SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/28/2015

TO: _____

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00132 SHARMA – Proposed minor use permit for a water tank storage yard with an office of 960 sf. Site location is Hutton Rd, between Winding Way and Cuyama Ln, Nipomo. APN: 090-301-065

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

DRC2014-00132 SHARMA JYOTS
MINOR USE PERMIT
WATER TANK STORAGE YARD 960 SQ FT OFFICE
SCSC/ SCSC SEF
CS FH

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Builc

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 JYOTSNA SHARMA Daytime Phone 805-202-9662
Mailing Address 2795 Silver Way, A-G Zip Code 93420
Email Address: Judy@JudySharma.com

☐ Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

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

PROPERTY INFORMATION

Total Size of Site: 3.27 Ac Assessor Parcel Number(s): 090-301-065
Legal Description: Hutton Road, Nipomo
Address of the project (if known): 2120 Hutton Rd
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 166 Exit, Head West & Then North on Hutton
Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Water Tank Store Yard w/ 960 Sq. Ft. Office

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 JSharma Date 4-21-15

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): Original MUP

Describe existing and future access to the proposed project site: Right on Hutton Rd

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: Vacant South: Commercial
East: Hutton Rd & 101 West: Vacant

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 960 sq. feet .007 % Landscaping: 1000 sq. feet .007 %
Paving: 2105 sq. feet .01 % Other (specify) _____
Total area of all paving and structures: 3065 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 26,907 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 14 Height of tallest structure: 13' 6"
Number of trees to be removed: 0 Type: _____
Setbacks: Front 44' Right 370' Left 51' Back 396'+

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)

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: CAL FIRE

For commercial/industrial projects answer the following:
Total outdoor use area: 51,550 ☒ sq. feet ☐ acres
Total floor area of all structures including upper stories: 960 sq. feet

For residential projects, answer the following:
Number of residential units: 0 Number of bedrooms per unit: 0
Total floor area of all structures including upper stories, but not garages and carports: NA
Total of area of the lot(s) minus building footprint and parking spaces: NA

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: 3.27 acres
   Moderate slopes of 10-30%: 0 acres
   Steep slopes over 30%: 0 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: 100 yr
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: _____

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 Shared well agreement w/ adjacent property
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 100 gallon / day
4. How many service connections will be required? One
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 Shared well agreement

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? 390 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: _____
3. Where is the waste disposal storage in relation to buildings? Behind shed
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: NA.
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

Historic and Archeological Information

1. Please describe the historic use of the property:
   Agriculture
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: _____ Hours of Operation: _____
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 _____
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.
   in file, See Stephanie Fuhs

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: _____

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): _____
   N.A.
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 *: Standard Title 24 per bldg. Code

