



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/2/2010

TO: _____

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2010-00024 CLARK- MUP for a 1600 sq ft Pre-access security building. Site located off Diablo Canyon Road in Avila. APN: 076-011-018.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 11/17/2010 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

DRC2010-00024 CLARK AL
MINOR USE PERMIT
1600 SQ FT PRE ACCESS SECURITY
BUILDING.
SLB/ RSLB

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit
- AS
- EX
- GS
- LCP
- MH
- PF
- SRA
- SRV
- Variance
- Other
- Surface Mining/Reclamation Plan
- Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project
 Landowner Name EUREKA ENERGY CO. Daytime Phone (805) 545-6070
Mailing Address 77 BEALE ST. 32ND FLR SAN FRAN. Zip Code 94111
Email Address: _____

Applicant Name AL CLARK Daytime Phone 545-6070
Mailing Address 9 MILES N.W. OF AVILA BCH, AVILA BCH. Zip Code 93424
Email Address: _____

Agent Name AL CLARK Daytime Phone 545-6070
Mailing Address 9 MILES N.W. OF AVILA BCH, AVILA BCH Zip Code 93424
Email Address: _____

PROPERTY INFORMATION
Total Size of Site: 585 ACRES Assessor Parcel Number(s): 076-011-018
Legal Description: _____
Address of the project (if known): 03890 DIABLO CANYON RD
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101 -> SAN LUIS BAY DRIVE -> HARFORD DRIVE -> DIABLO CANYON RD
Describe current uses, existing structures, and other improvements and vegetation on the property: POWER PLANT

PROPOSED PROJECT
Describe the proposed project (inc. sq. ft. of all buildings): SECURITY PRE-ACCESS BUILDING 1600 SQ.FT.

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 10/22/10

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): NONE

Describe existing and future access to the proposed project site: EXISTING & FUTURE ACCESS WILL REMAIN THE SAME

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? 905 ACRES

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

North: AG South: AG
East: AG West: AG

For all projects, answer the following:

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

Buildings: 1,600 sq. feet < 1 % Landscaping: 0 sq. feet < 1 %

Paving: 0 sq. feet < 1 % Other (specify) _____

Total area of all paving and structures: 1,600 SQ. FT sq. feet acres

Total area of grading or removal of ground cover: 1,600 sq. feet acres

Number of parking spaces proposed: NONE Height of tallest structure: 21'-0"

Number of trees to be removed: NONE Type: _____

Setbacks: Front - Right - Left - Back -

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

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

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

Proposed sewage disposal: Individual on-site system Other _____

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

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

Fire Agency: List the agency responsible for fire protection: DIABLO CANYON

For commercial/industrial projects answer the following:

Total outdoor use area: 500 sq. feet acres
Total floor area of all structures including upper stories: 1,600 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 100 acres
Moderate slopes of 10-30%: 285 acres
Steep slopes over 30%: 200 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial – Explain WE HAVE OUR OWN WATER TREATMENT PLANT
3. What is the expected daily water demand associated with the project? φ
4. How many service connections will be required? φ
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: WATER TREATMENT PLANT
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

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? φ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water of 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 WASTE
- 2. Name of Solid Waste Disposal Company: COUNTY
- 3. Where is the waste disposal storage in relation to buildings? NEXT TO
- 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: AVILA
- 2. Location of nearest police station: AVILA
- 3. Location of nearest fire station: PIABLO CANYON
- 4. Location of nearest public transit stop: AVILA BCH
- 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:
POWER PLANT SINCE 1960'S
- 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 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: NO.

