SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 10/15/2015

TO: _____

FROM: JO MANSON, 805-781-4660, jmanson@co.slo.ca.us
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: SUB2015-00028 COAL-15-0079 NELSON PROPOSED LOT LINE ADJUSTMENT OF TWO PARCELS TO ONE PARCEL TO COMBINE PROPERTY AS DESCRIBED IN EXHIBIT "A" OF DEFAULT JUDGEMENT WITH EXISTING LEGAL PARCEL – ADJUSTMENT IS A CONDITION OF APPROVAL OF CONDITIONAL CERTIFICATE OF COMPLIANCE C15-0030. SITE LOCATION IS 575 UPPER LOS BERROS ROAD, NIPOMO. APN: 047-071-028

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

976 OSOS STREET, ROOM 300 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600 • TTY/TDD RELAY - 711

planning@co.slo.ca.us • FAX: (805) 781-5624 • http://www.slocounty.ca.gov/planning.htm

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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

Department Use Only
Do Not Mark
(Staff Apply Label Here)

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name KENNETH R. AND MARIA T. NELSON Daytime Phone _____
Mailing Address 2736 SEVADA LN. ARROYO GRANDE CA Zip Code 93420
Email Address: KNORION@YAHOO.COM

☐ Applicant Name ATGEOSYSTEMS INC Daytime Phone 781-9296
Mailing Address 3590 SACRAMENTO DR #110 SAN LUIS OBISPO Zip Code 93401
Email Address: JOSH@ATGEOSYS.COM

☐ Agent Name ATGEOSYSTEMS INC Daytime Phone 781-9296
Mailing Address 3590 SACRAMENTO DR. #110, SAN LUIS OBISPO Zip Code 93401
Email Address: JOSH@ATGEOSYS.COM

PROPERTY INFORMATION

Total Size of Site: 86 AC. Assessor Parcel Number(s): 047-071-028
Legal Description: SE ¼ OF NW ¼ & GOVT. LOT 4, SEC. 30 T32S, R14E MDB & 10AC. AREA
Address of the project (if known): 575 UPPER LOS BERROS RD, NIPOMO CA
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: APPROX. 2.4 mi EAST/NORTHEAST OF THE INT. OF UPPER LOS BERROS RD & NORTH DANA FOOTHILL RD.
Describe current uses, existing structures, and other improvements and vegetation on the property:

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): _____

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 _____ FOR ALAN VOLBRECHT Date 12 OCT 2015

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

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

Project Information:
What is the proposed density or parcel size?: 85.4 ac.
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 80.4 ac and 5.0 ac
What will the property be used for after division: Rural Residential
Is the property part of a previous subdivision that you filed? ☐ Yes ☒ No
If Yes, what was the map number: ☐ Tract No: _____ ☐ CO _____ ☐ COAL _____
Have you reviewed county records to determine if the subject property has ever been the subject of:
A recorded certificate of compliance or a recorded map? ☒ Yes ☐ No
Building permits or other approval? ☒ Yes ☐ No
If 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: Upper Los Berros Road

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: AG South: Rural
East: Rural West: AG

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

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

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

List available or proposed utilities: ☐ Gas ☒ Telephone ☒ Electricity ☐ Cable TV

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: 75.0 acres
   Moderate slopes of 10-30%: 10.4 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: To Construct the previous existing Structures
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: _____

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? No New Demand
4. How many service connections will be required? No new connections
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: existing well
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? ☐ 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 _____

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

Community Service Information

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: 850 Pioneer Ave., Nipomo CA 93444
4. Location of nearest public transit stop: _____
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: Rural
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): NA
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 *: _____

   *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.

