



DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 12/17/2015

TO: \_\_\_\_\_

FROM: BRANDI CUMMINGS, 805-781-1006, BCummings@co.slo.ca.us  
South CountyTeam / Development Review

PROJECT DESCRIPTION: SUB2015-00042 TR2558 OAK TERRACE, LP, PROPOSED 15 UNIT TRACT, Nipomo APN: 092-572-053

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

SUB2015-00042 TR2558 OAK TERRACE A C  
Tract Map  
15 UNIT TRACT MAP (TRACT 2558)  
SCSC/ NIPO  
CR RSF

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot  Receiving Site  Reversion to Acreage
- Condominium (new or conversion)  Sending Site
- Road Abandonment  Road Name
- Tract Map  Parcel Map  Lot Line Adjustment
- Amendment to approved land division

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name GEORGE NEWMAN Daytime Phone 406-6245  
Mailing Address 912 N. RIDGE VIEW DR S.M. Zip Code 93455  
Email Address: \_\_\_\_\_

Applicant Name MID COAST CAPITAL Daytime Phone 805 440-8040  
Mailing Address 688 CALIFORNIA #B SLO Zip Code 93401  
Email Address: CASEY@E9E.YAHOO.COM

Agent Name CASEY O'CONNOR Daytime Phone 805-440-8040  
Mailing Address SAME Zip Code \_\_\_\_\_  
Email Address: SAME

## PROPERTY INFORMATION

Total Size of Site: \_\_\_\_\_ Assessor Parcel Number(s): 092-572-053

Legal Description: \_\_\_\_\_

Address of the project (if known): SW CORNER MAGENTA + PRIMROSE

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: \_\_\_\_\_

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): 15 UNIT TRACT (TRACT 2558)

## 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 [Signature] Date 12/15/15

**FOR STAFF USE ONLY**

# CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): \_\_\_\_\_, identified as Assessor Parcel Number \_\_\_\_\_, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: \_\_\_\_\_ (specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies; employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:  
Print Name: \_\_\_\_\_  
Daytime Telephone Number: \_\_\_\_\_
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property \_\_\_\_\_

## Person or entity granting consent:

Print Name: \_\_\_\_\_

Print Address: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_

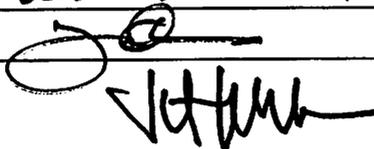
Signature of landowner: \_\_\_\_\_ Date: \_\_\_\_\_

## Authorized agent:

Print Name: CASEY O'CONNOR

Print Address: 688 CALIFORNIA BLVD #B SAN LUIS OBISPO CA 93401

Daytime Telephone Number: 805 440-8040

Signature of authorized agent:  Date: 12/7/15

# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## Project Information:

What is the proposed density or parcel size?: \_\_\_\_\_

Number of existing lots, parcels or certificates: \_\_\_\_\_ Existing parcel sizes: \_\_\_\_\_

What will the property be used for after division: \_\_\_\_\_

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

If Yes, what was the map number:  Tract No: 2558  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: MAGENTA

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

North: \_\_\_\_\_ South: \_\_\_\_\_

East: \_\_\_\_\_ West: \_\_\_\_\_

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

Proposed sewage disposal:  Individual on-site system  Other NCSD

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: CDF

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)

Acreeage 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: all acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ 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: ALL IMPROVEMENTS COMPLETE PER SLD CO. IMPROVEMENT PLANS
- 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: MARIONA & P RIMROSS

**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? \_\_\_\_\_
4. How many service connections will be required? 15
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?     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?  
 Domestic     Industrial     Agricultural     Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: NIPOMD
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 UNIFIED
2. Location of nearest police station: \_\_\_\_\_
3. Location of nearest fire station: \_\_\_\_\_
4. Location of nearest public transit stop: \_\_\_\_\_
5. Are services (grocery/other shopping) within walking distance of the project?  
 If yes, what is the distance? \_\_\_\_\_ feet/miles     Yes     No

