



DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/6/08

TO: _____

FROM: South County Team, SF

PROJECT DESCRIPTION: DRC2007-00170 BORGES- MUP for SFR. 2.9 acre site located off Calle Cielo, in Nipomo. APN: 092-205-065.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 5/21/08 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

DRG2007-00170

BORGES ORAL

ing and Building

File No _____

MINOR USE PERMIT

MINOR USE PERMIT FOR SINGLE FAMILY
RESIDENCE (MUP IS DUE TO FAILURE TO
SC/ NIPO SEF
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- Plot Plan
 Minor Use Permit
 Variance

Curb, Gutter & Sidewalk Waiver
Modification to approved land use permit

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

Landowner Name Borges Daytime Phone 805-
Mailing Address 384 Callisto Lane, Nipomo Zip 93444
Email Address: _____

Applicant Name Borges Daytime Phone 805-
Mailing Address 384 Callisto Lane, Nipomo Zip 93444
Email Address: _____

Agent Name Westland Engineering, Inc Daytime Phone 805-
Mailing Address 3480 S. Higuera, Ste 130 Zip 93401
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 2.29 Acres Assessor Parcel Number(s): 092-205-065

Legal Description: PM 45-46 PAR 1

Address of the project (if known): 411 Calle Cielo, Nipomo

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: N. Las Flores to Camino Del Oro to Calle Cielo

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant land with grasses and shrubs

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Grading & Erosion Control for driveway and building pad for SFR

(1st Floor living area = 1,061 s.f., 2nd floor = 1,732 Total Living Area = 2,793 s.f., Garage = 763 s.f.)

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date 4-7-08

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

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: Vacant land to SFR, either by Camino Del Oro or Calle Cielo.

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?: 4.54

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

North: Residential South: Agriculture
East: Vacant Land West: SFR

For all projects answer the following:

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

Buildings: 1,732 sq. feet .7+/- % Landscaping: Unknown sq. feet _____ %
Paving: 2540 sq. feet 2.5 % Other (specify) _____

Total area of all paving and structures: 4300+/- sq. feet acres

Total area of grading or removal of ground cover: 10,200 sq. feet acres

Number of parking spaces proposed: 2 Height of tallest structure: 2 Stories

Number of trees to be removed: 0 Type: _____

Setbacks: Front 26' ft. +/- Right 22' +/- Left 22' +/- Back 25' +/-

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: Golden State Water
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

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:

Number of residential units: 1 Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: 2,793 s.f.
Total of area of the lot(s) minus building footprint and parking spaces: 97,064 s.f.

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:
Level to gently rolling, 0-10% slopes: .1 acres
Moderate slopes of 10-30%: .2 acres
Steep slopes over 30%: 1.99 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Santa Maria River
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: In 1999 grading started with grading permit - Stop work notice in 1999
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: Calle Cielo, Camino Del Oro, Division 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? 350 g.p.d.
4. How many service connections will be required? 1
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? N/A
 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. N/A
 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

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 **No observed wells**
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 (If construction and maintenance is as per design)
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 Sanitation
- 3. Where is the waste disposal storage in relation to buildings? Alongside Building
- 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 School District
- 2. Location of nearest police station: 1681 Front Street, Nipomo - (Sheriff)
- 3. Location of nearest fire station: 450 Pioneer Ave (Nipomo Cal-Fire)
- 4. Location of nearest public transit stop: Tefft Street & Carillo Street
- 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: Vacant land
- 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.

Commercial/Industrial Project Information N/A

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: _____ Hours of Operation: _____
- 2. How many people will this project employ? _____
- 3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
- 6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
 Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
 If yes, please describe _____

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is 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: Not to our knowledge and the slope of the land is mainly steep

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: _____
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: Not to our knowledge

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: None

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): Building Permit for SFR

(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)

GRADING GENERAL NOTES APPLICABLE CODES

- 1. UNIFORM GRADE BOOKING CODE
- 2. UNIFORM ELECTRICAL CODE
- 3. UNIFORM CODE APPROVAL
- 4. UNIFORM LAND USE ORDINANCE
- 5. UNIFORM CALIFORNIA PLUMBING CODE
- 6. CALIFORNIA FIRE AND LIFE SAFETY CODE
- 7. UNIFORM CALIFORNIA MECHANICAL CODE
- 8. UNIFORM COUNTY BUILDING AND CONSTRUCTION ORDINANCE

