



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 7/28/2015

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2015-00015 STEPHENSON – Proposed minor use permit for grading in excess of one acre and modification of the building control lines. Site location is south of Dairy Lane, Arroyo Grande. APN: 044-261-054

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00015

STEPHENSON NI

APPLICATION TYPE - CHECK ALL THAT APPLY

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

MINOR USE PERMIT

GRADING IN EXCESS OF 1 ACRES,
MODIFICATION OF BUILDING CONTROL
SCSLB/ SCSLB

RR

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Nicholas Stephenson Daytime Phone 805-441-6795
 Mailing Address P.O. Box 1496 Arroyo Grande, CA Zip Code 93421
 Email Address: protechlm@gmail.com

Applicant Name SAME Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name GRANITE RIDGE ENG GROUP Daytime Phone 805-3582
 Mailing Address 6679 S. ROSA ROAD ATASCADERO, CA Zip Code 93422
 Email Address: dennis@graniteridgegroup.com

PROPERTY INFORMATION

Total Size of Site: 51.96 acres Assessor Parcel Number(s): 044-261-054
 Legal Description: PARCEL 4 OF PM CO-97-0224
 Address of the project (if known): 1175 Dairy Ln. Arroyo Grande, CA 93420
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Take Corbett Canyon Rd to Dairy Lane. Follow dirt road straight back

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

NO STRUCTURES, STORAGE OF MISC ITEMS

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): GRADING IN EXCESS OF 1 ACRE; MODIFICATION OF BUILDING CONTROL LINES

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 Nicholas Stephenson

Date 5/21/15

FOR STAFF USE ONLY

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: TO MODIFY BUILDING ENVELOPE LOCATIONS ON EXISTING PROPERTY

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? NA

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

North: RESIDENTIAL RURAL South: RESIDENTIAL RURAL
East: RESIDENTIAL RURAL West: RESIDENTIAL RURAL

For all projects, answer the following:

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

Buildings: 10,000 sq. feet 0.6% Landscaping: 0 sq. feet 0 %

Paving: 10,500 sq. feet 0.7% Other (specify) _____

Total area of all paving and structures: 21,500 sq. feet acres

Total area of grading or removal of ground cover: 51,000 sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: AS ALLOWED BY CODE

Number of trees to be removed: UNKNOWN Type: OAKS

Setbacks: Front 05 Right 30 Left 30 Back 30

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 _____

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: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: NA sq. feet acres

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

For residential projects, answer the following:

Number of residential units: 2 Number of bedrooms per unit: 2 TO 5

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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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: 0.5 acres
Moderate slopes of 10-30%: 22.6 acres
Steep slopes over 30%: 10.5 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: NA
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: NA
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: SEE ATTACHED PLANS
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: CORBETT CANYON ROAD

Water Supply Information

- What type of water supply is proposed?
 - Individual well
 - Shared well
 - Community water system
- What is the proposed use of the water?
 - Residential
 - Agricultural - Explain VINEYARD OR ORCHARD
 - Commercial/Office - Explain NA
 - Industrial - Explain NA
- What is the expected daily water demand associated with the project? UNKNOWN
- How many service connections will be required? PER PARCEL MAP CO 97-0136
- Do operable water facilities exist on the site?
 - Yes
 - No
 - If yes, please describe: PER PARCEL MAP CO 97-0136
- Has there been a sustained yield test on proposed or existing wells?
 - Yes
 - No
 - If yes, please attach.
- Does water meet the Health Agency's quality requirements?
 - Bacteriological? Yes No
 - Chemical? Yes No
 - Physical Yes No
 - Water analysis report submitted? Yes No
- 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
 - Will Serve Letter
 - Surrounding Well Logs
 - Water Quality Analysis
 - Pump Test UNKNOWN Hours UNKNOWN G.P.M.
 - Hydrologic Study
 - Other

REPORTS KEPT PER PARCEL MAP CO 97-0136

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:

- Has an engineered percolation test been accomplished?
 - Yes
 - No
 - If yes, please attach a copy.
- What is the distance from proposed leach field to any neighboring water wells? UNKNOWN feet
- 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
- Has a piezometer test been completed?
 - Yes
 - No
- 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:

- Is this project to be connected to an existing sewer line?
 - Yes
 - No
 - Distance to nearest sewer line: NA Location of connection: NA
- What is the amount of proposed flow? NA G.P.D.
- 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: _____
- 3. Where is the waste disposal storage in relation to buildings? NO 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
- 2. Location of nearest police station: PISMO BEACH
- 3. Location of nearest fire station: SLO AIRPORT
- 4. Location of nearest public transit stop: SLO AIRPORT
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? NA feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
UNDEVELOPED LANDS, GRATING
- 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: PER PARCE MAP #15 0236
- 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

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, 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 contracts? 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: (1) ESTABLISHMENT OF PRIMAry USE (2) ACCESSORY USES
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 SUBMITTAL PLANS
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: REFER TO RANCE MAP CONDITIONS

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: REFER TO ED 90-332
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): ED 90-332

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): SMPPP

(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.)

EROSION CONTROL NOTES

- Erosion control measures for wind, water, material stockpiles, and tracking shall be implemented on all projects at all times and shall include source control, including protection of stockpiles, protection of slopes, protection of all disturbed areas, protection of access, and perimeter containment measures. Erosion control shall be placed prior to the commencement of grading and site disturbance activities unless the Public Works Department determines temporary measures to be unnecessary based upon location, site characteristics or time of year. The intent of erosion control measures shall be to keep all generated sediments from entering a swale, drainage way, watercourse, atmosphere, or migrate onto adjacent properties or onto the public right-of-way.
- Site inspections and appropriate maintenance of all erosion control measures/devices shall be conducted and documented at all times during construction and especially prior to, during, and after rain events.
- The developer shall be responsible for the placement and maintenance of all erosion control measures/devices as specified by the approved plan until such time that the project is accepted as complete by the Public Works Department or until released from the Conditions of Approval of their General Permit. Erosion control measures/devices may be relocated, deleted or additional measures/devices may be required depending on the actual conditions encountered during construction. Additional erosion control measures/devices shall be placed at the discretion of the Engineer of Work, County Inspector, SWPPP Monitor, or RWQCS Inspector. Guidelines for determining appropriate erosion control devices shall be included in the plans with additional measures/devices noted from the appendix of the Public Improvement Standards.
- Wet weather erosion control measures/devices shall be available, installed, and/or applied between October 15 and April 15 or anytime when the rain probability exceeds 30%. The Contractor, Developer, and Engineer of Work shall be responsible to review the project site prior to October 15 (rainy season) and to coordinate an implementation plan for wet weather erosion control devices. A locally based standby crew for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stock piled at convenient locations to facilitate rapid construction or maintenance of temporary devices when rain is imminent.
- In the event of a failure, the developer and/or his representative shall be responsible for cleanup and all associated costs or damage. In the event that damage occurs within the right-of-way and the County is required to perform cleanup, the owner shall be responsible for County reimbursement of all associated costs or damage.
- In the event of failure and/or loss of performance by the owner and/or contractor to correct erosion control related problems the Public Works Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 [23.10] of the Land Use Ordinance.
- Permanent erosion control shall be placed and established with 90% 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.
- The County Air Pollution Control District (APCD) may have additional project specific erosion control requirements. The Contractor, Developer, and Engineer of Work shall be responsible for maintaining self-regulation of these requirements.
- All projects involving site disturbance of one acre or greater shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES). The developer shall submit a Notice of Intent (NOI) to comply with the General Permit for Construction Activity with the Regional Water Quality Control Board (RWQCB). The developer shall provide the County with the Waste Discharge Identification Number (WDID #) or with verification that an exemption has been granted by RWQCB. WDID No: n/a, less than one acre site disturbance.
- Person to contact 24 hours a day in the event there is an erosion control/sedimentation problem (Storm Water Compliance Officer):
Name: Nick Stephenson
Local Phone No: (805) 481-7914

SPECIAL INSPECTIONS

- All construction & inspections shall conform to 2007 California Building Code (CBC) Chapter 17.
 - Special inspection requirements are required for this project, the owner or registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on all tasks identified below.
 - Special inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the County Building Department. Names and qualifications of special inspector(s) shall be submitted to the County Building Department for approval.
 - Each contractor responsible for the construction of components listed in the special inspections shall submit a written statement of responsibility to the County Building Department and the owner prior to the commencement of work. The statement shall contain the items listed in CBC 1706.1.
 - A final report prepared by a soil or civil engineer shall be submitted to the field inspector stating the work performed is in substantial conformance with the approved plans, applicable codes, and is found to be suitable to support the intended structure. Such report shall include any field progress reports, compaction data etc.
- Section 1705, Statement of Special Inspections:**
- 1705.1 General. Where special inspection or testing is required by Section 1704, 1707 or 1708, the registered design professional in responsible charge shall prepare a statement of special inspections in accordance with Section 1705 for submission by the permit applicant (see Section 1704.1.1).
 - 1705.2 Content of statement of special inspections. The statement of special inspections shall identify the following:
 - The materials, systems, components and work required to have special inspection or testing by the building official or by the registered design professional responsible for each portion of the work.
 - The type and extent of each special inspection.
 - The type and extent of each test.
 - Additional requirements for special inspection or testing for seismic or wind resistance as specified in Section 1705.3, 1705.4, 1707 or 1708.
 - For each type of special inspection, identification as to whether it will be continuous special inspection or periodic special inspection.
- Section (table) 1704.7, Required Verification and Inspection of Soils.**
- Verify materials below footings are adequate to achieve the design bearing capacity shall be performed periodically during task.
 - Verify excavations are extended to proper depth and have reached proper material, shall be performed periodically during task.
 - Perform classification and testing of controlled fill materials, shall be performed periodically during task.
 - Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill, shall be performed continuously during task.
 - Prior to placement of controlled fill, observe subgrade and verify that site had been prepared properly, shall be performed periodically during task.
- Observation & Testing Program.**
- The project soils engineer shall perform the inspection & testing for the following tasks:
 - Final plans.
 - Stripping and clearing of vegetation.
 - Re-compaction of scarification soils.
 - Fill placement and compaction.
 - Over excavating.
 - Verification of soils type & depth.
 - Final report.
 - The soil engineer of work shall be _____
 - See Soils Engineering Report _____
 - The person responsible for BMP inspection is _____

