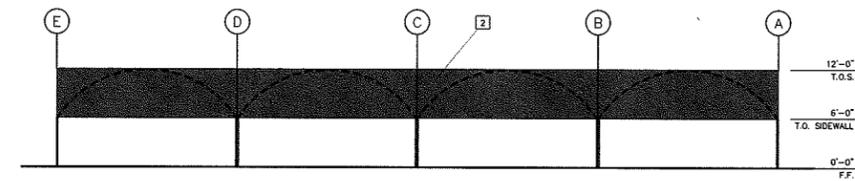


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 phone: 805.541.6294
 fax: 805.541.2739
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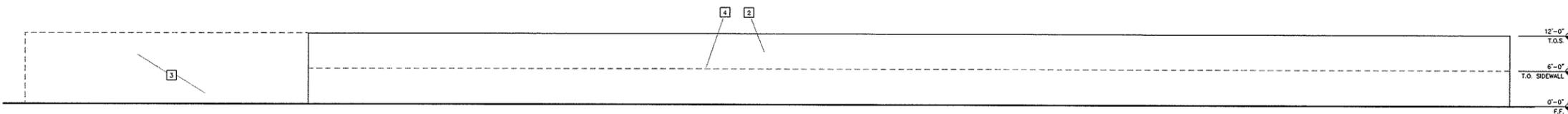
GREENHOUSE SECTION

22



EAST & WEST ELEVATION

23

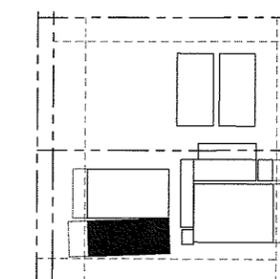


NORTH & SOUTH ELEVATION

14

KEY PLAN

NO SCALE



BUILDING 6-SECTIONS AND ELEVATIONS

SCALE: 1/8" = 1'-0"

SEAL OR CONSULTANT:

SITE PLAN APPROVAL
VIVA FARMS
 454 VIA WINY
 NIPOMO, CA 93444

VIVA FARMS
 624 VIA WINY
 NIPOMO, CA 93444

CURTIS

BUILDING 6
SECTIONS AND ELEVATIONS

SHEET TITLE AND DESCRIPTION:

RDC DEPT. No./APPLICATION No. 1

READ THIS FIRST:
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DATE AND DESCRIPTION:
 7.16.15 COUNTY MEETING
 11.02.15 SITE PLAN APPROVAL

PROJECT NUMBER: R1415

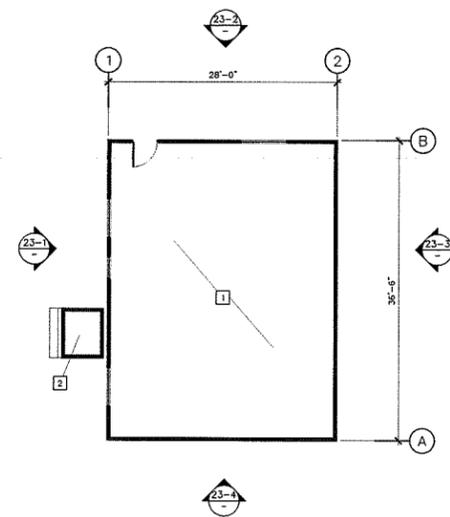
SHEET NUMBER:

SP-6.2

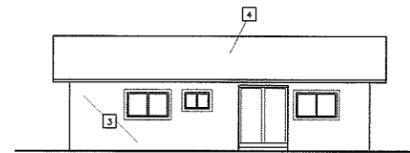
SHEET _____ OF _____ SHEETS

REFERENCE NOTES

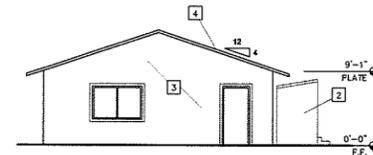
- 1. EXISTING OFFICE TO REMAIN
- 2. DETACHED SHED TO REMAIN
- 3. WOOD SIDING
- 4. COMPOSITION SHINGLE ROOFING



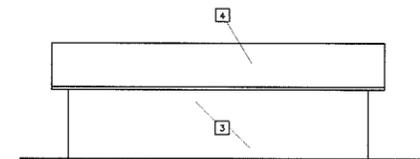
FLOOR PLAN



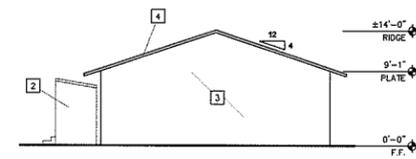
1 - WEST ELEVATION



2 - NORTH ELEVATION



3 - EAST ELEVATION



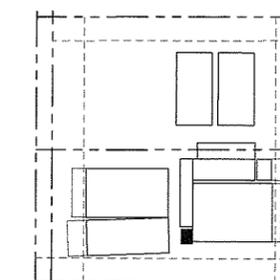
4 - SOUTH ELEVATION

EXTERIOR ELEVATIONS

23

KEY PLAN

NO SCALE



REFERENCE NORTH

BUILDING 6-FLOOR PLAN AND EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

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rea & Luker architects, inc.
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San Luis Obispo
California 93401
phone: 805.541.6294
fax: 805.541.2759
www.realarchitects.com

