



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/22/2014

TO: _____

FROM: Brian Pedrotti (805-788-2788 or bpedrotti@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00018 MESA DUNES – Proposed minor use permit to allow for a phased commercial retail project. Phase One consists of three small retail buildings totaling 1,400 square feet, covered by a single roof. Phase One also includes associated parking, landscaping, and an existing bathroom located within an existing residence to the north. Phase Two consists of a future 3,700 square-foot retail building and additional parking area. Phase Three consists of the future removal of the three Phase One buildings and replacement with a 5,000 sf retail building. The project will result in the disturbance of approximately 24,000 sf. The proposed project is south of Tefft Street and west of Blume Street, in the community of Nipomo. The site is in the South County Inland planning area. Site location is 719 Tefft St, Nipomo. APN: 092-577-001

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Mesa Dunes Investments, Inc. Bill Kenzel Daytime Phone 805-929-6288
 Mailing Address PO Box 267, Avila Beach, Ca 93424 Zip Code _____
 Email Address: wgk7bh@yahoo.com

Applicant Name William G. Kenzel Daytime Phone 805-929-6288
 Mailing Address PO Box 267 Avila Beach, Ca Zip Code 93424
 Email Address: wgk7bh@yahoo.com

Agent Name William G. Kenzel Daytime Phone 805-929-6288
 Mailing Address PO Box 267 Avila Beach, Ca Zip Code 93424
 Email Address: wgk7bh@yahoo.com

PROPERTY INFORMATION

Total Size of Site: 1.97 ac Assessor Parcel Number(s): 092-577-001
 Legal Description: parcel I of Co 06-0225, 0.54 acg thereof
 Address of the project (if known): common address - 1719 Tefft St
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Tefft To Tlume

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

Vacant land, grasses

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): see attached sheet phase commercial retail development

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 William G. Kenzel Date 1/15/2014

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 needed but see project description

Describe existing and future access to the proposed project site: Existing: Temporary from West Yefft Proposed: Permanent from Blume 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? 2.02 acres to South 1.5 acres outside focused area of MUP

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: OP South: RMF
East: CR West: CR

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: CR sq. feet 43 % Landscaping: CR/Pub sq. feet 20 %
Paving: CR sq. feet 25 % Other (specify) Walk-ways 12 %
Total area of all paving and structures: 7,542 sq. feet sq. feet acres
Total area of grading or removal of ground cover: 11,550 sq. feet sq. feet acres
Number of parking spaces proposed: 14 Height of tallest structure: T.B.P.
Number of trees to be removed: 0 Type: _____
Setbacks: Front 20 Right _____ Left 20' Back _____

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: NCSD
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system pre-existing system
 Community System - List the agency or company responsible for sewage disposal: NCSD Other excellent condition
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CDF

For commercial/industrial projects answer the following:

Total outdoor use area: 2,500 but see desc. sq. feet sq. feet acres
Total floor area of all structures including upper stories: 10,100 sq. feet

For residential projects, answer the following:

Number of residential units: 0 Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: 10,100 sq. ft.
Total of area of the lot(s) minus building footprint and parking spaces: 7,542 sq. ft.

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: 0.54 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: None within focused area of MUP
- 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: East St, Blume St

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 EXISTING 1" meter - native species L.S.
 Industrial - Explain
- 3. What is the expected daily water demand associated with the project? Minimal but see desc.
- 4. How many service connections will be required? None but see description
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: One 1" water meter
- 6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
- 7. N/A 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? 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) * Note: System pre-existing, recently repaired, operation is excellent.