GENERAL CONSTRUCTION NOTES

- No construction shall be started without plans approved by the County Department of Public Works. The County Department of Public Works shall be notified at least 24 hours prior to starting of construction and of the time location of the time location of the pre-construction conference. Any construction done without approved plans or prior notification to the County Department of Public Works will be rejected and will be at the contractor's and/or owner's risk.
- For any construction performed that is not in compliance with plans or permits approved for the project the Public Works Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 [23.10] of the Land Use Ordinance.
- All construction work and installations shall conform to the most current County of San Luis Obispo Public Improvement Standards and all work shall be subject to the approval of the Department of Public Works.
- The project owner and contractor shall be responsible for providing and/or maintaining all weather 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, mail distribution, etc. to all existing properties located in the vicinity of work.
- On-site hazards to public safety shall be abated by construction fencing. Fencing shall be maintained by the project owner and contractor until such time that the project is completed and occupied, potential hazards have been mitigated, or alternative protective measures have been installed.
- Soils 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 of material. The test results shall clearly indicate the location and source of the material.
- Roadway compaction tests shall be made on sub-grade material, aggregate base material, and material as specified by the Engineer. Soil tests shall be made prior to the placement of the next material lift.
- Sub-grade material shall be compacted to a relative compaction of 95% in the zone between finished sub-grade 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.
- A registered civil engineer shall certify that the improvements when completed are in accordance with the plans prior to the request for a final inspection. Record drawings shall be prepared after construction is completed. The civil engineer certifying the improvements and preparing as-built plans may be present when the final inspection is made by the County.
- An Engineer of Work Agreement and an Engineer Checking and Inspection Agreement are required prior to the start of construction. The Public Works Department shall be notified in writing of any changes to the Engineer of Work Agreement.
- All utility companies shall be notified prior to the start of construction.
- A Cal Trans Encroachment Permit is required for all work done within Mesa View Road. The Encroachment Permit may establish additional utility and traffic control requirements.
- The County Inspector acting on behalf of the County Department of Public Works may require revisions in the plans to solve unforeseen problems that may arise in the field. All revisions shall be subject to the approval of the developer's Engineer of Work.
- The structural section shall be based on soils tests taken at the time of construction and using a Traffic Index of XX for all roads. The structural section shall be approved by the Public Works Department prior to road construction.
- All utility companies shall be notified prior to the start of construction.
- Hydro-seeding or other permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces (other than paved or gravel surfaces) prior to the final inspection.
- 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/State Water Resources Control Board, or the California Department of Fish & Game are required, the developer shall:
 - submit a copy of all such completed permits to the County Department of Public Works
 - OR,
 - document that the regulatory agencies determined that said permit is not required; prior to acceptance of the completed improvements the field inspector shall be notified of improvement security. Any mitigation monitoring required by said permits will remain the responsibility of the developer.

PROJECT INFORMATION

Property Owner: Nick Stephenson
 Site Address: 524 Mesa View Drive, Arroyo Grande, CA 93422.
 Parcel Area: 51.45 acres.
 Assessor's Parcel #: 044-261-054.
 Legal Description: Parcel 4 of Parcel Map CO 97-0236 as filed in Book 54 of Parcel Maps at Page 83 in the Office of County Clerk/Recorder, San Luis Obispo County, California.
 Planning Area: South County.
 Sub Area: San Luis Bay.
 Land Use Categories: Residential Rural.

EARTH WORK ESTIMATES

Cut: 2,300 cu yds
 Fill: 1,870 cu yds
 Max slope of existing ground: 28%
 Max depth of cut: 3.5 ft
 Max depth of fill: 2.5 ft
 Grades disturbance area: 57,141 ft (site disturbance does not include the area of the existing access road from Dairy Lane at approximately 1400 ft at an average width of 12 ft).
 New impervious area: 0.00 sq ft

SCOPE OF WORK

The intended use of the graded area is to provide access to a series of uses that are either permissible or allowed through zoning clearance under the Land Use Ordinance. Because portions of the road exceed grades typically associated with emergency service vehicle access, the proposed location of the permissible or allowed uses is divided into 2 categories. Those from Sta 0+00.00 to Sta 18+14.82 and those from Sta 18+14.82 to Sta 23+59.86.

- Uses from Sta 0+00.00 to Sta 18+14.82:
 - Installation of water storage tanks and fire safety measures (ie. hydrant).
 - Outdoor nursery specialty under Section 22.30.310.8 for up to 0.50 acre outdoor use, and less than 20,000 sq ft for greenhouse.
 - Residential caretaker unit under Section 22.30.430 for security and oversight of the outdoor nursery specialty.
 - Accessory use under Section 22.30.030.8 for commercial vehicle storage.
 - Accessory use under Section 22.30.030.5 for recreational vehicle and RV equipment.
 - Agriculture accessory structure under 22.30.060 for indoor storage for vehicles and equipment.
- Uses from Sta 18+14.82 to Sta 23+59.86 (and beyond):
 - Installation of water storage tanks and fire safety measures (ie. hydrant).
 - Crop Production (up to 20 acres of vineyard and/or orchard).

PROPOSED PROJECT PHASING

- Immediate.
 - Establishment of water storage tanks and 400 amp power surface.
- Upon issuance of land use clearances/permits and necessary building permits.
 - Greenhouse.
 - Caretaker unit.
 - Ag accessory structure (if more than one commercial vehicle exists on site).
- Upon establishment of caretaker unit.
 - Commercial vehicle storage, one vehicle.
 - Recreational vehicle and RV equipment, up to 10 when personal property of resident.
- Within 3 to 4 years:
 - Crop Production, vineyard and/or orchard.
- Single family dwelling.
 - No schedule, may occur when permissible.

GRADING NOTES

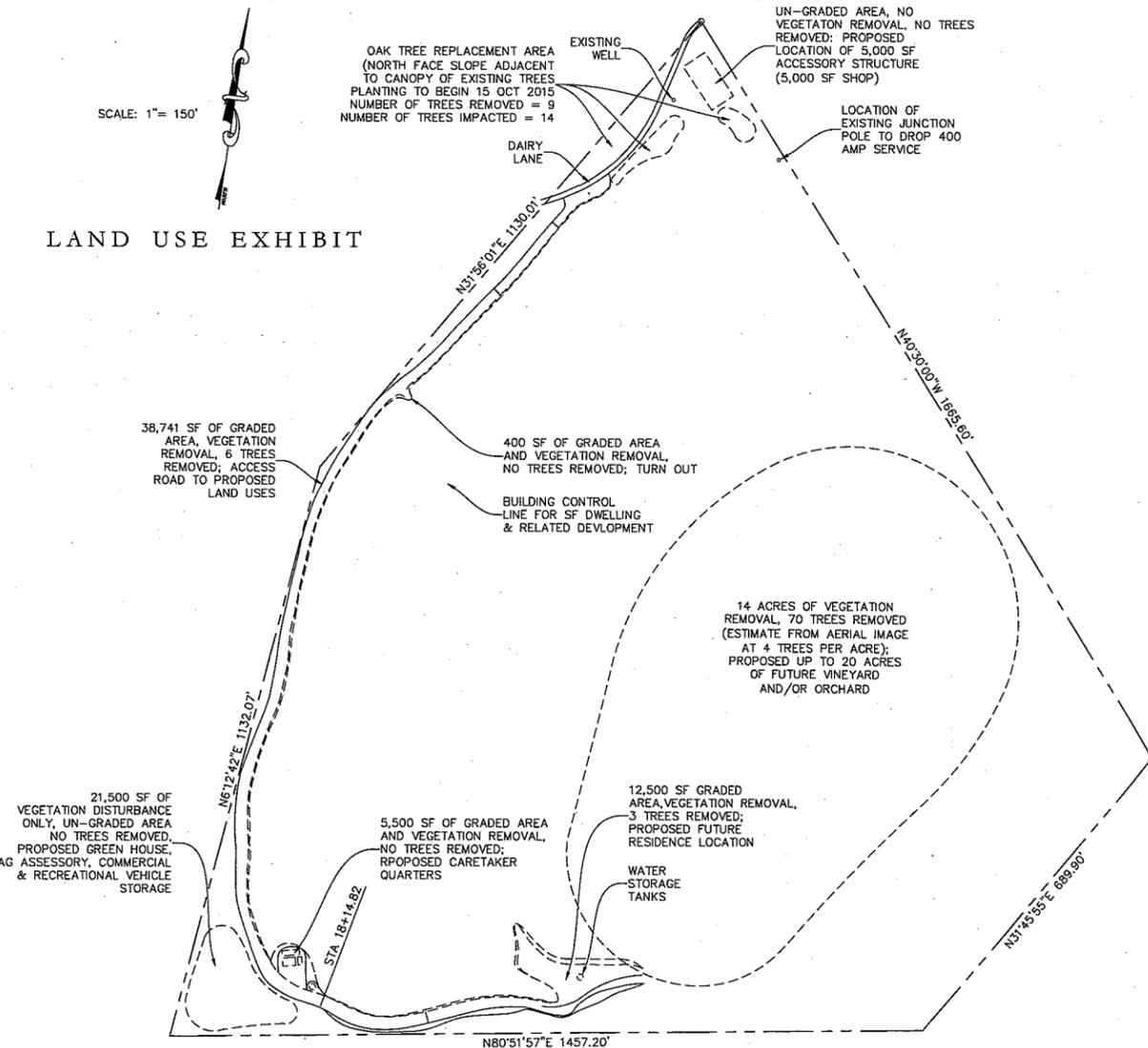
- All grading construction shall conform to the applicable codes as noted under "Applicable Codes" heading.
- The developer shall be responsible for scheduling a pre-construction meeting with the County and other affected agencies. The contractor shall notify the County Building Department at least 24 hours prior to any work being performed, and arrange for inspection.
- Grading shall comply with the recommendations of the preliminary soils report by Beacon Geo-technical filed with the County of San Luis Obispo.
- Soils engineer to determine the soil is suitable to support the intended structure. Such report including progress and/or compaction reports shall be submitted to the field inspector prior to final inspection when a soils report is obtained. The County policy regarding pod certification shall be followed. When applicable the engineer shall observe the grading operation(s) and provide the field inspector with required compaction reports and a report stating that the grading performed has been observed and is in conformance with the UBC and County ordinances.
- No cut or fill slopes will be constructed steeper than two horizontal to one vertical (2:1).
- Dust control is to be maintained at all times during construction.
- Areas of fill shall be scarified, benched and re-compacted prior to replacing fill and observed by a soil or civil engineer.
- Fill material will be re-compacted to 90% of maximum density.
- Remove any deleterious material encountered before placing fill.
- All disturbed areas shall be hydro seeded or planted with approved erosion control vegetation as soon as practical after construction is complete.
- Minimum setback to creeks and bluffs shall be maintained. Minimum setback of two feet from all property lines will be maintained for all grading.
- Minimum slope away from buildings shall be 2% for the first three feet around perimeter.
- The contractor shall be responsible for the protection of all existing survey markers during construction. All such monuments or markers disturbed shall be reset at the contractor's expense.
- All contractors and subcontractors working within the right of way shall have an appropriate contractor's license, a local business license, and shall obtain an encroachment permit.
- Engineering reports for cut or fill slope steeper than 2:1 shall be submitted to the field inspector.

