



GENERAL PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File Nos. 5000330

APPLICATION TYPE *Check all that apply*

- | | | | | |
|---|--|--|--|---|
| <input type="checkbox"/> Construction Permit | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Public Lot | <input type="checkbox"/> Sending Site | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Amendment w/Update |
| <input type="checkbox"/> Zoning Clearance | <input type="checkbox"/> Development Plan | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Preliminary Determination | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Road Naming/Addressing | <input type="checkbox"/> Variance | <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Tree Removal | <input type="checkbox"/> Surface Mining/Reclamation Plan | <input checked="" type="checkbox"/> Tract Map | <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Ag Preserve |
| <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | <input type="checkbox"/> Other |

APPLICANT INFORMATION *Check contact person*

Landowner Name Mid-State Properties, LLC Daytime Phone: 805/543-1500

Mailing Address 1320 Archer Street, San Luis Obispo, CA Zip: 93401

Applicant Name Same As Above Daytime Phone: _____

Mailing Address _____ Zip: _____

Agent Westland Engineering Daytime Phone: 805/541-2394

Mailing Address 75 Zaca Ln. Ste #100 San Luis Obispo, CA Zip: 93401

PROPERTY INFORMATION

Assessor Parcel Number(s): 047-182-002 Total Size of Site: 37 Acres

Legal Description: Lot/Block PORTION OF RHO CORRAL DE PIEDRA Tract/Parcel Map No. _____ Section/Township/Range _____

Site Location (provide the project address - if no street address, describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.): Hondonada Road

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

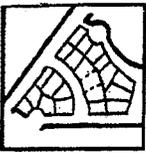
Briefly describe project: 12 Lot Subdivision

LEGAL DECLARATION

I, the owner of record of this property, consent to the named agent/applicant to act in my behalf in all contacts with the county in connection with this matter. I 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 Refer to Consent of landowner Date _____

OFFICE USE ONLY			
Date Received: <u>5/8/01</u>	By: <u>BR</u>	Receipt No. _____	Use Group?: _____
Planning Area: <u>SC</u>	Community Code: <u>AGFR</u>	[] "A" Use	<input checked="" type="checkbox"/> "S" Use
Land Use Category: <u>RS</u>	Combining Designation: _____		
Coastal Zone: [] In <input checked="" type="checkbox"/> Out	Enforcement Case: [] Yes [] No	File # _____	Comments: <u>12 Lot Tract</u>



LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No. _____

LAND DIVISION APPLICATION

PROJECT INFORMATION

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: Approx. 37 Acres

Number of lots, parcels, certificates or merged parcels requested: 12 Number of phases (if applicable): 1

What is the proposed density or parcel sizes: 2.5 acres to 3.0 acres

What will the property be used for after division: Residential

What are the surrounding land uses (when applicable, please specify all agricultural uses):

North: Residential

South: Residential

East: Residential

West: Residential

Describe existing and future access to the proposed project site (i.e. dirt roads, locked gates, etc): Lopez Drive to Hondonada Road

Proposed water source: On-site well Shared well Community System Other _____

If other than on-site well, list the agency or company responsible for water provision: _____

Do you have a valid will-serve letter? Yes No
If yes, please submit copy Forthcoming from Env. Health

Proposed sewage disposal: Individual on-site system Community System Other _____

If other than individual on-site 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

List available or proposed utilities: Gas Telephone Electricity Cable TV

Is this part of property you previously subdivided? Yes No

If Yes, what was the map number? Tract No. _____ CO _____ COAL _____

Do you own adjacent property? Yes No

If yes, what is the acreage of all property you own that surrounds the project site? _____

Have you reviewed county records to determine if the subject property after its creation has ever been the subject of a recorded certificate of compliance, a recorded map, or been issued a permit or grant of approval for development of the property? Yes No

If yes, please describe what you found and provide copies of all applicable materials: _____

Adjustments (Section 21.03.020 of Title 21):

Are you requesting any adjustments from the Design Criteria or the Road Improvements in the Real Property Division Ordinance?

