



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/10/2015

TO: _____

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00085 MARSDEN – Proposed minor use permit to construct a 30,800 sf metal warehouse building. Site location is Monterey Rd and Wellsona Rd, Paso Robles. APN: 027-321-033

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

MINOR USE PERMIT
30,800 SQ FT WAREHOUSE METAL BUILDING
NCSAL/ NCSAL
IND

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
- Amendment to approved land use permit
- Curb, Gutter & Sidewalk Waiver

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name JEFF MARSDEN Daytime Phone (805) 895-6626
 Mailing Address 101 WELLSONA RD PASO ROBLES 93446 Zip Code _____
 Email Address: JM@MARSMEGA.COM

Applicant Name JR BEARD C/O LHB & ASSOCIATES Daytime Phone (805) 540-5240
 Mailing Address 867 PACIFIC STREET, SUITE 120, SAN LUIS OBISPO, CA 93401 Zip Code 93401
 Email Address: JRB@LHBASSOC.COM

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

PROPERTY INFORMATION

Total Size of Site: 1.65 ACRES Assessor Parcel Number(s): 321 021 027-052-033
 Legal Description: _____
 Address of the project (if known): _____
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: MONTEREY ROAD AND WELLSONA ROAD, ADJACENT TO 6384 MONTEREY ROAD.

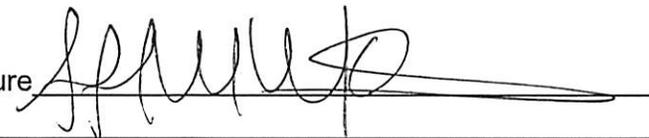
Describe current uses, existing structures, and other improvements and vegetation on the property:
CURRENTLY VACANT, DIRT LOT.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 30,800 SQUARE FEET WAREHOUSE METAL 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  Date 2-2-15

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): _____

Describe existing and future access to the proposed project site: EXISTING CHAINLINK FENCE AND GATE ARE PRESENT, AND WILL CONTINUE TO REMAIN AFTER CONSTRUCTION OF NEW WAREHOUSE BUILDING.

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: INDUSTRIAL South: INDUSTRIAL
East: RAILROAD West: INDUSTRIAL

For all projects, answer the following:

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

Buildings: 30,800 sq. feet 43% % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) DIRT LOT, 57%
Total area of all paving and structures: 30,800 sq. feet acres
Total area of grading or removal of ground cover: 30,800 sq. feet acres
Number of parking spaces proposed: 0 Height of tallest structure: 33'-11"
Number of trees to be removed: 0 Type: _____
Setbacks: Front 25' Right 0' Left 0' Back 0'

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: _____
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: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: 0 sq. feet acres
Total floor area of all structures including upper stories: 30,800 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: 1.65 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: MONTEREY ROAD

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 WAREHOUSE WITH ONE (1) RESTROOM
- 3. What is the expected daily water demand associated with the project? 10 GALLONS
- 4. How many service connections will be required? 0
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING WELL AND ABOVE GROUND WATER STORAGE TANKS
- 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? 150 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

- 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: SAN MIGUEL GARBAGE
- 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: PASO ROBLES JOINT UNIFIED SCHOOL DISTRICT
- 2. Location of nearest police station: SAN LUIS SHERIFF
- 3. Location of nearest fire station: 900 PARK STREET, PASO ROBLES
- 4. Location of nearest public transit stop: 3 MILES SOUTH
- 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:
VACANT LOT.
- 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): NA
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 *: WAREHOUSE BUILDING, TRANSLUCENT ROOF PANELS.