EROSION CONTROL AND INSPECTIONS

Erosion and Sediment Control Best Management Practices must be in place and functional PRIOR to the first inspection. No inspections can be performed if they are not in place or have failed to provide erosion control. Failure to maintain erosion control will cause inspections to be delayed until erosion control measures are functional.

TREE PROTECTION NOTES

- No oak trees shall be removed without prior County approval.
- Trees within 20 feet of grading or trenching shall be protected by placement of protective fencing as indicated.
- Protective fencing shall be four feet high chain link or safety fence, and shall be placed at the drip line unless otherwise indicated.
- Trenching and excavation within tree drip lines shall be hand dug or bored to minimize root disturbance. Any root encountered 1" diameter or greater, shall be hand dug and appropriately treated.
- Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage.



DRAWING SHEET INDEX

Sheet 1	TITLE SHEET
Sheet 2	STA 0+00.00 to STA 3+03.55 BC
Sheet 3	STA 3+03.55 BC to STA 6+12.57 EC
Sheet 4	STA 6+12.57 EC to STA 8+83.39 EC
Sheet 5	STA 8+83.39 EC to STA 11+63.38 BC
Sheet 6	STA 11+63.38 BC to STA 14+68.34 PRC
Sheet 7	STA 14-68.34 PRC to STA 17+50.00
Sheet 8	STA 17+50.00 to STA 20+58.46 EC
Sheet 9	STA 20+58.46 EC to STA 23+59.86
Sheet 10	PAD DETAIL, FUTURE RESIDENCE

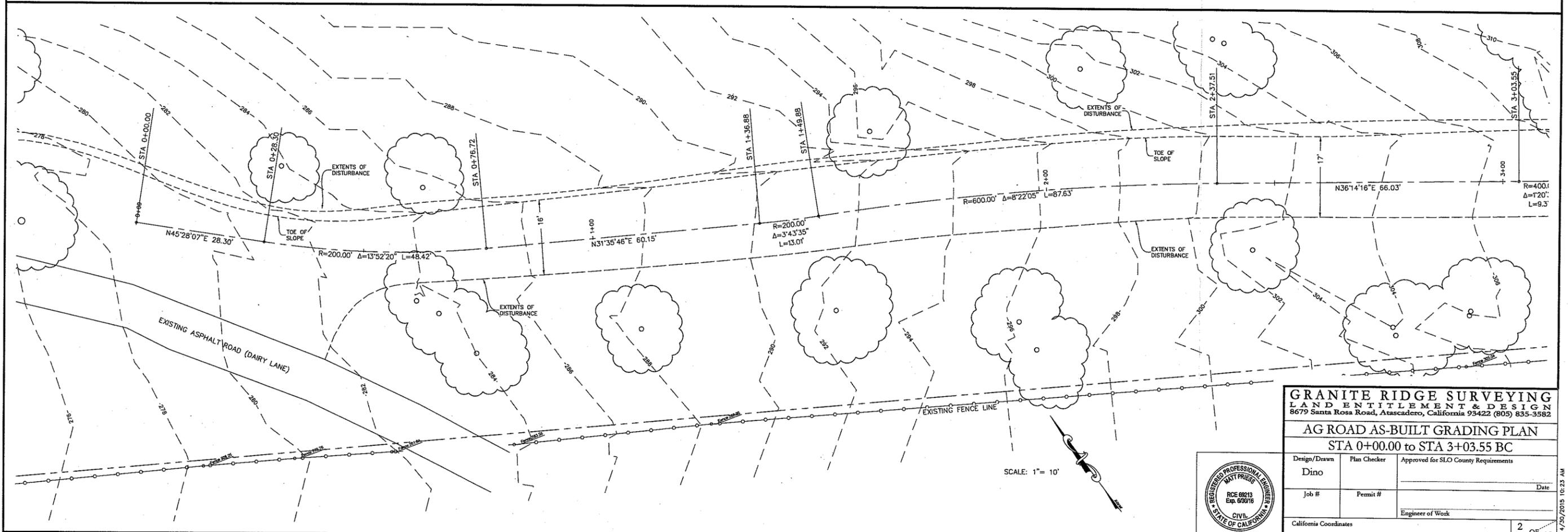
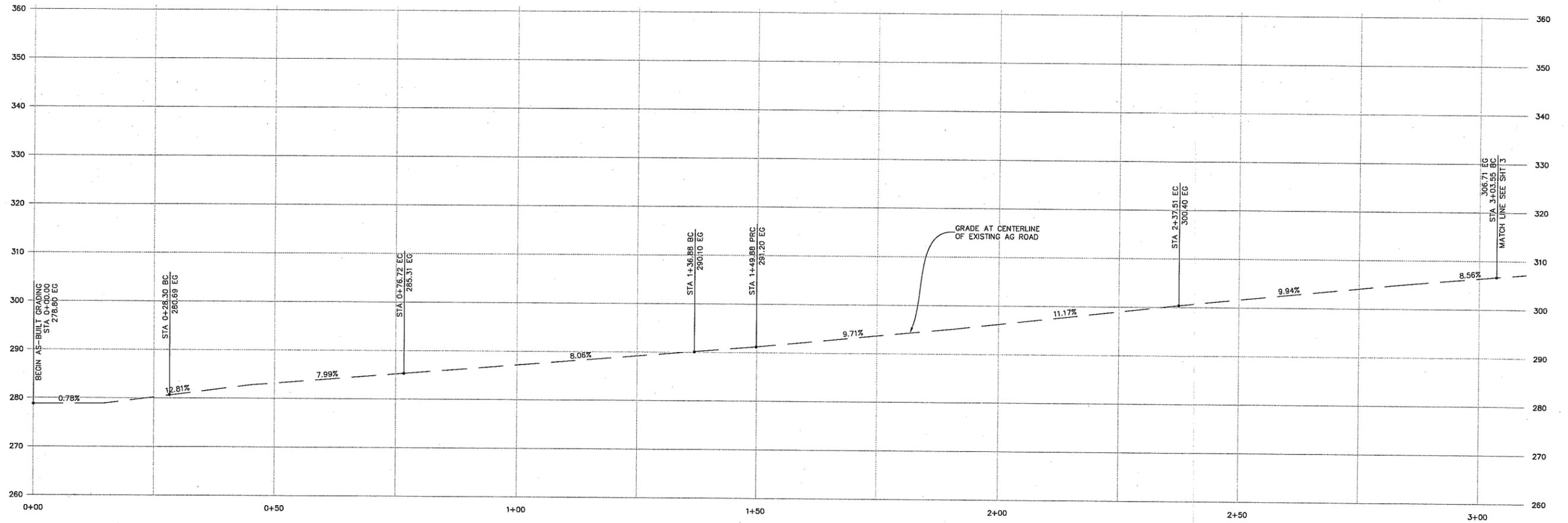
Soils Engineer, Dane Jensen
GRANITE RIDGE SURVEYING
 LAND ENTITLEMENT & DESIGN
 8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582

AG ROAD AS-BUILT GRADING PLAN
 for PARCEL 4 OF CO 97-0236

Design/Drawn Dino	Plan Checker	Approved for SLO County Requirements
Job #	Permit #	Date
California Coordinates		Engineer of Work



