



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2/8/08

TO: _____

FROM: Bill Robeson, Coastal Team

PROJECT DESCRIPTION: DRC2007-00118 ANASTASI/ MUP- grading for site access and erosion control. Located on 5 acres, off Sea Horse Lane in Los Osos. APN: 074-022-014.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 2/25/08 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

GENERAL APPLICATION FORM

DRC2007-00118

ANASTASI DEVEL

ng and Bulding

File No _____

MINOR USE PERMIT

AS BUILT - MUP FOR GRADING FOR
ACCESS ROAD AND EROSION CONTROL IN
EST/LSOS BTR
CAZ LCP RS

.Y

ermit

an

Plot Plan

Minor Use Permit

Variance

Curb, Gutter & Sidewalk Waiver

Modification to approved land use permit

LI Other

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

Landowner Name Anastasi Development Co, LLC Daytime Phone _____

Mailing Address: Torrance Blvd, Ste 101, Redondo Beach Zip 90277

Email Address: _____

Applicant Name Same as above Daytime Phone _____

Mailing Address _____ Zip _____

Email Address: _____

Agent Name Westland Engineering, Inc. Daytime Phone _____

Mailing Address: Higuera Street, Ste 130 Zip 93401

Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 5 Acres Assessor Parcel Number(s): 074-022-014

Legal Description: PORT SEC 24 T30S R10E

Address of the project (if known): Sea Horse Lane, Los Osos

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Bayview Heights to right on Highland which becomes Sea Horse Lane

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant Land

PROPOSED PROJECT

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

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 2.1.08

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

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

Type of project: Commercial Industrial Residential
 Recreational Other (Grading)

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): None

Describe existing and future access to the proposed project site: Sea Horse Lane

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?: _____

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

North: Residential South: Residential
East: Vacant West: Residential

For all projects answer the following: N/A

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: _____ Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

N/A

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

N/A

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

For commercial/industrial projects answer the following: N/A

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following: N/A

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

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

1. Describe the topography of the site: **Total 0.94**
 Level to gently rolling, 0-10% slopes: 0.2 acres
 Moderate slopes of 10-30%: 0.7 acres (Less than 0.1 Ac > 12%)
 Steep slopes over 30%: 0 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: Road base has been placed and drainage ponds constructed
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: Sea Horse Lane

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 _____
 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? _____
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?
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 _____ GPM
 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 **N/A**

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: **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

N/A

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: _____
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: San Luis Coastal Unified School District
2. Location of nearest police station: 2099 10th Street, Los Osos (Sheriff's Sub Station)
3. Location of nearest fire station: 2315 Bayview Heights, Los Osos (Cal-fire Station 15)
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: Horse Boarding
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: 1) within the Agricultural land use category or 2) your site is currently in agricultural production. N/A

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): None
2. Will the development occur in phases? Yes No
If yes describe: No additional development set at this time
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*: None

* 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.