**Historic and Archeological Information**

1. Please describe the historic use of the property: N/A
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): \_\_\_\_\_
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: DRAINAGE BASIN

**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.)

# TENTATIVE TRACT MAP NO. 2558

## PROJECT INFORMATION:

ASSESSOR'S PARCEL NUMBERS: 092-572-028, 092-572-027  
 NUMBER OF LOTS: 15 LOTS OF VARYING SIZE AND PURPOSE  
 GROSS AREA: 142,005 S.F. / 3.26 ACRES  
 SUBDIVIDER: LAN DEV, LLC  
 (805) 929-4236  
 SURVEYOR: PHIL REIMER L.S. 6391  
 CANNON ASSOCIATES  
 364 PACIFIC STREET  
 SAN LUIS OBISPO, CA 93401  
 (805) 544-7407

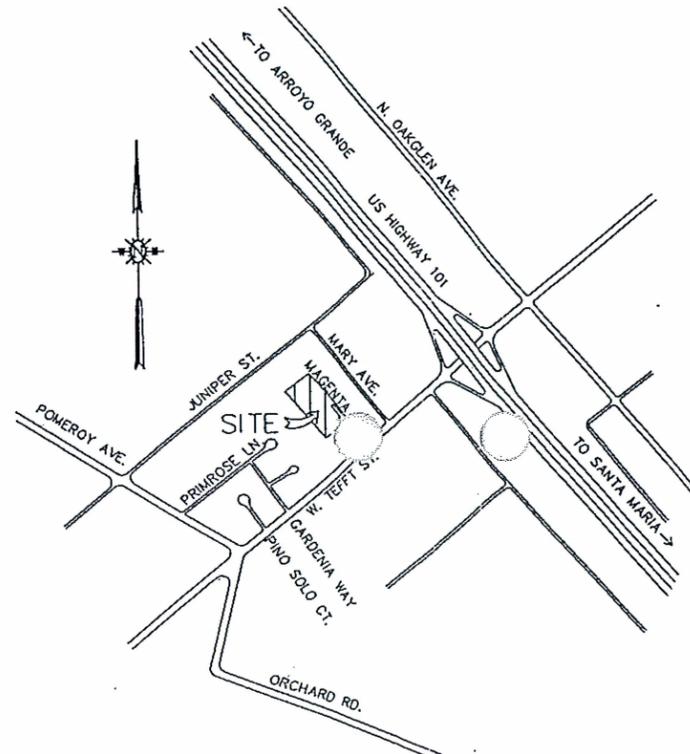
## UTILITIES:

WATER: NIPOMO COMMUNITY SERVICES DISTRICT  
 SEWER: NIPOMO COMMUNITY SERVICES DISTRICT  
 ELECTRICITY: PACIFIC GAS AND ELECTRIC  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE: SBC  
 CABLE T.V.: CHARTER COMMUNICATIONS

## LEGAL DESCRIPTION:

A PORTION OF PARCEL 1 AND PARCEL 2 ACCORDING TO PARCEL MAP NO. CO-70-82 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED MAY 25, 1971 IN BOOK 6, PAGE 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY:

