



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 7/23/2015

TO: _____

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00014 LOS OSOS CSD – Proposed development plan for well installation improvements and nitrate removal system. Site location is 953 El Moro Ave, Los Osos. APN: 038-291-039

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

DRC2015-00014

LOS OSOS COMM

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/
WELL INSTALLATION IMPROVEMENTS AND
NITRATE REMOVAL SYSTEM
EST/ LSOS
AS LCP RSF AMS

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Los Osos CSD Daytime Phone (805) 528-9370
Mailing Address 2122 9th Street, #102, Los Osos, CA Zip Code 93402
Email Address: mfalkner@losososcscsd.org

Applicant Name Same as owner Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Agent Name Wallace Group Daytime Phone (805) 544-4011
Mailing Address 612 Clarion Court, San Luis Obispo Zip Code 93402
Email Address: glennr@wallacegroup.us ✕

PROPERTY INFORMATION

Total Size of Site: 0.5 Acres Assessor Parcel Number(s): 038-291-039
Legal Description: _____
Address of the project (if known): 953 El Moro Avenue, 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.: Corner of El Moro Avenue and 8th Street within Community of Los Osos

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See Attached Notice of Determination.

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 Kathy A. Kuley Date 07-01-2015

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): None

Describe existing and future access to the proposed project site: Project will utilize existing access.

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: Single Family Residential

South: Single Family Residential

East: Single Family Residential

West: Single Family Residential

For all projects, answer the following:

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

Buildings: 600 sq. feet 1.4 % Landscaping: _____ sq. feet _____ %

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

Total area of all paving and structures: 1,200 sq. feet acres

Total area of grading or removal of ground cover: 100 sq. feet acres

Number of parking spaces proposed: 0 Height of tallest structure: 12

Number of trees to be removed: 0 Type: Pre-Manufactured Metal Building, HDPE Storage Tank

Setbacks: Front 18 Right 10 Left 10 Back 10

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

Community System - List the agency or company responsible for provision: LOCSO- District Owned Facility

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: LOCSO

For commercial/industrial projects answer the following:

Total outdoor use area: 0.5 sq. feet acres

Total floor area of all structures including upper stories: Existing approx. 2,400; new 600 sq. feet

For residential projects, answer the following:

Number of residential units: n/a Number of bedrooms per unit: n/a

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%: _____ 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: _____
- 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: _____

Water Supply Information N/A Project is to create new water supply

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? ⁰ _____
4. How many service connections will be required? ⁰ _____
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: N/A

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: N/A

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 N/A

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? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information N/A

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery/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:
Utility Yard _____
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 Please see Environmental Document-Attached.

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

1. Days of Operation: Monday-Sunday Hours of Operation: 24 hours
2. How many people will this project employ? Unknown
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: Please see environmental review document
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: Please see environmental review document
(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: _____
Please see environmental review document
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 N/A

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: No
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information N/A

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 Please See Environmental Document-Attached.

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Please see Environmental Document-Attached.

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): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Coastal Development Permit, USF&W morro shoulderband snail habitat assessment-update to existing concurrence letter

(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.)

(ENDORSED)
FILED

MAY 13 2015

TOMMY GONG, COUNTY CLERK
SANDY CURRENS
DEPUTY CLERK

Mitigated Negative Declaration and Notice of Determination

LOS OSOS COMMUNITY SERVICES DISTRICT
2122 9TH ST # 102 • LOS OSOS • CALIFORNIA 93402 • (805) 528-9370

Date: MAY 7, 2015
Project Title: 8th Street and El Moro Avenue Well Site Project, SCH # 2015031100
Project Applicant: Los Osos Community Services District
Address: 2122 9th Street #102, Los Osos, CA 93402

Proposed Uses/Intent: The proposed project includes: demolition of an existing well house; construction of a new Upper Aquifer Well and if required, skid-mounted ion-exchange unit (nitrate removal facility); and, installation of a pre-manufactured, approximately 600-square foot, metal building to house the existing and proposed wells and nitrate removal facility. The ion-exchange unit will be used to treat approximately 75 to 100 gallons per minute, or approximately 100 to 150 acre-feet per year (afy), of high nitrate water from the new well. The nitrate removal facility will generate approximately 2,800 gallons of brine waste 3-4 times per week. A new 7,000-gallon High Density Polyethylene tank for brine storage will be located within the yard, and will be emptied 3-4 times per week, and trucks will haul the brine off-site for disposal at an approved facility. The brine storage tank will have a high level alarm that will shut the well down in the event the brine waste reaches the high level, which will prevent overflowing. The project includes a new underground waterline that will connect the proposed well to the existing water main located onsite and a new 90-foot long underground pipeline to connect the proposed nitrate removal facility to the proposed brine storage tank. Existing electric utilities will be connected to the new building, and will not require additional ground disturbance. Installation of the new well will increase production from the upper aquifer by 100-150 afy, thus reducing the pumping from the Lower Aquifer by the same amount. The approximate area of disturbance will be up to 1,200 square feet, within the approximately 0.5-acre work yard. Construction would occur during daytime hours during the dry season.

