



# DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A NEW PROJECT REFERRAL

DATE: 11/07/2013

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

FROM: Megan Martin - Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2013-00037 CAMBRIA CSD – Proposed conditional use permit for a new 350,000 gallon potable water storage tank, approx. 52 ft diameter and 26.5 ft high, approx. 2,142 sf footprint. Site location is 1975 Stuart Rd, Cambria. APN: 024-142-043.

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

CONDITIONAL USE PERMIT/

INSTALLATION OF A NEW 350,000 GALLON POTABLE WATER STORAGE TANK WITH A NC/ CAMB

LCP RSF TH

# 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
- Plot Plan
- Variance
- Surface Mining/Reclamation Plan
- Modification to approved land use permit
- Zoning Clearance
- Other

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

Landowner Name Cambria Community Services District Daytime Phone 805-927-6223  
 Mailing Address P.O. Box 65, Cambria CA Zip Code 93428  
 Email Address: \_\_\_\_\_

Applicant Name Cambria Community Services District Daytime Phone 805-927-6223  
 Mailing Address P.O. Box 65, Cambria CA Zip Code 93428  
 Email Address: \_\_\_\_\_

Agent Name Robert Geesens Daytime Phone 805-927-6119  
 Mailing Address P.O. Box 65, Cambria CA Zip Code 93428  
 Email Address: RGEESENS@CAMBRIA.CSD.ORG

### PROPERTY INFORMATION

Total Size of Site: 0.33 ACRES Assessor Parcel Number(s): 024-142-043

Legal Description: \_\_\_\_\_

Address of the project (if known): 1975 Stuart St.

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Turn onto Richard Ave from Ardath Dr. Left onto Lawson Pl. Then right onto Stuart St.

Describe current uses, existing structures, and other improvements and vegetation on the property: vacant lot portion of existing water tank facility.

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New 350,000 gallon potable water storage tank, approx 52 diameter and 26.5 feet high. ~ 2,142 sq. foot print.

### 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 Robert C. Geesens, CCSD Date 10-18-2013  
ROBERT C. GEESENS, District Engineer

<p><b>FOR STAFF USE ONLY</b></p> <p>Reason for Land Use Permit: _____</p>
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# 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): \_\_\_\_\_

Describe existing and future access to the proposed project site: Construction access will be from Street St. Long-term operations will be from Richard Ave.

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: Residential South: Residential  
East: Residential West: Residential

### 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) Peak Footprint 2,142 SF  
Total area of all paving and structures: 3,020 +/-  sq. feet  acres  
Total area of grading or removal of ground cover: 3,750 +/-  sq. feet  acres  
Number of parking spaces proposed: 0 Height of tallest structure: 20.5 feet  
Number of trees to be removed: 8 Type: 7 acacia or similar 1 coastal oak 2" dbh  
Setbacks: Front 5' Right 5' Left 5' Back 5'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: Combsie CSU  
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: Combsie CSU  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Combsie CSU

### 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: \_\_\_\_\_  
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:**

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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: 0.09 acres  
Moderate slopes of 10-30%: 0 acres  
Steep slopes over 30%: 0 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: \_\_\_\_\_
- 6. Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- 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: Stuart St.

**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 no water use anticipated
- 3. What is the expected daily water demand associated with the project? 0
- 4. How many service connections will be required? 0
- 5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: two existing potable water tanks
- 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: N/A**

- 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:**

- 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? None
- 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: Coast Union School District
- 2. Location of nearest police station: 2099 10th St., Los Osos CA
- 3. Location of nearest fire station: 2850 Burton Dr., Cambria CA
- 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:  
Property had been used for a tree nursery, which is no longer there. Appendix C to 7-15-2011 IS/MND has Cultural Resources Report
- 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**

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

- 1. Days of Operation: 365 days/yr.   Hours of Operation: 24 hours
- 2. How many people will this project employ? 0
- 3. Will employees work in shifts?    Yes    No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_  
visual inspection by operators approx. once per day
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
 Yes    No   If yes, please explain: See part 4.3 of IS/MND
- 5. Will this project increase the noise level in the immediate vicinity?    Yes    No  
 If yes, please explain: See 4.12 of IS/MND  
 (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. \_\_\_\_\_ 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: vacant area of an existing water tank site.

