



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 6/2/2016

TO: _____

FROM: Brandi Cummings (805-781-1006 or bcummings@co.clo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2015-00131 PISMO COAST VILLAGE – Proposed minor use permit for construction of a 10,000 SF RV Maintenance Shop for Pismo Coast Village.
APN: 062-142-001

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

DRC2015-00131

PISMO COAST VI

MINOR USE PERMIT

CONSTRUCT 10,000SF RV MAINTENANCE
SHOP FOR PISMO COAST VILLAGE
SCSLB/ OCNO

AR CS FH

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name PISMO COAST VILLAGE, J. JAMISON Daytime Phone 805.773.5649
Mailing Address _____ Zip Code _____
Email Address: _____

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

Agent Name JEFFREY EMERICK, GTA Daytime Phone 805.489.1324
Mailing Address 141 S. ELM ST., ARROYO GRANDE Zip Code 93420
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 37,937 SF Assessor Parcel Number(s): 062.142.001
Legal Description: LOTS 1-6 BLOCK 55 MAP 2 OF OCEANO
Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: COAST HWY TO 21ST ST., SOUTH ONE BLOCK TO NIPOMO STREET.

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): CONSTRUCT 10,000 SF RV MAINTENANCE SHOP FOR PISMO COAST VILLAGE

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 [Signature]

Date 5-2-14

FOR STAFF USE ONLY

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: EXIST & PROPOSED ACCESS FROM NIPOMO ST. & 21ST ST. AS SHOWN ON PROPOSED PLAN.

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: INDUSTRIAL
East: INDUSTRIAL

South: INDUSTRIAL
West: RV STORAGE

For all projects, answer the following:

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

Buildings: 10000 sq. feet 27 % Landscaping: 4300 sq. feet 11 %

Paving: 23637 sq. feet 62 % Other (specify) _____

Total area of all paving and structures: 33637 sq. feet acres

Total area of grading or removal of ground cover: 37937 sq. feet acres

Number of parking spaces proposed: 18 Height of tallest structure: 23'

Number of trees to be removed: 1 Type: EUCALYPTUS

Setbacks: Front 10' Right 10' Left 10' Back 5'

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

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

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: OCSD

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

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

For commercial/industrial projects answer the following:

Total outdoor use area: 23637 sq. feet acres

Total floor area of all structures including upper stories: 10,000 sq. feet

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:

- 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: 0.87 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: _____

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 LANDSCAPING, 2 BATHROOMS.
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? < 500 GPD
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXIST. SERVICE FROM RECENTLY
6. Has there been a sustained yield test on proposed or existing wells? DEMOLISHED HOME
 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:

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: 50 Ft. Location of connection: NIPOMBS ST.
2. What is the amount of proposed flow? 500 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: SO. COUNTY SANITARY
- 3. Where is the waste disposal storage in relation to buildings? ON SITE
- 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: OCEANO
- 3. Location of nearest fire station: OCEANO
- 4. Location of nearest public transit stop: OCEANO
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 500 0 feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
RESIDENTIAL - PREVIOUS RESIDENCE
RECENTLY DEMOLISHED.
- 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: MON - SAT Hours of Operation: 9 am - 5 pm
- 2. How many people will this project employ? 5
- 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: NONE
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: PROPANE TANK TO REFILL RV TANKS.
- 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. 5 Between 4:00 to 6:00 p.m. 5
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): NONE
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 *: _____

