



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 8/30/2021
TO: Building, Environmental Health, Legislative Assistant 4th District, Public Works,
Oceano/Halcyon Advisory Council, Oceano CSD, Airport Land Use Committee
FROM: Emi Sugiyama, esugiyama@co.slo.ca.us,

PROJECT NUMBER & NAME: Sharp Minor Use Permit DRC2021-00122

PROJECT DESCRIPTION*: Request for a Minor Use Permit to allow for renovations for a commissary kitchen and food truck storage located at 306 Pier Ave in Oceano

APN(s): 061-012-038

Please submit comments within 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. In your response, please consider and/or indicate the following:

PART I: 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 INDICATE (VIA E-MAIL OR PHONE).

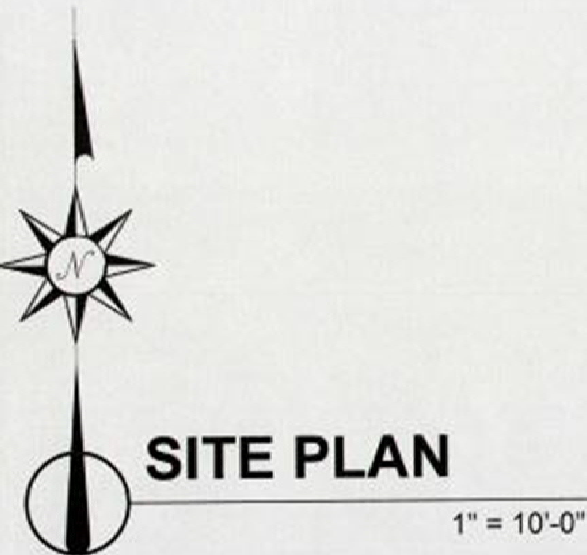
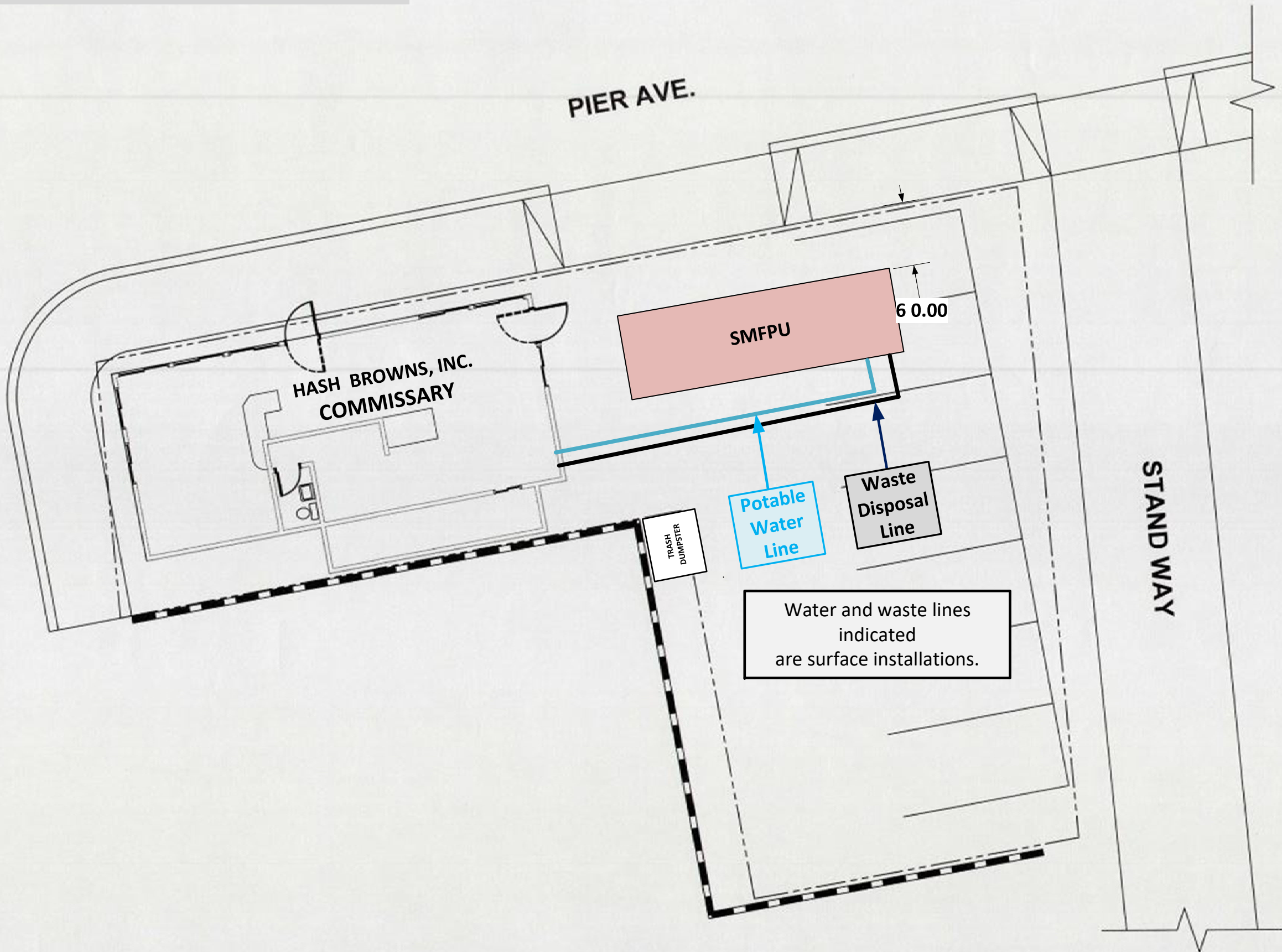
Date

