



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/7/2013

TO: _____

FROM: Brian Pedrotti- Inland Team/ Development Review

PROJECT DESCRIPTION: DRC2013-00003/SUB2013-00005 PRIVATE CAPITAL- Conditional use permit and lot line adjustment for the construction and operation of a 96 bed assisted living facility, along with the lot line adjustment of two parcels. 5.20 acre site located off W.Tefft in Nipomo. APN: 092-572-016 and 017.

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

File No _____

SUB2013-00005

PRIVATE CAPITA

DRC2013-00003

PRIVATE CAPITA

Lot Line Adjustment

CONDITIONAL USE PERMIT/

LLA OF TWO PARCELS.

-
-
-
-

CUP FOR CONSTRUCTION AND OPERATION
OF A 96 BED ASSISTED LIVING FACILITY
SC/ NIPO
CBD CR

SC/ NIPO

CBD CR

APPLICANT INFORMATION

Check box for contact person assigned to this project
 Landowner Name PRIVATE CAPITAL INVESTMENTS Daytime Phone (925) 937-1314
Mailing Address 3201 DANVILLE BLVD., ALAMO, CA. Zip Code 94507
Email Address: GARY@PRIVATECAP.NET

Applicant Name (SAME AS ABOVE) Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

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

PROPERTY INFORMATION

Total Size of Site: 5.20 ACRES Assessor Parcel Number(s): 092-572-016/092-572-017

Legal Description:

Address of the project (if known): 563 JUNIPER ST, NIPOMO, CA / 187 N. FRONTAGE RD., 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.: EXIT W. JEFFT - 1 BLOCK WEST TO MARY ST, TURN RIGHT 1 BLOCK - PROP. IS NW CORNER OF MARY & JUNIPER

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

PROPERTY IS VACANT LAND

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): BOTH PARCELS TOTAL 5.2 ACRES

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 Gary B. Pres, PRIVATE CAPITAL INVESTMENTS Date 7/19/13

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: Proposed access from
Many with additional fire access too on south end, access from Juniper

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: CR/CS
East: 101 FWY/RSF

South: CR
West: CR/DP

For all projects, answer the following:

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

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

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

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

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

Number of parking spaces proposed: _____ Height of tallest structure: 35'

Number of trees to be removed: 0 Type: _____

Setbacks: Front 86/15' Right _____ Left 20' Back 35'

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

Community System - List the agency or company responsible for provision: Nipomo CSD

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: Nipomo CSD

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: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 96 Bed / 36 units Number of bedrooms per unit: One

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:

- 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: _____ 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: Mary, Juniper, Frontage, 101 FWY

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 Assisted Living Facility
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 24,000 gpd
4. How many service connections will be required? 4
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? N/A 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
Distance to nearest sewer line: 50-300 ft Location of connection: Juniper
2. What is the amount of proposed flow? 19,800 gpd G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No Sewer line may be up sized

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: _____
- 3. Where is the waste disposal storage in relation to buildings? Rear / side
- 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 School District
- 2. Location of nearest police station: 1691 Front St. Oceano CA
- 3. Location of nearest fire station: 450 Pioneer St. Nipomo CA
- 4. Location of nearest public transit stop: Jeff at Carrillo ≈ .2 mi.
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? +/- .1 mile / 200 ft feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Property remains undeveloped and unused
- 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: Vons open space parcel (092-572-1018) has sensitive artifacts
- 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: 24/7 Hours of Operation: 24
- 2. How many people will this project employ? +/- 100
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift 30-40 per shift - some full and some part time hours vary
- 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. 29 Between 4:00 to 6:00 p.m. 32
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): Sitting areas, recreation areas, rain garden area at entrance
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 *: TBD

*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:
Bro Swale and Rain garden at entrance

