



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/07/2013

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

FROM: Megan Martin (805-781-4163 or [mamartin@co.slo.ca.us](mailto:mamartin@co.slo.ca.us)) Coastal Team / Dev Review

PROJECT DESCRIPTION: DRC2013-00038 CAMBRIA CSD – Proposed conditional use permit to replace an existing 1950's era pumping station used for potable water. Site location is 2021 Rodeo Grounds Rd, Cambria. APN: 013-131-038 and 023-411-022.

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/

REPLACEMENT OF AN EXISTING PUMPING STATION USED FOR POTABLE WATER.

NC/ CAMB

AS	CR	CSC	FH	GS	LCP
OS	REC	RSF	TH	VSA	

FILE NO \_\_\_\_\_

# 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 Greseas, District Engineer Daytime Phone 805-927-6119  
 Mailing Address P.O. Box 65, Cambria, CA Zip Code 93428  
 Email Address: ~~ROBERT~~ BGRESENS@CAMBRIA.CSD.ORG

### PROPERTY INFORMATION

Total Size of Site: 0.50 ACRES Assessor Parcel Number(s): 013-131-038  
023-411-022

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

Address of the project (if known): 2021 RODEO GROUNDS ROAD

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 Rodeo Grounds Road at its intersection with Burton Drive

Describe current uses, existing structures, and other improvements and vegetation on the property:  
project will replace an existing 1950's era pumping station used for potable water.

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New station will be 2,472 SF

### 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. Greseas Date 10-18-2013  
ROBERT C. GRESENS, DISTRICT ENGINEER

**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): \_\_\_\_\_

Describe existing and future access to the proposed project site: Access will be from Rodeo Grounds Road, which intersects with Burton Drive

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: Public Facility/existing utility yard  
East: ditto above

South: REC / Fiscalini Ranch  
West: PF and REC - Fiscalini Ranch

### For all projects, answer the following:

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

Buildings: 2,472 sq. feet \_\_\_\_\_% Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_%

Paving: 15,675 sq. feet \_\_\_\_\_% Other (specify) \_\_\_\_\_

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: 2 Height of tallest structure: 18 feet

Number of trees to be removed: 0 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: Cambria CSD

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: Cambria CSD

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

Fire Agency: List the agency responsible for fire protection: Cambria CSD

### 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: 0.70 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: Santa Rosa Creek
- 3. Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: Perimeter access road within 100 yds. flood plain
- 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: \_\_\_\_\_

**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 cleaning/washing facilities
3. What is the expected daily water demand associated with the project? less than 50 gpd
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: existing station to be replaced
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? \_\_\_\_\_ 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: 100'    Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? less than 50 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? 2000 (feet/miles)

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
Maintenance yard
- 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   Hours of Operation: 24
- 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, approximately once per day
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
 Yes    No   If yes, please explain: standby generator
- 5. Will this project increase the noise level in the immediate vicinity?    Yes    No  
 If yes, please explain: construction - short term increase  
 (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: sodium hypochlorite solution will have secondary containment.
- 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. 4
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: \_\_\_\_\_

### 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): will be adjacent to a future planned community park
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 \*: energy efficient pumps & motors

\*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 mitigation monitoring & reporting program - attached, dated 10/6/2011  
see 6/14/2011 IS/MAD "Parker Grounds Pump Station Project"  
NOD filed with County Clerk on 11/1/2011

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?