*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

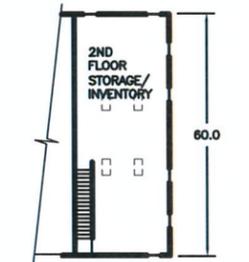
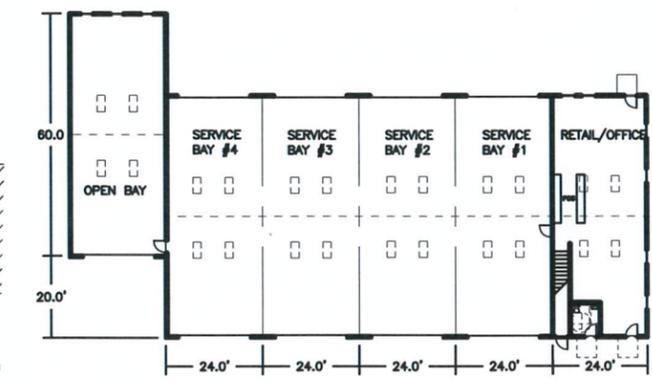
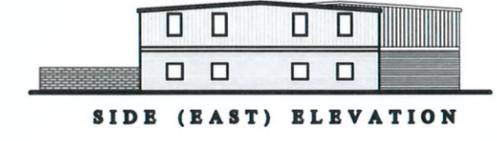
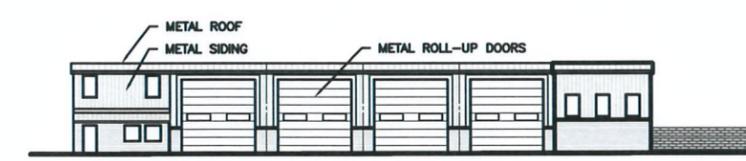
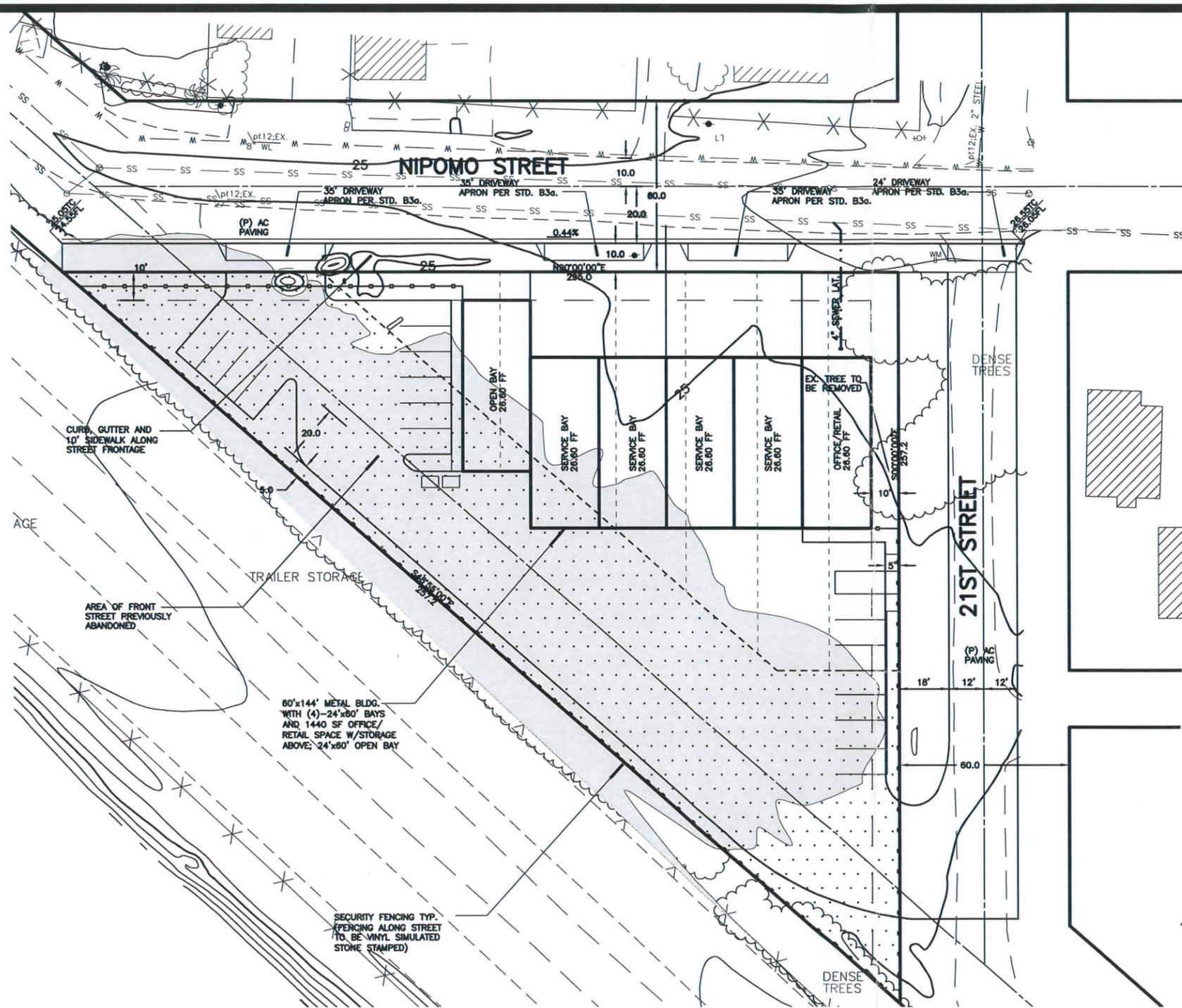
1. List any mitigation measures that you propose to lessen the impacts associated with your project:

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): WATER BOARD

(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.)