### 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): \_\_\_\_\_
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:  
Please see July 15, 2011 IS/MND

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): Notice of Determination Filed

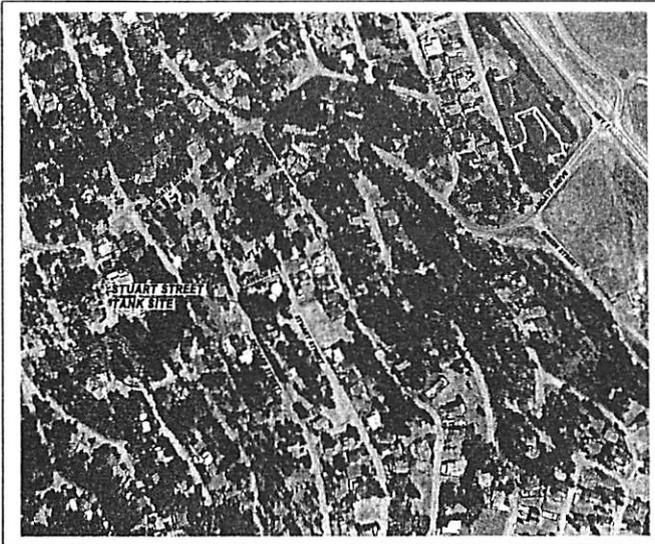
With County Clerk on 9-28-2011

**Other Related Permits**

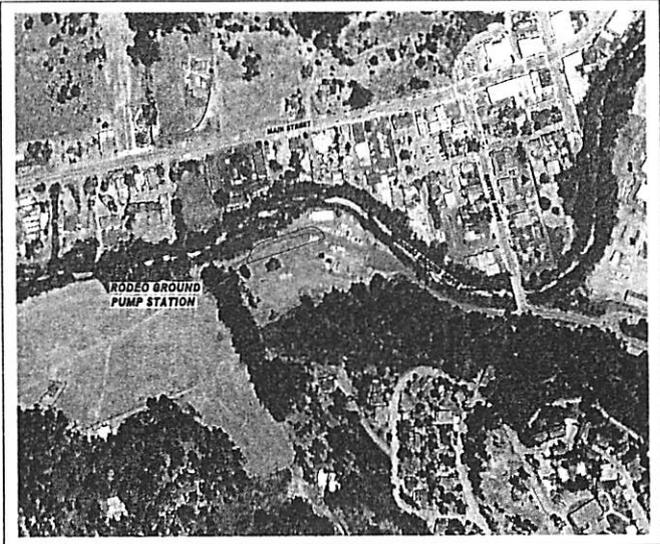
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): SLO County MUP/CDP; Ca. Dept. of Public Health, Drinking

Water Division; Regional Water Quality Control Board  
(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.)