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): NO
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: USE OF T-24 COMPLIANCE

*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

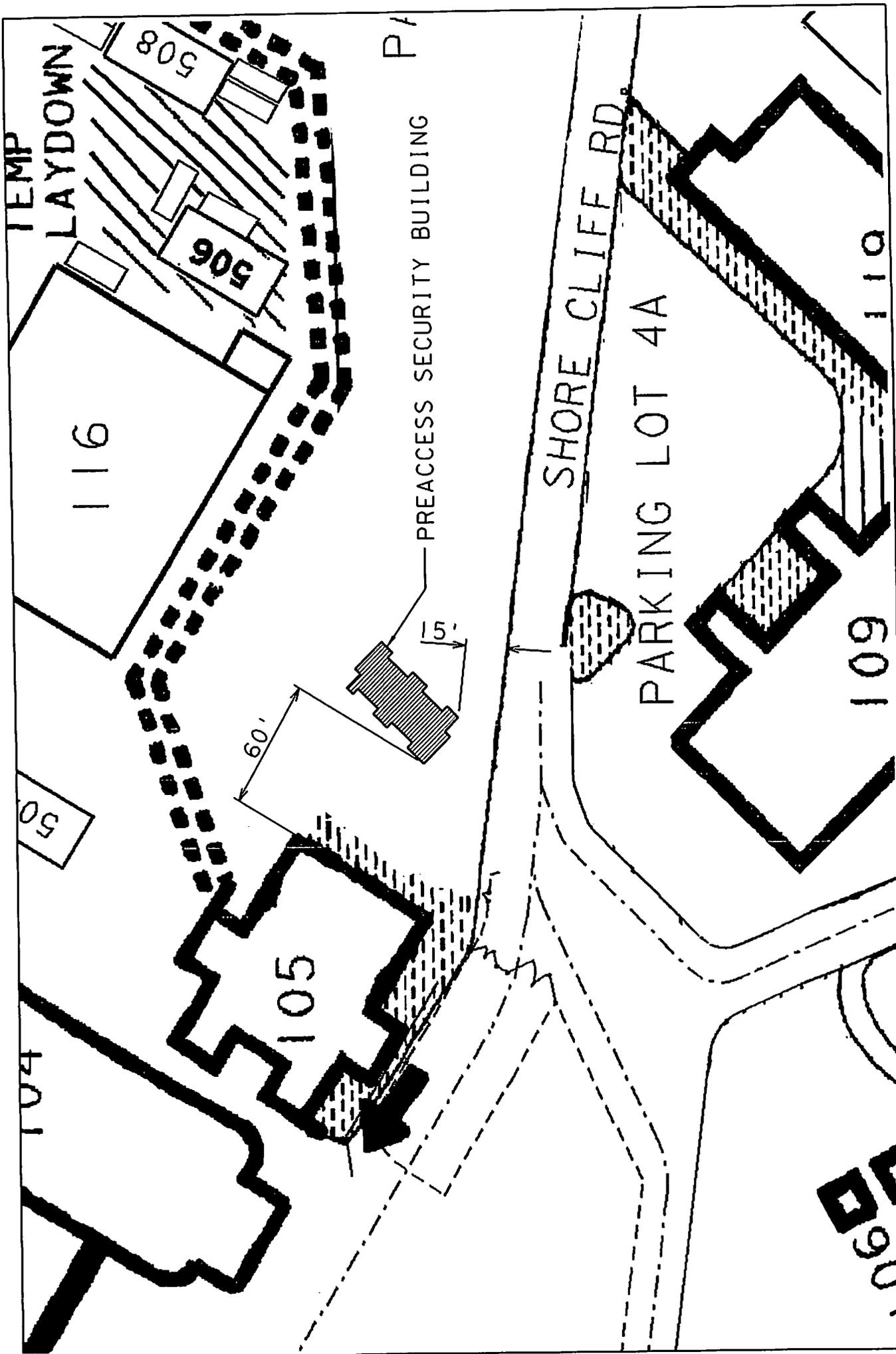
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
- SHORT DURATION OF CONSTRUCTION 2 MONTHS
- USE OF LOCAL FIRMS

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): NONE; BUT NRC SECURITY MANDATE.

