



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/10/2011

TO: _____

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: DRC2010-00053, Land Conservancy of SLO- Conditional Use Permit for the Octagon Barn Center project including 2 historic buildings to be used as meeting/ event space, storage structure with restrooms, Bob Jones Trail-head building with kiosk and additional restrooms, remodel of existing milk parlor, and grading for parking and landscaping. 6 acre site located off Octagon Way and South Higuera Street in San Luis Obispo. APNs: 076-081-071 and 025.

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 FOR

San Luis Obispo County Department of Planning and E

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APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Modification to approved land use permit
- Curb, Gutter & Sidewalk Waiver

APPLICANT INFORMATION

Landowner Name John Hayashi Daytime Phone _____
 Mailing Address 2460 Gracie Way, Arroyo Grande Zip Code 93420
 Email Address: _____

Applicant Name Land Conservancy of San Luis Obispo Daytime Phone 805.544.9096
 Mailing Address 547 Marsh, SLO Zip Code 93401
 Email Address: _____

Agent Name Bob Hill Daytime Phone 805.544.9096
 Mailing Address 547 Marsh Zip Code 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: approx 6 acres total; 1.43 ac. around barnw/this Assessor Parcel Number(s): 076.081.025

Legal Description: _____
 Address of the project (if known): 4400 Otagon Way, SLO 93401

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Otagon Barn Site, south of edge of San Luis Obispo City

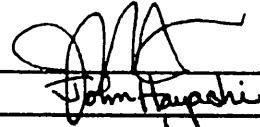
Describe current uses, existing structures, and other improvements and vegetation on the property: Historic buildings, restored. Small isolated wetland

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 4 buildings (2 existing) are planned. (5000 sq ft barn; 1000 sq ft Milling Parlor; 1000 sq ft storage + a bathroom/shelter)

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 2/17/2011

FOR STAFF USE ONLY
 Reason for Land Use Permit: _____

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Surface Mining/Reclamation Plan | |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | | <input type="checkbox"/> Modification to approved land use permit | |

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Caltrans - DISTRICT 5 Daytime Phone (805)
Mailing Address 50 HIGUERA STREET, SAN LUIS OBISPO, CA 93401 Zip Code 93401
Email Address: _____

Applicant Name Land Conservancy of SLO County, Port Hill Daytime Phone 805.544.9096
Mailing Address 547 Marsh St, SLO, CA Zip Code 93401
Email Address: bobh@lcslo.org

Agent Name Robert Hill, Exec Director Daytime Phone 805.544.9096
Mailing Address 547 Marsh St, SLO CA Zip Code 93401
Email Address: bobh@lcslo.org

PROPERTY INFORMATION

Total Size of Site: 6 acres Assessor Parcel Number(s): 076-001-071 and 025

Legal Description: _____
Address of the project (if known): Front piece is at 4400 Octagon Way

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Site can be approached via S Higuera, south of the edge of San Luis Obispo City.

Describe current uses, existing structures, and other improvements and vegetation on the property: Site hosts the Octagon Barn (-025 parcel) and ag operations (-071)

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Octagon Barn Center will have ~~making front space in 2 historic buildings~~ (total around 7000 sqft) plus Bob Jones Trunkhead

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 Richard Kurling Date 2-18-2011

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): Site is unusual, part AG & part PS. We seek to develop Bob Jones Trailhead and Octagon Barn Center on this combined land.

Describe existing and future access to the proposed project site: Access is via South Higuera; future access is planned from Buckley Road extension.

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: City of SLO; RV storage

South: RS rental house and more Caltrans.

East: Jayfam Caltrans land to be used for maintenance yard

West: AG across S. Higuera

For all projects, answer the following:

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

Buildings: 8000 sq. feet 3 % Landscaping: remains sq. feet 33% %

Paving*: 100,000 sq. feet 33 % Other (specify) _____

Total area of all paving and structures: 108,000 sq. feet acres

Total area of grading or removal of ground cover: 5** sq. feet acres

Number of parking spaces proposed: 112 Height of tallest structure: 40'

Number of trees to be removed: 0 Type: -

Setbacks: Front _____ Right _____ Left _____ Back _____

↳ the Barn & Milling Parlor are approx. 50' from S. Higuera. All other setbacks are much greater

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 No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other Vault toilets & gray water handwashing, only

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

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

For commercial/industrial projects answer the following:

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: _____ 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: _____

* includes paving, gravel, walkways, etc.
** net 4.2 acres.

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: 4.9 acres
Moderate slopes of 10-30%: 1.3 acres
Steep slopes over 30%: nil. acres
average slope = 6.7%
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: San Luis Creek is across Figueroa
- 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. (part of grading doc.)
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: to make building sites for Octagon Barn & Milling Parlour
- 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: Yes, from US 101 and S. Figueroa.

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 _____
Site is for recreation/education and meetings. Water is for drinking and landscape irrigation.
3. What is the expected daily water demand associated with the project? *unknown, limited to drought*
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: *faucets work fine existing*
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. *well which will be retired.*
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
tolerant landscape & drinking water
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 12 Hours 35 G.P.M.
 Surrounding Well Logs Hydrologic Study Other Well Completion Report is attached.