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? N/A G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No
* Eventually yes, but see project description

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? minimal waste
- 2. Name of Solid Waste Disposal Company: So. Co. Sanitary
- 3. Where is the waste disposal storage in relation to buildings? to rear
- 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
- 2. Location of nearest police station: 1 mile east on Yess
- 3. Location of nearest fire station: 1.5 mile east on Oak Glen
- 4. Location of nearest public transit stop: 3/4 mile east
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1,000 feet miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
See attached archeological report
- 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: potentially 7 Hours of Operation: potentially 10
- 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 N/A
- 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: Very little waste. Minor scrap, cartons, dust, etc.
- 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. But traffic study of Nipomo CSD by Co. Public Works covers this area

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. not possible Between 4:00 to 6:00 p.m. not possible
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): plaza at Yacht/Blume corner
2. Will the development occur in phases? Yes No
If yes describe: phased over a time of approx 10 years leading to increased value
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: phase see attached plan
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 *: As needed for future phases

*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: Landscaping with native species, removable structures

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: _____

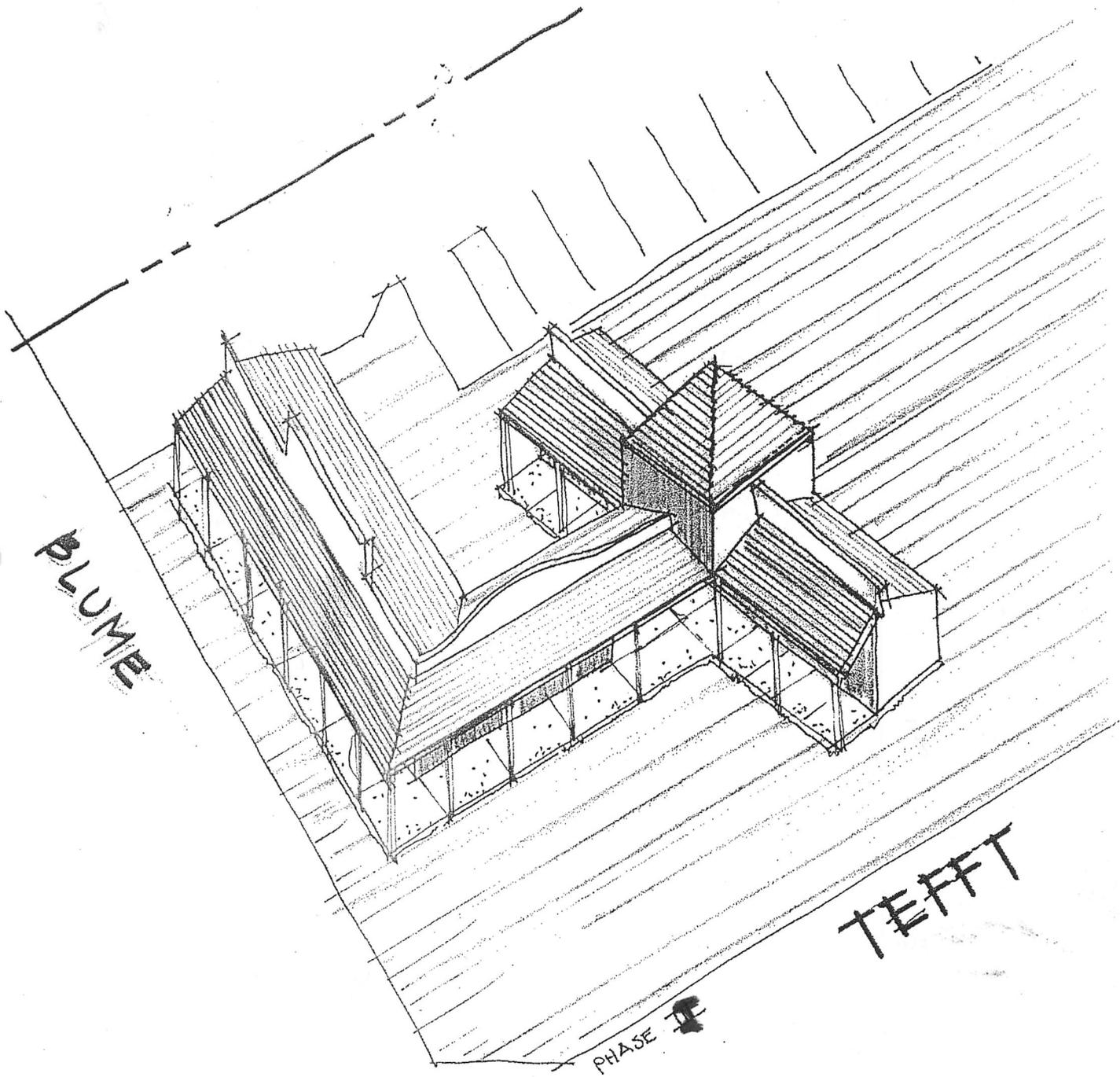
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): Categorically exempt from

EIR twice - subdivision & apartment project
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): 5 building permits, grad imp permit, re new nat.

wall 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.)