SHEET OR CONSULTANT

PROJECT TITLE AND DESCRIPTION:
**SITE PLAN APPROVAL
VIVA FARMS**
1001 VIVA WAY
NIPOMO CA 93444

CLIENT:
VIVA FARMS
1001 VIVA WAY
NIPOMO CA 93444

SHEET TITLE AND DESCRIPTION:
**BUILDING 7
FLOOR PLAN AND ELEVATIONS**

BDD DEPT. NO./APPLICATION No. 1

READ THIS FIRST!
THIS SHEET IS A PART OF A SET OF ARCHITECTURAL DRAWINGS. IT IS NOT TO BE USED SEPARATELY. THE USER OF THIS SHEET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

DATE AND DESCRIPTION:	COUNTY MEETING
7.16.15	SITE PLAN APPROVAL
11.09.15	

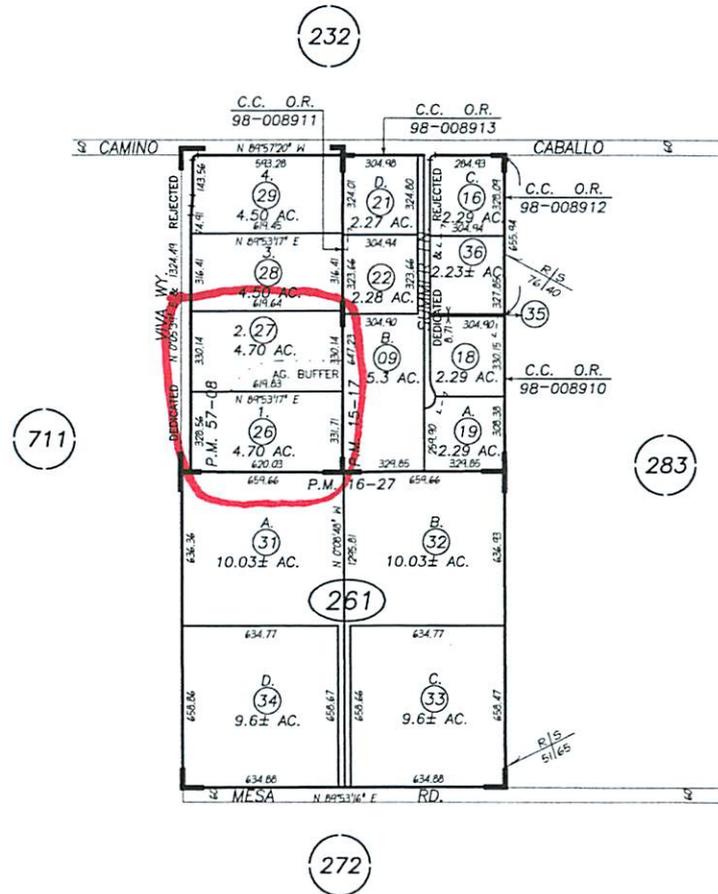
PROJECT NUMBER: R14115

SHEET NUMBER:
SP-7

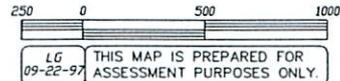
SHEET _____ OF _____ SHEETS



091-261



REVISIONS		
I.S.	DATE	
05-191	05-22-04	
06-163	10-31-05	
12-032	07-06-11	
12-048	07-07-11	
NA	12-03-13	





Agricult

Commercial Retail

Commercial Service

Recreation

South County/Advisory Council

South County Inland Sub Area
Planning Area

Residential Rural

WINDY HILL RD

SUN DALL WAY

WINDY HILL RD

WINDY HILL RD

TRUCKS WAY

WINDY HILL RD

WINDY HILL RD

SUN DALL WAY

WINDY HILL RD



Parcel Summary Report For Parcel # 091-261-026

11/23/2015
11:44:37AM

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 VIVA FARMS LLC
2029 SYCAMORE DR SAN MARCOS CA 92069-
OWN VIVA FARMS LLC A CA LLC

Address Information

Status Address
P 01091 VIVA WY SCSC

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>
CO93-	0021	0001	South Cty. Plan	South County I RR				Y		

Parcel Information

Status Description
Active PM 57-08 PAR 1

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
COASTAL SAN LUIS
SAN LUIS
NO. 04
AREA NO. 21