4/30/2015 10:23 AM



GRANITE RIDGE SURVEYING
 LAND ENTITLEMENT & DESIGN
 8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582

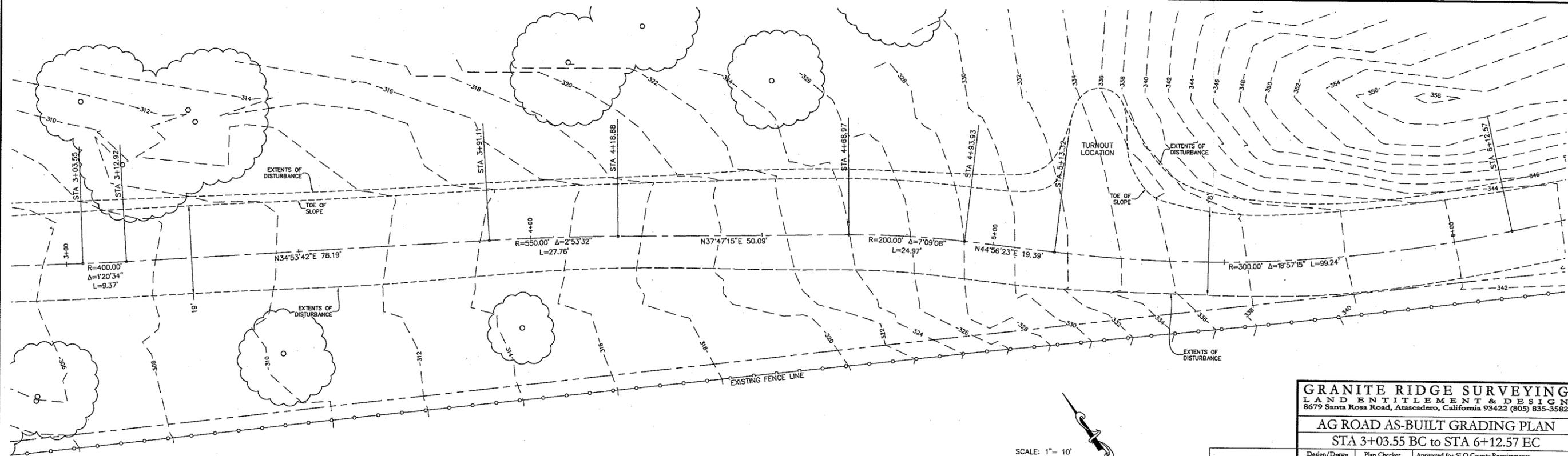
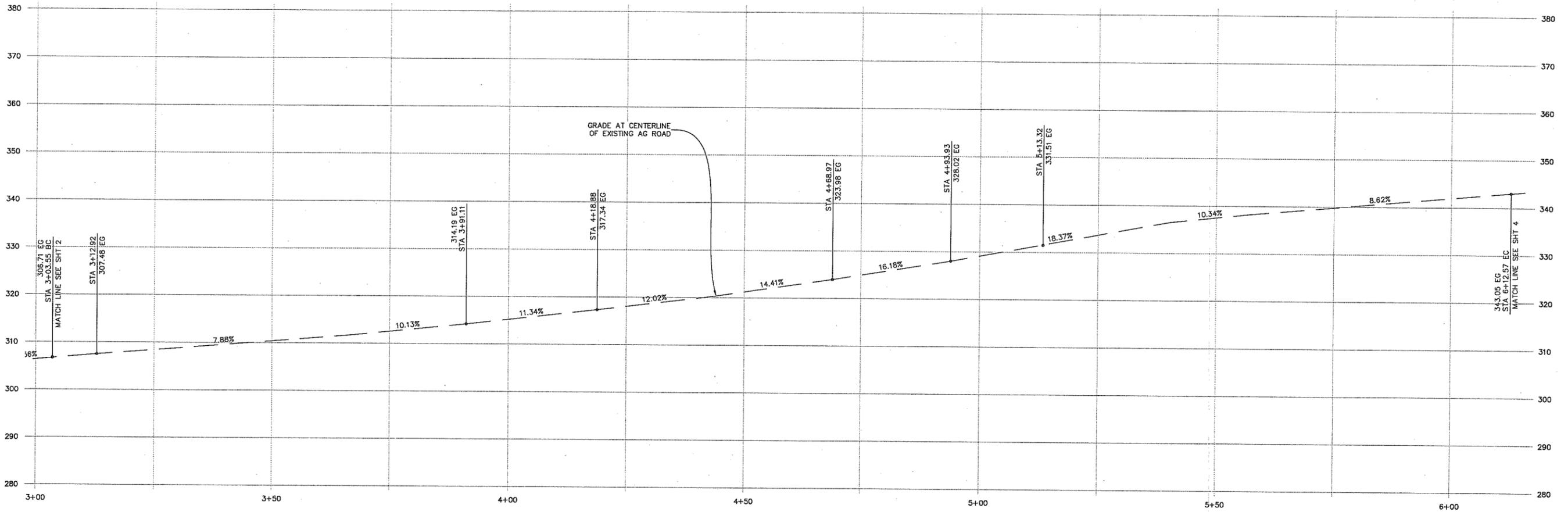
AG ROAD AS-BUILT GRADING PLAN
 STA 0+00.00 to STA 3+03.55 BC

Design/Drawn Dino	Plan Checker	Approved for SLO County Requirements
Job #	Permit #	Date
California Coordinates		Engineer of Work

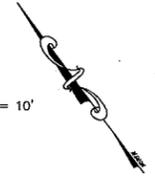


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4/30/2015 10:23 AM



SCALE: 1" = 10'



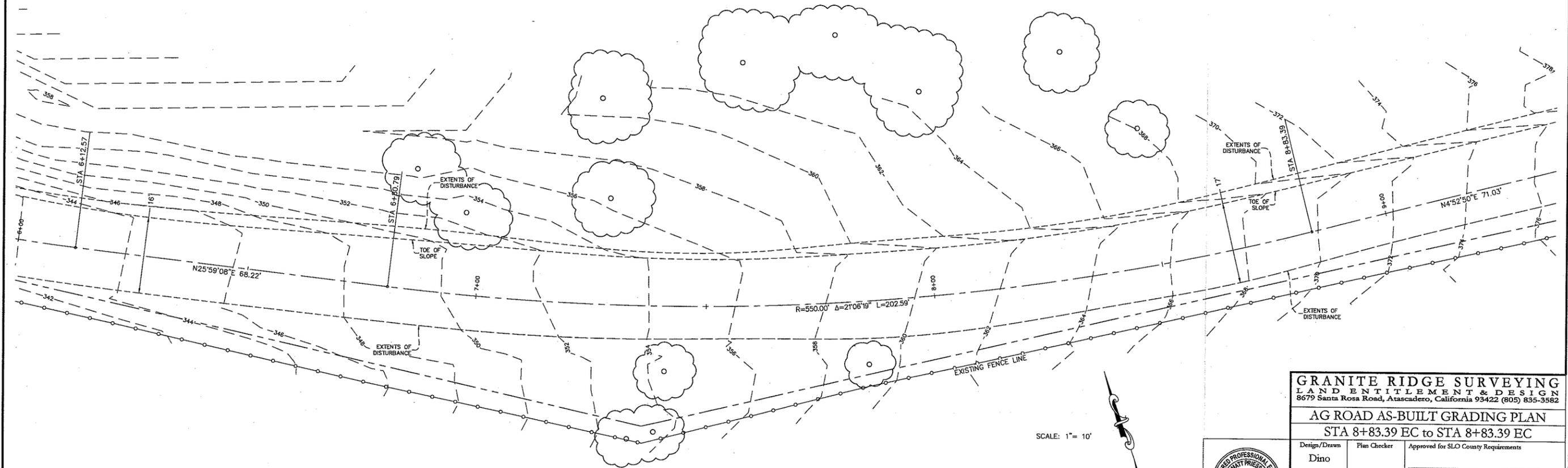
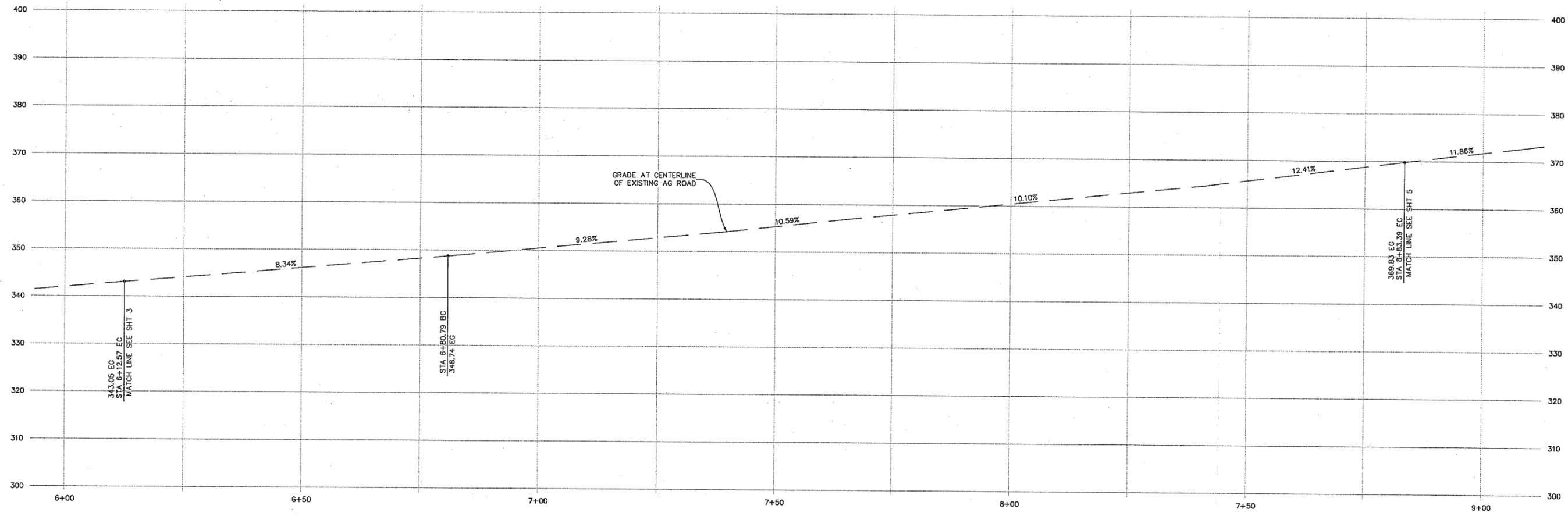
GRANITE RIDGE SURVEYING
 LAND ENTITLEMENT & DESIGN
 8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582

AG ROAD AS-BUILT GRADING PLAN
 STA 3+03.55 BC to STA 6+12.57 EC

Design/Drawn Dino	Plan Checker	Approved for SLO County Requirements
Job #	Permit #	Date
		Engineer of Work



4/20/2015 10:23 AM



SCALE: 1" = 10'