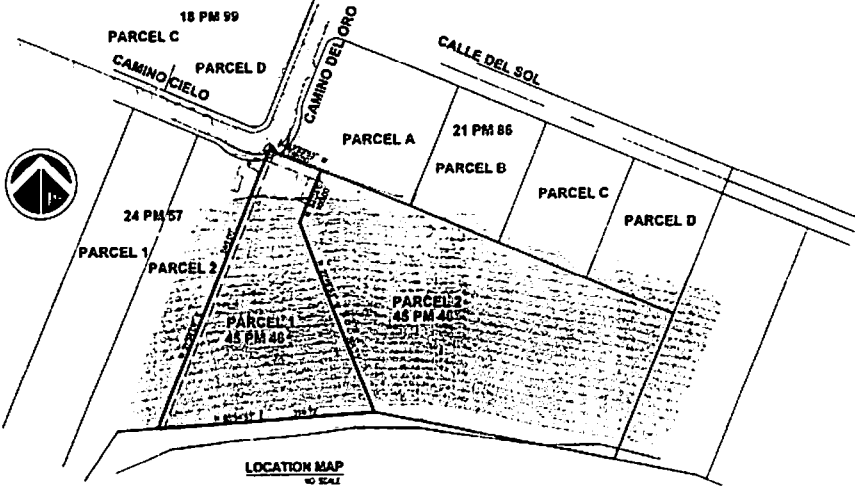
GRADING AND DRAINAGE PLAN PARCEL 1 CO 86-0175 NIPOMO CA

GRADING NOTES

1. ALL GRADING CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CODES AS NOTED ABOVE AND THE SOIL REPORT PREPARED BY CONSULTANTS DATED DECEMBER 10, 2003.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
3. IN AREAS TO BE EXCAVATED, AFTER HAVING BEEN CLEARED, THE EXPOSED SURFACE SHALL BE REPAIRED, WATERED OR SEED TO REVEAL ORIGINAL VEGETATION AND COMPACTED TO A MINIMUM OF 90% DENSITY (ESTIMABLE BY ASTM-D 1557-76 TEST METHOD).
4. ALL FILL AREAS AND TRENCH BACKFILLS SHALL BE COMPACTED TO AT LEAST 90%.
5. ALL LOCATION AND ELEVATION OF APPROVED TO BE SET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
6. CONTRACTOR SHALL HAVE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REPAIRS TO EXISTING UTILITIES AS NECESSARY BECAUSE OF ACTING LOCATION OF EXISTING FACILITIES.
7. BEFORE EXCAVATING FOR THIS PROJECT, EXACT LOCATION OF ALL UNDERGROUND UTILITIES, THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT SHOWN OR NOT KNOWN TO THESE PLANS. CONTRACTOR SHALL CALL U.S.A. 800-444-3446 BEFORE EXCAVATING.
8. CLEARED MATERIAL SHALL BE USED AS TOP SOIL BUT SHALL NOT BE PLACED UNDER SHADING PANS (ROCKERS, ANY ROCK, RUBBLE, OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE).
9. ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES SHALL BE SEED TO THE COUNTY AND NOTED AS FOLLOWS:
 SEED 4 POUNDS PER ACRE
 FERTILIZER @ 200 LBS PER ACRE (10-10-10)
 SEED SET @ 80 LBS PER ACRE
 SEED SET SHALL BE:
 40% ANNUAL RYE GRASS
 40% BLENDED GRASS
 20% CROCKING GRASS
 10% CALIFORNIA MARINE FLOWERS
10. CONTRACTOR SHALL NOTIFY SAN LUIS OBISPO COUNTY BUILDING DEPARTMENT 48 HOURS PRIOR TO INTENTION TO COMMENCE WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MONUMENTS DURING CONSTRUCTION. ALL SUCH MONUMENTS ON LOCATIONS IDENTIFIED AT THE TIME OF CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK PERFORMED WITHIN COUNTY, STATE OR OTHER JURISDICTION JURISDICTION.
13. CONTRACTOR AGREES THAT HE SHALL OBTAIN, HOLD AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL OBTAIN, HOLD AND COMPLETE RESPONSIBILITY FOR SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL OBTAIN, HOLD AND COMPLETE RESPONSIBILITY FOR SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL OBTAIN, HOLD AND COMPLETE RESPONSIBILITY FOR SAFETY OF ALL PERSONS AND PROPERTY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE WORK AREA AND SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION ALL EXISTING APPROVEDS WHEN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL AND ARE DAMAGED OR REMOVED AS A RESULT OF HIS OPERATION.
15. ALL EXISTING UTILITIES AND OTHER UNDERGROUND FACILITIES AND STRUCTURES MAY OR MAY NOT BE SHOWN ON THIS PLAN AND LOCATION THEREOF SHALL BE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE OR MAKE LOCATED ALL UNDERGROUND UTILITIES, STRUCTURES AND OTHER FACILITIES AND TO PROTECT SAME DURING CONSTRUCTION.
16. IF PERMANENT EROSION CONTROL HAS NOT BEEN ESTABLISHED BEFORE THE ONSET OF THE RAINY SEASON (MID-DECEMBER 15TH AND APRIL 15TH) OR IF CONSTRUCTION OCCURS DURING THAT TIME, THEN EROSION CONTROL DEVICES SHALL BE PROVIDED AND AVAILABLE ON-SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT OF SUCH DEVICES AS DIRECTED BY THE ENGINEER OR WORK OR INVENTOR WHEN SO FORECAST.
17. THESE PLANS DO NOT AUTHORIZE SITE CONSTRUCTION BEFORE THE ISSUANCE OF GRADING PERMITS. OBTAIN NECESSARY PERMITS TO GRADE OFF-SITE.
18. MATERIAL TO BE USED AS BACKFILL OR DRAINAGE SHALL BE FREE OF OBSTRUCTIVE MATERIALS SUCH AS TREES, STUMPES, ROCKS, LOGS OR CONCRETE SOLUTIONS OR BRICKS.
19. SLOPE CONTROL TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
20. ALL CUT OR FULL SLOPES WILL BE CONSTRUCTED EXCEPT THOSE THAT ARE HORIZONTAL, (2:1) 1:1 MINIMUM SLOPES TO EXCEED AND SLOPES SHALL BE MAINTAINED MINIMUM STRAIGHT OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL CHANGES.
21. SLOPES SHALL BE MAINTAINED FROM BAILING SHALL BE 2:1 FOR THE FIRST THREE FEET AND THEN FLATTENED TO 3:1 SLOPES TO EXCEED THE SOIL IS SUITABLE TO SUPPORT THE PROPOSED STRUCTURE. SUCH REPORT INCLUDING PROGRESS AND/OR COMPLETION REPORTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION WHEN A SLOPE REPORT IS OBTAINED. THE COUNTY FIELD INSPECTOR SHALL BE FOLLOWED. WHEN COUNTY POLICY REGARDING PAVED DRIVEWAYS SHALL BE FOLLOWED. WHEN APPLICABLE, THE ENGINEER SHALL DESIGN AND CONSTRUCT DRIVEWAYS AND PROVIDE THE FIELD INSPECTOR WITH REQUIRED COMPLETION REPORTS AND A REPORT STATING THAT THE GRADING PERFORMANCE HAS BEEN OBSERVED AND IS IN CONFORMANCE WITH THE USC & COUNTY ORDINANCES.
22. ENGINEERING REPORTS FOR CUT OR FULL SLOPE STEEPER THAN (2:1) SHALL BE SUBMITTED TO THE FIELD INSPECTOR.
23. FINAL REPORTS SHALL BE REQUIRED AS ACCORDANCE WITH THE USC.
24. FINAL REPORT SHALL ADDRESS PROPER COMPLETION REPORTS, VERIFICATION OF SLOPES NO STEEPER THAN 2:1, AND VERIFICATION OF BOTTOM PROFF FOR PANS AND BEHINDS OF PANS TO THE USC.