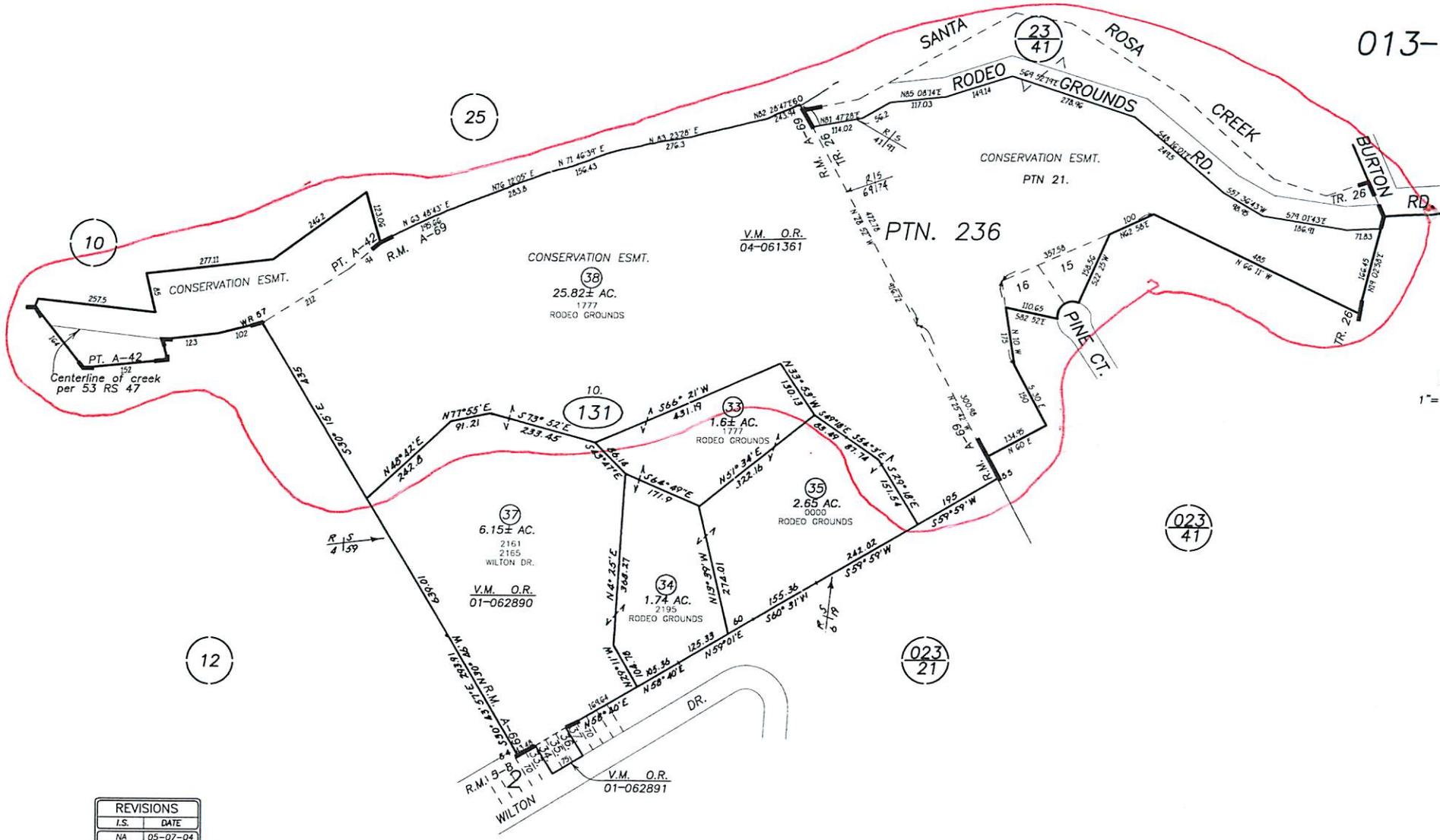
Yes  No

If yes, please describe and provide "ED" number(s): See 6/14/2011 IS/MND  
NDD Filed with County Clerk on 11/1/2011

