



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/30/2013

TO: _____

FROM: Stephanie Fuhs - South County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00031 MESA DUNES (with CUP) – Proposed one lot vesting tentative tract map for condominium purposes. Site location is 765 Mesa View Dr, Arroyo Grande. APN: 075-161-027.

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

Conc. Tract map w/ CUP

ONE LOT VESTING TENTATIVE TRACT MAP FOR THE PURPOSE OF SUBDIVIDING THE SC/ PALM RS

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance
- Parcel Map
- Road Abandonment
- Condominium (new or conversion)
- Tract Map
- Road Name

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Mesa Dunes Mobile Home Estates, LLC Daytime Phone 310-259-7100
 Mailing Address P.O. BOX 3670 Ontario, California Zip Code 91761
 Email Address: mflesch@communityam.com

Applicant Name Michael Flesch & Tom Flesch Daytime Phone 310-259-7100
 Mailing Address P.O. BOX 3670 Ontario, California Zip Code 91761
 Email Address: _____

Agent Name Wallace Group (John Wallace) Daytime Phone 805-544-4011
 Mailing Address 612 Clarion Court San Luis Obispo, CA Zip Code 93401
 Email Address: johnw@wallacegroup.us

PROPERTY INFORMATION

Total Size of Site: 50.18 Assessor Parcel Number(s): 075-161-027
 Legal Description: See Preliminary Title Report (04/17/2013) 07-08-2013
 Address of the project (if known): 765 Mesa View Drive Arroyo Grande Ca 93420
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 101 to Brisco Road to N. Halcyon Rd and head south to Hwy 1 (Cabrillo Hwy) head south to Mesa Grande Drive and turn left (east).
 Describe current uses, existing structures, and other improvements and vegetation on the property: 304 residential mobile home lots, 2 club houses with pools, a playground, a wastewater treatment plant and disposal fields, onsite water treatment facility, 2 recreational vehicle storage areas, several common areas, a laundromat facility, drainage and park pathways, and a fitness pathway.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): 1 lot vesting tentative tract map for condominium purposes.

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 A. Murphy Date 10/17/13

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 1 lot tract map for condominium purposes

Number of existing lots, parcels or certificates: 3 Existing parcel sizes: Parcel 1: 24.41 acres ; Parcel 2: 24.41 acres, Parcel 3: 1.36 acres

What will the property be used for after division: Residential MHP

Is the property part of a previous subdivision that you filed? Yes No

If Yes, what was the map number: Tract No: _____ CO _____ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? Yes No ROS 70/59

Building permits or other approval? Yes No See County list

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

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? _____

Describe existing and future access to the proposed project site: Access will continue to come from Highway 1 and Mesa View Drive

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

North: Residential Single Family

South: Residential Suburban

East: Residential Suburban

West: Residential Suburban

Proposed water source: On-site well (3 wells) Shared well Other _____

Community System - List the agency or company responsible for provision: Mesa Dunes Water System

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

Project has an existing water treatment system

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: Mesa Dunes WWTP System

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

Project has an existing wastewater treatment system and disposal area on site

Fire Agency: List the agency responsible for fire protection: Cal Fire (Station 22)

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.3.1(c)) Access & circulation design (21.3.1(d))

Flood hazard & drainage (21.3.1(e)) Water supply (21.3.1(f))

Sewage Disposal (21.3.1(g)) Public Utilities (21.3.1(h))

Road Exception (21.3.1(d))

Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: See Breakdown below Average slope of open space: 10 %

| Common Area Description | Acres |
|-----------------------------------------|--------------|
| Common Area/Wastewater Disposal Area | 2.85 |
| Common Area/Waste Water Treatment Plant | 1.86 |
| Common Area/Water Treatment Facility | 0.60 |
| Common Area/Drainage/Laundromat | 1.37 |
| Common Area/RV Parking | 0.41 |
| Common Area/RV Parking | 0.25 |
| Common Area/Clubhouse/Pool | 0.73 |
| Common Area/Clubhouse/Pool | 2.30 |
| Common Area Space | 0.36 |
| Common Area Space | 0.15 |
| Common Area Space | 0.45 |
| Access And Utility Easement | 7.69 |
| Total | 19.01 |

Describe the on-site recreational amenities being proposed and their location on the open space:
Several Common area includes park pathway, fitness trail, open space playground, picnic areas, 2 clubhouses and 2 pools (no additional development of is proposed)

Specify the proposed ownership and method of maintenance of the open space: Home Owners Association

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Not applicable to project site, the site is not in the coastal zone area.