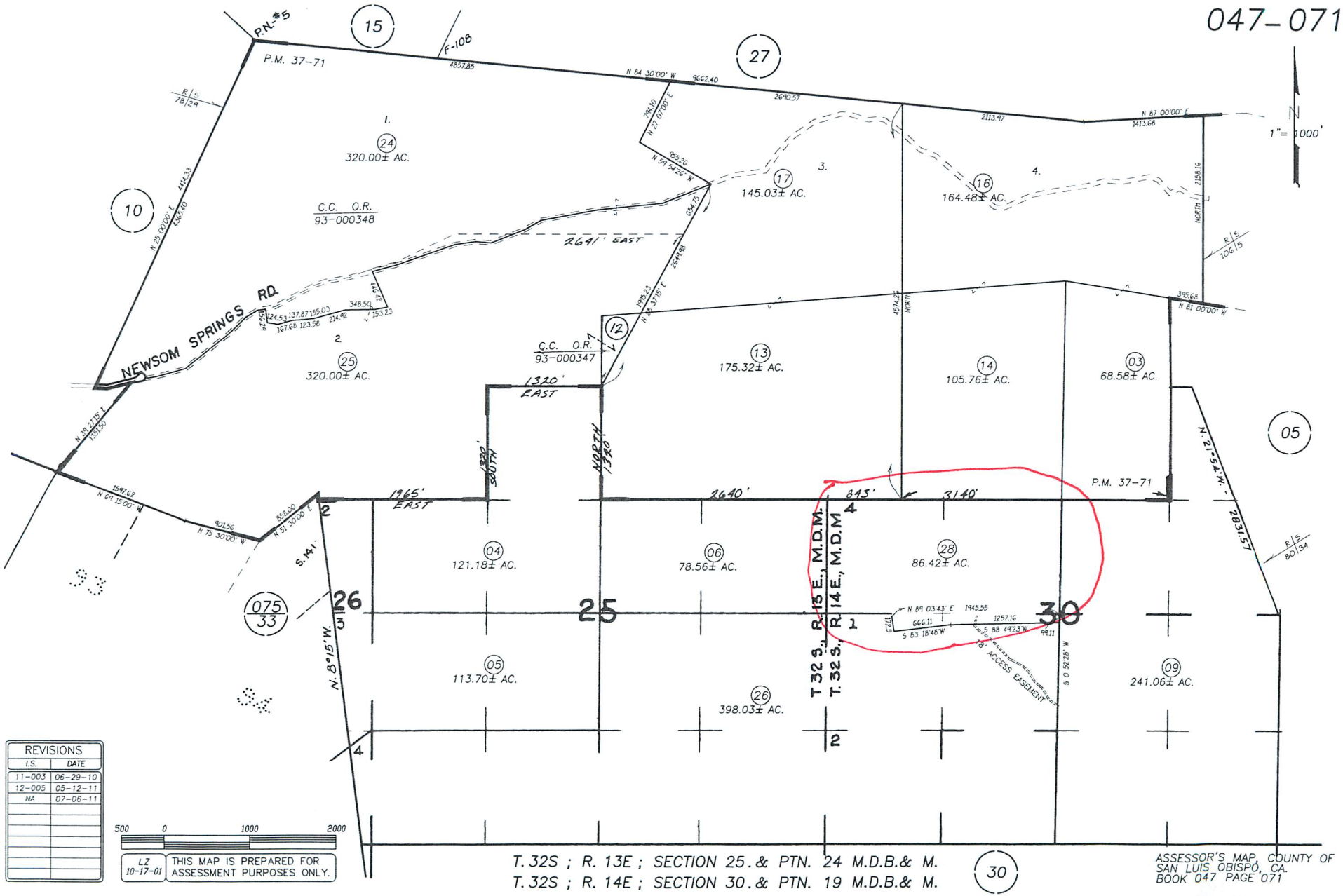
Environmental Information

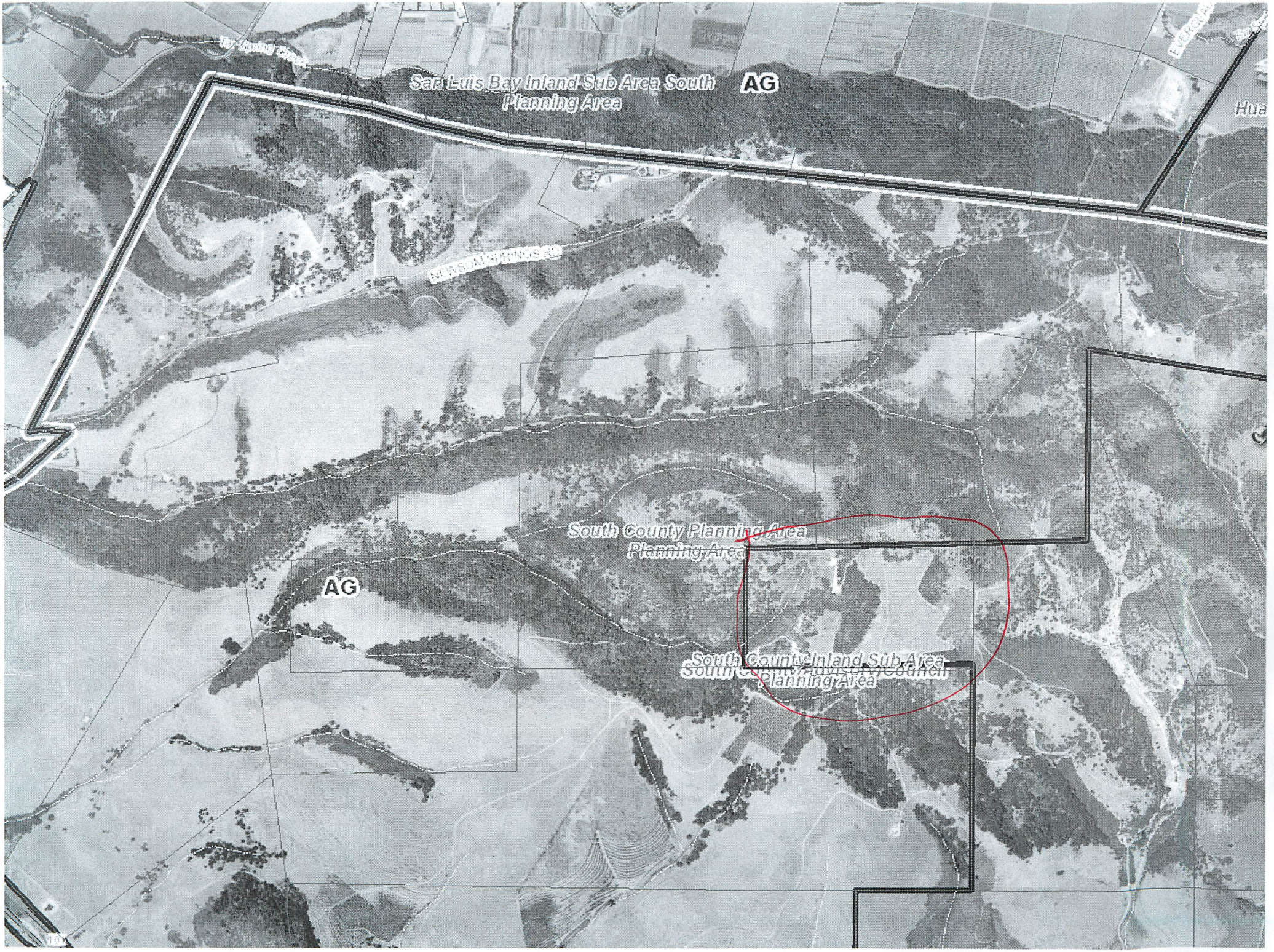
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   _____
   _____
   _____
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware 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.)