PRELIMINARY FLOOR PLANS AND ELEVATIONS
SCALE: 1" = 20'

- NOTES**
1. SEWAGE DISPOSAL PROVIDED BY OCSO.
 2. WATER SERVICES PROVIDED BY OCSO.
 3. APN 082-142-001



MINOR USE PERMIT
FOR
APN 082-142-001
PISMO COAST VILLAGE

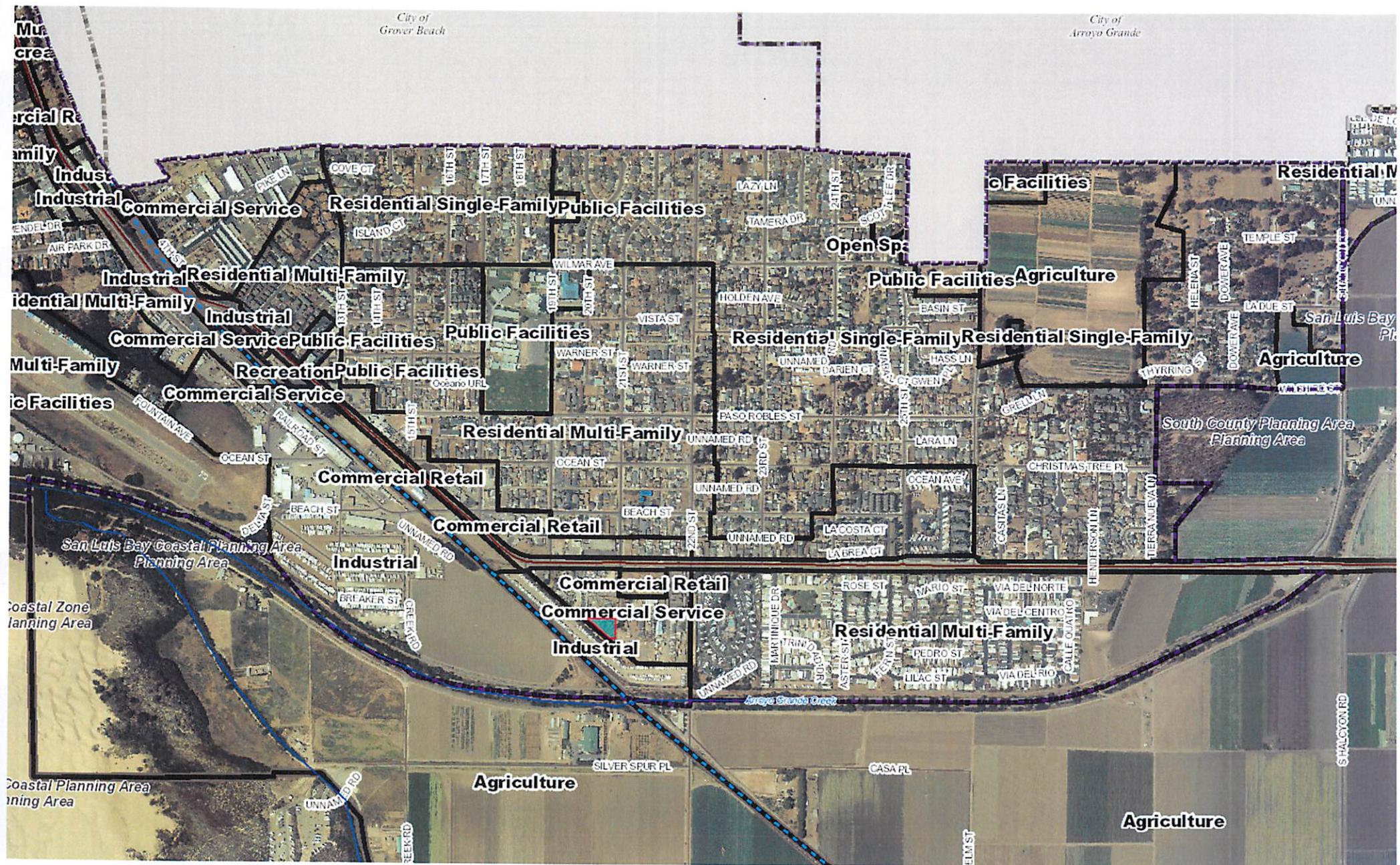
LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 55 OF MAP 2 OF THE TOWN OF OCEANO, IN THE UNINCORPORATED AREA, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JUNE 30, 1899 BOOK A, PAGE 148 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

GTA
Garing Taylor & Associates
Civil Engineering
Surveying
Project Development
141 South Elm Street
Arroyo Grande, CA 93420
805.7.489-1321

PREPARED FOR:
Owners/Applicant:
Jay Jamison
Pismo Coast Village
185 S. Dolliver Street
Pismo Beach, CA 93449

PREPARED BY:
Engineer:
Garing Taylor & Associates
141 S. Elm Street
Arroyo Grande, CA 93420
(805) 489-1321
Jeffrey J. Enrick, P.E.

