



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 8/13/09

TO: _____

FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: DRC2009-00006 Nipomo Partners LLC- site plan for an ambulance service station. Site located off S. Frontage Rd. in Nipomo. APNs: 092-158-011, 012 and 013.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 8/27/09 please.

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

SITE PLAN

AMBULANCE SERVICE LOCATION

SC/ NIPO

CS

GENERAL APPLICATION FOR

San Luis Obispo County Department of Planning and



APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit
- Plot Plan
- Variance
- Surface Mining/Reclamation Plan
- Modification to approved land use permit
- Zoning Clearance
- Other

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name NIPOMO PARTNERS, LLC Daytime Phone 489-4457
 Mailing Address 710 SO. FRONTAGE RD, NIPOMO, CA Zip Code 93444
 Email Address: _____

Applicant Name SAN LUIS AMBULANCE SERVICE INC Daytime Phone 543-2626
 Mailing Address PO BOX 954, SAN LUIS OBISPO, CA Zip Code 93406
 Email Address: _____

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

PROPERTY INFORMATION

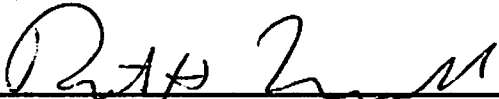
Total Size of Site: 158,122.80 SF Assessor Parcel Number(s): 072-158-011, 012, 013
 Legal Description: LOTS 11, 12 & 13 OF TRACT 2210, COUNTY OF SAN LUIS OBISPO
 Address of the project (if known): 720 S. FRONTAGE RD, SUITE 101, NIPOMO, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: US 101 TO TRFRT, CROSS TRFRT TO SOUTH FRONTAGE ROAD, TRAVEL SOUTH TO PORT LOCKS COMPLEX AT 720 S FRONTAGE RD
 Describe current uses, existing structures, and other improvements and vegetation on the property: EXISTING COMMERCIAL AND STORAGE STRUCTURES.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 1450 SF AMBULANCE SERVICE LOCATION TENANT IMPROVEMENT

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 7-29-09

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

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:

- Answer ALL of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 3.63 acres
Moderate slopes of 10-30%: — acres
Steep slopes over 30%: — acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: FRONTAGE ROAD & HWY 101 - EXISTING STRUCTURE

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system EXISTING
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain EXISTING WATER SERVICE - NO CHANGES
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? EXISTING
4. How many service connections will be required? EXISTING
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING WATER USE & SPRINKLERS
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? EXISTING COMMUNITY WATER
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. EXISTING WATER CONNECTION TO NCD
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No EXISTING CONNECTION
Distance to nearest sewer line: EXISTING Location of connection: FRONT LOT
2. What is the amount of proposed flow? EXISTING 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? EXISTING COMMERCIAL USE
- 2. Name of Solid Waste Disposal Company: SOUTH COUNTY SANITARY
- 3. Where is the waste disposal storage in relation to buildings? BEHIND COMMERCIAL BLDG
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: LUCIA MAR. UNIFIED
- 2. Location of nearest police station: SHERIFF SUBSTATION
- 3. Location of nearest fire station: CAL FIRE NIPOMO
- 4. Location of nearest public transit stop: FRONTAGE 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:
COMMERCIAL & STORAGE
- 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. EXISTING DEVELOPMENT APPROVAL D 970006D

Commercial/Industrial Project Information

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

- 1. Days of Operation: 7 DAYS / WEEK Hours of Operation: 24 HRS
- 2. How many people will this project employ? 6 TOTAL, 2 PER SHIFT
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift 8AM - 8AM (24HR) 2 PER 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: NONE
- 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. 7 Between 4:00 to 6:00 p.m. ONE
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 *: 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): SEE D1900060 APPROVALS

Other Related Permits

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

(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.)

INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No _____

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE - Please verify whether your project is on the Known Hazardous Waste and Substances Sites List pursuant to AB 3750 and if you are within ½ mile of certain landfills (see back of sheet).

PLEASE COMPLETE AND SIGN BELOW

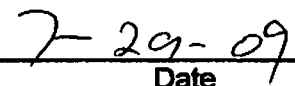
I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing and (2) Public Notice Distribution requirements and (3) the Right to Farm Disclosure.