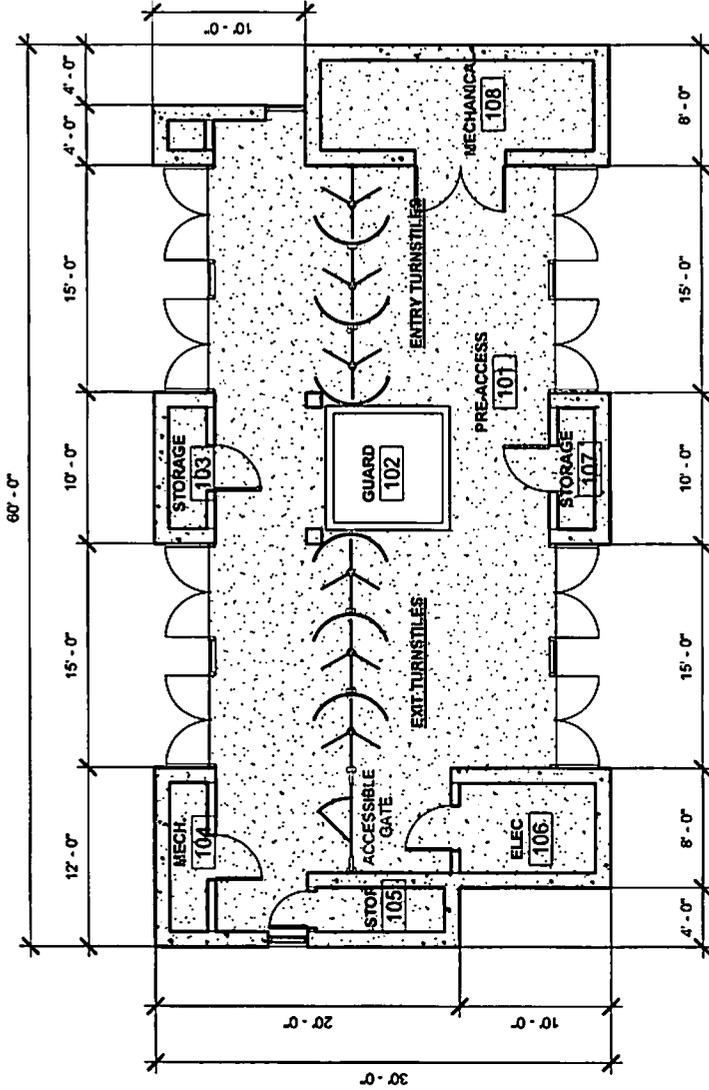
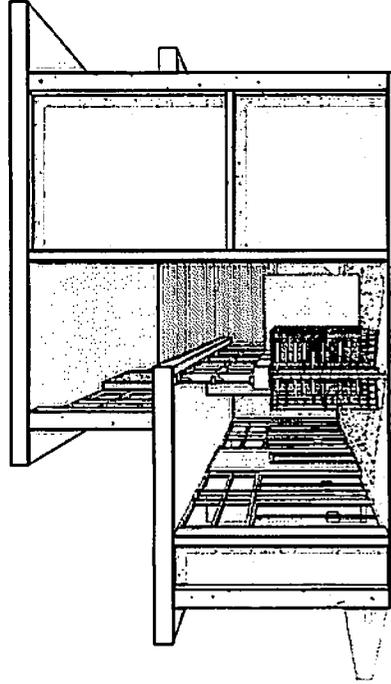
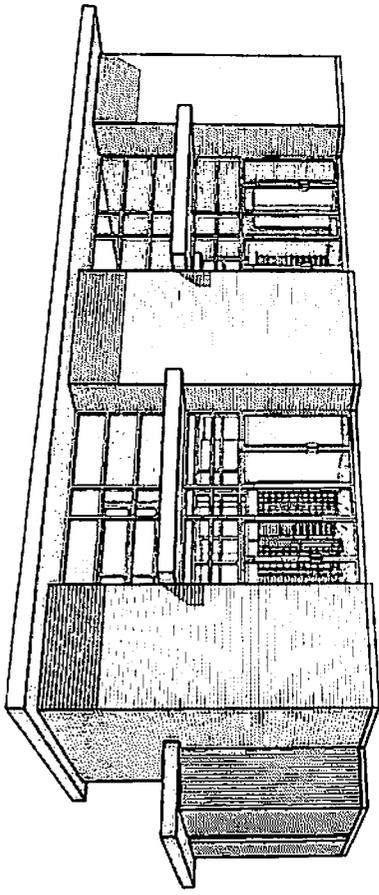
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



PG&E DIABLO CANYON SECURITY UPGRADES - SITE PLAN (ENLARGED)

N.T.S.

