



# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land – Helping to build great communities

## THIS IS A NEW PROJECT REFERRAL

DATE: 9/8/2015

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

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

**PROJECT DESCRIPTION:** DRC2015-00036 SPRADLIN – Proposed minor use permit for the drilling and development of an agricultural well. Proposing one well, but two possible sites in the event the first is dry. Site location is 4727 Los Osos Valley Rd, SLO. APN: 067-171-040

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

DRC2015-00036

SPRADLIN WEND

## APPLICATION TYPE - CHECK ALL THAT APPLY

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

MINOR USE PERMIT

DRILLING AND DEVELOPMENT OF  
AGRICULTURAL WELL. PROPOSING 1 WELL,  
EST/ EST

AG CAZ GS LCP

## APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Please See Attached, Exhibit #1 Daytime Phone See below  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

Applicant Name Wendy Spradlin Daytime Phone 805-440-3753  
Mailing Address 4757 Los Osos Valley Road, San Luis Obispo CA Zip Code 93405  
Email Address: wspradli@calpoly.edu

Agent Name Justin Demko Daytime Phone 917-208-5473  
Mailing Address 4137 Fulton Avenue, Sherman Oaks, CA Zip Code 91423  
Email Address: justin.demko@gmail.com

## PROPERTY INFORMATION

Total Size of Site: 336 acres Assessor Parcel Number(s): 067-171-040

Legal Description: Lot 38 of the subdivision of the Rancho Canada de Los Osos and La Laguna

Address of the project (if known): 4727 Los Osos Valley Road, San Luis Obispo CA 93405

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 3.6 miles west of Foothill Blvd.

Left of ranch road (Paved), Sign reads "La Familia Ranch"

Describe current uses, existing structures, and other improvements and vegetation on the property:  
1 residence, 120 acres of agricultural production, 300 acres of cattle grazing, 18 acres of avocado groves

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Drilling and development of agricultural well.  
Proposing one well, but two possible sites in the event the first is dry.

## 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 Wendy Spradlin, TTEE  
Shawn Kelly, TTEE  
Shawn Kelly, TTEE Date 9/4/15

FOR STAFF USE ONLY

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other (Ag Well)

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

Describe existing and future access to the proposed project site: Asphalt and dirt roads

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? 650 acres

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):  
North: agricultural, grazing, row crops South: agricultural, grazing, row crops  
East: agricultural, grazing, row crops West: agricultural, grazing, row crops

**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 \_\_\_\_\_ % N/A Other (specify) \_\_\_\_\_  
Total area of all paving and structures: \_\_\_\_\_ N/A  sq. feet  acres  
Total area of grading or removal of ground cover: \_\_\_\_\_ N/A  sq. feet  acres  
Number of parking spaces proposed: \_\_\_\_\_ N/A Height of tallest structure: 5' (fencing around pump)  
Number of trees to be removed: \_\_\_\_\_ N/A Type: N/A  
Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

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

Proposed sewage disposal:  Individual on-site system  Other 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: CDF County Fire (South Bay)

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: ✓ acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: Streams over 100 feet from sites
- 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: \_\_\_\_\_

Drill sites approximately:  
20x40 feet  
Final well site: 8x10 feet

**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 To provide water for existing avocado groves  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 100-200 gpm for 4 to 12 hours
4. How many service connections will be required? Will tie into existing water lines at ranch (no public connection)
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: Yes, wells and springs for ag water and drinking water
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.    Awaiting this permit  
 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? N/A 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**

- 1. What type of solid waste will be generated by the project?  
 Domestic    Industrial    Agricultural    Other, please explain? none, water well
- 2. Name of Solid Waste Disposal Company: San Luis Garbage
- 3. Where is the waste disposal storage in relation to buildings? N/A
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
 Yes    No   N/A

**Community Service Information**

- 1. Name of School District: San Luis Coastal Unified
- 2. Location of nearest police station: Los Osos Sheriff Substation
- 3. Location of nearest fire station: CDF Fire Station (south bay)
- 4. Location of nearest public transit stop: none
- 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:  
Agricultural for over 100 years
- 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.   N/A, no significant site disturbance

