



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A REVISED PROJECT REFERRAL

DATE: 4/18/2013

TO: _____

FROM: Brian Pedrotti, South County Team/ Development Review

PROJECT DESCRIPTION: SUB2010-00014 PL 10-0032/ Nipomo Community Service District- Public Lot for pump station. 21.53 acre site located off Vista Santa Maria Dr. in Nipomo. APN: 090-291-042.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 5/3/2013 please.

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

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Linda Vista Farms Association, INC Daytime Phone _____
 Mailing Address 108 South Pine St., Santa Maria, CA Zip Code 93458
 Email Address: _____

Applicant Name Nipomo CSD, Peter Sevcik, District Engineer Daytime Phone 805-929-1133
 Mailing Address P.O.Box 326, Nipomo, CA Zip Code 93444
 Email Address: psevcik@ncsd.ca.gov

Agent Name AECOM, Jon Hanlon, PE Daytime Phone 805-542-9840
 Mailing Address 1194 Pacific St. Suite 204, San Luis Obispo, CA Zip Code 93401
 Email Address: jon.hanlon@aecom.com

PROPERTY INFORMATION

Total Size of Site: 21.53 Acres Assessor Parcel Number(s): 090-291-042
 Legal Description: Lot 4 of Tract 2034 18/MB/78

Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Southeasterly .21 miles from intersection of Joshua Rd. & Santa Maria Vista Rd., Turn Right at this angle point onto ag. Rd. and proceed southwesterly .13 miles along Ag Rd.

Describe current uses, existing structures, and other improvements and vegetation on the property:
No structures, row-crop cultivation

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Create a Public Lot necessary for the Nipomo Waterline Intertie Project

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 
 Angel Ibarra, President, Linda Vista Farms

Date 2/4/13

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?: 0.77 acres and 20.76 Acres

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 21.53 Acres

What will the property be used for after division: Public Lot for buried water tank & pump station

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

If Yes, what was the map number: Tract No: 2034 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 you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

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? Lot 1, 21.69 acres

Lot 2, 21.77 acres, Lot 5, 21.74 acres,

Describe existing and future access to the proposed project site: exist: se'ly .21 mi. frm. Joshua St. intx. w/ Santa Maria Vista Rd., turn right @ this angle point onto ag. rd., proceed .13 mi. to site. Future: portion of Alta Vista Lane would be improved to site.

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

North: Row-Crop South: River

East: Row-Crop West: Row-Crop

Proposed water source: On-site well Shared well Other N/A

Community System - List the agency or company responsible for provision:

NCSD

Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Proposed sewage disposal: Individual on-site system Other N/A

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: C.D.F.

List available or proposed utilities: Gas Telephone Electricity Cable TV

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): N/A

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 slope 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 mobile homes), where the proposed demolition or conversion involves three or more dwelling units 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 or conversion of one or more dwellings (includes mobile homes) 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 21.53 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Santa Maria Vista Road

Water Supply Information

- 1. What type of water supply is proposed? N/A
 Individual well Shared well Community water system
- 2. What is the proposed use of the water?
 Residential Agricultural - Explain N/A
 Commercial/Office - Explain _____
 Industrial – Explain Water Treatment
- 3. What is the expected daily water demand associated with the project? N/A
- 4. How many service connections will be required? One
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Not on Public Lot
- 6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. N/A
- 7. Does water meet the Health Agency's quality requirements? Yes No 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: 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? N/A
- 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: Lucia Mar
- 2. Location of nearest police station: Oceano
- 3. Location of nearest fire station: Nipomo
- 4. Location of nearest public transit stop: Nipomo
- 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: 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.

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: _____

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): Water Transmission, Pumping and Treatment
- 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: Remainder Lot 4 could still be developed with private residence someday

4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: Doc. # 1999-049335 for Tract 2034. May need to be modified by owners.

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Participated in PG&E Savings by Design Program

*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:
Refer to project EIR
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):

APCD PTO for backup electrical generator;

CDPH will review project; building dept. will need to inspect building and electrical work;

Other approvals are required for project, but not specific to public lot portion of work

(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.)



