



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/19/2014

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00024 NIPOMO GROUP – Proposed minor use permit to allow the expansion of the existing RV storage and sales lot into the adjacent parcels. Site location is 245 N Frontage Rd, Nipomo. APN: 091-328-027 and -028

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

DRC2014-00024

NIPOMO GROUP A

MINOR USE PERMIT

RV STORAGE AND SALES LOT

SCSC/ NIPO

KBN

CBD CR CS

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Other |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Surface Mining/Reclamation Plan | |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | | <input type="checkbox"/> Modification to approved land use permit | |

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name The Nipomo Group Daytime Phone (805) 929-7000
 Mailing Address PO Box 1206, Arroyo Grande, CA Zip Code 93421
 Email Address: _____

Applicant Name The Nipomo Group Daytime Phone (805) 929-7000
 Mailing Address PO Box 1206, Arroyo Grande, CA Zip Code 93421
 Email Address: _____

Agent Name C2 Consult Corp, Charley Clouse Daytime Phone (720) 502-7236
 Mailing Address 7451 North Remington Avenue, Suite 100, Fresno, CA Zip Code 93711
 Email Address: charley@c2consultcorp.com

PROPERTY INFORMATION

Total Size of Site: +/- 9.57 ac Assessor Parcel Number(s): 091-328-027, -028
 Legal Description: Parcels 4, 5: COAL-89-046, Filed: Nov 1989
 Address of the project (if known): No assigned address
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Primary access to the site is from Juniper Street.

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

Current use is vacant land. Project is an expansion of the RV lot into the adjacent parcels.

See attached Project Description for additional details.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Please see attached Project Description for additional details. RV storage and sales lot

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 9/2/14

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:

- 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: 9.00 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- 2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- 3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- 4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
- 5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- 6. Has a grading plan been prepared? Yes No
If yes, please include with application.
- 7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- 8. Is a railroad or highway within 300 feet of your project site? Yes No
- 9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Highway 101, N. Frontage Road, Juniper Street, Mary Street

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 sales lot uses water for domestic/sanitary purposes
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? N/A
4. How many service connections will be required? No additional connections will be required.
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Water fixtures are existing for domestic/sanitary purposes.
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? (Note: Water services provided by the Nipomo Community Services District.)
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. (Note: No new leach fields proposed.)
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: _____ 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? Commercial; RV Sales expansion lot; no waste generated.
 Domestic Industrial Agricultural Other, please explain? generated.
2. Name of Solid Waste Disposal Company: South County Sanitation
3. Where is the waste disposal storage in relation to buildings? Waste bin area located in vehicle lot.
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: 200 N Halcyon Road, Arroyo Grande, CA 93420
3. Location of nearest fire station: 450 Pioneer St. Nipomo, CA 93444
4. Location of nearest public transit stop: RTA Route 10 - Tefft at Carrilo
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? 0.4 miles feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
The property is currently used as a sales lot for recreational vehicles. A portion of the project site is also used as overflow parking for the adjacent swap meets on weekends.
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: see attached Cultural Report
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: Seven days/week Hours of Operation: 9 to 6, Sun: 10 to 5
2. How many people will this project employ? ~12 employees
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: No industrial waste materials will be generated by the project.
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: Any consumer products with hazardous materials will be stored in accordance with requirements specific for the product. No specific materials are used other than for cleaning.
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. 4 Between 4:00 to 6:00 p.m. 8
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: Traffic Management Plan will be submitted to improve traffic conditions and entrance to the lot.

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): No additional development or amenities are proposed.
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: The project is intended to mitigate traffic congestion as suggested by the County. Mitigation measures will be developed in consultation with the County to lessen any significant impacts associated with the 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