AND

I acknowledge that I have reviewed the list of Identified Hazardous Waste and Substances Sites List and the Landfill Disclosure on the back of this form and find the following: (1) The site is not shown on the list of Identified Hazardous Waste and Substances Site; (2) The site is not shown on the list dated April 1998, or any later list published by the State Office of Planning and Research and (3) I have read the disclosure statement on landfill operations.

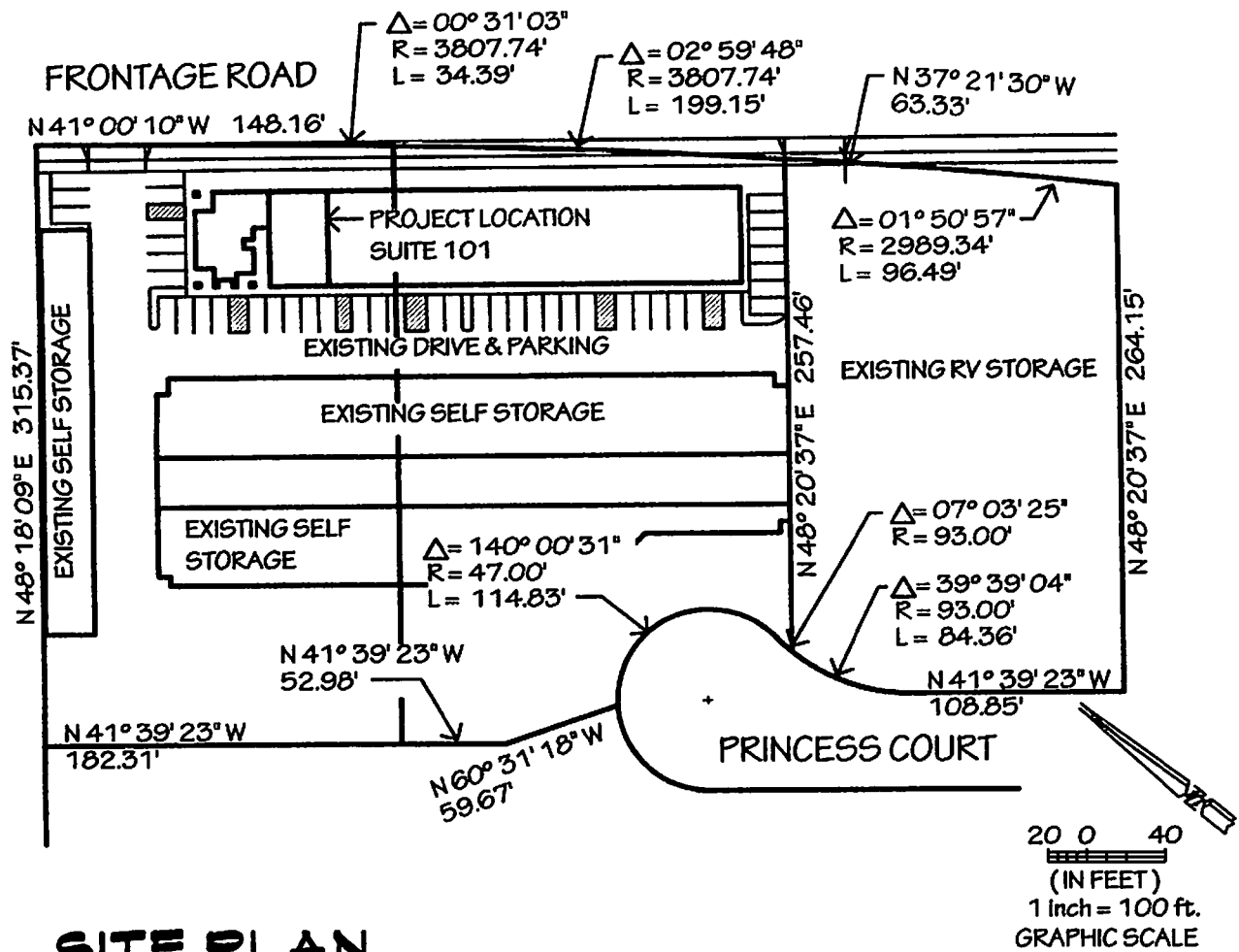


Signature



Date

Print Name: _____



SITE PLAN

ZONING
 OVERALL SITE AREA:

COMMERCIAL SERVICE
 158,122.80 S.F.

