



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/2/2011

TO: _____

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2011-00034 COVELL- CAL FIRE- Minor Use Permit for shaded fuel break project. 50 acre site located off Bridge Street in Cambria. APN: 013-111-005.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2011-00035

COVELL RALPH M

MINOR USE PERMIT

SHADED FUEL BREAK PROJECT FOR CAL FIRE.

NC/ RNC

GS LCP RL SRA TH

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Site Plan
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Plot Plat
- Variance
- Surface Mining/Reclamation Plan
- Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name RALPH COVELL Daytime Phone 805-927-3398
 Mailing Address 5694 Bridge St, Cambria CA * Zip Code 93428
 Email Address: covellsclydesdale@yahoo.com

Applicant Name CAL FIRE, ALAN PETERS Daytime Phone 805-543-4244
 Mailing Address 635 N. Santa Rosa, San Luis Obispo, CA Zip Code 93405
 Email Address: Alan.Peters@fire.ca.gov

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

PROPERTY INFORMATION

Total Size of Site: ~ 50 acres Assessor Parcel Number(s): 013-111-005
 Legal Description: unsurveyed: T27S R8E Rancho Santa Rosa (Estrada) MDBM
 Address of the project (if known): 5694 Bridge St, Cambria CA 93428
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Cambria: Main St to Bridge St

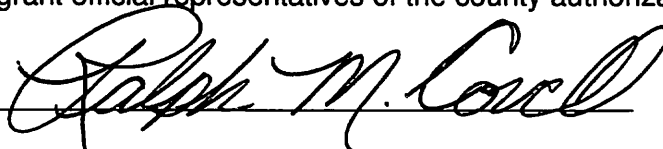
Describe current uses, existing structures, and other improvements and vegetation on the property:
no uses; no structures; Monterey pine forest

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): mechanical forest thinning to create shaded fuel break - see attached project description.

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  Date 10-6-11

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):

_____, identified as Assessor Parcel Number
813-111-005, 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: forest thinning (specify type of project, for example: addition to a single family residence; or general plan amendment), 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 permits 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:
Print Name: Ralph Covell
Daytime Telephone Number: 927-3398
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

PERSON OR ENTITY GRANTING CONSENT:

Print Name: _____

Print Address: _____

Daytime Telephone Number: _____

Signature of landowner: _____ Date: _____

AUTHORIZED AGENT:

Print Name: _____

Print Address: _____

Daytime Telephone Number: _____

Signature of authorized agent: _____ Date: _____

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): VARIANCE TO ALLOW MECHANICAL FOREST THINNING

Describe existing and future access to the proposed project site: from Main St. in Cambria to Bridge St

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? +/- 1,600

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

North: agricultural, residential
East: agricultural: horses

South: residential
West: residential/recreation

For all projects, answer the following:

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) 50 acres - mustication
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: > 10,000 Type: Monterey Pine — Co. Live Oak
Setbacks: Front — Right — Left — Back —

Proposed water source: On-site well Shared well Other N/A
 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 N/A
 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: N/A

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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 50 acres
Moderate slopes of 10-30%: ≈ 10 acres
Steep slopes over 30%: 2 acres (no equipment to be used)
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: 4 seasonal streams are present
- 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: Bridge St., Cambria Pines Drive, Wall St

Water Supply Information

N/A

1. What type of water supply is proposed? N/A
 Individual well Shared well Community water system
2. What is the proposed use of the water? N/A
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? N/A
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: N/A
6. Has there been a sustained yield test on proposed or existing wells? N/A
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? N/A
 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. N/A
 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

N/A

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: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

N/A

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
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:
ranching, logging
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. Confidential

Commercial/Industrial Project Information

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

1. Days of Operation: 30 Hours of Operation: 8-5 DAYLIGHT
2. How many people will this project employ? 1
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: engine exhaust, smoke-burn piles
5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: Chainsaws and mulchification equipment
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: None
7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
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. 2 Between 4:00 to 6:00 p.m. 2
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 crop production.

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): None
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: vegetation maintenance will be conducted as needed
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information N/A

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:
see pages 21-22 of SCH# 2011081093
21

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: please see pages 32-42 of SC# 2011081093

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): APCD burn permit for pile burning

(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.)

Bridge Street Shaded Fuel Break Project: Cambria, CA

Background and Need for the Project

Overstocked stands (areas where the density of trees exceeds the capacity of the site) are contributing to a decline in forest health over a significant amount of Cambria's Monterey pine forest. Where trees and shrubs are too dense, stress resulting from competition of limited resources (water, light, nutrients), increases tree susceptibility to native and introduced pathogens such as pitch canker, western gall rust, dwarf mistletoe, and bark beetles. These factors have accelerated tree mortality with an already relatively short-lived species. The result is a build-up of fuel; both from dead and dying trees, and from areas of dense live vegetation (green shrubs and small live trees) once the moisture levels of this vegetation begins to drop in early summer.