Location: The southeast corner of the intersection of 8th Street and El Moro Avenue, in the unincorporated community of Los Osos. The site is within the Residential Single Family land use designation, and is within the County of San Luis Obispo Estero planning area.

Lead Agency: Los Osos Community Services District

Other Potential Permitting Agencies: County of San Luis Obispo, Air Pollution Control District, US Fish and Wildlife Service, Regional Water Quality Control Board, California Coastal Commission, California Department of Toxic Substances Control, State Water Resources Control Board

Additional Information: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 528-9370.

30-day Public Review Period begins at the time of public notification.

NOTICE OF DETERMINATION:

On the basis of this initial evaluation:

The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA. X

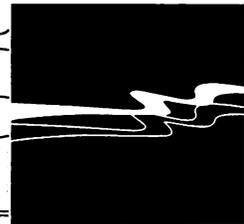
This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at: Los Osos Community Services District, 2122 9th Street # 102, Los Osos, CA 93402.

Kathy A Kivley
Signature

KATHY A. KIVLEY
Printed Name

May 7, 2015
Date

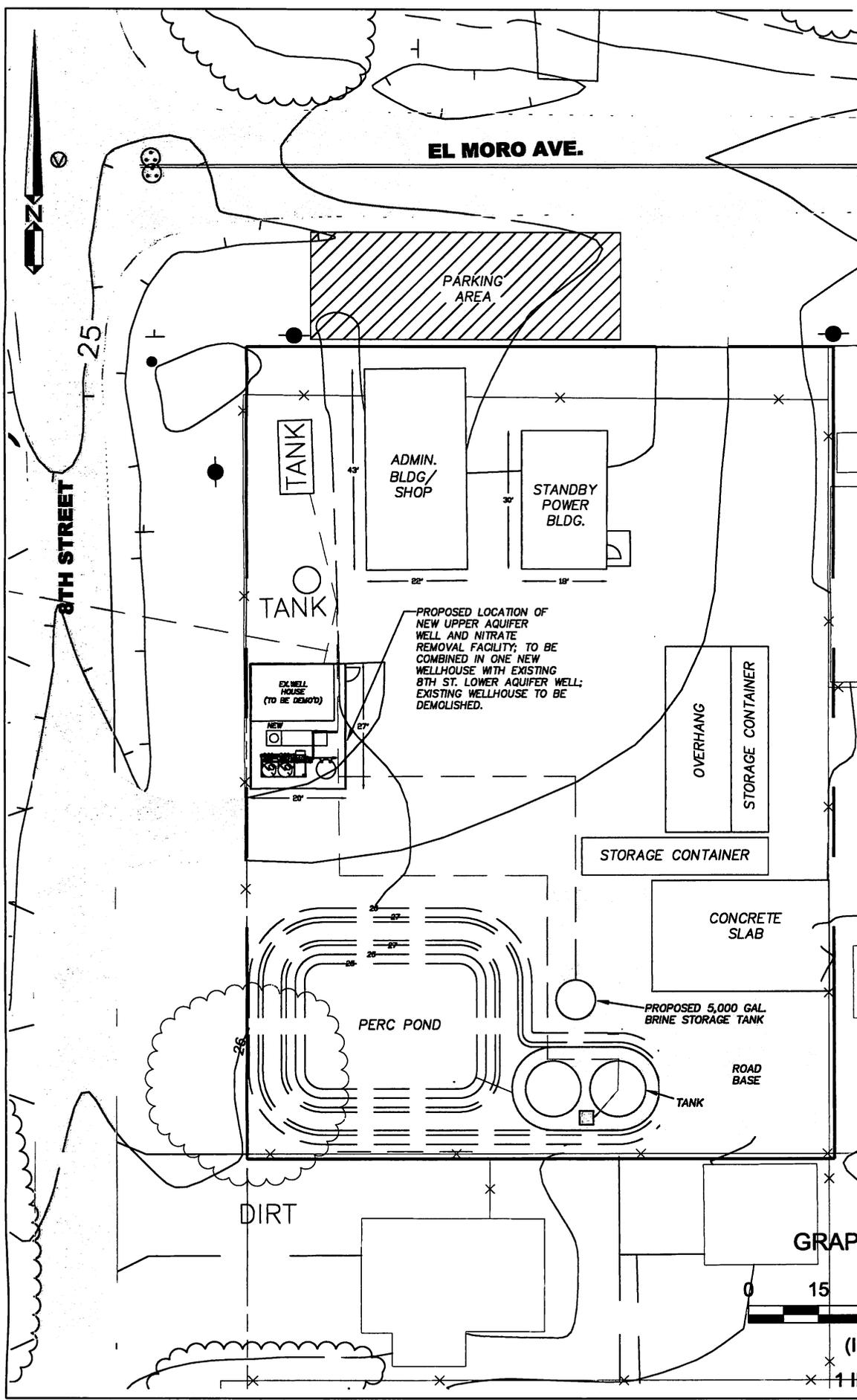
Los Osos CSD
For



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LANDSCAPE ARCHITECTURE
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PLANNING
PUBLIC WORKS ADMINISTRATION
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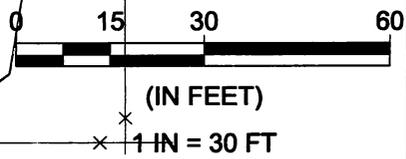
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us



**LOS OSOS CSD
8TH & EL MORO WELL SITE
PROPOSED UPPER AQUIFER WELL
AND NITRATE REMOVAL FACILITY**

JOB No. : 384-11
DRAWING : WELLSITE
DRAWN BY: SJP/GR
DATE : 7-8-15
SCALE : 1" = 30'

GRAPHIC SCALE



EL MORO AVE.

8TH STREET

PARKING AREA

TANK

ADMIN. BLDG/SHOP

STANDBY POWER BLDG.

TANK

EX. WELL HOUSE (TO BE DEMO'D)

NEW

PROPOSED LOCATION OF NEW UPPER AQUIFER WELL AND NITRATE REMOVAL FACILITY; TO BE COMBINED IN ONE NEW WELLHOUSE WITH EXISTING 8TH ST. LOWER AQUIFER WELL; EXISTING WELLHOUSE TO BE DEMOLISHED.

OVERHANG

STORAGE CONTAINER

STORAGE CONTAINER

CONCRETE SLAB

PERC POND

PROPOSED 5,000 GAL. BRINE STORAGE TANK

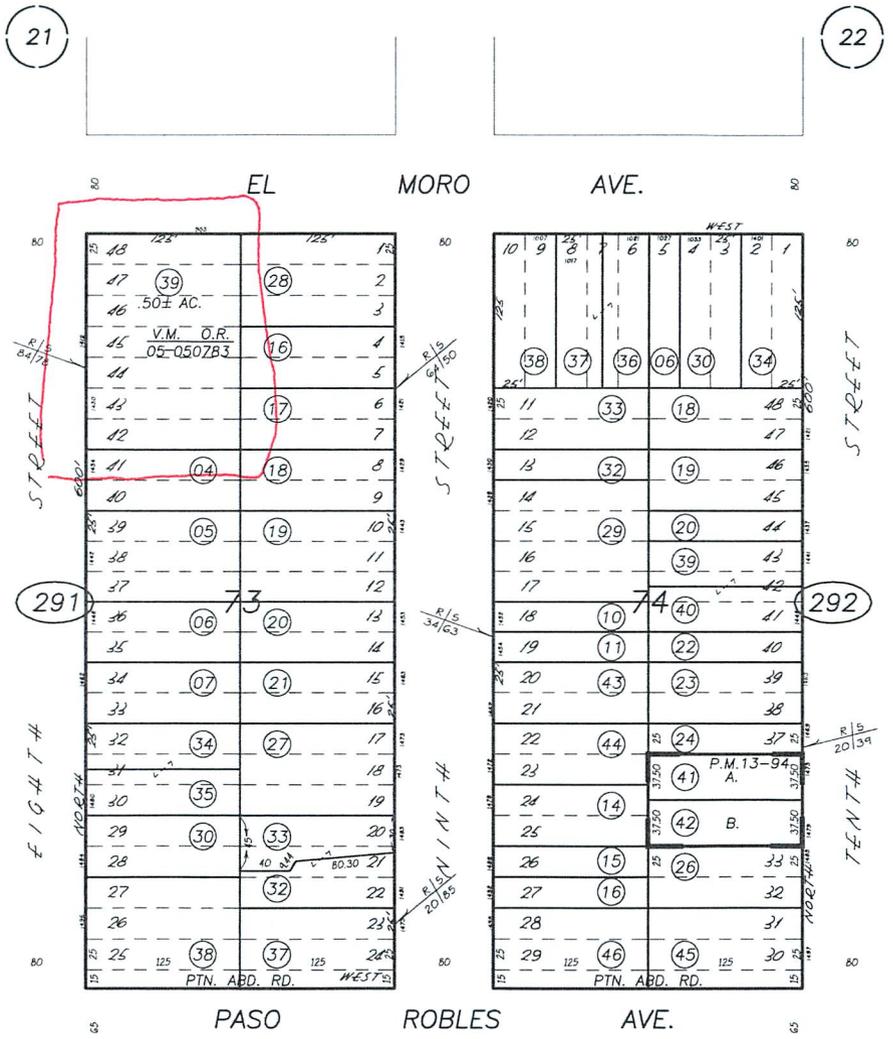
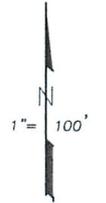
ROAD BASE

