



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Noel King, Director

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December 21, 2001

Doug Jones, General Manager
Nipomo Community Services District
148 S. Wilson Avenue
Nipomo CA 93444

Subject: County Approval of Final Maps for Tracts 1802 and 1856

Dear Doug:

Thank you for meeting with County staff and representatives of the developer of the subject tracts on December 17, 2001. This letter serves as confirmation of this Department's position regarding the final approval of these subdivisions, as discussed at that meeting.

In order to recommend to the Board of Supervisors that they approve the final maps of these subdivisions, we need to be able to say that the projects being considered substantially conform to the tentative maps that were approved through the public hearing process. (In the case of Tracts 1802 and 1856, the tentative maps were approved by the Board of Supervisors at public hearings in 1992.) "Conformance" to the tentative map involves two major components: (1) the project itself is substantially physically similar to the original project (lot layout, circulation system, provision of utilities) and has satisfied all the conditions of approval; and (2) the project conforms to the environmental determination that was prepared with the review of the tentative map, or in some other manner satisfies the requirements of CEQA.

The original approval of these tracts includes conditions for a "community water system," which at the time was envisioned to be an isolated on-site system serving only these tracts (and one adjacent project which has subsequently expired). At this time, the developer has proposed to annex the properties to Nipomo Community Services District (NCSD) for the provision of water service and operation of the wastewater treatment facility. It is our understanding that water service would be provided by construction of a pipeline from your existing service area to the projects' site.

It is the position of this Department that the NCSD annexation proposal does substantially physically conform to the original project and will satisfy the conditions of approval which

require a "community water system," thus satisfying the first component noted above. The County's Environmental Health Department concurs with our determination in this regard. However, the original environmental determination did not envision this method of providing water service, and the County's "Negative Declarations" for the two subdivisions did not address some of the potential impacts that might be associated with the pipeline extension.

Once an appropriate Environmental Determination on the pipeline extension is certified by the Board of Directors of NCSD, we will be able to satisfy the second component of "substantial conformance" noted above. In that event, upon completion of all the tracts' conditions, we will forward the final maps to the Board of Supervisors with our recommendation for approval.

Please call me at 781-5292, or Richard Marshall of my staff at 781-5280, if you have questions or need additional information.

Sincerely,



GLEN L. PRIDDY
County Surveyor

c: Katcho Achadjian, Chairperson, District 4
Michael P. Ryan, Supervisor District 5
Planning & Building
Environmental Health
EDA

File: Tract 1802
Tract 1856

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