Despite a need to address forest health and fuel concerns over most of Cambria's undeveloped Monterey pine stands, funding, among other reasons, currently limits what can be done. In the meantime, this project has been developed with the intention of improving forest health and reducing built-up fuels over a small, but strategic area of the Covell Ranch (under a conservation easement with The Nature Conservancy). This project will greatly improve CAL FIRE's ability to defend the community of Cambria and its Monterey pine forest from wildfire.

The project has been developed with support from the landowner (Ralph Covell), The Nature Conservancy, Cambria Fire and CAL FIRE. Consultation with resource professionals has occurred and their recommendations have been incorporated into project design and mitigations. The project methods are consistent with both the Cambria Forest Management Plan (Jones and Stokes 2002) and the Forest Management Plan for Covell Ranch (Staub 2010).

Project Description

The project will be approximately 100' in width and extend along much of the western edge of the Covell Ranch, adjacent to several dozen homes and the Cambria Cemetery; and also along Bridge Street, before following a prominent ridge that terminates downtown just north of Wall St (refer to attached project map).

Strategy of forest health improvement and fire hazard reduction treatment:

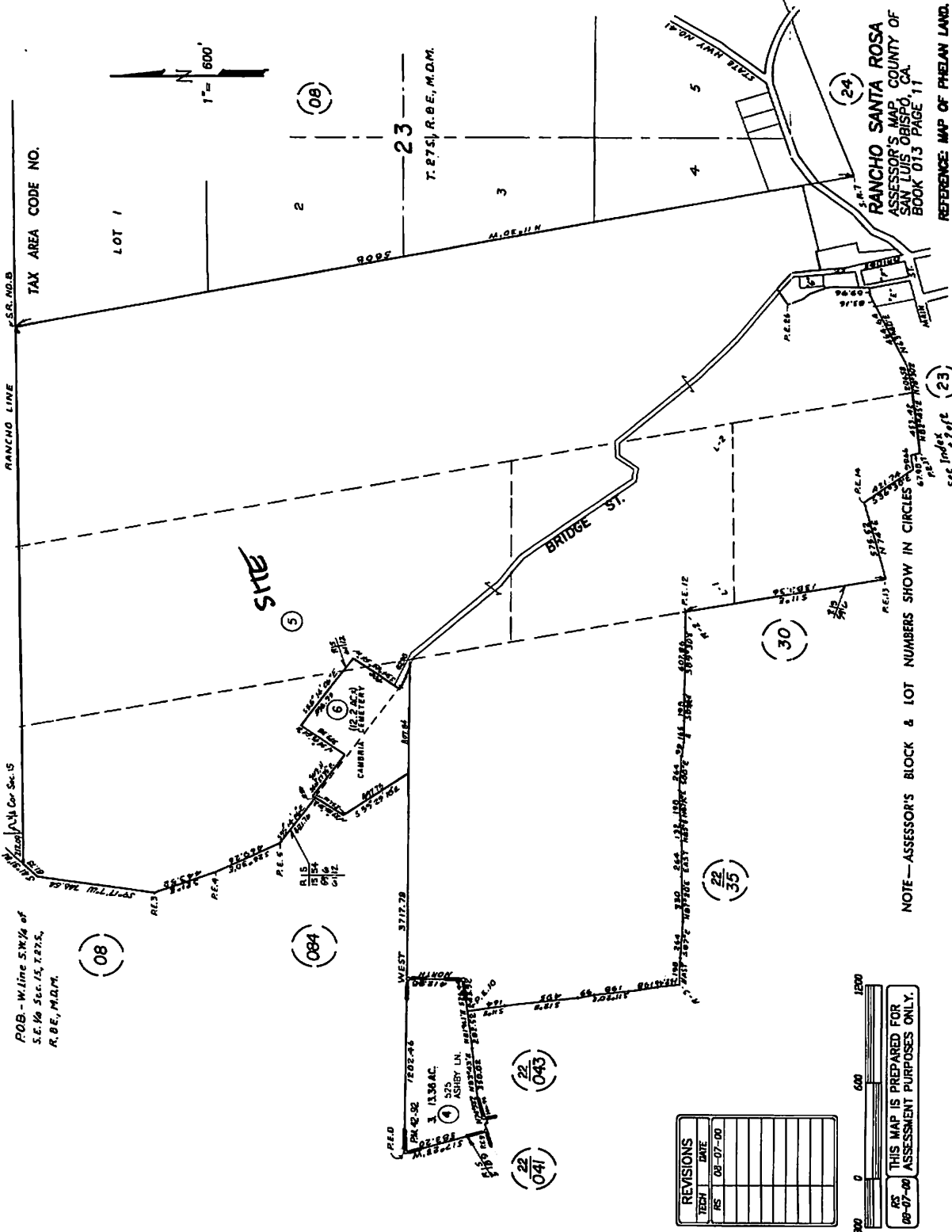
- Leave all trees 10" or greater in diameter
- Understory thinning of small trees (less than 10" diameter) and shrubs in dense areas
- Target spacing of about 10-15 feet between healthiest small trees and shrubs
- Clear small trees and tall shrubs beneath the canopy of larger trees
- Convert most dead woody material (standing or downed trees and branches) less than 10" diameter to mulch or chips