Name

Phone

**All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.*

SITE PLAN
FOR
HASH BROWNS, INC.
COMMISSARY



CONSULTANTS

ARCHITECTURAL
J.B. DRAFTING & DESIGN
610 10TH ST. STE D
PASO ROBLES, CA 93446
805.237-0850

STRUCTURAL & CIVIL ENGINEERING
J.K. ENGINEERING
R.C.E.#50652
610 10TH ST. STE A
PASO ROBLES, CA 93446
805.239-4151

GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM WITH THE:
2019 CBC
2019 CMC
2019 CAL GREEN
2019 CEC
2019 CPC
2019 CFC
- THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. SPECIFICATIONS WHICH REFERENCE CONDITIONS NOT IN THIS SCOPE OF THE PROJECT MAY BE OMITTED.
- ALL WORK AND CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION SITE. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR AND/OR MATERIALS TO BRING TO THE ATTENTION OF THE ARCHITECT/ENGINEER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, AND THEREFORE THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- CONTRACTOR HEREBY GUARANTEES TO THE OWNER AND THE ARCHITECT/ENGINEER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. UNLESS A GREATER WARRANTY OR GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
- ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED IN WRITING TO THE CONTRACTOR AND DESIGN PROFESSIONAL(S) OF

RECORD PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.

- REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DEPRESSED SLABS, CURBS, FINISHES, TEXTURES, CLIPS, GROUNDS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.
- ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
- MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
- THIS SET OF PLANS TO BE ON JOB SITE AT ALL TIMES DURING CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS. NO CHANGES OR REVISIONS TO THE APPROVED

PLANS OR SPECIFICATIONS SHALL BE PERMITTED UNLESS SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS FROM THE APPROVED PLANS AND SPECIFICATIONS. [CBC 108]

- ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE ON FILE WITH THE BUILDING DEPARTMENT. A LIST OF ALL SUCH CONTRACTORS AND SUB-CONTRACTORS WITH APPROPRIATE CURRENT BUSINESS LICENSE NUMBERS.
- UNLESS NOTED OTHERWISE, ALL VESTIBULES, CLOSETS, COLUMNS, PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREA SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR.
- CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, CONTOURS, AND BUILDING PAD PRIOR TO CONSTRUCTION.
- TRUSS CALCULATIONS FOR APPROVED PROJECTS ARE REQUIRED TO BE ON THE JOB SITE AT TIME OF FRAMING INSPECTION WITH THE APPROPRIATE REQUIRED SIGNATURES AND STATEMENT AS FOLLOWS: TRUSS CALCULATIONS SHALL INCLUDE THE WET-STAMP AND

SIGNATURE OF THE TRUSS DESIGN ENGINEER. IN ADDITION, THEY SHALL INCLUDE ON THE COVER SHEET A WET-SIGNED STATEMENT FROM THE PROJECT'S DESIGN ENGINEER THAT TRUSS CALCULATIONS AND LAYOUTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE STRUCTURAL DESIGN AND INTENT OF THE STRUCTURE. FAILURE TO PROVIDE THEM AS STATED WILL RESULT IN A CORRECTION AND A FAILURE TO PASS FRAMING INSPECTION.

- VERIFY LOCATION OF ALL UTILITY TIE-INS AT STREET AND POINT OF CONNECTIONS AT BUILDING PRIOR TO CONSTRUCTION.
- IF A PROJECT SOILS REPORT IS REQUIRED OR SUPPLIED, A COPY OF THE REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
- ALL PROPERTY CORNERS SHOULD BE ESTABLISHED AT THE TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED SURVEYOR.

PROJECT NO. —

FILE NAME: T-1.1

DRAWN BY: J.B.D.