*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

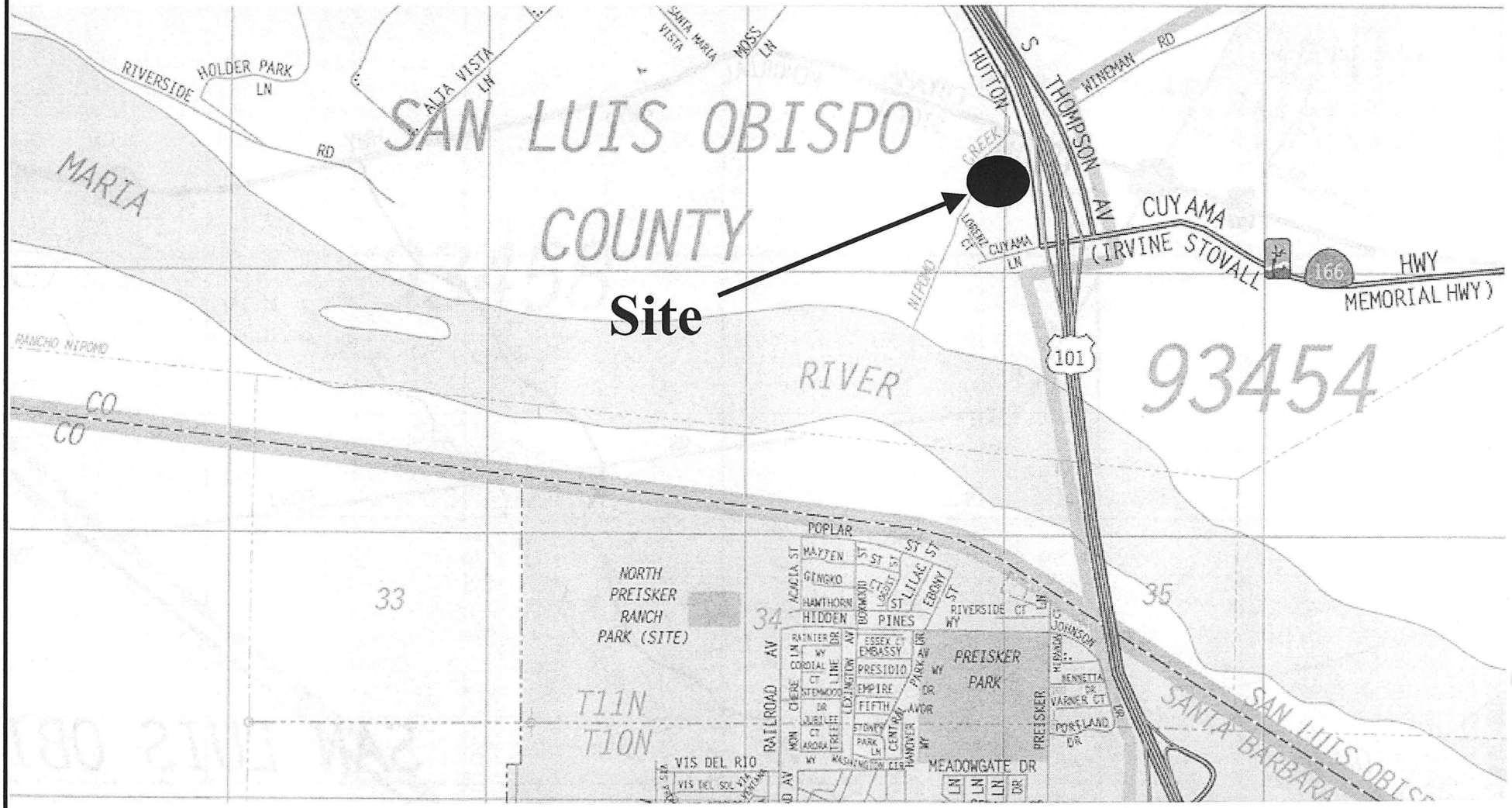
1. List any mitigation measures that you propose to lessen the impacts associated with your project:

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): _____

   (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.)