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): 04-0309

Other Related Permits

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



1050 Southwood Drive, San Luis Obispo, CA 93401

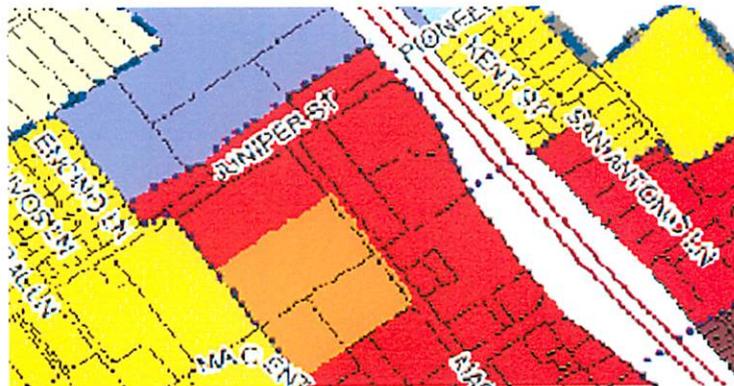
T 805.544.7407 F 805.544.3863

CannonCorp.us

Nipomo Oaks Project Description

The property owner, Private Capital Investments, through its agent, Cannon: Todd Smith, is requesting approval for a conditional use permit and lot line adjustment for parcels 092-572-016 & 017 in Nipomo, San Luis Obispo County. The property is currently undeveloped and is a portion of the project property the County approved a mixed use project CUP and tentative tract map requested by Nipomo Town Square, LLP (George Newman). The lots are located at the southeast corner of Juniper and Mary streets. The subject property is zoned Commercial retail (CR). The surrounding parcels include: the RV Dealership to the north, the 101 freeway to the east, a Vons owned open space parcel and the Vons shopping center to the south and land to the west which also was once a part of the Nipomo Town Square approved project that remains vacant.

The surrounding zoning is (see map below), CR and CS (Commercial Service) to the north, The 101 Freeway and RSF (Residential Single Family) to the east, CR (Vons shopping center) to the south and CR/OP (Office Professional) to the west.



The proposed use is for the construction and operation of a 96 bed assisted living facility on parcel 17, and a 36 unit senior living apartment complex. The assisted living facility will contain 96 beds of varying level of care. 59 beds will be assisted living; 15 beds will be transitional or light memory care; 22 beds will be memory care. The senior apartments on Parcel 16 will house 36 independent living units.

The assisted living facility is expected to employ 100 people in a mix of full-time and part-time workers. Employees will work three shifts. Approximately one third of the employees will be



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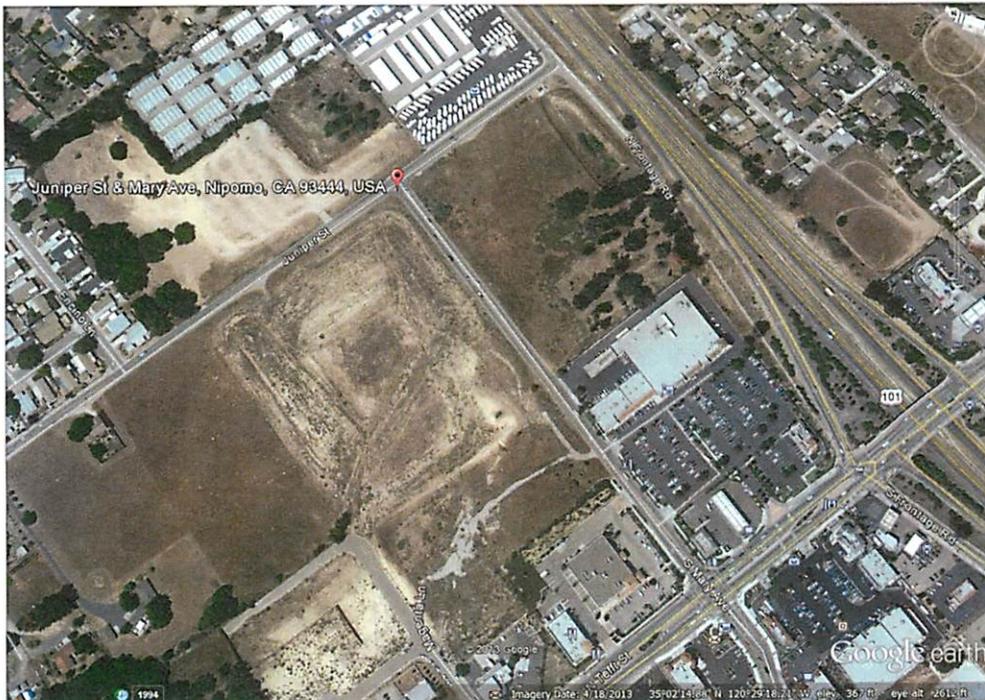
CannonCorp.us

full time. This will bring new jobs to Nipomo and San Luis Obispo County, and will enhance local businesses.

