SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 10/19/2015

TO: _____

FROM: BRANDI CUMMINGS, 805-781-1006, bcummings@co.slo.ca.us
COASTAL Team / Development Review

PROJECT DESCRIPTION:DRC2015-00046 CALTRANS, PROPOSED MINOR USE PERMIT FOR GATEWAY MONUMENT SIGN DISPLAYING THE NAME OF THE COMMUNITY AND SLOGAN LOCATED AT STATE ROUTE 1 AND SOUTH OF MOONSTONE BEACH DRIVE, CAMBRIA
APN: 000-000-000 ADJACENT TO APN 013-381-003

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

976 OSOS STREET, ROOM 300 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600 • TTY/TDD RELAY - 711
planning@co.slo.ca.us • FAX: (805) 781-5624 • http://www.slocounty.ca.gov/planning.htm

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00046 SAN LUIS OBISPO

MINOR USE PERMIT

MINOR USE PERMIT. GATEWAY MONUMENT SIGN DISPLAYING THE NAME OF THE
/

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☑ Landowner Name California Dept. of Transportation (Caltrans) Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Attn: Jeff Brubaker

☑ Applicant Name San Luis Obispo Council of Governments (SLOCOG) Daytime Phone 805-788-2104
Mailing Address 1114 Marsh St. San Luis Obispo, CA 93405 Zip Code 93405
Email Address: jbrubaker@slocog.org

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

PROPERTY INFORMATION

Total Size of Site: N/A - Caltrans right-of-way Assessor Parcel Number(s): N/A
Legal Description: N/A
Address of the project (if known): N/A
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: State Route 1 650 ft. south of Moonstone Beach Dr., post mile 52.10, on west side of highway, in Cambria
Describe current uses, existing structures, and other improvements and vegetation on the property:
Mowed right-of-way with grass, some trees in general vicinity, no uses or structures within ROW

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Gateway monument sign displaying the name of the community and slogan. Footprint at base: 24 sq. ft. (1.5' x 16')

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.

*Note: site within Caltrans R/W

Property owner signature _____ Date _____

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: Access from SR 1 for sign maintenance is expected to be infrequent. Construction site access proposed within Caltrans ROW from Moonstone Beach Dr.

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? N/A

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: SR-1 / Market/restaurant South: SR-1
East: Agricultural /residential West: Lodging (resort)

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 24 sq. feet N/A % Landscaping: 2000 sq. feet N/A %
Paving: 0 sq. feet 0 % Other (specify) _____
Total area of all paving and structures: 24 ☑ sq. feet ☐ acres
Total area of grading or removal of ground cover: 24 ☑ sq. feet ☐ acres
Number of parking spaces proposed: 0 Height of tallest structure: 9 ft. 6 in.
Number of trees to be removed: 0 Type: N/A
Setbacks: Front N/A Right ★ Left _____ Back N/A
★All construction activity including staging to be setback min. 20 ft. from edge of pavement

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

Proposed sewage disposal: ☐ Individual on-site system ☐ Other N/A
☐ Community System - List the agency or company responsible for sewage disposal: N/A
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy) No sewer demand

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:
Total outdoor use area: N/A ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: N/A sq. feet

For residential projects, answer the following:
Number of residential units: N/A Number of bedrooms per unit: N/A
Total floor area of all structures including upper stories, but not garages and carports: N/A
Total of area of the lot(s) minus building footprint and parking spaces: N/A

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: _____ acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ acres
   * Project to be located on top of embankment adjacent to Hwy 1.
2. Are there any springs, streams, lakes or marshes on or near the site? ☑ Yes ☐ No
   If yes, please describe: Leffingwell Creek intermittent stream ~750 ft. south along SR 1
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☑ No
   If yes, please describe: Project not located within Flood Hazard area *See attached map.
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: Construction of Hwy 1
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: SR 1, Moonstone Beach Dr. near SR 1

Water Supply Information

1. What type of water supply is proposed? N/A - no water use
   ❑ 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: _____
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 (all)

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 (all)

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 (all)

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: Coast Unified School District
2. Location of nearest police station: San Luis Obispo County Sherriff's Office; 2099 10th St., Los Osos, CA
3. Location of nearest fire station: CAL FIRE; 6126 Coventry Ln.; Cambria, CA
4. Location of nearest public transit stop: RTA Route 15, Moonstone Beach Dr. @ San Simeon Pines Resort
5. Are services (grocery/other shopping) within walking distance of the project? ❑ Yes ☑ No
   If yes, what is the distance? N/A feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   Highway embankment
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.

