



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 8/17/2015

TO: _____

FROM: Brian Pedrotti (805-788-2788 or bpedrotti@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2015-00009 CO15-0065 CASTANEDA – Proposed parcel map to divide two parcels of approximately 20.9 ac into four resulting parcels of 5.2, 5.3, 5.3, and 5.1 acres. Site location is 1650 Rocky Pl, Arroyo Grande. APNs: 091-073-021 and -022

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2015-00009 CO15-0065 CASTANEDA CAR

APPLICATION TYPE - CHECK ALL THAT APPLY

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

Parcel Map

VESTING TENTATIVE PARCEL MAP TO DIVIDE PROPERTY RESULTING IN (4) SCSC/ SCSC

RR

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Carlos Castaneda, Jr. Daytime Phone 805-431-9360
 Mailing Address P. O. Box 430, Grover Beach, CA Zip Code 93483
 Email Address: castaneda.charlie@gmail.com

Applicant Name same as owner Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name C.M. Florence, AICP / Oasis Associates, Inc. Daytime Phone 805-541-4509
 Mailing Address 3427 Miguelito Ct. San Luis Obispo, CA Zip Code 93401
 Email Address: cmf@oasisassoc.com

PROPERTY INFORMATION

Total Size of Site: 20.9 acres Assessor Parcel Number(s): 091-073-021, 091-073-022
 Legal Description: RHO NIP POR PAC TR 1 LT 50 & LT 51
 Address of the project (if known): 1650 Rocky Place, Arroyo Grande, CA 93483
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Los Berros Road, turn south on Pomeroy Road. Property is on east, turn left on Rocky Place.

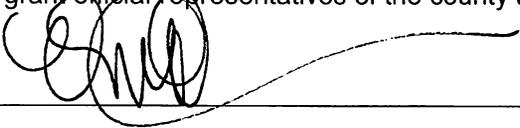
Describe current uses, existing structures, and other improvements and vegetation on the property:
North parcel is vacant. South parcel includes single family residences and agricultural assessor structures.

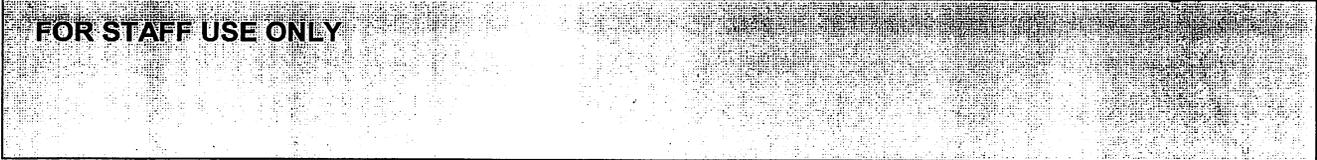
PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): _____
 Vesting tentative parcel map # CO15-0065 to divide property resulting in 4 (four) parcels of 5.2, 5.3, 5.3, and 5.1 acres

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  Date 10 Aug 2015



LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 5.1, 5.2, two (2) at 5.3 acres
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 11.35 and 10.0
What will the property be used for after division: Residential Rural uses. No new development proposed with land division
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 see PMT2014-03253, -03254

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? _____

Describe existing and future access to the proposed project site: Rocky Place access to remain as-is.
Existing driveway on Pomeroy Road to be relocated to provide shared access to north parcels

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

North: Residential Rural/ Single Family Residence South: Residential Rural/ Single Family Residence
East: Residential Rural/ Single Family Residence West: Residential Rural/ Single Family Residence

Proposed water source: On-site well Shared well Other _____
 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
intent-to-serve

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

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 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:

- 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: 17.9 acres
Moderate slopes of 10-30%: 3.0 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: south property is developed with existing residences
- 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: Pomeroy Road.