DATE: 3/30/2021 10:30 AM

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1.1

SHEET INDEX

PROJECT INFORMATION

OWNER: RODGER SHARP
PROJECT ADDRESS: 306 PIER AVENUE
OCEANO, CA 93445
APN: 061-012-038
PHONE: (805) 712-6700

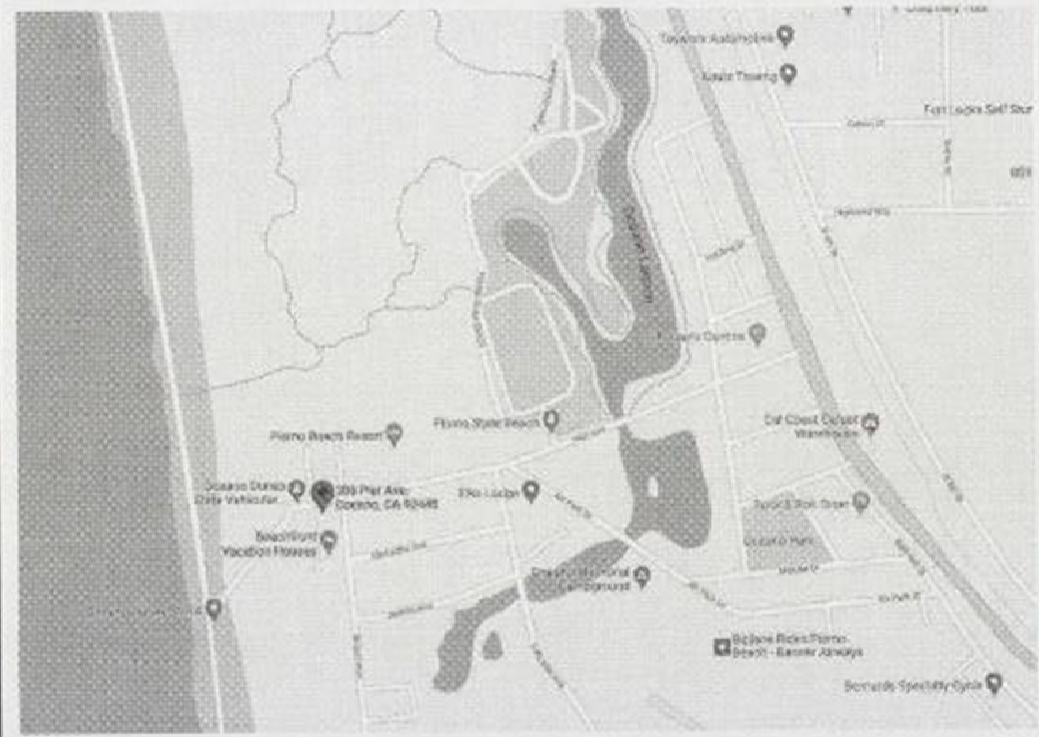
PROJECT STATISTICS

LOT SIZE: 4,356 SQ. FT.
OCCUPANCY (CBC 310.1): ?
CONSTRUCTION TYPE: VB
BUILDING HEIGHT: ± 14' ABOVE AVERAGE GRADE
EXISTING BUILDING: 900 SQ. FT.

PROJECT DESCRIPTION

???????

VICINITY MAP



OCCUPANT LOAD & PARKING CALCS

OCCUPANT LOADS:

(E) KITCHEN AREA: 7777 SQ. FT. / 777 = 77.7
(E) CUSTOMER AREA: 7777 SQ. FT. / 777 = 77.7
TOTAL OCCUPANT LOAD: 77.7

PARKING REQUIREMENTS:

(E) KITCHEN AREA: 7777 SQ. FT. / 777 = 77.7
(E) CUSTOMER AREA: 7777 SQ. FT. / 777 = 77.7
TOTAL OCCUPANT LOAD: 77.7



DRAFTING & DESIGN
CAD DESIGN - AS BUILT
RESIDENTIAL PLANS
610 10TH ST. SUITE "D"
PASO ROBLES, CA
93446
BUS. # (805) 237-0850
FAX # (805) 237-0480

PLAN PREPARED FOR:

HASHBROWNS
306 PIER AVENUE
OCEANO, CA 93445

REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.B. Drafting & Design and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of J.B. Drafting & Design and John Butler II is prohibited.