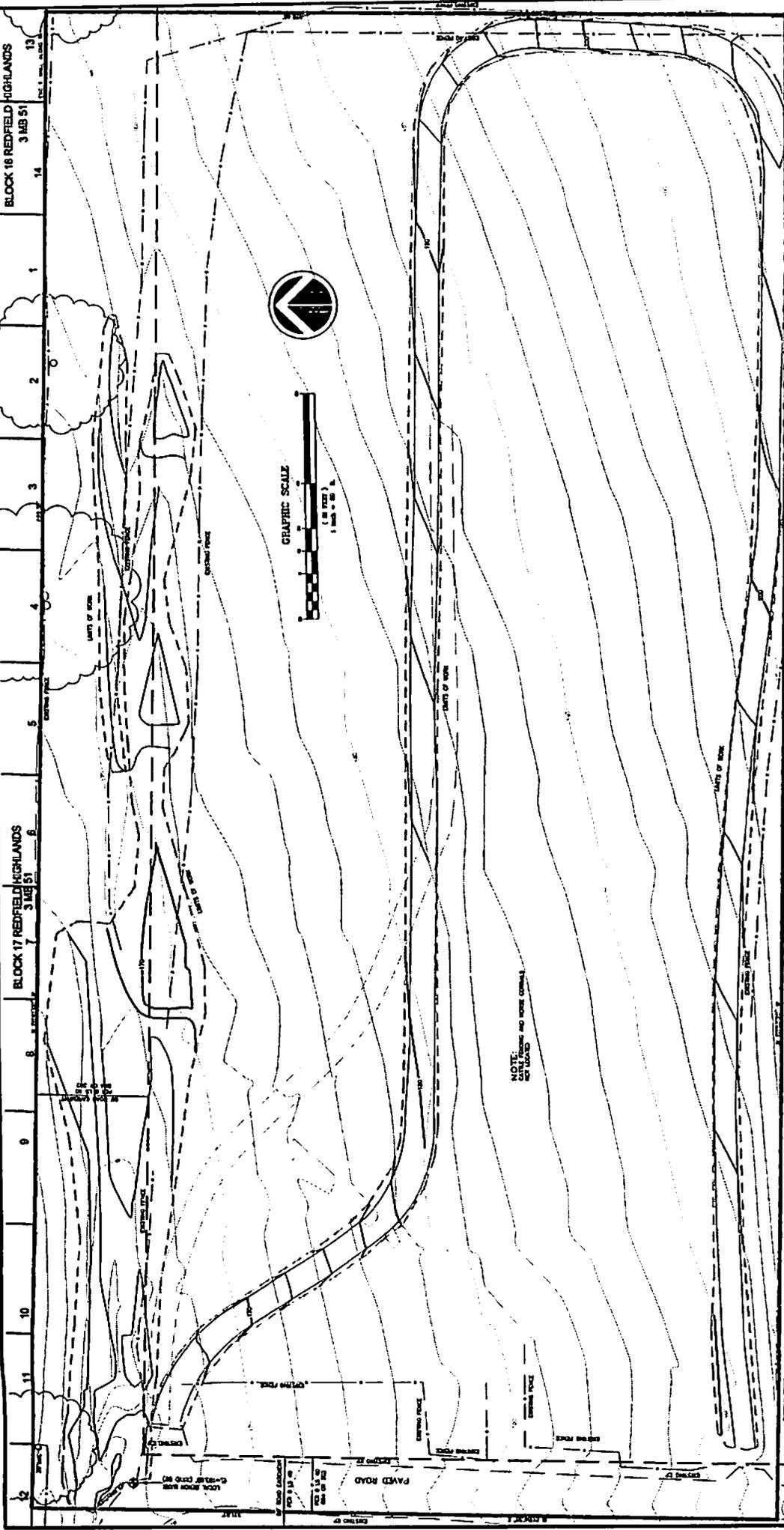
Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: Implementation of an Erosion Control Plan
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): Grading Plan

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)



WESTLAND ENGINEERING, INC.
 1000 WESTLAND AVENUE, SUITE 100
 WESTLAND, MICHIGAN 48090
 PHONE: (313) 426-1100
 FAX: (313) 426-1101

PROJECT NO. WESTLAND 074-022-014

PORTION N.E. 1/4 SECTION 24 T30S R10E

SITE PLAN

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____
 SHEET NO. 1 OF 1

SITE PLAN

PTN. N.E. 1/4 SECTION 24 T30S R10E

APN 074-022-014

OWNER
 WESTLAND ENGINEERING, INC.
 1000 WESTLAND AVENUE, SUITE 100
 WESTLAND, MICHIGAN 48090

SCOPE OF WORK
 CONDUCT A-AS-1 SURVEY FOR SET BACK AND
 SETBACK CORNERS. ALSO SEE PREVIOUSLY
 FILED MAPS AND RECORDS FOR SETBACK
 CORNERS.