**Commercial/Industrial Project Information**

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

- 1. Days of Operation: N/A   Hours of Operation: N/A
- 2. How many people will this project employ? N/A
- 3. Will employees work in shifts?    Yes    No  
 If yes, please identify the shift times and number of employees for each shift N/A
- 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.) N/A
- 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   N/A  
 If yes, please describe in detail: \_\_\_\_\_
- 8. Has a traffic study been prepared?    Yes    No   N/A   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. N/A Between 4:00 to 6:00 p.m. N/A
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: N/A
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No  
If yes, please describe: \_\_\_\_\_

**Agricultural Information**

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: No

**Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases?  Yes  No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No  
If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: Use of most energy efficient Well

\*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:  
Minimize site disruption during drilling

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No

If yes, please list: \_\_\_\_\_

3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No

If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): None anticipated

(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.)

# County of SLO Map

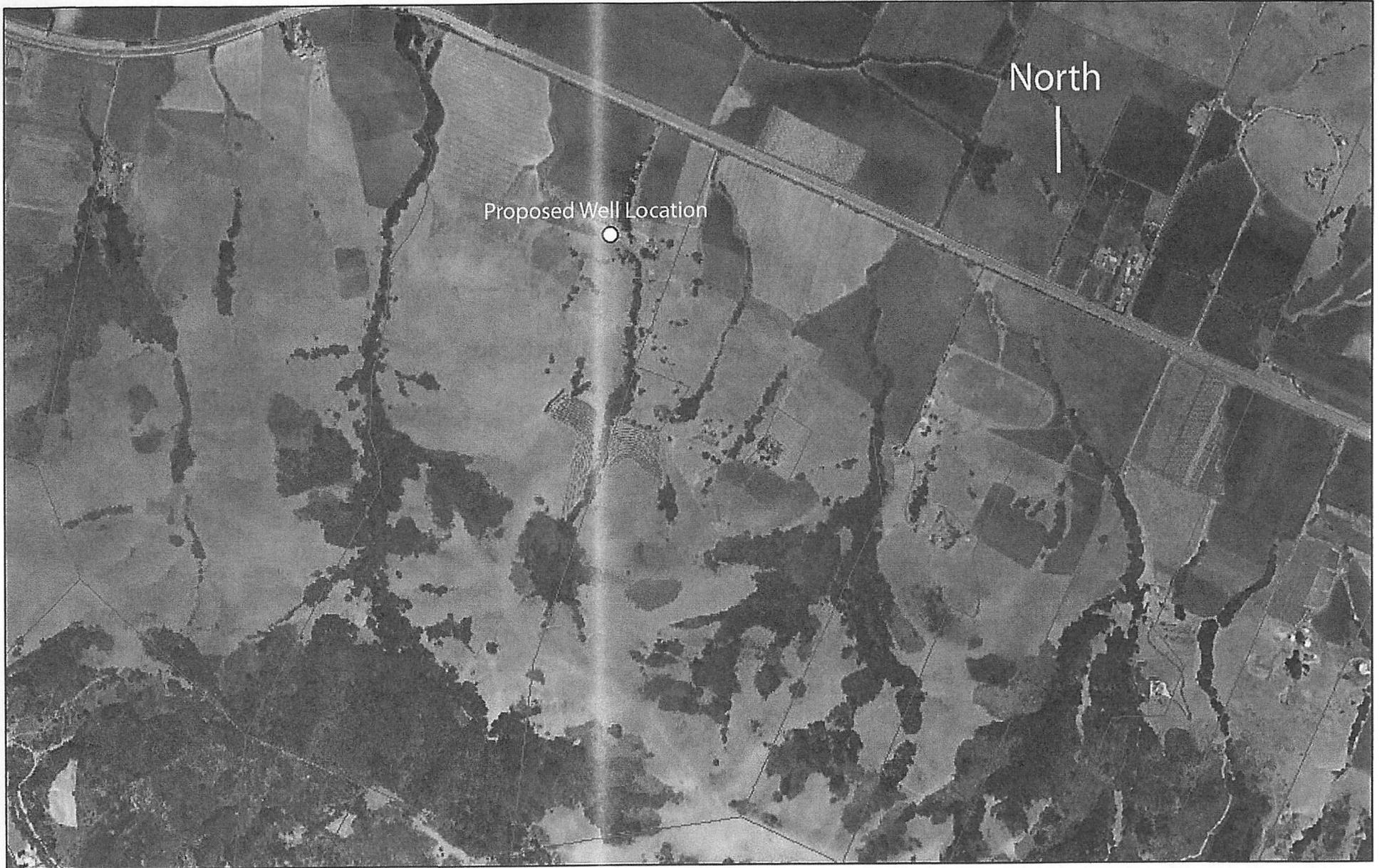
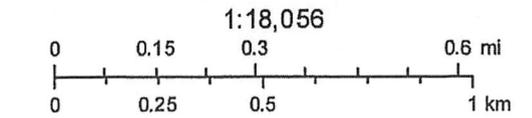


