



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/21/2015

TO: \_\_\_\_\_

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

**PROJECT DESCRIPTION:** DRC2014-00143 GOLDEN STATE WATER – Proposed conditional use permit/development plan to drill and equip a potable water supply well approximately 400 ft deep that would produce approximately 150 gallons per minute. Site location is 1140 Los Olivos Ave, Los Osos. APN: 074-291-010

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

DRC2014-00143

GOLDEN STATE W

## 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

CONDITIONAL USE PERMIT/

DRILL AND EQUIP A POTABLE WATER  
SUPPLY WELL APPROXIMATELY 400' DEEP  
EST/ LSOS

AS CBD CS LCP

## APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Golden State Water Company Daytime Phone (805) 528-2281  
Mailing Address 1140 Los Olivos Ave, Los Osos, CA Zip Code 93405  
Email Address: patrick.vowell@gswater.com

Applicant Name Golden State Water Company, Patrick Vowell Daytime Phone (805) 528-2281  
Mailing Address 1140 Los Olivos Ave, Los Osos, CA Zip Code 93405  
Email Address: patrick.vowell@gswater.com

Agent Name Golden State Water Company, Patrick Vowell Daytime Phone (805) 528-2281  
Mailing Address 1140 Los Olivos Ave, Los Osos, CA Zip Code 93405  
Email Address: patrick.vowell@gswater.com

## PROPERTY INFORMATION

Total Size of Site: 120' x 252' Assessor Parcel Number(s): 074-291-010  
Legal Description: San Luis Obispo County, California, Township 31 S/Range 12 E, Mount Diablo Base Line and Meridian  
Address of the project (if known): 1140 Los Olivos Ave, Los Osos, CA 93402

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Travel west on Los Osos Valley Rd. to Fairchild Way; turn right on Fairchild. Travel 0.16 miles to Los Olivos Ave; turn left on Los Olivos. Travel 0.10 miles to project site on left.

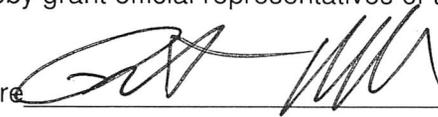
Describe current uses, existing structures, and other improvements and vegetation on the property:  
The site currently has a potable water supply well; a 500,000 gallon reservoir; an office building of approximately 3,000 square feet; and various other minor appurtenances.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): This project is to drill and equip a potable water supply well approximately 400' deep that would produce approximately 150 gallons per minute.

## 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 05/19/2015

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): NA

Describe existing and future access to the proposed project site: Access available through gates that are open during normal business hours.

**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: Commercial, vacant South: Commercial  
East: Commercial West: Commercial, residential

**For all projects, answer the following:**

Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 0 sq. feet \_\_\_\_\_% Landscaping: 0 sq. feet \_\_\_\_\_%  
Paving: 0 sq. feet \_\_\_\_\_% Other (specify) Well and piping - 100 sq ft  
Total area of all paving and structures: maximum 100  sq. feet  acres  
Total area of grading or removal of ground cover: 0  sq. feet  acres  
Number of parking spaces proposed: 0 Height of tallest structure: 0  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 135' Right 20' Left 106' Back 117'

**Proposed water source:**  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: Golden State Water Company  
Do you have a valid will-serve letter? NA  Yes  No (If yes, please submit copy)

**Proposed sewage disposal:**  Individual on-site system  Other NA  
 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: 100  sq. feet  acres  
Total floor area of all structures including upper stories: 0 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:**

- 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:        0.69 acres  
Moderate slopes of 10-30%:                                         acres  
Steep slopes over 30%:                                              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: Other permitted projects on this site.
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:        Existing fencing and landscaping will prevent project being seen.

**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 Municipal water supply well  
 Industrial – Explain \_\_\_\_\_
- 3. What is the expected daily water demand associated with the project? NA
- 4. How many service connections will be required? NA
- 5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: Office building
- 6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach. Will be done after well is drilled.
- 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 Well not drilled yet.
- 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 Have been done or will be done as part of project.

**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: NA**

- 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: NA - no connection to sewer required.**

- 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? Drill cuttings
- 2. Name of Solid Waste Disposal Company: Will be disposed of by drilling contractor.
- 3. Where is the waste disposal storage in relation to 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 Unified School District
- 2. Location of nearest police station: San Luis Obispo County Sheriff, 2099 10th Street, Los Osos, CA
- 3. Location of nearest fire station: 2315 Bayview Heights Dr, Los Osos, CA
- 4. Location of nearest public transit stop: 10th Street at Los Osos Valley Road
- 5. Are services (grocery/other shopping) within walking distance of the project?    Yes    No  
 If yes, what is the distance? 1,000 feet feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
Water utility plant site. Locations for water wells, treatment, storage, and pumping.
- 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**

***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): 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 \*: Well pump motor will be designed for maximum energy efficiency.