WDJD # _____
 PROJECT # _____

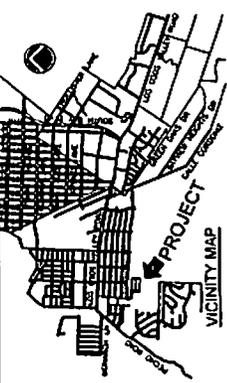
LEGEND

EXISTING CONTOUR ————

GRADED CONTOUR ————

PROPERTY LINE ————

BOUNDARY & TOPOGRAPHY
 THE BOUNDARY LINES SHOWN ON THIS SITE PLAN ARE THE RESULT OF A SURVEY BY WESTLAND ENGINEERING, INC. ON 11/11/2007. THE TOPOGRAPHY SHOWN ON THIS SITE PLAN IS THE RESULT OF A SURVEY BY WESTLAND ENGINEERING, INC. ON 11/11/2007.



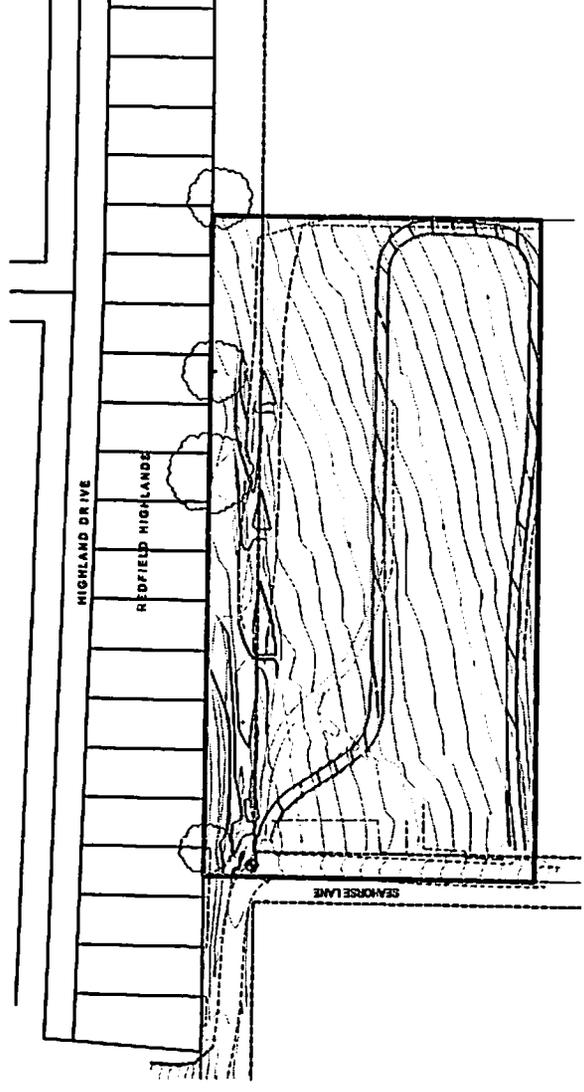
GRADING GENERAL NOTES - APPLICABLE CODES

- 1. ALL GRADING SHALL CONFORM TO THE APPLICABLE CODES AS LISTED BELOW.
- 2. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES AS LISTED BELOW.
- 3. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES AS LISTED BELOW.
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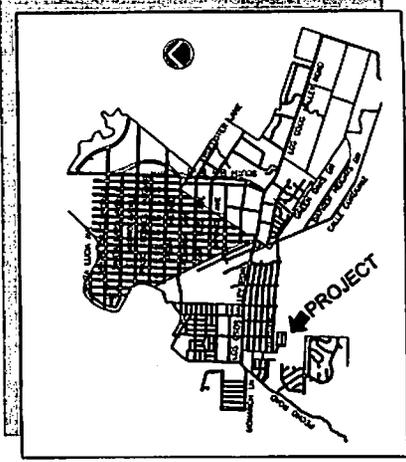
GRADING NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES AS LISTED ABOVE.
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20. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES AS LISTED ABOVE.

