



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/20/2010

TO: _____

FROM: Airlin Singewald, Coastal Team

PROJECT DESCRIPTION: DRC2010-00021 DECKER- Development plan for the construction of a barn, grading, construction of a culvert creek crossing, and various test wells. 340 acre site located off Julin Lane and Monte Cristo in Cambria. APN: 013-181-020.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 11/3/2010 please.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
 NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No DRC2010-

Dev-Plan

00021
DECKER

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name John Decker Daytime Phone N/A
Mailing Address 2870 Hemlock Ave, Morro Bay Zip Code 93442
Email Address: _____

Applicant Name Keith Decker Daytime Phone 209-576-0294
Mailing Address 3224 McHenry Avenue, Ste. E, Modesto Zip Code 95350
Email Address: _____

Agent Name Westland Engineering, Inc. Daytime Phone 805-541-2394
Mailing Address 3480 South Higuera Street, Ste 130, San Luis Obispo Zip Code 93401
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 340+ Acres Assessor Parcel Number(s): 013-181-020

Legal Description: Parcel A of PM 38-25

Address of the project (if known): 111 Julin Lane / 295 Monte Cristo, Cambria

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 1 to Monte Cristo to Julin Lane

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Grading for Barn, Construction of Barn, construction of a culvert crossing creek, and various test wells

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature]

Date 10-11-10

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 Ag

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: Monte Cristo Place to Julin Lane

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

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

North: Vacant, Grazing Land, Mining

South: Recreation, Ag, Grazing Land

East: Vacant, Dry Farm

West: Pacific Ocean

For all projects, answer the following: (Barn)

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

Buildings: 5,040 sq. feet 100 % Landscaping: _____ sq. feet _____ %

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

Total area of all paving and structures: 3,600 sq. feet acres

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

Number of parking spaces proposed: N/A Height of tallest structure: 34 feet

Number of trees to be removed: None Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

(Testing for wells)

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

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

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

None

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

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

Fire Agency: List the agency responsible for fire protection: Cal-fire

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

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

For residential projects, answer the following: N/A

Number of residential units: _____ Number of bedrooms per unit: _____

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

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

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- | | Barn | Culvert Crossing |
|---|-------------------|---|
| 1. Describe the topography of the site: | | |
| Level to gently rolling, 0-10% slopes: | <u>0.24</u> acres | .02 acres |
| Moderate slopes of 10-30%: | <u>0.11</u> acres | .01 acres |
| Steep slopes over 30%: | <u>0</u> acres | .03 acres |
| 2. Are there any springs, streams, lakes or marshes on or near the site? | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If yes, please describe: <u>Creek</u> | | |
| 3. Are there any flooding problems on the site or in the surrounding area? | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If yes, please describe: <u>Flood Hazard Parcel</u> | | |
| 4. Has a drainage plan been prepared? | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If yes, please include with application. | | |
| 5. Has there been any grading or earthwork on the project site? | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If yes, please explain: <u>Existing homestead and road</u> | | |
| 6. Has a grading plan been prepared? | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If yes, please include with application. | | |
| 7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 8. Is a railroad or highway within 300 feet of your project site? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 9. Can the proposed project be seen from surrounding public roads? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If yes, please list: _____ | | |

Water Supply Information (Well tests for proposed water well)

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? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

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

Sewage Disposal Information N/A

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: N/A

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? Construction of barn & culvert
2. Name of Solid Waste Disposal Company: Mid-State Solid Waste
3. Where is the waste disposal storage in relation to buildings? Adjacent
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: Coast Unified School District
2. Location of nearest police station: Sheriff: Kansas Avenue, San Luis Obispo
3. Location of nearest fire station: Cal-fire: 6126 Coventry Lane, Cambria
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
Vacant, grazing land and old homestead
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No On the marine terrace
If yes, please describe: See attached information
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. Only attached material

Commercial/Industrial Project Information N/A

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: We are currently working on seaking water for enhancement.

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): None
2. Will the development occur in phases? Yes No
If yes describe: Once the water testing is complete, we will come back for wells.
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: Enhance the agricultural use of the property.
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