Is your project a:

- ~~New housing project containing 11 or more dwelling units or parcels; OR~~
- ~~Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.~~
- ~~Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".~~

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: 45.10 acres
Moderate slopes of 10-30%: 5.08 acres
Steep slopes over 30%: 0.00 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: Project has been built out with D870195D
- Has a grading plan been prepared? Yes No
If yes, please include with application. (Yes, as part of D870195D no new development is proposed)
- 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: Highway 1

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? No change to existing use
4. How many service connections will be required? 304 Residential MH lots, 2 Clubhouses and 2 pools, and parkway, Laundromat (all existing)
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: There are 3 existing wells, and a water treatment system on site.
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? Yes No
 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 _____
All were a part of D870195D project

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

There is an existing Wastewater Treatment Plant and Disposal Field located on site and no additional units will be added to it.

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: On site Location of connection: Served on site
2. What is the amount of proposed flow? No change to existing 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: South County Sanitary (Waste Connections Inc)
- 3. Where is the waste disposal storage in relation to buildings? See Site Plan
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No See Site Plan

Community Service Information

- 1. Name of School District: Lucia Mar Unified School District
- 2. Location of nearest police station: South Station – 1681 Front Street Oceano (2.5 miles away)
- 3. Location of nearest fire station: Cal Fire Station 22 (2.2 Miles away)
- 4. Location of nearest public transit stop: Arroyo Grande Park & Ride Lot located on Halcyon 3.28 miles away
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1/3 miles

Historic and Archeological Information

(Not Applicable, the site already disturbed and no further disturbance is proposed)

- ~~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.~~

Agricultural Information

(Not Applicable)

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): The project includes several common area spaces, 2 clubhouses and 2 pools, a laundromat facility, 2 RV parking areas, fitness trail/pathway, a wastewater treatment plant and disposal area, and a water treatment system
- 2. Will the development occur in phases? Yes No If yes describe: Property is already developed
- 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: Property is already developed
- 4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: Filed with DRE

Energy Conservation Information

(Not Applicable)

- ~~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

(Not Applicable)

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
No new development proposed.
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): provided with D870195D

Other Related Permits

(Not Applicable)

- ~~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.)~~

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No SUP 2013-0031

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 type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Other |
| <input checked="" 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 Mesa Dunes Mobile Home Estates, LLC Daytime Phone 310-259-7100
Mailing Address P.O. BOX 3670 Ontario, California Zip Code 91761
Email Address: mflesch@communityam.com

Applicant Name Michael Flesch & Tom Flesch Daytime Phone 310-259-7100
Mailing Address P.O. BOX 3670 Ontario, California Zip Code 91761
Email Address: _____

Agent Name Wallace Group (John Wallace) Daytime Phone 805-544-4011
Mailing Address 612 Clarion Court San Luis Obispo, CA Zip Code 93401
Email Address: johnw@wallacegroup.us

PROPERTY INFORMATION

Total Size of Site: 50.18 Assessor Parcel Number(s): 075-161-027
Legal Description: See Preliminary Title Report (04/17/2013) 07-08-2013
Address of the project (if known): 765 Mesa View Drive Arroyo Grande Ca 93420
Address of the project (if known): 765 Mesa View Drive Arroyo Grande Ca 93420
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 101 to Brisco Road to N. Halcyon Rd and head south to Hwy 1 (Cabrillo Hwy) head south to Mesa Grande Drive and turn left (east).
Describe current uses, existing structures, and other improvements and vegetation on the property: 304 residential mobile home lots, 2 club houses with pools, a playground, a wastewater treatment plant and disposal fields, onsite water treatment facility, 2 recreational vehicle storage areas, several common areas, a laundromat facility, drainage and park pathways, and a fitness pathway.

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): 1 lot vesting tentative tract map for condominium purposes.

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 A. Huford Date 10/17/13

| |
|----------------------------------------------------------------|
| 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): Site Plan is the same as the approved D870195D

Describe existing and future access to the proposed project site: Hwy 101 to Brisco Road to N. Halcyon Rd and head south to Hwy 1 (Cabrillo Hwy) head south to Mesa Grande Drive and turn left (east).