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. *Site does not percolate.*
 2. What is the distance from proposed leach field to any neighboring water wells? *N/A* 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)*
- * we will not have sewage disposal*
** Soils report is available on request.*

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? Trash from Bike Trails
Octagon Barn
2. Name of Solid Waste Disposal Company: Not yet selected
3. Where is the waste disposal storage in relation to buildings? Adjacent to Milking Parlor for
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No easy truck access. Fenced.

Community Service Information

1. Name of School District: San Luis Coastal Unified School District
2. Location of nearest police station: 1042 Walnut Street, San Luis Obispo.
3. Location of nearest fire station: Madonna Road & Los Osos Valley Road
4. Location of nearest public transit stop: Los Osos Valley Road and S. Highway
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1/2 mi feet/miles
↳ Trader Joes / Food Halls.

Historic and Archeological Information

1. Please describe the historic use of the property:
Octagon Barn was built in 1900. It qualifies for National Historic Registration. Milking Parlor 1938. Site was a dairy farm.
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: The Barn; itself. No archaeological objects found.
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. ↳ SUCA study. (in package)

Commercial/Industrial Project Information

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

N/A*

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.

** site will be used for recreation, education and events. We request a number of events and permission for limited commercial activity*

9. Please estimate the number of employees, customers 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 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:

All portions of land is not viable for Agriculture. PS part of land is in dry farming but targeted for a Caltrans maintenance yard.

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): *Nearly 1000 trees and shrubs will be planted; 1/4 mi. trail; community room; event space; trashhead services.*
2. Will the development occur in phases? Yes No
If yes describe: *See Project Description Document - 2 Packages.*
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:
See Project Description Document: 1st phase is for Trail/Barn. Later we plan a storage building & shelter.
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: *Parcel around Barn is restricted to be leased or owned by a non-profit. (2 acres).*

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: *Milling factor will be built to a high standard of energy efficiency and will incorporate PV panels.*

*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:

All procedures -> advanced training will be used to mitigate impact of steep grading the site.

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: See Bio Resource Report

3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

In Package

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.)

- Grading Permit
- Construction Permits (for refurbished Milking Parlor Storage Building & Trailhead Building Kiosk).

File Original with DWR

State of California

Well Completion Report

Refer to Instruction Pamphlet
No. **e0090564**

Page 1 of 1

Owner's Well Number Site #3

Date Work Began 04/27/2009

Date Work Ended 4/29/2009

Local Permit Agency San Luis Obispo County

Permit Number 2009-016

Permit Date 1/28/09

DWR Use Only - Do Not Fill In

State Well Number/Site Number			
Latitude	N	Longitude	W
APN/TRS/Other			

Geologic Log		
Orientation <input checked="" type="radio"/> Vertical <input type="radio"/> Horizontal <input type="radio"/> Angle Specify _____		
Drilling Method <u>ROTARY</u> Drilling Fluid <u>BENTONITE</u>		
Depth from Surface	Feet to Feet	Description
Describe material, grain size, color, etc		
0	3	TOP SOIL
3	6	SAND & GRAVEL
6	16	BLACK SILTY CLAY
16	25	GREEN SILTY CLAY
25	30	SAND & GRAVEL
30	40	GREEN SILTY SANDY CLAY
40	53	SAND & GRAVEL
53	120	GREY BLUE SHALE
The Air Lift Test is only approximate. A Test Pump is recommended for an accurate account. (GM)		
Total Depth of Boring <u>120</u> Feet		
Total Depth of Completed Well <u>120</u> Feet		

Well Owner	
Name <u>Land Conservancy of San Luis Obispo</u>	Mailing Address <u>547 Marsh Street</u>
City <u>San Luis Obispo</u> State <u>CA</u> Zip <u>93401</u>	

Well Location	
Address <u>South Higuera - Site #3</u>	
City <u>San Luis Obispo</u> County <u>San Luis Obispo</u>	
Latitude <u>35</u> <u>14</u> <u>9</u> N Longitude <u>120</u> <u>40</u> <u>56</u> W	
Datum _____ Decimal Lat. _____ Decimal Long. _____	
APN Book <u>076</u> Page <u>081</u> Parcel <u>018</u>	
Township <u>31 S</u> Range <u>12 E</u> Section <u>15</u>	

Location Sketch	
(Sketch must be drawn by hand after form is printed.)	
North	
West	East
South	
<small>Illustrate or describe distance of well from roads, buildings, fences, trees, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete.</small>	

Activity
<input checked="" type="radio"/> New Well
<input type="radio"/> Modification/Repair
<input type="radio"/> Deepen
<input type="radio"/> Other _____
<input type="radio"/> Destroy
Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses
<input checked="" type="radio"/> Water Supply
<input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Public
<input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial
<input type="radio"/> Cathodic Protection
<input type="radio"/> Dewatering
<input type="radio"/> Heat Exchange
<input type="radio"/> Injection
<input type="radio"/> Monitoring
<input type="radio"/> Remediation
<input type="radio"/> Sparging
<input type="radio"/> Test Well
<input type="radio"/> Vapor Extraction
<input type="radio"/> Other _____

Water Level and Yield of Completed Well	
Depth to first water _____ (Feet below surface)	Depth to Static _____
Water Level <u>12</u> (Feet) Date Measured <u>04/29/2009</u>	Estimated Yield * <u>50</u> (GPM) Test Type <u>Air Lift</u>
Test Length <u>1.5</u> (Hours) Total Drawdown _____ (Feet)	*May not be representative of a well's long term yield.

