



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/28/2016

TO: _____

FROM: Kerry Brown (805-781-5713 or kbrown@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00120 GOLDEN STATE WATER CO. – Proposed development plan amendment to include the installation of a prefabricated ion exchange system, one salt tank, two waste tanks on a concrete pad. APN: 074-052-024

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

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

DRC2015-00120

GOLDEN STATE W

MINOR USE PERMIT- MODIFI
AMENDMENT TO INCLUDE THE
INSTALLATION OF A PREFABRICATED ION
EST/LSOS
AS LCP RSF

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 93402
Email Address: matthew.hubbard@gswater.com

Applicant Name Matthew Hubbard, Golden State Water Company Daytime Phone (805) 528-2281
Mailing Address 1140 Los Olivos Ave, Los Osos, CA Zip Code 93402
Email Address: matthew.hubbard@gswater.com

Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 2.46 acres Assessor Parcel Number(s): 074-052-024

Legal Description: San Luis Obispo County, California, in the northwest 1/4 of the southeast 1/4 of section 12, Township 30 S/Range 10 E, Mount Diablo Base Line and Meridian

Address of the project (if known): 450 Rosina Dr, 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.: While traveling West on Los Osos Valley Rd in Los Osos, turn right on Pine Ave; travel 0.11 miles on Pine Ave, then turn left on Rosina Drive; travel 0.10 miles on Rosina Drive and the plant site is on the right.

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

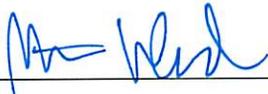
The plant site is currently used as a well site for municipal potable water supplies and includes a well house of 150 square feet, fenced area of approximately 1250 square feet and a perimeter fence.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): The project will include the installation of a prefabricated Ion Exchange system (~350 sqft), one salt tank (~79 sqft), two waste tanks (each ~79 sqft) on a concrete pad (~1660 sqft).

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 4/19/2016

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: Existing access is off of Rosina Drive and will be used for future 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: Residential

South: Residential

East: Residential

West: Residential

For all projects, answer the following:

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

Buildings: 1350 sq. feet 1 %

Landscaping: 89600 sq. feet 83 %

Paving: 7150 sq. feet 7 %

Other (specify) other open space, 9700 sq ft, 9%

Total area of all paving and structures: 8500 sq. feet acres

Total area of grading or removal of ground cover: 8500 sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: 24 feet

Number of trees to be removed: _____ Type: _____

Setbacks: Front 25 feet Right 35 feet Left 60 feet Back 70 feet

Proposed water source: On-site well Shared well Other This is a utility well site

Community System - List the agency or company responsible for provision: Golden State Water Company

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

Proposed sewage disposal: Individual on-site system Other No sewage produced at site.

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: San Luis Obispo County Fire

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:

- 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: 2.46 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: Trenching and excavating for previous pipeline project
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: Rosina Dr and Fearn Ave, Los Osos, CA

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 _____
 Industrial – Explain Municipal potable water supply; this project is for a potable well site.
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: There is an existing well which is connected to the municipal supply.
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: ^{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? NA 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}

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? Construction Debris
- 2. Name of Solid Waste Disposal Company: To be determined
- 3. Where is the waste disposal storage in relation to buildings? Unknown, portable disposal bin near construction activity.
- 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 93402
- 3. Location of nearest fire station: Los Osos Fire Department, 2315 Bayview Heights Drive, Los Osos, CA 93402
- 4. Location of nearest public transit stop: Bus stop at Pine Ave & 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 mile feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
The property has been used for a water supply well since 1980; previous history is unknown.
- 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: Further expansion of the site could include, but not limited to, drilling of additional wells and installation of treatment to meet drinking water standards.
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