\*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:  
There are no significant impacts.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?       Yes       No

If yes, please list: \_\_\_\_\_

3. Are you aware of any previous environmental determinations for all or portions of this property?

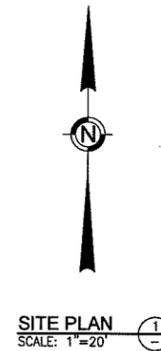
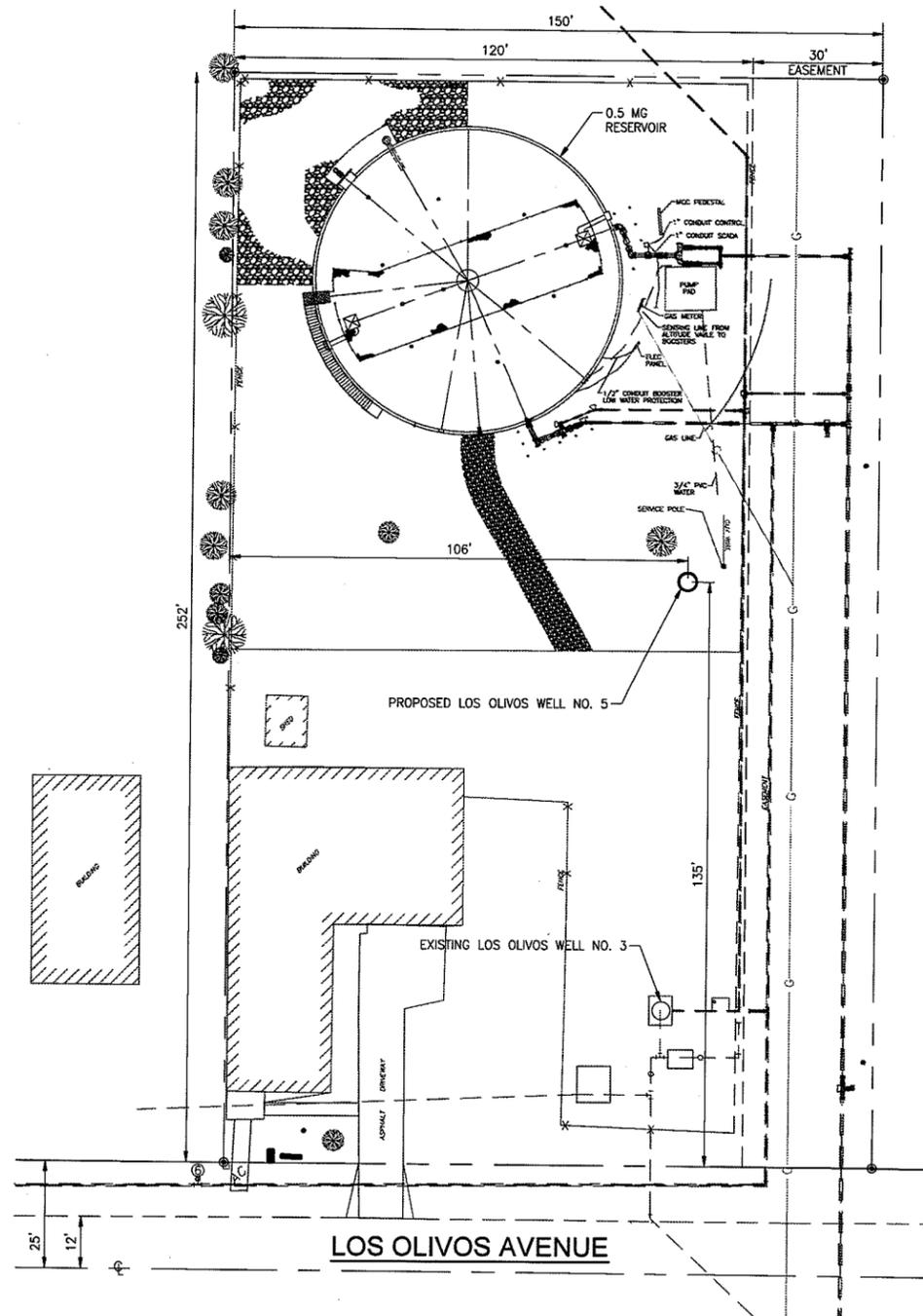
Yes       No

If yes, please describe and provide "ED" number(s): U740716:1 and DRC2012-00040

### **Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): State Water Resources Control Board Division of Drinking Water, Water System Permit Amendment

(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.)