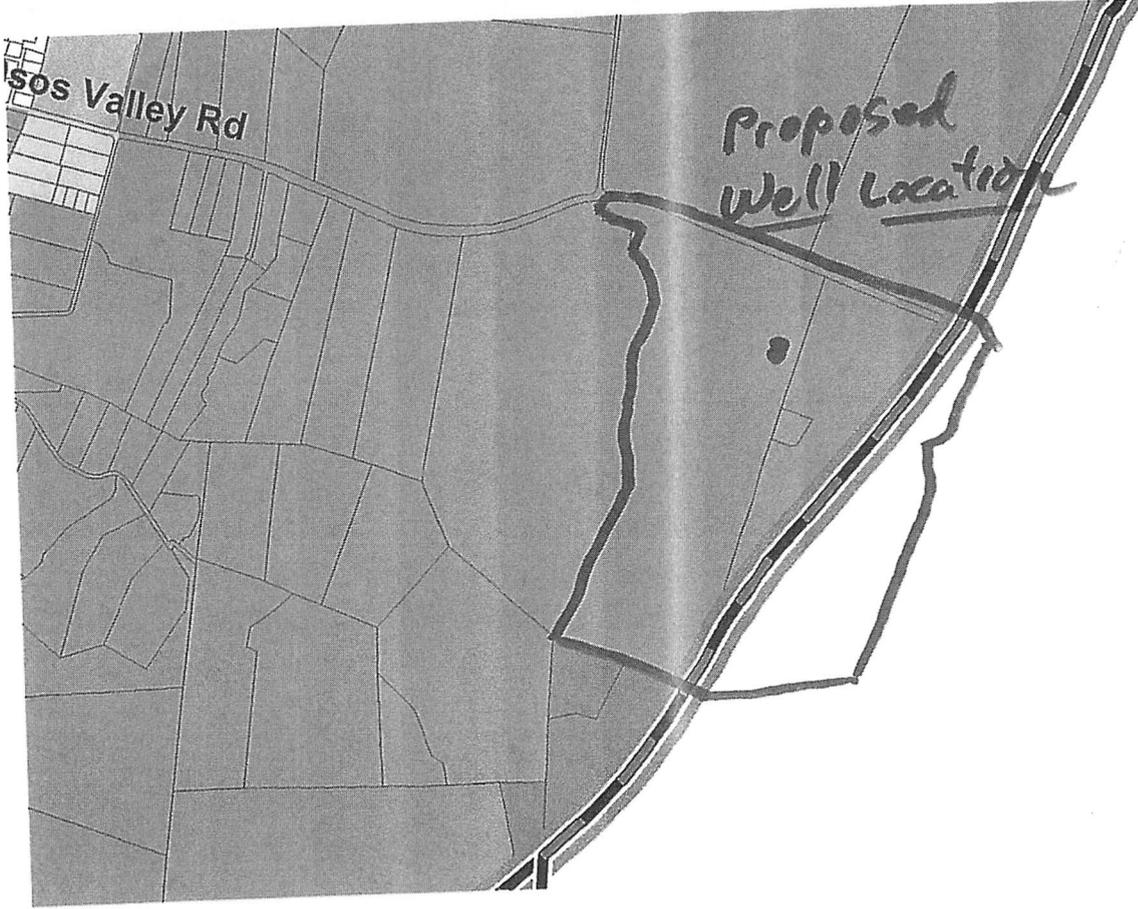
EXHIBIT 2 PAGE 2

May 7, 2015



County of San Luis Obispo, ParcelQuest  
San Luis Obispo County, Parcel Quest, FEMA, USGS, State of California