*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

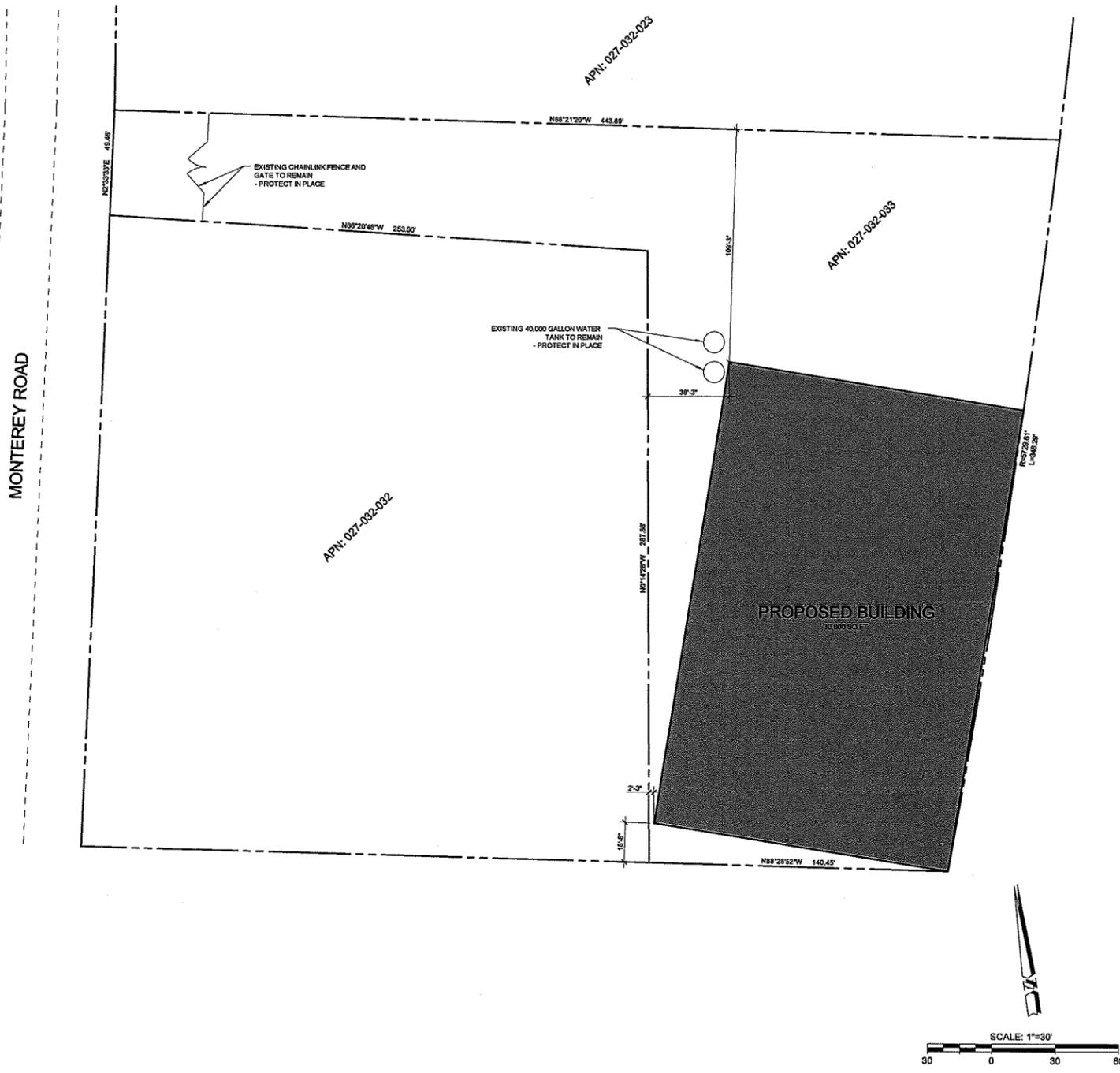
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
USE RECYCLED CLASS II AGGREGATE BASE.
- _____
- _____

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): SEE ATTACHED.

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): BUILDING PERMIT

(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.)



PROJECT DESCRIPTION

THE PROJECT CONSISTS OF CONSTRUCTING A 30,800 SQUARE FEET WAREHOUSE BUILDING.

SHEET INDEX

C-1 PRELIMINARY SITE PLAN
A-1 FLOOR PLAN AND EXTERIOR ELEVATIONS

SITE STATISTICS

SITE ADDRESS : MONTEREY ROAD AND WELLSONA ROAD, PASO ROBLES, CALIFORNIA

OWNER : JEFF MARSDEN
(805) 805-6929

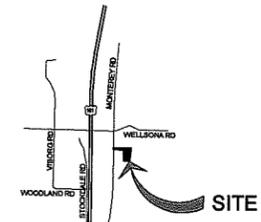
GOVERNING JURISDICTION : COUNTY OF SAN LUIS OBISPO

A.P.N. : 027-032-033

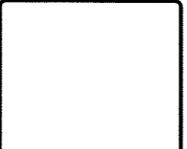
GROSS SITE AREA : 1.85 ACRES

WAREHOUSE AREA : 30,800 S.F.

VICINITY MAP



SCALE: N.T.S.