Casings							
Depth from Surface	Borehole Diameter	Type	Material	Wall Thickness	Outside Diameter	Screen Type	Slot Size
Feet to Feet	(Inches)			(Inches)	(Inches)		If Any (Inches)
0	30	Blank	F-480 PVC	SDR 21	5		
30	120	Perforated	F-480 PVC	SDR 21	5		0.040

Annular Material			
Depth from Surface	Fill	Description	
Feet to Feet			
0	25	CEMENT	
25	120	FILL	Monterey Mix

Attachments
<input type="checkbox"/> Geologic Log
<input type="checkbox"/> Well Construction Diagram
<input type="checkbox"/> Geophysical Log(s)
<input type="checkbox"/> Soil/Water Chemical Analyses
<input type="checkbox"/> Other _____
<small>Attach additional information, if it exists.</small>

Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief			
Name <u>Filippini & Thompson Drilling, Inc.</u>			
<small>Person, Firm or Corporation</small>			
<u>P.O. Box 845</u>	<u>Atascadero</u>	<u>CA</u>	<u>93423</u>
Signed <u>[Signature]</u>		City	State
C-57 Licensed Water Well Contractor		<u>5/5/09</u>	<u>432680</u>
		Date Signed	C-57 License Number



San Luis Obispo County Farm Supply

"A Farmer Owned Cooperative"

Pump Test Report

Customer **Land Conservancy** Date: **06/02/10**
 Address **Hayashi well for Octagon Barn**
 City and State **San Luis Obispo, CA 93401**
 Location of Test **West side of old 101 Hwy bridge**

Test Information:

Time	Pumping Level	G.P.M
7:30 am	10'	35
7:45	16'	35
8:00	17'	35
8:15	18'	35
8:30	18'	35
9:00	18'	35
9:30	19'	35' stabilized
10:30	19'	35
11:30	19'	35
12:30 pm	19'	35
1:30	20'	35 Hayashi pumps turn on
2:30	21'	35
3:30	22'	35
4:30	23'	35
5:30	24'	35
6:30	25'	35
7:30	25'	35

Well Information:

Well Size **5"** Well Depth **124'**
 Test pump size **2 hp 25 gpm** Pump Setting **105'**
 Standing Level **10'**
 Hours of Running **12**
 Test Started **7:30 AM** Shut Down **7:30 PM**
 Recovery **7' in 10 mins, 8' in 20 mins**
 Additional Information:


 Ben Thompson

Pump Department Manager

224 Tank Farm Road
 Post Office Box 111
 San Luis Obispo, CA 93406
 805 543-3751

1108 Paso Robles Street
 Paso Robles, CA 93446
 805 238-1177

1920 N. Broadway
 Santa Maria, CA 93454
 805 922-2737

1079 El Camino Real
 Arroyo Grande, CA 93420
 805 489-5514

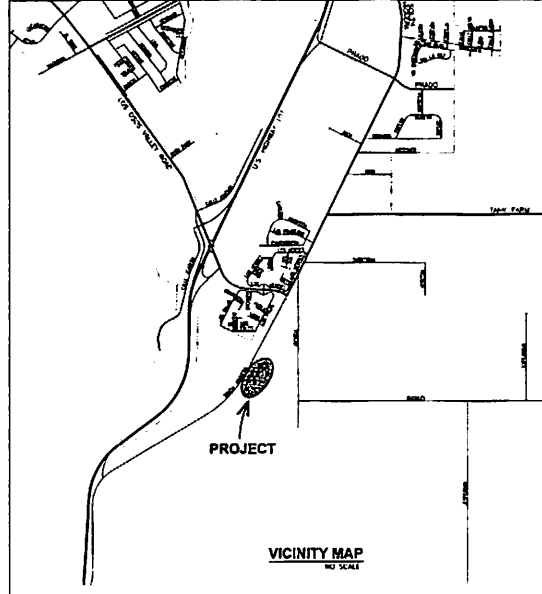
COUNTY CONSTRUCTION NOTES:

1. NO CONSTRUCTION SHALL BE STARTED WITHOUT PERMITS APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED AT LEAST 30 DAYS PRIOR TO STARTING OF CONSTRUCTION AND OF THE TIME LOCATION OF THE PRECONSTRUCTION CONFERENCE. ANY CONSTRUCTION PERFORMED WITHOUT APPROVAL BY THE COUNTY DEPARTMENT OF PUBLIC WORKS WILL BE REJECTED AND WILL BE AT THE CONTRACTORS AND/OR OWNERS RISK.
2. FOR ANY CONSTRUCTION PERFORMED THAT IS NOT IN COMPLIANCE WITH PERMITS OR PERMITS APPROVED FOR THE PROJECT THE PUBLIC WORKS SHALL BE NOTIFIED AT LEAST 30 DAYS PRIOR TO STARTING OF CONSTRUCTION AND OF THE TIME LOCATION OF THE PRECONSTRUCTION CONFERENCE. ANY CONSTRUCTION PERFORMED WITHOUT APPROVAL BY THE COUNTY DEPARTMENT OF PUBLIC WORKS WILL BE REJECTED AND WILL BE AT THE CONTRACTORS AND/OR OWNERS RISK.
3. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE COUNTY OF SAN LUIS OBISPO PUBLIC IMPROVEMENT STANDARDS AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
4. THE PROJECT OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND/OR MAINTAINING ALL NEARBY ACCESS AT ALL TIMES TO EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK. ADDITIONALLY, THEY SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING SERVICES, INCLUDING UTILITY, GARBAGE COLLECTION AND TELEPHONE, ETC. TO ALL EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK.
5. ON-SITE HAZARDOUS TO PUBLIC SAFETY SHALL BE IDENTIFIED BY CONSTRUCTION FENCING SYSTEMS THAT BE MAINTAINED BY THE PROJECT OWNER AND CONTRACTOR UNTIL SUCH THAT THE PROJECT IS COMPLETED AND OCCUPIED. POTENTIAL HAZARDOUS HAVE BEEN IDENTIFIED, OR ALTERNATIVE PROTECTIVE MEASURES HAVE BEEN IDENTIFIED.
6. SOIL TESTS SHALL BE DONE IN ACCORDANCE WITH THE COUNTY PUBLIC IMPROVEMENT STANDARDS, SECTION 3.2.3. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO THE PLACING MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF THE MATERIAL.
7. ROADWAY COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL, AGGREGATE BASE MATERIAL, AND MATERIAL AS DIRECTED BY THE ENGINEER. SOIL TESTS SHALL BE MADE PRIOR TO THE PLACEMENT OF THE NEXT MATERIAL LIFT.
8. SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% IN THE ZONE BETWEEN FINISHED SURFACE ELEVATION AND A MINIMUM OF ONE FOOT BELOW ALL MATERIAL IN FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
9. A REGISTERED CIVIL ENGINEER SHALL CERTIFY THAT THE IMPROVEMENTS WERE COMPLETED ARE IN ACCORDANCE WITH THE PUBLIC WORKS PERMITS AND RECORDS. THE CIVIL ENGINEER CERTIFYING THE IMPROVEMENTS AND PREPARING AS-BUILT PLANS MAY BE PRESENT WHEN THE FINAL INSPECTION IS MADE BY THE COUNTY.
10. AN ENGINEER OF WORK AGREEMENT AND AN ENGINEER CHECKING AND INSPECTION AGREEMENT ARE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE COUNTY DEPARTMENT SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE ENGINEER OF WORK AGREEMENT. CONSTRUCTION SHALL NOT PROCEED WITHOUT AN ENGINEER OF WORK.
11. ALL UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
12. A COUNTY ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE COUNTY RIGHT-OF-WAY. THE ENCROACHMENT PERMIT MAY ESTABLISH ADDITIONAL UTILITY AND TRAFFIC CONTROL REQUIREMENTS.
13. THE COUNTY INSPECTOR ACTING ON BEHALF OF THE COUNTY DEPARTMENT OF PUBLIC WORKS MAY REQUIRE REVISIONS IN THE PLANS TO CORRECT ERRORS THAT MAY BE FOUND IN THE FIELD. ALL REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER OF WORK.
14. THE STRUCTURAL SECTION SHALL BE BASED ON SOIL TESTS TAKEN AT THE TIME OF CONSTRUCTION AND OTHER TESTS MADE AT THE TIME OF CONSTRUCTION. THE STRUCTURAL SECTION SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ROAD CONSTRUCTION.
15. HYDROSEEDING OR OTHER PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH SOIL COVERAGE ON ALL DISTURBED SURFACES (OTHER THAN PAVED OR GRAVEL SURFACES) PRIOR TO THE FINAL INSPECTION.
16. FOR ANY PUBLIC IMPROVEMENTS TO BE MAINTAINED BY THE COUNTY, IF ENVIRONMENTAL PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS, THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, WATER RESOURCES CONTROL BOARD, OR THE CALIFORNIA DEPARTMENT OF FISH & GAME ARE REQUIRED, THE DEVELOPER SHALL:
 - a. OBTAIN A COPY OF SUCH PERMITS FROM THE COUNTY DEPARTMENT OF PUBLIC WORKS OR DOCUMENT THAT THE REGULATORY AGENCIES DETERMINED THAT SAID PERMITS IS NOT REQUIRED.
 - b. PRIOR TO ACCEPTANCE OF THE COMPLETED IMPROVEMENTS FOR COUNTY MAINTENANCE AND RELEASE OF IMPROVEMENT SECURITY, A WRITTEN STATEMENT REQUIRED BY SAID PERMITS WILL REMAIN THE RESPONSIBILITY OF THE DEVELOPER.

