



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/29/2011

TO: _____

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2010-00061 Pismo State Beach Park- Minor Use Permit for the construction of a 5 vehicle storage building at the maintenance yard with additional surface parking adjacent to the building. Site located off Pacific Ave. in Oceano. APN: 061-101-010 and 011.

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

MINOR USE PERMIT

CONSTRUCTION OF A 5 VEHICLE STORAGE BUILDING (GARAGE) AT THE MAINTENANCE SLB/ OCNO

AR AS FH LCP REC SRA WET

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name California Department of Parks and Recreation Daytime Phone 916-445-8870 Mailing Address One Capitol Mall, Suite 410 Zip Code 95814 Email Address: N/A

Applicant Name California Department of Parks and Recreation Daytime Phone 916-445-8870 Mailing Address One Capitol Mall, Suite 410 Zip Code 95814 Email Address: N/A

Agent Name Patricia DuMont Daytime Phone 916-445-9081 Mailing Address One Capitol Mall, Suite 410 Zip Code 95814 Email Address:

PROPERTY INFORMATION

Total Size of Site: 400 acres Assessor Parcel Number(s): APN 061-101-10 & 061-101-011 Legal Description: All of Blocks 60 and 61 of Oceano Beach Tract in the County of San Luis Obispo Address of the project (if known): 555 Pier Avenue, Pismo Beach, San Luis Obispo County Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 1 to Pier Avenue

Describe current uses, existing structures, and other improvements and vegetation on the property: Currently a recreation area with campsites, a visitor center, a kiosk and offices, natural vegetation including trees, grasses, and shrubs.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Construction of a 5 vehicle storage building (garage) at the maintenance yard with additional surface parking adjacent to the building

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

[Handwritten signature]

Date 4-20-2011

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): Coastal Development Permit

Describe existing and future access to the proposed project site: Access to the Maintenance Yard is via the main entrance on Pier Avenue or via or Pismo State Beach Road from Highway 1

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: golf course - recreation South: residential
East: highway 1 - transportation West: Pacific Ocean

For all projects, answer the following:

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

Buildings: 4000 sq. feet _____% Landscaping: _____ sq. feet _____%

Paving: 200 sq. feet _____% Other (specify) _____

Total area of all paving and structures: 4200 sq. feet acres

Total area of grading or removal of ground cover: app 4500 sq. feet acres

Number of parking spaces proposed: 10 Height of tallest structure: 18 feet

Number of trees to be removed: 5 Type: Monterey Pine

Setbacks: Front _____ Right _____ Left _____ Back _____

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

Community System - List the agency or company responsible for provision: Oceano Comm Svcs District

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: Oceano Comm Svcs District

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

Fire Agency: List the agency responsible for fire protection: California Department of Fire and Forestry

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: _____

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: The CEQA document for this project was prepared by TRA Environmental Sciences in April 2009 with an Addendum filed in July 2010; the SCH # is 2009041060.

- 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: the maintenance yard
Level to gently rolling, 0-10% slopes: is flat _____ acres
Moderate slopes of 10-30%: _____ 0 _____ acres
Steep slopes over 30%: _____ 0 _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Oceano Lagoon
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: Zoned AE of the San Luis Obispo County Flood Insurance Rate Map
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- 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: Highway 1

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 Park vehicle maintenance
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

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

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: South County Sanitation District
- 3. Where is the waste disposal storage in relation to buildings? adjacent
- 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 USD
- 2. Location of nearest police station: 1000 Bello Street, Pismo Beach
- 3. Location of nearest fire station: 990 Bello Street
- 4. Location of nearest public transit stop: Farroll Road
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? approximately 500 feet feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Historically used for recreation purposes
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No CA-SLO-396: dense shell concentration; stops 5 meters north
 If yes, please describe: of the project site
- 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 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): This project provides non-public park amenities in order to provide increased visitor services.
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 *: _____

*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.