LB
architecture
engineering

LHB & Associates, Ltd.
867 Pacific Street, Suite 120
San Luis Obispo, CA 93401
ph 805.940.5240
fax 805.940.5241
www.LHBassoc.com

CONSULTANTS

REVISIONS

SUBMITTAL DATES
OWNER: _____
REG. AGENCIES _____
O.T.B.: _____

PROJECT NO.	14-21
DRAWN BY:	JRB
CHECKED BY:	JRB

MARSDEN WAREHOUSE

APN 027-032-033
MONTEREY ROAD
PASO ROBLES, CA 93446

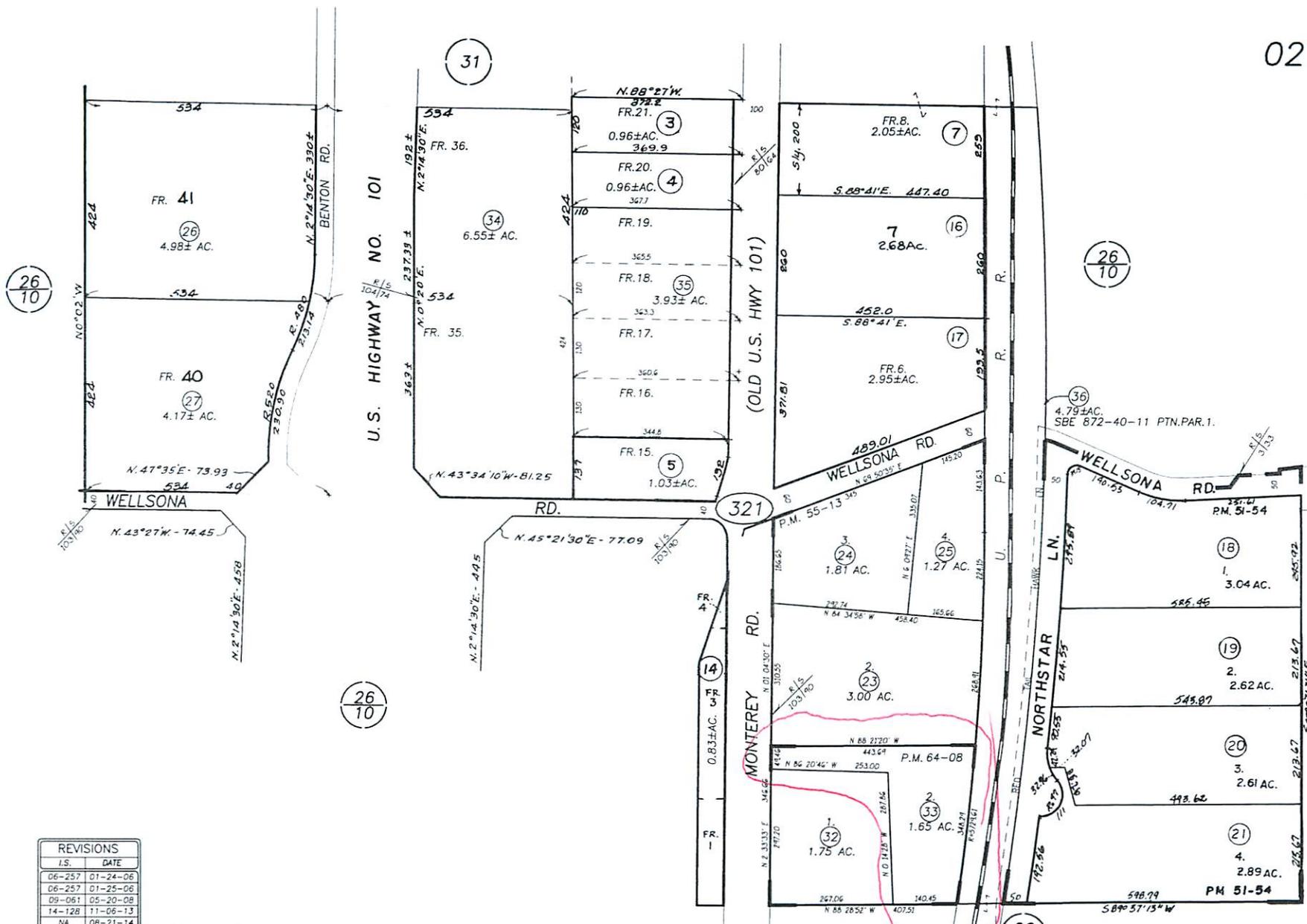
SHEET TITLE

SITE PLAN

SHEET NO.