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: Residential Single Family South: Residential Suburban
East: Residential Suburban West: Residential Suburban

For all projects, answer the following: (See Project Description 10/11/2013)

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 _____~~

Proposed water source: On-site well (3 wells) Shared well Other _____

Community System - List the agency or company responsible for provision: Mesa Dunes Water System

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

Project has an existing water treatment system

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: Mesa Dunes WWTP System

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

Project has an existing wastewater treatment system and disposal area on site

Fire Agency: List the agency responsible for fire protection: Cal Fire (Station 22)

For commercial/industrial projects answer the following: *Not Applicable*

Total outdoor use area: _____ sq. feet acres

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

For residential projects, answer the following:

Number of residential units: 1 Lot Condo Map for 304 Residential units

Number of bedrooms per unit: N/A

Total floor area of all structures including upper stories, but not garages and carports: N/A

Total of area of the lot(s) minus building footprint and parking spaces: N/A

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: 45.10 acres
Moderate slopes of 10-30%: 05.08 acres
Steep slopes over 30%: 00.00 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: Project has been built out with D870195D
- 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 _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? No change to existing use
4. How many service connections will be required? 304 Residential MH lots, 2 Clubhouses and 2 pools, and parkway, Laundromat (all existing)
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: There are 3 existing wells, and a water treatment system on site.
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. All were a part of D870195D project
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 _____
All were a part of D870195D project

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: On site Location of connection: Served on site
2. What is the amount of proposed flow? No change to existing 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: South County Sanitary (Waste Connections Inc)
- 3. Where is the waste disposal storage in relation to buildings? See Site Plan
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No See Site Plan

Community Service Information

- 1. Name of School District: Lucia Mar Unified School District
- 2. Location of nearest police station: South Station – 1681 Front Street Oceano (2.5 miles away)
- 3. Location of nearest fire station: Cal Fire Station 22 (2.2 Miles away)
- 4. Location of nearest public transit stop: Arroyo Grande Park & Ride Lot located on Halcyon 3.28 miles away
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1/3 miles

Historic and Archeological Information

(Not Applicable, the site already disturbed and no further disturbance is proposed)

- ~~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.

Not applicable this is a 1 lot Condominium conversion of an existing mobile home park

- ~~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.
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

Not applicable this is a 1 lot Condominium conversion of an existing mobile home park

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): The project includes several common area spaces, 2 clubhouses and 2 pools, a laundromat facility, 2 RV parking areas, fitness trail/pathway, a wastewater treatment plant and disposal area, and a water treatment system
2. Will the development occur in phases? Yes No If yes describe: Property is already developed
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: Property is already developed
4. Are there any proposed or existing deed restrictions? Yes No

Energy Conservation Information

Not applicable this is a 1 lot Condominium conversion of an existing mobile home park

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:
No new development proposed.