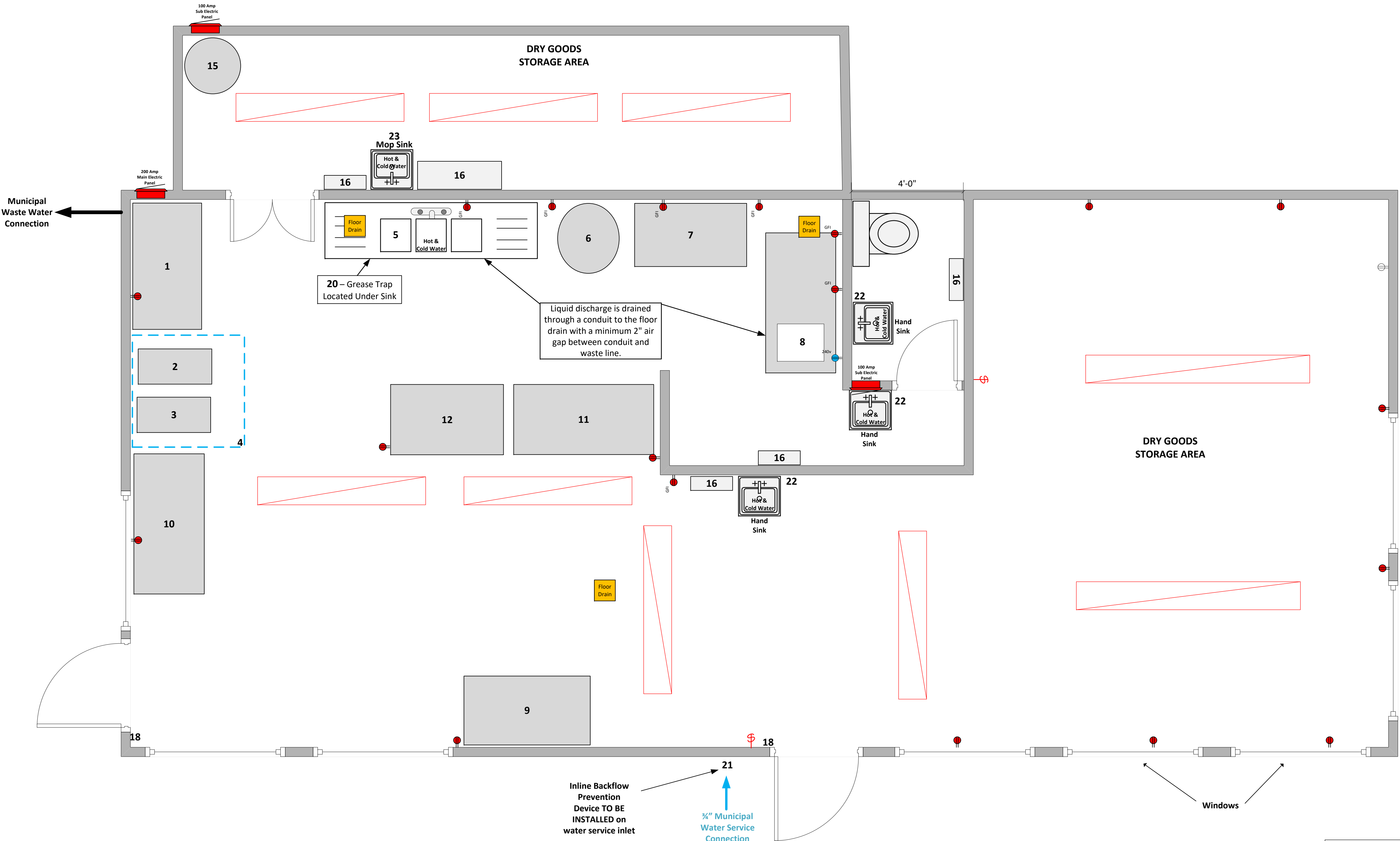
EQUIPMENT & UTILITY DIAGRAM FOR 306 PIER AVE., OCEANO, CA 93447

PEST CONTROL

Pest control is addressed through Orkin Pest Control on a monthly service basis.

WASTE REMOVAL

Waste removal is addressed with a 3 yard drop box service with South County Sanitary Service on a weekly basis. The waste container will be located approximately 30 feet from the south east corner of the building.



INTERIOR SURFACES

FLOORS:	Quarry tile throughout the building with 3/8" radius coved edges where floor meets 6" high base tile on the walls.
WALLS:	Tile in food prep areas and sheetrock in dry storage areas.
CEILING:	Open beam with painted and sealed wood surfaces.

Symbols Used	
	110v Wall Plug Outlet
	110v GFI Outlet
	220v Wall Plug Outlet
	110v Wall Switch(s)
	LED Lighting Fixture with shatter resistant shields covering lights
	48" x 48" Exhaust Hood



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1000
04/01/2020

Land Use – Checklist & Application Package

REQUIRED MATERIALS AND INFORMATION

The following information is required to be submitted with your application. If additional information is necessary for application review, Department staff will notify applicants and/or authorized agents. We are now accepting initial application materials in digital format but may request hard copies of documents and plans as necessary review and processing. Digital files should be in PDF format, and in a higher resolution to support digital review of all plan and map details.

FORMS

For applications via the Online Permit Portal: please upload this complete and digitally signed application package PLN-1000 (as detailed below).

Please provide one (1) completed copy of the following form:

- ☐ **PLN-1000: Land Use Application Checklist & Package.** This form conveniently combines all the following forms into one, and begins with a Checklist of Materials and Information Requirements for Applications
 - GEN-3000: General Application Contact Information
 - PLN-1004: Land Use – Project Information Form
 - PLN-1003: Environmental Description Form
 - PLN-1006: Information Disclosure form
 - PLN-1012: Land Use Consent of Property Owner form (only if applicant does not own the property)
 - PLN-1122: Hazardous Waste and Substances Statement Disclosure (PLN-1122)
- ☐ **Accessory Application form(s), if applicable.** These forms are not included in this package. Examples include, but are not limited to:
 - Curb, Gutter, and Sidewalk Waiver
 - Tree Removal form
 - Variance Application form

FEES

- ☐ Application fee (refer to current [fee schedule](#))

SITE LAYOUT PLAN(S)

For applications via the Online Permit Portal: please upload during initial application submittal. The Department may request up to 4 copies of full-sized hard copy plans for inter-agency review as necessary.

Plans should consist of an accurate drawing of the property, and the site plan must show the following items (where they apply to your site):

- ☐ Exterior boundaries and dimensions of the entire site
- ☐ North arrow and scale

Land Use – Checklist & Application Package

- ☐ Slope contour map (except when a grading plan is required), showing the following:
 - *Inside urban reserve lines* – show contours at 5-foot intervals for undeveloped areas and 2-foot intervals for building sites and paved or graded areas
 - *Outside urban reserve lines* – show contours at 10-foot intervals for undeveloped areas and 2-foot intervals for building sites
 - *Steep slopes* – areas in excess of 30% slope may be designated as such and contours omitted, unless proposed for grading, construction or other alterations
- ☐ General location of major topographic and man-made features, such as rock outcrops, bluffs, streams, swales and graded areas
- ☐ Location, dimensions, and use of all existing and proposed structures on the property, including buildings, decks, balconies, fences, walls, and other structural elements that extend into yard areas
- ☐ Location, name, width, and pavement type of adjacent and on-site streets/alleys
- ☐ Existing/proposed curbs, gutters, and sidewalks. Include all points of access, both existing and proposed
- ☐ Types and location of existing/proposed water supply and sewage disposal facilities
- ☐ Location and dimensions of all existing/proposed easements, driveways and parking areas (enclosed or open), including pavement type
- ☐ Location, diameter (at 4 feet above grade), species, approximate canopy cover (dripline) of all trees on the site, noting which will remain and which are proposed for removal, and include proposals for replacement of trees to be removed
- ☐ All areas proposed for grading and landscaping
- ☐ Any areas proposed to be reserved and maintained as open space
- ☐ Location, use and approximate dimensions of all structures within 100 feet of the site's boundaries
- ☐ A vicinity map showing precisely how to drive to the site. (include street names and distances to help with describing how to get to the site)
- ☐ Coastal Access - If the project is within the coastal zone and located between the ocean and the nearest public road, applications shall include the locations of the nearest public access points to the beach
- ☐ Preliminary Floor Plans and Architectural Elevations – showing height of buildings and structures, color, texture and material of exterior finishes and roofing (not required for most agricultural buildings)
- ☐ Elevations – (relative height) from the finish floor of the garage or other parking area to the edge of the pavement or road at the driveway entrance
- ☐ Legal Lot Verification – how the parcel(s) was/were legally created