**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.)



REVISIONS	
I.S.	DATE
NA	05-07-04
05-466	06-09-05

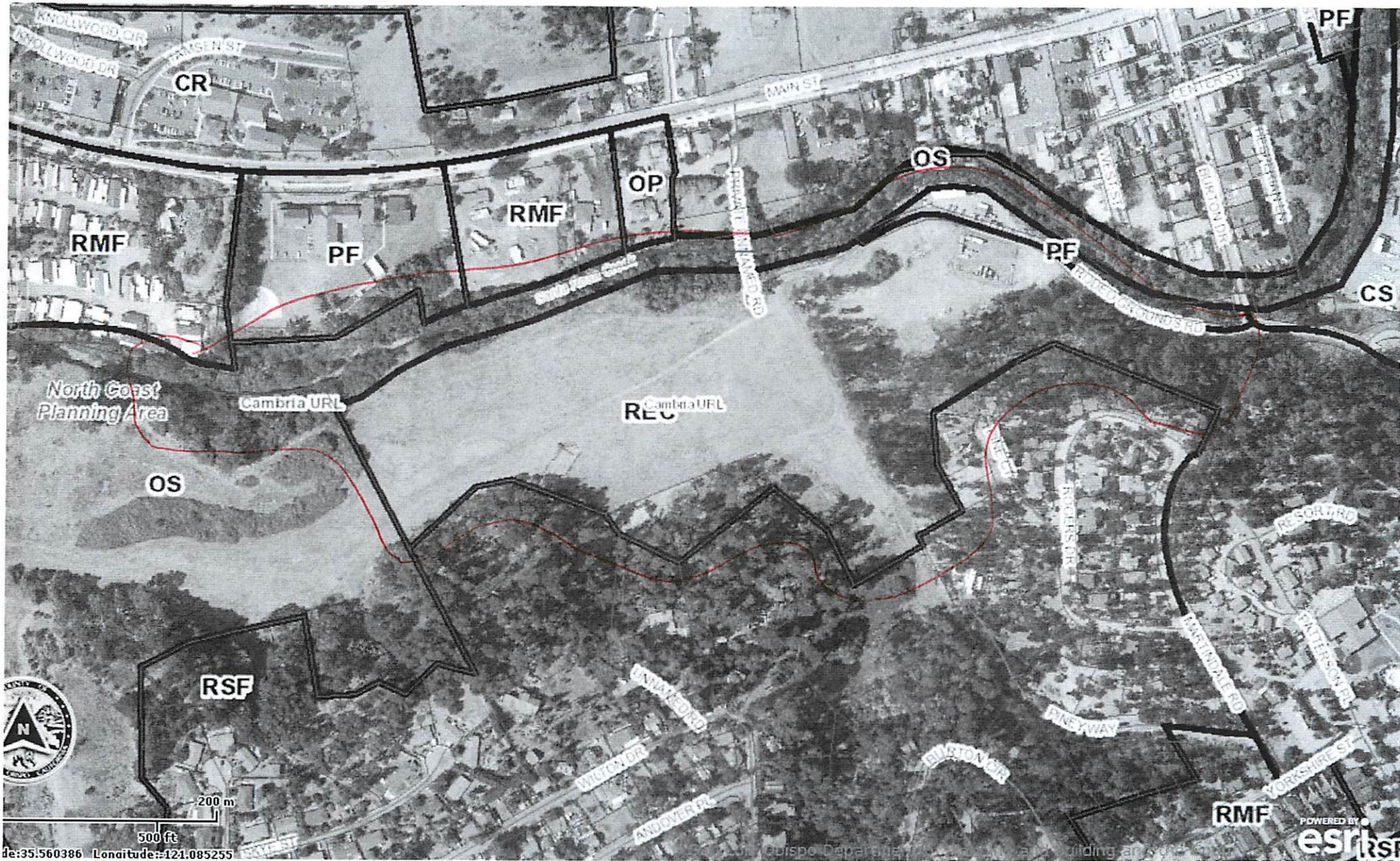
100 0 200 400

ER 07-18-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 26 ; R.M. Bk. 05, Pg. 46.  
 PTN. BL. 2, CAMBRIA PINES MANOR, UNIT NO. 1, R.M. Bk. 5, Pg. 8.  
 WARDS SUBDIVISION OF RANCHO SANTA ROSA, R.M. Bk. A, Pg. 69.  
 RANCHO SANTA ROSA, PATENT Bk. A, Pg. 42.

CAMBRIA  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 013 PAGE 13





Latitude: 35.560386 Longitude: 121.085255

Powered by **esri** | **rsf**



# Parcel Summary Report For Parcel # 013-131-038

11/4/2013  
10:54:38AM

## 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 SERVICES DISTRICT

### Address Information

<u>Status</u>	<u>Address</u>
	03291 PINE CT CAMB
A	03290 PINE CT CAMB
A	01777 RODEO GROUNDS RD CAMB
A	02021 RODEO GROUNDS RD 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-	099	0001	Cambria	North Coast	REC	OS	RSF	Y	BO / MA	
013131	038	0001	Cambria	North Coast	LCP	FH		N		
013131	038	0002	Cambria	North Coast	AS	GS	TH	N		
013131	038	0003	Cambria	North Coast	CR	CSC	VSA	N		

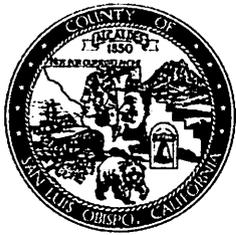
### Parcel Information

<u>Status</u>	<u>Description</u>
Active	CAM PINES TR 26 & RHO STA ROSA WARDS SUB CONS ESMT

### Notes

#### Tax Districts

COAST (SB1537)  
SAN LUIS OBISPO JT(27,40)  
CAMBRIA PUBLIC  
COAST UNIFIED SCHOOL - IMP. NO. 1  
CAMBRIA (SB1537 BLO)