* An archaeological survey report has been completed for another Scenic Byway project. An except is attached for reference.

Commercial/Industrial Project Information N/A(all)

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, 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 N/A (all)

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): 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 *: No energy use

   *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:
   None.

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): _____

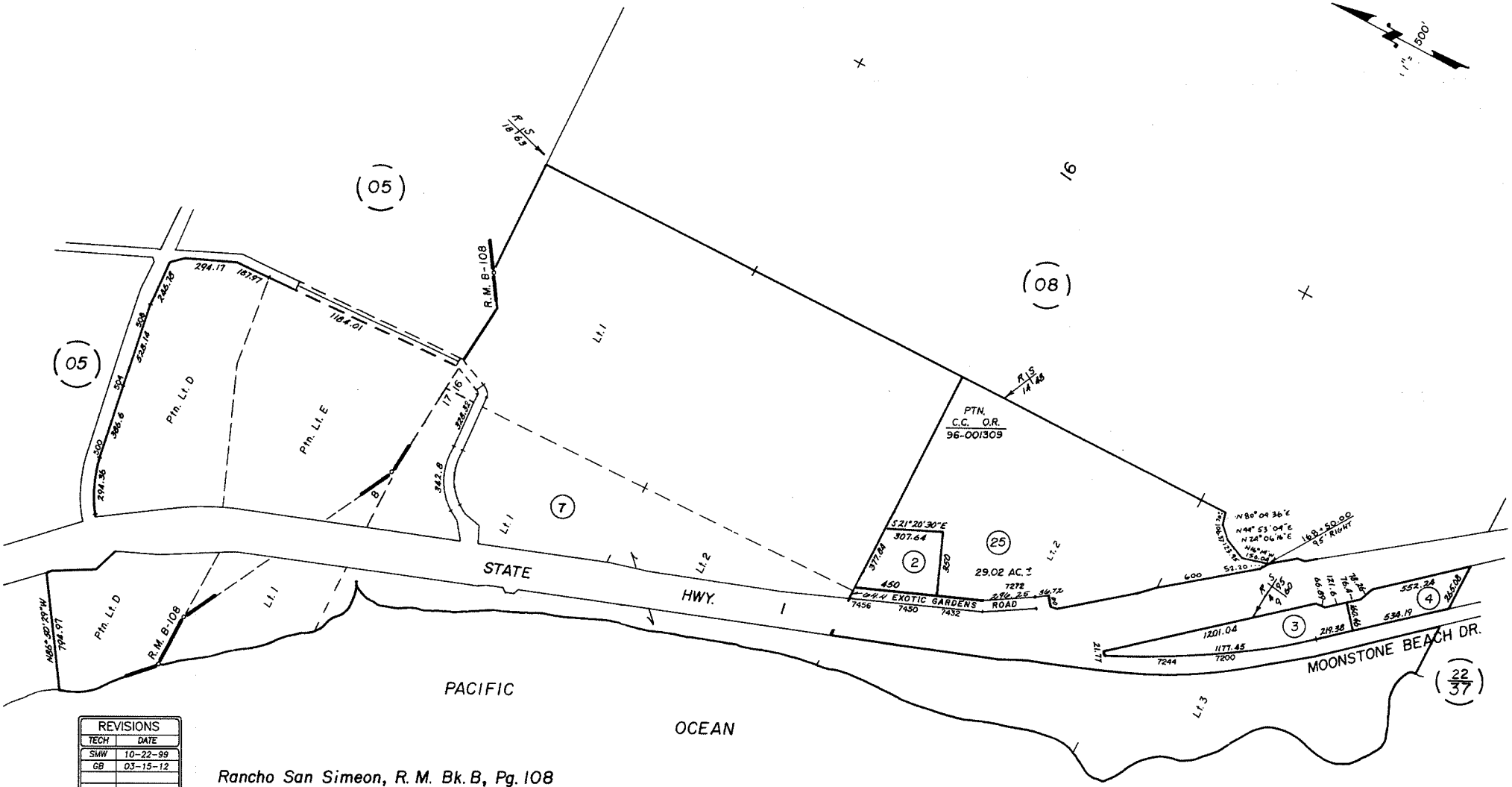
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Caltrans encroachment permit, NEPA categorical exclusion

   (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.)