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

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

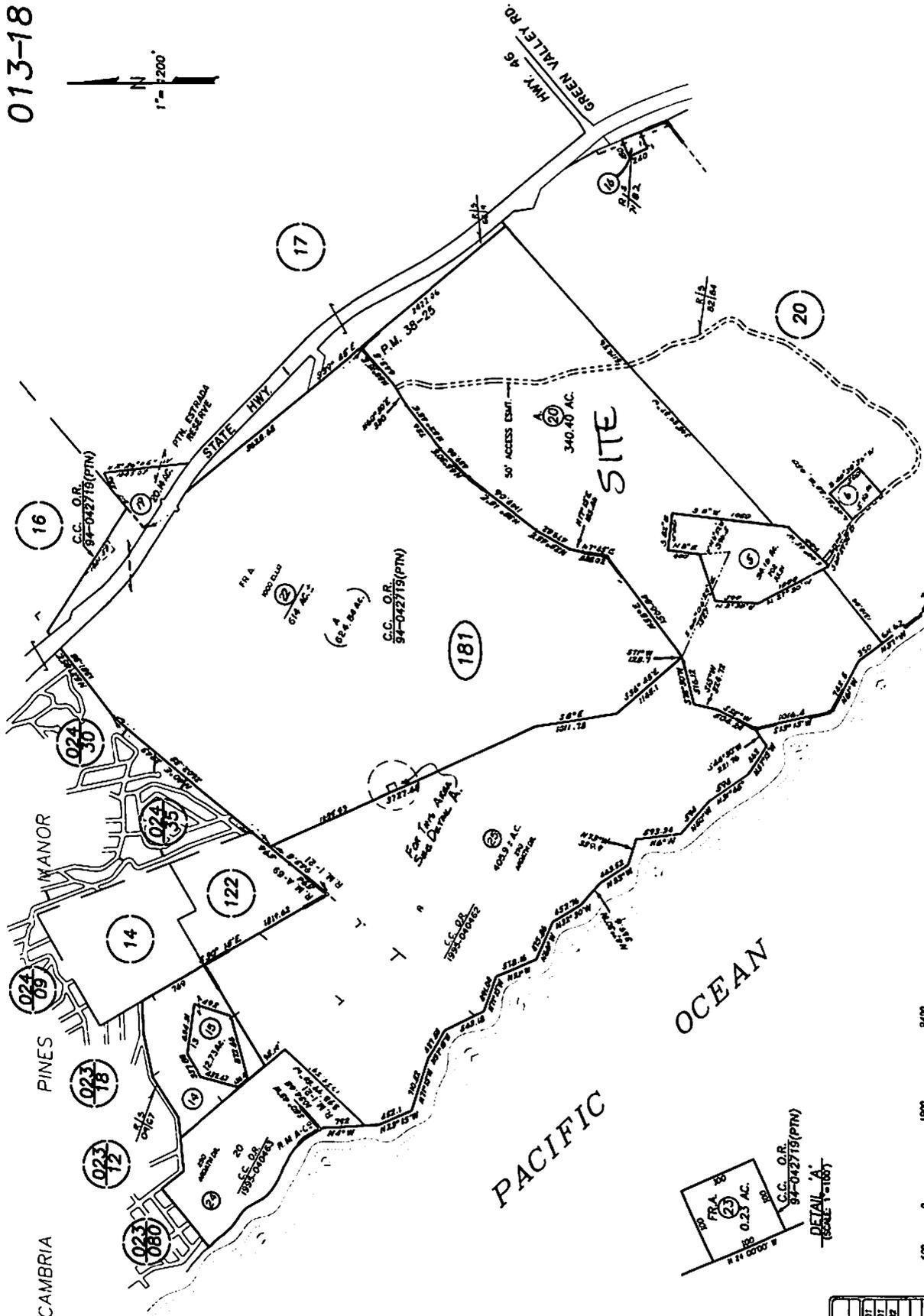
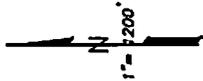
1. List any mitigation measures that you propose to lessen the impacts associated with your project:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Construction Permits for Grading & Barn, Fish & Game Permit for culvert

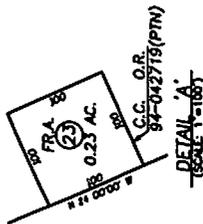
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA
BOOK 013 PAGE 18

MORROW TRACT, R.M. BK. 1, Pg. 21.
H.C. WARDS SUB.; RHO. SANTA ROSA, R.M. BK. A, Pg. 69.

REVISIONS	TECH	DATE
	GD	03-29-01
	JAW	04-17-01
	EP	05-29-02



THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.





Parcel Summary Report For Parcel # 013-181-020

10/19/2010
12:09:56PM

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 DECKER JOHN
 2870 HEMLOCK AVE MORRO BAY CA 93442-1433
OWN DECKER STEPHANIE

Address Information

Status **Address**
P 00111 MONTE CRISTO PL RNC
P 00295 MONTE CRISTO PL RNC

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>
CO83-	097	A	North Coast Ru	North Coast	AG	LCP	GS	Y	MB	D900332P / D910008V
013181	020	0001	North Coast Ru	North Coast	FH	TH	SRV	N		
013181	020	0002	North Coast Ru	North Coast	SRA			N		D910253P