Also requested is a lot line adjustment between the two parcels that are under the same ownership. Parcel APN 092-572-016 and 092-572-017. Parcel 16 is approximately 2 acres and Parcel 17 is approximately 3 acres presently. It is proposed to continue the southern property line for Parcel 17 all the way to Mary Ave. cutting Parcel 16 in half. Proposed parcel sizes then will be Parcel 16 just over one acre and Parcel 17 to approximately 4 acres (see the attached exhibits).

The existing site is undeveloped land with a large drainage basin at the east side of the property. There are existing recorded drainage easements for Vons and San Luis Obispo County to send storm water to the basin. The easements are non-exclusive and allow the subject property to utilize the basin for drainage. Given that the basin is at the low elevation of the property, existing drainage patterns of the property flow to the basin.

There are no significant land features on the property. No large native trees are on the subject parcels. All of the trees are located on the Vons open space restricted parcel, 092-572-018 and will remain undisturbed and ultimately supported by the proposed project. The Owner derived the name of the project, Nipomo Oaks, from those trees and expects that the tenants will enjoy the natural beauty adjacent to the property. See the existing aerial photo:





1050 Southwood Drive, San Luis Obispo, CA 93401

T 805.544.7407 F 805.544.3863

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As can be seen by the site photo above, the proposed use is perfectly situated. There are commercial Retail and commercial service uses to the north, the RY dealership, and to the south, Vons shopping center. Additionally, the proximity to Vons and the Tefft commercial district makes this location ideal. The seniors who maintain mobility or have mobile devices such as a scooter, and independence, will find most of the necessary services within walking distance of the property. Groceries, drug stores, restaurants and more are all conveniently located in the immediate neighborhood.

Once completed, the project will not generate much noise, traffic, odors, or significant impacts. Senior facilities do not generate much traffic. The residents are low users. The Institute of Traffic engineers estimate an average use rate of two thirds as compared to single family development. Assisted Living is even less. The average we used was .22 morning peak hour trips per bed/unit and .24 peak afternoon trips per bed/unit as per the ITE figures. While there is the addition of employee traffic with assisted living, industry sources note that approximately 30% to 40% of employees use public transportation.

Public transportation is expected to be another highly utilized aspect of the use in operation. Seniors often rely heavily upon public transportation. The Nipomo Dial a Ride is available for the residents use and is very convenient and inexpensive. Additionally the transit stop is located less than two tenths of a mile away from the property.

Parking is calculated based on the nursing home standard in section 22.18.50 of the County Land Use Ordinance for the assisted living portion and the multifamily use standard for the senior apartments. Therefore 48 spaces are required for the assisted living and 45 spaces required of the senior apartments – 36 residence and 9 guest spaces. The project proposes 60 spaces for the assisted living with 2 of those spaces ADA compliant, and 37 spaces for the senior apartments with 1 space as ADA compliant. We are technically short some guest parking for the senior apartments and will consider a parking waiver or a shared parking agreement in order to satisfy the code requirement. There is a parking surplus on the assisted living portion of the project.

Noise is also typically low for this type of use. An updated acoustic study is included for review and it analyzes the introduction of a sensory receptor with the project. The project will comply with the noise ordinance. The use in operation is not expect to create undue noise. The biggest noise element would likely be the occasionally emergency response for urgent medical care that is more frequent with the elderly than average residential standards.

In addition to the noise study, a Health Risk Assessment has been conducted and the project is well under the required limits.