Plot Date: 05.19.16
File Name: Minor Use Permit.dwg
Sheet 1 of 1
GTA NO. 15.630.000





Commercial Retail

Commercial Service

San Luis Bay Inland Sub Area South Planning Area

South County Planning Area

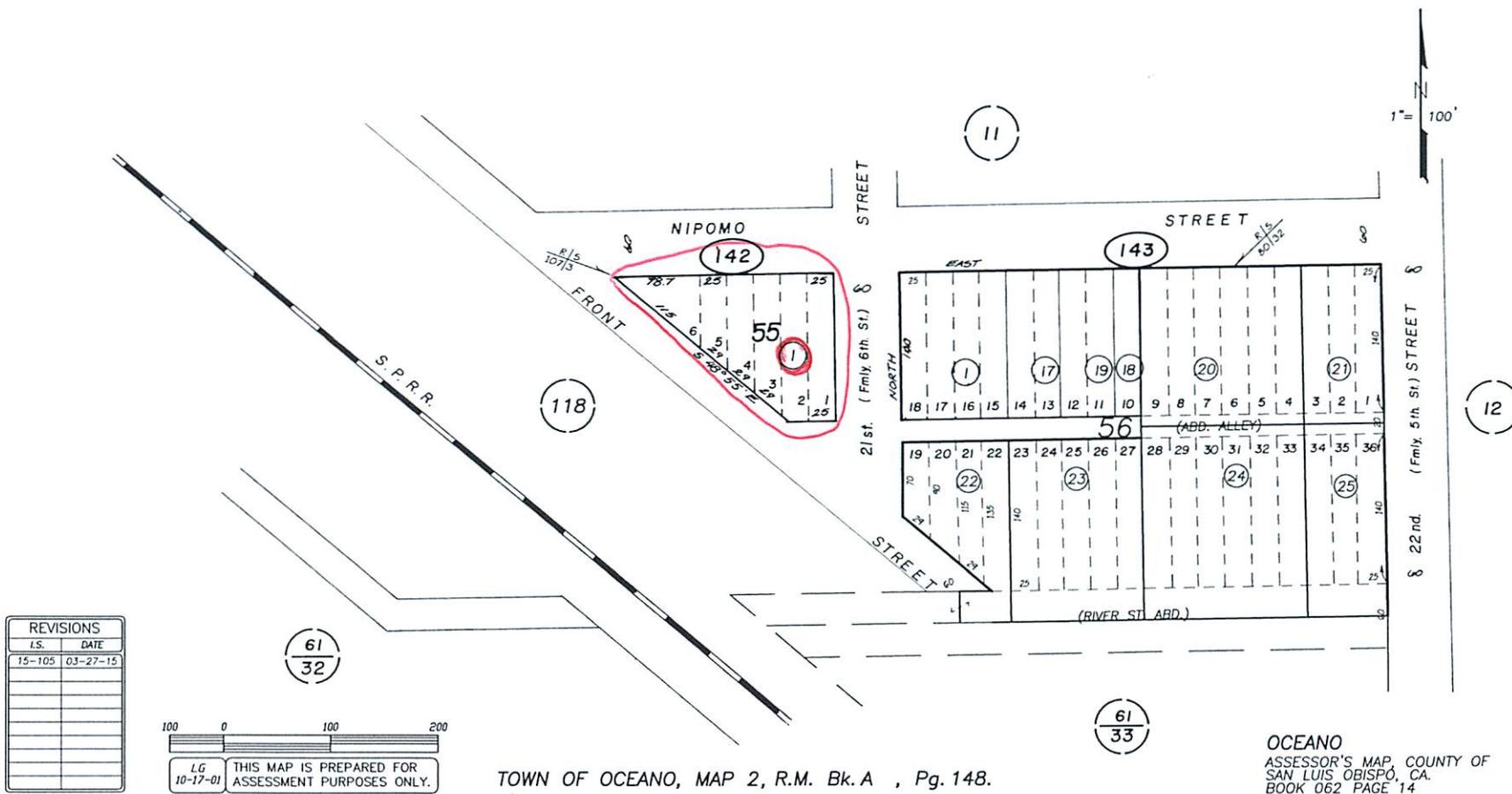
Cocaine ULL

Industrial

Residential Multi-F

Industrial

San Luis Bay Coastal Planning Area



REVISIONS	
LS.	DATE
15-105	03-27-15

61
32

100 0 100 200

LG 10-17-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TOWN OF OCEANO, MAP 2, R.M. Bk. A , Pg. 148.

