



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/2/2014

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00079 PRICE HINDS PLAZA – Proposed minor use permit for the Oceano Community Farmers' Market. Site location is 1341 Paso Robles St, Oceano.
APN: 062-042-044

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

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Rick Gambriil Daytime Phone 559.760.4904
Mailing Address P.O. Box 481 Oakhurst, CA Zip Code 93044
Email Address: rgambriil@gmail.com

Applicant Name OCEANO COMMUNITY FARMERS MARKET Daytime Phone _____
Mailing Address P.O. Box 982, OCEANO Zip Code 93475
Email Address: OCEANOCOMMUNITYFARMERSMARKET@GMAIL.COM

Agent Name JENNIFER BLACKBURN Daytime Phone 805-377-3585
Mailing Address _____ Zip Code _____
Email Address: JENBLACKBURN@GMAIL.COM

PROPERTY INFORMATION

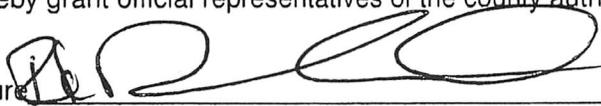
Total Size of Site: .53 ACRES Assessor Parcel Number(s): 062-042-044
Legal Description: TN OCEANO BL 9 Lots 13 to 18
Address of the project (if known): 1341 PASO ROBLES ST, OCEANO 93445
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: CORNER of Paso Robles and 13th STREETS, OFF HIGHWAY 1
Describe current uses, existing structures, and other improvements and vegetation on the property:

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): OCEANO COMMUNITY FARMERS' MARKET, SEE ATTACHED

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 3/6/14

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): NONE

Describe existing and future access to the proposed project site: EXISTING SITE ACCESS IS FROM PASO ROBLES ST AND 13TH ST

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: RMF

South: CR

East: RMP

West: OLD OCEANO FIRE STATION
ZONING INFO NOT AVAILABLE ONLINE

N/A 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: _____

Number of trees to be removed: _____ Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

N/A 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)

N/A 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: FCFA

For commercial/industrial projects answer the following:

Total outdoor use area: ~ .25 sq. feet acres

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

N/A 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: _____ 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: HWY 1 / 13th St; PUBLIC WORKS PROJECT PROPOSED
- 4. Has a drainage plan been prepared? N/A 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: Paso Robles St, 13th St, HIGHWAY 1

N/A 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 _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
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.

N/A 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
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: N/A TRASH WILL BE REMOVED BY INDIV. VENDORS &
- 3. Where is the waste disposal storage in relation to buildings? NONE MKT
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No MANAGER

N/A Community Service Information

- 1. Name of School District: _____
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: _____
- 4. Location of nearest public transit stop: _____
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

N/A Historic and Archeological Information

- 1. Please describe the historic use of the property:

- 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: SATURDAY Hours of Operation: 4-6pm
- 2. How many people will this project employ? ONE (1)
- 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: POSSIBLY BBQ SMOKE
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: TEMPORARY USE, 1 DAY PER WEEK
 (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.
N/A

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: _____

N/A 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: _____

N/A 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): _____
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: _____

N/A Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

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

N/A Environmental Information

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

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): VENDORS WILL INDIVIDUALLY WORK WITH CPH

(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.)



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730 FAX (805) 481-6836

TO: Oceano Farmers' Market
FROM: Lonnie R. Curtis, General Manager
DATE: March 6, 2014
SUBJECT: Use of the Districts Parking Lot

On February 26, 2014 the Oceano Community Services Board of Directors approved the use of the District's parking lot by the Oceano Farmers' Market for overflow traffic during their Saturday event(s). The Market's use will be from 4 to 6 p.m. The use is subject to the following conditions.

1. Liability Insurance with \$1,000,000/\$3,000,000 in coverage;
2. Name the District as additionally insured; and,
3. Hold Harmless Indemnity Agreement.
4. Lot hours be restricted to 1 hour before and 1 hour after the event
5. Parking lot cleanup after the event
6. Letters of agreement from the Fire and Sheriff's Dept.
7. Written agreement subject to the conditions above (one to three) and allowing either side to void agreement with or without notice.