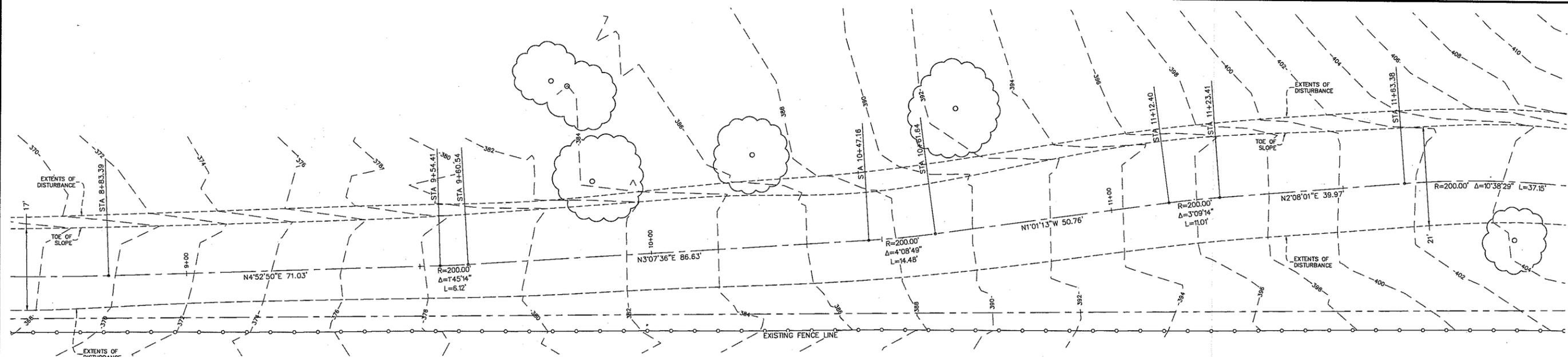
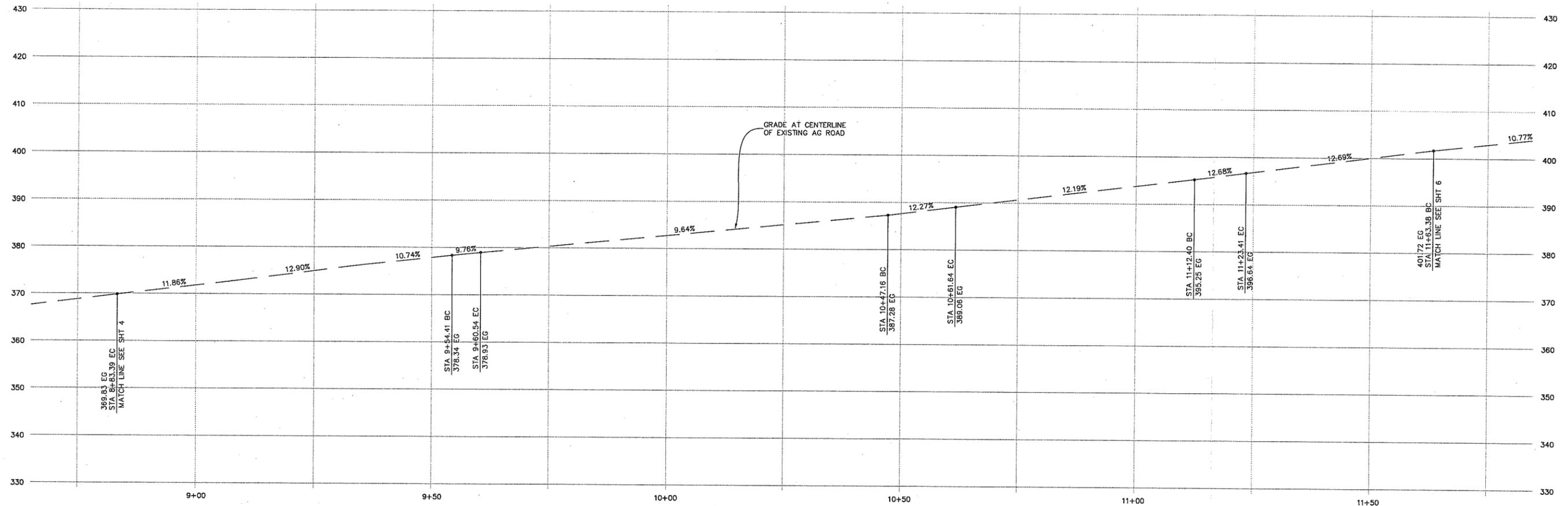
GRANITE RIDGE SURVEYING
 LAND ENTITLEMENT & DESIGN
 8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582

AG ROAD AS-BUILT GRADING PLAN
 STA 8+83.39 EC to STA 8+83.39 EC

Design/Drawn Dino	Plan Checker	Approved for SLO County Requirements
Job #	Permit #	Date
		Engineer of Work

California Coordinates

4/30/2015 10:23 AM



SCALE: 1" = 10'



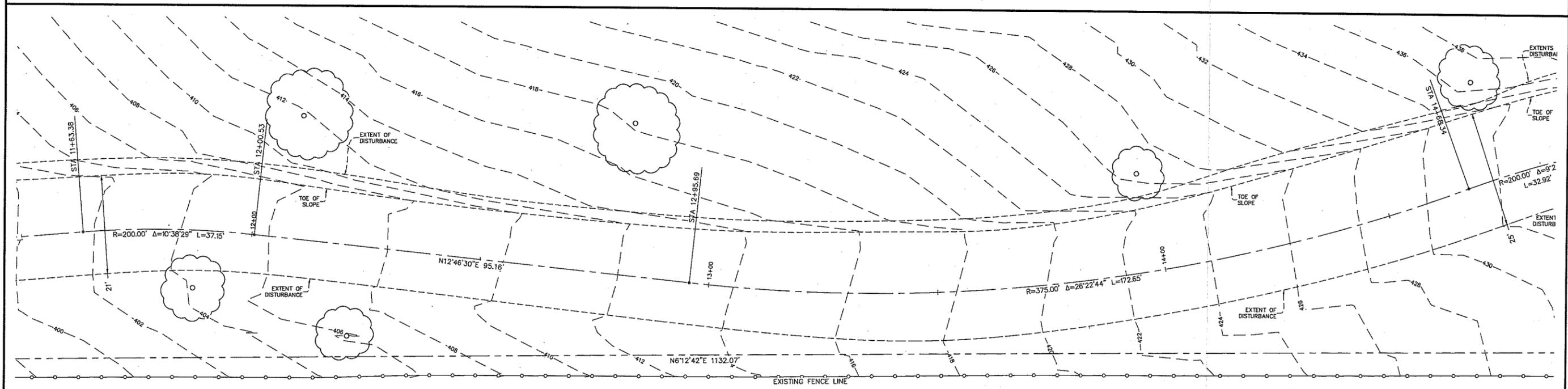
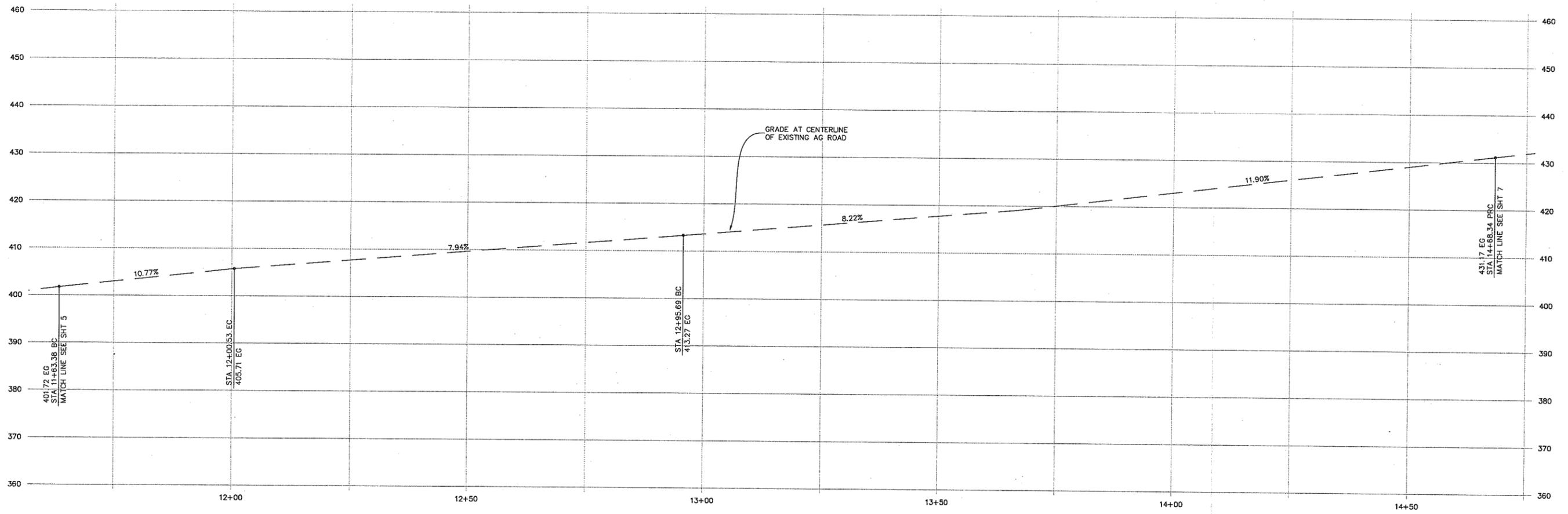
GRANITE RIDGE SURVEYING
 LAND ENTITLEMENT & DESIGN
 8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582

AG ROAD AS-BUILT GRADING PLAN
 STA 8+83.39 EC to STA 11+63.38 BC

Design/Drawn Dino	Plan Checker	Approved for SLO County Requirements
Job #	Permit #	Date
		Engineer of Work



4/20/2015 10:23 AM



SCALE: 1" = 10'