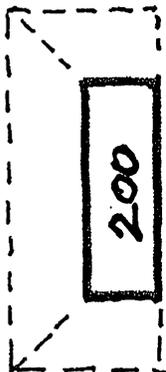


BLUME

TEFFT

PHASE II

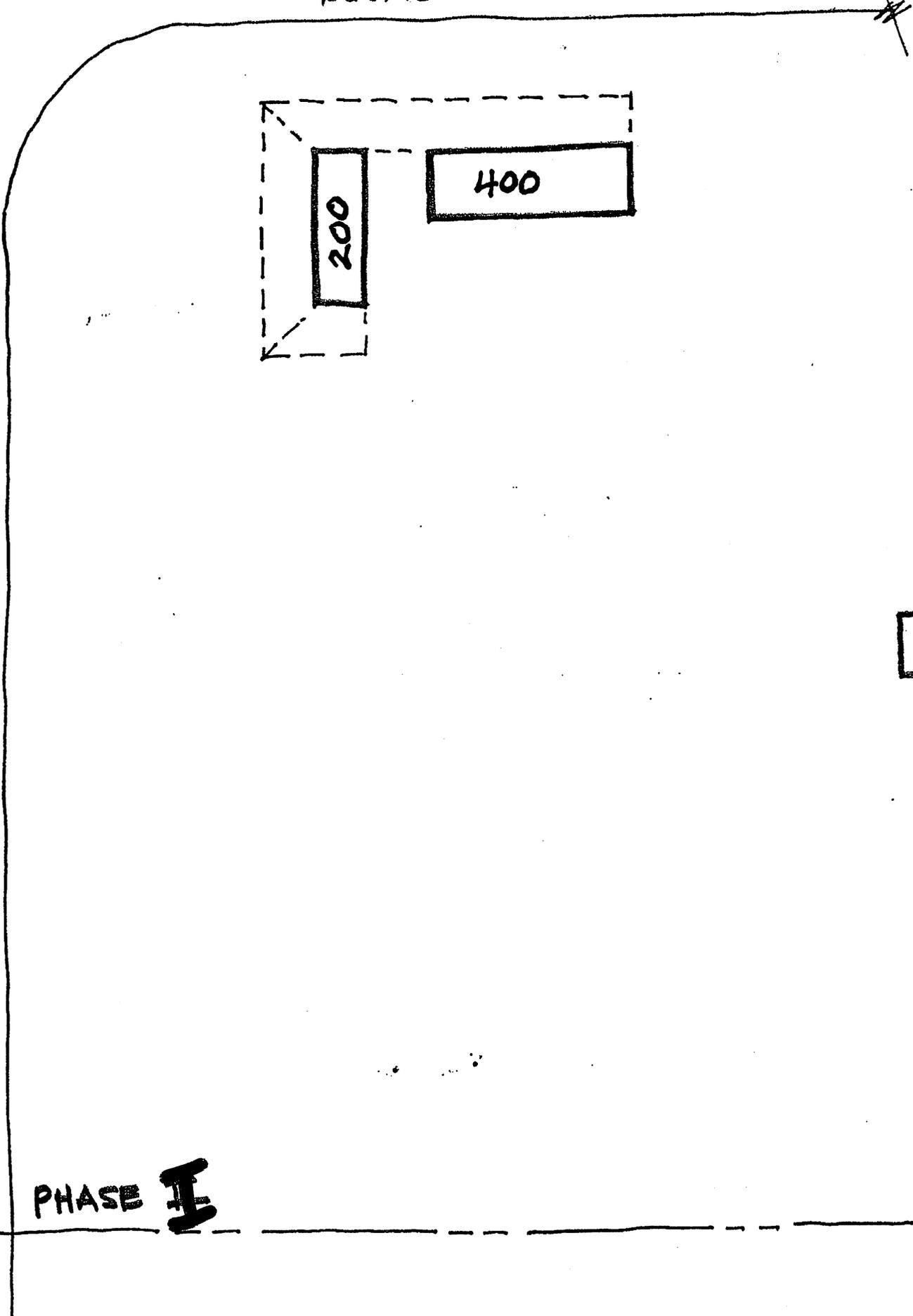
BLUME



TEFFT