COMMENCING AT THE SOUTH EAST CORNER OF SAID PARCEL 2:  
 THENCE, ON THE EASTERLY BOUNDARY OF SAID PARCEL 2, NORTH 34 DEGREES 29 MINUTES 08 SECONDS WEST, 240.00 FEET TO THE POINT OF BEGINNING;  
 THENCE, LEAVING SAID EASTERLY BOUNDARY, SOUTH 55 DEGREES 30 MINUTES 52 SECONDS WEST, 22.04 FEET;  
 THENCE, NORTH 34 DEGREES 29 MINUTES 08 SECONDS WEST, 25.18 FEET;  
 THENCE, ON A TANGENT CURVE HAVING A 25.00 FOOT RADIUS CONCAVE SOUTHERLY, HAVING AN ARC DISTANCE OF 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;  
 THENCE, SOUTH 55 DEGREES 30 MINUTES 52 SECONDS WEST, 219.03 FEET;  
 THENCE, NORTH 79 DEGREES 29 MINUTES 08 SECONDS WEST, 32.43 FEET;  
 THENCE, NORTH 34 DEGREES 29 MINUTES 08 SECONDS WEST, 27.07 FEET;  
 THENCE, SOUTH 55 DEGREES 30 MINUTES 52 SECONDS WEST, 107.00 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 1;  
 THENCE, ON THE WESTERLY BOUNDARY OF SAID PARCEL 1, NORTH 34 DEGREES 29 MINUTES 08 SECONDS WEST, 319.82 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL 1;  
 THENCE, ON THE NORTHERLY BOUNDARY OF SAID PARCEL 1, NORTH 55 DEGREES 30 MINUTES 52 SECONDS EAST, 396.00 FEET, TO THE EASTERLY BOUNDARY OF SAID PARCEL 2;  
 THENCE, SOUTH 34 DEGREES 29 MINUTES 08 SECONDS EAST, 420.00 FEET TO THE POINT OF BEGINNING;  
 CONTAINING 3.26 ACRES MORE OR LESS.  
 EXCEPTING THEREFROM AN UNDIVIDED 3/4 INTEREST IN AND TO ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES ON, IN OR UNDER SAID LAND AS RESERVED BY LEE ELMER ZIGLER ET AL, BY DEED RECORDED FEBRUARY 16, 1956 IN BOOK 836, PAGE 106 OF OFFICIAL RECORDS.  
 ALSO EXCEPTING THEREFROM 1/4 INTEREST IN AND TO ALL OIL, GAS, MINERALS, AND HYDROCARBON SUBSTANCES ON, IN OR UNDER SAID LAND AS RESERVED BY JESSIE ZIGGLER, A WIDOW, BY DEED RECORDED MAY 27, 1971 IN BOOK 1617, PAGE 558 OF OFFICIAL RECORDS.  
 APN: 092-572-028 AND 092-572-027



VICINITY MAP

NOT TO SCALE

## BASIS OF BEARINGS:

THE NORTHWEST BOUNDARY OF TEFFT ST. ACCORDING TO PARCEL MAP CO-70-82

## OWNERS:

REPORT NUMBER 4006-937002 DATED JANUARY 27, 2004 AT 7:30 A.M.  
 TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
 OAK TERRACE, A CALIFORNIA LIMITED PARTNERSHIP