Land Use – Checklist & Application Package

SUPPLEMENTAL INFORMATION

The following information may be required, depending on your Land Use application type.

If you had a pre-application meeting and any of these items were indicated, they are required for a complete submittal. For applications via the Online Permit Portal, these can be uploaded with your initial application submittal, or later when your full Plan Case has been created.

- ☐ Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180, et seq.
- ☐ Fire Safety Plan prepared pursuant to Section 22.52/23.05.080, et seq.
- ☐ Preliminary grading/drainage plan – when required by Section 22.52/23.05.020 and .040
- ☐ Agricultural buffers – if any adjacent parcels are used for agriculture, show all proposed agricultural buffers
- ☐ Archeological Report – two (2) copies, where required
- ☐ Biological Report – two (2) copies, where required
- ☐ Botanical Report – two (2) copies, where required
- ☐ Building Site Envelopes – on site layout plan show all areas proposed for development, or areas proposed to be excluded from development
- ☐ Noise Study – two (2) copies, if the property either adjoins or will be a noise generator or a potential source of noise
- ☐ Traffic Study – two (2) copies, where required
- ☐ Geological Report – two (2) copies, where required
- ☐ Visual Analysis – for applications that propose development along significant visual corridors (such as Highways 101 and 1)
- ☐ Location, size, design and text of all existing and proposed signs
- ☐ Location and design of solid waste disposal facilities, as required by Section 22.10.150/23.04.280
- ☐ Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided
- ☐ Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- ☐ Water will-serve letter OR Well pump test (4-72 hour)
- ☐ Sewer will-serve letter OR Percolation tests
- ☐ County Public Works road requirements
- ☐ Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan
- ☐ Completed Cost Accounting Agreement – one (1) copy
- ☐ Abandoned oil and gas wells, if applicable – Information is available from the California Division of Oil & Gas: 195 South Broadway, Suite 101, Orcutt, California 93455, (805) 937-7246
- ☐ Other _____



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Land Use -- Project Information Form

PLN-1004
04/01/2020

APPLICATION TYPE – CHECK ALL THAT APPLY

- | | |
|--|--|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Tree Removal Permit | <input type="checkbox"/> Surface Mining/Reclamation Plan |
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | <input type="checkbox"/> Amendment to approved Land Use Permit |
| <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | <input type="checkbox"/> Other _____ |

TYPE OF PROJECT:

____ Commercial ____ Industrial
 ____ Residential ____ Recreational ____ Other: _____

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable):

Describe existing and future access to the proposed project site:

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: _____ South: _____

East: _____ West: _____

FOR ALL PROJECTS, ANSWER THE FOLLOWING – Square footage and percentage of the total site (approximately) that will be used:

Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%
 Paving: _____ sq. feet _____% Other: _____ sq. feet _____%

Total area of all paving structures: _____ sq. feet ____ acres

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

Land Use – Project Information Form

Trees:

Number of trees to be removed: _____

Type(s) of tree(s): _____

Setbacks:

Front _____ Back _____ Left _____ Right _____

PROPOSED WATER SOURCE:

___ On-Site Well ___ Shared Well ___ Other: _____

Community System (agency / company responsible for the provision of water):

WILL-SERVE LETTER?

- ☐ Yes (If yes, please submit copy)
☐ No

PROPOSED SEWAGE DISPOSAL

- ☐ Individual On-Site System
☐ Other: _____
☐ Community System (list the agency or company responsible provision):

WILL-SERVE LETTER?

- ☒ Yes (If yes, please submit copy)
☐ No

RESPONSIBLE FIRE PROTECTION AGENCY:

FOR COMMERCIAL/INDUSTRIAL PROJECTS ANSWER THE FOLLOWING:

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: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____ sq. feet

Total of area of the lot(s) minus building footprint and parking spaces: _____ sq. feet



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

GEN-3000
04/01/2020

General Application Contact Information

<p>Staff: Input File Number or File Label Here</p> <p>Please check <u>ONLY ONE</u> of the contacts as the 'Primary Billing Contact' to appear on invoices and receipts</p>		PROPERTY OWNER		<input type="checkbox"/> Primary Billing Contact	
		Name:			
		Company:			
		Telephone:	Email Address:		
		Mailing address:			
		City:	State: CA	Zip Code: 93420	
APPLICANT		<input type="checkbox"/> Primary Billing Contact	AUTHORIZED AGENT		<input type="checkbox"/> Primary Billing Contact
Name:		Name:			
Company:		Company:			
Telephone:	Email address:	Telephone:	Email address:		
Mailing address:		Mailing Address:			
City:	State:	Zip Code:	City:	State:	Zip Code:
PROPERTY INFORMATION					
Assessor's Parcel Number:		Physical address:		Total size, in acres:	
Directions to the property (include landmarks and any gate codes):					
Describe current uses on the property (include structures, improvements, and vegetation):					
PROJECT INFORMATION					
Briefly describe the proposed project (include all uses and building heights and areas, in square-feet) and attach supplemental info as necessary:					

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.