PHASE I

BLUME



TEFFT

PHASE I

719 Tofft

BLUME

Access

200

400

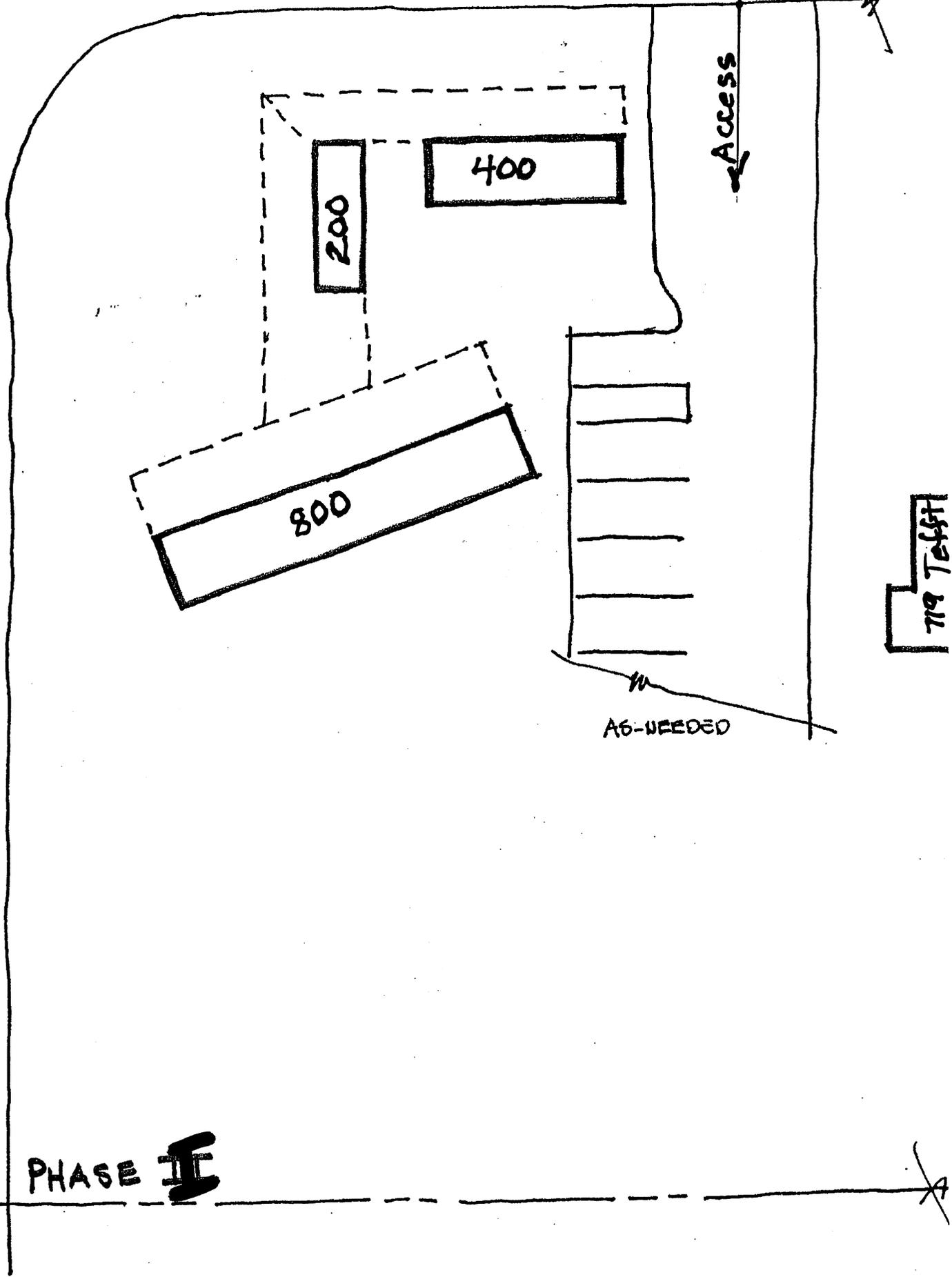
800

719 Telford