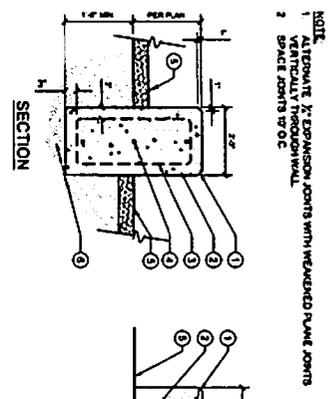
Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
See Mitigation Monitoring and Reporting Plan for measures

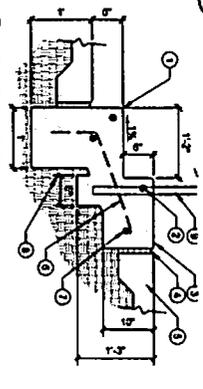
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No nesting/migratory birds, southwestern pond turtle,
 If yes, please list: See MND silvery legless lizard CA red-legged frog,
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No monarch butterflies, CA least tern
 If yes, please describe and provide "ED" number(s): _____

Other Related Permits

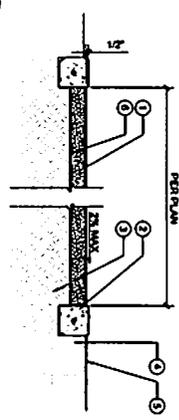
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): none for this portion of the overall project; a state coastal development permit
for the new visitor center
 (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



A CAST IN PLACE CONCRETE WALL
SCALE: 3/4" = 1'-0"

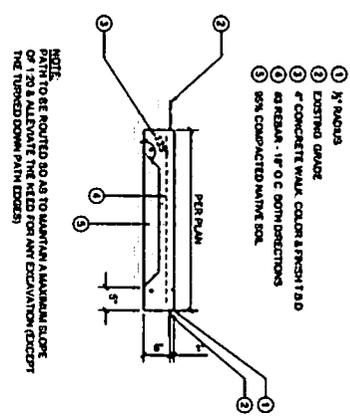


D CONCRETE STEP
SCALE: 3/4" = 1'-0"

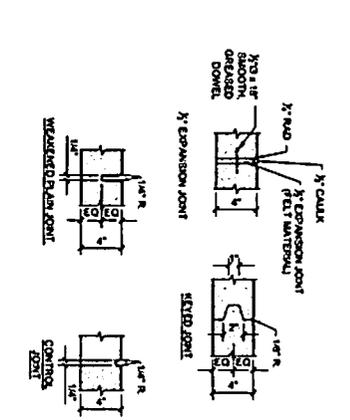


E DG PATH - CONCRETE HEADER
SCALE: 3/4" = 1'-0"

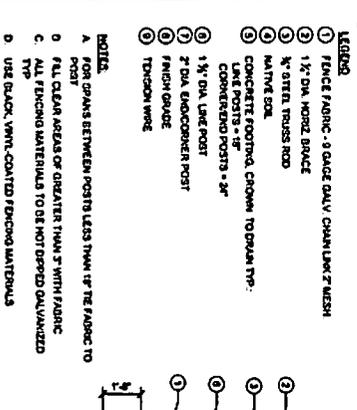
B CONCRETE PAVING
SCALE: 3/4" = 1'-0"



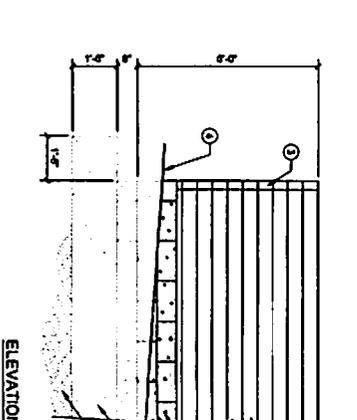
C CONCRETE JOINTS
SCALE: 3/4" = 1'-0"



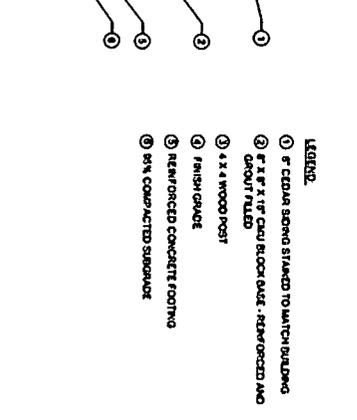
G CHAINLINK FENCE
SCALE: 3/4" = 1'-0"



J SCREEN WALL AT BACKFLOW PREVENTORS
SCALE: 3/4" = 1'-0"



K SCREEN WALL AT BACKFLOW PREVENTORS
SCALE: 3/4" = 1'-0"