## OWNER'S CERTIFICATE:

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GEORGE NEWMAN

FOR

LAN DEV, LLC  
 ATTN: GEORGE NEWMAN  
 1361 VIVA WAY  
 NIPOMO, CA 93444

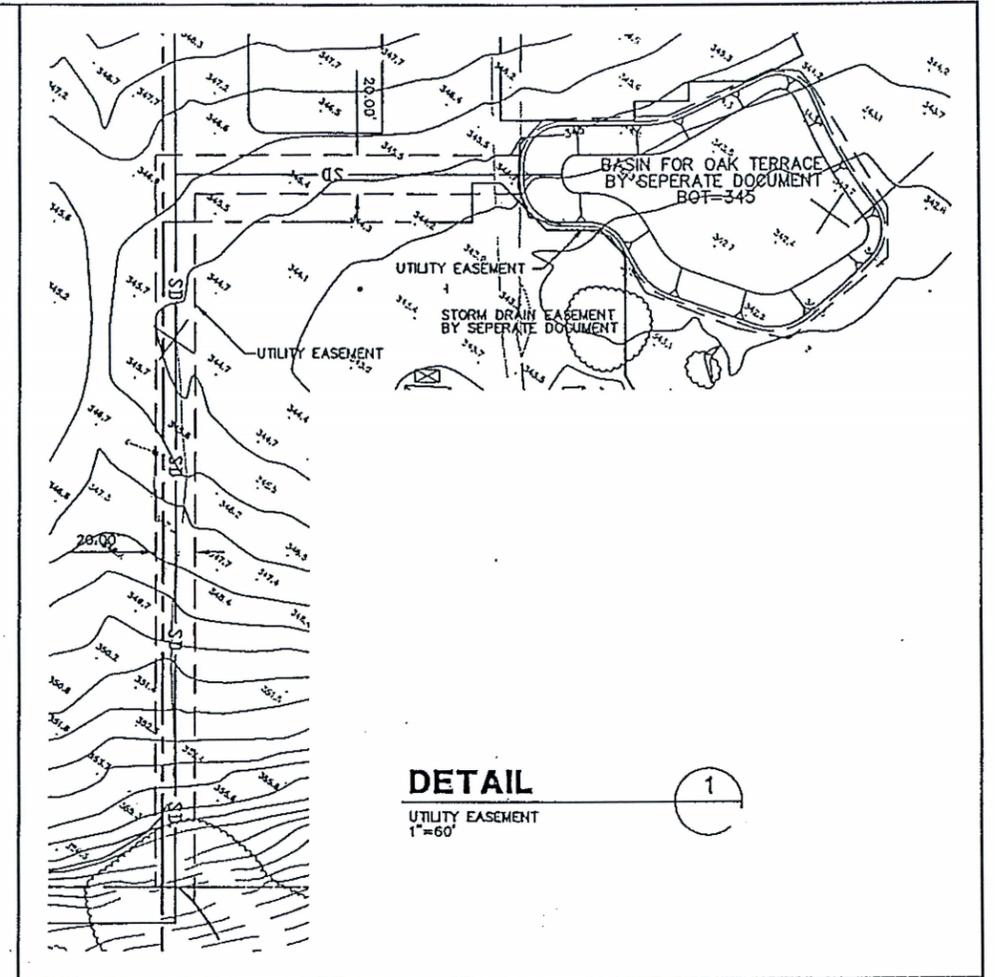
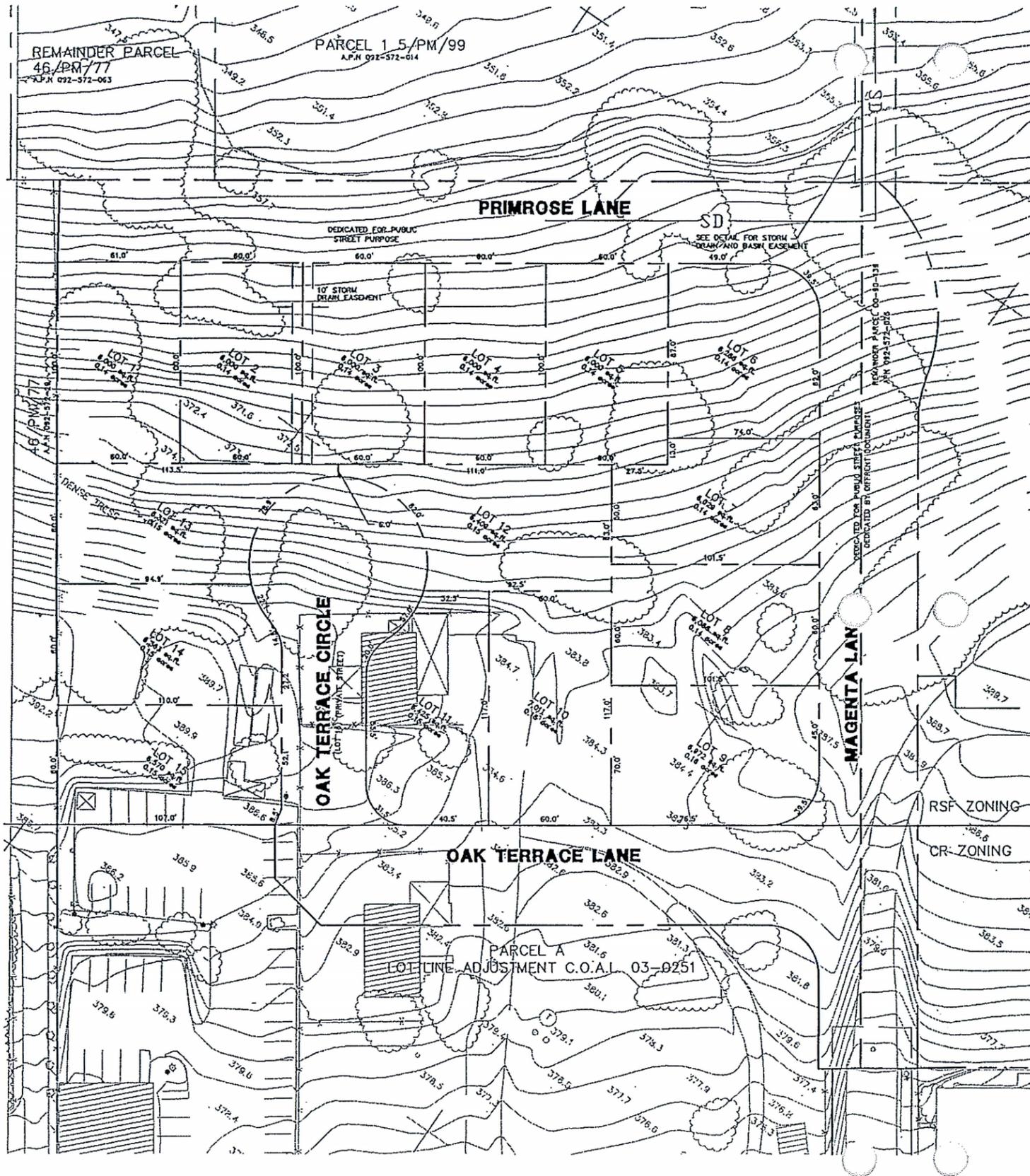
**Cannon**  
 ASSOCIATES  
 ENGINEERS  
 PLANNERS  
 SURVEYORS  
 364 Pacific Street  
 San Luis Obispo, CA 93401  
 (805) 544-7407