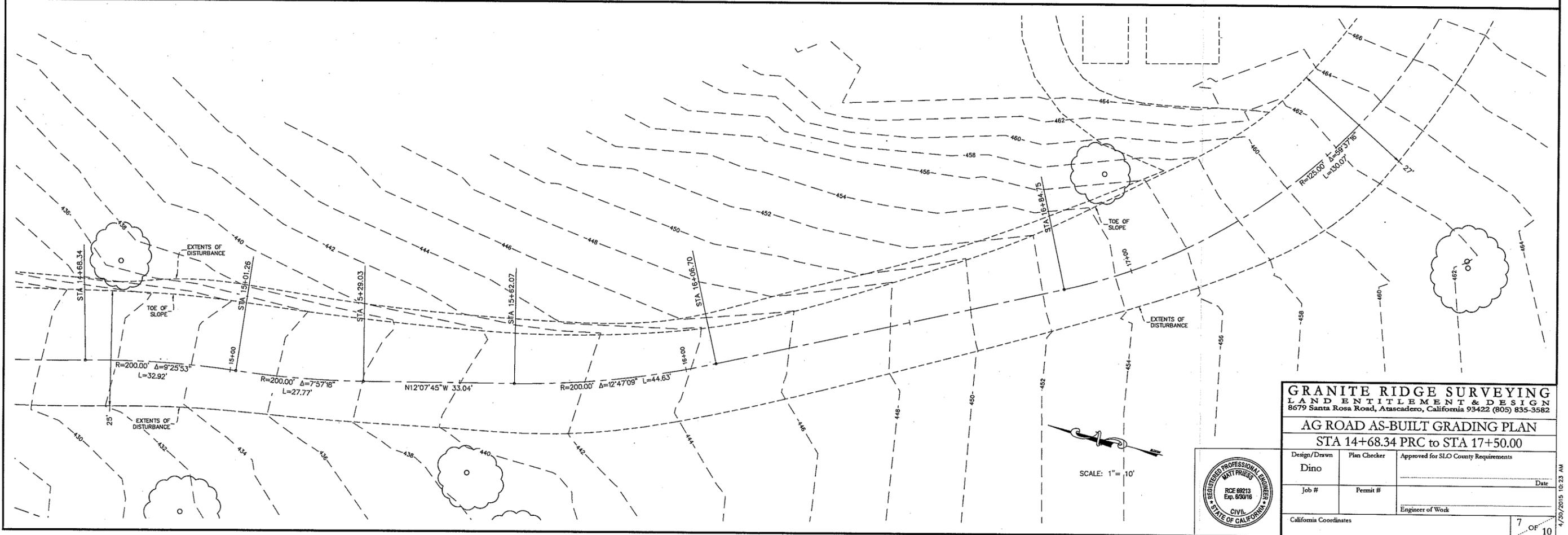
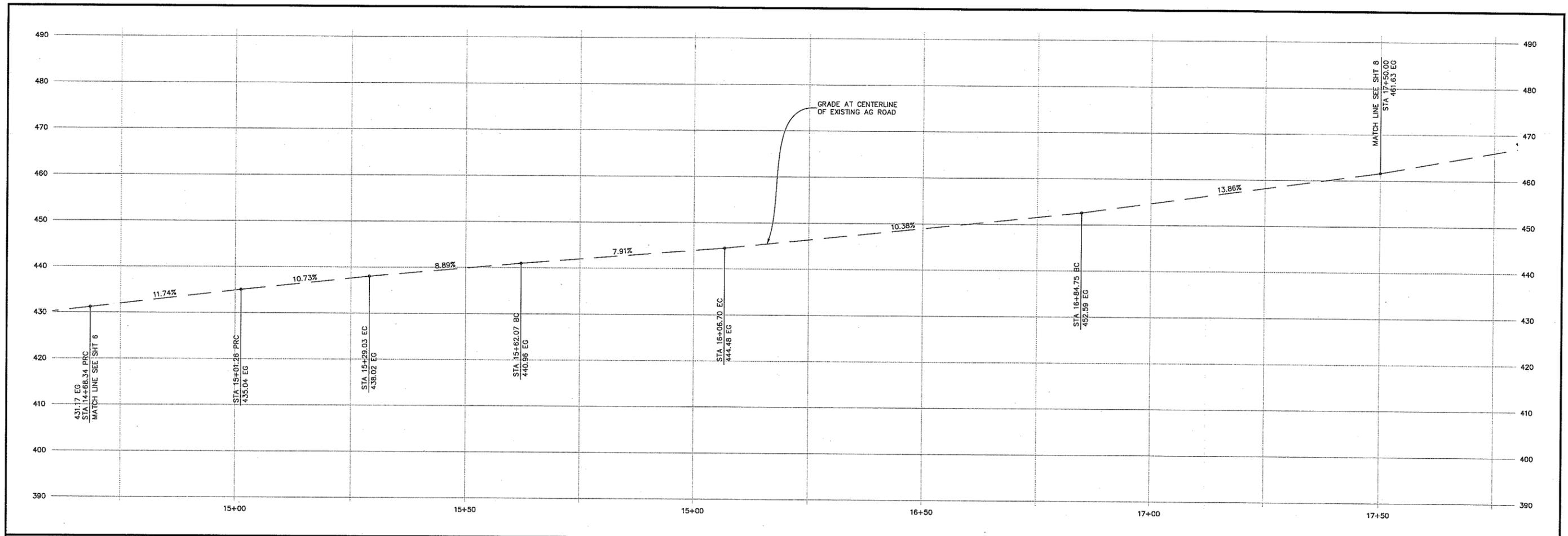
GRANITE RIDGE SURVEYING
 LAND ENTITLEMENT & DESIGN
 8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582

AG ROAD AS-BUILT GRADING PLAN
 STA 11+63.38 BD to STA 14+68.34 PRC

Design/Drawn Dino	Plan Checker	Approved for SLO County Requirements
Job #	Permit #	Date
		Engineer of Work
California Coordinates		6 OF 10



4/30/2015 10:23 AM



GRANITE RIDGE SURVEYING
 LAND ENTITLEMENT & DESIGN
 8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582

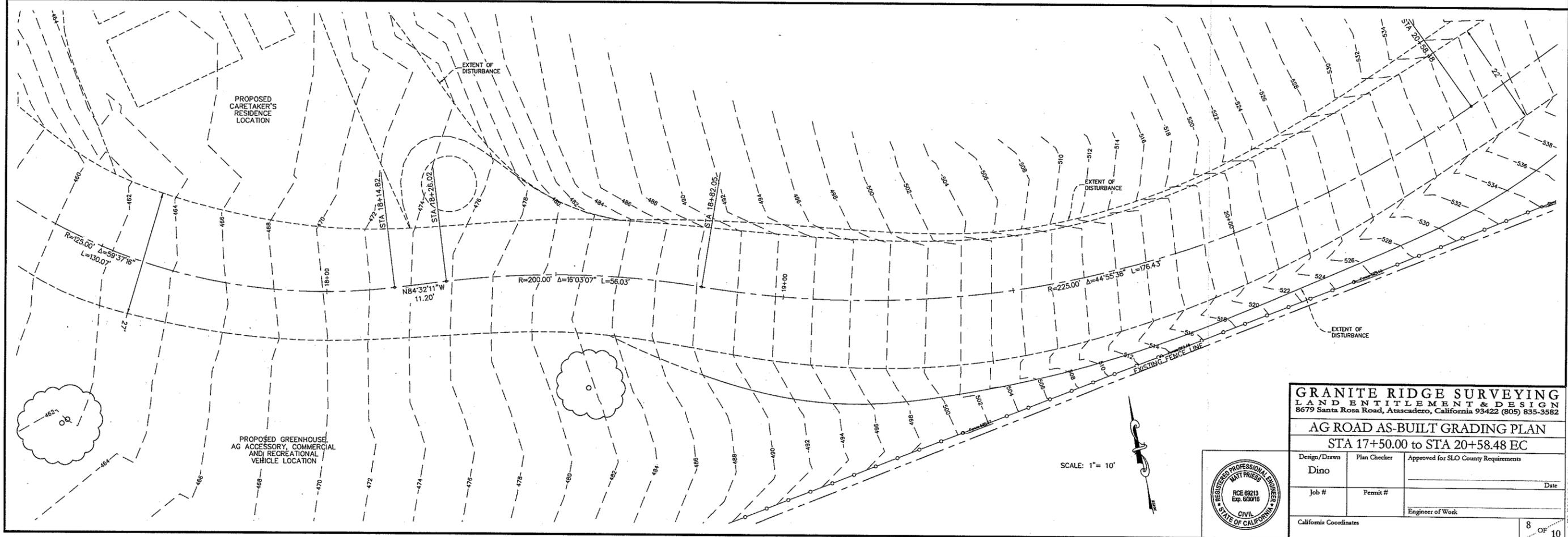
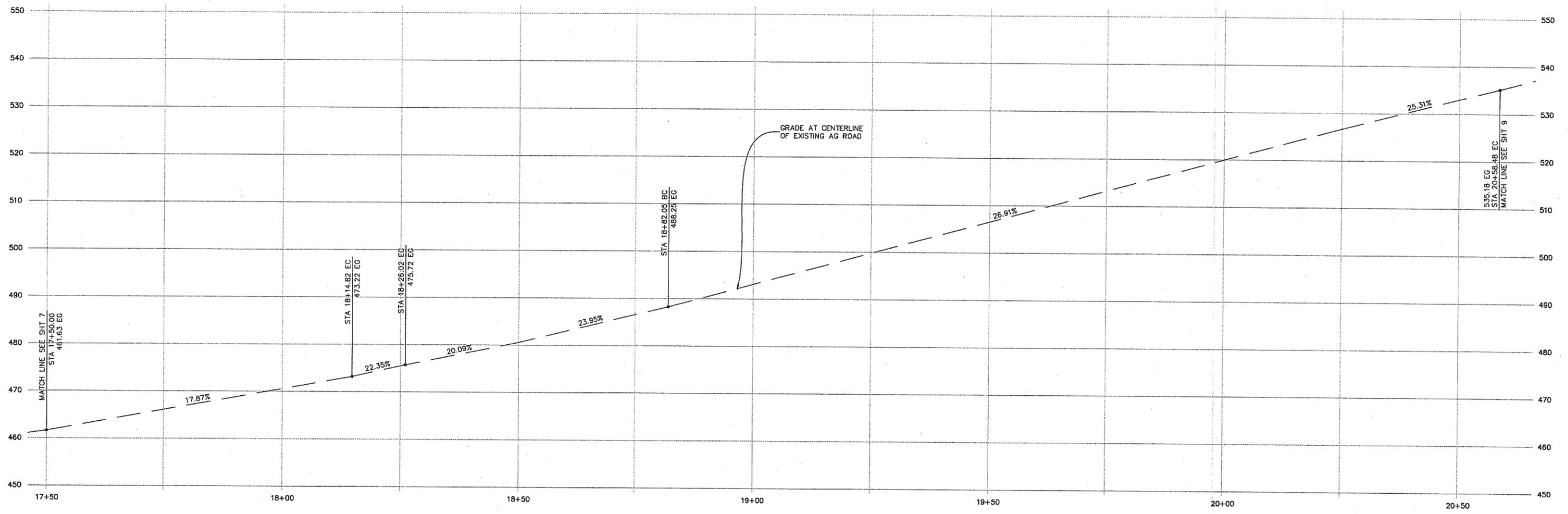
AG ROAD AS-BUILT GRADING PLAN
 STA 14+68.34 PRC to STA 17+50.00