SIGNATURE: _____ **DATE:** _____

NOTE: Your application is public record and information regarding your application is available both in person and online via the Department of Planning & Building. All references to names, addresses, telephone numbers, email addresses and project details are part of this public record. All applications must be filed under the subject property's owner of record; however, you may use an alternate contact address and telephone number.



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Environmental Description

PLN-1003
01/01/2020

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 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:

1. Answer ALL the questions as accurately and completely as possible.
2. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
3. 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.
4. 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 CHARACTERISTICS			
Acres with 0-10% slopes:	Acres with 10-20% slopes:	Acres with 20-30% slopes:	Acres over 30% slopes:
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 attach a copy.		Has there been any grading or earthwork on the site? ___Yes ___No If yes, please describe: _____ _____	
Has a grading plan been prepared? ___Yes ___No If yes, please attach a copy.		Are there any sewer ponds/waste disposal sites on or adjacent to the site? ___Yes ___No If yes, please describe: _____ _____	
Are there any railroads or highways within 300 feet of the site? ___Yes ___No If yes, please describe: _____		Can the site be seen from surrounding public roads? ___Yes ___No If yes, please describe: _____	

Environmental Description

WATER SUPPLY INFORMATION

What type of water supply is proposed?

☐ Individual Well ☐ Shared Well
☐ Community Water System

What is the proposed use of the water?

☐ Residential ☐ Non-Residential

If non-residential, please describe: _____

What is the expected daily water demand associated with the project? _____

How many service connections will be required? _____

Do operable water facilities exist on the site?

☐ Yes ☐ No

If yes, please describe: _____

Has there been a sustained yield test on proposed or existing wells?

☐ Yes ☐ No

If yes, please attach a copy.

Does Water Meet the Health Agency's Quality Requirements?

☐ Yes ☐ No

Bacteriological?

☐ Yes ☐ No

Chemical? ☐ Yes ☐ NoPhysical? ☐ Yes ☐ NoWater analysis report submitted. ☐ Yes ☐ No

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 Problems
☐ Will-Serve Letter
☐ Other: _____

☐ Pump Test Hours: _____ GPM: _____
☐ Surrounding Well Logs
☐ Hydrologic Study

SEWAGE DISPOSAL INFORMATION (ON-SITE INDIVIDUAL DISPOSAL SYSTEM)

Has an engineered percolation test been completed?

☐ Yes ☐ No

If yes, please attach a copy.

Has a piezometer test been completed?

☐ Yes ☐ No

If yes, please attach a copy.

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

Will a Waste Discharge Permit from the Regional Water Quality Control Board be required a waste discharge (typically needed in excess of 2,500 gallons per day)?

☐ Yes ☐ No

What is the distance from proposed leach field to any neighboring water wells? _____ feet

Environmental Description

SEWAGE DISPOSAL INFORMATION (COMMUNITY DISPOSAL SYSTEM)

Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
 Distance to nearest sewer line: _____ Location of connection: _____

What is the amount of proposed flow? _____ (gallons per day)	Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? <input type="checkbox"/> Yes <input type="checkbox"/> No
---	--

SOLID WASTE INFORMATION

What is the name of solid waste disposal company? _____	Where is the waste disposal storage in relation to buildings? _____
What type of solid waste will be generated by the project? <input type="checkbox"/> Domestic <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Other If other, please describe: _____	Does your project design include an area for collecting recyclable materials and/or composting materials? <input type="checkbox"/> Yes <input type="checkbox"/> No

COMMUNITY SERVICE INFORMATION

Name of school district: _____	
Are services (grocery/other shopping) within ½ mile of the project? <input type="checkbox"/> Yes <input type="checkbox"/> No	Location of nearest... Police station: _____ Fire station: _____ Public transit stop: _____

HISTORIC AND ARCHEOLOGICAL INFORMATION

Describe the historic use of the site: 	
Are you aware of the presence of any historic, cultural, or archaeological materials on the project site or in the vicinity? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe: _____	Has an archaeological surface survey been done for the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please attach two copies.

AGRICULTURAL INFORMATION

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?

Is the site currently in Agricultural Preserve (Williamson Act)? <input type="checkbox"/> Yes <input type="checkbox"/> No	Is the site currently under land conservation contract? <input type="checkbox"/> Yes <input type="checkbox"/> No
---	--

Environmental Description

SPECIAL PROJECT INFORMATION

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):

Will the development occur in phases?

☐ Yes ☐ No

If yes, please describe: _____

Are there any proposed or existing deed restrictions?

☐ Yes ☐ No

If yes, please describe: _____

Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?

☐ Yes ☐ No

If yes, please describe: _____

ENERGY CONSERVATION INFORMATION

Describe any special energy conservation measures or building materials that will be incorporated into your project:

ENVIRONMENTAL INFORMATION

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

Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?

☐ Yes ☐ No

If yes, please describe: _____

Are you aware of any previous environmental determinations for all or portions of this property?