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): provided with D870195D

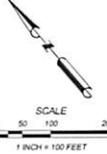
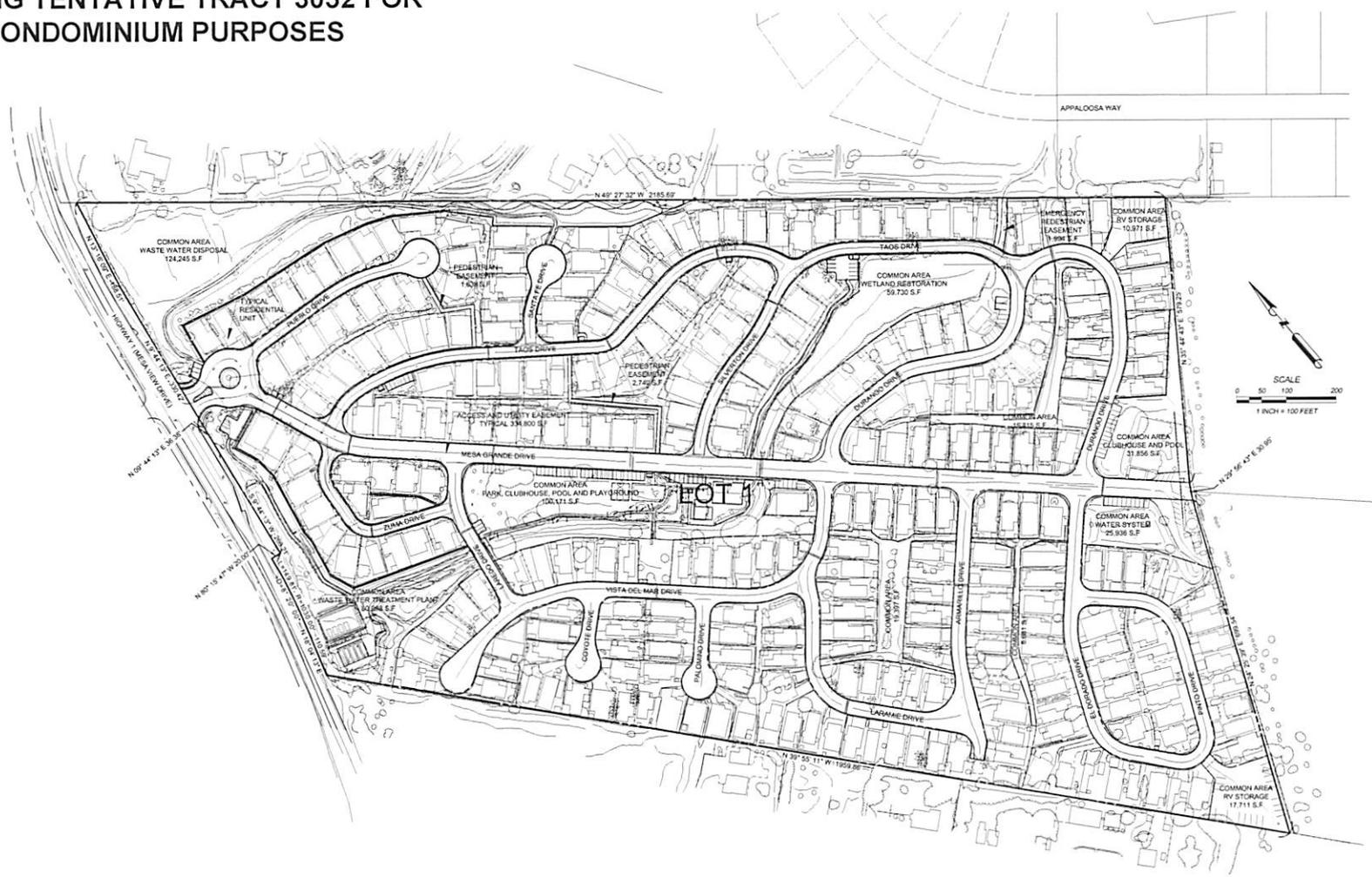
Other Related Permits

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.)

VESTING TENTATIVE TRACT 3052 FOR CONDOMINIUM PURPOSES

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



WALLACE GROUP®
 CIVIL AND TRANSPORTATION ENGINEERING
 CONSTRUCTION MANAGEMENT
 LANDSCAPE ARCHITECTURE
 AND SPECIAL LANDSCAPE PLANNING
 PUBLIC WORKS ADMINISTRATION
 SURVEYING (CIVIL LICENSE)
 WATER RESOURCES

612 CLARION COURT
 SAN LUIS OBISPO, CA 93401
 T 805 544-0111 F 805 544-2294
 www.wallacegroup.com

WETLAND Delineation
 No. 6391
 Exp. 12/31/14
 STATE OF CALIFORNIA

DATE: 2013.12.18
 DATE: 2013.12.18

Checked: [Signature] 12/18/13
 Drawn: [Signature] 12/18/13

VESTING TENTATIVE TRACT 3052 FOR CONDOMINIUM PURPOSES
 SITE PLAN FOR MESA DUNES MOBILE HOME PARK
 765 MESA VIEW DRIVE, ARROYO GRANDE, CALIFORNIA 93420

| | |
|---------------|------------|
| DATE | 12/18/13 |
| DESIGNED BY | PK |
| DRAWN BY | PK |
| DATE | 2013.08.22 |
| DRAWING NO. | 2 |
| 2 OF 3 SHEETS | |

Mesa Dunes Mobile Home Park
1 Lot Vesting Tentative Tract Map for Condominium Purposes
Vesting Tentative Tract Map 3052
 October 17, 2013