Land Division Application
Nipomo Community Services District Supplemental Water Project Public Lot

General Plan Conformity Report

NIPOMO COMMUNITY

BOARD MEMBERS

JAMES HARRISON, PRESIDENT
LARRY VIERHEILIG, VICE PRESIDENT
MICHAEL WINN, DIRECTOR
ED EBY, DIRECTOR
WILLIAM NELSON, DIRECTOR



SERVICES DISTRICT

STAFF

DON SPAGNOLO, P.E., GENERAL MANAGER
LISA BOGNUDA, ASSISTANT GENERAL MANAGER
JON SEITZ, GENERAL COUNSEL
PETER SEVCIK, P.E., DISTRICT ENGINEER

148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

June 11, 2010

Michael T. Conger
Current Planning Division
County of San Luis Obispo Dept. of Planning and Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Subject: General Plan Conformity Report for Public Lot 10-0032

Dear Mr. Conger:

The Nipomo Community Services District (NCSD) is requesting a General Plan Conformity Report for the creation of a public lot (PL 10-0032). The public lot is to be created from property APN 090-291-042 for use related to the Waterline Intertie Project (see attached Tentative Public Lot Map).

PROJECT DESCRIPTION

The NCSD Waterline Intertie Project is designed to deliver 3,000 acre-feet per year (AFY) of supplemental water from the City of Santa Maria to the Nipomo Mesa Management Area at a maximum rate of 2,000 gallons per minute (gpm). The Waterline Intertie Project consists of over 27,000 linear feet (LF) of pipeline, a 0.5 million gallon (MG) storage tank, a 2,000 gpm pump station, and chloramination systems at the pump station and at four existing NCSD production wells, as well as the related back-up power, controls, power supply and instrumentation.

A water transmission main will be constructed to connect the City of Santa Maria's water system to the NCSD water system. It will travel underneath the Santa Maria River to a reservoir and pump station on the Nipomo Mesa (public lot site). From the reservoir, the water will be pumped through new and existing waterlines into the NCSD water distribution system. Horizontal directional drilling will be used to install the pipeline underneath the Santa Maria River in order to minimize impacts to the river and sensitive species habitat.

An Environmental Impact Report, dated March 2009, was prepared for the project by Douglas Wood and Associates. The NCSD Board of Directors certified the EIR in April 2009. The Final EIR is available on NCSD's website at ncsd.ca.gov.

Michael T. Conger
General Plan Conformity Report Request
June 11, 2010

Nipomo Community Services District
Page 2 of 2

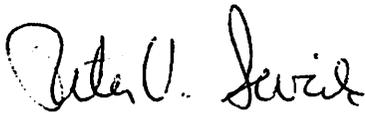
SITE FACILITIES

The public lot site will be used for water transmission facilities, including a reservoir, pump station, and chloramination booster station. See attached exhibit for a preliminary site plan.

Thank you for your continued assistance with this project. Please contact me if you need any additional information.

Sincerely,

NIPOMO COMMUNITY SERVICES DISTRICT

A handwritten signature in black ink, appearing to read "Peter V. Sevcik". The signature is written in a cursive, flowing style.

Peter V. Sevcik, PE
District Engineer

Enclosure

Tentative Public Lot Map
Preliminary Site Plan



Land Division Application
Nipomo Community Services District Supplemental Water Project Public Lot

Public Lot Statement

NIPOMO COMMUNITY

BOARD MEMBERS

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LARRY VIERHEILIG, VICE PRESIDENT
MICHAEL WINN, DIRECTOR
ED EBY, DIRECTOR
WILLIAM NELSON, DIRECTOR



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148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

June 11, 2010

Michael T. Conger
Current Planning Division
County of San Luis Obispo Dept. of Planning and Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Subject: Public Lot Statement

Dear Mr. Conger:

The Nipomo Community Services District (NCSD) is submitting an application for the creation of a public lot (PL 10-0032). The public lot is to be created from property APN 090-291-042 for use related to the Waterline Intertie Project.

PROJECT DESCRIPTION

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Michael T. Conger
Public Lot Statement
June 11, 2010

Nipomo Community Services District
Page 2 of 2

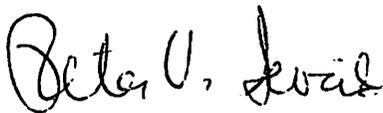
SITE FACILITIES

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Thank you for your continued assistance with this project. Please contact me if you need any additional information.