# CAMBRIA COMMUNITY SERVICES DISTRICT RODEO GROUNDS PUMP STATION AND STUART STREET TANK



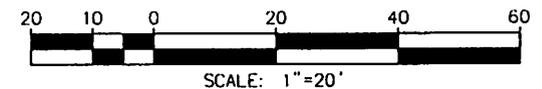
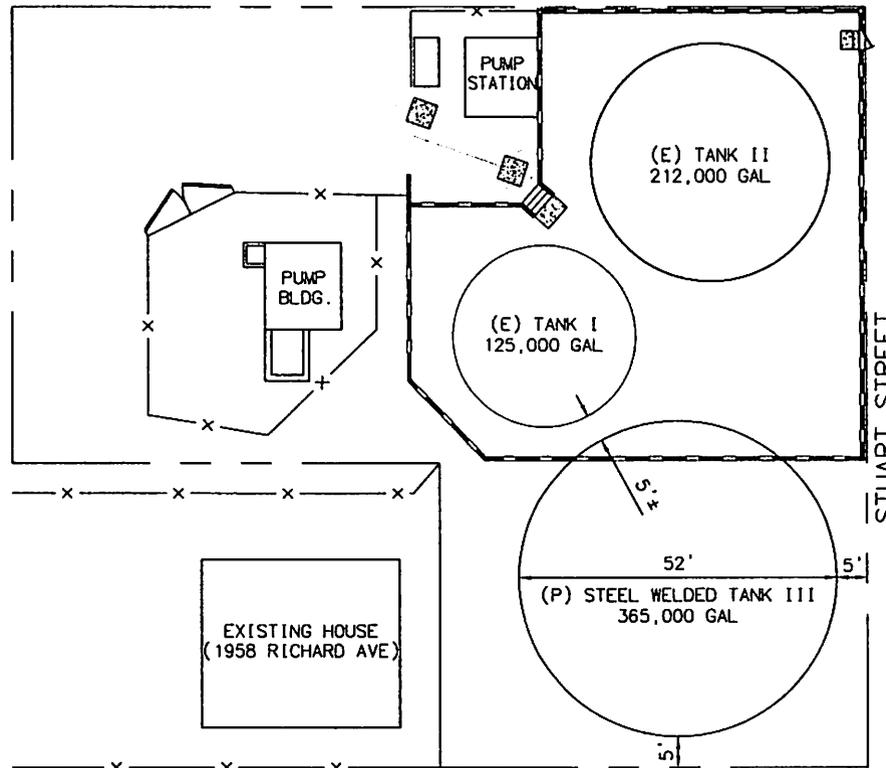
CAMBRIA COMMUNITY SERVICE DISTRICT  
LOCATION MAP - STUART STREET TANK



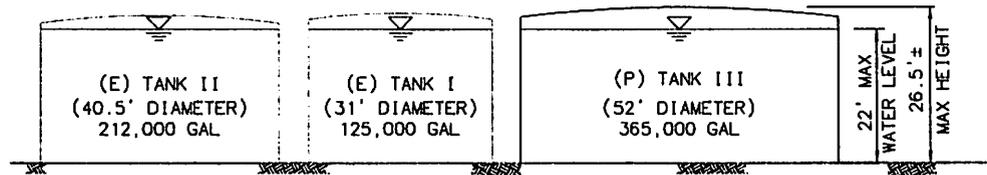
CAMBRIA COMMUNITY SERVICE DISTRICT  
LOCATION MAP - RODEO GROUNDS PUMP STATION



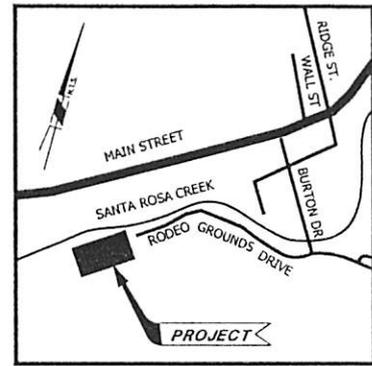
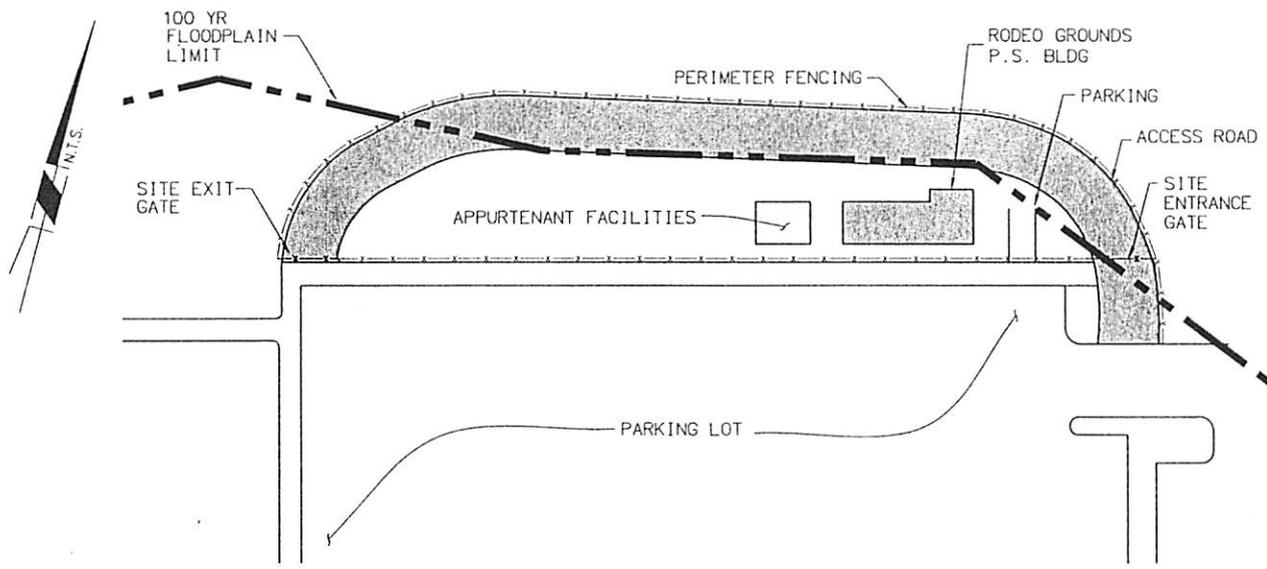