☐ Yes ☐ No

If yes, please describe and provide permit or subdivision numbers(s): _____

OTHER RELATED PERMITS

List all permits, licenses or government approvals that will be required for your project (federal, state, and local):



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Information Disclosure Form

PLN-1006
01/24/2020

Time Limits for Processing and Public Notice Distribution Requirements

California state law (California Government Code Section 65941.5) requires that the County provide the following information to applicants, when a permit application is filed:

- Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application receiving a Negative Declaration must be approved or denied within 60 days of its adoption. If the project is exempt under CEQA, the project must be approved or denied within 90 days of acceptance. For land use/land division applications subject to an Environmental Impact Report (EIR), project approval/denial shall be within six months of the certification of the EIR. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)
- A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)
- When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)
- Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

Right to Farm Disclosure

The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

Information Disclosure Form

1. The agricultural operation must be conducted or maintained for commercial purposes;
2. The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality;
3. The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

Landfill Disclosure

Please answer the following question: "This project is within ½ mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills)" ☐ Yes ☐ No

Acknowledgement

I acknowledge that I have read and understand the sections detailed above:

1. Time Limits for Processing and Public Notice Distribution Requirements
2. Right to Farm Disclosure
3. Landfill Disclosure

Applicant Signature

Date

Additional Applicant Signature (if applicable)

Date



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Land Use Consent of Property Owner


PLN-1012
04/01/2020

Property Address: 306 Pier Avenue, Oceano, CA 93445	APN(s): 061-012-038
Project Description: Utilization of existing structure as a commercial kitchen and food storage area to support a stationary mobile food preparation unit in located on a temporary basis in the existing paved parking area. No public will be allowed in the existing structure.	

CONSENT

I (we) the undersigned owner(s*) of record of the fee interest in the parcel of land located at the above address, identified as the above Assessor Parcel Number, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCO application referral is being filed with the County requesting an approval for the above project description, do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permit applications in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property, please contact:
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property (dogs, hazardous materials, or specify none)

CONSENT GRANTOR / PROPERTY OWNER		AUTHORIZED AGENT FOR CONSENT GRANTOR	
Name: Neil Velie	Phone: 805-801-5660	Name:	Phone:
		Company / Agency:	Email:
Full Mailing Address: 220 Paseo Padua Arroyo Grande, CA 93420		Full Mailing Address:	
Signature: 	Date: 5/20/2021	Signature:	Date:

**attach additional PLN-1012 forms for multiple owners, if applicable*



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Hazardous Waste and Substances Statement Disclosure

PLN-1122
04/01/2020

PROJECT TITLE: _____ **PROJECT APN(s):** _____

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), I have consulted the following website resources and lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (<http://www.envirostor.dtsc.ca.gov/public/>)
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (<http://geotracker.waterboards.ca.gov/>)
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf>)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (<https://calepa.ca.gov/sitecleanup/corteseList/section-65962-5a>)

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable):

- ☐ **Is not** included on any of lists found on the above-referenced websites.
- ☐ **Is** included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code, the following information is provided related to this site/application:

Name of Applicant: _____

Address of site (street name & number if available, City, State and ZIP Code): _____

Local agency (city/county): _____

Assessor's book, page, and parcel number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory identification number: _____ Date of list: _____

Applicant Signature:	Applicant Name (Print):
Date of Signature:	Phone:
Email:	



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

May 19, 2021

Roger Sharp
C/O John Campbell
PO Box 3767
Paso Robles, CA 93447-3767

**SUBJECT: Continue to Serve Letter – Water and Wastewater Collection
APN 061-012-038 - OWNER/PROJECT: SHARP/MFPU**

Dear Mr. Sharp,

The purpose of this letter is to provide you with a continue to serve letter from the Oceano Community Services District (OCSD) for water and wastewater collections services for the property located at 306 Pier Avenue in Oceano, CA.