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

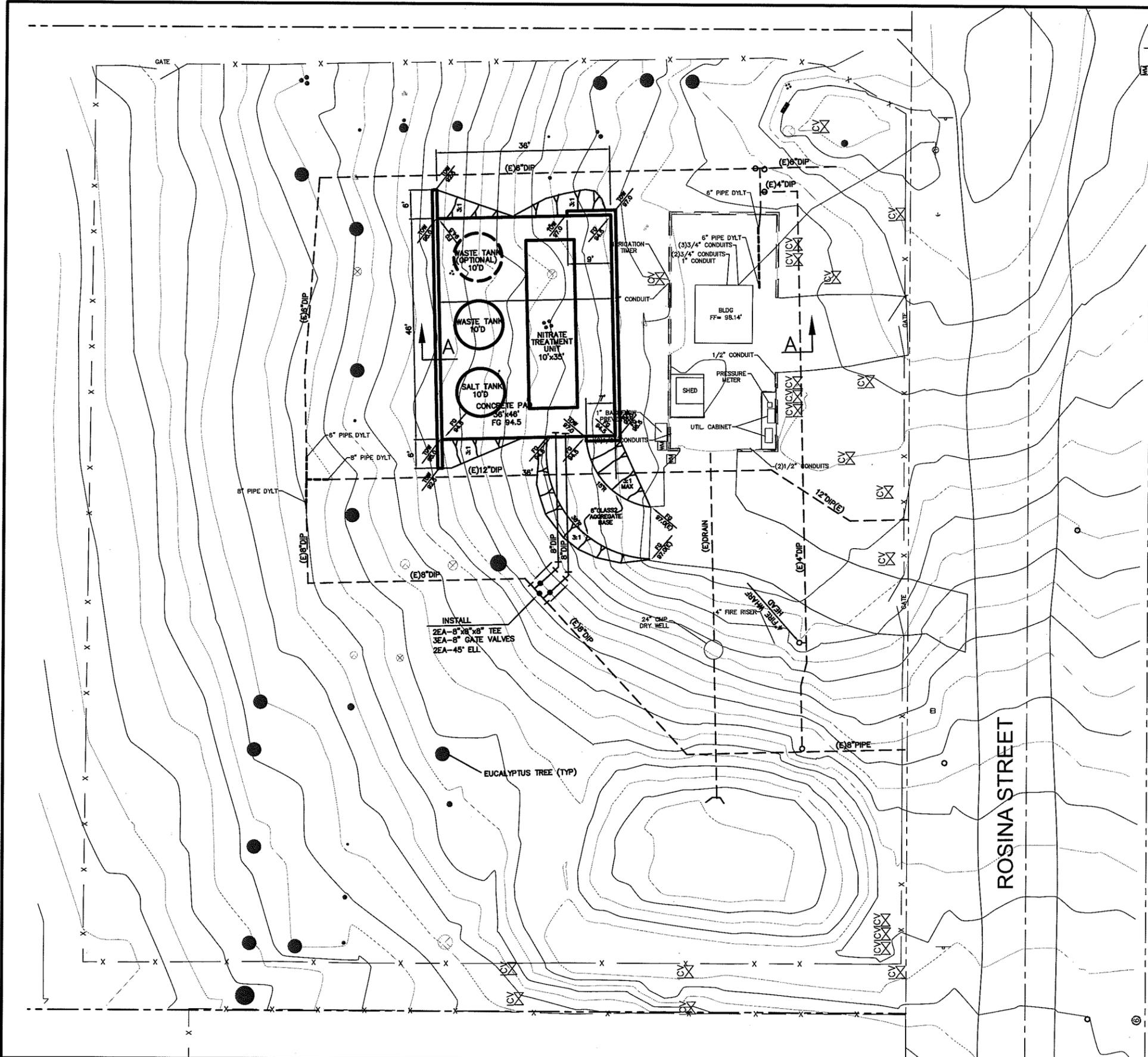
None

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
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): ED11-095 - Neg Dec for pipeline project

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 Department of Drinking Water water supply 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.)



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WORLD GEODETIC SYSTEM OF 1984 (WGS84) REFERENCE FRAME, AND CONSTRAINED TO THE CALIFORNIA COORDINATE SYSTEM, ZONE 5, EPOCH 1991.35, AT POINT # 140 PER 110-RS-89, N=2310678.27 E=5713479.53

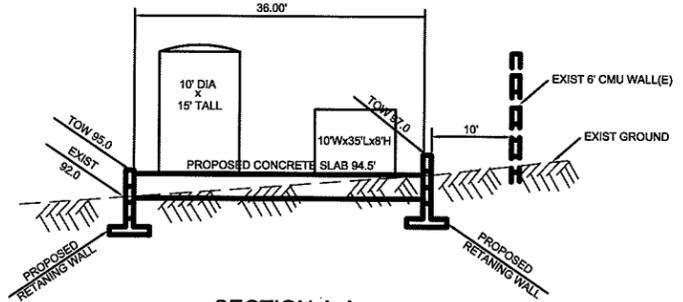
BENCHMARK
 THE ELEVATIONS SHOWN HEREON ARE NAVD83 AS DETERMINED BY GPS OBSERVATIONS CONSTRAINED TO POINT # 140 PER 110-RS-89, HAVING A PUBLISHED ELEVATION OF 176.21'