- Yes If yes, please complete information below No

Please describe the requested adjustment:

- | | |
|---|---|
| <input type="checkbox"/> Parcel and site design (21.03.010(c)) | <input type="checkbox"/> Access and circulation design (21.03.010(d)) |
| <input type="checkbox"/> Flood hazard and drainage (21.03.010(e)) | <input type="checkbox"/> Water supply (21.03.010(f)) |
| <input type="checkbox"/> Sewage disposal (21.03.010(g)) | <input type="checkbox"/> Public utilities (21.03.010(h)) |
| <input type="checkbox"/> Road Exception (21.03.020(d)) | <input type="checkbox"/> Other _____ |

Briefly describe the reasons for the request: _____

Quimby Ordinance (Section 21.09.010 et seq. of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park and recreation purposes
 Pay the in-lieu fee
 Request credit for common open space (if you are choosing this option please provide the following information)

Acreage of open space _____ Average slope of open space _____

Describe the on-site recreational amenities being proposed and their location on the open space _____

Specify the proposed form of ownership and method of maintenance _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
 Demolition or conversion of one or more dwellings (includes mobilehomes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwelling units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application; OR
 Demolition or conversion of one or more dwellings (includes mobilehomes) to a non-residential use which is not "coastal dependent".



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: 4.6 acres
Moderate slopes of 10-30%: 10 acres
Steep slopes over 30%: 22.4 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No If yes, please include with application.
8. Are there any sewer ponds or waste disposal sites on or adjacent to the project? Yes No
9. Is a railroad or highway within 300 feet of your project site? Yes No
10. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Hondonada Road, Thomas Hill Road

Water Supply Information

1. What is the proposed use of the water? Residential Agricultural: explain _____
 Commercial/Office: explain _____ Industrial: explain _____
2. What is the expected daily water demand associated with the project? 12 s.f.c.
3. How many service connections will be required? 12
4. Do operable water facilities exist on the site? Yes No
If yes, please describe: Well on site
5. Has there been a sustained yield test on proposed or existing wells? Yes No If yes please attach
6. Does water meet the Health Agency's quality requirements?
Bacteriological: Yes No Chemical: Yes No
Physical: Yes No Water analysis report submitted? Yes No
7. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis → OK or Problems
 Will Serve Letter Pump Test → _____ Hours _____ GPM
Forthcoming
 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? > 100 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions? Yes No
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required? Yes No
(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used: not applicable

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: _____
- 3. Where is the waste disposal storage in relation to buildings? next to s.f.r.
- 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: Arroyo Grande
- 3. Location of nearest fire station: Arroyo Grande
- 4. Location of nearest public transit stop: N/A
- 5. Are services (grocery and 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
- 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 not applicable

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 not applicable

Only complete this section if you are within the Agricultural land use category or 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: _____

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: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: _____

none applicable

* The county's Building Energy Efficient Structures (BEEES) 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.

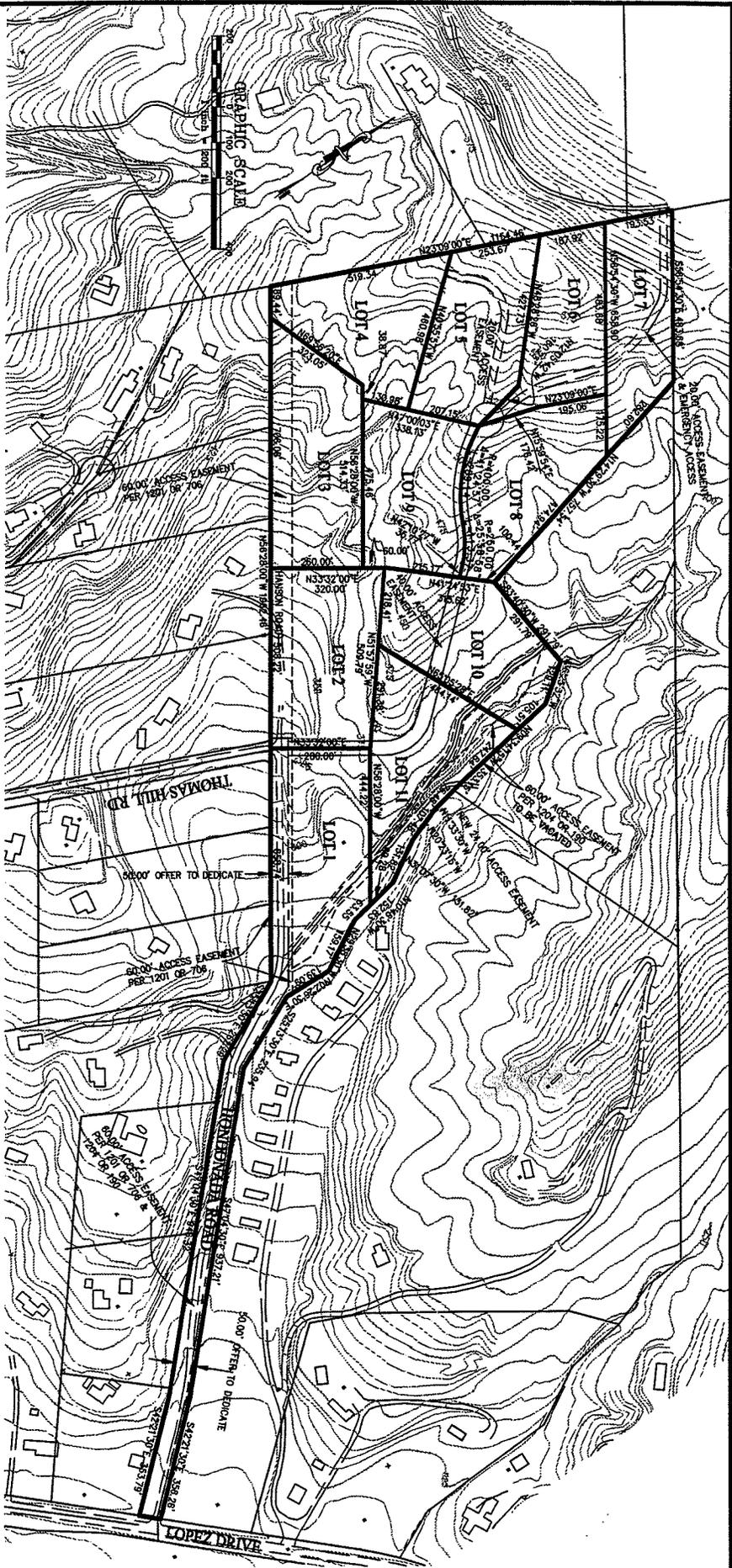
Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: Pismo clarkia
located on site - bldg sites will be outside
of recommended setbacks - refer to Botanical Report
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: Pismo clarkia
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): _____
Tentative Map Approval