PISMO STATE BEACH
VISTOR'S CENTER AND EQUIPMENT STORAGE BUILDING

CONSTRUCTION DETAILS

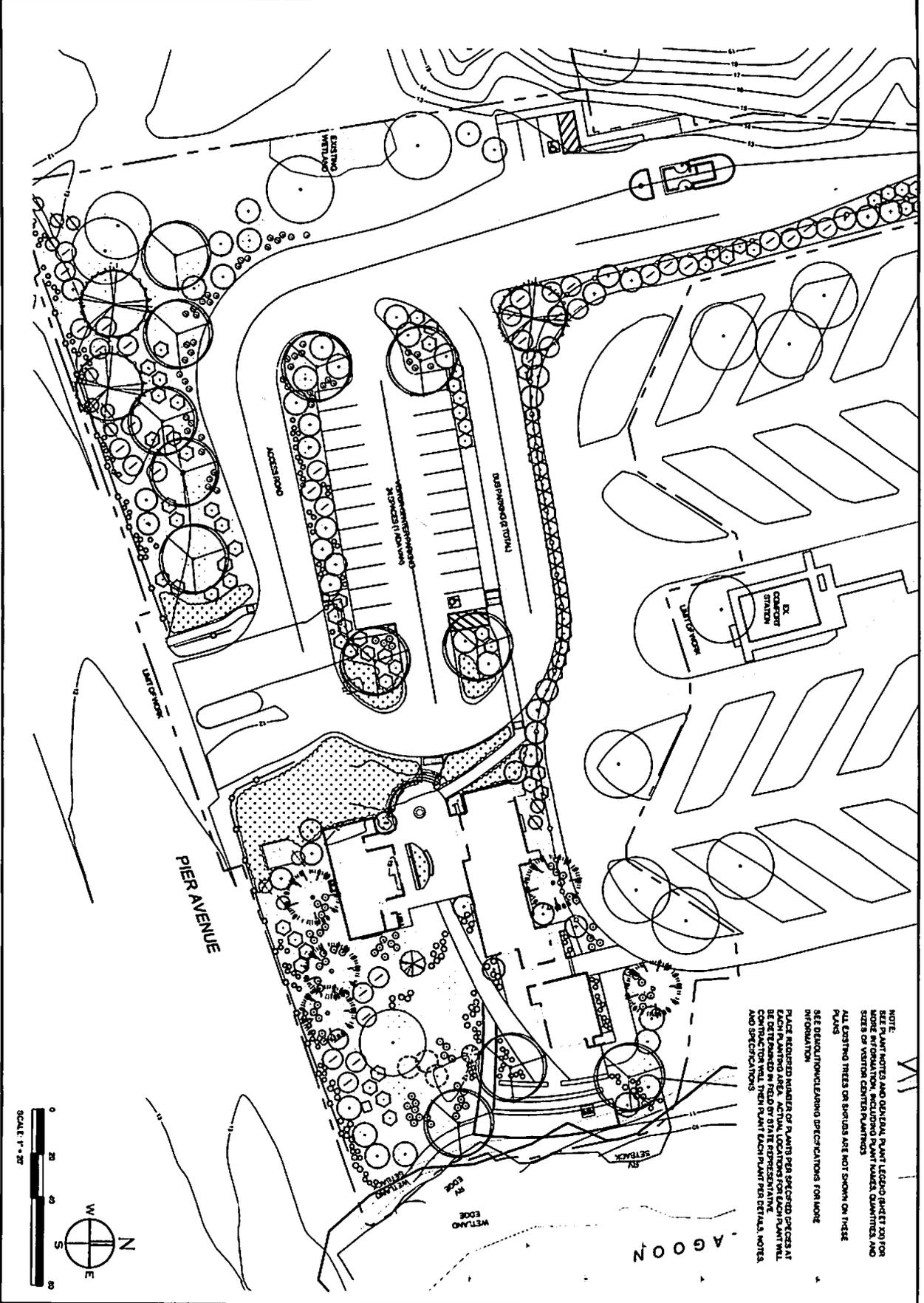
REVISIONS DATE

ACQUISITION & DEVELOPMENT DIVISION
One Coastal Mall
Sarasota, FL 34236
941-555-1234