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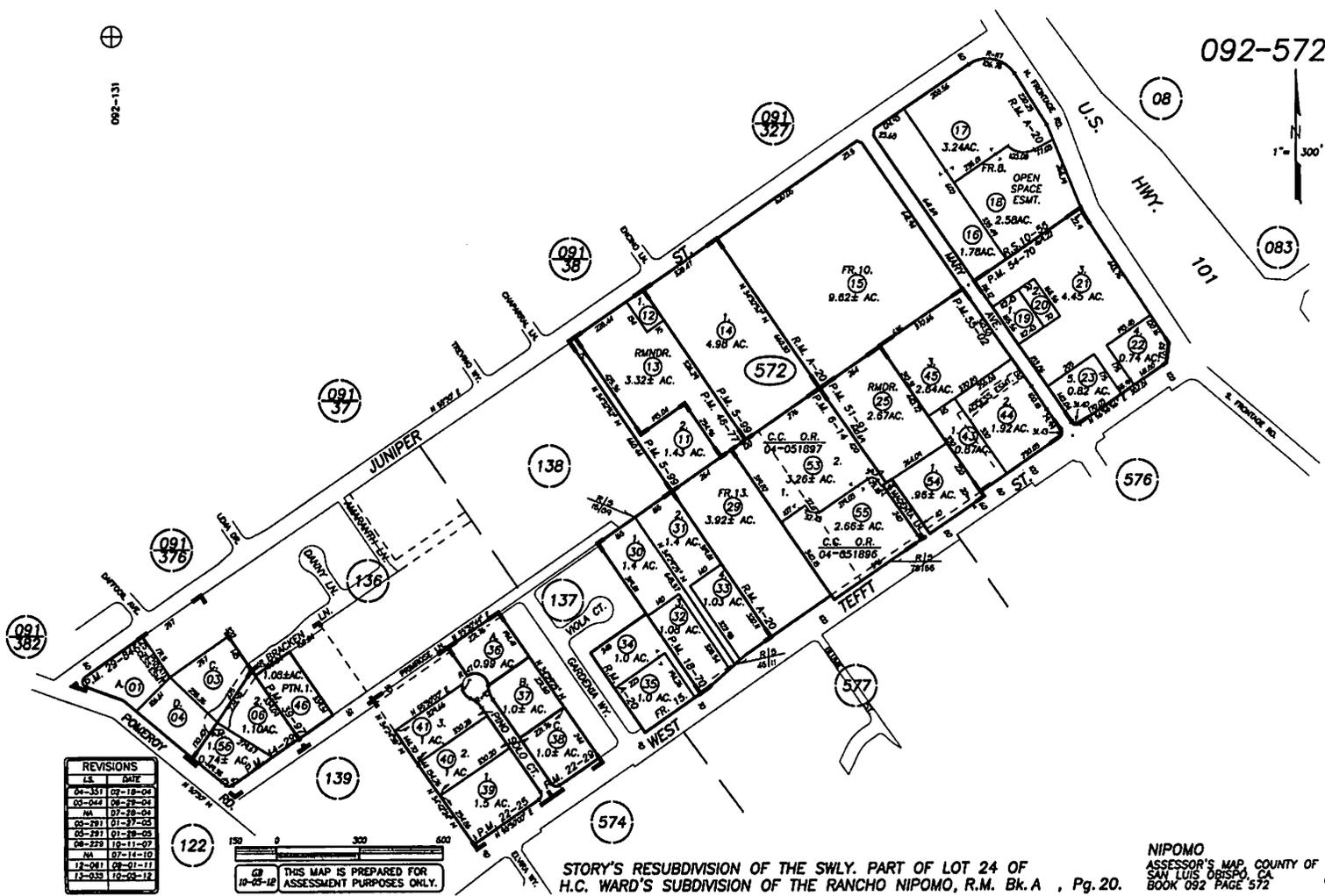
CannonCorp.us

The project will serve a critical need in the community as the aging baby boomer population is requiring more services. San Luis Obispo County has seen more assisted living facilities as this need continues to grow. This facility fits in well at the proposed location. It brings to fruition the most successful part of the previously approved project, Nipomo Town Center that was approved in 2006/2007. The project is compatible with the surrounding land uses.

092-572

1" = 300'

092-131



REVISIONS	
LS	DATE
04-351	02-18-04
02-042	08-22-04
NA	07-28-04
02-281	01-27-05
02-281	01-28-05
04-223	10-11-07
NA	07-14-10
12-081	08-01-11
12-083	10-02-12

122

0 150 300 600

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

STORY'S RESUBDIVISION OF THE SWLY. PART OF LOT 24 OF H.C. WARD'S SUBDIVISION OF THE RANCHO NIPOMO, R.M. Bk. A, Pg. 20.