ENGINEER'S CONSTRUCTION NOTES:

1. NEARBY ENGINEERING COMPANY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION BY THE CONTRACTOR OR THE OWNER SO THAT THEY MAY SCHEDULE THE ENGINEER'S SUPERVISION OF THE CONSTRUCTION.
2. NEITHER THE OWNER, NOR THE CONTRACTOR, NOR THE ENGINEER SHALL BE RESPONSIBLE FOR REGULATIONS AS THEY PERTAIN TO THE CONSTRUCTION. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SIGNAGE AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. THE APPROVAL OF THESE PLANS SHALL NOT BE TAKEN AS CONSENTANCE BY THE COUNTY THAT THE APPROVAL ENGINEER, CONTRACTOR OR AGENTS HAVE BEEN ADVISED TO ENFORCE APPLICABLE SAFETY RESPONSIBILITIES.
3. a) LOCATION AND ELEVATION OF IMPROVEMENTS TO BE SET BY WORK TO BE DONE SHALL BE CORRELATED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
 - a. CONTRACTOR WILL MAKE EXPLORATION OPERATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SURFACES PRIOR TO CONSTRUCTION TO PERMIT RECORDS TO BE MADE. RECORDS ARE NECESSARY TO DETERMINE ACTUAL LOCATION OF EXISTING FACILITIES.
 - b. BEFORE EXCAVATING FOR THIS CONTRACT, VERIFY LOCATION OF UNDERGROUND UTILITIES. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES MUST BE SHOWN ON THESE PLANS. WORK OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE, BELIEF AND NO OTHER UTILITIES, EXCEPT AS SHOWN ON THESE PLANS.
 - c. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
4. NOTIFY UTILITIES PRIOR TO CONSTRUCTION TO WHAT UTILITY COMPANY MAY LOCATE THEIR LINES PRIOR TO ANY PHYSICAL CONSTRUCTION ON THE SITE AT 800-227-2000. ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO CONSTRUCTION.
5. REGARDING CALL TELEPHONE OR CABLE FACILITIES IN AREA OF CONSTRUCTION, ANY ALTERATION OR RELOCATION OF EXISTING CALL TELEPHONE OR CABLE FACILITIES SHALL BE AT THE CONTRACTOR'S AND/OR OWNERS RISK.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER SETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYORS ACT AT THE CONTRACTOR'S EXPENSE.
7. THESE PLANS DO NOT AUTHORIZE SITE ENCROACHMENT BEYOND THE LIMITS OF GRADING SHOWN. CERTAIN NECESSARY PERMITS TO GRADY EARTH.
8. OBTAIN PERMISSION PRIOR TO CONSTRUCTION TO OBTAIN UTILITY RECORDS TO CONDUIT PROTECTIVE ENCROACHMENTS TO GRADE. THE COUNTY DEPARTMENT OF PUBLIC WORKS DOES NOT PROVIDE ENTRY FOR THESE APPROVED PLANS.
9. PLACEMENT OF MATERIAL TO BE USED AS BACKFILL OR EMBANKMENT SHALL BE FREE OF DRAINABLE MATERIAL, SUCH AS TREES, LIMBS, ROOTS OR OTHERS. DETERMINED MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR THE IDENTIFICATION OF THE MATERIAL WHICH THE CONTRACTOR INTENDS TO USE.
10. IF PERMANENT EROSION CONTROL HAS NOT BEEN ESTABLISHED BEFORE THE ONSET OF THE RAINY SEASON (OCTOBER 15TH) OR IF CONSTRUCTION OCCURS DURING THE PERIOD BETWEEN OCTOBER 15TH AND APRIL 15TH, THEN DRAINAGE CONTROL DEVICES SHALL BE PROVIDED. THESE DEVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR THE PLACEMENT OF SUCH DEVICES AS DIRECTED BY THE ENGINEER OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF SUCH DEVICES AS DIRECTED BY THE ENGINEER OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF SUCH DEVICES AS DIRECTED BY THE ENGINEER OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF SUCH DEVICES AS DIRECTED BY THE ENGINEER OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF SUCH DEVICES AS DIRECTED BY THE ENGINEER OF WORK.