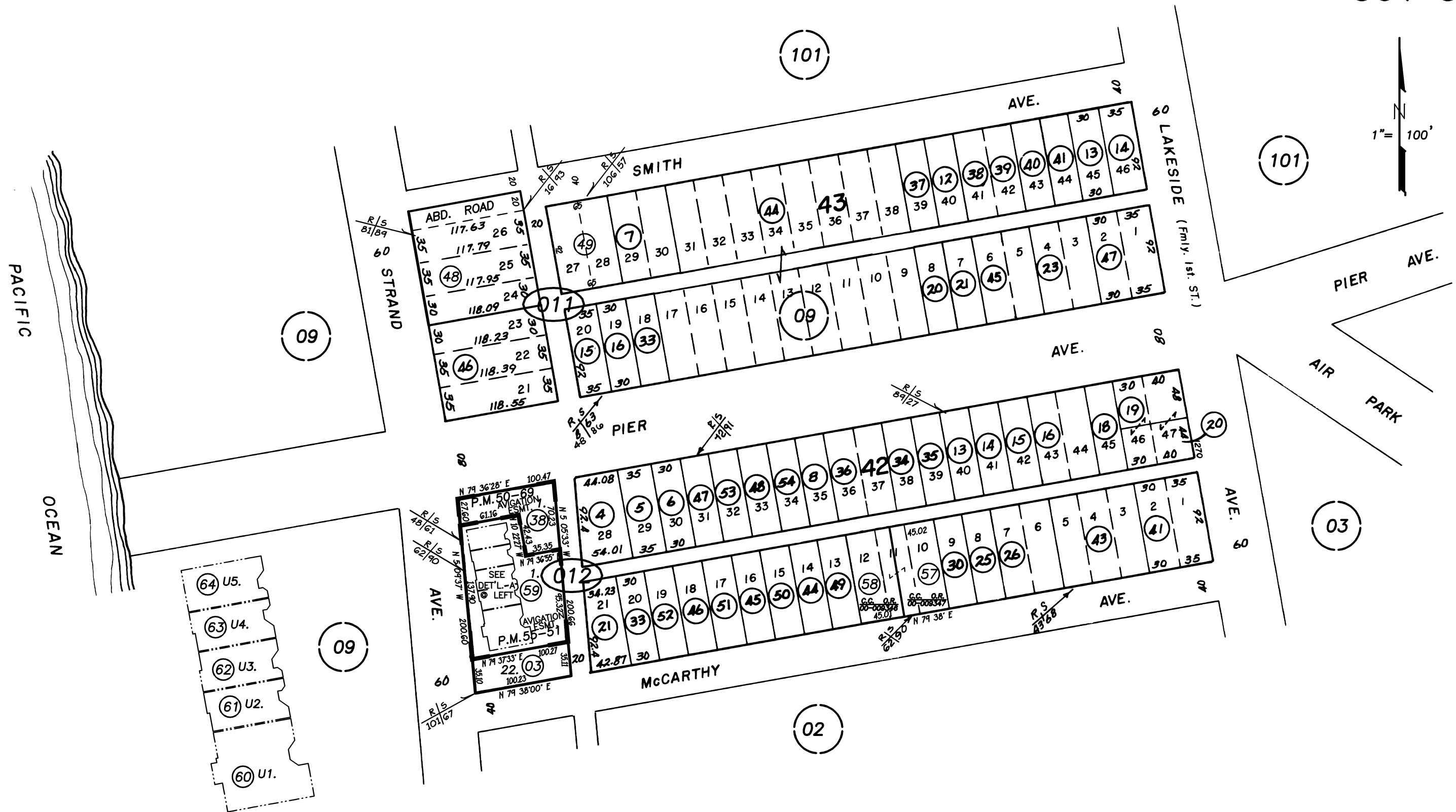
In the event that facts and circumstances associated with your application for continued service from OCSD include errors or omissions, if your project is modified, or for other reasons needed to ensure compliance with the OCSD ordinances, resolutions and/or rules and regulations, the OCSD reserves the right to establish conditions for continuing your water and/or wastewater service. In the event of non-compliance with the OCSD requirements, the OCSD reserves the right to take all actions necessary to ensure compliance and to also request that the County of San Luis Obispo take all actions necessary to help ensure compliance, including but not limited to stop notices on construction activities or other applicable permits. Please refer to District Ordinance 2006-1 (District Code 6 and 9) for additional information.

If you have any questions, please contact the office at (805) 481-6730.

Respectfully submitted,

OCEANO COMMUNITY SERVICES DISTRICT

Nicole Miller, Account Administrator III



REVISIONS	
I.S.	DATE
NA	07-22-04
07-106	07-31-06
18-058	09-20-17

NOTE: EACH UNIT INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA.

DETAIL A
(SCALE: 1"=200')

50'0100'200'

SW
04-27-00

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.







Parcel Information

APN: 061-012-038

Assessee: VELIE NEIL TRE

Care Of:

Address: 220 PASEO PADUA ARROYO GRANDE
CA 93420

Description: PM 50/69 PAR 1

Site Address:
00306 PIER AV

Tax Rate Area Code: 052054

Estimated Acres: 0.1

Community Code: OCNO

Supervisor District: Supdist 4

Avg Percent Slope: 2



Selected Parcel

Land Use Information

Land Uses

Combining Designations

CR	Archaeologically Sensitive Area
	Airport Review Area
	Coastal Zone



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
PMTC2021-00240	PMTC - Commercial Permit	7/28/2021 10:55:19 AM
CODE2021-00206	Code Enforcement	7/12/2021 10:25:02 AM
DRC2021-00122	Land Use	5/24/2021 5:41:03 PM

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Report generated:
8/30/2021 10:29:51 AM



P-APP-2021-00214	Application	5/23/2021 12:00:00 AM
PMTC2021-00117	PMTC - Commercial Permit	4/8/2021 8:12:49 AM
PRE2021-00035	Pre-Application	3/5/2021 10:06:44 AM
COD2010-00013	Code Enforcement	7/6/2010 3:42:09 PM
ZON2009-00752	Zoning Clearance	6/29/2010 2:28:38 PM
COD2006-00641	Code Enforcement	6/1/2007 3:20:48 PM
ZON2005-00067	Zoning Clearance	7/26/2005 11:14:08 AM
P030070Z	Zoning Clearance	7/28/2003 12:00:00 AM
P010396Z	Zoning Clearance	1/9/2002 12:00:00 AM
P010106Z	Zoning Clearance	8/16/2001 12:00:00 AM
C3674	PMTC - Commercial Permit	5/18/2001 12:00:00 AM
S860139C	Subdivision	5/3/1998 12:00:00 AM
S860013C	Subdivision	3/11/1998 12:00:00 AM
D860180D	Land Use	8/6/1997 12:00:00 AM
S900046L	Subdivision	10/10/1996 12:00:00 AM

Property Addresses

306 PIER AVE

Recorded Ownership Documents

2008-R-030020
2001-R-030126
2001-R-030125
2001-R-012869
1986-R-033971
1968-R-C05305

Parcel History

APN Is (Child Parcel)

APN Was (Parent Parcel)