THIS DOCUMENT WAS PREPARED BY CANNON ASSOCIATES (CA) AS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF CA. THE RECIPIENT MAY MAINTAIN COPIES FOR INFORMATION AND REFERENCE IN CONNECTION ONLY WITH THIS SPECIFIC PROJECT. FURTHER, THE RECIPIENT RECOGNIZES THAT CHANGES OR MODIFICATIONS TO CA INSTRUMENTS OF PROFESSIONAL SERVICE INTRODUCED BY ANYONE OTHER THAN CA MAY RESULT IN ADVERSE CONSEQUENCES WHICH CA CAN NEITHER PREDICT NOR CONTROL. ACCEPTANCE OF THE DELIVERY OF THIS DOCUMENT CONSTITUTES AGREEMENT TO THESE TERMS AND CONDITIONS.

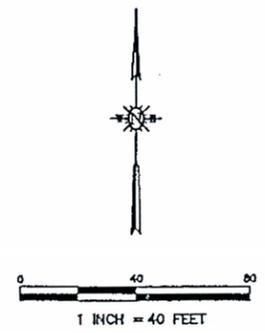
TENTATIVE MAP 2558  
 OAK TERRACE  
 TITLE SHEET

NIPOMO, CALIFORNIA

DRAWN BY TR	DATE 04/23/04	CA JOB NO. 020340
CHECKED BY PXR	SCALE N/A	SHEET 1 OF 2



**DETAIL**  
UTILITY EASEMENT  
1"=60'

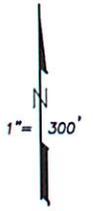


<p><b>Cannon</b> ASSOCIATES</p> <p>ENGINEERS PLANNERS SURVEYORS</p> <p>364 Pacific Street San Luis Obispo, CA 93401 (805) 544-7407</p>	<p>TENTATIVE MAP 2558 OAK TERRACE TITLE SHEET</p> <p>NIPOMO, CALIFORNIA</p>																					
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092-131