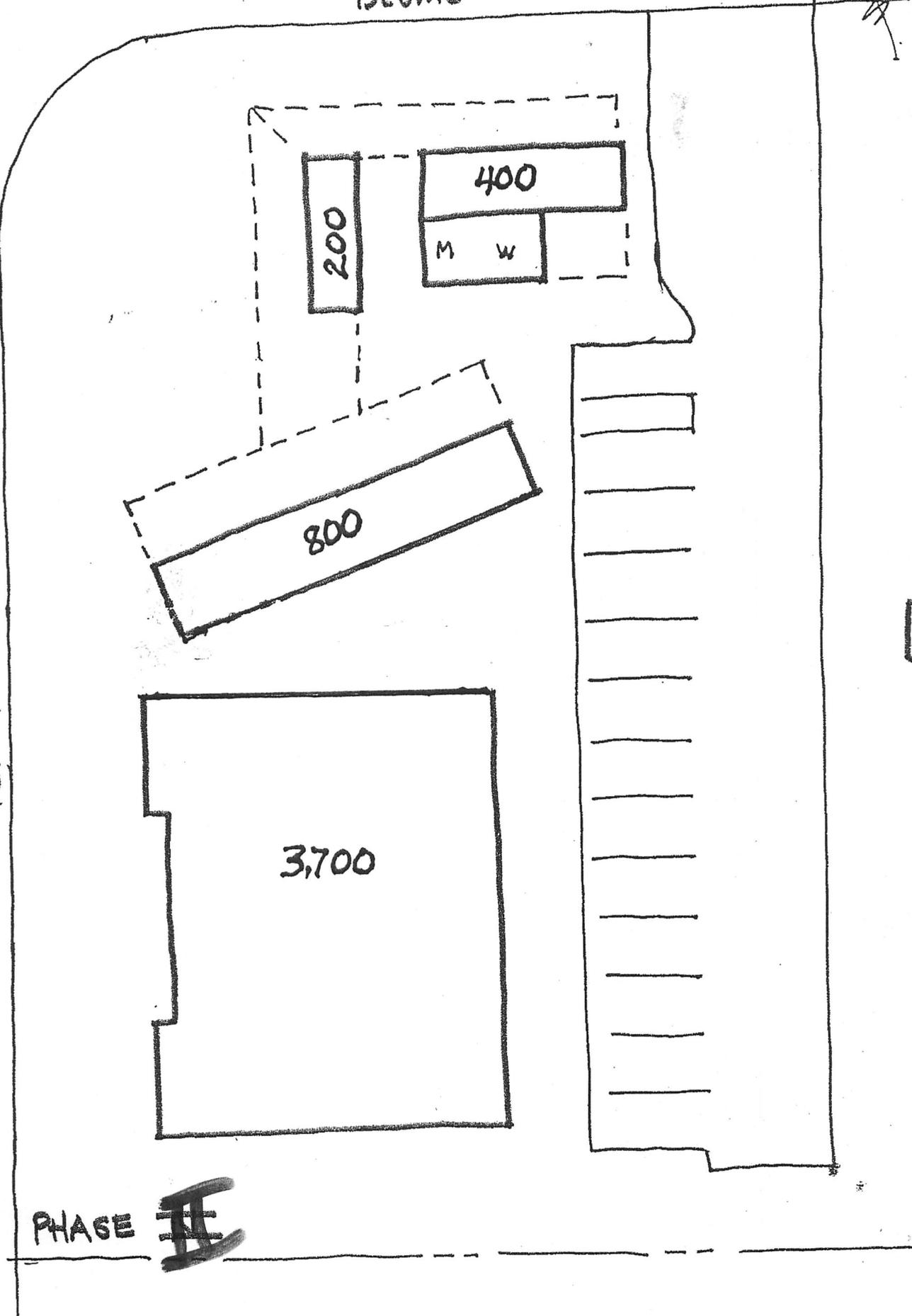
AS-NEEDED

TEPPT

PHASE II



BLUME



TEFFT

200

400

M W

800

3,700

719 Tefft