C-1

0114-21 Marinda02-EntirePlans(Submit)14-21 C-1.dwg 2021.12.21 PM .R03



REVISIONS	
I.S.	DATE
06-257	01-24-06
06-257	01-25-06
09-061	05-20-08
14-128	11-06-13
NA	08-21-14

100' 0 200' 400'

JS
02-25-00

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



WELL SONARD

CS

Salinas River Sub Area
Planning Area
North County Planning Area
Planning Area

IND

RS

AG

RS 100m



Parcel Summary Report For Parcel # 027-321-033

2/5/2015
9:11:32AM

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 HUTCHINS SCOTT
77425 INDIAN VALLEY RD SAN MIGUEL CA 93451-9716

OWN HUTCHINS MELODY

OWN HUTCHINS SCOTT & MELODY REVOCABLE L

Address Information

<u>Status</u>	<u>Address</u>
P	06390 MONTEREY RD NCSAL
A	06394 MONTEREY RD NCSAL

Lot Information:

<u>Tract / Townshp</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>
COAL04-	179	0002	North Cty. Plan	North County I IND				Y	VP	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 64/8-9 PAR 2

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537)
SAN LUIS OBISPO JT(27,40)
PASO ROBLES PUBLIC
NO. 01
AREA NO. 21



Parcel Summary Report For Parcel # 027-321-033

2/5/2015
9:11:33AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PASO ROBLES UNION (SB1537 BLO)

Case Information

Case Number:

Case Status:

D020140P CMP Primary Parcel

Description:

3 INDUSTRIAL BUILDINGS

DRC2014-00085 REC Primary Parcel

Description:

30,800 SQ FT WAREHOUSE METAL BUILDING

PMT2004-02213 WIT Primary Parcel

Description:

COMMERCIAL BUILDING - 4950 SF - SHELL BUILDING - W/ GRADING (MINOR)

PMT2004-02215 WIT Primary Parcel

Description:

COMMERCIAL BUILDING - 4950 SF - SHELL BUILDING - (DUPLICATE TO PMT 2004-02213)

PMT2004-02216 WIT Primary Parcel

Description:

COMMERCIAL BUILDING - 4950 SF - SHELL BUILDING - (DUPLICATE TO PMT 2004-02213) FA-304/409

PMT2011-01058 FNL Primary Parcel

Description:

200 AMP SERVICE FOR SECURITY LIGHTING

72989 EXP Related Parcel

Description:

INSTALL REPLACEMENT M.H. OFFICE

A2330 FNL Related Parcel

Description:

ADD/ALT EXIST.COMMERCIAL BLDG (ENCLOSED STORAGE)

A8036 FNL Related Parcel

Description:

CONSTRUCT COMMERCIAL BUILDING (1800 SF OFFICE)

D860027D EXP Related Parcel

Description:

TRUSS FABRICATION PLANT

D960030D WIT Related Parcel

Description:

CONST STEEL INDUSTRIAL BLDG STRUCTURES



Parcel Summary Report For Parcel # 027-321-033

2/5/2015
9:11:33AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

D970068P CMP Related Parcel

Description:

CONSTRUCTION OFFICE FOR WELDING BUSINESS

PMT2002-25819 WIT Related Parcel

Description:

TEMPORARY OFFICE BUILDING FOR CONSTRUCTION

S990115L RDD Related Parcel

Description:

ADJUSTMENT TO CREATE 4 PARCELS

SUB2004-00118 RDD Related Parcel

Description:

PROP TWO LOT ADJUSTMENT REQUESTED BY CLIFFORD & E.R. BREWEN TO ADJUST THE LOT LINES BETWEEN TWO PARCELS OF 1.74 AND 1.66 ACRES EACH. THE ADJUSTMENT WILL RESULT IN TWO PARCELS OF 1.75 AND 1.65 ACRES EACH. THE PROJECT WILL NOT RESULT IN THE CREATION OF ANY ADDITIONAL PARCELS. THE PROPOSED PROJECT IS WITHIN THE INDUSTRIAL LAND USE CATEGORY AND IS LOCATED AT 6384 MONTEREY RD. AND 6440 MONTEREY RD, SOUTHEAST OF THE MONTEREY RD AND WELLSONA RD. INTERSECTION, IN THE WELLSONA COMMERCIAL INDUSTRIAL AREA. THE SITE IS IN THE SALINAS RIVER PLANNING AREA.