092-572



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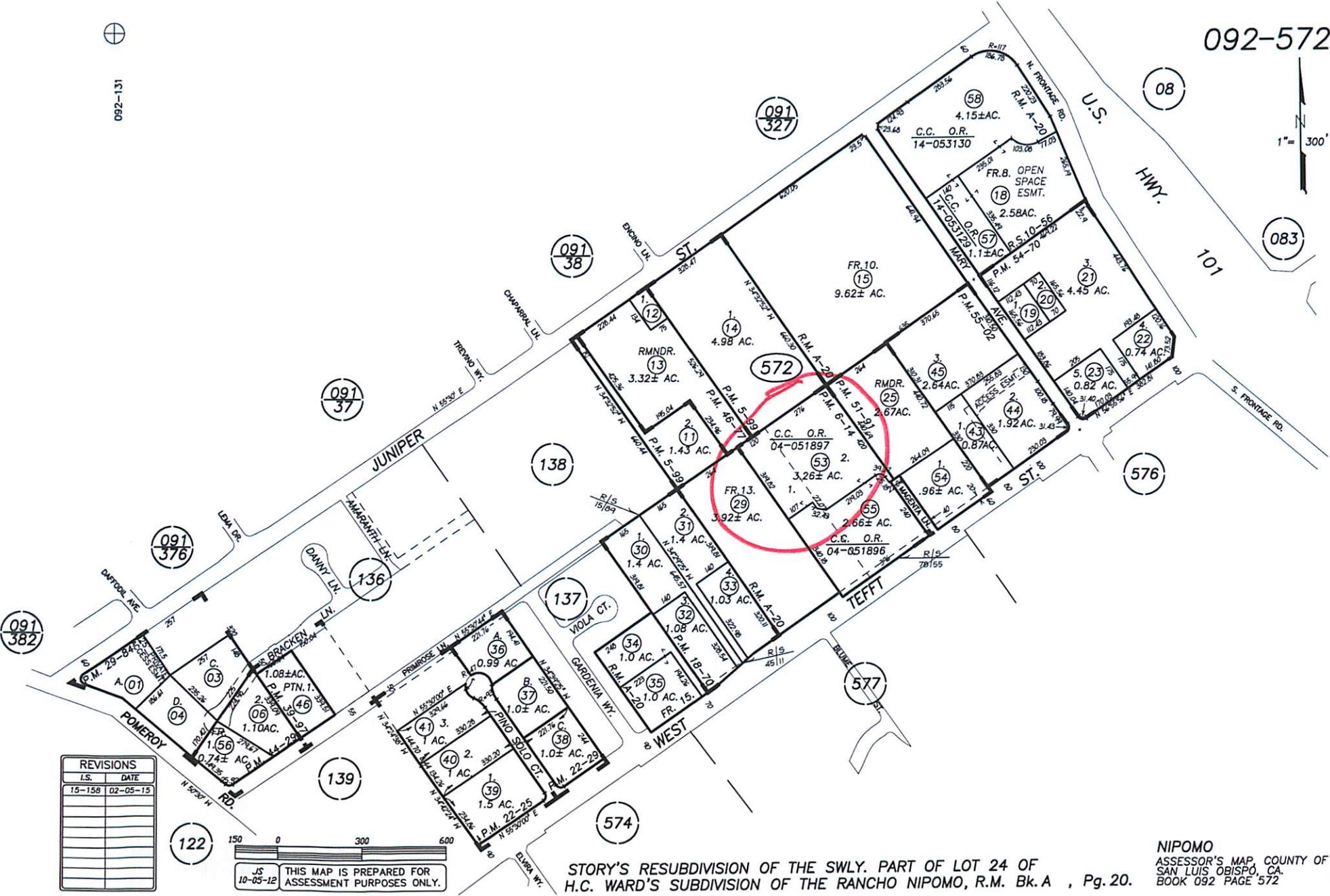
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101