RIGHT-OF-WAY
 RIGHT-OF-WAY LINES SHOWN HEREON WERE DERIVED FROM AVAILABLE RECORD INFORMATION AND MINIMALLY CONSTRAINED TO FOUND SURVEY MONUMENTS. A FULL AND RESOLVED BOUNDARY SURVEY WAS NOT PERFORMED FOR THIS PROJECT.

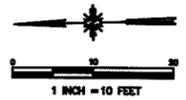
PROPERTY BOUNDARIES
 PROPERTY BOUNDARY LINES SHOWN HEREON ARE PER 23-PM-62 AND ARE MINIMALLY CONSTRAINED TO THE RECORD RIGHT-OF-WAY.

UNDERGROUND UTILITIES
 UNDERGROUND UTILITY LINES SHOWN HEREON WERE DETERMINED FROM "USA" PAINT MARKINGS AS THEY EXISTED ON THE SURVEY DATE OF NOVEMBER 16, 2015.

- LEGEND**
- SIGN
 - WATER VALVE
 - ⊞ WATER METER
 - ⊕ FIRE HYDRANT
 - ⊖ POWER POLE
 - ⊕ GUY WIRE
 - ⊞ UTILITY PULLBOX
 - ⊞ TELEPHONE RISER
 - ⊞ IRRIGATION CONTROL BOX
 - TREE
 - ⊙ TREE STUMP



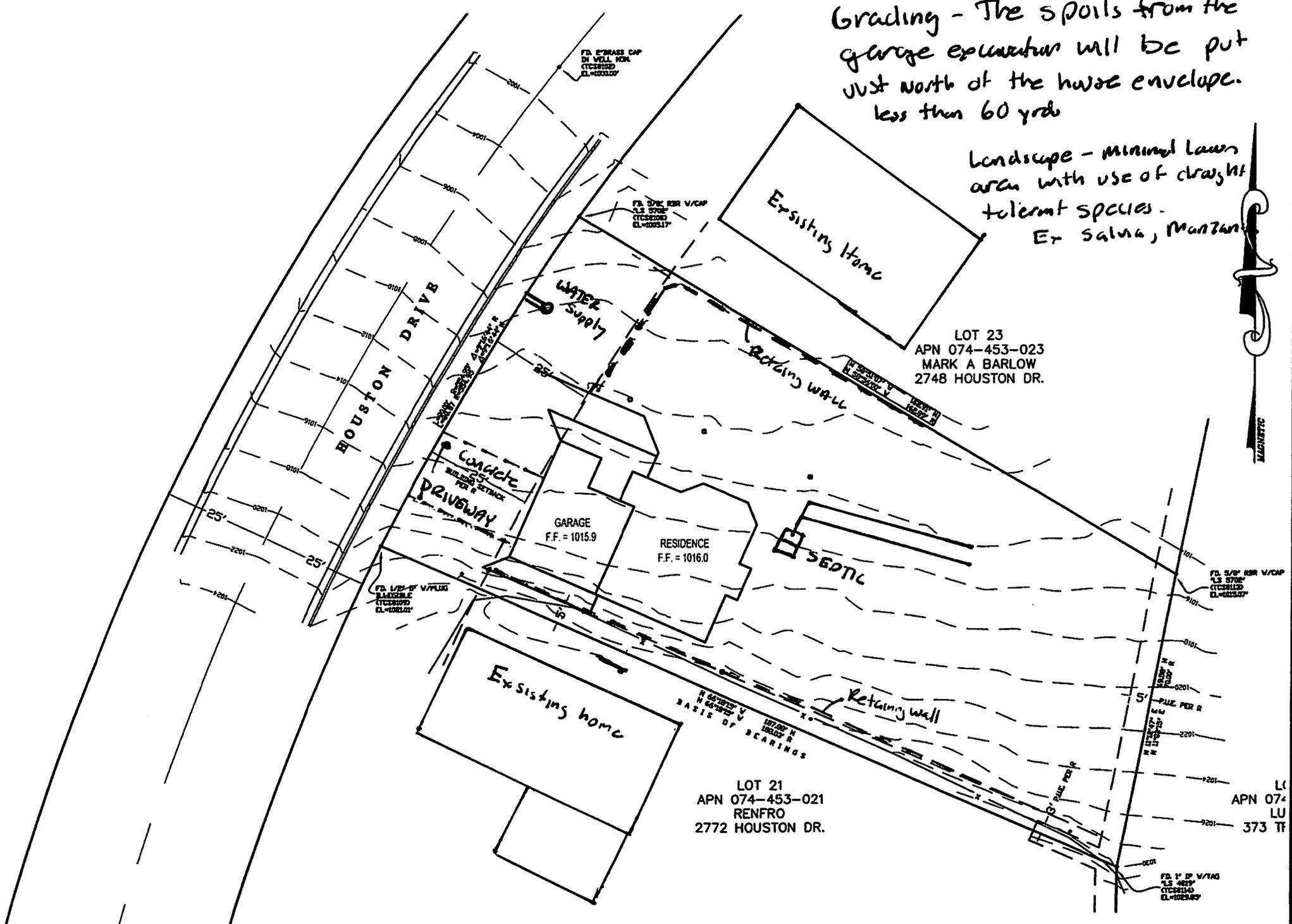
SECTION A-A
 SCALE 1"=10'