T. 27S., R. 8E. M.D.B. & M.

13-38



REVISIONS	
TECH	DATE
SMW	10-22-99
GB	03-15-12

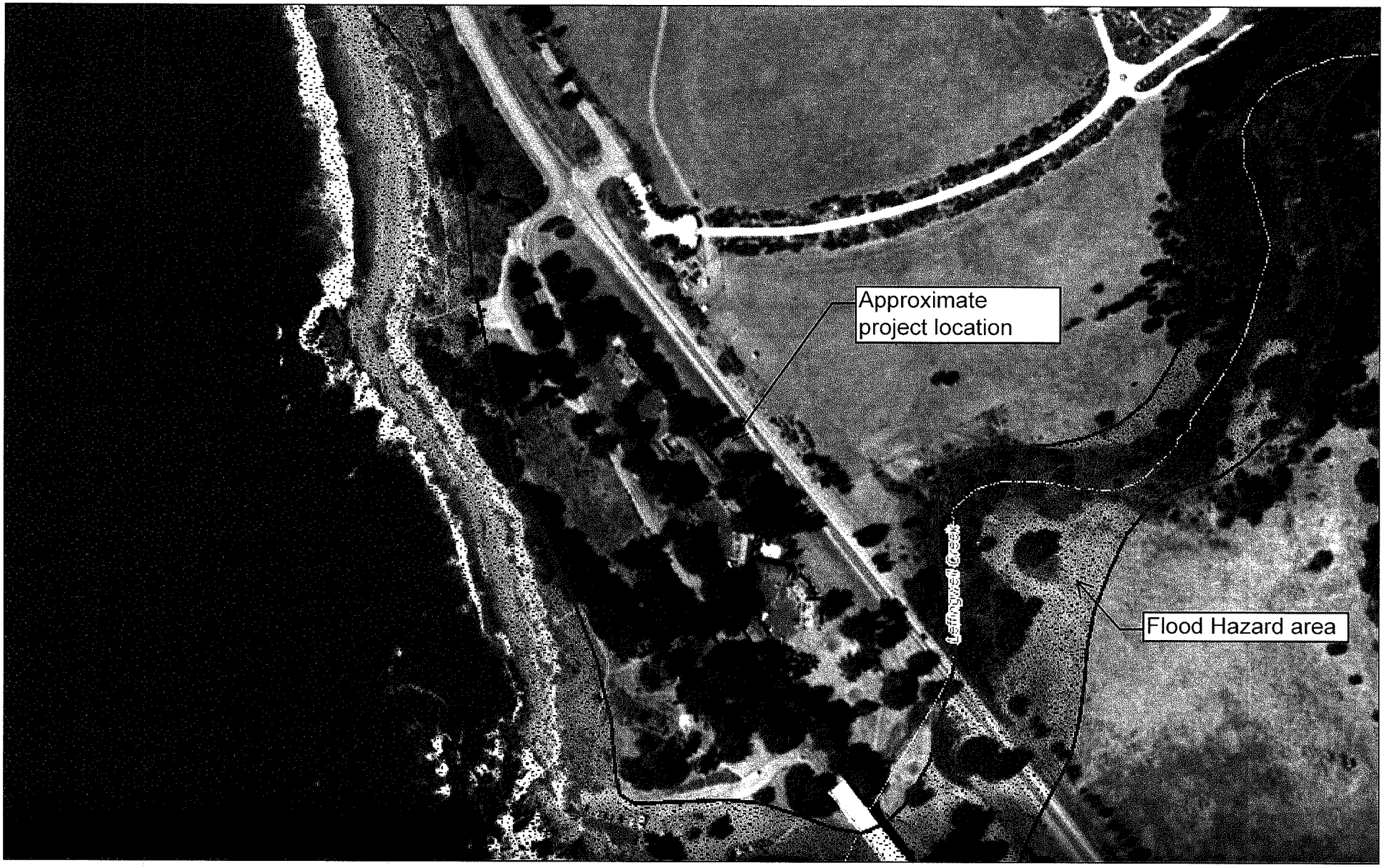
Rancho San Simeon, R. M. Bk. B, Pg. 108

250 0 500 1000

GB 10-22-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

Assessor's Map Bk. 13 — Pg. 38
County of San Luis Obispo, Calif.