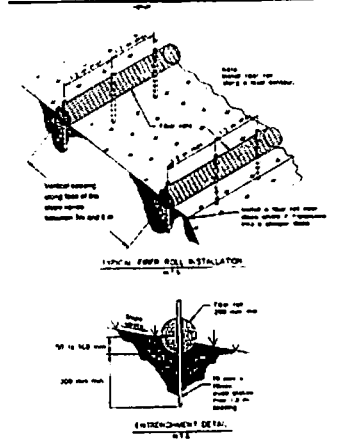
EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ON ALL PROJECTS AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF EXISTING PROTECTION OF EXISTING PROTECTION OF ALL DISTURBED AREAS, AND PROTECTION OF ACCESSIBLE. IN ADDITION, PERMITS FOR EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DETERMINED ACCORDING TO THE PUBLIC WORKS DEPARTMENT'S TEMPORARY MEASURES TO BE IMPLEMENTED BASED UPON LOCATION, SITE CHARACTERISTICS OR THE TYPE OF USE, THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO STOP ALL EROSION FROM OCCURRING, A SINGLE, CONTINUOUS, UNINTERRUPTED, OR TO PROTECT ADJACENT PROPERTIES.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE CONDUCTED AND DOCUMENTED PRIOR TO DURING AND AFTER EACH RAIN.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT. EROSION CONTROL DEVICES MAY BE RELOCATED, ADDED OR REMOVED AS NECESSARY DEPENDING ON THE ACTUAL SOIL CONDITIONS ENCOUNTERED. ADDITIONAL EROSION CONTROL DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, COUNTY AGRICULTURAL, COUNTY INSPECTOR, OR OTHER INSPECTOR. CONSTRUCTION OF EROSION CONTROL DEVICES ARE INCLUDED IN THE APPROVED OF THE PUBLIC IMPROVEMENT DISTRICTS.
4. ALL EROSION CONTROL DEVICES SHALL BE THE FIRST ORDER OF WORK AND SHALL BE IN PLACE BETWEEN DECEMBER 15TH AND APRIL 15TH OF ANY YEAR WHEN THE RAIN PROBABLY EXCEEDS 2.0 INCHES. THEY SHALL BE INSTALLED OR APPLIED AFTER EACH RAIN AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE ENGINEER OF WORK AND THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED BEFORE DECEMBER 15TH FOR INSPECTION OF INSTALLED EROSION CONTROL DEVICES.
6. A EROSION CONTROL FOR EROSION CONTROL WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (DECEMBER 15TH THROUGH APRIL 15TH). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONSTRUCTION LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY CONTROL WORK WHEN SO NEEDED.
7. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH ONE COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
8. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGES. IN THE EVENT SHALL BE RESPONSIBLE FOR THE COST OF ANY AND THE COUNTY IS REQUIRED TO REPAIR OR CLEANUP. ALL WORK SHALL BE DONE ON THE PROJECT UNTIL CLEANUP COSTS ARE PAID IN FULL.
9. IF ANY WORK IS NOT IN COMPLIANCE WITH THE PLANS OR POINTS PROVIDED FOR THE PROJECT, THE DEPARTMENT SHALL REMOVE ALL ACTIVE POINTS AND RECONSTRUCT THAT COUNTY COST. CONSTRUCTION OF EROSION CONTROL DEVICES SHALL BE IN ACCORDANCE WITH SECTION 2531140 (25410) OF THE LAND USE ORDINANCE.
10. ALL PROJECTS INVOLVING EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE NPDES PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE COUNTY WITH THE NPDES DISCHARGE ELIMINATION SYSTEM (NPDES) IT OR WITH NOTIFICATION THAT AN EROSION PERMIT HAS BEEN OBTAINED BY PROUD.
11. PERSON TO CONTACT IN 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/CONSTRUCTION PROBLEM (FROM REPAIR WORK, LESS THAN ONE).
12. PERSON TO CONTACT: (PHONE NUMBER)
13. NAME: (NAME)
14. LOCAL: (PHONE NUMBER)
15. PLANS A STANDARD CONSTRUCTION CONTRACT WILL NOT BE REQUIRED BECAUSE OF THE CONTRACT, BUT ALL RELATED REQUIREMENTS FOR THE ADVANCED STRAITS MUST BE MET.
16. NO PLANS, EXCEPT MADE CARRIED BY THE PROPOSED 1/2" GRADE, WILL BE ALLOWED BEHIND THE NEAR BLUFF TOP.
17. PLACE FIBER ROLLS TO BE MAINTAINED AS NOTED TO CONTROL EROSION - SEE SHEET 2.



LOCATION MAP TO SCALE

Fiber Rolls



LEGEND

- EXISTING CONTOUR
- GRADED CONTOUR
- UNITS OF WORK
- WALL (SEE STRUCTURAL CALCULATIONS BY OTHERS)
- FIELD WALL

EARTHWORK QUANTITIES

THE FOLLOWING QUANTITIES ARE APPROXIMATE AND ARE BASED UPON THE PROPOSED GRADING ONLY. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THE PLANS AND MAKE UP ANY QUANTITIES THEY NEED TO OBTAIN THE NEAR END OF THE PLANS. IF THE CONTRACTOR DOES ANY EARTHWORK WITHIN THE QUANTITIES SHOWN HEREON, HE SHALL MAKE THE OWNER AND ENGINEER AWARE OF THESE QUANTITIES PRIOR TO COMMENCING WORK SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

ONE PLAN DOES NOT INCLUDE UNIFORMITY OR SUBSIDENCE.

CUT = 100 CUBIC YARDS
 FILL = 25 CUBIC YARDS

ONE DISTANCE = 1000 FT.
 ONE DIST. = 100 FT.
 ONE DIST. = 100 FT.

TEMPORARY BENCHMARK

THE TEMPORARY BENCHMARK FOR THIS PROJECT WAS TAKEN FROM A FOUND 1.77 FEET WITH A 1/2" SPIRIT LEVEL. THE BENCHMARK IS LOCATED AT THE CORNER OF THE INTERSECTION OF CALIFORNIA ST. AND S. ST. IN THE CITY OF NIPOMO, CALIFORNIA.