PROJECT NO: XXXXXX XXX

DATE: L3-2-2

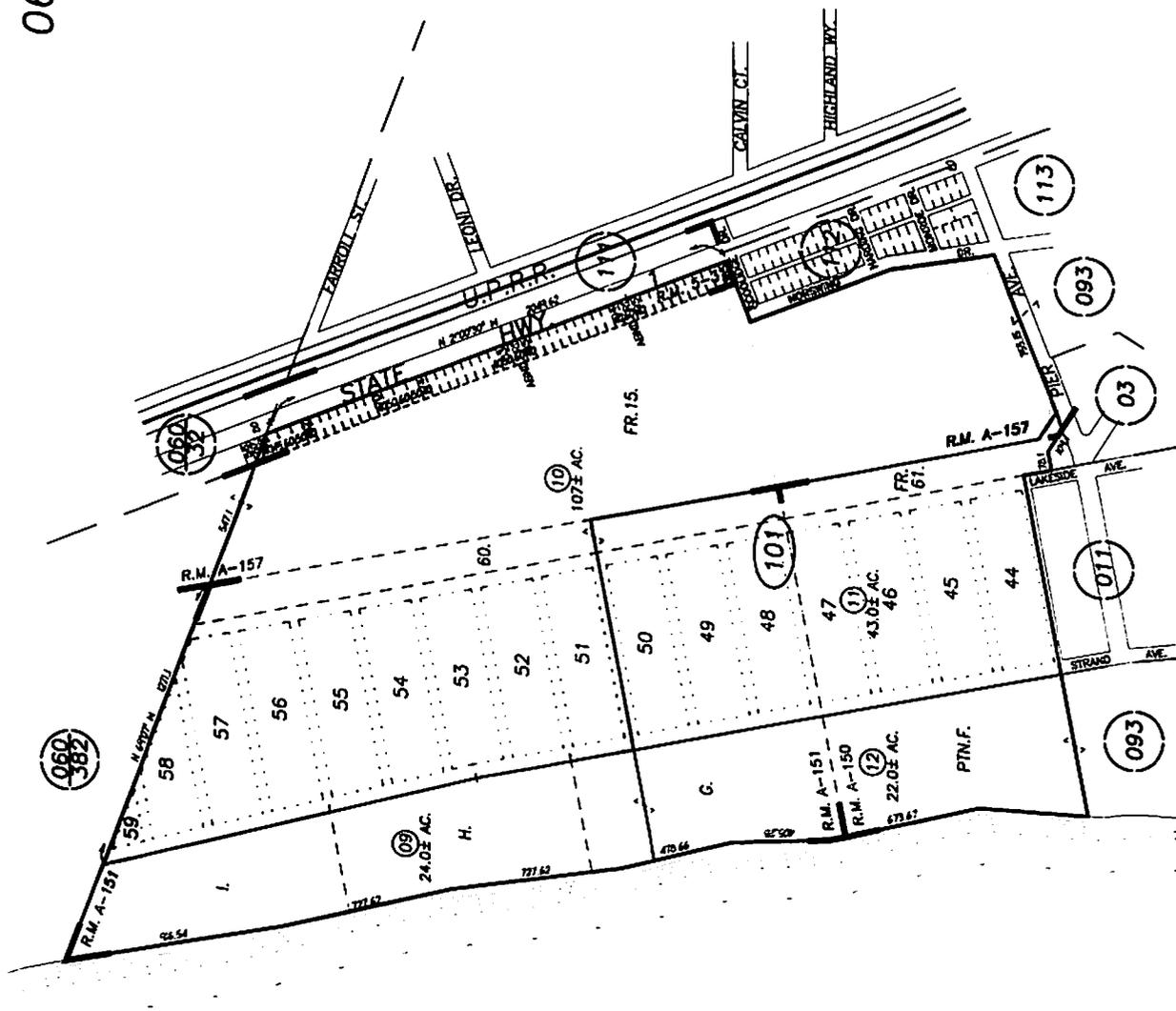
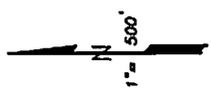
XXX OF 163



NOTE:
 SEE PLANT NOTES AND GENERAL PLANT LEGEND SHEET FOR
 SPECIFICATIONS, MATERIALS, AND PLANTING METHODS. QUANTITIES AND
 SIZES OF VISITOR CENTER PLANTINGS
 ALL EXISTING TREES OR SHRUBS ARE NOT SHOWN ON THESE
 PLANS
 SEE DEMOLITION/LEARNING SPECIFICATIONS FOR MORE
 INFORMATION
 PLACE REQUIRED NUMBER OF PLANTS PER SPECIFIED SPECIES AT
 EACH LOCATION. THE NUMBER OF PLANTS PER SPECIES WILL
 BE DETERMINED IN FIELD BY SITE REPRESENTATIVE
 CONTRACTOR WILL THEN PLANT EACH PLANT PER DETAILS, NOTES
 AND SPECIFICATIONS