PHASE II

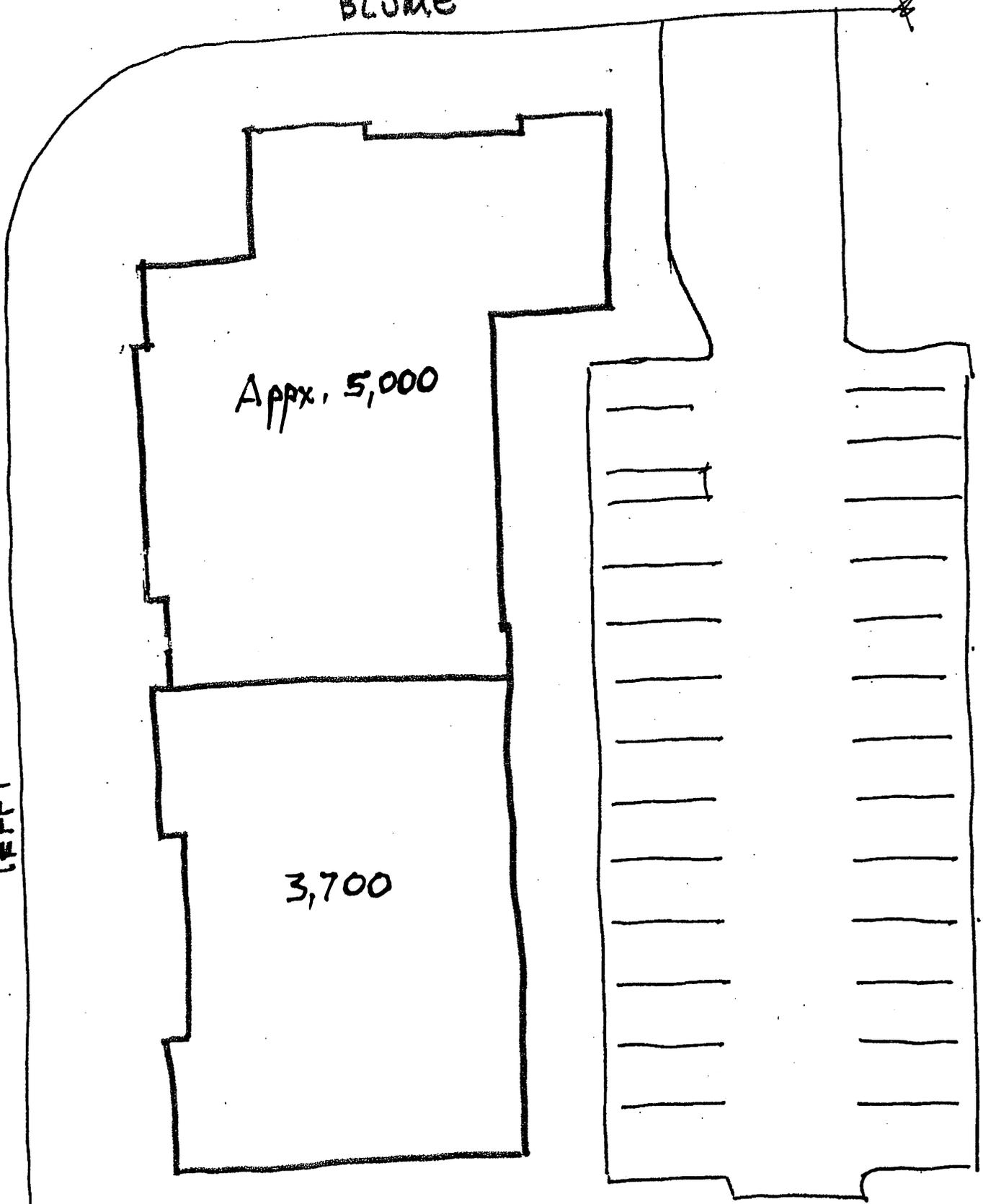
BLUME

Appx. 5,000

3,700

TEFFT

PHASE III

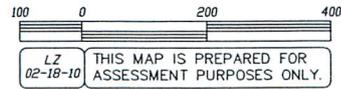




