



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/17/2012

TO: \_\_\_\_\_

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2012-00028 LEE- Minor Use Permit for a coastal AG well. 5 acres cite located off Sea Wind Way in Los Osos. APN: 074-026-015.

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

San Luis Obispo County Department of Planning and Bu

CAZ LCP RS

## APPLICATION TYPE CHECK ALL THAT APPLY

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

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Bill LEE Daytime Phone 805-2340463  
 Mailing Address 190 Sea Wind Way Zip 93402  
 Email Address: LOS OSOS CA

Applicant Name Bill Lee Daytime Phone \_\_\_\_\_  
 Mailing Address (see above) Zip \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name Fillippovi & Thompson Daytime Phone 805-466-1271  
 Mailing Address PO Box 545, Atascadero Zip 93423  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 5 Acs Assessor Parcel Number(s): 074, 026, 015  
 Legal Description: 330 x 660  
 Address of the project (if known): 190 Sea Wind Way, Los Osos CA 93402  
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Los Osos Valley Road to Peelo Road (left) TO Sea Wind Way (right)  
 Describe current uses, existing structures, and other improvements and vegetation on the property: Residential home & Garage, Orchard

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Drill A well to irrigate THE Orchard

## LEGAL DECLARATION

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

Property owner signature Bill Lee Date 9/20/12

## FOR STAFF USE ONLY

Reason for Land Use Permit: CAZ - needs MUP

# 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): Requested by County (see attached)

Describe existing and future access to the proposed project site: Driveway off STREET (Sea Wind Way)

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 LAND (40 acres) South: SUBDIVISION (MONARCH)  
East: AGRICULTURAL (blueberries) West: 5AC Residential

### For all projects answer the following:

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

Buildings: 5000 sq. feet 2.5 % Landscaping: 5000 sq. feet 2.5 %  
Paving: 1250 sq. feet 0.07 % Other (specify) ORCHARD - 50%

Total area of all paving and structures: 2000  sq. feet  acres

Total area of grading or removal of ground cover: 7000  sq. feet  acres

Number of parking spaces proposed: 0 Height of tallest structure: 15'

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 150 Right 50' Left 200' Back 150'  
(existing)

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: LOS OBOS / COUNTY 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:

Number of residential units: 1 Number of bedrooms per unit: 4

Total floor area of all structures including upper stories, but not garages and carports: 4500 sq ft

Total of area of the lot(s) minus building footprint and parking spaces: 4.9 ACRES

# 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

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 5 acres  
Moderate slopes of 10-30%: N/A acres  
Steep slopes over 30%: N/A acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area  Yes  No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: Home built in 1993
6. Has a grading plan been prepared?  Yes  No  
If yes, please include with application. (with original construction)
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
8. Is a railroad or highway within 300 feet of your project site?  Yes  No
9. 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 FRUIT TREES, berries, crops  
 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 \_\_\_\_\_ GPM  
 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. (Completed at construction 12/1993)
2. What is the distance from proposed leach field to any neighboring water wells? 200 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes       No
4. Has a piezometer test been completed?  Yes       No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes       No

*(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

**If a community sewage disposal system is to be used:**

1. Is this project to be connected to an existing sewer line?  
 Yes       No      Distance to nearest sewer line: \_\_\_\_\_  
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: \_\_\_\_\_
- 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**

- 1. Name of School District: Lee OSOS
- 2. Location of nearest police station: 2 miles
- 3. Location of nearest fire station: 2 miles
- 4. Location of nearest public transit stop: 1 mile
- 5. Are services (grocery / other shopping) within walking distance of the project?  Yes  No  
If yes, what is the distance? one mile feet / miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: Previous to construction  
The property was vacant land.
- 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. (not to my knowledge)

**Commercial/Industrial Project Information** (not applicable)

*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, customer 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: 1) within the Agricultural land use category or 2) your site is 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 *C/A*
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: Currently there is a fruit tree orchard on the property

### 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: \_\_\_\_\_
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): \_\_\_\_\_