SITE PLAN  
SCALE: 1"=20'



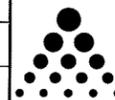
Know what's below.  
Call before you dig.

THIS PLAN WAS PREPARED BY THE STAFF OF GSWC ENGINEERING DESIGN. ENGINEERING DESIGN MADE A REASONABLE REVIEW OF AVAILABLE RECORDS AND A VISUAL INSPECTION OF THE PROJECT AREA TO COMPLETE THE INFORMATION GIVEN HEREON INCLUDING THE EXISTENCE AND LOCATION OF SUBSTRUCTURES AND UNDERGROUND UTILITY PIPES. HOWEVER GSWC DOES NOT WARRANT THE INFORMATION GIVEN HEREON.

THE CONTRACTOR, IN ADDITION TO COMPLYING WITH THE PROCEDURES OF UNDERGROUND SERVICE ALERT, IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT THE ABOVE AND BELOW GROUND STRUCTURES IN THE VICINITY OF THE PROJECT.

BY:	DATE:	REVISION	APPROVED BY:	APPROVED DATE:

BUDGET YEAR: 2015	GROUP: 51	SYSTEM MAP NO:	DRAWING PREPARED BY: CV	DATE: 4/14/15
THOMAS GUIDE: 631	H-6	SCALE: 1"=20'	DESIGN BY: DF	DATE: 4/14/15
DISTRICT: COASTAL	AS-BUILT RECORDS	PROCESSED TAX CODE NO.	FIELD CHECK & SERVICE SURVEY BY:	DATE:
SYSTEM: LOS OSOS	BY:	DATE:	DATE:	R.C.E. NO.
REVIEWED & APPROVED BY: ERNEST A. GISLER	DATE:	DATE:	DATE:	DATE:



**Golden State Water Company**

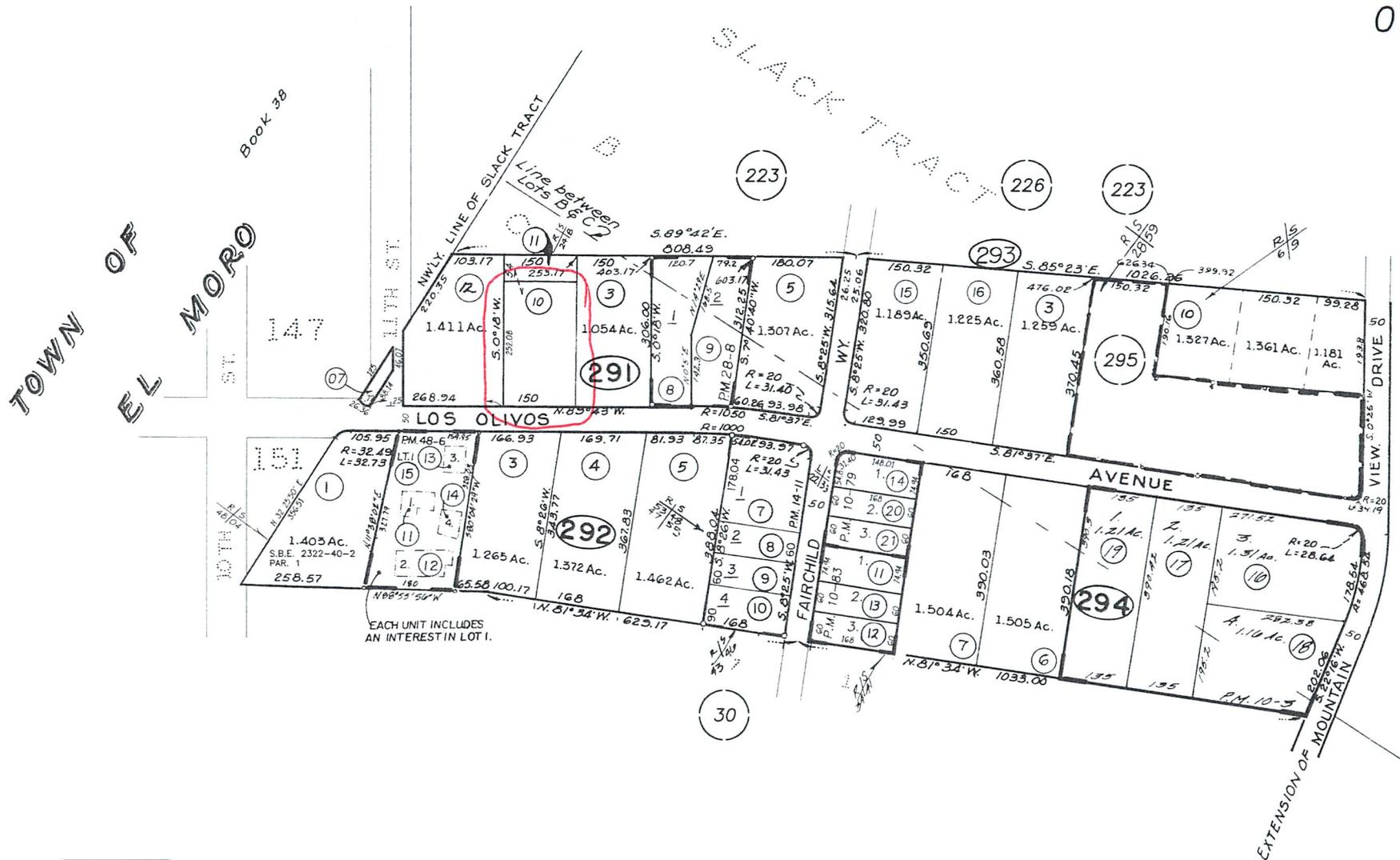
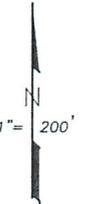
A Subsidiary of American States Water Company  
1920 WEST CORPORATE WAY, ANAHEIM, CA 92801  
PHONE: (714) 535-7711 FAX: (714) 535-8885