047-071
P.N.-5
P.M. 37-71
F-108
4857.85
N 84 30'00" W
9662.40
2690.57
2113.47
N 87 00'00" E
1413.68
1" = 1000'
15
27
10
24
320.00± AC.
17
145.03± AC.
16
164.48± AC.
3.
4.
1.
2.
C.C. O.R.
93-000348
2641' EAST
NEWSOM SPRINGS RD.
25
320.00± AC.
12
C.C. O.R.
93-000347
1320' EAST
1320' SOUTH
NORTH 1320'
13
175.32± AC.
14
105.76± AC.
03
68.58± AC.
05
1965' EAST
2640'
845'
3140'
P.M. 37-71
N. 21°54'W.
2831.57
04
121.18± AC.
06
78.56± AC.
28
86.42± AC.
075
33
26
25
30
T 32 S., R 13 E., M.D.M.
T. 32 S., R 14 E., M.D.M.
S. 141'
N. 8°15' W.
CM
N 89 03'43" E
1945.55
666.11
1257.16
S 83 18'48" W
S 88 49'23" W
99.11
S 0 52'28" W
30' ACCESS EASEMENT
05
113.70± AC.
26
398.03± AC.
09
241.06± AC.
REVISIONS
I.S. | DATE
11-003 | 06-29-10
12-005 | 05-12-11
NA | 07-06-11
500 0 1000 2000
LZ 10-17-01
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
T. 32S ; R. 13E ; SECTION 25. & PTN. 24 M.D.B.& M.
T. 32S ; R. 14E ; SECTION 30. & PTN. 19 M.D.B.& M.
30
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 047 PAGE 071


San Luis Bay Inland Sub Area South
Planning Area
AG
South County Planning Area
Planning Area
AG
South County Inland Sub Area
Planning Area

Parcel Summary Report For Parcel # 047-071-028

10/14/2015
9:28:31AM

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	NELSON KENNETH R
	2736 SEVADA LN ARROYO GRANDE CA 93420-5357
OWN	NELSON KENNETH & MARIA REVOCABLE TR
OWN	NELSON MARIA T

Address Information

Status	Address
P	00575 UPPER LOS BERROS RD SCSC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
APV.C15-	0030	0001						Y	S2	

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
T32S	R14E	30P	South Cty. Plan	South County I	RL	AG		Y		

Parcel Information

Status	Description
Active	T32S R14E PTN SEC 30

Notes
SOUTH HALF OF NORTHWEST QUARTER OF SECTION 30 IS A SEPARATE LEGAL PARCEL. PORTION OF NORTH HALF OF SOUTHWEST QUARTER HAS A CONDITIONAL CERTIFICATE OF COMPLIANCE, C15-0030. JSM 8/19/15

Tax Districts
LUCIA MAR
SAN LUIS OBISPO JT(27,40)

Parcel Summary Report For Parcel # 047-071-028

10/14/2015
9:28:32AM

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

ARROYO GRANDE
COASTAL SAN LUIS
SAN LUIS
NO. 04
AREA NO. 21

Case Information

Case Number:	Case Status:	
AGP2014-00014	ERR	Primary Parcel
Description:		
****VOID**** ENTER IN ERROR		
AGP2014-00015	REC	Primary Parcel
Description:		
NOTICE OF NON-RENEWAL OWNER INITIATED		
SUB2014-00050	RDD	Primary Parcel
Description:		
PROP 1 COND CERT OF COMPLIANCE		
SUB2015-00028	REC	Primary Parcel
Description:		
LOT LINE ADJUSTMENT 2 LOTS (80.4 AND 5.0 AC) TO 1 LOT (85.4 AC)		
SUB2004-00105	WIT	Related Parcel
Description:		
PROP 2 LOT ADJUSTMENT OF 5 ACRES BETWEEN AN 80 ACRE SITE AND A 402 ACRE SITE		

LEGAL DESCRIPTIONS

PARCEL 1:
GOVERNMENT LOT 4 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 32 SOUTH, RANGE 14 EAST, M.D.B.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT OF THE SAID LANDS FILED IN THE DISTRICT LAND OFFICE ON AUGUST 1, 1890.
AND TOGETHER WITH THAT PORTION OF THE LAND DESCRIBED AS EXHIBIT "A" IN THE "DEFAULT JUDGEMENT BY COURT", SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN LUIS OBISPO, CASE NO. CV 030968, RECORDED APRIL 4, 2006 AS INSTRUMENT NO. 2006023297 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:
THAT PORTION OF SAID SECTION 30,TOWNSHIP 32 SOUTH, RANGE 14 EAST MOUNT DIABLO BASE LINE AND MERIDIAN AS RECORDED IN BOOK 80, PAGE 34 OF LICENSED SURVEYS IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT A 1 1/2 INCH IRON PIPE AND BRASS CAP STAMPED LS 5201 AT THE CENTER OF SAID SECTION AS SHOWN ON SAID RECORD OF SURVEY AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°52'58" WEST, 99.11 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 30;
THENCE LEAVING SAID WEST LINE SOUTH 88°49'23" WEST, 1257.16 FEET;
THENCE SOUTH 83°18'48" WEST, 666.11 FEET;
THENCE NORTH 08°26'19" WEST, 172.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30;
THENCE NORTH 89°03'43" EAST ALONG SAID SOUTH LINE, 1945.55 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR UPON SAID LANDS, AS RESERVED BY CECIL G. EVANS, ET UX, IN DEED RECORDED FEBRUARY 7, 1955 IN BOOK 790, PAGE 301 OF OFFICIAL RECORDS.