U.S. HWY. 101

576

NIPOMO  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 092 PAGE 572



REVISIONS	
I.S.	DATE
15-158	02-05-15

150 0 300 600

JS  
10-05-12

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

STORY'S RESUBDIVISION OF THE SWLY. PART OF LOT 24 OF  
H.C. WARD'S SUBDIVISION OF THE RANCHO NIPOMO, R.M. Bk. A , Pg. 20.





# Parcel Summary Report For Parcel # 092-572-053

12/17/2015  
3:20:05PM

## 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    OAK TERRACE A CA LTD PTP  
PO BOX 691 NIPOMO CA 93444-0691

### Address Information

**Status**            **Address**  
00000 WE TEFFT ST NIPO

### 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>
COAL03-	251	0002	Nipomo	South County I	RSF	CR		Y		

### Parcel Information

**Status**    **Description**  
Active    PM 6-14 PTN PARS 1 & 2

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 092-572-053

12/17/2015  
3:20:05PM

## 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:**

93804 FNL Primary Parcel

**Description:**

RELOCATE ELECT. METER FOR EXIST WELL

COD2004-00236 CLD Primary Parcel

**Description:**

STORED MOBILE HOME

E010211 RES Primary Parcel

**Description:**

COMM VEHICLE STORAGE

PMT2007-01574 EXP Primary Parcel

**Description:**

EXPIRED - PLAN CHECK ONLY - MODEL SFD (MOORPARK) TRACT 2558

PMT2007-01576 EXP Primary Parcel

**Description:**

EXPIRED - PLAN CHECK ONLY - MODEL SFD (CARSON) TRACT 2558

PMT2007-01584 EXP Primary Parcel

**Description:**

EXPIRED - PLAN CHECK ONLY - MODEL SFD (RIVERSIDE) TRACT 2558

PMT2007-01585 EXP Primary Parcel

**Description:**

EXPIRED - PLAN CHECK ONLY - MODEL SFD (VENTURA) TRACT 2558

PMT2007-01586 EXP Primary Parcel

**Description:**

EXPIRED - SFD (3,474 SF) W/ ATT. GARAGE (595 SF) AND CVP (126 SF) - (LOT 6) MOORPARK MODEL TRACT 2558

PMT2007-01587 EXP Primary Parcel

**Description:**

EXPIRED - SFD (3,608 SF) W/ ATT. GARAGE (727 SF) AND CVP (305 SF) - (LOT 5) CARSON MODEL TRACT 2558

PMT2007-01589 EXP Primary Parcel

**Description:**

EXPIRED - SFD (3,075 SF) W/ ATT. GARAGE (654 SF) AND CVP (717 SF) (LOT 3) - RIVERSIDE MODEL TRACT 2558

PMT2007-01591 EXP Primary Parcel

**Description:**

EXPIRED - SFD (3,280 SF) W/ ATT. GARAGE (727 SF) AND CVP (323 SF) - (LOT 4) VENTURA MODEL TRACT 2558



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12/17/2015  
3:20:05PM

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County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2007-01592      EXP      Primary Parcel