SCALE: 1" = 20' 		PISMO STATE BEACH VISITOR'S CENTER AND EQUIPMENT STORAGE BUILDING VISITOR CENTER PLANTING PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;"> DESIGNED BY DRAWN BY CHECKED BY DATE APPROVED BY DATE </td> <td style="font-size: 8px;"> DISIGNED DRAWN CHECKED DATE APPROVED DATE </td> </tr> </table>	DESIGNED BY DRAWN BY CHECKED BY DATE APPROVED BY DATE	DISIGNED DRAWN CHECKED DATE APPROVED DATE
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XXXXXX XXX L3-4.1 XXX of 183			ACQUISITION & DEVELOPMENT DIVISION One Capital Mall Sacramento, CA 95833-0001		

061-101



OCEANO
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA
BOOK 061 PAGE 101

VISTA DEL ENCANTO SUB. NO. 2, R.M. Bk. 5, Pg. 3.
RANCHO EL PIZMO & SAN MIGUELITO, R.M. Bk. A, Pg. 157.
OCEAN BEACH SUB. NO. 2 & 3, R.M. Bk. A, Pg. 150 & 151.

OCEAN PACIFIC

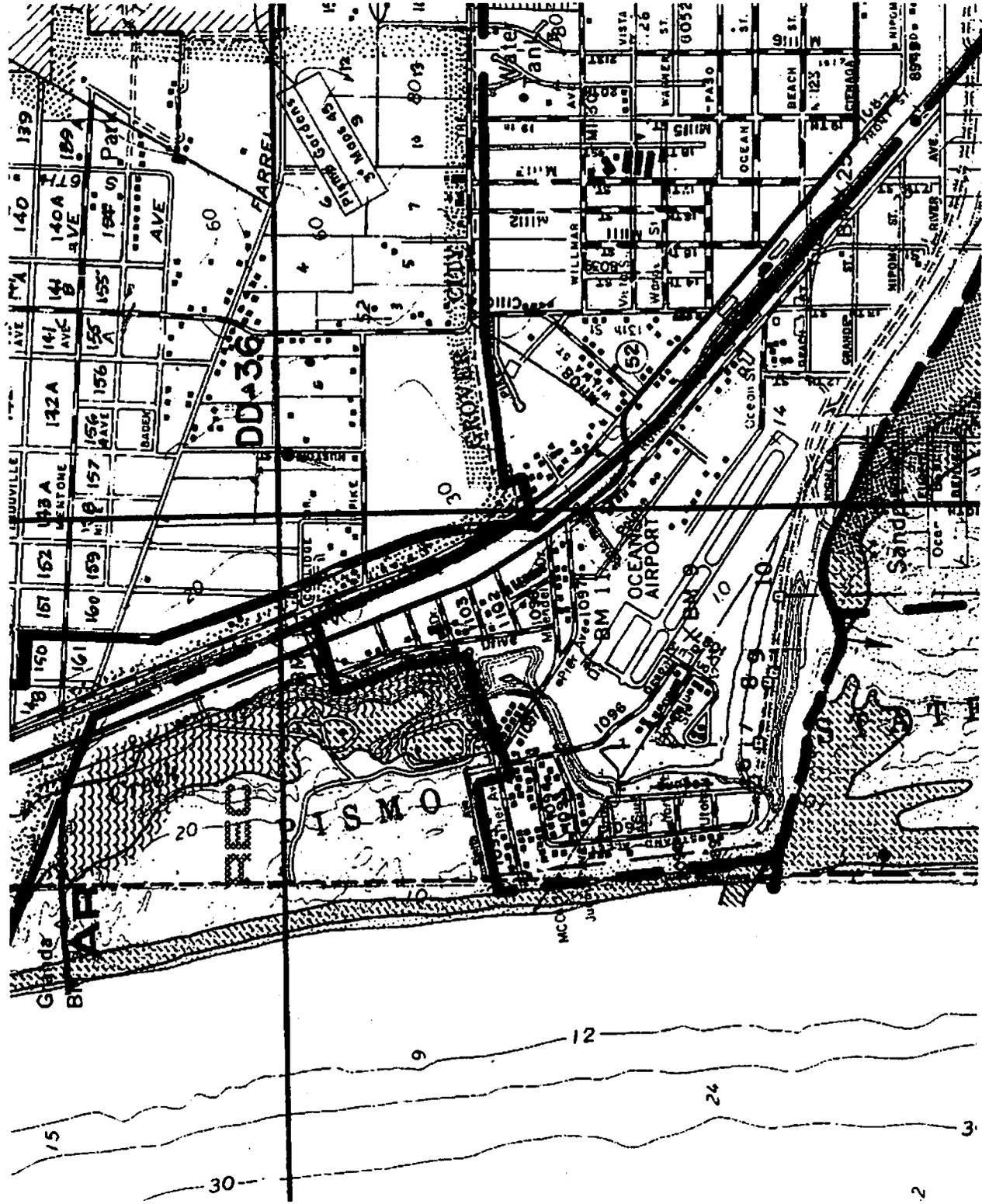


078-01
078-02
078-16

REVISIONS	
LS.	DATE
02-278	02-14-09
NA	02-18-11

150' 0 500' 1000'

THIS MAP IS PREPARED FOR
07-07-08 ASSESSMENT PURPOSES ONLY.