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 _____
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? not to exceed 3.56 afy with all parcels are developed. _____
4. How many service connections will be required? 4 (1 existing, 1 for existing development, 2 for future development) _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: existing NCSD service to residence
6. Has there been a sustained yield test on proposed or existing wells? n/a
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? Yes No
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 NCSD water

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

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? NCSD. 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: South County Sanitary
- 3. Where is the waste disposal storage in relation to buildings? Stored in garages
- 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 School District
- 2. Location of nearest police station: 200 N Halcyon Rd Arroyo Grande, CA 93420
- 3. Location of nearest fire station: 2391 Willow Rd Arroyo Grande, CA 93420
- 4. Location of nearest public transit stop: Thompson Avenue at Highway 101
- 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: residential with accessory agricultural uses.
- 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: Archaeological surface survey found no evidence of historical materials
- 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 N/A

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): n/a
- 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 *: n/a. No development proposed with land division

*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:
n/a for land division

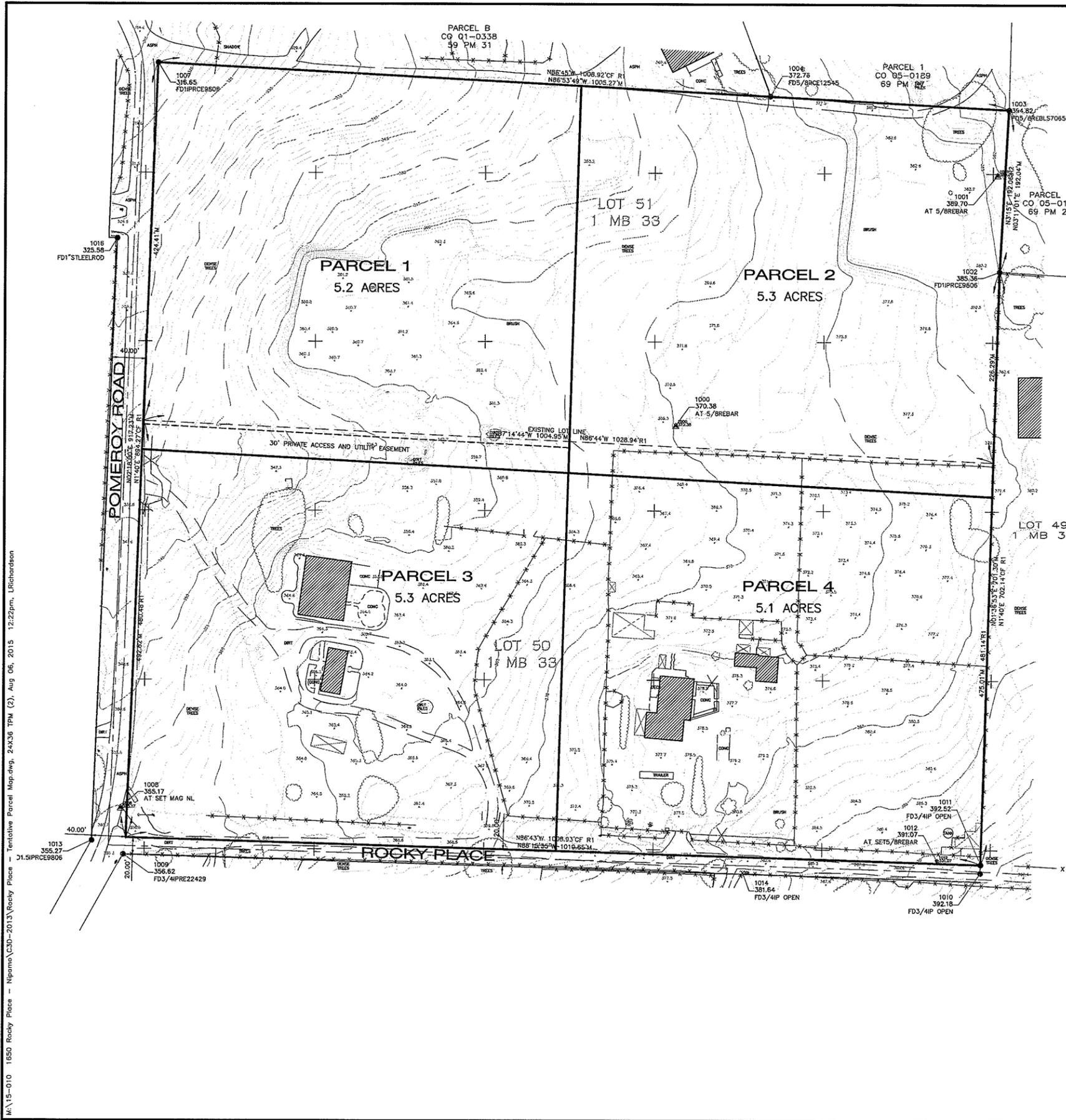
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: See attached Rare Plant and Wildlife Survey Report.