OCCUPANCY TYPE: B
 CONSTRUCTION TYPE: VB
 SPRINKLERS: (EXISTING) YES

STRUCTURES SHOWN:
 EXISTING AS APPROVED BY D990006D
 COMMERCIAL SPACE
 MINI & RV STORAGE
 MANAGERS UNIT & OFFICE

UP TO 12,000 S.F.
 89,650 S.F.
 3,000 S.F.

SCOPE OF WORK:
 REMODEL EXISTING COMMERCIAL SPACE
 PER PLAN SHEET 2

COVERAGE SHOWN:
 LANDSCAPE SHOWN:

UNCHANGED
 UNCHANGED

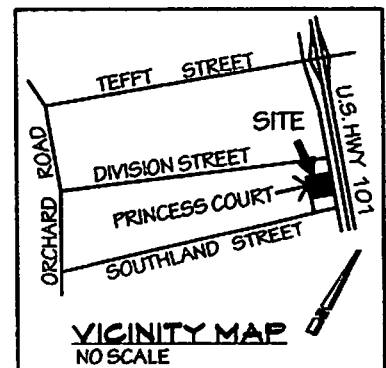
LEGAL DESCRIPTION:
 LOTS 11, 12 & 13, TRACT 2210,
 COUNTY OF SAN LUIS OBISPO
 APN - 092-158-011,012 & 013

PARKING SHOWN FOR COMMERCIAL:
 SETBACKS SHOWN:
 FRONT & STREET SIDE:
 SIDE & REAR

UNCHANGED
 UNCHANGED
 UNCHANGED
 UNCHANGED

MAXIMUM BUILDING HEIGHT:

UNCHANGED



A TENANT IMPROVEMENT PROPOSAL

FOR:
 SAN LUIS AMBULANCE, INC.
 LOCATION:
 720 S. FRONTAGE ROAD, SUITE 101, NIPOMO, CA

Norman & Vasquez Associates

Commercial Development and Planned Residential Specialists

101 West Branch - Suite 12
 Arroyo Grande, California 93420
 James R. Norman, Architect

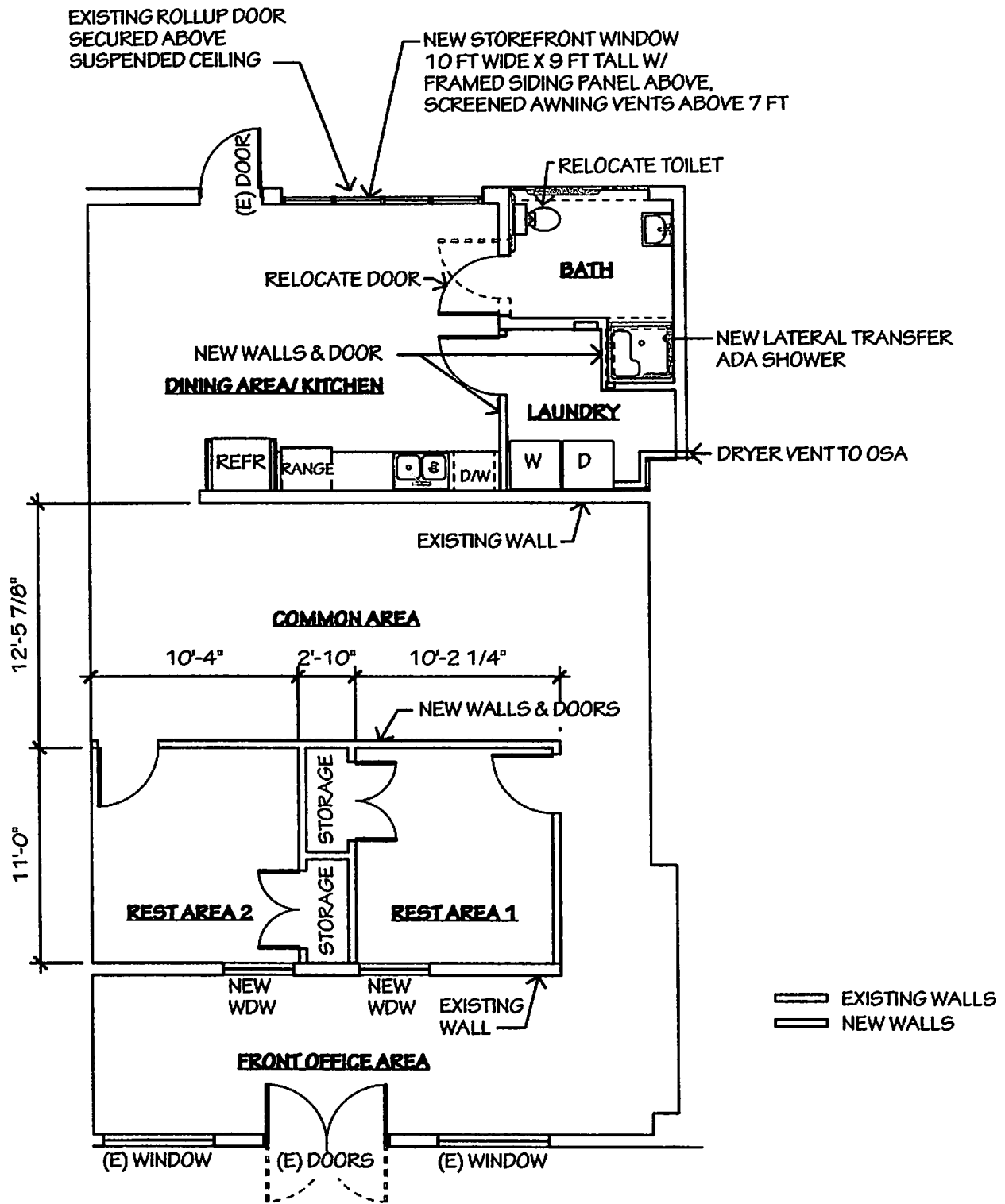
(805) 481-5645
 C3891

JULY '09

29004

DWG

1 OF 2



Floor Plan

1/8" = 1'-0"

EXISTING COMMERCIAL SUITE TO BE RENOVATED AS INDICATED WITH SEVERAL PARTITION WALLS, SHOWER ADDED TO TOILET ROOM, LAUNDRY EQUIPMENT AND KITCHENETTE. EXISTING ROLLUP DOOR AT REAR TO BE FIXED IN POSITION ABOVE NEW STOREFRONT WINDOWS.