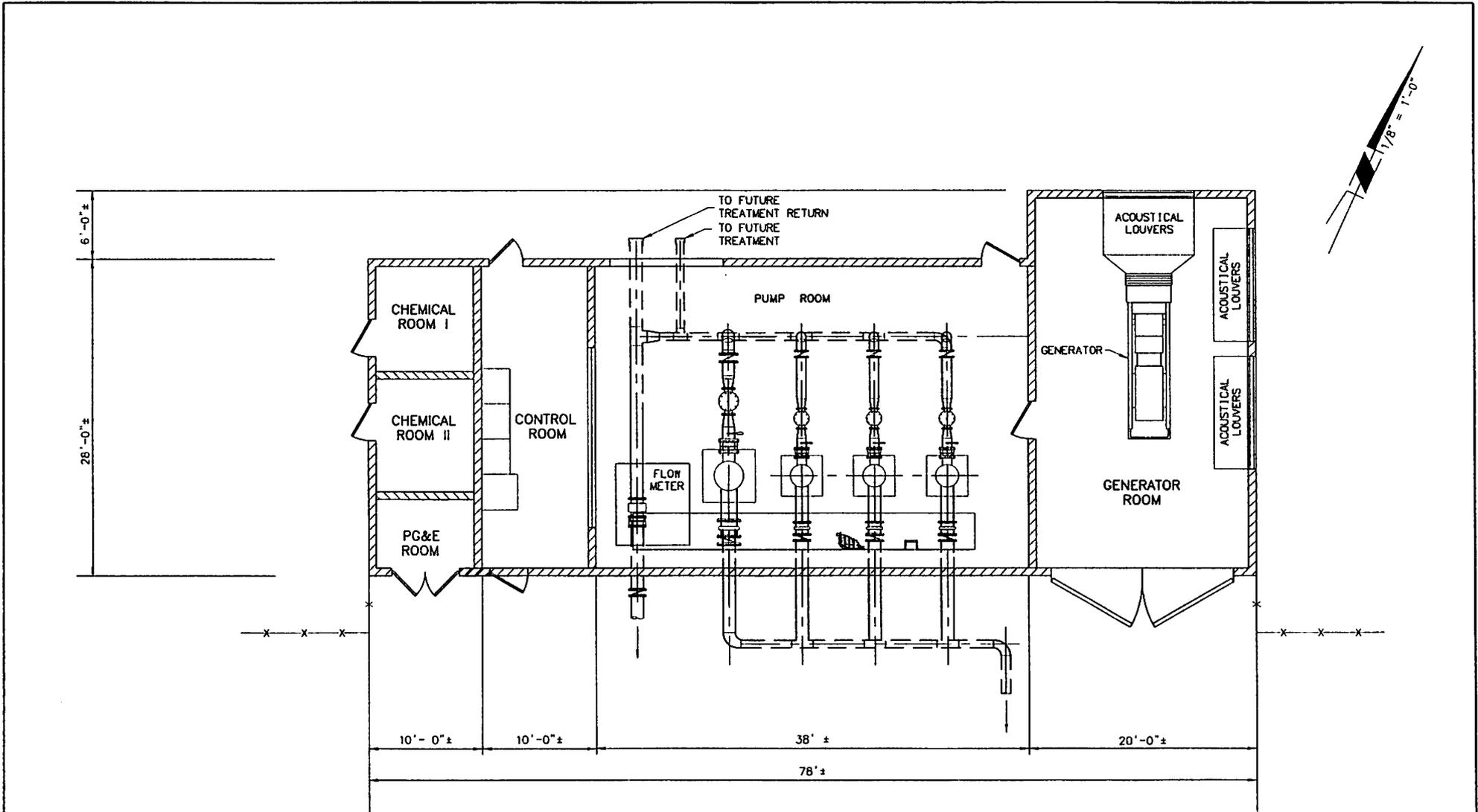
PLAN VIEW



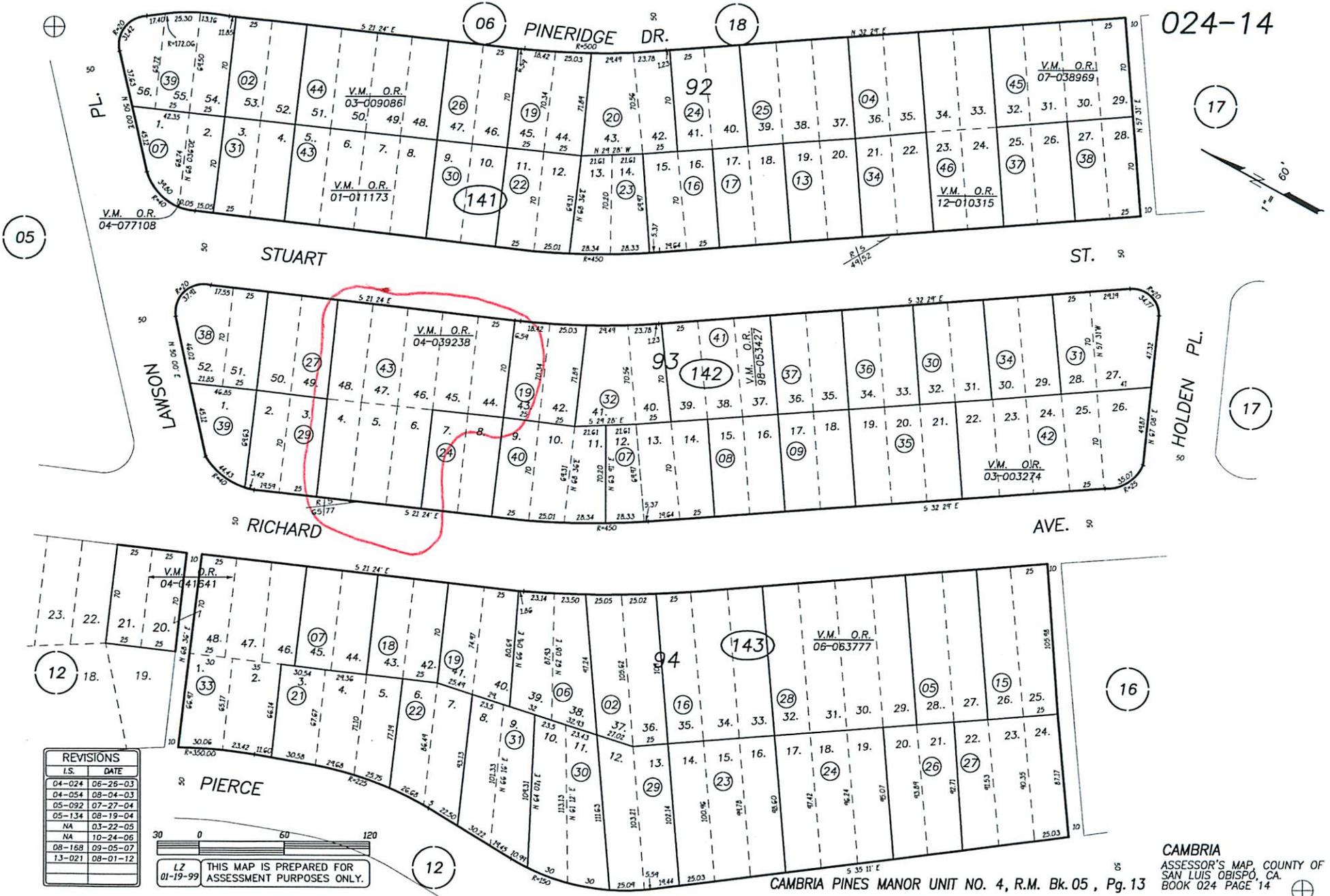
ELEVATION VIEW  
NOT TO SCALE



**VICINITY MAP**  
NOT TO SCALE



024-14



REVISIONS	
L.S.	DATE
04-024	06-26-03
04-054	08-04-03
05-092	07-27-04
05-134	08-19-04
NA	03-22-05
NA	10-24-06
08-168	09-05-07
13-021	08-01-12

LZ 01-19-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



South Coast  
Planning Area

Cambria URL

Cambria URL

RICHARD AVE

PINEWOOD DR

50 m

100 ft  
Longitude: 121.074278

Ohio Department of Planning and Building and the County...

POWERED BY  
esri



# Parcel Summary Report For Parcel # 024-142-043

11/4/2013  
9:27:05AM

## 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    CAMBRIA COMMUNITY SERVICE DISTRICT

### Address Information

#### Status            Address

01975 STUART ST CAMB