TANK

DIRT

(IN FEET)

1 IN = 30 FT



28

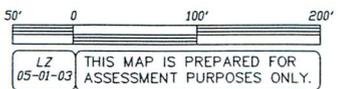
291

292

30

37

REVISIONS	
I.S.	DATE
05-393	04-19-05
06-014	07-06-05





Estero Planning Area
Planning Area

Coastal Zone
Planning Area

ELMORAVE

3TH ST

3TH ST

4TH ST

5TH ST

Los Osos URB L

RSF

PF



Parcel Summary Report For Parcel # 038-291-039

7/22/2015
9:44:40AM

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 LOS OSOS COMMUNITY SERVICES DISTRIC

Address Information

<u>Status</u>	<u>Address</u>
	01428 8TH ST LSOS
A	01412 8TH ST LSOS
A	00953 EL MORRO 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>
M04-	0171	0001	Los Osos	Estero Plannin	RSF	LCP	AS	Y	VN	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	000.50AC

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
LOS OSOS, ZONE J
LOS OSOS, ZONE K
LOS OSOS
LOS OSOS, ZONE A
LOS OSOS, ZONE B
LOS OSOS, ZONE G
AREA NO. 21



Parcel Summary Report For Parcel # 038-291-039

7/22/2015
9:44:40AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 02

Case Information

Case Number:

Case Status:

D910247D WIT Primary Parcel

Description:

BUILD WORKSHOP /STORAGE FACILITY

DRC2006-00179 APV Primary Parcel

Description:

CONSTRUCTION OF PERCOLATION POND AND SETTLEMENT TANKS FOR FILTER BACKWASH DISPOSAL

DRC2015-00014 REC Primary Parcel

Description:

WELL INSTALLATION IMPROVEMENTS AND NITRATE REMOVAL SYSTEM

E980228 RES Primary Parcel

Description:

CONV'S/RES'S NOT ALLOWED

PMT2004-02809 FNL Primary Parcel

Description:

REPLACE MAIN SERVICE - 100 AMP (SINGLE PHASE) REPLACEMENT PARTS NO LONGER AVAILABLE FOR EXISTING SERVICE

PMT2004-03218 FNL Primary Parcel

Description:

DEMO HOUSE WITH THREE SHEDS - NO PERMIT PROOF - ACTUAL ADDRESS = 1428 8TH ST. SEE CONDITIONS FOR APCD CASE #

PMT2004-03219 FNL Primary Parcel

Description:

ELECTRICAL PERMIT FOR TEMP CONSTRUCTION TRAILER

PMT2004-03724 EXP Primary Parcel

Description:

EXPIRED -MINOR GRADING FOR STANDBY POWER FACILITIES (8TH & EL MORRO) [ALSO SEE PMT 2004-03443 & 03436] EOR: STEVEN HYLAND, RCE - PULIC INFO HOTLINE: 528-9312 OR CONTACT PERSON FOR THE DISTRICT IS MICHAEL DRAKE, 528-9436. SEE PACKAGED DATED SEPT 23, 2005 & LETTER DATED 9-15-05, BY STEVEN J. HYLAND ADDRESSING UBC & LAND USE REQUIREMENTS.

PMT2007-00953 EXP Primary Parcel

Description:

MINOR GRADING FOR INSTALLATION OF PERCOLATION PONDS AND WATER STORAGE TANKS

PMT2014-03303 RVW Primary Parcel

Description:

ADDITION TO EXISTING OFFICE BUILDING (117 SF) AND INTERIOR REMODEL (180 SQ FT) TO INCLUDE AN ADA RESTROOM AND KITCHEN - FOR LOS OSOS COMMUNITY SERVICES DISTRICT



Parcel Summary Report For Parcel # 038-291-039

7/22/2015
9:44:40AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PRE2006-00029

REC

Primary Parcel

Description:

22123 SF GRADING FOR CONSTRUCTION OF DISPOSAL POND FOR FILTER BACKWASH WATER FROM WATER SYSTEM TO REPLACE EXISTING METHOD

SUB2003-00157

RDD

Primary Parcel

Description:

PROP 7 TO 1 MERGER