APN

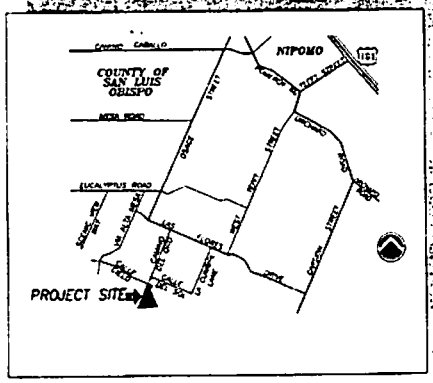
092-205-065

OWNER

WESTLAND ENGINEERING, INC.
 CIVIL ENGINEERING SURVEYING PLANNING
 1000 N. CALIFORNIA ST., SUITE 100
 NIPOMO, CA 93448

SCOPE OF WORK

1. CLEAR AND GRUB SITE
2. EXCAVATE AND FILL
3. GRADING AND FINISH GRADE
4. INSTALL EROSION CONTROL MEASURES
5. INSTALL EROSION CONTROL MEASURES AS NOTED

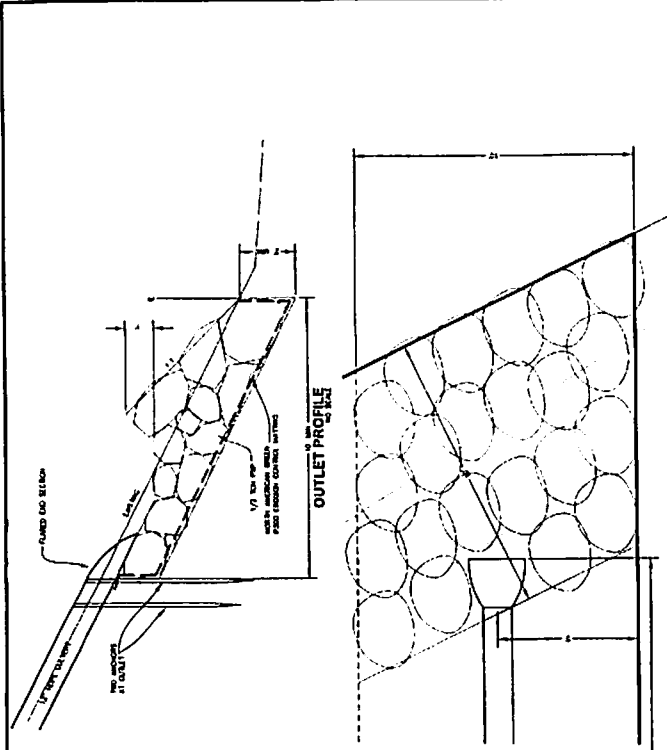


VICINITY MAP

| | |
|--|---------------------------|
| WESTLAND ENGINEERING, INC. CIVIL ENGINEERING SURVEYING PLANNING 1000 N. CALIFORNIA ST., SUITE 100 NIPOMO, CA 93448 PHONE: (805) 841-2000 FAX: (805) 841-2000 FEDERAL REG. # 1188-80000 | |
| PARCEL 1 CO 86-0175 | |
| TITLE SHEET | |
| Project No. | 092-205-065 |
| Sheet No. | 1 OF 3 |
| Date | 11/15/05 |
| Scale | AS SHOWN |
| Author | WES |
| Checker | WES |
| Engineer | WES |
| City | NIPOMO, CA |
| County | SAN LUIS OBISPO |
| State | CALIFORNIA |
| Project | GRADING AND DRAINAGE PLAN |
| Sheet | 1 OF 3 |