NIPOMO
ASSESSOR'S MAP
SAN LUIS OBISPO, CA
BOOK 092 PAGE 572



Parcel Summary Report For Parcel # 092-572-016

7/26/2013
4:47:59PM

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 DUNBAR KRISTIE
 2681 TODOS SANTOS LN SANTA BARBARA CA 93105-2916

OWN CRANDALL TERESA A

OWN CRANDALL TODD

OWN EWING LARRY E

OWN EWING LIVING TRUST

OWN FERINI AM

OWN FERINI GEORGEANNE

OWN GOODWIN FAMILY TRUST

OWN GOODWIN PAUL J

OWN GOODWIN THOMAS J

OWN GRAHAM ANTHONY

OWN GRAHAM DIERDRE R

OWN KLEBANOW SIMON

OWN MONROE JENNIFER



Parcel Summary Report For Parcel # 092-572-016

7/26/2013
4:48:00PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

OWN REED DAVID

OWN REED DIANE

OWN ROFFONI JOHN

OWN SAMRA DROPATI

OWN SAMRA K & D 2005 TRUST

OWN SAMRA KULDIP

OWN SNOWDY JOAN

OWN TESORO CINDY

OWN WALTER LINDA S

OWN WALTER WILLIAM J

Address Information

<u>Status</u>	<u>Address</u>
	00563 JUNIPER ST NIPO

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>
SADANARS	0000	8P	Nipomo	South County	CR	CBD		Y	VP	E922508L / E970355L /



Parcel Summary Report For Parcel # 092-572-016

7/26/2013
4:48:00PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Parcel Information

Status Description

Active RHO NIPOMO STORY SUB PTN LT 8

Notes

LEGAL PARCEL PER DEED 353 OR 269 MINUS ROAD TAKE BY COUNTY (3341 OR 119). JSM 5/2/13

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN LUIS
NO. 04
NIPOMO
COASTAL SAN LUIS
NIPOMO

Case Information

Case Number:

Case Status:

COD2003-00210 CLD Primary Parcel

Description:

STORED VEHICLES; ABANDONED HOUSE

DRC2013-00003 REC Primary Parcel

Description:

CUP FOR CONSTRUCTION AND OPERATION OF A 96 BED ASSISTED LIVING FACILITY AND A 36 UNIT SENIOR LIVING APARTMENT COMPLEX.

E000596 RES Primary Parcel

Description:

OCC RV VEHICLES

E970355 RES Primary Parcel

Description:

SOLID WASTE, STORAGE

PMT2003-02721 FNL Primary Parcel

Description:

DEMO EXISTING SFD



Parcel Summary Report For Parcel # 092-572-016

7/26/2013
4:48:00PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PRE2012-00063 REC Primary Parcel

Description:

ASSISTED LIVING AND SENIOR APTS

SUB2013-00005 REC Primary Parcel

Description:

LLA OF TWO PARCELS.

DRC2003-00120 WIT Related Parcel

Description:

ASSISTED LIVING, OFFICE, RESTAURANT, RETAIL TYPE USES.

PMT2005-02876 FNL Related Parcel

Description:

TEMPORARY CONSTRUCTION TRAILER W/ELECTRIC METER - TRACT 2652 (OK PER 22.30.600D)

PMT2007-01073 WIT Related Parcel

Description:

WITHDRAWN APPLICATION - VINTAGE TERRACE- 121 ROOM ELDERLY CARE FACILITY, ASSISTED LIVING AND MEMORY SUPPORT (137,211 SF)

S020372T APV Related Parcel

Description:

TENTATIVE TRACT MAP 2558 TO SUBDIVIDE A 3.26 ACRE PARCEL INTO FIFTEEN LOTS RANGING FROM 6,000 TO 7,011 SQUARE FEET EACH FOR THE PURPOSE OF SALE AND/OR DEVELOPMENT, AND THE CREATION OF AN ON-SITE ROAD (OAK TERRACE CIRCLE). THE PROJECT INCLUDES OFF-SITE ROAD IMPROVEMENTS TO MAGENTA LANE AND OAK TERRACE LANE. ONE ON-SITE UNDERGROUND STORMWATER BASIN WOULD BE CONSTRUCTED UNDER THE CUL-DE-SAC OF OAK TERRACE CIRCLE, AND TWO OFF-SITE STORMWATER DETENTION BASINS AND ASSOCIATED STORM DRAINS WOULD BE CONSTRUCTED TO THE NORTHEAST ON ADJACENT PROPERTY OWNED BY THE APPLICANT. THE PROJECT WILL RESULT IN THE DISTURBANCE OF APPROXIMATELY FOUR ACRES

SUB2003-00314 APV Related Parcel

Description:

TENTATIVE TRACT MAP TO SUDIVIDE FIVE PARCELS TOTALLING 19.1 ACRES INTO 24 LOTS RANGING FROM 0.2 TO 5.0 ACRES EACH FOR THE PURPOSE OF DEVELOPMENT AND A CONDITIONAL USE PERMIT FOR A MIXED USE DEVELOPMENT INCLUDING: A THREE-STORY, 112-UNIT, 97,600-SQUARE FOOT ASSISTED LIVING/MEMORY SUPPORT FACILITY; A 16,000-SQUARE FOOT THEMED RESTAURANT AND CONFERENCE FACILITY; AND, 130,000 SQUARE FEET OF RETAIL, OFFICE, AND PROFESSIONAL BUILDINGS. THE PROPOSED PROJECT INCLUDES IMPROVEMENTS TO MARY AVENUE, MAGENTA AVENUE, AND JUNIPER STREET, THE CONSTRUCTION OF 733 PARKING SPACES, AND THE CONSTRUCTION OF TWO STORMWATER RETENTION BASINS. THE PROJECT WILL RESULT IN THE DISTURBANCE OF THE ENTIRE 19.1-ACRE AREA, AND APPROXIMATELY 1.9 ACRES OF DISTURBANCE DUE TO ROAD IMPROVEMENTS, FOR A TOTAL DISTURBANCE AREA OF APPROXIMATELY 21 ACRES

SUB2006-00067 PTX Related Parcel

Description:



Parcel Summary Report For Parcel # 092-572-016

7/26/2013
4:48:00PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

RECONSIDERATION OF A VESTING TENTATIVE TRACT MAP / CONDITIONAL USE PERMIT TO SUBDIVIDE FIVE PARCELS TOTALING 19.1 ACRES INTO 21 LOTS RANGING FROM 0.16 TO 5.13 ACRES EACH FOR THE PURPOSE OF DEVELOPMENT AND A CONDITIONAL USE PERMIT FOR A MIXED USE DEVELOPMENT INCLUDING: A THREE-STORY, 128,162-SQUARE FOOT ASSISTED LIVING/MEMORY SUPPORT FACILITY; A 19,850-SQUARE FOOT THEMED RESTAURANT AND CONFERENCE FACILITY; AND, 120,728 SQUARE FEET OF RETAIL, OFFICE, AND PROFESSIONAL BUILDINGS. THE PROPOSED PROJECT INCLUDES IMPROVEMENTS TO MARY AVENUE, MAGENTA AVENUE, AND JUNIPER STREET, THE CONSTRUCTION OF 747 PARKING SPACES, AND THE CONSTRUCTION OF MULTIPLE UNDERGROUND STORMWATER RETENTION BASINS



Parcel Summary Report For Parcel # 092-572-017

7/26/2013
4:51:54PM

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 WILLIAMS VALERIE
2681 TODOS SANTOS LN SANTA BARBARA CA 93105-2916
OWN WILLIAMS VALERIE TRUST

Address Information

Status Address
00187 NO FRONTAGE RD NIPO

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>
SADANARS	0000	8P	Nipomo	South County	CR	CBD		Y		P85030701

Parcel Information

Status Description
Active RHO NIPOMO PTN LT 8

Notes
APN IS A LEGAL PARCEL PER DEED, 1064 OR 447. JSM 11/9/12

Tax Districts
LUCIA MAR
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN LUIS
NO. 04
NIPOMO
COASTAL SAN LUIS
NIPOMO



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San Luis Obispo, California 93408

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Case Information

Case Number:

Case Status:

94484 FNL Primary Parcel

Description:

INSTALL REPLACEMENT PANEL FOR SINGLE FAMILY DWELL

A9656 FNL Primary Parcel

Description:

DEMO 3 HOUSES & 2 GARAGES

S010216P EXP Primary Parcel

Description:

TO SUBDIVIDE

A8992 FNL Related Parcel

Description:

GRAD'G & RETAIN'G WALLS FOR VONS MARKET FRED POTTHAST, GEO ENG/TOM COURTNEY, AIA

DRC2003-00120 WIT Related Parcel

Description:

ASSISTED LIVING, OFFICE, RESTAURANT, RETAIL TYPE USES.

DRC2013-00003 REC Related Parcel

Description:

CUP FOR CONSTRUCTION AND OPERATION OF A 96 BED ASSISTED LIVING FACILITY AND A 36 UNIT SENIOR LIVING APARTMENT COMPLEX.