GOLDEN STATE WATER ROSINA PLANT, LOS OSOS NITRATE TREATMENT SITE PLAN		
DRAWN BY LA	DATE 12/09/2015	CA JOB NO. 14631100
CHECKED BY EAG	SCALE 1" = 10'	SHEET 1 OF 1

Grading - The spoils from the garage excavation will be put just north of the house envelope. less than 60 yds

Landscape - minimal lawn area with use of drought tolerant species.
 Ex: Salvia, Manzanita



SITE PLAN 1" = 80'-0"



Google earth





Residential Dwelling

Fear n Ave

Doris Ave

Rosina-Skyline Ion Exchange Improvement (Not to Scale)

Rosina Plant Site

Rosina Dr

Google earth

300 ft

N





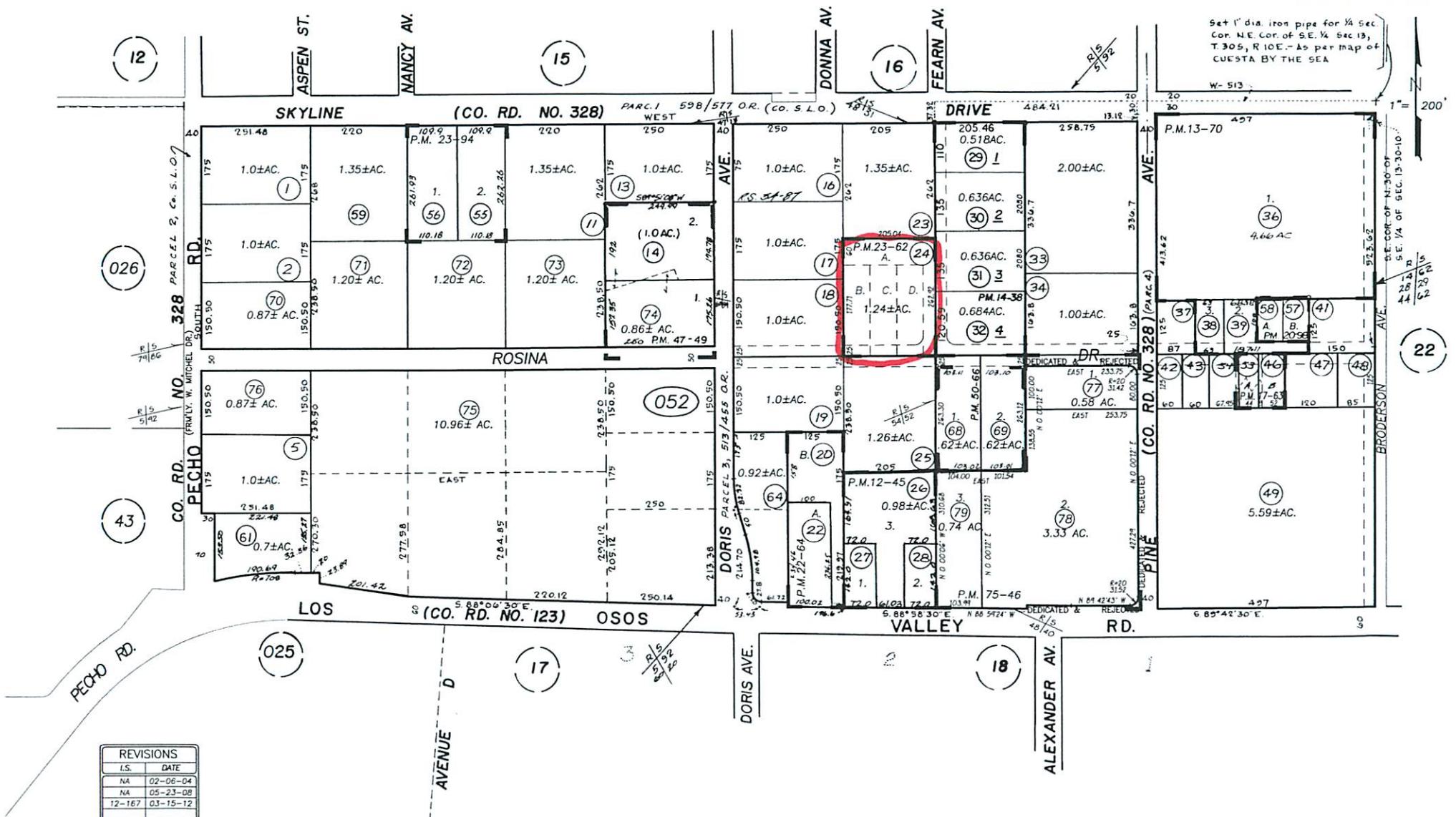
Zone
g Area
Estero Planning Area
Planning Area