092-130



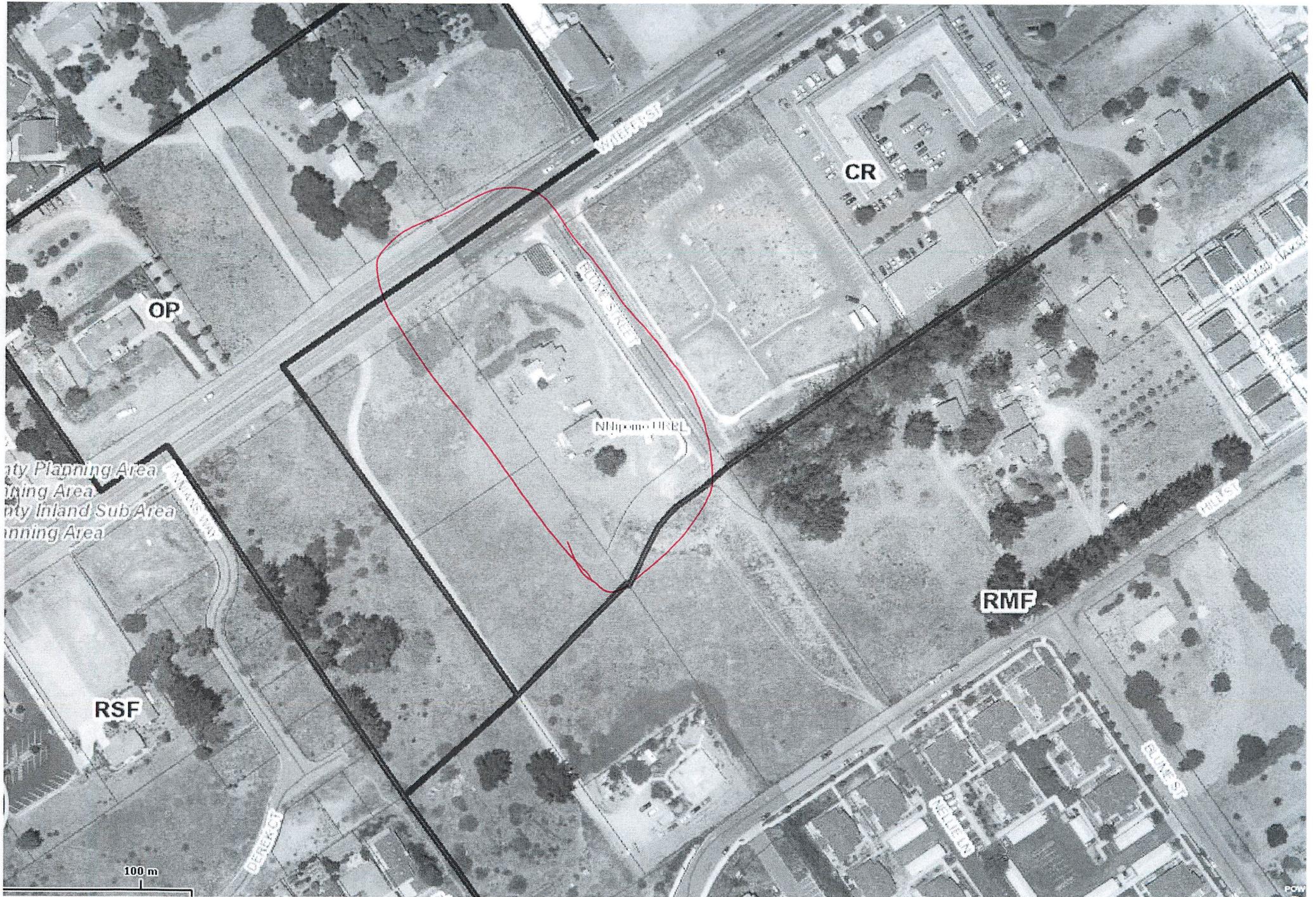
REVISIONS	
I.S.	DATE
10-133	02-18-10
11-012	07-14-10