GRADING AND DRAINAGE PLAN LOS OSOS, CA PORTION N.E. 1/4 SECTION 24 T30S R10E



LOCATION MAP
SEE SHEET



BOUNDARY & TOPOGRAPHY
THE BOUNDARY AND TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY BY WESTLAND ENGINEERING, INC. DATED 7-15-2009. POSITIVE TOPOGRAPHY INFORMATION FROM A FIELD SURVEY BY WESTLAND ENGINEERING, INC. DATED 7-15-2009.

VICINITY MAP

LEGEND

EXISTING CONTOUR

PROPOSED CONTOUR

LIMITS OF WORK

EARTHWORK QUANTITIES

THE FOLLOWING QUANTITIES ARE APPROXIMATE AND ARE BASED UPON THE PRELIMINARY DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING QUANTITIES FOR ALL MATERIALS, LABOR, AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING QUANTITIES FOR ALL MATERIALS, LABOR, AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING QUANTITIES FOR ALL MATERIALS, LABOR, AND EQUIPMENT.

TEMPORARY BENCHMARK

THE BENCHMARK IS LOCATED AT THE CORNER OF THE PROPERTY. THE BENCHMARK IS LOCATED AT THE CORNER OF THE PROPERTY. THE BENCHMARK IS LOCATED AT THE CORNER OF THE PROPERTY.

APN
074-022-014

OWNER

WESTLAND ENGINEERING, INC.
1000 WESTLAND DRIVE
LOS ANGELES, CA 90024

SCOPE OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE GRADING AND DRAINAGE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE GRADING AND DRAINAGE PLAN.