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): Nipomo Community Service District will-serve letter.

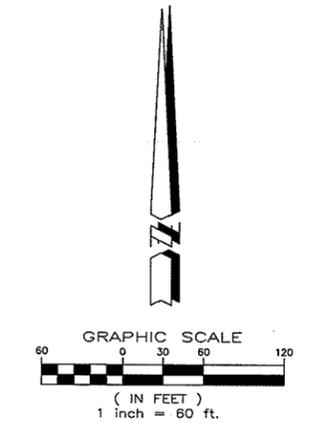
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



M:\15-010 1650 Rocky Place - Nipoma\C3D-2013\Rocky Place Tentative Parcel Map.dwg, 24x36 TPM (2), Aug 06, 2015 12:22pm, LRichardson

SYMBOL LEGEND:

-x-	FENCE LINE	▬	RETAINING WALL
-SS-	SEWER MAIN	⊠	PG&E BOX
-W-	WATER MAIN	⊠	GAS METER
-G-	GAS MAIN	⊠	TELEPHONE BOX
-EPC-	ELEC/TELEPHONE/CABLE	⊠	TELEPHONE BOX
-OHE-	OVERHEAD ELECTRIC	⊠	SIGNAL BOX
⊠	DROP INLET AT CURB	⊠	CABLE T.V. BOX
⊠	DROP INLET	⊠	ELECTRIC BOX
⊠	STORM DRAIN MANHOLE	⊠	TELEPHONE MANHOLE
⊠	FIRE HYDRANT	⊠	STREET LIGHT
⊠	WATER WELL	⊠	JOINT POLE
⊠	WATER VALVE	⊠	POWER POLE
⊠	WATER METER	⊠	GUY WIRE
⊠	SEWER MANHOLE		
⊠	SEWER CLEANOUT		

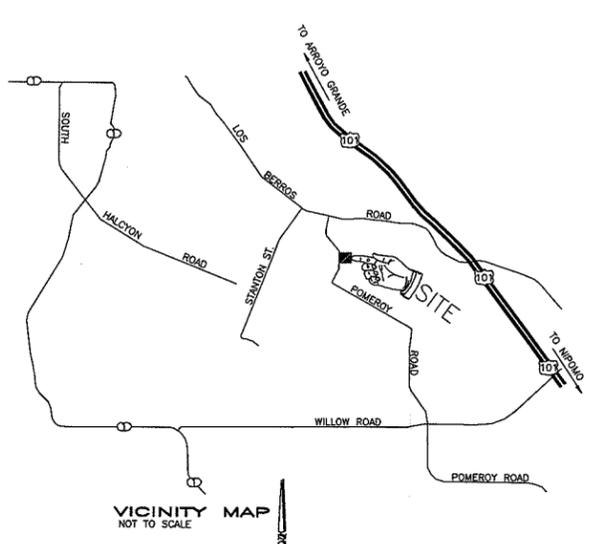


ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVP	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CORC	CORNER	R10	CANOPY RADIUS
CONC	CONCRETE	SD	STORM DRAIN
CMP	CORRUGATED METAL PIPE	SL	POINT ON SLOPE
CMU	CONCRETE MASONRY UNITS	SS	SEWER
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

- PROJECT DATA**
- PROJECT ADDRESS: 1650 ROCKY PLACE, ARROYO GRANDE, CA 93483
 - ZONING: RESIDENTIAL RURAL (R-R)
 - ASSESSOR'S PARCEL NO.: 091-013-021, 022
 - WATER SUPPLY: NIPOMA COMMUNITY SERVICES DISTRICT
 - SEWAGE DISPOSAL: SEPTIC
 - GAS: SOUTHERN CALIFORNIA GAS CO
 - ELECTRICITY: PG&E
 - TELEPHONE: AT&T
 - EXISTING AREA: 20.90 ACRES
 - PROPOSED AREA: 20.9 ACRES +/-
 - PROPOSED USE: RESIDENTIAL