(If you are unsure if additional permits are required from other agencies, please ask your project planner or environmental specialist for guidance)



ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIED WITH THE LOT DIVISION ORDINANCE OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

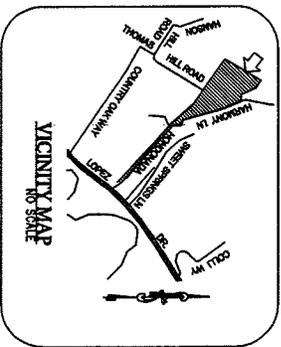
TERENCE K. ORTUN, P.E. 21807, EXPIRES 8-30-2005
 WESTLAND ENGINEERING COMPANY
 75 ZACA LANE, SUITE 100, SAN LUIS OBISPO, CA 93401
 (805) 541-2394
 APR 04-102-002

OWNER'S STATEMENT

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND STATE THAT I AM THE LEGAL OWNER OF SAID PROPERTY OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WESTLAND ENGINEERING INC.
 75 ZACA LANE, SUITE 100, SAN LUIS OBISPO, CA 93401
 (805) 541-2394
 RECORD OWNER:
 MID-STATE PROPERTIES, LLC
 1502 LINCOLN AVE., SUITE 100
 SAN LUIS OBISPO, CA 93401

LOT	SIZE	NET	AVE. SLOPE
1	6.04	2.83	15.9
2	3.50	2.70	30.0
3	3.64	2.70	34.5
4	3.00	2.84	43.8
5	3.01	2.72	41.0
6	2.56	2.38	19.7
7	2.50	2.25	27.1
8	3.18	2.93	38.2
9	3.00	2.80	38.3
10	3.30	2.88	34.2
11	3.29	2.72	41.0



**TRACT 2383
 VESTING TENTATIVE MAP**

THAT PORTION OF THE RANCHO SANTA MARIELA AS DESCRIBED IN THE PATENT RECORDED MAY 4, 1889 IN BOOK A OF PATENTS AT PAGE 96, AND RANCHO CORRAL DE PEDRA AS DESCRIBED IN THE PATENT RECORDED MARCH 27, 1888 IN BOOK A OF PATENTS AT PAGE 78 RECORDS OF CALIFORNIA, STATE OF CALIFORNIA.

PREPARED FOR:
 MID-STATE PROPERTIES, LLC
 PREPARED BY:
 WESTLAND ENGINEERING INC.
 75 ZACA LANE, SUITE 100
 SAN LUIS OBISPO, CA, 93401
 (805) 541-2394