Lonnie R. Curtis, PE
General Manager



Oceano Community Services District
1655 Front Street
Oceano, CA 93445

(805) 481 6730 (OFFICE)

(805) 481-6836 (FAX)

LRcurtis@oceanocsd.org

Oceano Community Farmers' Market Project Description

Introduction

To pull from our mission statement, the Oceano Community Farmers' Market (OCFM) hopes to provide a location where farmers, vendors and entertainers can showcase their products while providing everyone with a taste of the heritage and diverse culture of Oceano.

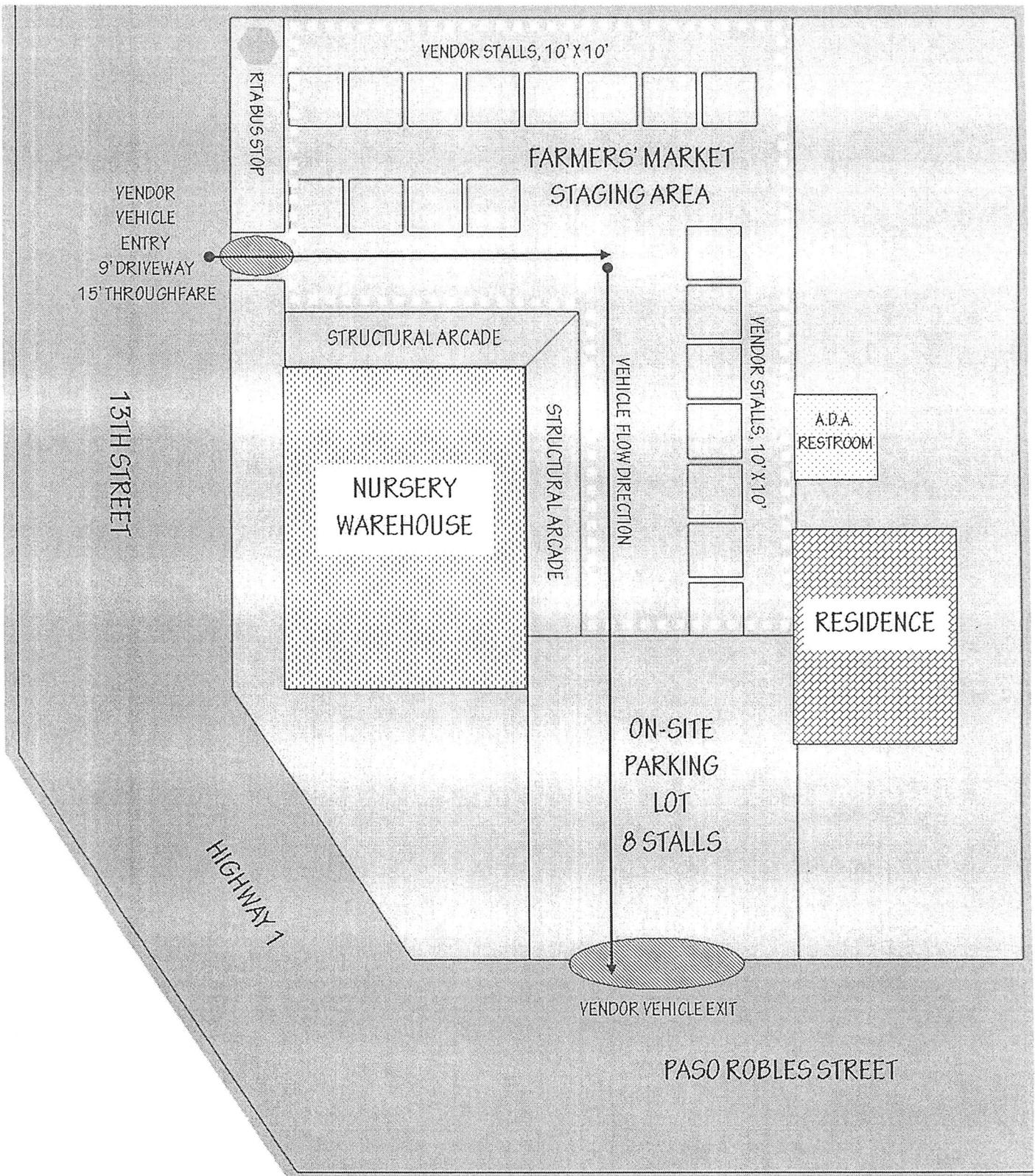
Project Details

The proposed location of the OCFM is 1341 Paso Robles St., at the corner of Paso Robles St. and 13th St., off Highway 1 in Oceano, CA. The market day is currently set for Saturday evenings from 4-6pm. We will have temporary vendor stalls which will be set-up prior to and removed after each market day. Vendors will be there to set up approximately one (1) hour before the market and will breakdown by approximately half an hour to forty-five (45) minutes after the market.