PROJECT TITLE: LOS OLIVOS PLANT  
1140 LOS OLIVOS AVENUE  
CONSTRUCTION OF WELL NO. 5

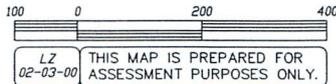
JURISDICTION: COUNTY OF SAN LUIS OBISPO

SHEET NUMBER: 1 of 1 SHEETS  
W.O. NO. 14631061

X:\Projects\14631061 - Los Olivos Plant Install New Well\B - Engineering\B.1 - CAD\B.1.4 - Plan Sheets\Exhibit.dwg 4/14/2015 5:42 PM Verdugo, Octavio



REVISIONS	
I.S.	DATE
12-073	10-06-11



NOTE: REFERENCE—LICENSED SURVEYORS' MAP BK.6, PG.9.

TRACT 1560, R.M. Bk. 15 , Pg. 67.  
 TRACT 1558, R.M. Bk. 15 , Pg. 8.  
 CONDO PLAN; O.R. DOC. NO. 3466-18  
 SLACK TRACT, R.M. Bk. B , Pg. 87.

LOS OSOS  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 074 PAGE 29





# Parcel Summary Report For Parcel # 074-291-010

5/20/2015  
12:50:03PM

## 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    BOE 101-10-007A-01

OWN    GOLDEN STATE WATER COMPANY

OWN    SOUTHERN CAL WATER CO

### Address Information

#### Status            Address

P            01140 LOS OLIVOS AV LSOS

P            01136 LOS OLIVOS AV LSOS

### 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>
074291	010	0001	Los Osos	Estero Plannin	CBD			N		
PL78-	218	0001	Los Osos	Estero Plannin	CS	LCP	AS	Y	VP	P84043001 / E922184

### Parcel Information

#### Status    Description

Active    BOE 101-40-7A PAR 1

### Notes

#### Tax Districts

SAN LUIS COASTAL

SAN LUIS OBISPO JT(27,40)

NO. 02

LOS OSOS, ZONE B



# Parcel Summary Report For Parcel # 074-291-010

5/20/2015  
12:50:03PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21  
LOS OSOS, ZONE J  
LOS OSOS, ZONE K  
LOS OSOS

### **Case Information**

**Case Number:**

**Case Status:**

97564 FNL Primary Parcel

**Description:**

AS BUILT TENANT IMPROVEMENTS FOR OFFICE

A8683 FNL Primary Parcel

**Description:**

EMERGENCY GENERATOR

D030035P WIT Primary Parcel

**Description:**

TEMPORARY MOBILE OFFICE

DRC2012-00040 APV Primary Parcel

**Description:**

SUBSTANTIAL CONFORMANCE OF CONDITIONAL USE PERMIT U740715:1

DRC2014-00143 REC Primary Parcel

**Description:**

DRILL AND EQUIP A POTABLE WATER SUPPLY WELL APPROXIMATELY 400' DEEP THAT WOULD PRODUCE APPROXIMATELY 150 GALLONS PER MINUTE

PMT2003-00511 WIT Primary Parcel

**Description:**

WITHDRAWN MOBILE OFFICE

PMT2014-02763 ISS Primary Parcel

**Description:**

REPLACE 100 AMP PANEL IN SAME LOCATION FOR GOLDEN STATE WATER COMPANY OFFICE BUILDING

PRE2014-00060 REC Primary Parcel

**Description:**

REPLACEMENT WELL AT EXISTING WATER UTILITY PLANT SITE

S780070G APV Primary Parcel

**Description:**

WATER SUPPLY