### 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>
M04-	100	0001	Cambria	North Coast	RSF	LCP	TH	Y		

### Parcel Information

#### Status    Description

Active    CAM PINES M U4 BL 93 LTS 4 THRU 6 & 44 THRU 48

### Notes

#### Tax Districts

COAST (SB1537)

SAN LUIS OBISPO JT(27,40)

CAMBRIA PUBLIC

COAST UNIFIED SCHOOL - IMP. NO. 1

CAMBRIA (SB1537 BLO)

CAMBRIA COMMUNITY

NO. 02

CAMBRIA

AREA NO. 21



# Parcel Summary Report For Parcel # 024-142-043

11/4/2013  
9:27:05AM

## 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:**

D910093P                      CMP                      Primary Parcel

**Description:**

WATER STORAGE TANKS

DRC2013-00037              REC                      Primary Parcel

**Description:**

INSTALLATION OF A NEW 350,000 GALLON POTABLE WATER STORAGE TANK WITH A DIAMETER OF 52 FEET, HEIGHT OF 26.5 FEET, AND FOOTPRINT OF 2,142 SQUARE FEET.

PMT2002-22961              EXP                      Primary Parcel

**Description:**

GRADING FOR WATER SYSTEM

SUB2003-00086              RDD                      Primary Parcel

**Description:**

PROP 8 TO 1 MERGER (CCSD CASE #20)

ZON2013-00096              AUT                      Primary Parcel

**Description:**

REQUEST TO REMOVE THREE (3) CYPRESS TREES LOCATED ALONG FENCE ON RIGHT SIDE OF PROPERTY WHEN FACING FROM RICHARD AVENUE; TREES ARE CAUSING EXTENSIVE DAMAGE TO NEARBY WATER TANKS. THREE (3) CYPRESS TREES BETWEEN WATER STORAGE TANKS AND HOUSE MARKED FOR INSPECTION. FIRST TREE HAS ALTERNATE LEADERS, DAMAGE TO BASE AND EXCESS WIND LOAD. SECOND TREE IS DIRECTLY ADJACENT TO FIRST TREE THAT WILL BE REMOVED, HAS DAMAGE TO BASE AND EXCESS WIND LOAD. THIRD TREE IS ADJACENT TO SECOND TREE THAT WILL BE REMOVED AND HAS DAMAGE TO BASE AND LEAN. O.K. TO REMOVE THREE (3) CYPRESS TREES.