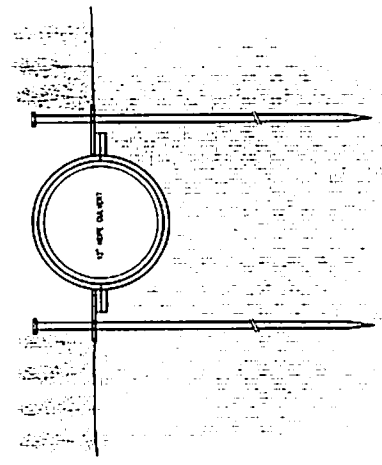


WESTLAND ENGINEERING, INC. 11/15/05 11:15 AM

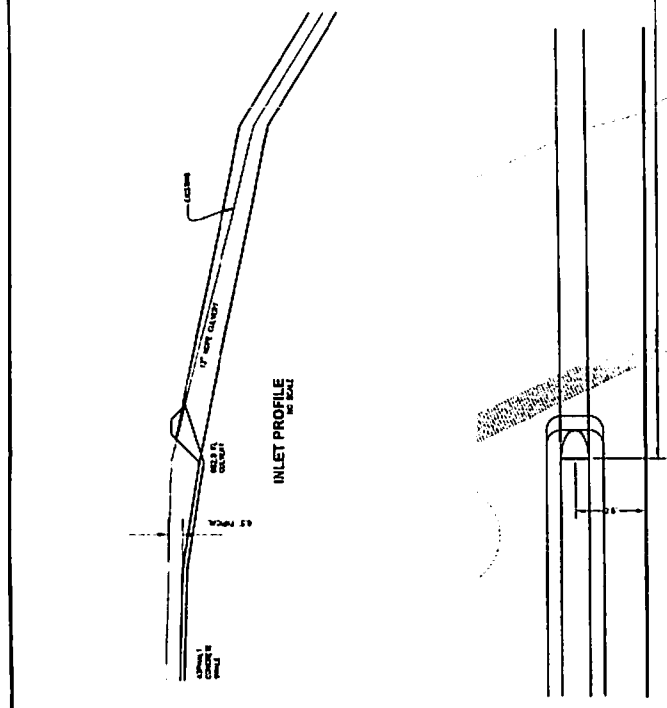


OUTLET PROFILE
IN SOIL

OUTLET DETAIL
IN SOIL

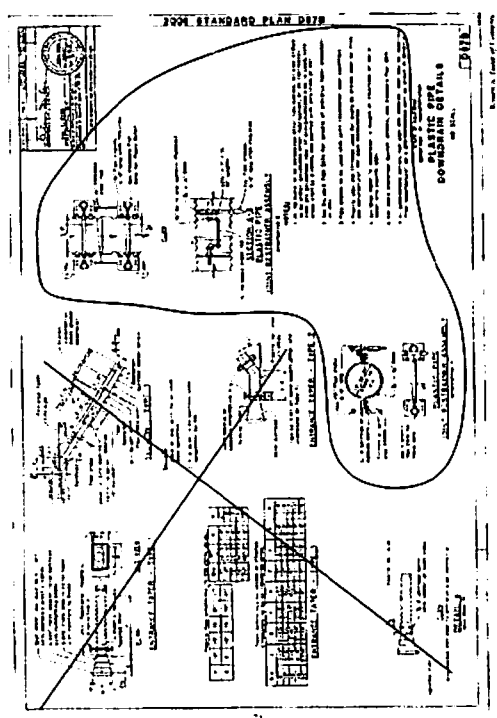


ANCHOR DETAIL
IN SOIL



INLET PROFILE
IN SOIL

INLET DETAIL
IN SOIL



COMBINATION DETAILS
IN SOIL



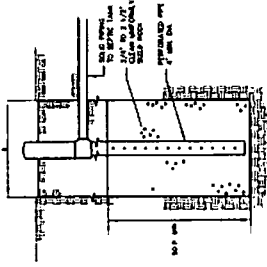
WESTLAND ENGINEERING, INC.
 1200 S. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (954) 561-1000
 Fax: (954) 561-1001
 Email: westland@westlandeng.com

PARCEL 1 CO 86-0175

DRAINAGE DETAILS

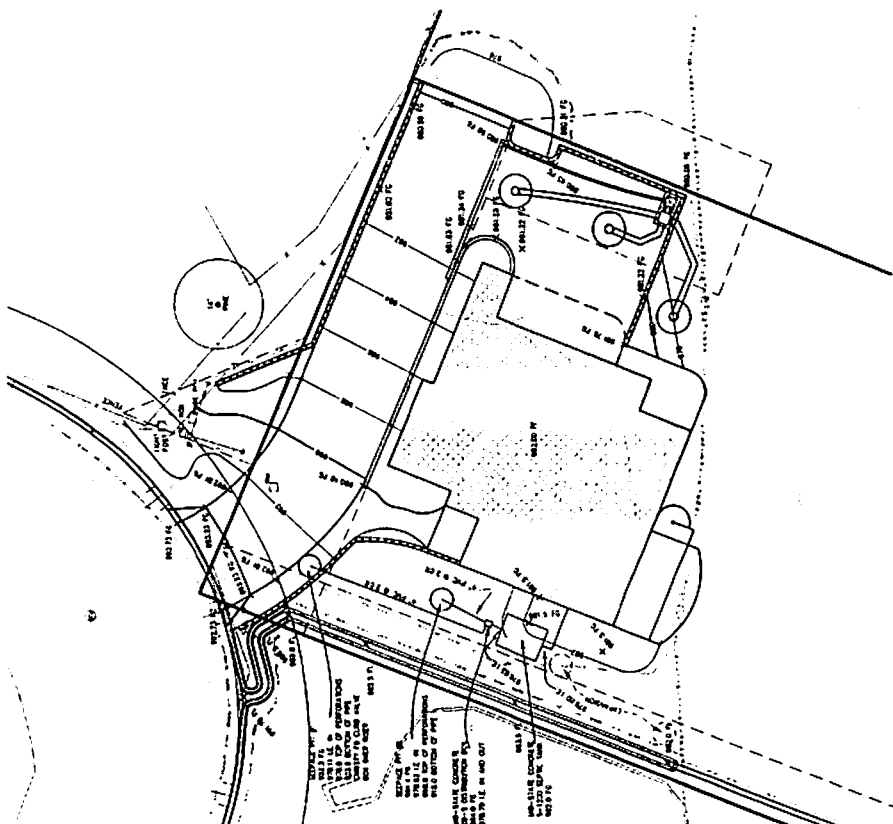
Scale: 1" = 12'-0"

Sheet No. 1 of 5



CONSTRUCTION NOTES:

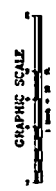
1. SHALL BE INSTALLED FOR PROTECTION OF CONSTRUCTION, SAFETY, AND NOT OBTAIN PERMITS FROM THE INSTALLATION OF ANY OTHER PERMITS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, AND REGULATIONS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, AND REGULATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, AND REGULATIONS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, AND REGULATIONS.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, AND REGULATIONS.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, AND REGULATIONS.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, AND REGULATIONS.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, AND REGULATIONS.



WESTLAND ENGINEERING, INC.
 1000 WESTLAND DRIVE, SUITE 100
 WESTLAND, MICHIGAN 48090
 PHONE: (313) 486-1234
 FAX: (313) 486-5678
 WWW: WWW.WESTLAND-ENG.COM

PARCEL 1 CO 86-0175
SEPTIC PLAN

PROJECT NO. 11246
 SHEET NO. 1 OF 1



SITE PLAN PARCEL 1 CO 86-0175 NIPOMO CA

SCOPE OF WORK
 1. CLEAR AND GRAD PLE
 2. GRADE AND DRAINAGE
 3. CONSTRUCTION OF DRIVEWAYS
 4. INSTALL TEMPORARY EROSION CONTROL MEASURES AT SITES