PMT2005-02876 FNL Related Parcel

Description:

TEMPORARY CONSTRUCTION TRAILER W/ELECTRIC METER - TRACT 2652 (OK PER 22.30.600D)

PMT2007-01073 WIT Related Parcel

Description:

WITHDRAWN APPLICATION - VINTAGE TERRACE- 121 ROOM ELDERLY CARE FACILITY, ASSISTED LIVING AND MEMORY SUPPORT (137,211 SF)

S020372T APV Related Parcel

Description:

TENTATIVE TRACT MAP 2558 TO SUBDIVIDE A 3.26 ACRE PARCEL INTO FIFTEEN LOTS RANGING FROM 6,000 TO 7,011 SQUARE FEET EACH FOR THE PURPOSE OF SALE AND/OR DEVELOPMENT, AND THE CREATION OF AN ON-SITE ROAD (OAK TERRACE CIRCLE). THE PROJECT INCLUDES OFF-SITE ROAD IMPROVEMENTS TO MAGENTA LANE AND OAK TERRACE LANE. ONE ON-SITE UNDERGROUND STORMWATER BASIN WOULD BE CONSTRUCTED UNDER THE CUL-DE-SAC OF OAK TERRACE CIRCLE, AND TWO OFF-SITE STORMWATER DETENTION BASINS AND ASSOCIATED STORM DRAINS WOULD BE CONSTRUCTED TO THE NORTHEAST ON ADJACENT PROPERTY OWNED BY THE APPLICANT. THE PROJECT WILL RESULT IN THE DISTURBANCE OF APPROXIMATELY FOUR ACRES



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7/26/2013
4:51:54PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

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SUB2003-00314

APV

Related Parcel

Description:

TENTATIVE TRACT MAP TO SUDIVIDE FIVE PARCELS TOTALLING 19.1 ACRES INTO 24 LOTS RANGING FROM 0.2 TO 5.0 ACRES EACH FOR THE PURPOSE OF DEVELOPMENT AND A CONDITIONAL USE PERMIT FOR A MIXED USE DEVELOPMENT INCLUDING: A THREE-STORY, 112-UNIT, 97,600-SQUARE FOOT ASSISTED LIVING/MEMORY SUPPORT FACILITY; A 16,000-SQUARE FOOT THEMED RESTAURANT AND CONFERENCE FACILITY; AND, 130,000 SQUARE FEET OF RETAIL, OFFICE, AND PROFESSIONAL BUILDINGS. THE PROPOSED PROJECT INCLUDES IMPROVEMENTS TO MARY AVENUE, MAGENTA AVENUE, AND JUNIPER STREET, THE CONSTRUCTION OF 733 PARKING SPACES, AND THE CONSTRUCTION OF TWO STORMWATER RETENTION BASINS. THE PROJECT WILL RESULT IN THE DISTURBANCE OF THE ENTIRE 19.1-ACRE AREA, AND APPROXIMATELY 1.9 ACRES OF DISTURBANCE DUE TO ROAD IMPROVEMENTS, FOR A TOTAL DISTURBANCE AREA OF APPROXIMATELY 21 ACRES

SUB2006-00067

PTX

Related Parcel

Description:

RECONSIDERATION OF A VESTING TENTATIVE TRACT MAP / CONDITIONAL USE PERMIT TO SUBDIVIDE FIVE PARCELS TOTALING 19.1 ACRES INTO 21 LOTS RANGING FROM 0.16 TO 5.13 ACRES EACH FOR THE PURPOSE OF DEVELOPMENT AND A CONDITIONAL USE PERMIT FOR A MIXED USE DEVELOPMENT INCLUDING: A THREE-STORY, 128,162-SQUARE FOOT ASSISTED LIVING/MEMORY SUPPORT FACILITY; A 19,850-SQUARE FOOT THEMED RESTAURANT AND CONFERENCE FACILITY; AND, 120,728 SQUARE FEET OF RETAIL, OFFICE, AND PROFESSIONAL BUILDINGS. THE PROPOSED PROJECT INCLUDES IMPROVEMENTS TO MARY AVENUE, MAGENTA AVENUE, AND JUNIPER STREET, THE CONSTRUCTION OF 747 PARKING SPACES, AND THE CONSTRUCTION OF MULTIPLE UNDERGROUND STORMWATER RETENTION BASINS

SUB2013-00005

REC

Related Parcel

Description:

LLA OF TWO PARCELS.