Individual vendors providing samples of their produce will remove their own trash. A centrally located bin, to collect general market trash, will be removed by the market manager after each market day. Also, a temporary sign will be placed to deter patrons from disturbing the on-site residence.

The Market will be available to residents of the Oceano area, as well as, visitors and neighboring vicinities. OCFM is also hoping to provide occasional entertainment for patrons of the market.

Vendor vehicles will be able to enter the property via 13th St. or Paso Robles St. for set-up and breakdown. They will not remain on-site during the market. Two (2) disabled and six (6) non-disabled parking spots will be available on-site. Street parking will be available to market patrons on 13th and Paso Robles streets. We also have conditional approval to use the Oceano Community Services District's parking lot as overflow parking, as needed.

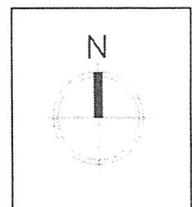


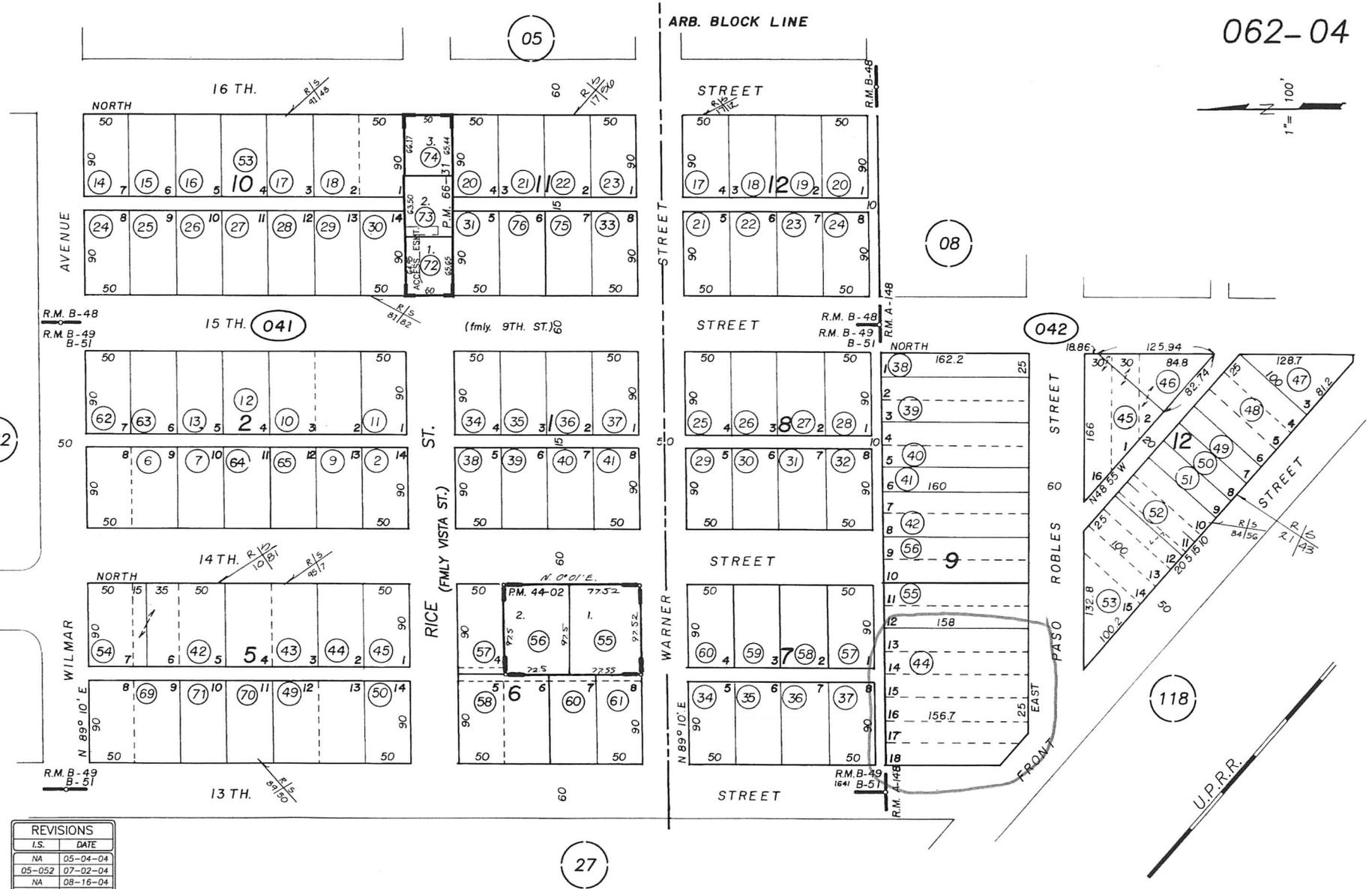
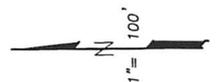
SITE PLAN-2014, 20 VENDOR STALLS