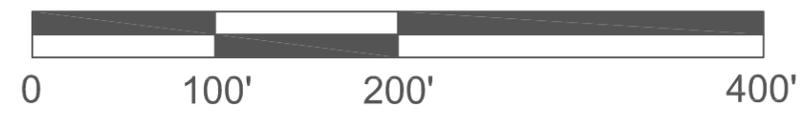
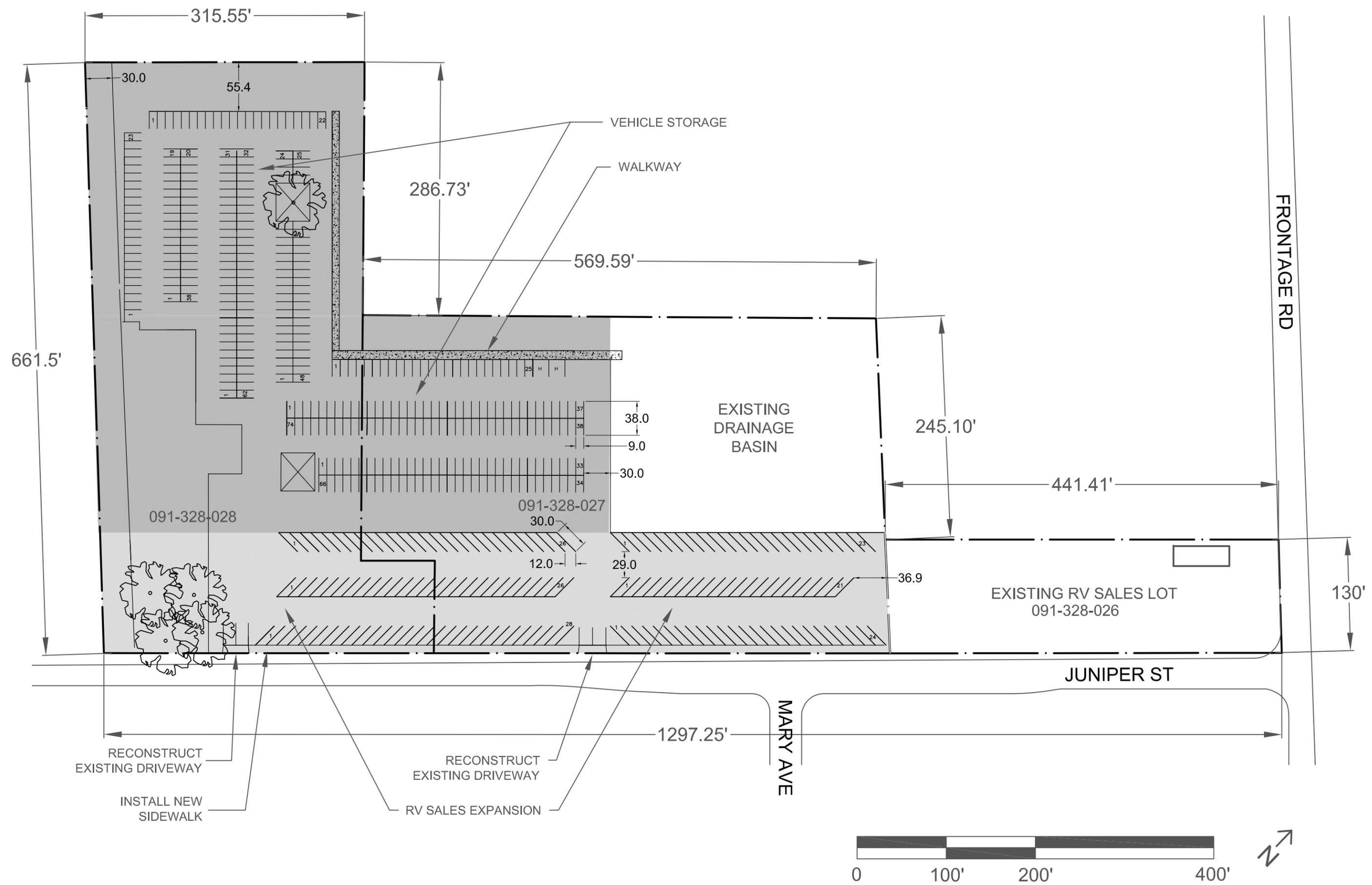
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

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

(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.)