WORD & SYMBOLS

SEE SHEET

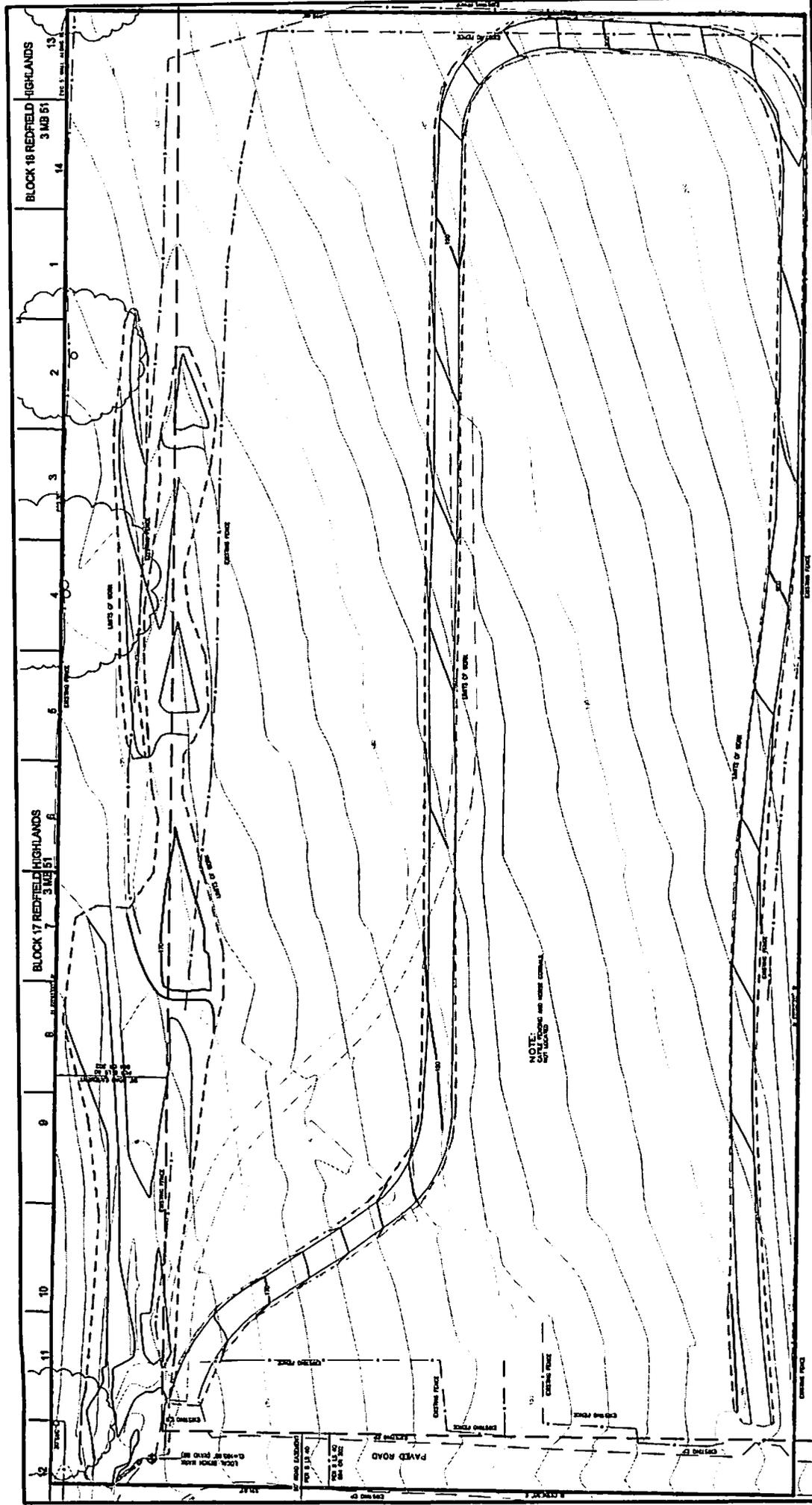


WESTLAND ENGINEERING, INC.
1000 WESTLAND DRIVE
LOS ANGELES, CA 90024
TEL: (310) 407-1234

PORTION N.E. 1/4 SECTION 24 T30S R10E

TITLE SHEET

DATE	7-15-2009
BY	WESTLAND ENGINEERING, INC.
CHECKED	WESTLAND ENGINEERING, INC.
SCALE	AS SHOWN
SHEET NO.	1 OF 2



WESTLAND ENGINEERING, INC.
 CIVIL ENGINEERING, SURVEYING, PLANNING
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1100
 FAX: (303) 733-1101