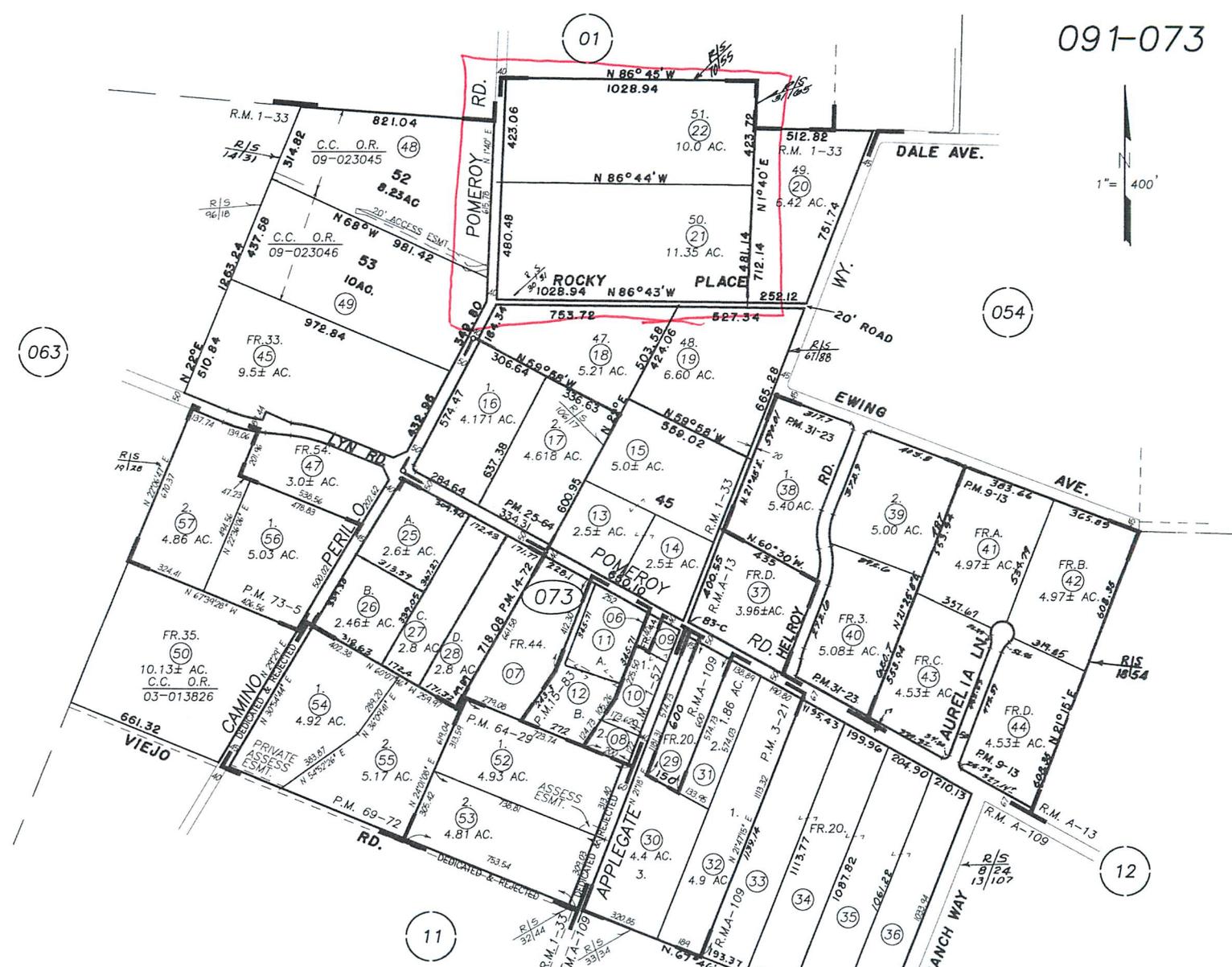
OWNERS
 CARLOS CASTANEDA JR.
 P.O. BOX 357
 GROVER BEACH, CA 93483
 castaneda.charlie@gmail.com
 (805)474-1743



**VESTING
 TENTATIVE PARCEL MAP
 CO 15-0065**

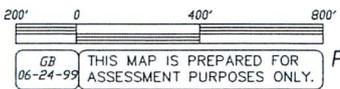
LOT 50 AND LOT 51 OF THE PORTER PACIFIC EUCALYPTUS TRACT
 SUBDIVISION No. 1, AS SHOWN ON MAP FILED IN BOOK 1 AT PAGE 33,
 COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF OASIS ASSOCIATES, INC.
 APRIL, 2015 SCALE: 1"=60'
MBS MICHAEL B. STANTON, PLS 5702
 LAND SURVEYS 3563 SUELDO ST. UNIT Q
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 August 6, 2015 JOB #15-010



1" = 400'

REVISIONS	
I.S.	DATE
04-060	08-08-03
06-175	11-15-05
08-243	11-01-07
10-137	02-22-10
NA	07-12-10



PORTER PACIFIC EUCALYPTUS TRACT NO. 1, R.M. Bk. 01, Pg. 33
 POMEROY'S RESUB. DIV. 'D', LOS BARROS TR., R.M. Bk. A, Pg. 109.
 WARD'S SUB. OF THE RANCHO NIPOMO, R.M. Bk. A, Pg. 13.