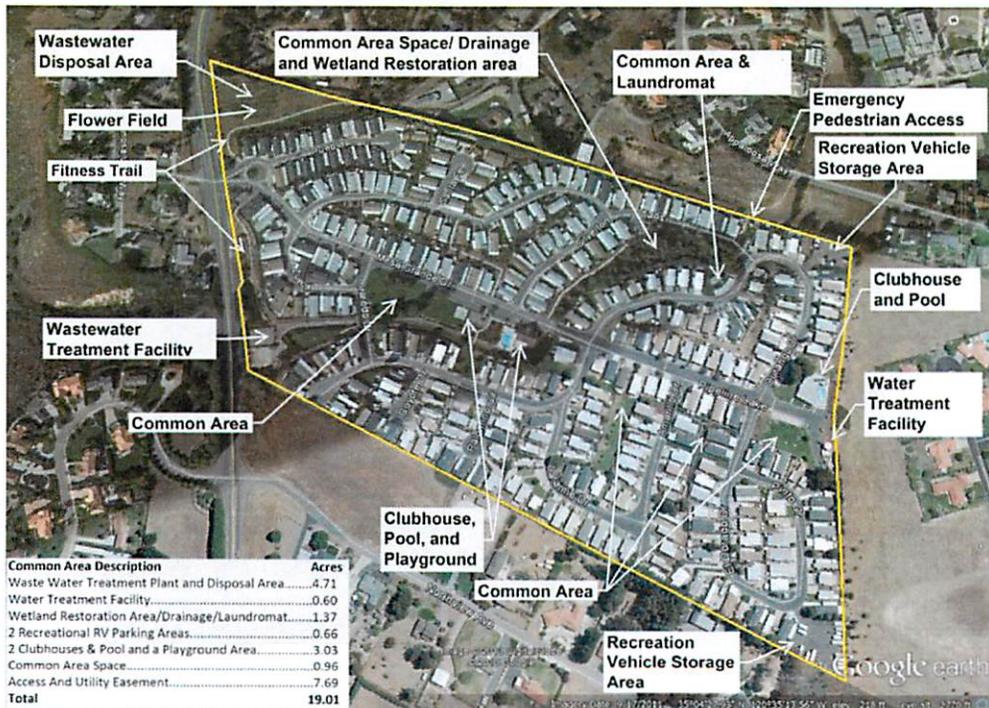
Project Location

The project is located at 765 Mesa View Drive Arroyo Grande, California (APN 075-161-027).



Existing Conditions

The Mesa Dunes Mobile Home Park is located off of Highway 1 on the Nipomo Mesa in San Luis Obispo County. The project's primary access is Mesa View Drive. The property has been developed with 304 residential mobile home units, two clubhouses with pools, a laundry facility, common space areas, drainage corridor, a fitness path, two recreational vehicle storage parking area lots, onsite water treatment and wastewater treatment facility and disposal fields.



Utilities

There is an existing onsite water treatment plant, wastewater treatment systems and disposal systems.

Common Area

The project includes server common areas for the mobile home park. The following table lists the amenities and common areas:

| Common Area Description | Acres |
|----------------------------------------------------------|--------------|
| Common Area/Wastewater Disposal Area | 2.85 |
| Common Area/Waste Water Treatment Plant | 1.86 |
| Common Area/Water Treatment Facility | 0.60 |
| Common Area/Drainage/Wetland Restoration Area/Laundromat | 1.37 |
| Common Area/RV Parking | 0.41 |
| Common Area/RV Parking | 0.25 |
| Common Area/Clubhouse/Pool | 0.73 |
| Common Area/Clubhouse/Pool | 2.30 |
| Common Area Space | 0.36 |
| Common Area Space | 0.15 |
| Common Area Space | 0.45 |
| Access And Utility Easement | 7.69 |
| Total | 19.01 |

Included in the common area is a fitness trail and emergency pedestrian access.

Signage

A sign to the development exists.

Northside of entrance



Southside of Entrance



Landscape

There is an existing landscape located in the common areas. The landscape irrigation system exists and it water is provide by the onsite water system.

Solid Waste Management

South County Sanitary provides trash pickup for the MHP.

LUO Compliance

Section 22.112.020 (F), 1 Nipomo Mesa Water Conservation Area

The proposed project is a conversion of an existing mobile home park and therefore will not use more water than it is has historically used.