IMPROVEMENT PLANS SOUTH HIGUERA WIDENING

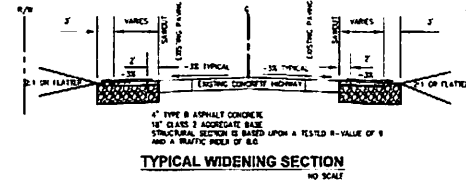


APCD REQUIREMENTS

- AN AIR QUALITY MANAGEMENT PLAN FOR THIS PROJECT SHALL COMPLY WITH THE FOLLOWING AIRQUALITY REQUIREMENTS:
1. DUSTING, CLEARING & GRADING, EXCAVATION OR EMBANKMENT CONSTRUCTION, DRIVING, OR TRANSPORTATION OF MATERIALS, MUD, SLUDGES OR SPRINKLER SYSTEMS ARE TO BE USED TO PREVENT DUST FROM LEAVING THE SITE AND TO CREATE A CRUST AFTER EACH DAY'S ACTIVITIES CEASE.
 2. DUSTING CONSTRUCTION, MUD, SLUDGES OR SPRINKLER SYSTEMS SHALL BE USED TO KEEP ALL AREAS OF UNPAVED SURFACE DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS SHALL INCLUDE SETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY, AND SPRINKLER SYSTEMS EXCEEDED 15 MINUTES PER HOUR.
 3. SOIL STOCKPILED FOR MORE THAN 60 DAYS SHALL BE COVERED WITH MUD, SLUDGES OR TRAFFIC WITH SOIL, BRUSHES TO PREVENT DUST CONSTRUCTION.
 4. THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND OTHER RELATED MATTERS AS NECESSARY TO PREVENT VIOLATION OF DUST CONTROL ACT. THEIR DUTIES SHALL INCLUDE: HELD-UP AND RECORDING WORK WHEN WORK IS NOT IN PROGRESS.
 5. EXISTING CONSTRUCTION/GRADING ACTIVITIES, THE APPLICANT SHALL SUBMIT THE FOLLOWING MATERIALS TO THE COUNTY DEPARTMENT OF PUBLIC WORKS:
 - a. A COPY OF THE DUST CONTROL PLAN, WHICH SHALL BE A COPY OF THE CONTRACTOR'S OR BUILDER'S DUST CONTROL PLAN, WHICH SHALL BE A COPY OF THE CONTRACTOR'S OR BUILDER'S DUST CONTROL PLAN, WHICH SHALL BE A COPY OF THE CONTRACTOR'S OR BUILDER'S DUST CONTROL PLAN.
 - b. A COPY OF THE DUST CONTROL PLAN, WHICH SHALL BE A COPY OF THE CONTRACTOR'S OR BUILDER'S DUST CONTROL PLAN, WHICH SHALL BE A COPY OF THE CONTRACTOR'S OR BUILDER'S DUST CONTROL PLAN.
 - c. A COPY OF THE DUST CONTROL PLAN, WHICH SHALL BE A COPY OF THE CONTRACTOR'S OR BUILDER'S DUST CONTROL PLAN, WHICH SHALL BE A COPY OF THE CONTRACTOR'S OR BUILDER'S DUST CONTROL PLAN.
 6. REMOVE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE.
 7. USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE.
 8. VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
 9. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF PRESSURED DRAINAGE MATERIAL DISTANCE BETWEEN TOP LOAD AND TOP OF TRAILER IN ACCORDANCE WITH CIVIC SECTION 22144.
 10. SHOULDER STABILIZATION: PROTECTIVE MEASURES WITH REQUIRED WATER SHOULD BE USED WHERE FEASIBLE.
 11. NO DEVELOPMENTAL BURNING IS ALLOWED UNLESS AN APPLICATION IS FILED AND A BURN PERMIT IS OBTAINED BY THE AIR POLLUTION CONTROL DISTRICT. THE APPLICANT SHALL INCLUDE THE JUSTIFICATION FOR BURNING INADEQUATE MATERIAL ON THE PROJECT SITE AS WELL AS THE WANTED ESTIMATES FOR CHIPPING, CRUSHING OR HAULING THE OVERSIZED.

WIDENING DESIGN CRITERIA

DESIGN SPEED - 35 MPH	
EXISTING HIGH POC LINE TO FOG LINE - 21' AVERAGE	
PROPOSED LANES - THREE 12' LANES = 36'	
WEYING ON EACH SIDE - (24 - 21) / 2 = 7.5'	
WAPER LENGTH = $V \times W = 50 \times 7.5 = 412.5'$	
DECELERATION LENGTH AT 50 MPH = 482'	
STAGING LENGTH = 107' (4 CARS)	
ROAD TAPER = 120'	
END TAPER	644+64.5
DRIVEWAY INTERSECTION	648+97.0
BEGIN STACKING	648+81.0
END STACKING	648+107.0
BEGIN BAY TAPER	653+48.0
END BAY TAPER	654+66.0
END DECELERATION	654+78.5



TYPICAL WIDENING SECTION
NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

RECORD DRAWINGS

TENDRER & OTHER FEELING	DATE
REVISIONS TO THIS SHEET	
1	
2	
3	
4	
5	
6	

WORK TO BE DONE
THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE CURRENT COUNTY OF SAN LUIS OBISPO STANDARD SPECIFICATIONS AND SPECIFICATIONS.

- PREPARATION OF SUBGRADE AND PAVING OF STREETS
PROPOSED STRIPING
PROPOSED DP / CR
SAND CURB
APPROXIMATE TOP OF CUT OR TOE OF FILL

LEGEND
EXISTING CONTOUR

- SHEET INDEX**
SHEET TITLE
1 TITLE
2 STREET WIDENING
3 STREET WIDENING
4 STREET WIDENING
5 STRIPING
6 DETAILS
7 TRAFFIC CONTROLS
8 TEMPORARY EROSION CONTROL

TEMPORARY BENCHMARK
THE TEMPORARY BENCHMARK FOR THIS PROJECT IS ON THE TOP OF THE SLOP FOR THE EXISTING WELL WITH A USCS ELEVATION OF 83.74



WESTLAND ENGINEERING, INC.
CIVIL ENGINEERING SURVEYING PLANNING
2400 S. HIGUERA STREET, SAN LUIS OBISPO, CA 95060
TELEPHONE: (831) 426-1000 FAX: (831) 426-1001
PREPARED FOR: LAND CONSERVANCY