NIPOMO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 091 PAGE 073





Parcel Summary Report For Parcel # 091-073-021

8/11/2015
1:16:12PM

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 CASTANEDA CARLOS A
 PO BOX 357 GROVER BEACH CA 93483-0357

OWN CASTANEDA CARLOS A COMMUNITY PROPER

OWN CASTANEDA CARLOS JR

OWN CASTANEDA ROCIO

Address Information

<u>Status</u>	<u>Address</u>
	01650 ROCKY PL SCSC
P	00000 ROCKY PL SCSC

Lot Information:

<u>Tract / Townshp</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>
PORPCTR1	0000	0050	South Cty. Plan	South County I RR				Y	VP	E921852L

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO NIP POR PAC TR 1 LT 50

Notes

Tax Districts

LUCIA MAR
 SAN LUIS OBISPO JT(27,40)
 ARROYO GRANDE



Parcel Summary Report For Parcel # 091-073-021

8/11/2015
1:16:12PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COASTAL SAN LUIS
SAN LUIS
NO. 04
NIPOMO
AREA NO. 21

Case Information

Case Number:

Case Status:

A1386 EXP Primary Parcel

Description:

CONVRT BARN TO GUESTHSE AS BLT

COD2014-00122 REC Primary Parcel

Description:

UNPERMITTED RES

PMT2006-02382 FNL Primary Parcel

Description:

ELECTRICAL UPGRADE - 200 AMP PANEL FOR HOUSE

PMT2014-03253 RVW Primary Parcel

Description:

AS-BUILT SECONDARY DWELLING - 982 SQ FT. TO RECTIFY COD2014-00122.

PMT2014-03254 RVW Primary Parcel

Description:

AS-BUILT SFD - 2,756 SQ FT. TO RECTIFY COD2014-00122. PENDING SUBDIVISION SUBMITTAL.

PRE2004-00163 REC Primary Parcel

Description:

ARROYO GRANDE. 10 + ACRES.

PRE2014-00041 MET Primary Parcel

Description:

SUBDIVISION TO CREATE FOUR 5-ACRES PARCELS FROM TWO EXISTNG PARCELS.

SUB2015-00009 REC Primary Parcel

Description:

VESTING TENTATIVE PARCEL MAP TO DIVIDE PROPERTY RESULTING IN (4) PARCELS OF 5.2, 5.3, 5.3 AND 5.1 ACRES EACH

G980008N ISP Related Parcel

Description:

DELETE SUMMIT STATION AP STND 1C



Parcel Summary Report For Parcel # 091-073-022

8/11/2015
1:16:41PM

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 CASTANEDA CARLOS A
 PO BOX 357 GROVER BEACH CA 93483-0357

OWN CASTANEDA CARLOS

OWN CASTANEDA CARLOS A COMMUNITY PROPER

OWN CASTANEDA ROCIO

Address Information

Status Address
 00000 POMEROY RD 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>
PORPCTR1	0000	0051	South Cty. Plan	South County I RR				Y	VP	E91050902

Parcel Information

Status Description
Active RHO NIP POR PAC TR 1 LT 51

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 091-073-022

8/11/2015
1:16:41PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS
NO. 04
NIPOMO
AREA NO. 21

Case Information

Case Number:

Case Status:

G980008N ISP Related Parcel

Description:

DELETE SUMMIT STATION AP STND 1C

PRE2014-00041 MET Related Parcel

Description:

SUBDIVISION TO CREATE FOUR 5-ACRES PARCELS FROM TWO EXISTNG PARCELS.

SUB2015-00009 REC Related Parcel

Description:

VESTING TENTATIVE PARCEL MAP TO DIVIDE PROPERTY RESULTING IN (4) PARCELS OF 5.2, 5.3, 5.3 AND 5.1 ACRES EACH