61
33

OCEANO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 062 PAGE 14



Parcel Summary Report For Parcel # 062-142-001

5/23/2016
11:15:17AM

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 PISMO COAST VILLAGE INC
165 S DOLLIVER PISMO BEACH CA 93449-2999

Address Information

Status Address
P 02096 NIPOMO ST OCNO

Lot Information:

<u>Tract / Twshp</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	0055	0002	Oceano	South County I				Y	LM	
TNOCNO	0055	0003	Oceano	South County I				Y	LM	
TNOCNO	0055	0004	Oceano	South County I				Y	LM	
TNOCNO	0055	0005	Oceano	South County I				Y	LM	
TNOCNO	0055	0006	Oceano	South County I				Y	LM	
TNOCNO	0055	0001	Oceano	South County I CS	AR	FH		Y	LM / VP	E010184L

Parcel Information

Status Description
Active TN OCEANO BL 55 LT 1 TO 6

Notes

OWNER WANTED TO DO A STORAGE YARD OF 10,000 SF OR LESS. CAN DO THIS WITH A ZONING CLEARANCE IN CS. THE SITE IS FENCED. NO NEW STRUCTURES SO THIS DOES NOT TRIGGER CURB & GUTTER. SWC/NF 2/8/12

~~Tax Districts~~ SEE PARCEL TAG FOR LEGALITY INFORMATION. JSM 6/14/12

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
NO. 04
SOUTH SAN LUIS OBISPO COUNTY



Parcel Summary Report For Parcel # 062-142-001

5/23/2016
11:15:17AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

OCEANO
AREA NO. 21
COASTAL SAN LUIS
COUNTY-ZONE NO. 01
COUNTY-ZONE NO. 03
SAN LUIS

Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
COD2011-00326	CLD	Primary Parcel
<u>Description:</u> OCCUPIED RVS/OUTDOOR STORAGE CONCERNS ABOUT TRANSITIONAL HOUSING		
COD2012-00004	CLD	Primary Parcel
<u>Description:</u> REPORTED SUBSTAN RENTAL		
COD2013-00195	CLD	Primary Parcel
<u>Description:</u> STORAGE/JUNK YARD (NOT COASTAL)		
DRC2014-00160	REC	Primary Parcel
<u>Description:</u> CURB GUTTER SIDEWALK WAIVER (DEMO OF RESIDENCE)		
DRC2015-00131	REC	Primary Parcel
<u>Description:</u> CONSTRUCT 10,000SF RV MAINTENACE SHOP FOR PISMO COAST VILLAGE		
DTM2015-00005	APV	Primary Parcel
<u>Description:</u> ROAD ABANDONMENT. FUTURE RV REPAIR SHOP (APPROX 8400 SF) PREVIOUSLY SET UP UNDER SUB2015-00018		
E010184	RES	Primary Parcel
<u>Description:</u> VEHICLE STORAGE		
PMT2014-01417	WIT	Primary Parcel
<u>Description:</u> REPLACE EXISTING 50 GALLON WATER HEATER (40K BTU'S) WITH 50 GALLON WATER HEATER (40K BTU'S) IN EXISTING LOCATION		
PMT2014-03361	ISS	Primary Parcel
<u>Description:</u> DEMO DWELLING (1572 SF) BUILT IN 1900 PER ASSESSOR'S RECORDS		



Parcel Summary Report For Parcel # 062-142-001

5/23/2016
11:15:17AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PRE2014-00057 MET Primary Parcel

Description:

RELOCATION OF RV SERVICE FACILITY FROM PISMO BEACH TO OCEANO AND CONSTRUCTION OF METAL BUILDING WITH AT LEAST THREE SERVICE BAYS AND RETAIL PARTS SEGMENT.

SUB2015-00018 WIT Primary Parcel

Description:

ROAD ABANDONMENT

ZCL2013-00002 REC Primary Parcel

Description:

10,000 STORAGE YARD

ZON2013-00461 APV Primary Parcel

Description:

10,000 STORAGE YARD