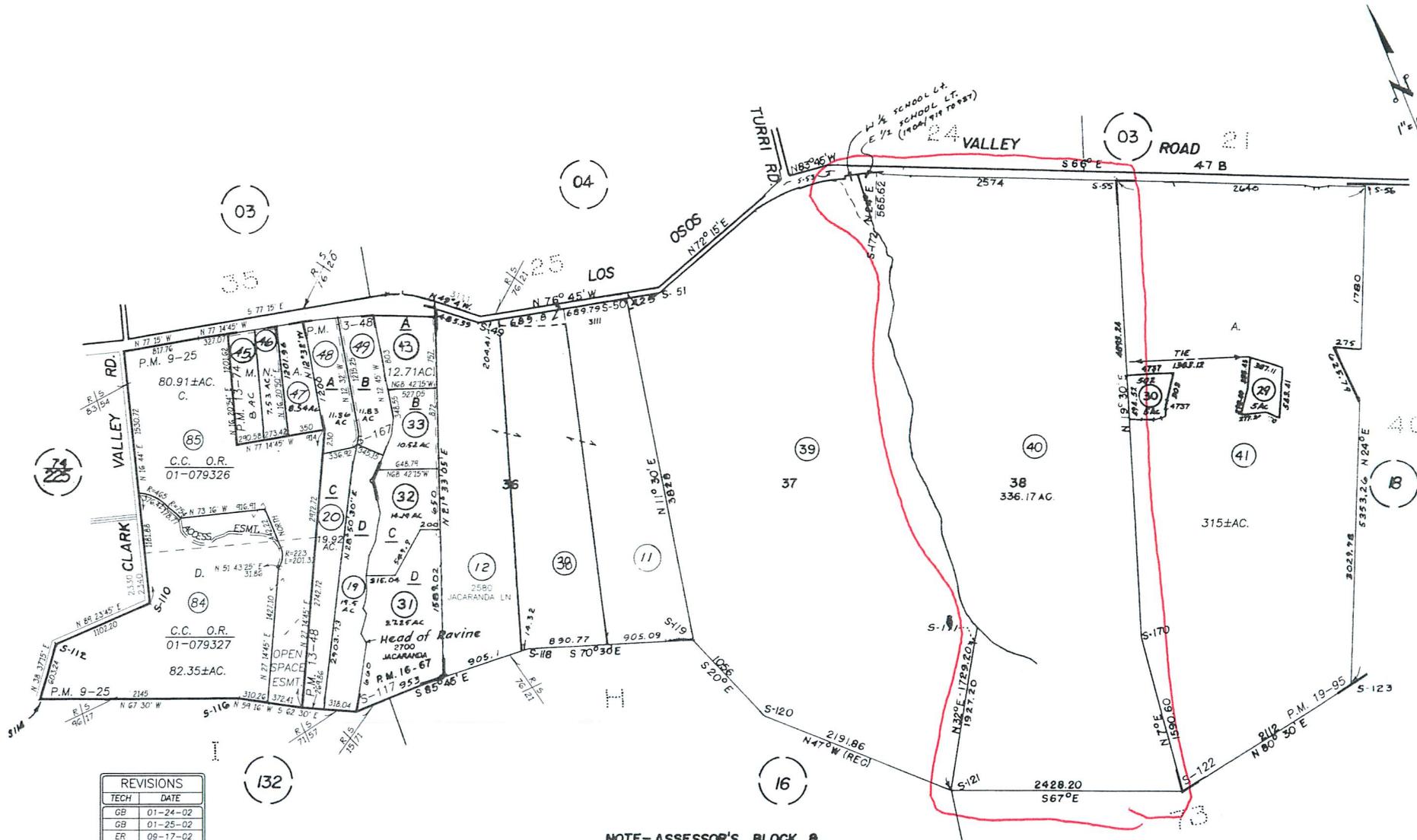
EXHIBIT 2 PAGE 3



San L

Los Osos Valley Rd

1" = 1000'