A TENANT IMPROVEMENT PROPOSAL

FOR:
SAN LUIS AMBULANCE, INC.
LOCATION:
720 S. FRONTAGE ROAD, SUITE 101, NIPOMO, CA

Norman & Vasquez Associates

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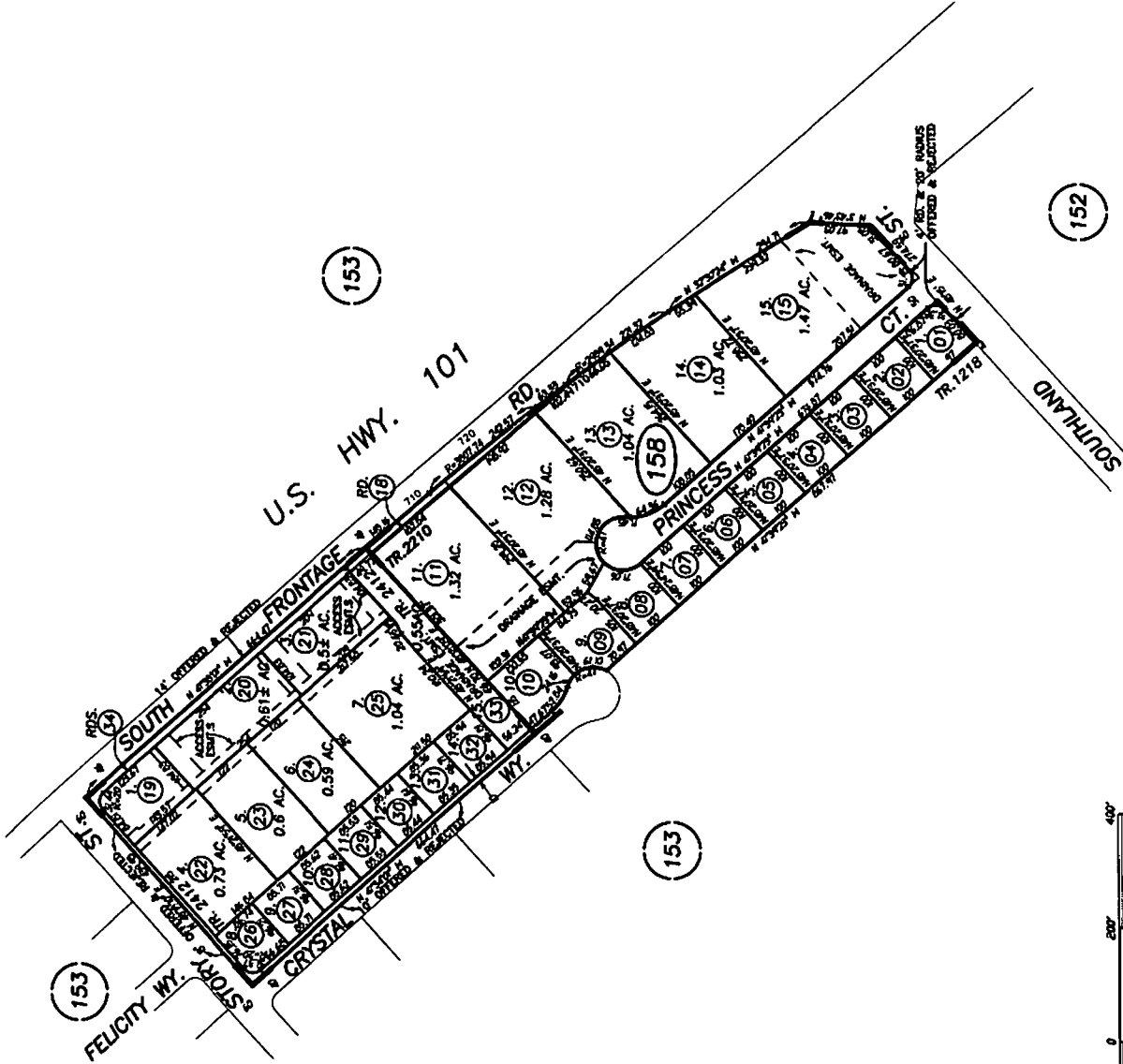
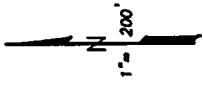
(805) 481-5645
C3891

JULY '09

29004

DWG

2 OF 2



NIPOMO
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO CAL
 BOOK 092 PAGE 158