Sincerely,

NIPOMO COMMUNITY SERVICES DISTRICT

A handwritten signature in black ink that reads "Peter V. Sevcik". The signature is written in a cursive style with a large initial "P".

Peter V. Sevcik, PE
District Engineer



Land Division Application
Nipomo Community Services District Supplemental Water Project Public Lot
Legal Lot Verification

July 15, 2010

Michael Conger
Planning and Building Department
County Government Center
San Luis Obispo, CA 93408

Subject: Public Lot PL 10-0032, Legal Lot Verification

Dear Mr. Conger:

The proposed Public Lot is on a portion of Lot 4 of Tract 2034 according to the map filed in Book 18, at page 78 of Maps in the Office of the San Luis Obispo County Recorder.

This map was filed on July 9, 1999. It is my opinion that Lot 4 was legally created and conformed to the Subdivision Map Act and local subdivision ordinances.

Please feel free to give me a call if you have any questions.

Sincerely,

WALLACE GROUP



Joe Morris, PLS
Director of Land Surveying



CIVIL ENGINEERING

CONSTRUCTION
MANAGEMENT

LANDSCAPE
ARCHITECTURE

MECHANICAL
ENGINEERING

PLANNING

PUBLIC WORKS
ADMINISTRATION

SURVEYING /
GIS SOLUTIONS

WATER RESOURCES

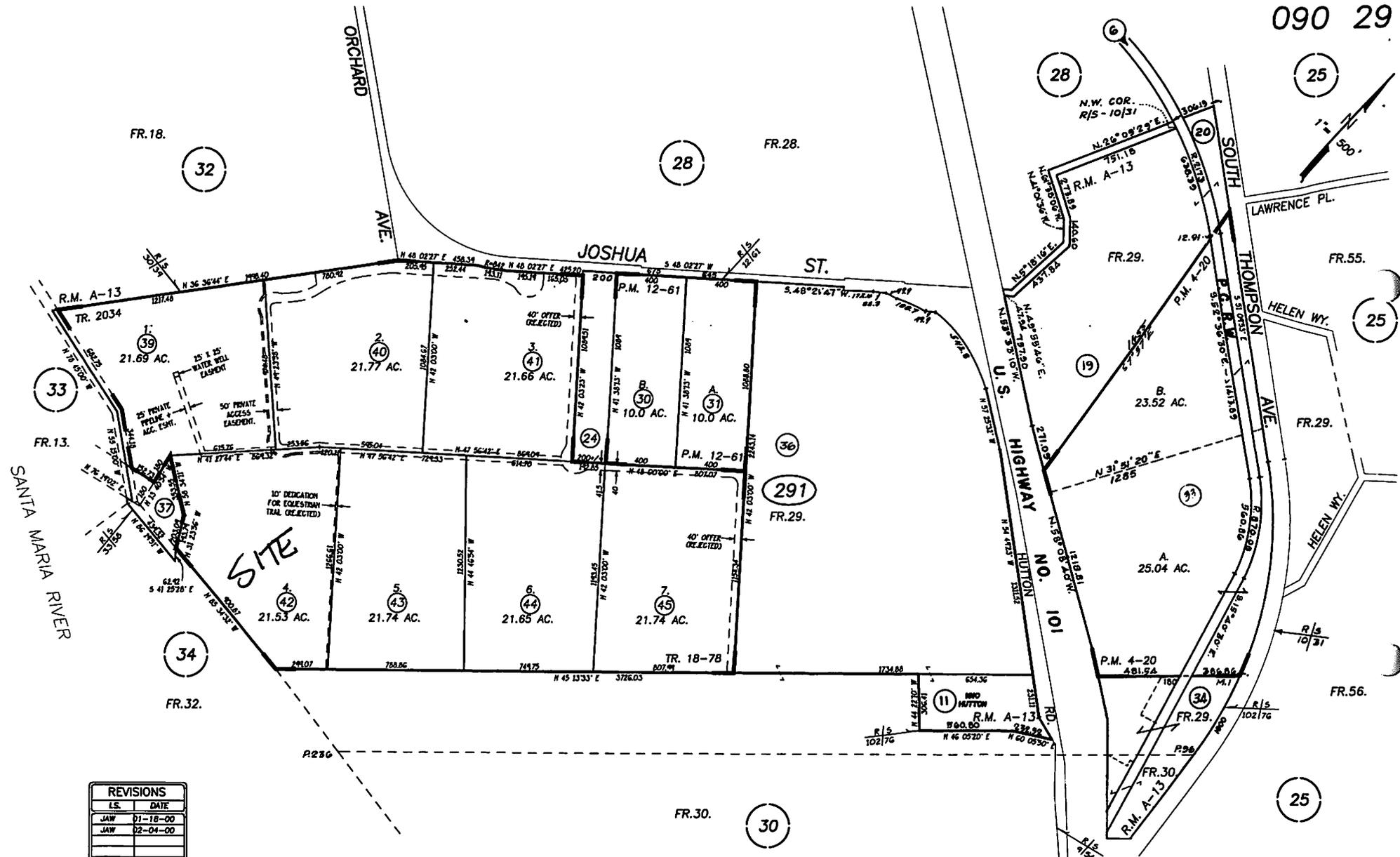
WALLACE SWANSON
INTERNATIONAL

WALLACE GROUP
A California Corporation

612 CLARION CT
SAN LUIS OBISPO
CALIFORNIA 93401

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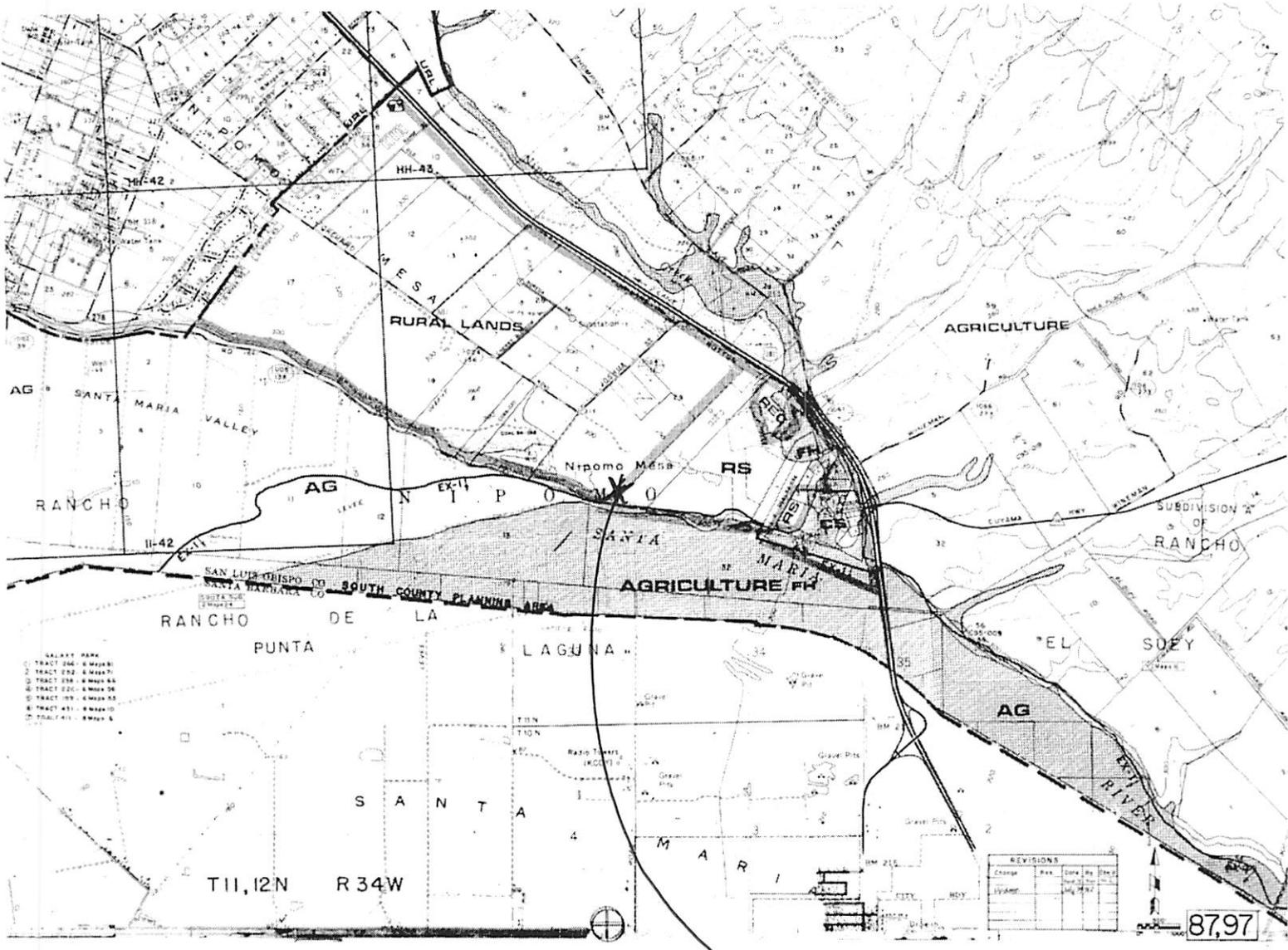