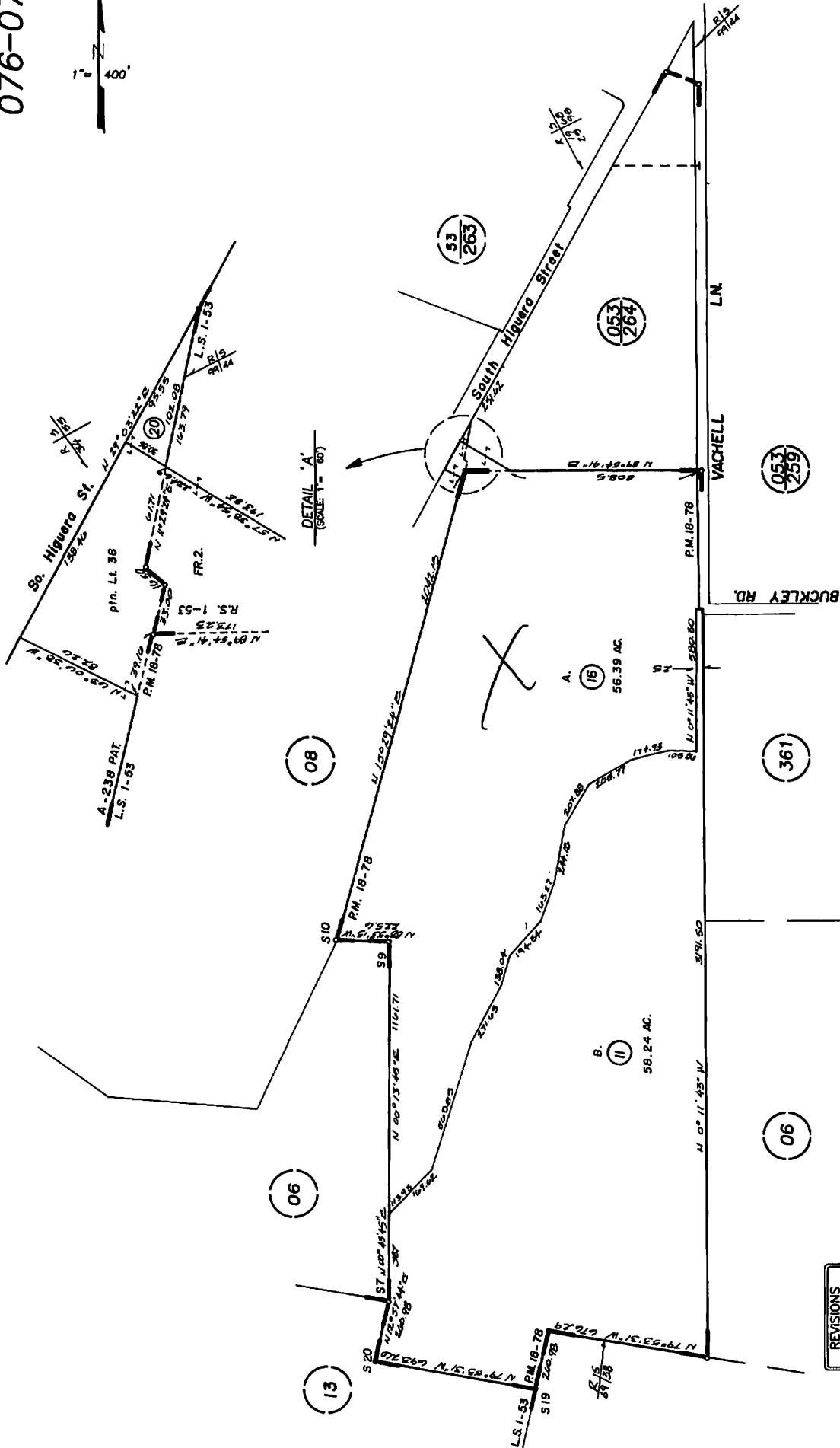
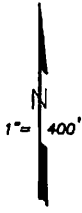
**SOUTH HIGUERA STREET
STREET WIDENING**

Project No. 21
Scale: AS SHOWN
Date: 01/20/24
Drawing No. 101

APPROVED FOR THE CLIENT: [Signature]
APPROVED FOR THE ENGINEER: [Signature]