*(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)*

# WELL PERMIT PLOT PLAN

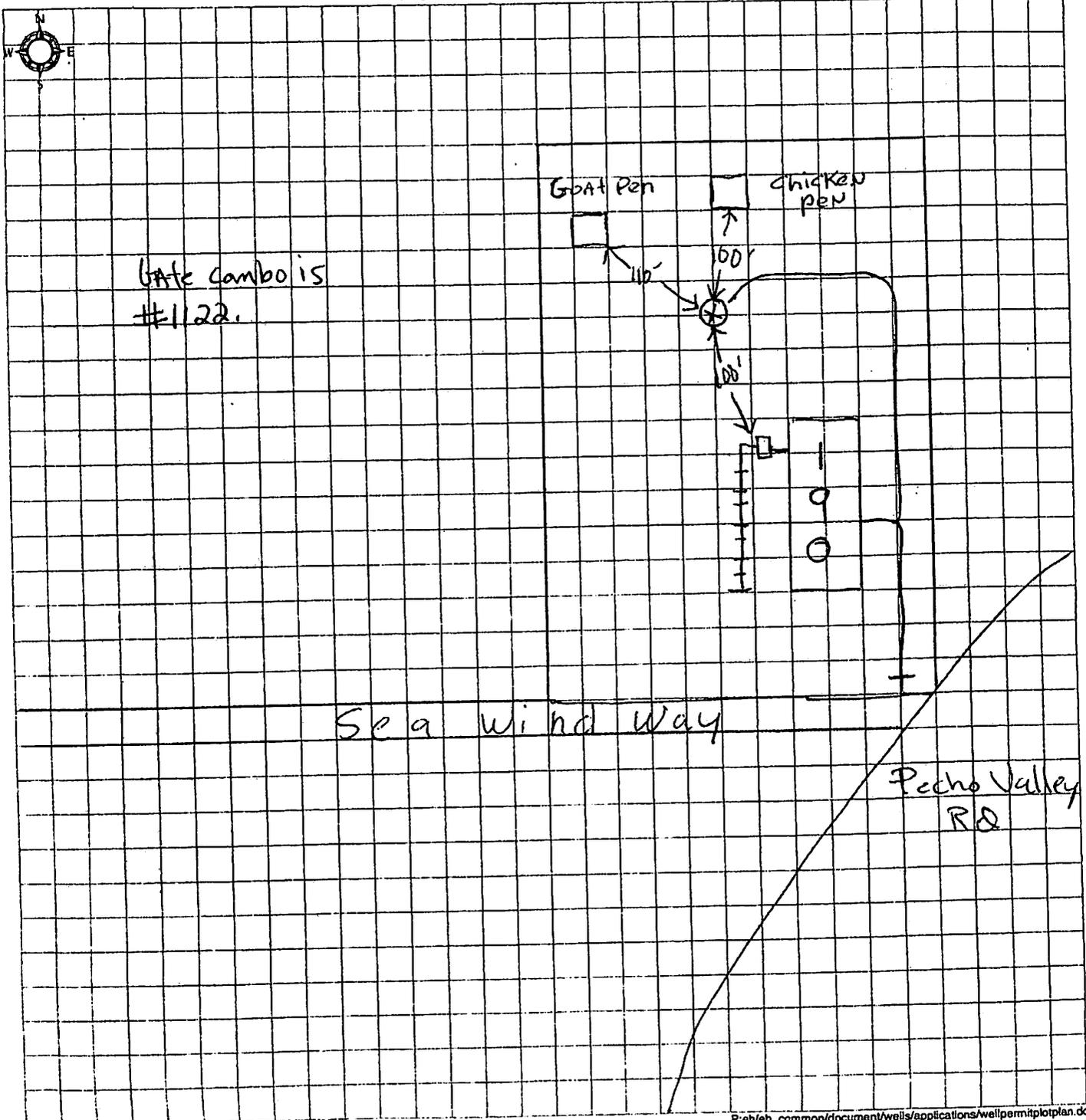
SAN LUIS OBISPO COUNTY ENVIRONMENTAL HEALTH SERVICES  
2156 Sierra Way  
San Luis Obispo, California 93401  
Telephone: 805-781-5544