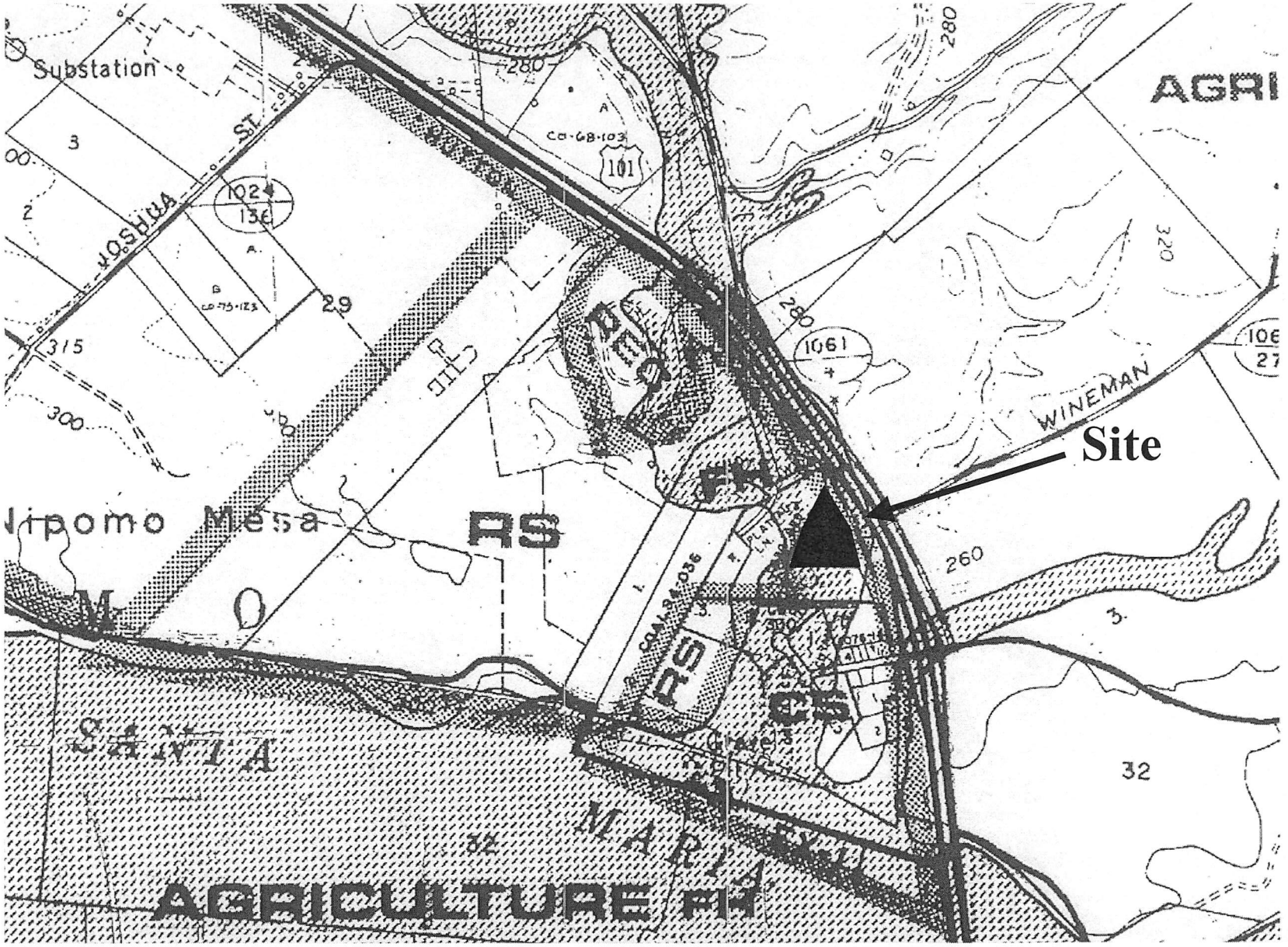
Project

Loomis Minor Use Permit
DRC2007-00141

Exhibit

VICINITY MAP

San Luis Obispo Department of Planning & Building

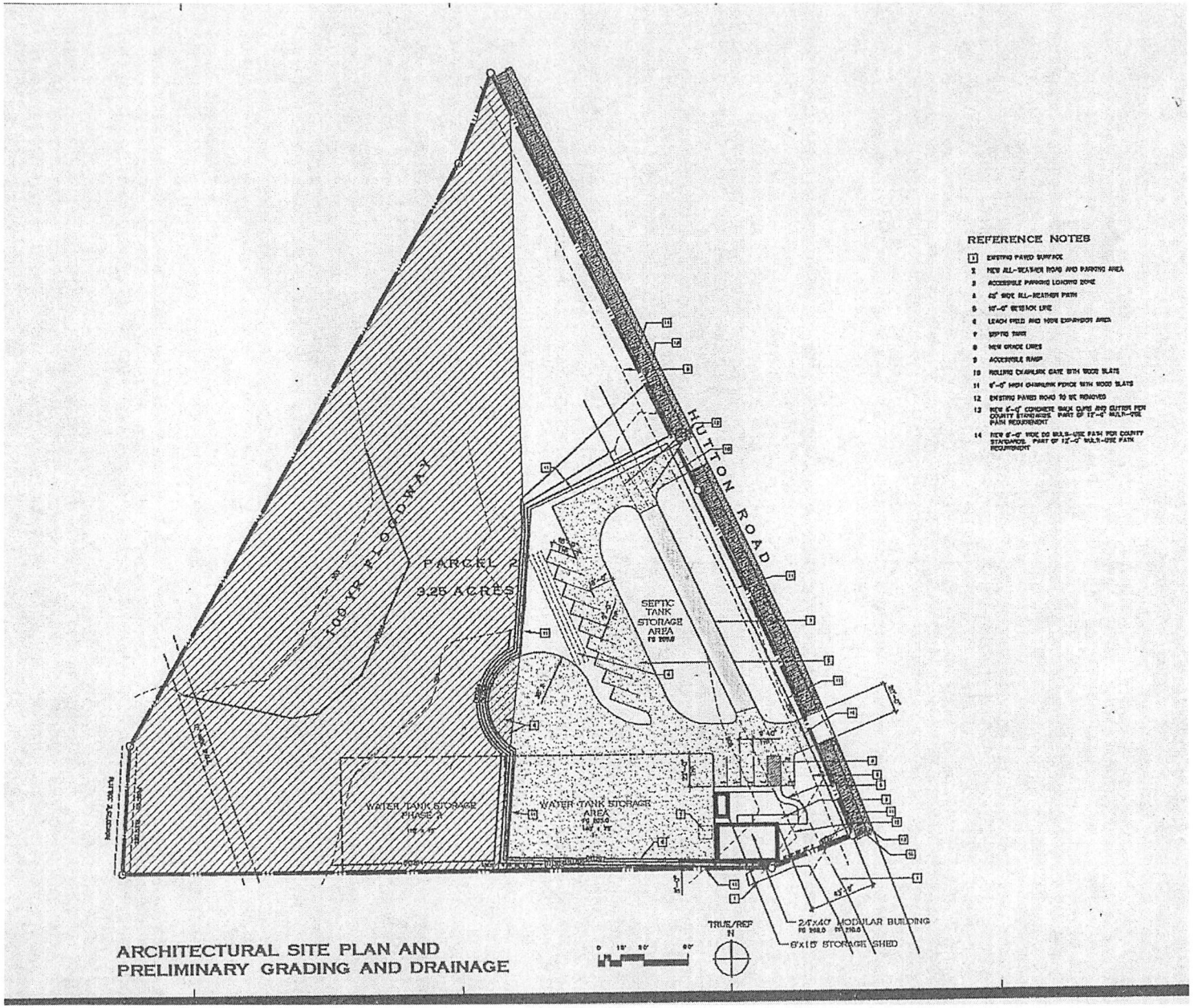


Project

Loomis Minor Use Permit
DRC2007-00141

Exhibit

Land Use Category Map

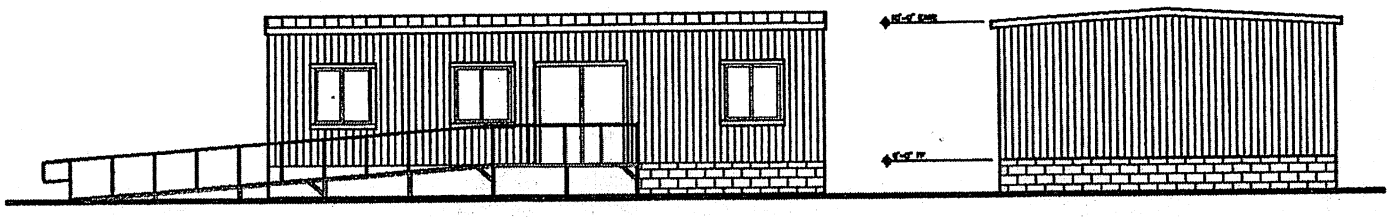


Project

Loomis Minor Use Permit
DRC2007-00141

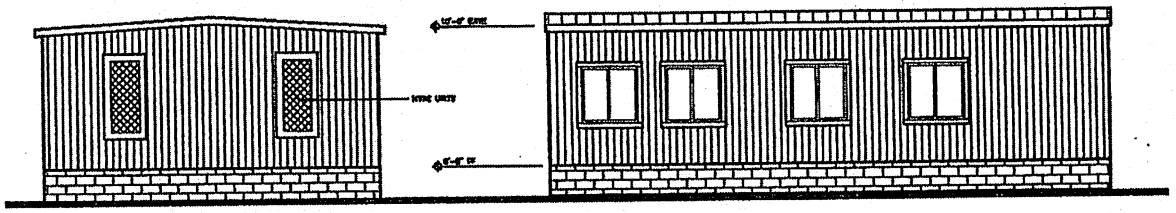
Exhibit

Site Plan



FRONT ELEVATION

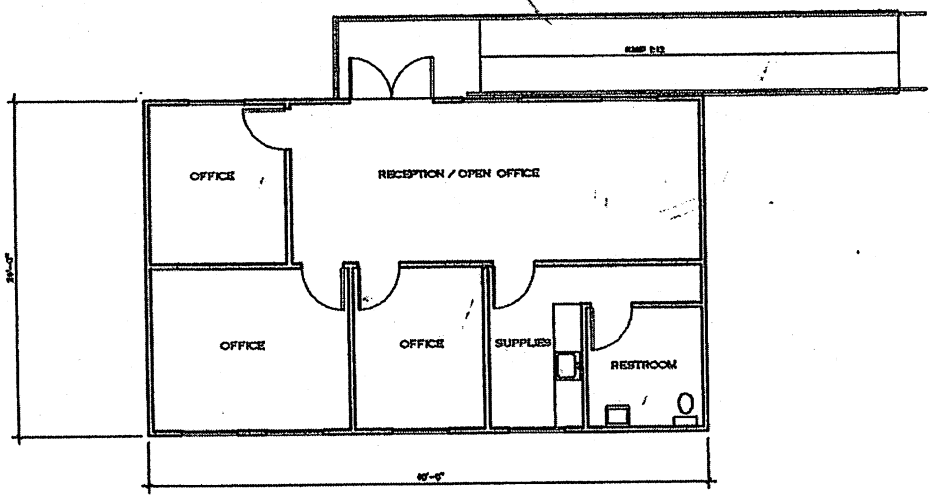
SIDE ELEVATION



SIDE ELEVATION

REAR ELEVATION

EXTERIOR ELEVATION



MATERIALS LIST

FLOOR PLAN

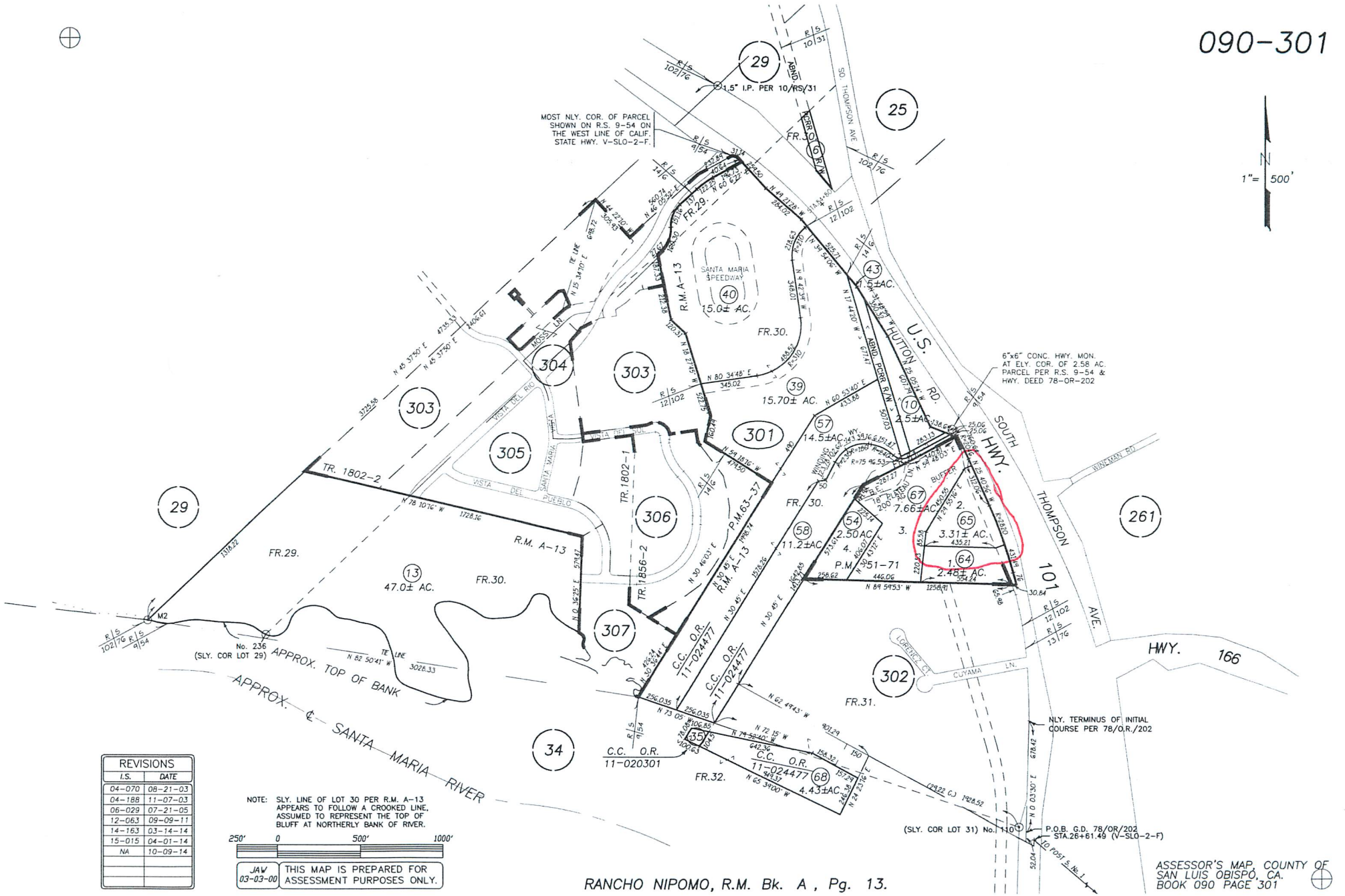
Project