**Description:**

EXPIRED - SFD (3,280 SF) W/ ATT. GARAGE (727 SF) AND CVP (323 SF) - (LOT 9) VENTURA MODEL TRACT 2558

PMT2007-01593      EXP      Primary Parcel

**Description:**

EXPIRED - SFD (3,280 SF) W/ ATT. GARAGE (727 SF) AND CVP (323 SF) - (LOT 11) VENTURA MODEL TRACT 2558

PMT2007-01594      EXP      Primary Parcel

**Description:**

EXPIRED - SFD (3,280 SF) W/ ATT. GARAGE (727 SF) AND CVP (323 SF) - (LOT 13) VENTURA MODEL TRACT 2558

PMT2007-01597      EXP      Primary Parcel

**Description:**

EXPIRED - SFD (3,075 SF) W/ ATT. GARAGE (654 SF) AND CVP (717 SF)- (LOT 7) RIVERSIDE MODEL TRACT 2558

PMT2007-01598      EXP      Primary Parcel

**Description:**

EXPIRED - SFD (3,075 SF) W/ ATT. GARAGE (654 SF) AND CVP (717 SF) - (LOT 10) RIVERSIDE MODEL TRACT 2558

PMT2007-01599      EXP      Primary Parcel

**Description:**

EXPIRED - SFD (3,075 SF) W/ ATT. GARAGE (654 SF) AND CVP (717 SF) - (LOT 15) RIVERSIDE MODEL TRACT 2558

PMT2007-01600      EXP      Primary Parcel

**Description:**

EXPIRED - SFD (3,608 SF) W/ ATT. GARAGE (727 SF) AND CVP (305 SF) - (LOT 8) CARSON MODEL TRACT 2558

PMT2007-01601      EXP      Primary Parcel

**Description:**

EXPIRED - SFD (3,608 SF) W/ ATT. GARAGE (727 SF) AND CVP (305 SF) - (LOT 14) CARSON MODEL TRACT 2558

PMT2007-01602      WIT      Primary Parcel

**Description:**

ENTERED IN ERROR - SFD (3,608 SF) W/ ATT. GARAGE (727 SF) AND CVP (305 SF) - CARSON MODEL TRACT 2558

PMT2007-01603      EXP      Primary Parcel

**Description:**

EXPIRED - SFD (3,474 SF) W/ ATT. GARAGE (595 SF) AND CVP (126 SF) - (LOT 1) MOORPARK MODEL TRACT 2558

PMT2007-01604      EXP      Primary Parcel

**Description:**

EXPIRED - SFD (3,474 SF) W/ ATT. GARAGE (595 SF) AND CVP (126 SF) - (LOT 12) MOORPARK MODEL TRACT 2558

S030040L      RDD      Primary Parcel

**Description:**

PROP 2 LINE ADJUSTMENT



## Parcel Summary Report For Parcel # 092-572-053

12/17/2015  
3:20:05PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

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S940058T                      WIT                      Primary Parcel

**Description:**

PROPOSED NINE LOT TRACT MAP

SUB2006-00074                      APV                      Primary Parcel

**Description:**

ROAD NAME REQUEST: GREENHURST COURT

SUB2015-00042                      REC                      Primary Parcel

**Description:**

15 UNIT TRACT MAP (TRACT 2558)

S020372T                      EXP                      Related Parcel

**Description:**

TENTATIVE TRACT MAP 2558 TO SUBDIVIDE A 3.26 ACRE PARCEL INTO FIFTEEN LOTS RANGING FROM 6,000 TO 7,011 SQUARE FEET EACH FOR THE PURPOSE OF SALE AND/OR DEVELOPMENT, AND THE CREATION OF AN ON-SITE ROAD (OAK TERRACE CIRCLE). THE PROJECT INCLUDES OFF-SITE ROAD IMPROVEMENTS TO MAGENTA LANE AND OAK TERRACE LANE. ONE ON-SITE UNDERGROUND STORMWATER BASIN WOULD BE CONSTRUCTED UNDER THE CUL-DE-SAC OF OAK TERRACE CIRCLE, AND TWO OFF-SITE STORMWATER DETENTION BASINS AND ASSOCIATED STORM DRAINS WOULD BE CONSTRUCTED TO THE NORTHEAST ON ADJACENT PROPERTY OWNED BY THE APPLICANT. THE PROJECT WILL RESULT IN THE DISTURBANCE OF APPROXIMATELY FOUR ACRES