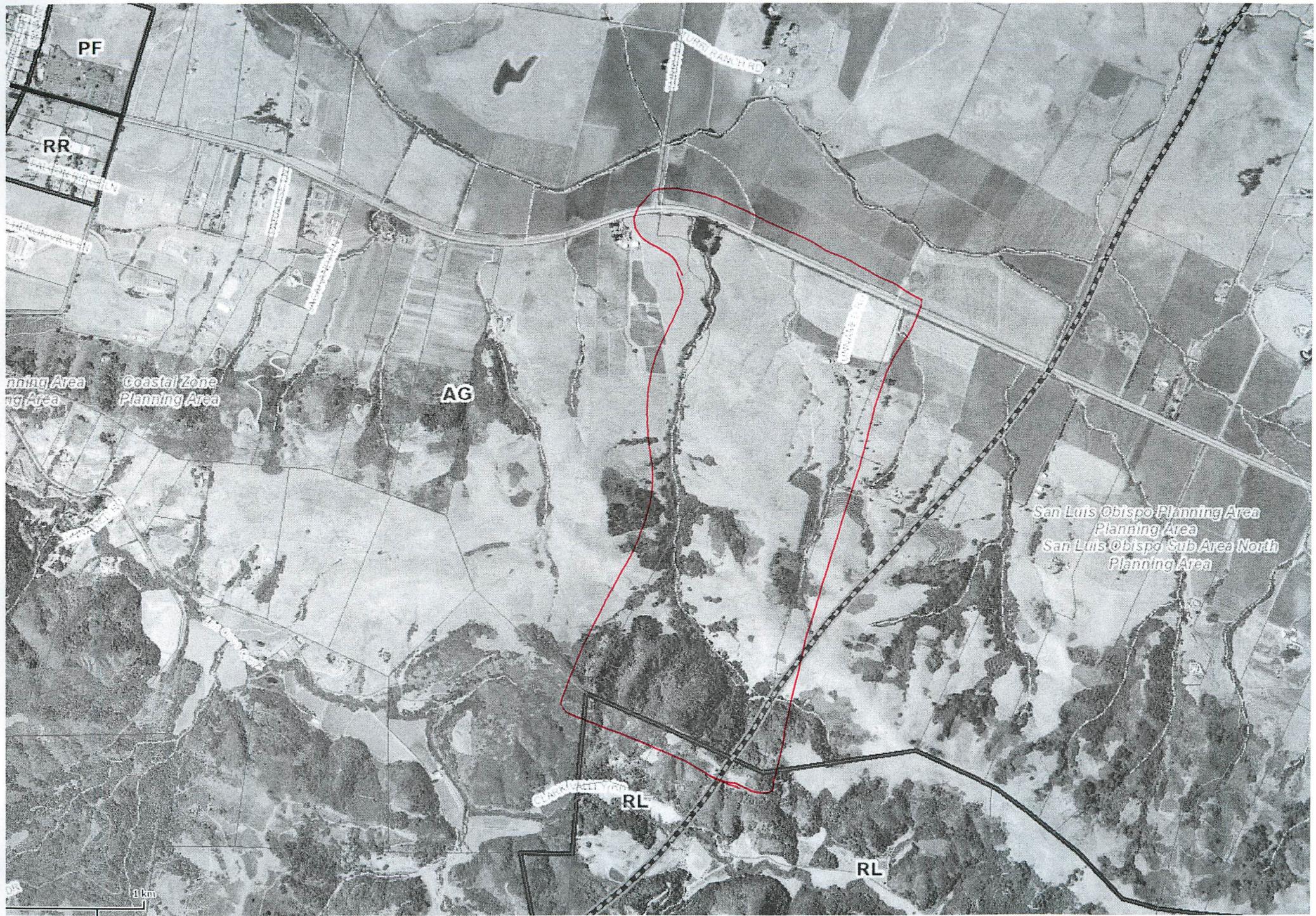


REVISIONS	
TECH	DATE
GB	01-24-02
GB	01-25-02
ER	09-17-02



GB 01-24-02 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

NOTE-ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES.





# Parcel Summary Report For Parcel # 067-171-040

9/8/2015  
9:45:37AM

## 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    SPRADLIN WENDY D  
4757 LOS OSOS VALLEY RD SLO CA 93401-

OWN    DEMKO WENDY D

OWN    DEMKO WENDY S

OWN    KELLY LARRY W EXEMPTION TRUST

OWN    KELLY SHAWN W

OWN    KELLY TAMARA D

OWN    KELLY TAMARA S

OWN    REYNOSO WENDY D

OWN    REYNOSO WENDY S

OWN    SPRADLIN WENDY D EXEMPT TRUST

OWN    SPRADLIN WENDY D REVOCABLE TRUST

### Address Information

<u>Status</u>	<u>Address</u>
P	04727 LOS OSOS VALLEY RD EST



# Parcel Summary Report For Parcel # 067-171-040

9/8/2015  
9:45:37AM

## San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

### 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>
067171	040	0001	Estero Planning	Estero Plannin	AG	GS		N		
RHOLSOSO	0000	SCHP	Estero Planning	Estero Plannin	SRV	CAZ		Y	L2	
RHOLSOSO	0000	0038	Estero Planning	Estero Plannin	AG	LCP	GS	Y	L2	

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO LS OSOS & LL PTN LT 38