OCEANO COMMUNITY FARMERS' MARKET

OCEANO NURSERY, 1341 PASO ROBLES STREET, OCEANO, CA

NOT TO SCALE





282

27

118

REVISIONS	
I.S.	DATE
NA	05-04-04
05-052	07-02-04
NA	08-16-04
07-070	07-11-06
08-081	06-12-08
10-061	09-01-09
11-056	09-20-10



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TOWN OF OCEANO, MAP 2 -- R.M. BK. A, PG. 148
 WHEELER'S ADDITION ----- R.M. BK. B, PG. 48
 WARNER'S ADDITION ----- R.M. BK. B, PG'S. 49 & 51

OCEANO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 062 PAGE 04



PF

RMF

13TH ST

South County Planning Area
Planning Area

Oceano URL

San Luis Bay Inland Sub Area South
Planning Area

CR

CR

PASO ROBLES ST

30 m



Parcel Summary Report For Parcel # 062-042-044

3/7/2014
4:00:14PM

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 PRICE HINDS PLAZA LLC
PO BOX 481 OAKHURST CA 93644-0481

Address Information

Status Address

A 01341 PASO ROBLES ST OCNO

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>
TNOCNO	0009	0013	Oceano	San Luis Bay	CR	AR	CBD	Y	VP	E990563M / E021059
TNOCNO	0009	0014	Oceano	San Luis Bay				Y		
TNOCNO	0009	0015	Oceano	San Luis Bay				Y		
TNOCNO	0009	0016	Oceano	San Luis Bay				Y		
TNOCNO	0009	0017	Oceano	San Luis Bay				Y		
TNOCNO	0009	0018	Oceano	San Luis Bay				Y		

Parcel Information

Status Description

Active TN OCEANO BL 9 LTS 13 TO 18

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS
COUNTY-ZONE NO. 03



Parcel Summary Report For Parcel # 062-042-044

3/7/2014
4:00:14PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS
NO. 04
SOUTH SAN LUIS OBISPO COUNTY
OCEANO
AREA NO. 21

Case Information

<u>Case Number:</u>		<u>Case Status:</u>
C0435	ISS	Primary Parcel
<u>Description:</u> SIGN FOR COMMERCIAL NURSERY ATTACHED TO BLDG		
C2408	FNL	Primary Parcel
<u>Description:</u> ELECTRICAL PANEL UPGRADE		
COD2002-00059	CLD	Primary Parcel
<u>Description:</u> SIGN VIOLATION		
D990217S	APP	Primary Parcel
<u>Description:</u> RETAIL NURSERY		
DRC2013-00079	REC	Primary Parcel
<u>Description:</u> MUP FOR OCEANO COMMUNITY FARMERS MARKET		
E990563	CLO	Primary Parcel
<u>Description:</u> SUB STAN CONST W/O PER		