PARCEL 1 CONTINUED:
ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS AND MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR UPON SAID LANDS, AS RESERVED BY FRANK A REED, ET UX, IN DEED RECORDED JUNE 27, 1960 IN BOOK 1071, PAGE 96 OF OFFICIAL RECORDS.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON AND OVER A STRIP OF LAND 18 FEET IN WIDTH, AS SET FORTH AND DESCRIBED IN THE GRANT OF EASEMENTS RECORDED SEPTEMBER 3, 2004 AS INSTRUMENT NO. 2004078798 AND 2004078799 AND SEPTEMBER 10, 2004 AS INSTRUMENT NO. 2004080392, ALL OF OFFICIAL RECORDS.

APN: 047-071-028

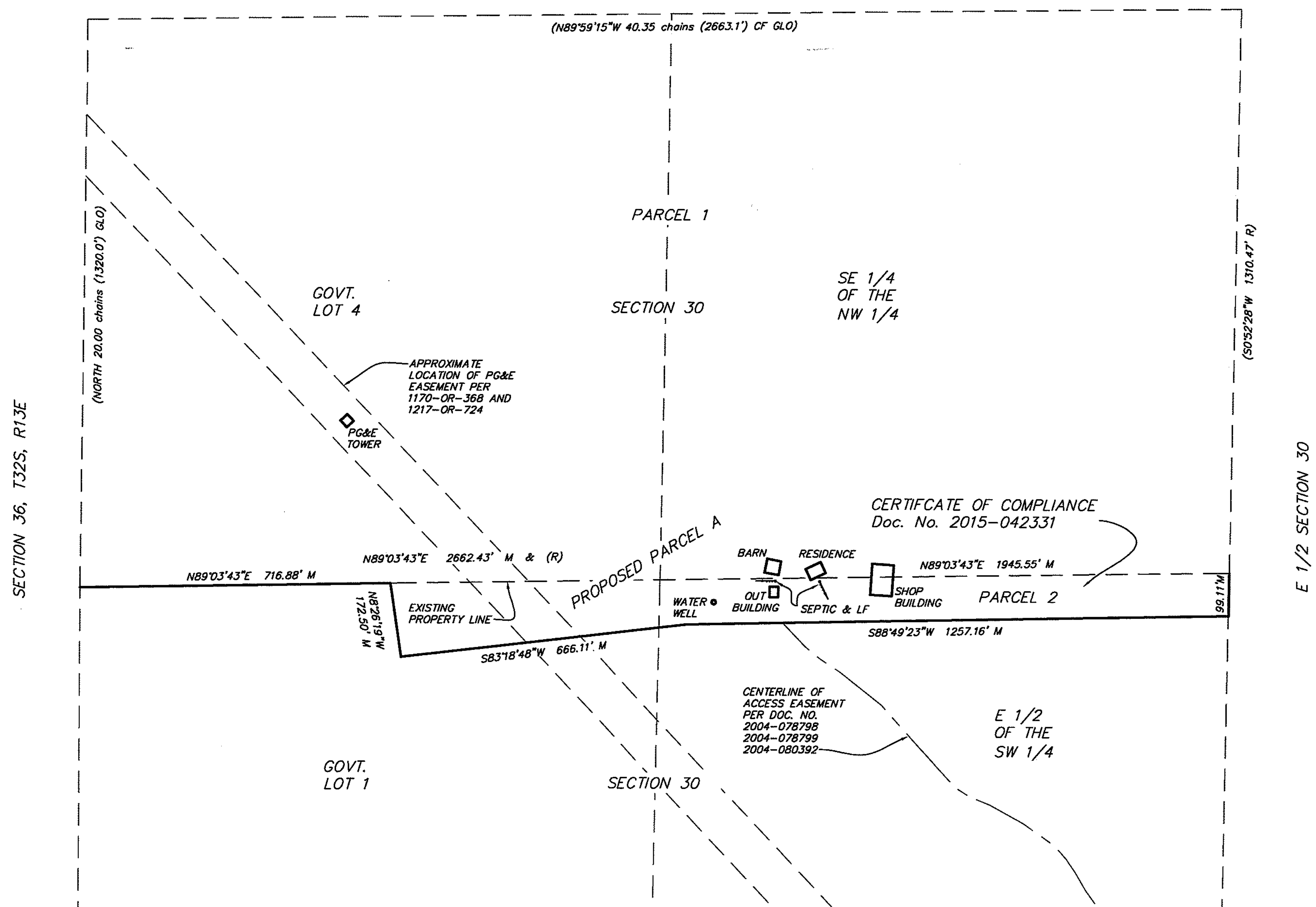
UNPLOTTABLE ITEMS

1. Terms, provisions, covenants, restrictions and conditions contained in a document executed pursuant to the California Land Conservation Act of 1965 (Williamson Act) and recorded May 17, 1973 as Book 1724, Page 782 of Official Records.

2. An unrecorded lease dated June 30, 1997, executed by William P. Adam, Jr., Trustee of the Trust for the Benefit of William P. Adam Jr., Under the Will of Pauline N. Adam, Deceased, et al as lessor and Smart SMR of California, Inc., a Delaware corporation d/b/a Nextel Communications as lessee, as disclosed by a Memorandum of Agreement recorded November 14, 1997 as Instrument No. 1997-064974 of Official Records.