Tactics of forest health improvement and fire hazard reduction treatment:

- Mechanically shred (masticate) most material targeted for treatment
 1. Mechanical shredder (masticator) will be a small rubber-tracked tractor with a mulching head
 2. Masticated material is turned to mulch and left on site
 3. Rubber-tracked masticators have low ground pressure ratings (around 3 psi) and cause minimal soil disturbance
- Areas not suited for mastication will be treated by hand crews
 1. Targeted material will be cut with chainsaws
 2. Material will be chipped when possible
 3. Material will be piled for burning in areas not accessible with a chipper

The end result of areas treated either with mastication or hand crews will be a forest consisting of the large overstory trees present prior to the project and a well-spaced understory made up of the healthiest trees and shrubs available, with no changes made to the species composition. Visually, thinned forests have been described as appearing more open and park-like, since visibility is increased and the "forest can be seen through the trees."

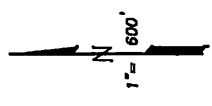
013-11



POB - W line SW 1/4 of S.E. 1/4 Sec. 15, T.27S., R.9E., M.10M.

TAX AREA CODE NO.

RANCHO LINE



RANCHO SANTA ROSA
ASSESSOR'S MAP COUNTY OF
SAN DIEGO, CALIF.
BOOK 013 PAGE 11
REFERENCE MAP OF PRELIM LAND.

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES
See Index Sheet 2 of 2

REVISIONS	
TECH	DATE
RS	08-07-00

300 0 600 1200
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.





Parcel Summary Report For Parcel # 013-111-005

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 COVELL RALPH M
5694 BRIDGE ST CAMBRIA CA 93428-2107

Address Information

Status **Address**
P 0000 BRIDGE ST RNC

Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
AL81-	001	F	North Coast Ru	North Coast	Y		
AL81-	001	G-PT	North Coast Ru	North Coast	N	L2	
APV.C81-	001	0032	North Coast Ru	North Coast	N		
APV.C97-	173	3P	North Coast Ru	North Coast	Y	L2	
PL88-	249	0001	North Coast Ru	North Coast	Y		
RHOSTROS	0000	UN#P	North Coast Ru	North Coast	Y		

Parcel Information

Status **Description**
Active RHO STA ROSA PTN

Notes

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 # 013-111-005

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:**

DRC2011-00035 REC Primary Parcel

Description:

SHADED FUEL BREAK PROJECT FOR CAL FIRE.

PRE2004-00184 REC Primary Parcel

Description:

NEEDS POTENTIAL RE-ZONE/GPA? URL/USL, CURRENTLY RL. 2 HOUR PRE-APP.PART 1 OF 2. BRIDGE STREET PROPERTY.

PRE2004-00185 REC Primary Parcel

Description:

OPTIONS/LIMITATIONS? SLOPE % ISSUES/WATER ISSUES?

S880126G RDD Primary Parcel

Description:

PROP PUBLIC LOT & ADJ BETWEEN TWO LOTS

S880243C RDD Primary Parcel

Description:

PROP 1 CERT OF COMP (PL88-249)

S970091C WIT Primary Parcel

Description:

5 CERT OF COMP PROPOSED

S970145V WIT Primary Parcel

Description:

VOLUNTARY MERG 2 TO 1

D890056P WIT Related Parcel

Description:

REMOVAL OF DEAD AND DESEASED TREES

G880011M WIT Related Parcel

Description:

LU CHANGE RL, AG, CR TO RL, AG, REC

S800013C RDD Related Parcel

Description:

PROP 32 CERT OF COMP



S950148L

EXP

Related Parcel

Description:

LOT LINE ADJUSTMENT

S970049C

RDD

Related Parcel

Description:

3 CERTS OF COMP

Parcel Summary Report For Parcel # 013-111-005

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600