Lee

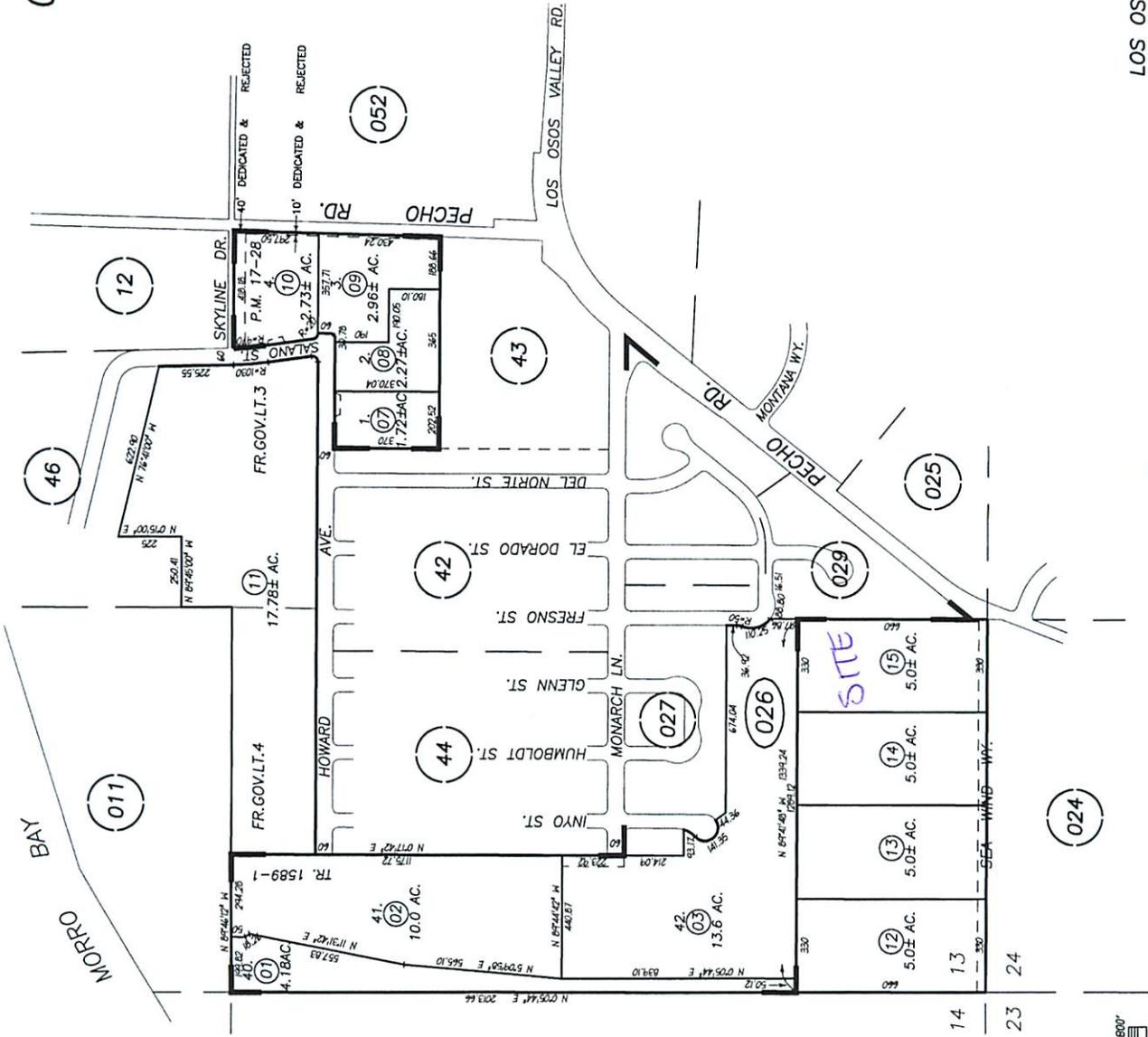
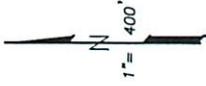
SCALE: 1/4" = 25'

INDICATE BELOW THE EXACT LOCATION OF PROPOSED WELL WITH RESPECT TO THE FOLLOWING ITEMS: PROPERTY LINES, WATER BODIES OR WATER COURSES, DRAINAGE PATTERN, ROADS, EXISTING WELLS, SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS, ANIMAL ENCLOSURES AND ANY OTHER CONCENTRATED SOURCES OF POLLUTION. INCLUDE DIMENSIONS. ALL PROPOSED WELL SITES SHALL BE DESIGNATED WITH A FLAGGED SURVEYOR'S STAKE LABELED "WELL SITE." DRILLING SHALL NOT COMMENCE UNTIL THIS APPLICATION IS APPROVED.

Assessor's Parcel Number- 074-022-015



074-026



074-022

REVISIONS	
I.S.	DATE
09-065	05-23-08

200' 0 400' 600'