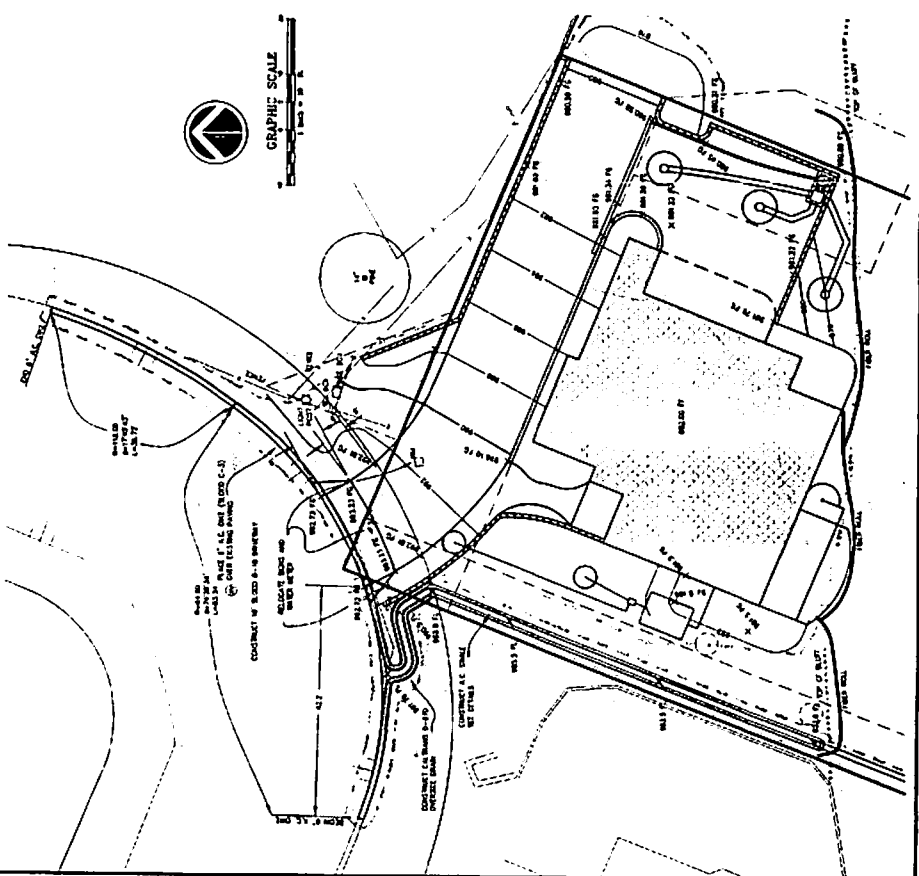
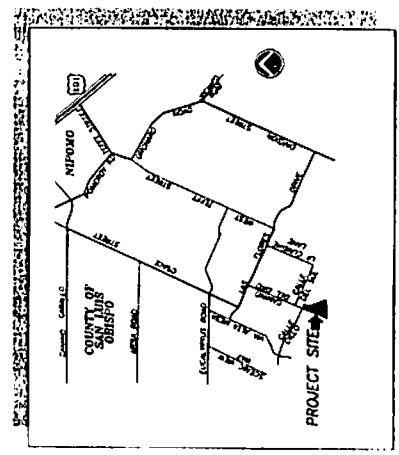
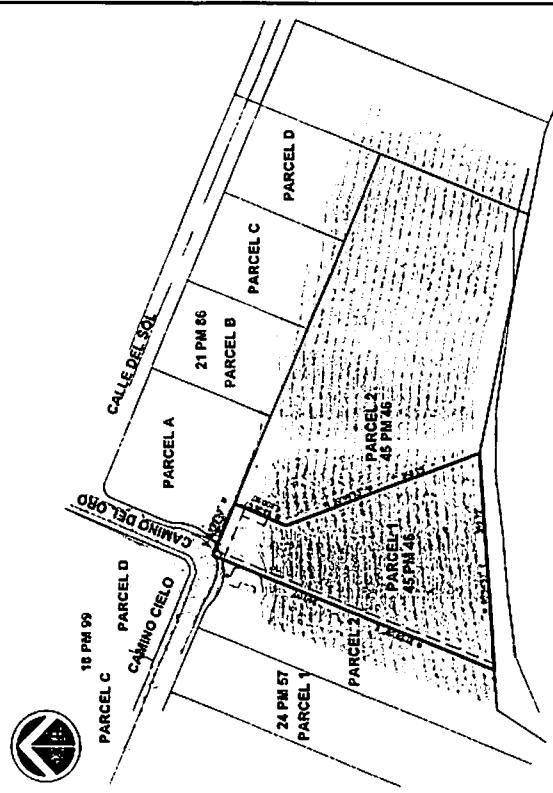
APN
 092-205-065

EARTHWORK QUANTITIES
 THE FOLLOWING QUANTITIES ARE APPROXIMATE AND ARE BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS AND CONTRACT DOCUMENTS. THE CONTRACTOR SHALL VERIFY THE QUANTITIES AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES.

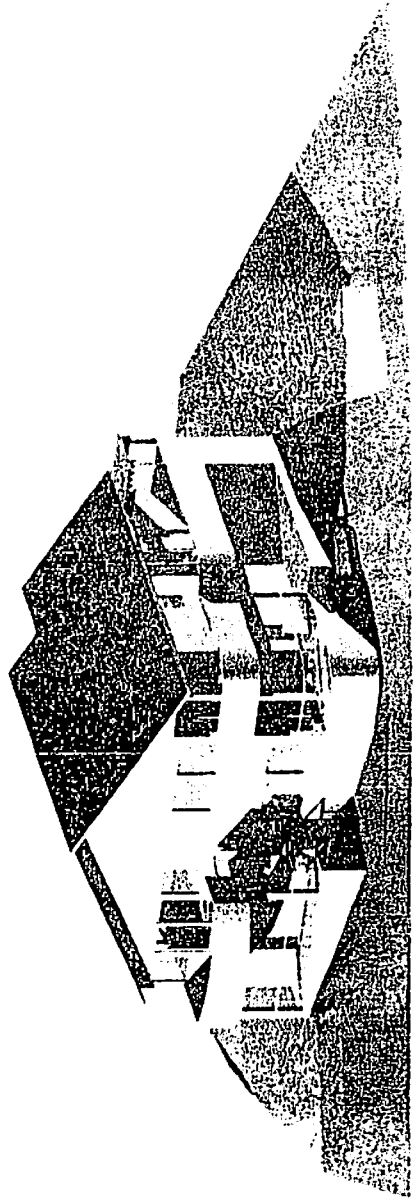
TEMPORARY BENCHMARK
 THE BENCHMARK IS A 1/4" DIA. IRON ROD SET IN A CONCRETE PAD. THE BENCHMARK IS LOCATED AT THE CORNER OF THE LOT. THE BENCHMARK IS 1.000' HIGH FROM THE FINISHED GRADE. THE BENCHMARK IS 1.000' FROM THE PROPERTY LINE.