15

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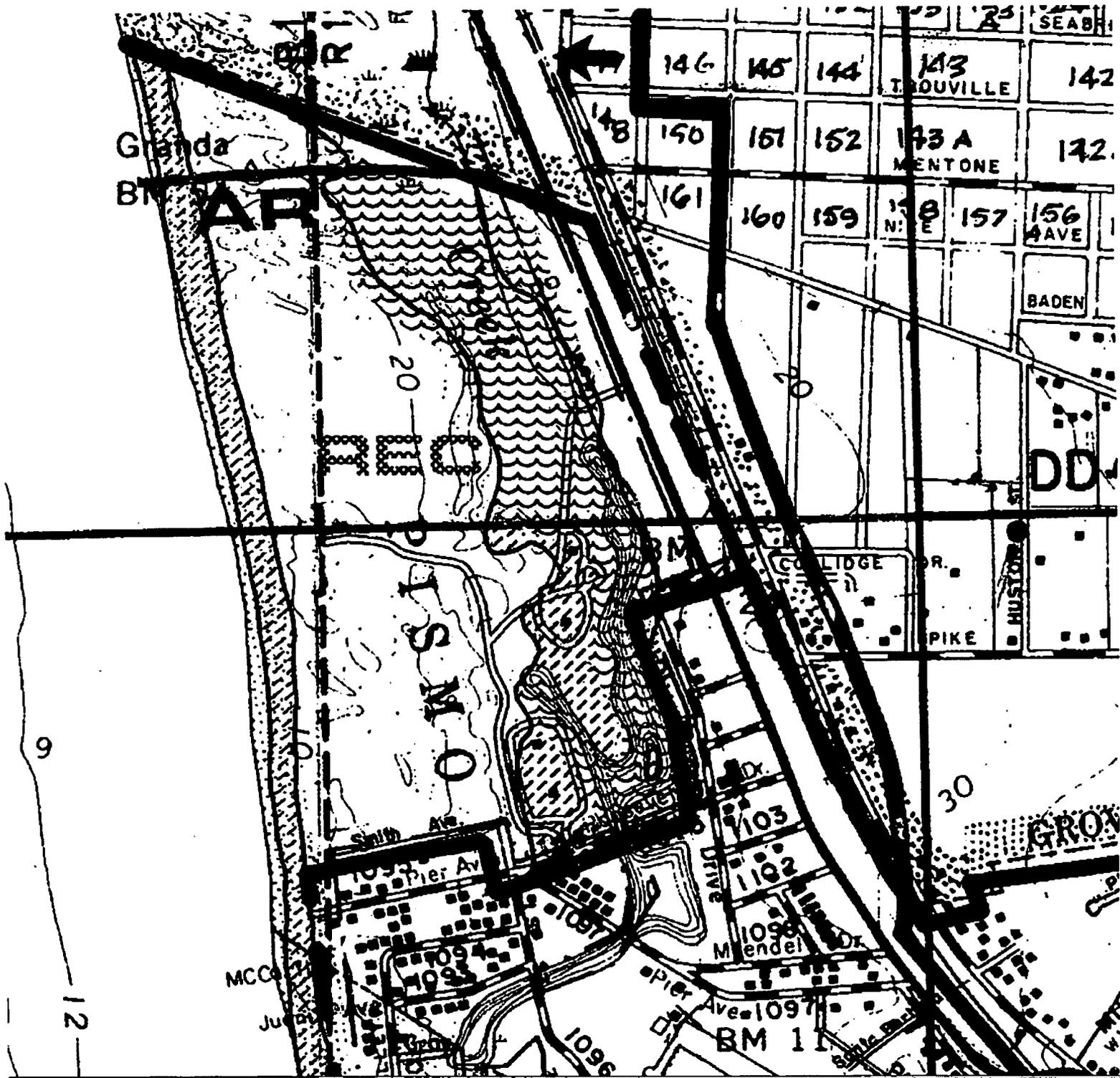
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