Section 22.30.440 E Mobile home park Condominiums

The Mesa Dunes Mobile Home Park was approved by two previous Development Plans which set the lot sizes and setbacks. Section 22.30.440 (F) does not apply to this project since it is an existing rental mobile home park.

Section 22.30.30.440 B 2. (Min. Parcel Size and Density).

The existing Mobile Home Park was approved through two separate Development Plans applications which included 304 residential mobile home units. An existing on-site community water supply and sewage disposal systems serves the units.

Section 22.30.30.440 D. 1. (Site Design Standards)

The project was previously approved mobile home park and met the design standards at the time of their development plan approvals.

Real Property Division Ordinance

Section 21.02.050 (a) condominium conversion

Provide a copy of the name and addresses of each tenant of the subject property according to Government Code section 66451.3: Enclosed herewith please find a list of Park tenants and addresses in the format required by Planning Department.

Section 21.02.050 (b), 3 Application Materials Required:

- i) *Survey of Support:* Enclosed please find the Resident Survey of Support materials.
- ii) *Conversion Impact Report:* Enclosed please find letter dated October 4, 2013 from Applicant's counsel Gilchrist & Rutter, attaching the Tenant Impact Report pursuant to Government Code section 66427.5(b).

Subdivision Map Act Compliance

Section 66427.5' (a) Shall offer each existing tenant an option to either purchase his or her condominium or subdivided unit, which is to be created by the conversion of the park to resident ownership, or to continue residency as a tenant.

Section 66427.5 (b) Report on the impact of the conversion upon the residents of the MHP to be converted to resident owned subdivided interest.

Section 66427.5 (c), Tenant Impact Report is being submitted as part of the application. This will be provided to residents at least 15 days prior to hearing

Section 66427.5 (d) Results of the survey report is being provided as part of this application.

Section 66427.5 e) This section is not a compliance section.

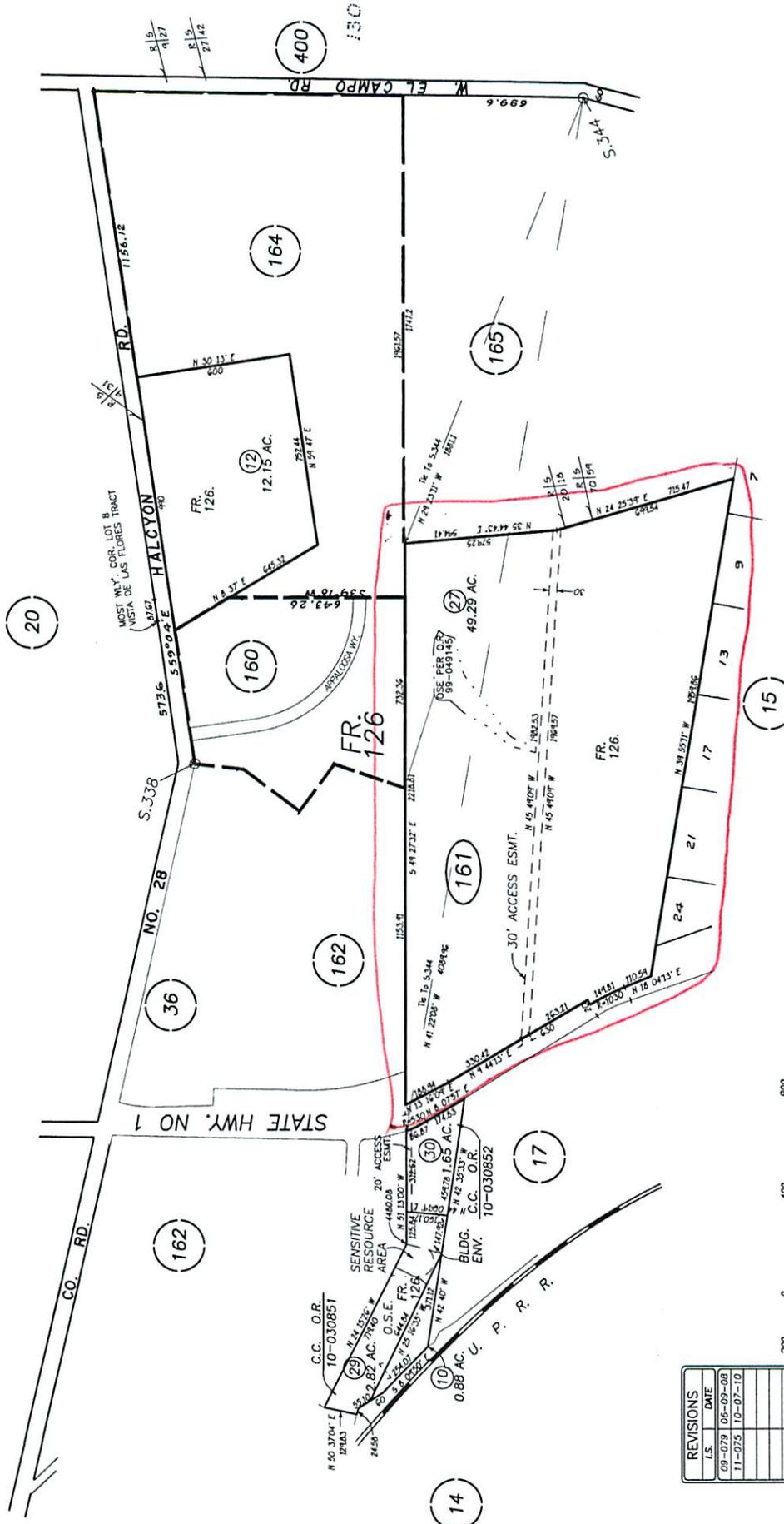
Section 66427.5 f) Compliance to occur upon conversion.