Design/Drawn Dino	Plan Checker	Approved for SLO County Requirements
Job #	Permit #	Date
California Coordinates		Engineer of Work

7 OF 10

4/20/2015 10:23 AM





GRANITE RIDGE SURVEYING
 LAND ENTITLEMENT & DESIGN
 8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582

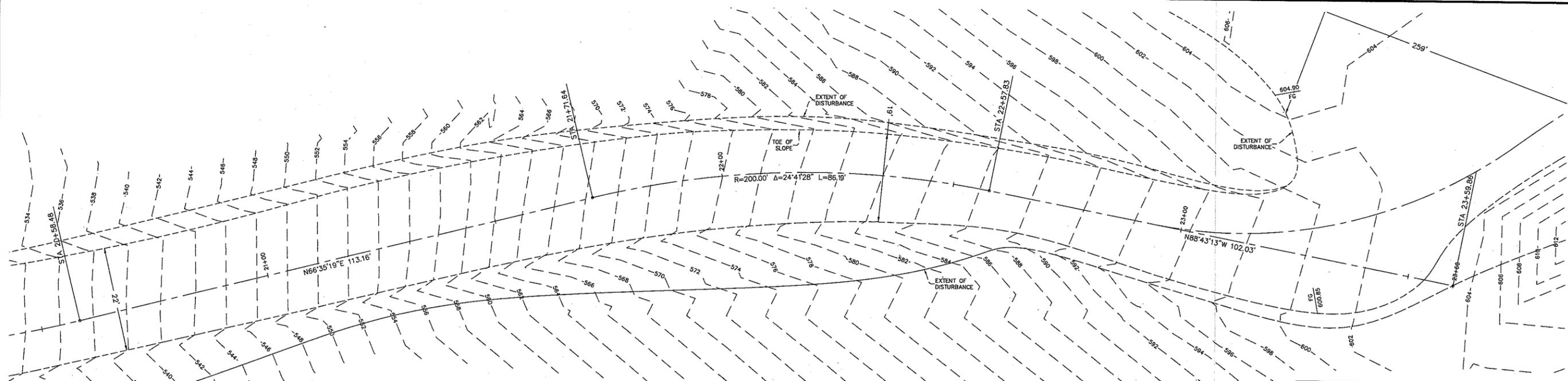
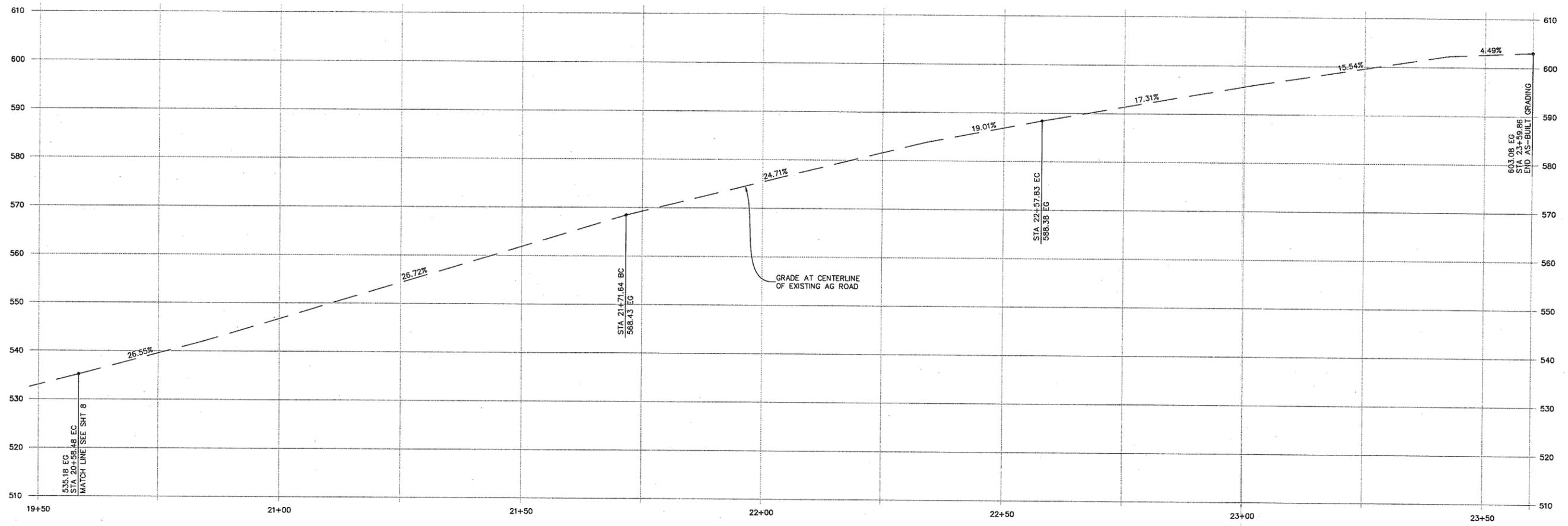
AG ROAD AS-BUILT GRADING PLAN
 STA 17+50.00 to STA 20+58.48 EC

Design/Drawn Dino	Plan Checker	Approved for SLO County Requirements
Job #	Permit #	Date
California Coordinates		Engineer of Work



SCALE: 1" = 10'

4/30/2015 10:24 AM



GRANITE RIDGE SURVEYING
 LAND ENTITLEMENT & DESIGN
 8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582

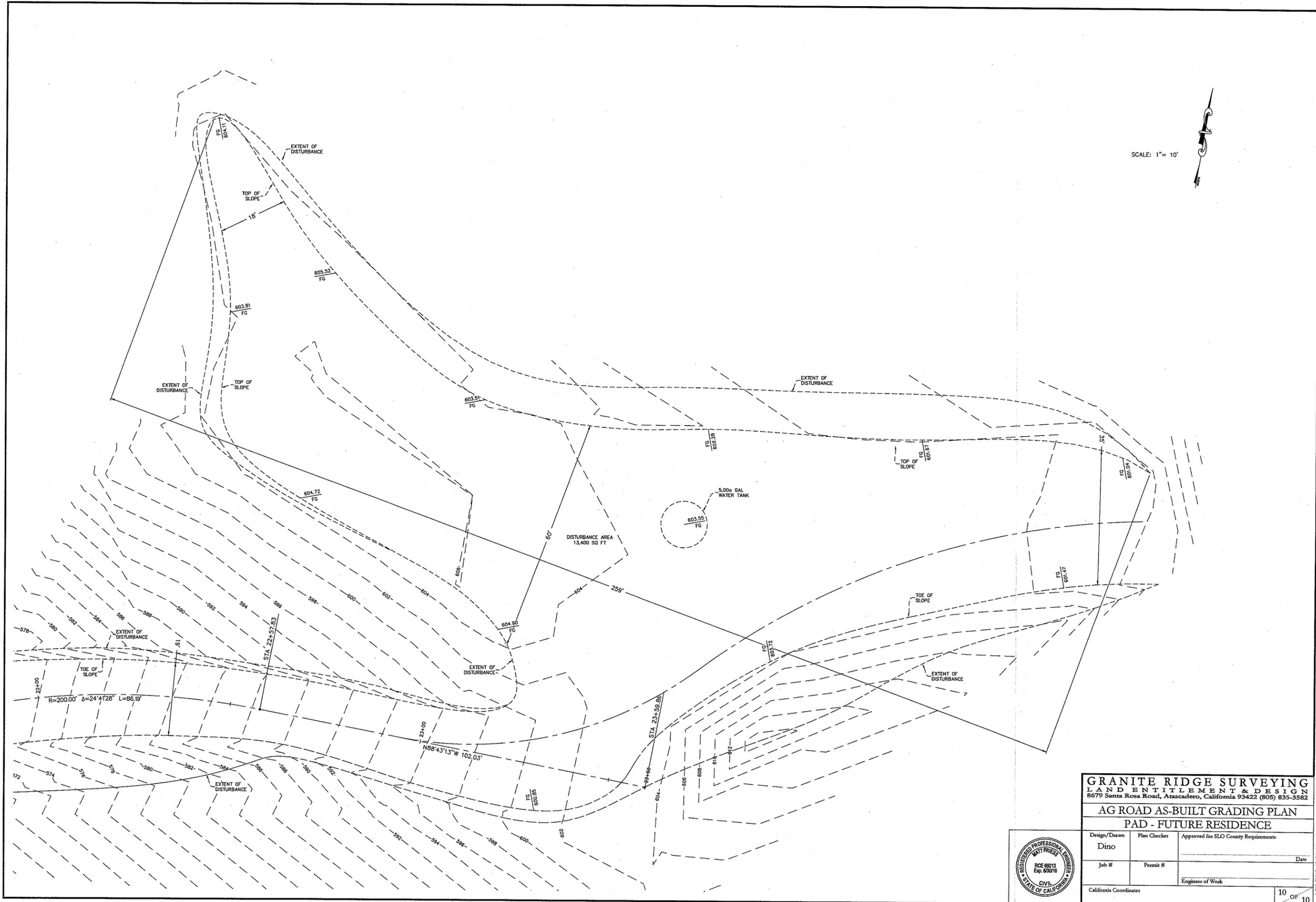
AG ROAD AS-BUILT GRADING PLAN
 STA 20+58.48 EC to STA 23+59.86

Design/Drawn Dino	Plan Checker	Approved for SLO County Requirements
Job #	Permit #	Date
California Coordinates		Engineer of Work



SCALE: 1" = 10'
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SCALE: 1" = 10'