| REVISIONS | |
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| LS. | DATE |
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| JAW | 02-04-00 |
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TRACT NO. 2034, R.M. Bk. 18 , Pg. 78.
 SUBDIVISION OF THE RANCHO NIPOMO, R.M. Bk. A , Pg. 13.

NIPOMO VICINITY
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 090 PAGE 29



- 1 GALAXY PARK
- 2 TRACT 200 - 4/28/87
- 3 TRACT 202 - 4/28/87
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87,97

SITE





Parcel Summary Report For Parcel # 090-291-042

8/19/2010
4:51:51PM

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 LINDA VISTA FARMS ASSOC INC A CA CO
108 S PINE ST SANTA MARIA CA 93458-5037

Address Information

Status Address

P 01702 VISTA SANTA MARIA DR w RSC

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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| 2034 | 0000 | 0004 | South County R | South County | RL | | | Y | MB / VP | |

Parcel Information

Status Description

Active TR 2034 LT 4

Notes

NCSD PUBLIC LOT IS PROPOSED. APPLICATION WILL LIKELY COME IN AROUND MID-2010. PLEASE CHARGE THE FOLLOWING FEES (SCROLL DOWN FOR TOTAL):

~~Tax Districts~~
 962 - PUBLIC LOT - \$2,282.00
 J05 - GP CONF RPT - \$990.00
 CREDIT FOR PRE-AP - (\$500.00) PRE2009-00032

TOTAL = \$2,772.00

--MCONGER 6/15/2010
LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
COASTAL SAN LUIS RESOURCE CONSV.
SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR



Parcel Summary Report For Parcel # 090-291-042

8/19/2010
4:51:51PM

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

Case Information

Case Number:

Case Status:

C9865 FNL Primary Parcel

Description:

480VOLT 3 PHASE SERVICE PANEL TO SERVICE WELL ONLY

PMT2006-00675 EXP Primary Parcel

Description:

ELECTRICAL FOR AG WELL - 100 AMPS / 100 HP

PRE2009-00032 REC Primary Parcel

Description:

FOR RESERVOIR FOR NIPOMO WATERLINE PROJECT

SUB2010-00014 REC Primary Parcel

Description:

PUBLIC LOT FOR PUMP STATION

G850009M WIT Related Parcel

Description:

LU-M TO RS

G860031M INA Related Parcel

Description:

LU CHANGE RURAL LANDS TO RES SUBURBAN

S770011C RDD Related Parcel

Description:

PROP 2 CERT OF COMP

S900136T RDD Related Parcel

Description:

SUBDIVIDE 152 ACRES INTO 7 PARCELS

S960030N RDD Related Parcel

Description:

PROP NAME - VISTA SANTA MARIA (TR2034)

S960103N RDD Related Parcel

Description:

PROP NAMES - ALTA & SANTA MARIA VISTA LN