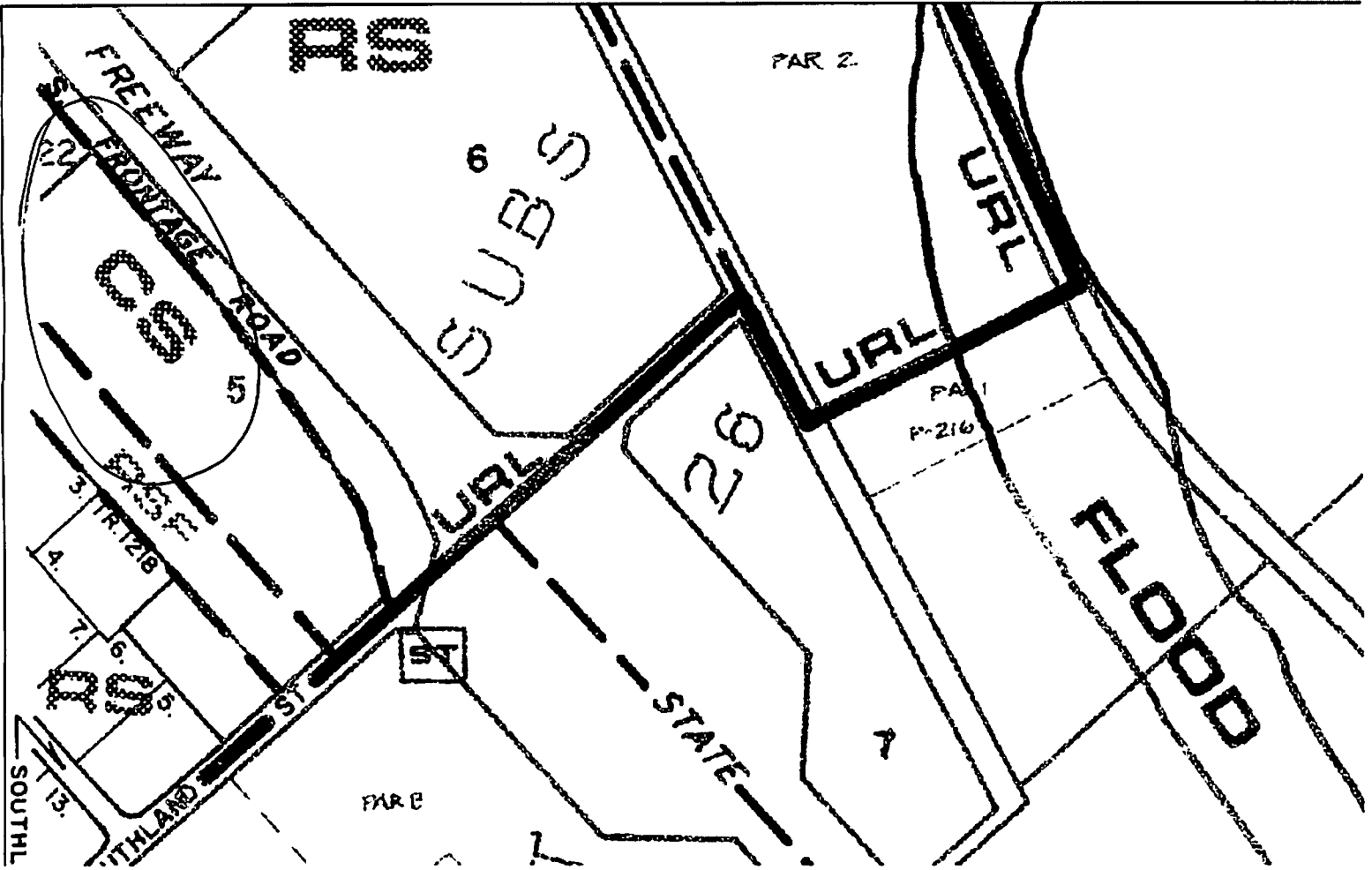
TRACT 2412, R.M. Bk. 20 ; Pg. 06
 TRACT 2210, R.M. Bk. 18 ; Pg. 70

100' 0 200' 400'

THIS MAP IS PREPARED FOR
 07-29-08
 ASSESSMENT PURPOSES ONLY.

REVISIONS		
LS.	DATE	
07-188	08-14-08	







Parcel Summary Report For Parcel # 092-158-012

8/4/2009
2:17:24PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Address Information

Status	Address
P	00720 SO FRONTAGE RD 0108 NIPO
P	00720 SO FRONTAGE RD 0101 NIPO
P	00720 SO FRONTAGE RD 0102 NIPO
P	00720 SO FRONTAGE RD 0103 NIPO

Lot Information:

Community: NIPO

Planning Area: SC

Lot Type	Tract / Twnshp	Block / Range	Section	Lot	Land Use Elements	Lot Flags	Misc
T	2210	0000	0012	Y	CS	SC / VL	E030292

People Information

Role	Name and Address
OWN	NIPOMO PARTNERS LLC A CA LLC 710 S FRONTAGE RD NIPOMO CA 93444-5652

Phone Numbers and Contact info
Email: %MARINA D. MATTHEWS

Notes

Parcel Information



Parcel Summary Report For Parcel # 092-158-012

8/4/2009
2:17:24PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Status
Active

Description
TR 2210 LT 12

Notes

APPROVED SIGN PROGRAM REQUIRES SIGNS FOR EACH TENANT TO BE INDIVIDUAL RAISED LETTERS, WHICH MAY BE LIT INTERNALLY. CABINET SIGNS ARE NOT ALLOWED, EXCEPT FOR A SMALL LOGO (6 SF.) SEE CONDITIONS OF APPROVAL FOR DETAILS; DEV. REVIEW STAFF WILL REVIEW SIGN PERMITS. N.ORTON 9-19-05. ADDRESS FOR COMM BLDG ARE UNITS 101-108. PCS 2/11/08.