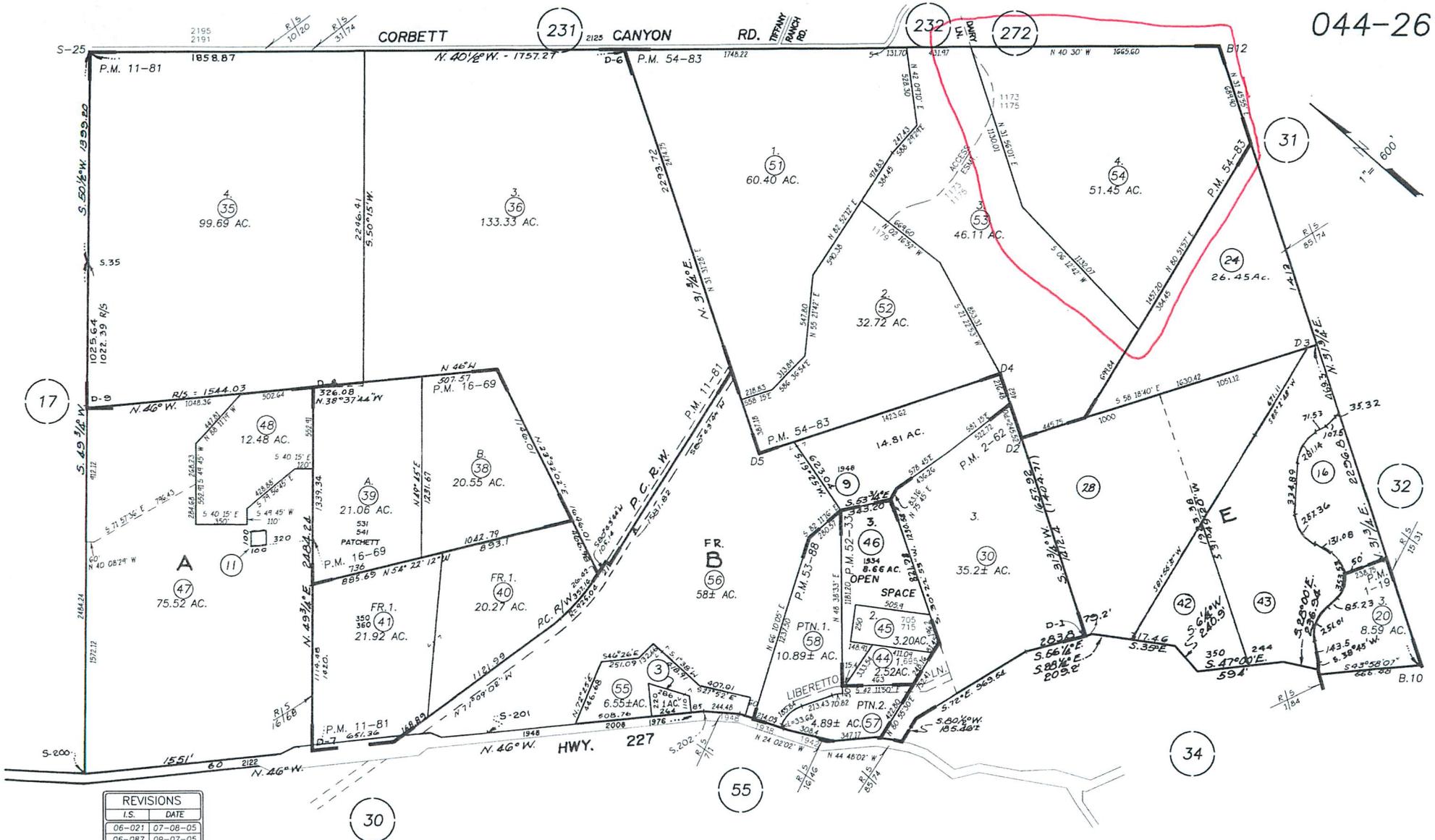


GRANITE RIDGE SURVEYING
 LAND ENTITLEMENT & DESIGN
 8679 Santa Rosa Road, Atascadero, California 93422 (805) 835-3582

AG ROAD AS-BUILT GRADING PLAN
PAD - FUTURE RESIDENCE

Design/Drawn Dino	Plan Checker	Approved for SLO County Requirements
Job #	Permit #	Date
California Coordinates		Engineer of Work





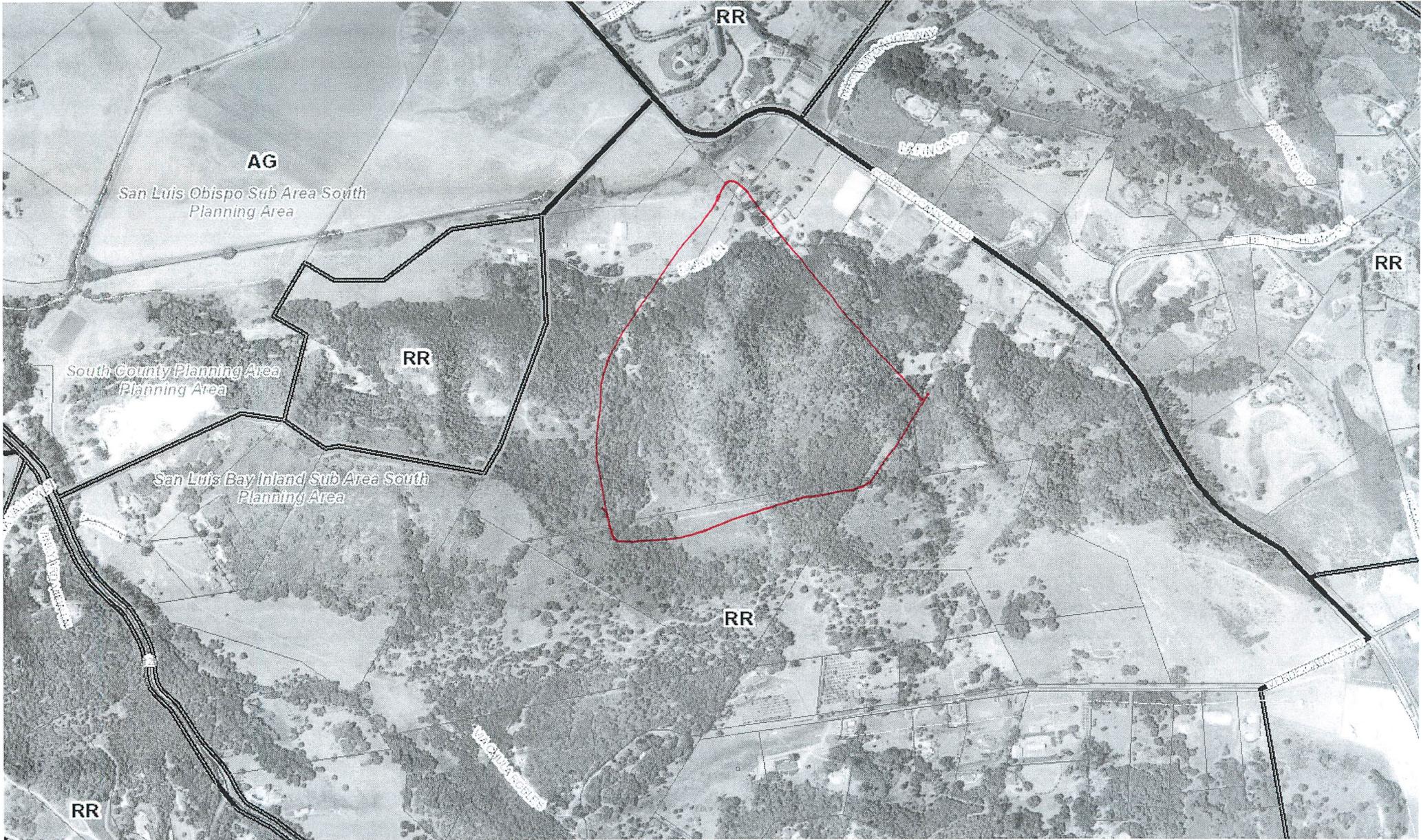
REVISIONS	
I.S.	DATE
06-021	07-08-05
06-087	09-07-05
06-161	10-28-05

300' 0 600' 1200'

GB
03-31-99

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PATCHETT TRACT
STRATTON'S SUB. OF THE RANCHO CORRAL de PIEDRA, R.S., Bk. 01, Pg. 84





Parcel Summary Report For Parcel # 044-261-054

7/23/2015
11:43:41AM

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 STEPHENSON NICHOLAS
 PO BOX 1496 ARROYO GRANDE CA 93421-1496
OWN STEPHENSON FAMILY TRUST

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>
CO97-	236	0004	South Cty. Plan	South County I RR				Y	SC / S2	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 54-83 PAR 4

Notes

CHECK DOCUMENTS FOR MAP CONDITIONS S970169P IF GRADING OR DEVELOPMENT TRIGGER ANY TYPE OF PERMIT THEN THE CONDITIONS ON THIS MAP APPLY. IF IT IS AG EXEMPT GRADING AND TREE REMOVAL FOR CROPS AND WE CAN CLEARLY SEE THIS THEN THE CONDITONS DO NOT APPLY TO THIS TYPE OF USE. PER RH/BR/SM 7/23/14

~~Tax Districts~~
1173 & 1175 DAIRY LN ADDRESSES REMOVED FROM THIS APN. THESE ADDRESSES ARE ASSOCIATED ON APN 044-261-053 PER S970169P - DJH 12/30/2014.

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



Parcel Summary Report For Parcel # 044-261-054

7/23/2015
11:43:41AM

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:

COD2014-00031 CLD Primary Parcel

Description:

REPORTED TREE REMOVAL FOR DEVELOPMENT

COD2014-00112 CLD Primary Parcel

Description:

REPORTED TREE REMOVAL AND GRADING OR ROAD ACCESS

COD2014-00229 REC Primary Parcel

Description:

GRADING WITHOUT PERMIT

DRC2015-00015 REC Primary Parcel

Description:

GRADING IN EXCESS OF 1 ACRES, MODIFICATION OF BUILDING CONTROL LINES.

PMT2015-00205 REC Primary Parcel

Description:

AS-BUILT GRADING CONCURRENT WITH DRC2015-00015

PRE2014-00036 MET Primary Parcel

Description:

OUTDOOR NURSERY SPECIALTY/RESIDENTIAL CARETAKER UNIT. FUTURE CROP PRODUCTION PLUS SFR.

S970169P RDD Primary Parcel

Description:

4-LOT SUBDIVISION

SEP2013-00337 ISS Primary Parcel

Description:

Septic Inspection