TRAILER HITCH R.V. CENTER EXPANSION
SITE PLAN

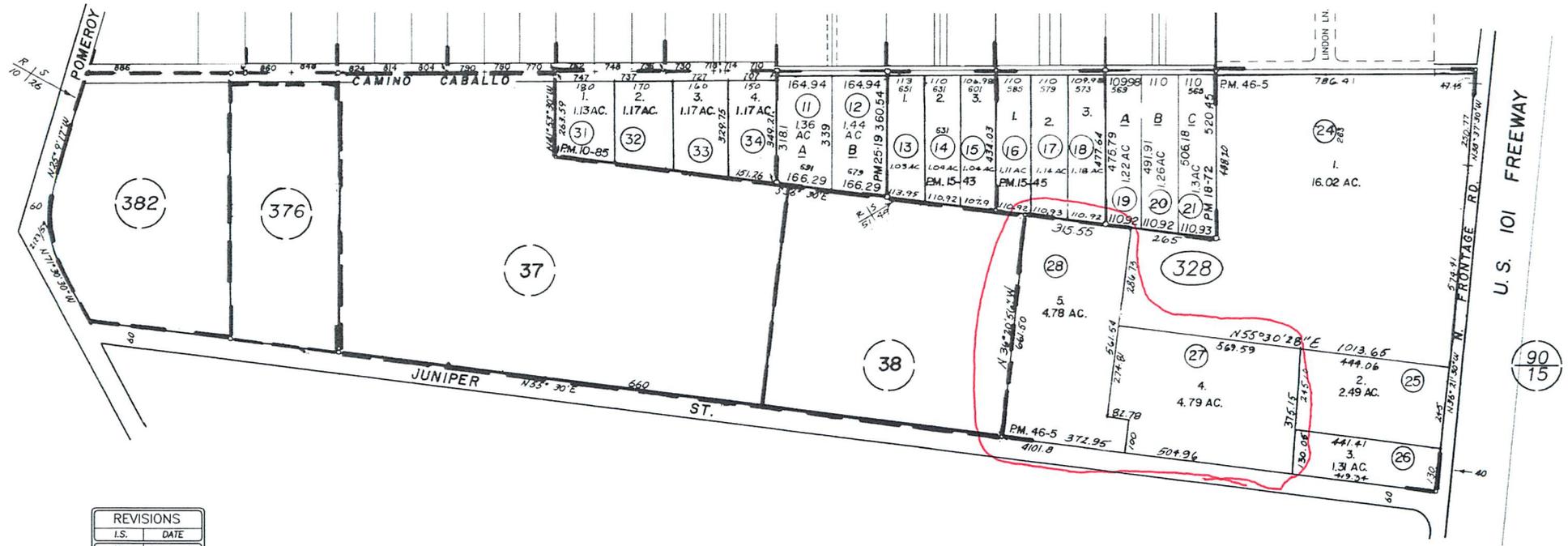


REVISIONS:

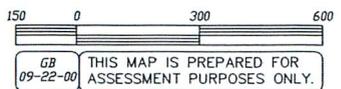
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Parcel Summary Report For Parcel # 091-328-027

9/19/2014
9:19:19AM

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 NIPOMO GROUP A CA GEN PTP
 PO BOX 1206 ARROYO GRANDE CA 93421-1206

Address Information

Status Address
 00000 JUNIPER ST NIPO

Lot Information:

| <u>Tract / Township</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> |
|-----------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| COAL89- | 046 | 0004 | Nipomo | South County I CS | CR | CBD | Y | VP | | E921485C |

Parcel Information

Status Description
Active PM 46-5 PAR 4

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
COASTAL SAN LUIS
NIPOMO
NIPOMO - NO. 76-2
NIPOMO - NO. 76-1
SAN LUIS
NO. 04
NIPOMO
AREA NO. 21



Parcel Summary Report For Parcel # 091-328-027

9/19/2014
9:19:19AM

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:

COD2012-00408

REC

Primary Parcel

Description:

PARKING LOT NO PERMIT

DRC2014-00024

REC

Primary Parcel

Description:

RV STORAGE AND SALES LOT

PRE2013-00049

MET

Related Parcel

Description:

PROPOSED MINOR USE PERMIT TO DEVELOP OVERFLOW PARKING LOT ADJACENT TO EXISTING SWAP MEET.



Parcel Summary Report For Parcel # 091-328-028

9/19/2014
9:19:34AM

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 NIPOMO GROUP A CA GEN PTP
 PO BOX 1206 ARROYO GRANDE CA 93421-1206

Address Information

Status Address
A 00000 JUNIPER 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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| COAL89- | 046 | 0005 | Nipomo | South County I CR | | CS | CBD | Y | | |

Parcel Information

Status Description
Active PM 46-5 PAR 5

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
COASTAL SAN LUIS
NIPOMO
NIPOMO - NO. 76-2
NIPOMO - NO. 76-1
SAN LUIS
NO. 04
NIPOMO
AREA NO. 21



Parcel Summary Report For Parcel # 091-328-028

9/19/2014
9:19:34AM

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:

DRC2014-00024

REC

Related Parcel

Description:

RV STORAGE AND SALES LOT

PRE2013-00049

MET

Related Parcel

Description:

PROPOSED MINOR USE PERMIT TO DEVELOP OVERFLOW PARKING LOT ADJACENT TO EXISTING SWAP MEET.