STORY'S RESUB. (PTN. OF RHO. NIPOMO), R.M. Bk. A , Pg. 19.

NIPOMO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 092 PAGE 577





OP

CR

WIDEWAY

GUY'S WAY

County Planning Area
Planning Area
County Inland Sub Area
Planning Area

DEER CREEK

RSF

RMF

HILL ST

GUY'S WAY

100 m

POW



Parcel Summary Report For Parcel # 092-577-001

8/21/2014
9:44:36AM

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 MESA DUNES INVESTMENTS INC A CA COR
PO BOX 267 AVILA BEACH CA 93424-0267

Address Information

<u>Status</u>	<u>Address</u>
P	00719 WE TEFFT ST NIPO
P	00715 WE TEFFT ST 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>
CO06-	225	0001	Nipomo	South County I CR				Y	VP / SC	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 73/62-65 PAR 1

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 092-577-001

8/21/2014
9:44:37AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

93491 FNL Primary Parcel

Description:

CONVERT PTN OF WKSHOP/GAR TO SECONDARY DU AS BUILT

COD2010-00745 CLD Primary Parcel

Description:

COMPLAINT - POSSIBLE UNPERMITTED GRADING AND ROADSIDE STAND (ZONED CR)

COD2012-00367 REC Primary Parcel

Description:

POSSIBLE ESTABLISHMENT OF FRUIT STAND

COD2012-00371 CLD Primary Parcel

Description:

REPORTED STRABERRY STAND

DRC2014-00018 REC Primary Parcel

Description:

PHASED COMMERCIAL RETAIL DEVELOPMENT

PMT2007-01113 FNL Primary Parcel

Description:

RELOCATE 100 AMP ELECTRIC SERVICE TO ALLOW FOR CONSTRUCTION OF BLUME STREET EXTENSION

PMT2011-00693 RVW Primary Parcel

Description:

AS BUILT MINOR GRADING - RTB - COD2010-00745 THIS PERMIT ONLY TO INSTALL EROSION CONTROL AND TO STABILIZE THIS SITE FOR WINTER.

PMT2011-01860 ISS Primary Parcel

Description:

RUBBLE WALL RETAINING WALL- 126 FEET LONG - 6 FEET HIGH

SEP2011-00513 ISS Primary Parcel

Description:

Septic Inspection

SUB2006-00117 RDD Primary Parcel

Description:

VESTING TENTATIVE PARCEL MAP TO SUBDIVIDE AN EXISTING 4.00 ACRE PARCEL INTO TWO PARCELS OF 1.98 AND 2.02 ACRES EACH FOR THE PURPOSE OF SALE AND/OR DEVELOPMENT. THE PROJECT WILL RESULT IN THE DISTURBANCE OF APPROXIMATELY 0.5 ACRES OF A 4.00 ACRE PARCEL. THE DIVISION WILL CREATE ONE ON-SITE ROAD



Parcel Summary Report For Parcel # 092-577-001

8/21/2014
9:44:37AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2013-00160

APV

Primary Parcel

Description:

LEGAL DOCUMENT PREPARATION

SUB2008-00073

APV

Related Parcel

Description:

NEW ROAD NAME - ROOSEVELT AV (RENAMED FROM SPRUCE LN & HILL ST)