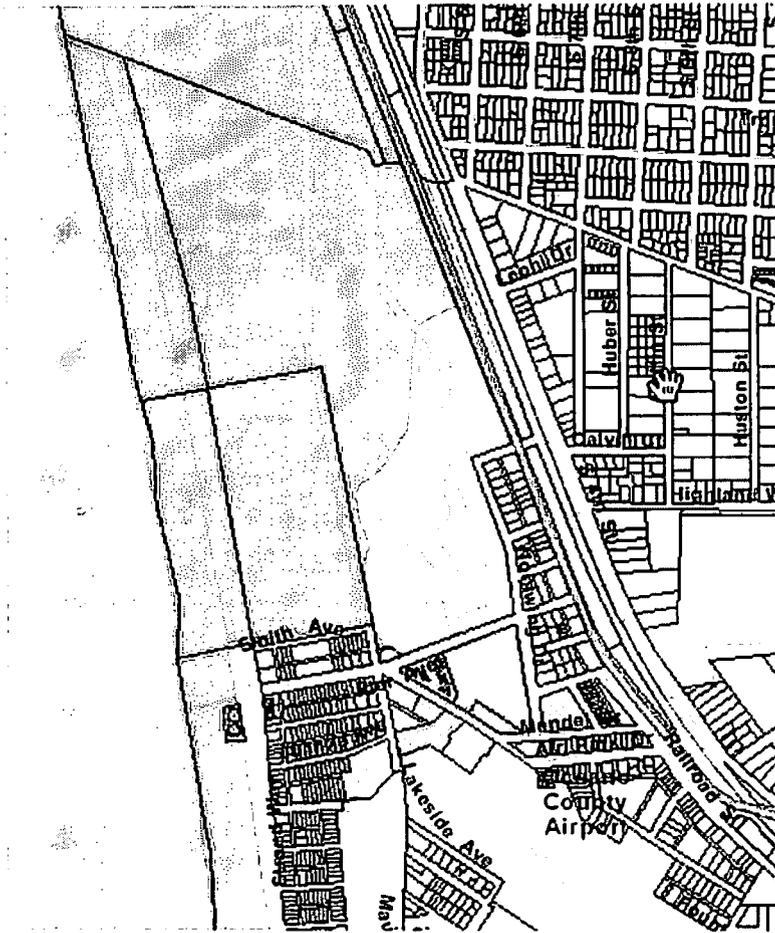
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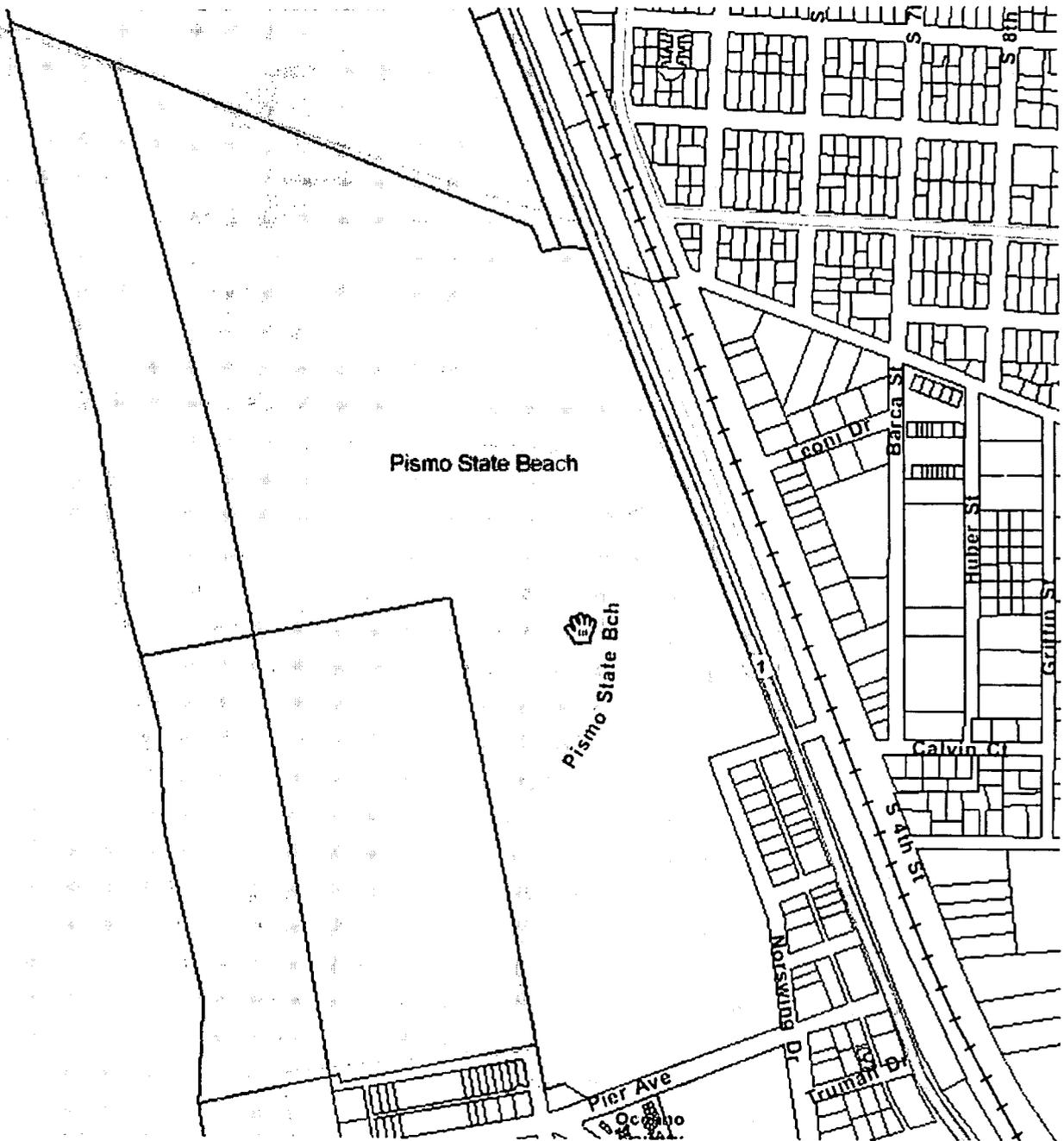
24