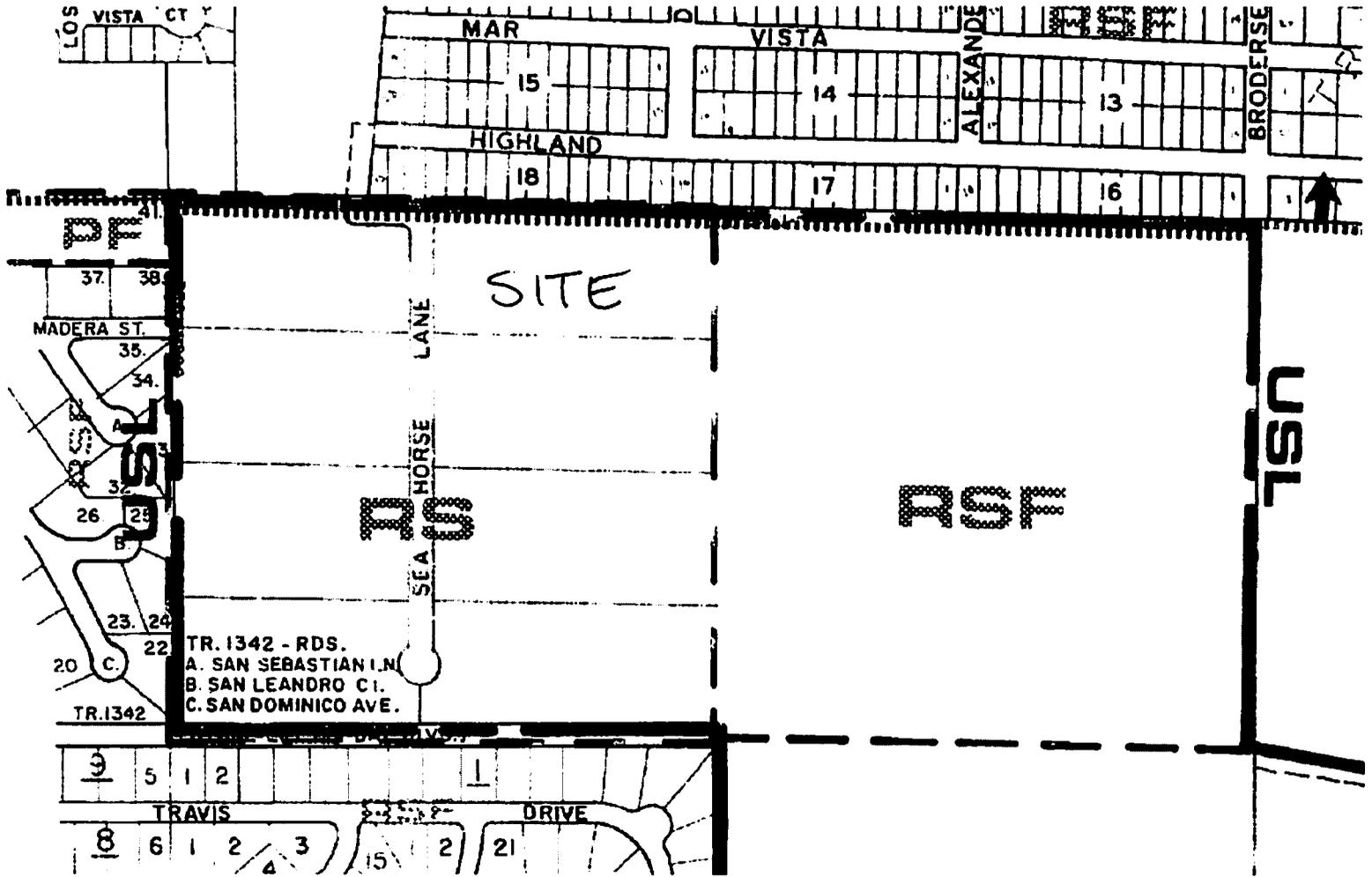
PORTION N.E. 1/4 SECTION 24 T30S R10E
GRADING PLAN