JAN 07-01-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

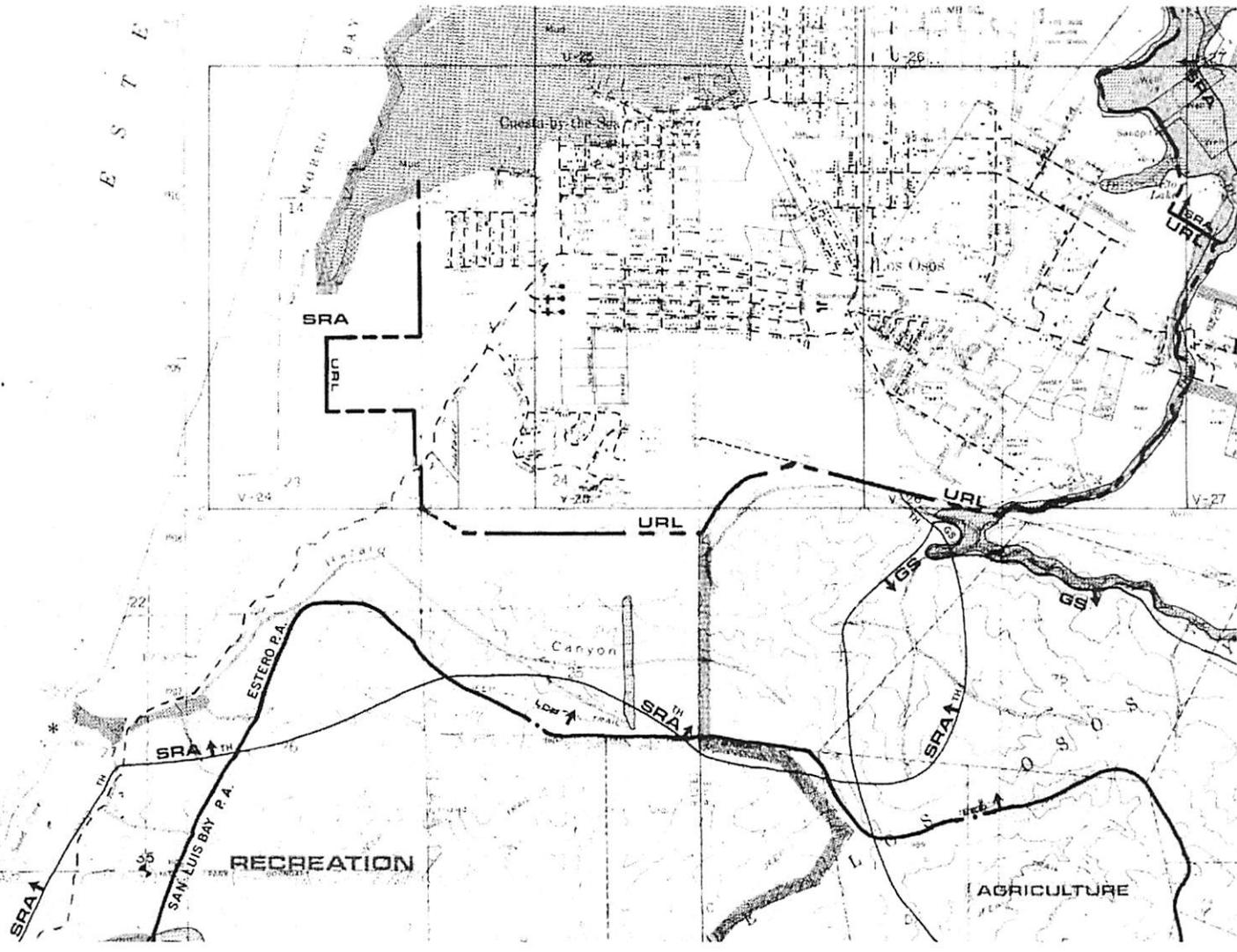
TRACT NO. 1589-1, R.M. Bk. 18, Pg. 6. T. 30S.; R. 10E.; SECTION 13. M.D.B.M.

LOS OSOS ASSESSOR'S MAP COUNTY OF SAN LUIS OBISPO, CA. BOOK 074 PAGE 026



A C I F I C

E S T E







# Parcel Summary Report For Parcel # 074-026-015

10/9/2012  
9:05:36AM

## 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    LEE WILLIAM  
          190 SEA WIND WY LOS OSOS CA 93402-4113  
OWN    LEE MONICA

### Address Information

Status            Address  
P                    00190 SEA WIND WY LSOS

### 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>
T30S	R10E	13P			RS	LCP	CAZ	Y	VP	E911218:0 / D880490P

### Parcel Information

Status    Description  
Active    T30S R10E SEC 13    PTN SW 1/4 LESS 50% MR

### Notes

#### Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
LOS OSOS COMM. SERVICE  
NO. 02 ROAD-CO/SUPVR  
LOS OSOS-ZONE B COMM. SERVICE  
AREA NO. 21 COUNTY SERVICE  
LOS OSOS-ZONE J COMM. SERVICE



# Parcel Summary Report For Parcel # 074-026-015

10/9/2012  
9:05:36AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

**Case Status:**

84797 FNL Primary Parcel

**Description:**

CONSTR NEW SFD W/ATT GARAGE

D920214P APP Primary Parcel

**Description:**

AVIARY - 40-50 BIRDS

DRC2012-00028 REC Primary Parcel

**Description:**

COASTAL AG WELL

PMT2002-16246 EXP Primary Parcel

**Description:**

CABANA

PMT2002-16247 EXP Primary Parcel

**Description:**

POOL

ZON2012-00198 REC Primary Parcel

**Description:**

COASTAL AG WELL