County of San Luis Obispo
Drawing No. H 422 E 1198
Date: 2024
Sheet # 1 OF 8

076-07



08

06

06

13

A. (16)
 56.39 AC.

B. (11)
 58.24 AC.

053
 259

361

06

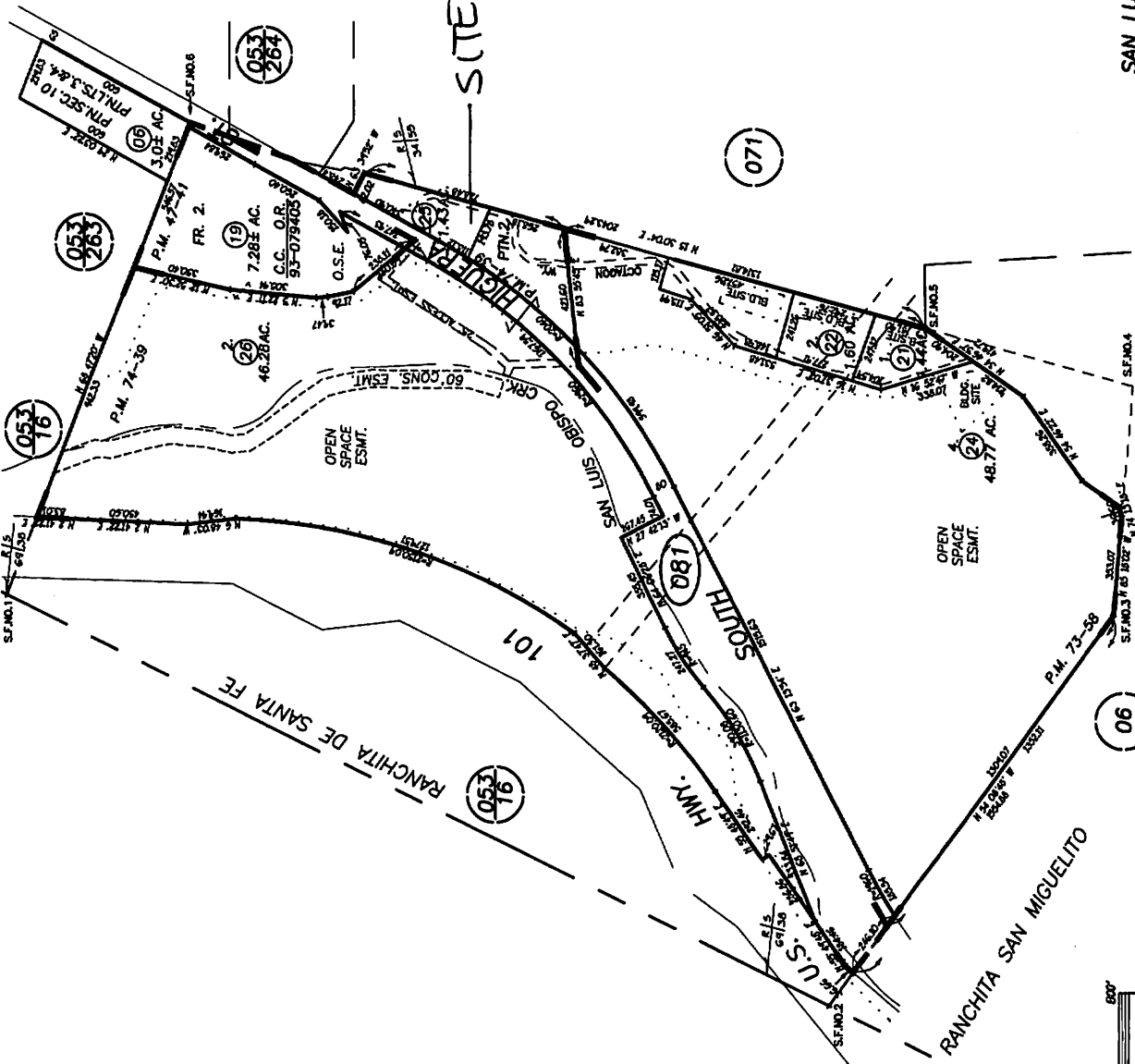
REVISIONS	
L.S.	DATE
08-283	02-27-08

200 400 600
 THIS MAP IS PREPARED FOR
 04-26-99 ASSESSMENT PURPOSES ONLY.

SAN LUIS OBISPO VICINITY
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 076 PAGE 071

Bk. A, Pg. 238 Patents --- RHO. SANTA FE
 L.S. Bk. I, Pg. 53 --- SEE TRACT

076-081



SAN LUIS OBISPO VICINITY
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 076 PAGE 081

T. 31S.; R. 12E.; SECTION 10. M.D.B.&M.
 RANCHITA DE SANTA FE, O.R. BK. A, PG. 238 OF PATENTS.

200' 0 400' 800'

LZ
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.
 01-99-04

REVISIONS	
L.S.	DATE
MA	01-09-04
MA	02-01-05
MA	11-09-07
MA	02-27-09
10-172	03-17-10
11-113	12-14-10





Parcel Summary Report For Parcel # 076-081-025

3/10/2011
9:09:15AM

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 HAYASHI HOWARD H
 2460 GRACIA WY ARROYO GRANDE CA 93420-5302
OWN HAYASHI HOWARD H SEPARATE PROPERTY

OWN HAYASHI JOHN

Address Information

Status Address

Lot Information:

<u>Tract / Twnshp</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>
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Parcel Information

Status Description

Active PM 74/39-40 PAR 1

Notes

Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
COUNTY-ZONE NO. 09 FLOOD CONTROL
SAN LUIS PORT & HARBOR
NO. 03 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 076-081-025

3/10/2011
9:09:15AM

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:

DRC2010-00053

REC

Primary Parcel

Description:

STORAGE STRUCTURE WITH RESTROOMS. TRAIL HEAD BUILDING WITH KIOSK AND BATHROOMS. REMODEL MILKING PARLOR AND GRADE FOR PARKING AND LANDSCAPING-OCTAGON BARN.