LEGEND
 --- EXISTING CURBLINE
 --- CONCRETE DRIVEWAY
 --- LIMITS OF WORK

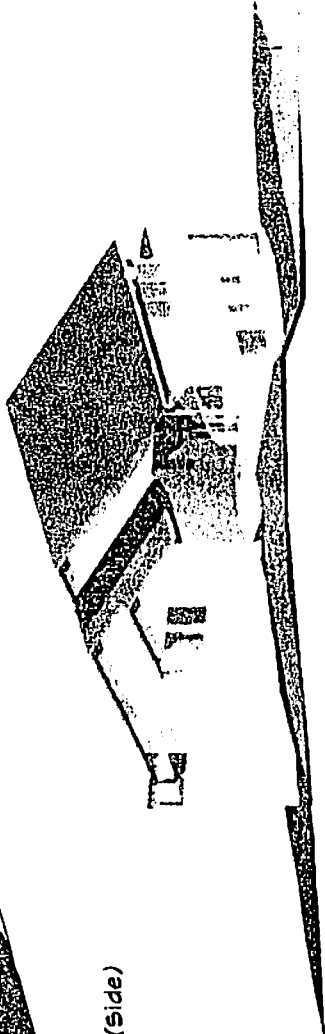
OWNER
 WESTLAND ENGINEERING, INC.
 1000 WESTLAND DRIVE
 NIPOMO, CA 93448



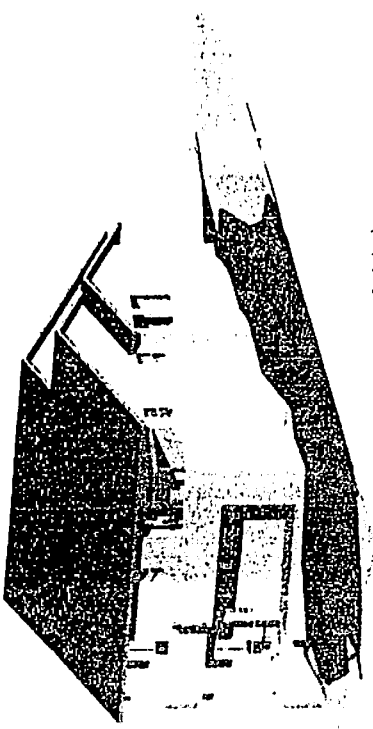
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|---|--|
| WESTLAND ENGINEERING, INC. CIVIL ENGINEERING 1000 WESTLAND DRIVE NIPOMO, CA 93448 (805) 938-1111 | |
| PROJECT NO. 10000 | |
| DATE: 10/15/00 | |
| SCALE: AS SHOWN | |
| PROJECT: SITE PLAN | |
| DRAWN BY: J. B. ROSS | |
| CHECKED BY: J. B. ROSS | |
| DATE: 10/15/00 | |
| SCALE: 1" = 100' | |



South-East View (Rear)



North-West View (Entry)



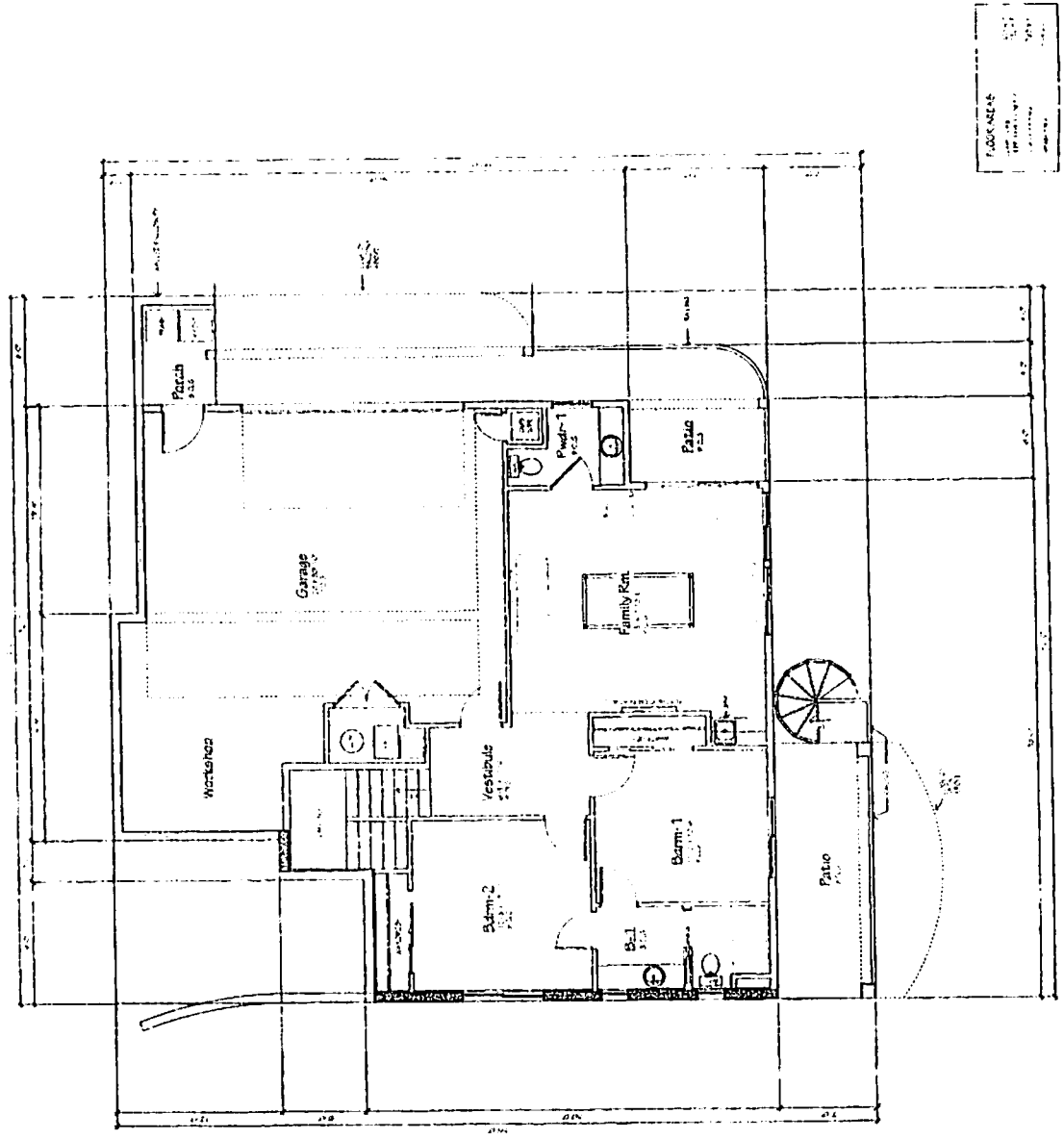
North-East View (Side)