# Parcel Summary Report For Parcel # 013-131-038

11/4/2013  
10:54:39AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA COMMUNITY  
NO. 02  
CAMBRIA  
AREA NO. 21

### Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
91552	FNL	Primary Parcel
<u>Description:</u> DEMO BARN		
D020081P	APV	Primary Parcel
<u>Description:</u> BIKE PATH, PEDESTRIAN TRAIL/BIKE BRIDGE		
DRC2013-00038	REC	Primary Parcel
<u>Description:</u> REPLACEMENT OF AN EXISTING PUMPING STATION USED FOR POTABLE WATER.		
G810016M	CMP	Primary Parcel
<u>Description:</u> LU MAP CHANGE FROM COM SERV TO COM RETAL		
PMT2002-23904	REC	Primary Parcel
<u>Description:</u> DEMO SINGLE-FAMILY DWELLING		
PMT2003-00189	FNL	Primary Parcel
<u>Description:</u> FOOT BRIDGE 160' X 8' AND MINOR GRADING FOR APPROACH FROM MAIN STREET AND PAST BRIDGE TO RODEO GROUNDS		
SUB2003-00085	RDD	Primary Parcel
<u>Description:</u> PROP 5 TO 1 MERGER (CCSD CASE #19)		
D930261D	WIT	Related Parcel
<u>Description:</u> RES & HEALTH CARE FAC/MASTER DEV PLAN		
DRC2010-00026	APV	Related Parcel
<u>Description:</u> IMPLEMENTATION OF VARIOUS PARK AND RECREATION IMPROVEMENTS IN ACCORDANCE WITH THE FISCALINI RANCH PRESERVE MASTER PLAN		



# Parcel Summary Report For Parcel # 013-131-038

11/4/2013  
10:54:39AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

G010017F            CMP            Related Parcel  
**Description:**  
LAFCO REFERRAL,CAMBRIA CSD,ANX#5,E-W RCH

G800027P            CMP            Related Parcel  
**Description:**  
LU MULTIPLE TEXT CHANGES/ CAMBRIA USL,FH

G850020T            INA            Related Parcel  
**Description:**  
LCP DELETE RANCH AND REVISE STDS

G880030N            WIT            Related Parcel  
**Description:**  
MID STATE BANK AMENDMENT

G890001M            WIT            Related Parcel  
**Description:**  
LU-M REC & RSF (RANCHO PACIFICA)

S930001C            RDD            Related Parcel  
**Description:**  
PROP 20 CERTIFICATES OF COMPLIANCE



# Parcel Summary Report For Parcel # 023-411-022

11/4/2013  
10:55:36AM

## 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   CAMBRIA COMM SERV DIST

### Address Information

#### Status   Address

P   02021 RODEO GROUNDS RD CAMB

### Lot Information:

<u>Tract / Twنشp</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>
023411	022	0001	Cambria	North Coast	CSC	VSA	REC	N		
023411	022	0002	Cambria	North Coast	FH	SRV		N		
26	0236	21P	Cambria	North Coast	OS	PF	LCP	Y		Z79072501 / S8301180

### Parcel Information

#### Status   Description

Active   001.15AC VACANT

### 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



# Parcel Summary Report For Parcel # 023-411-022

11/4/2013  
10:55:36AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

A7859 FNL Primary Parcel

**Description:**

GRADING FOR STREAMBANK PROTECTION S.SYLVESTER,RCE

D970067P CMP Primary Parcel

**Description:**

STREAM BANK PROTECTION FOR WATER YD/BLDG

D990151P WIT Primary Parcel

**Description:**

CELLULAR TRANSM

P000790E APP Primary Parcel

**Description:**

INSTALL TWO GRANULATOR ACTIVATED CARBON FILTER UNITS

P970464E APP Primary Parcel

**Description:**

STREAM BANK PROTECTION TO PREVENT BANK FAILURE AND PROTECT SERVICE DISTRICT PUMP STATION, WELLS AND FACILITIES.  
PERMANENT IMPROVEMENTS APPLIED FOR UNDER D970067P.

DRC2010-00026 APV Related Parcel

**Description:**

IMPLEMENTATION OF VARIOUS PARK AND RECREATION IMPROVEMENTS IN ACCORDANCE WITH THE FISCALINI RANCH PRESERVE  
MASTER PLAN

DRC2013-00038 REC Related Parcel

**Description:**

REPLACEMENT OF AN EXISTING PUMPING STATION USED FOR POTABLE WATER.