Los Osos URL

Residential Single-Family

Public Facilities

LOS OSOS VALLEY RD



REVISIONS	
I.S.	DATE
NA	02-06-04
NA	05-23-08
12-167	03-15-12

100' 0 200' 400'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

MARTIN TRACT SURVEY, R.S. BK. 5, PG. 92.
 T.30S. ; R.10E. ; SECTION 13.(N.1/2 OF S.E.1/4), M.D.B.& M.

LOS OSOS
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 074 PAGE 052



Parcel Summary Report For Parcel # 074-052-024

4/25/2016
1:11:19PM

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 101-40-010-01

OWN GOLDEN STATE WATER COMPANY

OWN SOUTHERN CA WATER CORP

Address Information

<u>Status</u>	<u>Address</u>
P	00450 ROSINA AV LSOS

Lot Information:

<u>Tract / Twtnshp</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>
CO79-	246	0001	Los Osos	Estero Plannin	RSF	LCP	AS	Y	VP	U79081501

Parcel Information

<u>Status</u>	<u>Description</u>
Active	BOE 101-40-10 PAR 1

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
NO. 02
LOS OSOS, ZONE B
AREA NO. 21
LOS OSOS, ZONE J



Parcel Summary Report For Parcel # 074-052-024

4/25/2016
1:11:19PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS, ZONE K
LOS OSOS

Case Information

Case Number:

Case Status:

COD2014-00367

CLD

Primary Parcel

Description:

PROPERTY IS OWNED BY WATER COMPANY AND IS A WELL SITE BUT ZONED RSF. COMPLAINT OF STORAGE OF COMMERCIAL BACKHOE

DRC2010-00060

APV

Primary Parcel

Description:

CUP FOR ADDITION TO THE SITE OF A 50,000 GALLON POTABLE WATER TANK AND AN ADDITIONAL BUILDING OF 512 SQ FT AND REMOVAL OF 25 TREES.

DRC2015-00120

REC

Primary Parcel

Description:

AMENDMENT TO INCLUDE THE INSTALLATION OF A PREFABRICATED ION EXCHANGE SYSTEM, ONE SALT TANK, TWO WAST TANKS ON A CONCRETE PAD.

P010180T

APP

Primary Parcel

Description:

OK TO REMOVE ONE VERY LARGE EUC TREE

P020249E

APP

Primary Parcel

Description:

WELL SITE

PMT2005-01974

FNL

Primary Parcel

Description:

REPLACE METER PANEL (200 AMP)

PRE2015-00002

REC

Primary Parcel

Description:

INTALL ION EXCHANGE TREATMENT.

G840013N

CMP

Related Parcel

Description:

LU T - MARTIN TR/LARGER MIN PARCEL SIZES