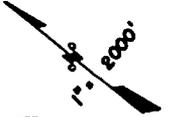




PG&E | DIABLO CANYON SECURITY UPGRADES

2010021
10/06/2010



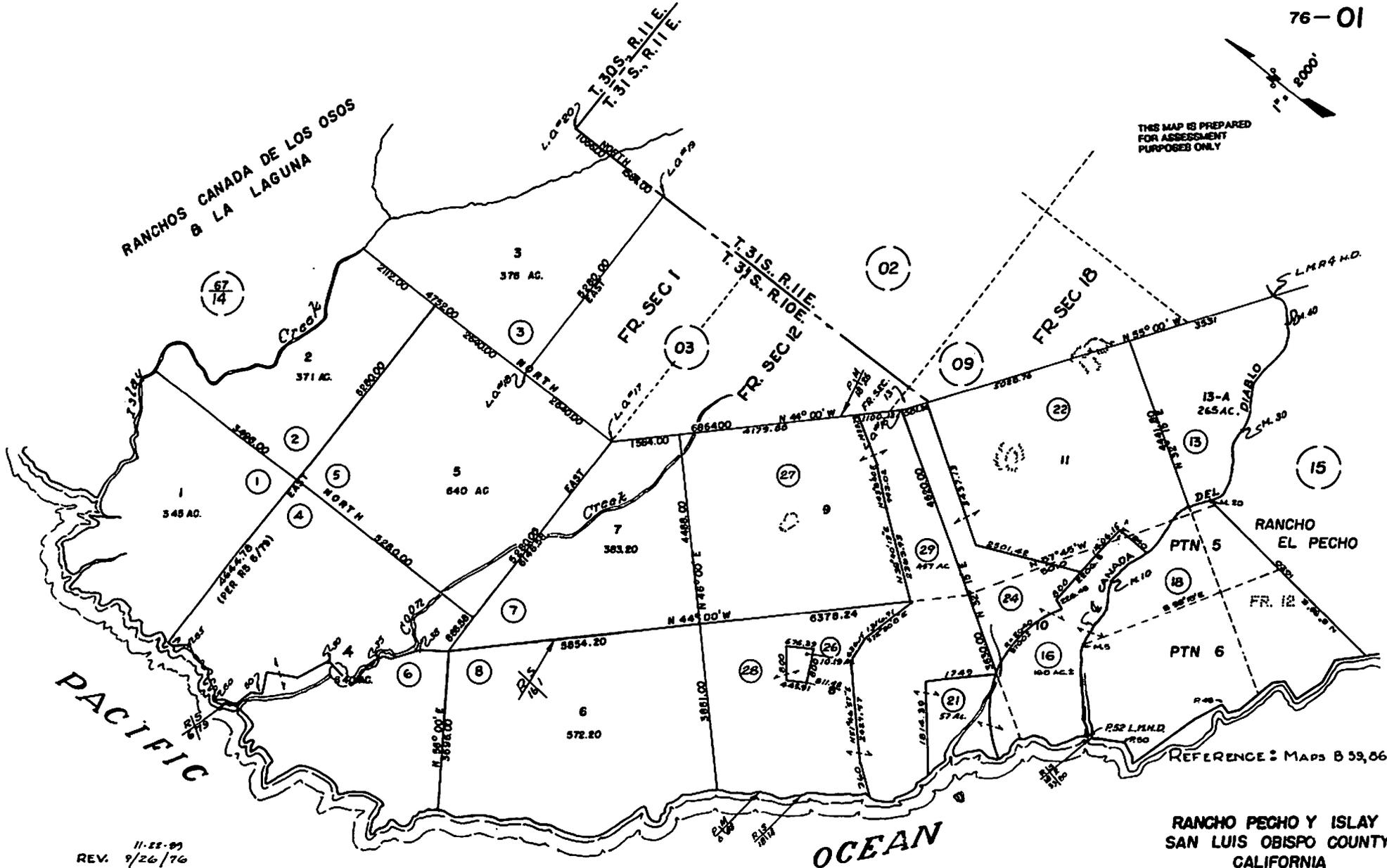


THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY

RANCHOS CANADA DE LOS OSOS & LA LAGUNA

PACIFIC

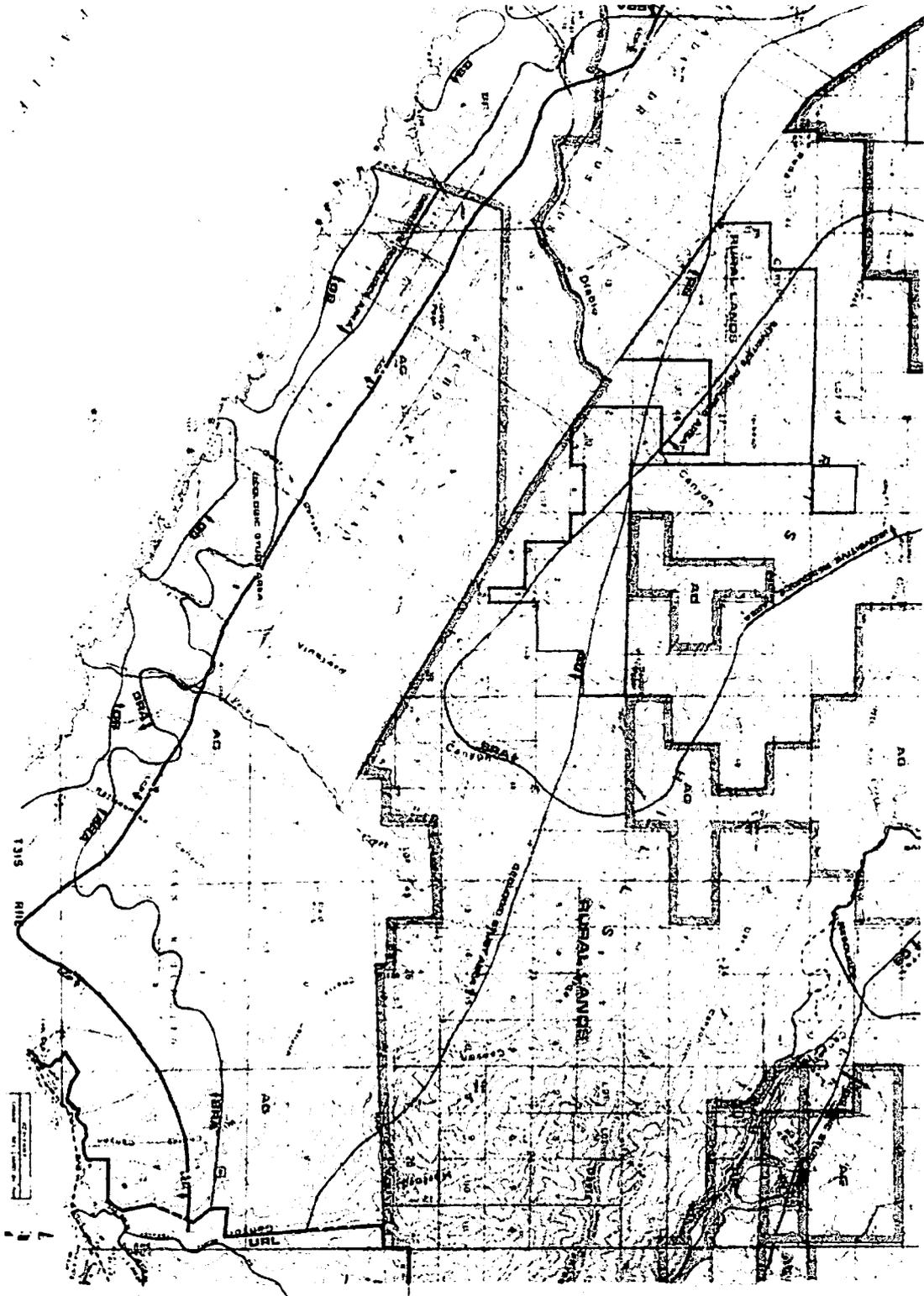
OCEAN



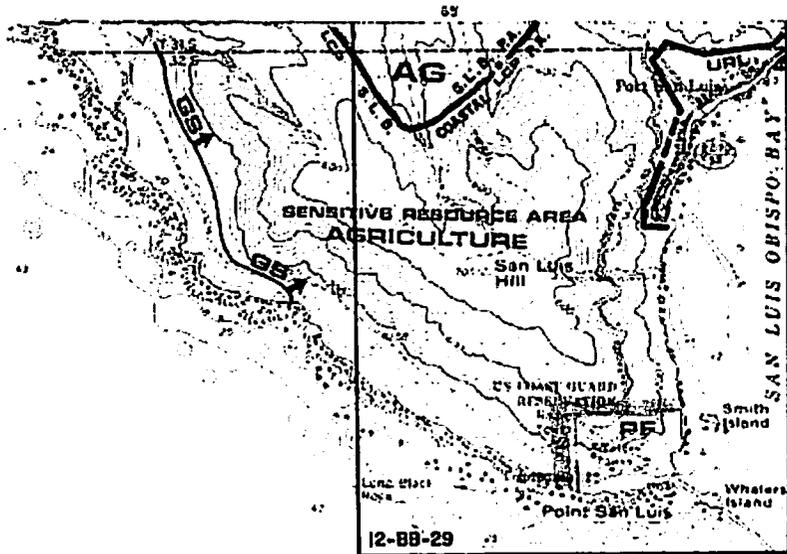
REV. 11-22-89
9/26/76

REFERENCE: MAPS B 55,86

RANCHO PECHO Y ISLAY
SAN LUIS OBISPO COUNTY
CALIFORNIA



T32S R12 E





Parcel Summary Report For Parcel # 076-011-018

10/26/2010
3:10:00PM

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 EUREKA ENERGY CO
77 BEALE ST 32ND FL PO BOX 770000 SAN FRAN CA
94177-

OWN BOE 135-40-023B-01 LSD

OWN PACIFIC GAS & ELECTRIC CO

Address Information

Status Address