At the time of filing a tentative or parcel map for a subdivision to be created from the conversion of a rental mobilehome park to resident ownership, the subdivider shall avoid the economic displacement of all nonpurchasing residents in the following manner:

- (a) The subdivider shall offer each existing tenant an option to either purchase his or her condominium or subdivided unit, which is to be created by the conversion of the park to resident ownership, or to continue residency as a tenant.
- (b) The subdivider shall file a report on the impact of the conversion upon residents of the mobilehome park to be converted to resident owned subdivided interest.
- (c) The subdivider shall make a copy of the report available to each resident of the mobilehome park at least 15 days prior to the hearing on the map by the advisory agency or, if there is no advisory agency, by the legislative body.
- (d)
 - (1) The subdivider shall obtain a survey of support of residents of the mobilehome park for the proposed conversion.
 - (2) The survey of support shall be conducted in accordance with an agreement between the subdivider and a resident homeowners' association, if any, that is independent of the subdivider or mobilehome park owner.
 - (3) The survey shall be obtained pursuant to a written ballot.
 - (4) The survey shall be conducted so that each occupied mobilehome space has one vote.
 - (5) The results of the survey shall be submitted to the local agency upon the filing of the tentative or parcel map, to be considered as part of the subdivision map hearing prescribed by subdivision (e).
- (e) The subdivider shall be subject to a hearing by a legislative body or advisory agency, which is authorized by local ordinance to approve, conditionally approve, or disapprove the map. The scope of the hearing shall be limited to the issue of compliance with this section.
- (f) The subdivider shall be required to avoid the economic displacement of all nonpurchasing residents in accordance with the following:
 - (1) As to nonpurchasing residents who are not lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent to market levels, as defined in an appraisal conducted in accordance with nationally recognized professional appraisal standards, in equal annual increases over a four-year period.
 - (2) As to nonpurchasing residents who are lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent by an amount equal to the average monthly increase in rent in the four years immediately preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period.

(Amended by Stats. 2002, Ch. 1143, Sec. 1. Effective January 1, 2003.)

075-161



200 0 400 800

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

09-30-97

STRATTON'S SUBDIVISION OF RANCHOS CORRAL DE PIEDRA,
PISMO & BOLSA DE CHEMISAL, R.M. Bk. A , Pg. 65

ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 075 PAGE 161





Parcel Summary Report For Parcel # 075-161-027

10/25/2013
10:34:47AM

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 MOBLE HOME ESTATES LLC
1121 E PHILADELPHIA AVE ATTN RALPH BEATTY
ONTARIO CA 91761-
OWN MESA DUNES MOBILE HOME ESTATES LLC