3. The Terms, Provisions and Easement(s) contained in the document entitled "Grant of Easement" recorded July 27, 1998 as Instrument No. 1998-046758.

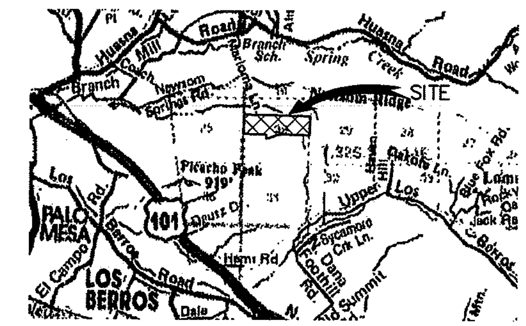
4. An easement for roadway and incidental purposes in the document recorded September 23, 1946 as Book 411, Page 316 of Official Records.



N

SCALE IN FEET

200' 0' 200' 400'



VICINITY MAP NO SCALE

REFERENCES

R 80-LS-34 A.L. Volbrecht, May 2000

GLO Survey Plat and Field Notes

REFERENCES

1. OWNERS

KENNETH R. NELSON AND MARIA T. NELSON, AS TRUSTEES OF THE KENNETH AND MARIA NELSON REVOCABLE TRUST
2736 SEVADA LANE
ARROYO GRANDE, CA 93420

2. STATISTICS

EXISTING PARCELS

PARCEL 1 (APN 047-071-028)	80.4 +/- AC. GROSS
PARCEL 2 (APN 047-071-028)	5.0 +/- AC. GROSS

PROPOSED PARCEL

PARCEL A	85.4 AC. GROSS

TITLE REPORT # 4001-5000039

LOT LINE ADJUSTMENT COAL 15-0079

PORTION SECTION 30, TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

AT GeoSystems
Civil Engineers Land Surveyors
3590 Sacramento Dr, Suite110, San Luis Obispo, CA 93401 (805)781-9296 atgeosys.com

Sep, 2015 1150-01 Nelson RS.dwg