Parcel Summary Report For Parcel # 091-261-026

11/23/2015
11:44:37AM

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:

Case Status:

97363 FNL Primary Parcel

Description:

INSTALL NATURAL GAS LINE TO GREENHOUSE

CCM2013-00011 REC Primary Parcel

Description:

BUSINESS MONITORING FOR COMPLIANCE WITH GREENHOUSE OPERATIONAL STANDARDS

COD2010-00363 CLD Primary Parcel

Description:

COMPLAINT THAT NURSERY BUSINESS HAS EXPANDED TO INCLUDE MORE TRUCK TRAFFIC IMPACT TO STREETS (ZONED RR)

COD2011-00288 REC Primary Parcel

Description:

UNPERMITTED CONSTRUCTION OF GREENHOUSES

COD2012-00219 CLD Primary Parcel

Description:

INVESTIGATION TO DETERMINE IF FACILITY IS OPERATING AS A DISTRIBUTION CENTER RATHER THAN A GREENHOUSE SPECIALTY BUSINESS.

COD2014-00111 REC Primary Parcel

Description:

CASE FOR MONITORING AS-BUILT GREENHOUSE PMT2011-01325

D020027S APP Primary Parcel

Description:

FOR GREENHOUSE

DRC2015-00061 REC Primary Parcel

Description:

GREENHOUSE, AGRICULTURE, SITE PLAN APPROVAL FOR (8) UNPERMITTED GREENHOUSES,(1) UNPERMITTED & OFFICE, (1) PERMITTED GREENHOUSE

PMT2002-19640 EXP Primary Parcel

Description:

CONST SFD DO# B 896

PMT2002-19643 EXP Primary Parcel

Description:

CONST SFD DO# B 897

PMT2004-00035 FNL Primary Parcel

Description:

ELECTRIC UPGRADE FROM 100 AMP TO 200 AMP



Parcel Summary Report For Parcel # 091-261-026

11/23/2015
11:44:37AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2011-01325 RVW Primary Parcel

Description:

AS BUILT GREENHOUSES (4) TOTAL SQUARE FEET: 21,020 SF - GREENHOUSE#1 - 5376 SF - GREENHOUSE #2 - 7464 SF - GREENHOUSE #3 -3612 SF - DEMO 1204 SF, LEAVING 2408 SF - GREENHOUSE #4 - 5772 SF ****REAL TIME BILLING***

S890231P EXP Primary Parcel

Description:

SUBDIV. 20AC INTO 4 PARCELS

S920062P RDD Primary Parcel

Description:

PROP 4 LOT DIVISION



Parcel Summary Report For Parcel # 091-261-027

11/23/2015
11:52:13AM

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 LONDON DAVID F
 1185 BARNHILL RD LINCOLN CA 95648-

OWN LONDON CASS O

OWN LONDON FAMILY TRUST

OWN LONDON MARILYN H

Address Information

Status Address
 00000 VIVA WY SCSC

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>
CO93-	0021	0002	South Cty. Plan	South County I RR				Y		

Parcel Information

Status Description
 Active PM 57-08 PAR 2

Notes

Tax Districts

LUCIA MAR
 SAN LUIS OBISPO JT(27,40)
 COASTAL SAN LUIS
 SAN LUIS



Parcel Summary Report For Parcel # 091-261-027

11/23/2015
11:52:13AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 04

AREA NO. 21

Case Information

Case Number:

Case Status:

PMT2011-01380 FNL Primary Parcel

Description:

THREE PHASE ELECTRICAL FOR WELL PUMP AND BOOSTER PUMP - 400 AMP PANEL/480 V

PRE2015-00006 MET Primary Parcel

Description:

LAND USE APPROVAL AND PERMITS FOR NINE AS-BUILT BUILDINGS.

DRC2015-00061 REC Related Parcel

Description:

GREENHOUSE, AGRICULTURE, SITE PLAN APPROVAL FOR (8) UNPERMITTED GREENHOUSES,(1) UNPERMITTED & OFFICE, (1) PERMITTED GREENHOUSE

PMT2002-19640 EXP Related Parcel

Description:

CONST SFD DO# B 896

PMT2002-19643 EXP Related Parcel

Description:

CONST SFD DO# B 897

PMT2011-01325 RVW Related Parcel

Description:

AS BUILT GREENHOUSES (4) TOTAL SQUARE FEET: 21,020 SF - GREENHOUSE#1 - 5376 SF - GREENHOUSE #2 - 7464 SF - GREENHOUSE #3 -3612 SF - DEMO 1204 SF, LEAVING 2408 SF - GREENHOUSE #4 - 5772 SF ****REAL TIME BILLING***

S890231P EXP Related Parcel

Description:

SUBDIV. 20AC INTO 4 PARCELS

S920062P RDD Related Parcel

Description:

PROP 4 LOT DIVISION