Address Information

Status Address
P 00765 MESA VIEW DR PALM

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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|---------------------|
| RHOCORDP | 0000 | 126P | Palo Mesa | South County | RS | | | Y | VP | D870195D / P930129P |

Parcel Information

Status Description
Active RHO COR D P PTN LT 126

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 075-161-027

10/25/2013
10:34:48AM

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:

99323 FNL Primary Parcel

Description:

INSTALL WHEELCHAIR RAMP TO EXIST. MH

D870195D EX3 Primary Parcel

Description:

EXPAND MHP/150 UNITS

E970290 RES Primary Parcel

Description:

OCCUPIED RV

E980163 RES Primary Parcel

Description:

VEH STORAGE

E980419 RES Primary Parcel

Description:

LIGHTING PROBLEM

E990043 RES Primary Parcel

Description:

STORED VEHICLE

P000522Z APP Primary Parcel

Description:

CONSULTING DBA: PUBLISHING

P010188P APP Primary Parcel

Description:

SLORUSH DOUBLETAKE

P020296P APV Primary Parcel

Description:

IRA AMERSON

P030483Z APP Primary Parcel

Description:

DBA HOME REPAIR SPECIALIST/HANDYMAN

P940287P APP Primary Parcel

Description:

N B JANITORIAL SERVICES

JANITORIAL



Parcel Summary Report For Parcel # 075-161-027

10/25/2013
10:34:48AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P950575P APP Primary Parcel

Description:

BOOKKEEPING & TYPING HOME OFFICE

P960564P APP Primary Parcel

Description:

OFF SITE JANITORIAL

P980352P APP Primary Parcel

Description:

HOME OCCUPATION/HOME OFFICE DBA PERSONAL HALOS

P980554P APP Primary Parcel

Description:

SATELLITE EQUIPMENT SALES OFFICE ONLY

PMT2003-00776 REC Primary Parcel

Description:

AS-BUILT DECK

PMT2004-03528 EXP Primary Parcel

Description:

WATER HEATER REPLACEMENT (SPACE 101)

PMT2005-00632 EXP Primary Parcel

Description:

WATER HEATER REPLACEMENT

PMT2007-01942 WIT Primary Parcel

Description:

ENTERED IN ERROR - REMOVAL OF INDOOR SPA, REDO POOL DECKING AND ADD AN OUTDOOR SPA, REPLACE POOL EQUIPMENT

PRE2010-00045 REC Primary Parcel

Description:

CONVERSION FROM MH PARK TO CONDO LOTS ON 49 ACRES

S800044G APV Primary Parcel

Description:

5 SEPARATE CAL TRANS SITES

SUB2013-00031 REC Primary Parcel

Description:

ONE LOT VESTING TENATIVE TRACT MAP FOR THE PURPOSE OF SUBDIVIDING THE MESA DUNES MOBILE HOME PARK IN ORDER TO ALLOW THE PARK TO CONVERT TO A RESIDENT OWNED COMMUNITY.

ZON2003-00542 APV Primary Parcel

Description:

MUSIC INSTRUCTOR



Parcel Summary Report For Parcel # 075-161-027

10/25/2013
10:34:48AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2004-00339 APV Primary Parcel

Description:

BUS LIC

ZON2004-00804 APV Primary Parcel

Description:

RETAIL BOOKS - HOME OCCUPATION

ZON2005-00314 APV Primary Parcel

Description:

PARENT/CHILD/EDUCATION CONSULTING

ZON2005-00605 APV Primary Parcel

Description:

HANDYMAN SERVICES

ZON2006-00044 APV Primary Parcel

Description:

HOME OFFICE FOR JANITORIAL CLEANING SERVICES

ZON2009-00115 APV Primary Parcel

Description:

39 MASSAGE

ZON2010-00085 APV Primary Parcel

Description:

HOME OCCUPATION-SERVICE PROFESSIONAL

ZON2010-00379 APV Primary Parcel

Description:

WATER SYSTEMS-BACKFLOW SPECIALIST

ZON2011-00503 APV Primary Parcel

Description:

BOOKKEEPING

ZON2011-00548 APV Primary Parcel

Description:

HOUSE CLEANING

ZON2012-00436 APV Primary Parcel

Description:

COMPUTER REPAIR & CUSTOM BUILDING

G810068M CMP Related Parcel

Description:

LU MAP CHANGE RES RURAL TO RES SUBURBAN