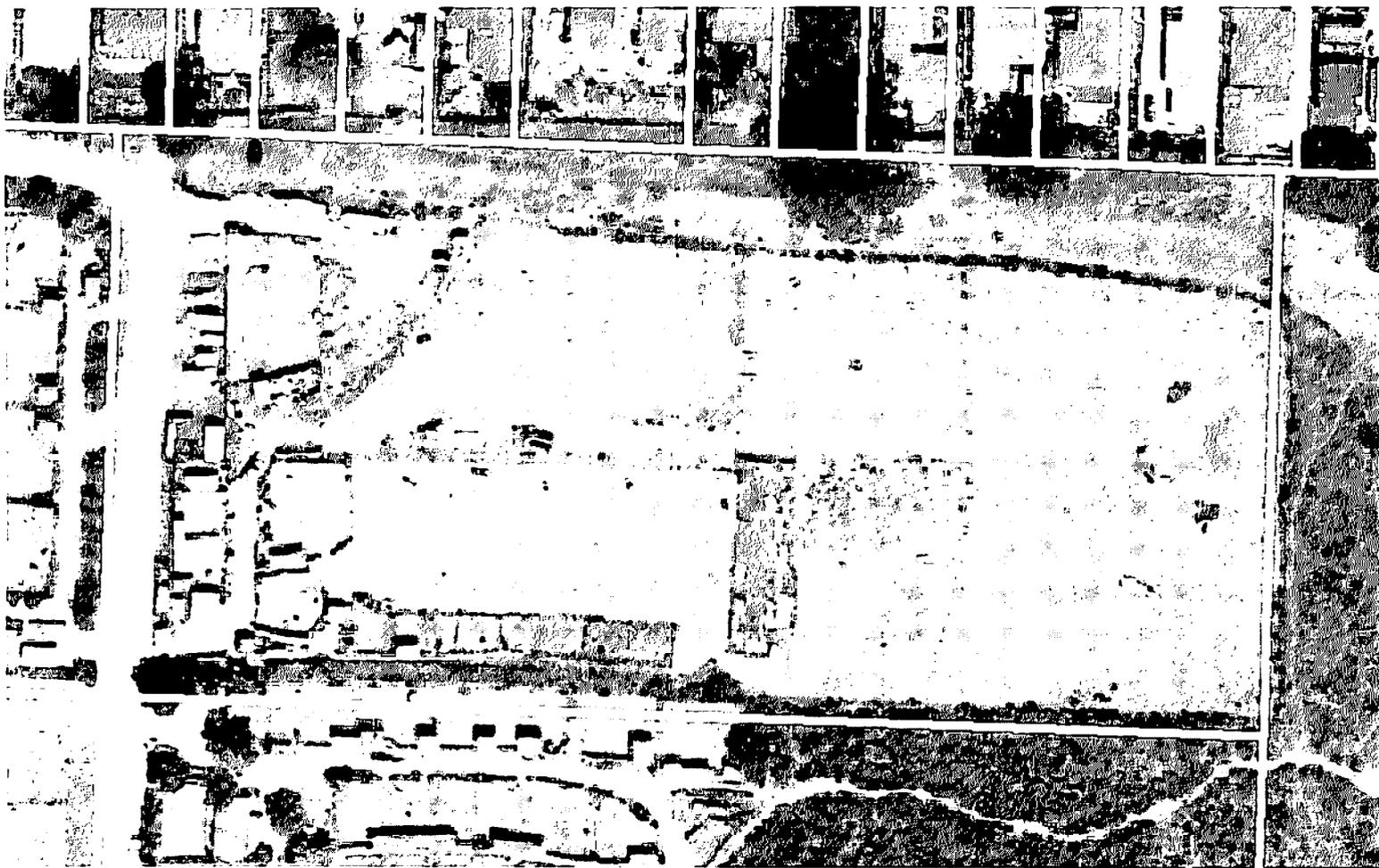
Project No. _____
 Date: _____
 Scale: _____
 Project: _____
 Sheet: _____
 of _____



SEE EROSION CONTROL PLANS, SWPPP, AND NOI









Parcel Summary Report For Parcel # 074-022-014

2/8/2008
10:57:45AM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Address Information

Status P
Address 00000 SEA HORSE LN LSOS

Lot Information:

Community: LSOS
Planning Area: EST

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
R	T30S	R10E	24P	Y	RS / LCP / CAZ	VP	E970150L

People Information

Role OWN
Name and Address ANASTASI DEVELOPMENT COMPANY LLC
511 TORRANCE BLVD STE 101 REDONDO BEACH CA
90277-

Phone Numbers and Contact info

Notes

Parcel Information



Status
Active

Description
T30S R10E PTN SEC 24

Notes

LEGAL PARCEL PER DEED 1256 OR 256. JSM
WARNING: ENFORCEMENT CASE INVOLVED: JCH
10/25/07.

FORMER NOTES: THIS PROPERTY IS OUTSIDE THE
MORATORIUM AREA. HAS A DP ON INFO HOLD
FOR MANY YEARS NEEDS A MUP FOR AN SFR IN
CAZ. THERE IS AN ENFORCEMENT CASE ON IT
NOT SURE IF THIS HAS BEEN RESOLVED IT DOES
NOT APPEAR TO HAVE BEEN RESOLVED WHEN
LOOKING AT THE DP FILE. D970322D/E970150 SWC
4/18/06

Parcel Summary Report For Parcel # 074-022-014

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600