P 03890 DIABLO CANYON RD RSLB
P 03886 DIABLO CANYON RD RSLB
P 03848 DIABLO CANYON RD RSLB

Lot Information:

<u>Tract / Townshp</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>
RHOPHOIS	0000	11P	San Luis Bay Ru	San Luis Bay	SRA			U	IR / IR	
RHOPHOIS	0000	12P	San Luis Bay Ru	San Luis Bay	EX	MH	SRV	U	IR / IR	
RHOPHOIS	0000	13AP	San Luis Bay Ru	San Luis Bay				U	IR / IR	D930029P / D940018P
076011	018	0001	San Luis Bay Ru	San Luis Bay	AS			N		
RHOPHOIS	0000	10P	San Luis Bay Ru	San Luis Bay	PF	LCP	GS	U	IR / IR	

Parcel Information

Status Description

Active BOE 135-40-23B PAR 1 LSD

Notes

Tax Districts



Parcel Summary Report For Parcel # 076-011-018

10/26/2010
3:10:00PM

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 EUREKA ENERGY CO
77 BEALE ST 32ND FL PO BOX 770000 SAN FRAN CA
94177-

OWN BOE 135-40-023B-01 LSD

OWN PACIFIC GAS & ELECTRIC CO

Address Information

Status Address

P 03890 DIABLO CANYON RD RSLB
P 03886 DIABLO CANYON RD RSLB
P 03848 DIABLO CANYON RD RSLB

Lot Information:

<u>Tract / Townshp</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>
RHOPHOIS	0000	11P	San Luis Bay Ru	San Luis Bay	SRA			U	IR / IR	
RHOPHOIS	0000	12P	San Luis Bay Ru	San Luis Bay	EX	MH	SRV	U	IR / IR	
RHOPHOIS	0000	13AP	San Luis Bay Ru	San Luis Bay				U	IR / IR	D930029P / D940018P
076011	018	0001	San Luis Bay Ru	San Luis Bay	AS			N		
RHOPHOIS	0000	10P	San Luis Bay Ru	San Luis Bay	PF	LCP	GS	U	IR / IR	

Parcel Information

Status Description

Active BOE 135-40-23B PAR 1 LSD

Notes

Tax Districts