Parcel Information

Status **Description**
Active PAR A PM 38/25

Notes

ADDRESSES 111 & 295 JULIN LN CHANGED TO MONTE CRISTO PL DUE TO NEW ROAD NAME. UNCLEAR AS TO WHICH COMMUNICATION FACILITIES THE ADDRESSES ARE ASSOCIATED. UPDATED ROAD LIST PER CAMBRIA USPS REQUEST. 10/15/09-PCS

Tax Districts

COAST (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
CAMBRIA PUBLIC CEMETERY
CAMBRIA COMMUNITY HOSPITAL
COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT



Parcel Summary Report For Parcel # 013-181-020

10/19/2010
12:09:56PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 02 ROAD-CO/SUPVR

AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

Case Status:

89219 FNL Primary Parcel

Description:

GRADING

89277 FNL Primary Parcel

Description:

CONSTRUCT TRANS BLDG FOR CELLULAR PHONE SERVICE

89278 FNL Primary Parcel

Description:

CONSTRUCT MONOPOLE FOR ANTENNAE

AGP2006-00028 REC Primary Parcel

Description:

ESTABLISH AN AGRICULTURAL PRESERVE TO ALLOW APPLICANT TO ENTER INTO A LAND CONSERVATION CONTRACT

C7046 FNL Primary Parcel

Description:

MICROWAVE DISH TO EXISTING MONO POLE

D000235D WIT Primary Parcel

Description:

CELLULAR ANTENNA SITE-ALPINE

D020128P APP Primary Parcel

Description:

CELLULAR COMMUNICATION FACILITY/CINGULAR

D890283P WIT Primary Parcel

Description:

CONST SINGLE FAMILY DWELLING

D900332P APP Primary Parcel

Description:

INSTALL A CELLULAR TELEPHONE TRANSCEIVER

D910008V WIT Primary Parcel

Description:

GRADING ROAD VARIANCE FOR TWO SFD



Parcel Summary Report For Parcel # 013-181-020

10/19/2010
12:09:56PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

D910067V CMP Primary Parcel

Description:

VARIANCE/ANTENNAS ABOVE HORIZON

D990369D WIT Primary Parcel

Description:

CELLULAR COMMUNICATION FACILITY

DRC2004-00059 ACC Primary Parcel

Description:

CELL SITE/NEXTEL COMM/CONSTR OF UNMANNED TELECOMM SITE WITHIN EXISTING COMMUNICATION COMPOUND SERVING VERIZON WIRELESS

DRC2005-00018 WIT Primary Parcel

Description:

CINGULAR/CROWN CASTLE : 6 NEW PANEL ANTENNAS MOUNTED ON EXISTING 57'-4" HIGH MONOPOLE, MICROWAVE ANTENNA WITHIN THE EXISTING LEASE AREA.

DRC2010-00021 REC Primary Parcel

Description:

GRADING FOR BARN, CONSTRUCTION OF BARN, CONSTRUCTION OF CULVERT CROSSING CREEK, AND VARIOUS TEST WELLS.

G810003M DEN Primary Parcel

Description:

LU CHANGE AG TO RR AND REC

PMT2002-22761 EXP Primary Parcel

Description:

CONSTR SINGLE FAMILY DWELL W/ ATT GARAGE

PMT2002-27945 EXP Primary Parcel

Description:

CELLULAR COMMUNICATION FACILITY

PMT2003-01840 FNL Primary Parcel

Description:

CELLULAR COMMUNICATION FACILITY- T- MOBILE FORMERLY CINGULAR; GRADING PMT 2003-01841

PMT2003-01841 FNL Primary Parcel

Description:

MAJOR GRADING (FOR CELL SITE PMT 2003-01840)
T-MOBILE FORMERTY CINGULAR; D.NORCROSS, RCE -OMNI DESIGN /RICK GORMAN- GEOLOGY REPORT & 624 SF SITE RET'G WALL.
SOILS REPORT BY EARTH SYSTEMS, G. BARNETT,RCE

PMT2004-00482 FNL Primary Parcel

Description:

EXCHANGE DIESEL GENERATOR FOR LPG EMERGENCY GENERATOR (VERIZON/CROWN CASTLE)



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10/19/2010
12:09:56PM

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County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2004-02798 FNL Primary Parcel

Description:

NEXTEL SITE-COMMERCIAL BUILDING 11'6" X 20' (232 SF) WITH NEW AND MICROWAVE ANTENNA ON EXISTING POLE AND EMERGENCY GENERATOR.

PMT2006-02165 EXP Primary Parcel

Description:

EXPIRED - SPRINT/NEXTEL - INSTALL MICROWAVE DISH ON EXISTING EQUIPMENT SHELTER

PRE2010-00003 REC Primary Parcel

Description:

BARN SUPPORT QUARTERS, BUNKHOUSE AND 2 WELLS

SUB2004-00162 APV Related Parcel

Description:

PROP RENAMING JULIN LN (SLO-SAN SIMEON RD.) TO MONTE CRISTO PL.