### Notes

HISTORIC HOME ON SITE - CO OWNER HAS CONTACTED US STATING THE OTHER OWNER IS THREATING TO DEMO OR BURN DOWN THIS HOUSE. THE SITE IS COASTAL APPEALABLE AND NEEDS MUP APPROVAL. KNALL 3/25/04

### Tax Districts

SAN LUIS COASTAL

SAN LUIS OBISPO JT(27,40)

AREA NO. 09

NO. 02

### Case Information

<u>Case Number:</u>	<u>Case Status:</u>
C9022	FNL Primary Parcel

#### Description:

ELECTRIC METER FOR SFD/100 AMP

DRC2015-00036	REC Primary Parcel
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#### Description:

DRILLING AND DEVELOPMENT OF AGRICULTURAL WELL. PROPOSING 1 WELL, BUT 2 POSSIBLE SITES IN TEH EVENT THE FIRST IS DRY.

PMT2006-00137	FNL Primary Parcel
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#### Description:

REROOF SDF: REMOVE EXISTING ROOFING, RE-SHEET WITH 15/23 OSB, INSTALL CERTAINTED LANDMARK 30 YAER UL CLASS A COMPOSITION ROOFING OVER 15 LB. FELT

PMT2008-00670	EXP Primary Parcel
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#### Description:

EXPIRED - REPLACE 100 AMP ELECTRIC METER TO SERVE EXISTING SFD & NEW 100 AMP SERVICE FOR EXISTING BARN



# Parcel Summary Report For Parcel # 067-171-040

9/8/2015  
9:45:37AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2013-00601

FNL

Primary Parcel

**Description:**

REPLACEMENT ELECTRICAL SERVICE PANEL UPGRADE FOR SFD - 100 AMPS TO 400 AMPS. [200 AMPS INSTALLED].

S830032C

WIT

Related Parcel

**Description:**

PROP 1 CERT OF COMP