3

2







Pismo State Beach

Pismo State Bch

Pier Ave

Notswing Dr

Truman Dr

S King St

Calvin Ct

Huber St

Balca St

Griffin St





Parcel Summary Report For Parcel # 061-101-010

4/25/2011
9:37:29AM

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 CALIF STATE OF

Address Information

<u>Status</u>	<u>Address</u>
P	00896 PACIFIC BL RSLB
P	00900 PACIFIC BL RSLB
P	00902 PACIFIC BL RSLB
P	00928 PACIFIC BL RSLB

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>
OCNOBCH3	PTN	PTN	Oceano	San Luis Bay				U		
OCNOBCH2	PTN	PTN	Oceano	San Luis Bay	AS			U		
RHOPISMO	0000	15P	Oceano	San Luis Bay	REC	LCP	AR	Y	IP	D890222P / D930240P
VSTDENC2	PTN	0000	Oceano	San Luis Bay	FH	WET	SRA	Y	ZL	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	082.50AC STATE PARK HDQTS

Notes

Tax Districts

LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
ARROYO GRANDE CEMETERY
COASTAL SAN LUIS RESOURCE CONSV.
COUNTY-ZONE NO. 03 FLOOD CONTROL



Parcel Summary Report For Parcel # 061-101-010

4/25/2011
9:37:29AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR
SOUTH SAN LUIS OBISPO COUNTY SANITATION
OCEANO COMM. SERVICE
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

Case Status:

D010244P APP Primary Parcel

Description:

EXPAND NATURE CENTER

D930240P CMP Primary Parcel

Description:

INSTALLATION OF A MODULAR BUILDING

DRC2007-00123 APV Primary Parcel

Description:

INSTALL NEW PARKING LOT (9000SF), CHAIN LINK FENCE, SOLAR LIGHTING, ROAD BASE AND METAL STORAGE BUILDING (600 SF) ON CONCRETE PIERS, DECK AND SPA

DRC2008-00084 CMP Primary Parcel

Description:

VEHICLE WASH FACILITY FOR STATE PARKS.

DRC2010-00061 REC Primary Parcel

Description:

CONSTRUCTION OF A 5 VEHICLE STORAGE BUILDING (GARAGE) AT THE MAINTENANCE YARD WITH ADDITIONAL SURFACE PARKING ADJACENT TO THE BUILDING.

PRE2008-00069 REC Primary Parcel

Description:

RELOCATE EXISTING VISITOR CENTER AND CAMPGROUND ENTRANCE/ PARKING TO IMPROVE TRAFFIC FLOW. CONSTRUCT NEW EQUIPMENT STORAGE BLDG AND STORAGE YARD