Borges Residence

Lower Floor Plan

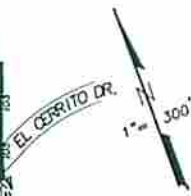
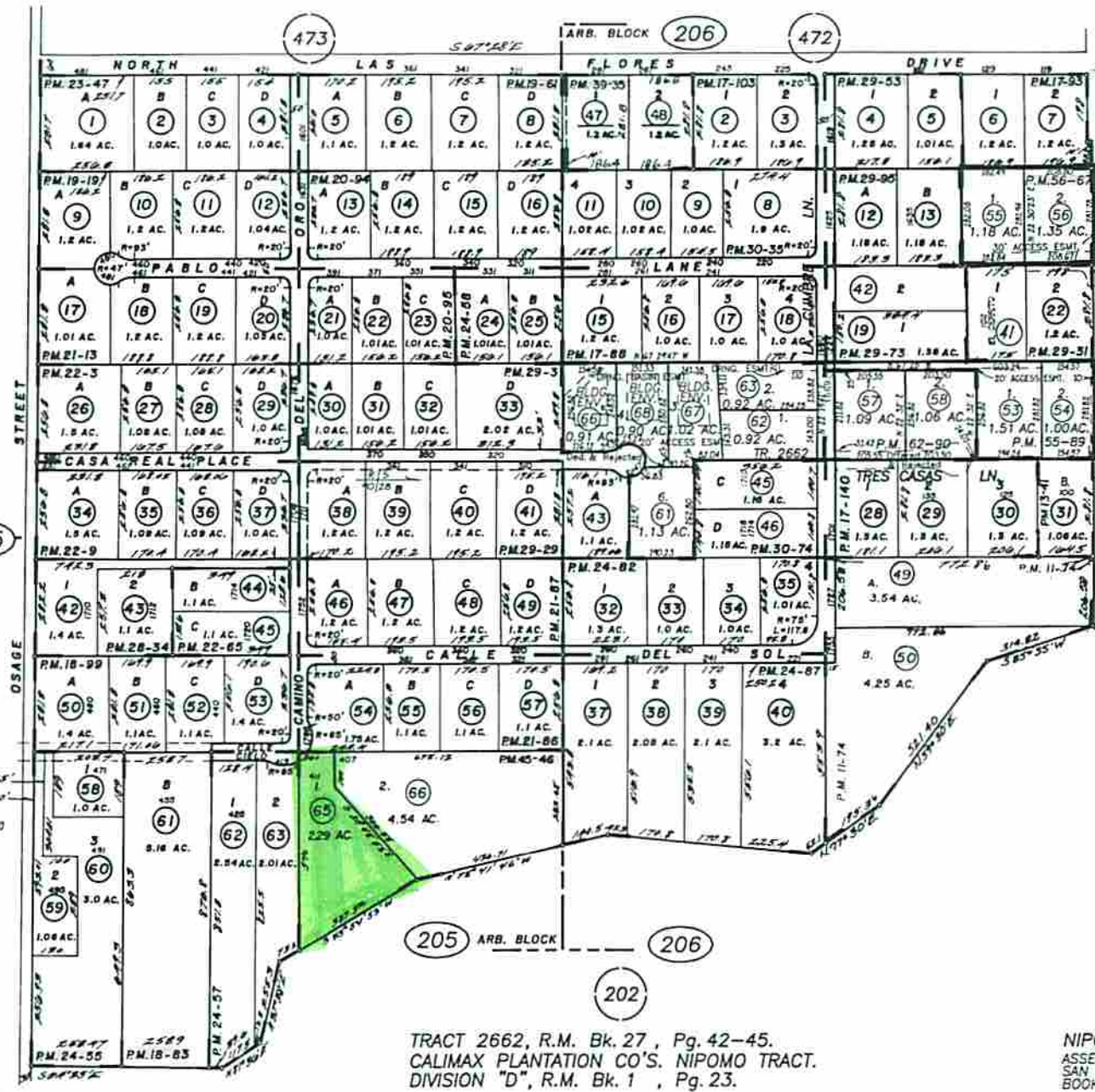
Design Graphics
Custom Residential Design and Construction Plans
44 West Park Street - Suite E
Aptos, CA 95020
(831) 426-0176

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Lower Floor Plan



LZ 10-24-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

| REVISIONS | |
|-----------|----------|
| L.S. | DATE |
| NA | 02-22-05 |
| 05-441 | 05-24-05 |
| 06-318 | 04-04-06 |
| 06-318 | 04-05-06 |
| NA | 05-25-06 |
| | |
| | |
| | |

TRACT 2662, R.M. Bk. 27, Pg. 42-45.
CALIMAX PLANTATION CO'S. NIPOMO TRACT.
DIVISION "D", R.M. Bk. 1, Pg. 23.

NIPOMO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 092 PAGE 205/206



Parcel Summary Report For Parcel # 092-205-065

5/6/2008
2:45:50PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Address Information

| <u>Status</u> | <u>Address</u> |
|---------------|------------------------|
| P | 00411 CALLE CIELO NIPO |

Lot Information:

Community: NIPO

Planning Area: SC

| <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> |
|-----------------|-----------------------|----------------------|----------------|------------|--------------------------|------------------|-------------|
| T | CO87- | 124 | 0001 | Y | RS | | |

People Information

| <u>Role</u> | <u>Name and Address</u> | <u>Phone Numbers and Contact info</u> | <u>Notes</u> |
|-------------|---|---------------------------------------|--------------|
| OWN | MCALISTER MADELYN L 384 CALLISTO DR NIPOMO CA 93444-9655 | | |
| OWN | BORGES ORA L | | |
| OWN | BURROW FAMILY REV LIVING TRUST | | |
| OWN | BURROW MADELYN | | |

Parcel Information



Parcel Summary Report For Parcel # 092-205-065

5/6/2008
2:45:50PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Status

Active

Description

PM 45-46 PAR 1

Notes

MUP D980119P WAS VOIDED BY COURT ACTION AND EIR IS REQUIRED FOR FUTURE DEVELOPMENT ON THIS APN AND ALSO 066. MITIGATION MEASURES COULD BE COSTLY AND NEIGHBOR OPPOSITION POSSIBLE. N.ORTON 8-24-05 NEW MUP NEEDS TO INCLUDE AN INDEMNIFICATION AGREEMENT. KEM