Loomis Minor Use Permit
DRC2007-00141

Exhibit

Floor Plan & Elevations

090-301



REVISIONS	
I.S.	DATE
04-070	08-21-03
04-188	11-07-03
06-029	07-21-05
12-063	09-09-11
14-163	03-14-14
15-015	04-01-14
NA	10-09-14

NOTE: SLY. LINE OF LOT 30 PER R.M. A-13 APPEARS TO FOLLOW A CROOKED LINE, ASSUMED TO REPRESENT THE TOP OF BLUFF AT NORTHERLY BANK OF RIVER.

250' 0 500' 1000'

JAW 03-03-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RANCHO NIPOMO, R.M. Bk. A , Pg. 13.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 090 PAGE 301

RS
AG
CS
South County Inland Sub Area
Planning Area
South County Planning Area
Planning Area
WINEMAN RD
HWY 101
100 m
400 ft

Parcel Summary Report For Parcel # 090-301-065

4/24/2015
1:56:37PM

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	SHARMA NIRANJAN
	2795 SILVER WAY ARROYO GRANDE CA 93420-5320
OWN	SHARMA FAMILY TRUST
OWN	SHARMA JYOTSNA S

Address Information

Status	Address
P	02120 HUTTON RD SCSC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
C090-	088	0002	South Cty. Plan	South County I	CS	FH		Y		

Parcel Information

Status	Description
Active	PM 51-71 PAR 2 & PTN ABD RD

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
CACHUMA JT(15,40,42)
NO. 04
AREA NO. 21
SANTA MARIA VALLEY JT(40,42)

Parcel Summary Report For Parcel # 090-301-065

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

COUNTY-ZONE NO. 04
SAN LUIS

Case Information

Case Number:	Case Status:	
A4020	WIT	Primary Parcel

Description:
GRADING FOR NON NATIVE FILL

D020330P	CMP	Primary Parcel

Description:
TANK STORAGE YARD W/MODULAR OFFICE

DRC2007-00141	APV	Primary Parcel

Description:
RERUN OF D020330P WATER TANK STORE YARD WITH 960 SQ FT OFFICE.

DRC2014-00132	REC	Primary Parcel

Description:
WATER TANK STORAGE YARD 960 SQ FT OFFICE

PMT2005-00255	SUS	Primary Parcel

Description:
MODULAR OFFICE BUILDING (984 SF) FOR TANK STORAGE YARD WITH MINOR GRADING SWPPP WDID 340C337382 CRWQCB401 CERT # 3400506WQ01