County of SLO Map



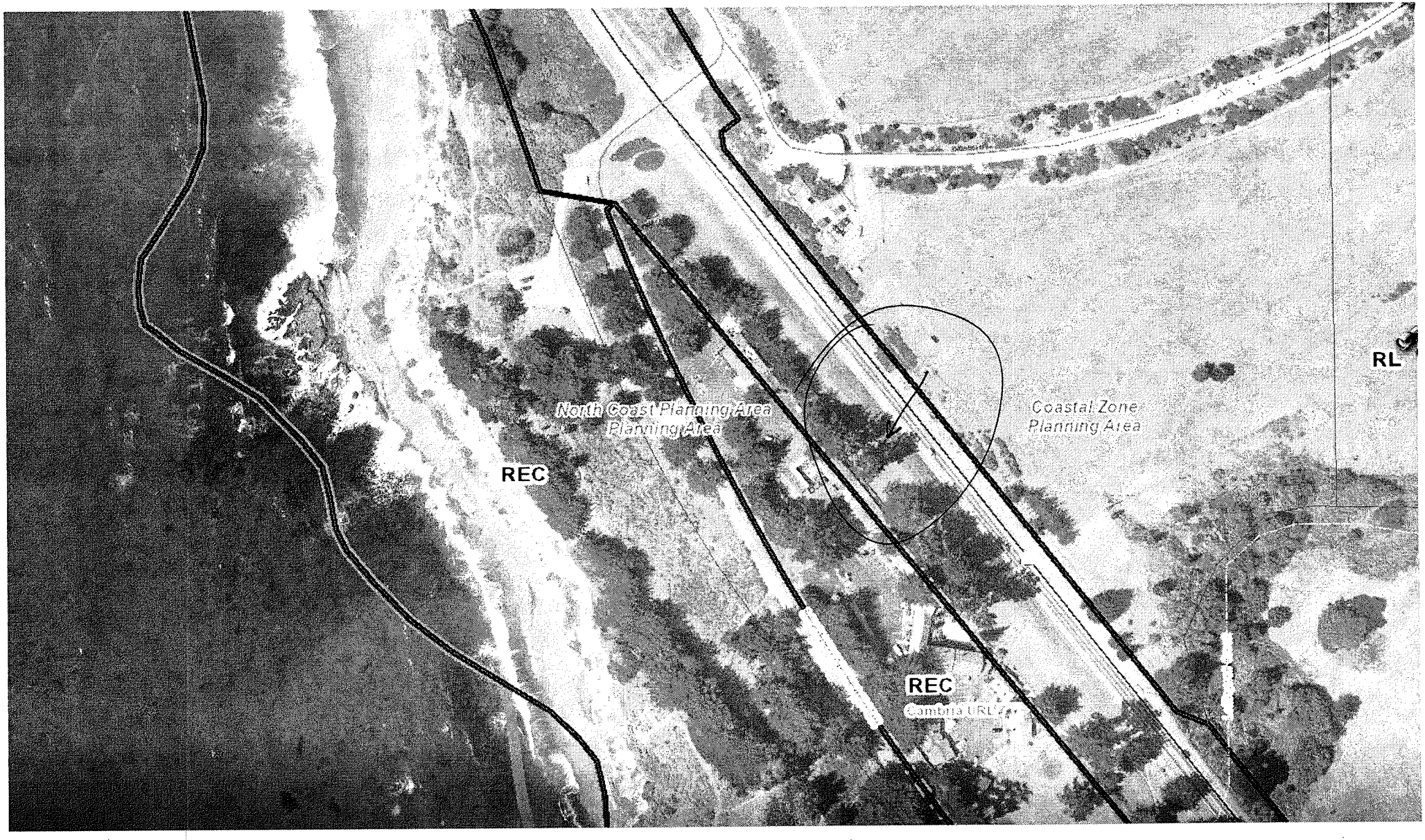
September 21, 2015

1:4,514

0 0.0375 0.075 0.15 mi

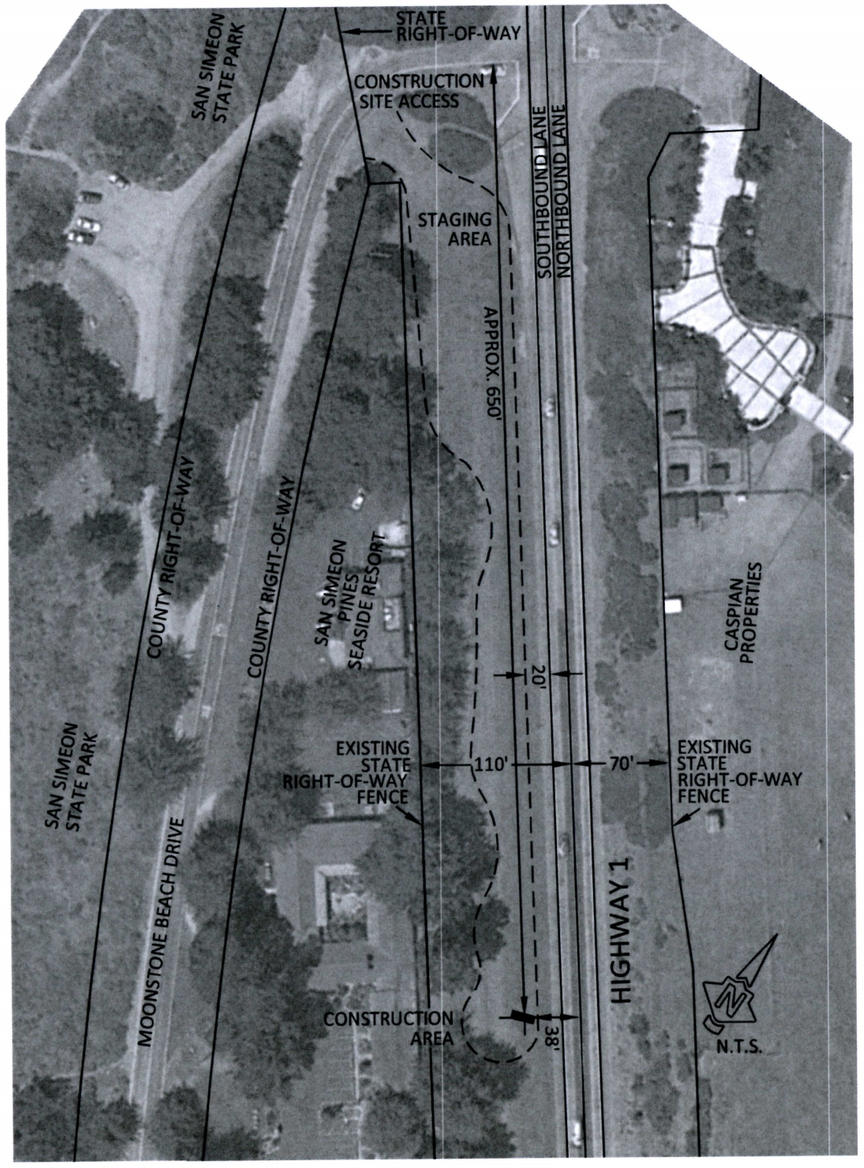
0 0.05 0.1 0.2 km

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


North Coast Planning Area
Planning Area
Coastal Zone
Planning Area
REC
REC
Cambria URL
RL

CAMBRIA GATEWAY MONUMENT WORK AREA

PM 52.10. 650 FT SOUTH OF MOONSTONE DRIVE



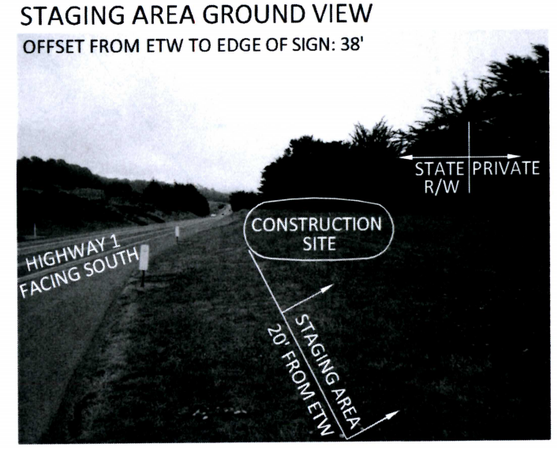
CAMBRIA GATEWAY MONUMENT STAGING AND CONSTRUCTION AREAS

HIGHWAY 1

SAN LUIS OBISPO COUNTY

STAGING AREA GROUND VIEW

OFFSET FROM ETW TO EDGE OF SIGN: 38'



NOTES: ALL CONSTRUCTION ACTIVITY INCLUDING STAGING TO BE CONFINED TO DIRT KNOLL PARALLEL TO HIGHWAY 1 AT A 20' OFFSET FROM THE EDGE OF TRAVELED WAY (ETW).

LICENSED LANDSCAPE ARCHITECT
JEFFREY LIEF MCKAY
No. 4844
STATE OF CALIFORNIA
NOT FOR PRELIMINARY OR CONSTRUCTION

Issued	
4/30/16	
Revised Date	
Date	

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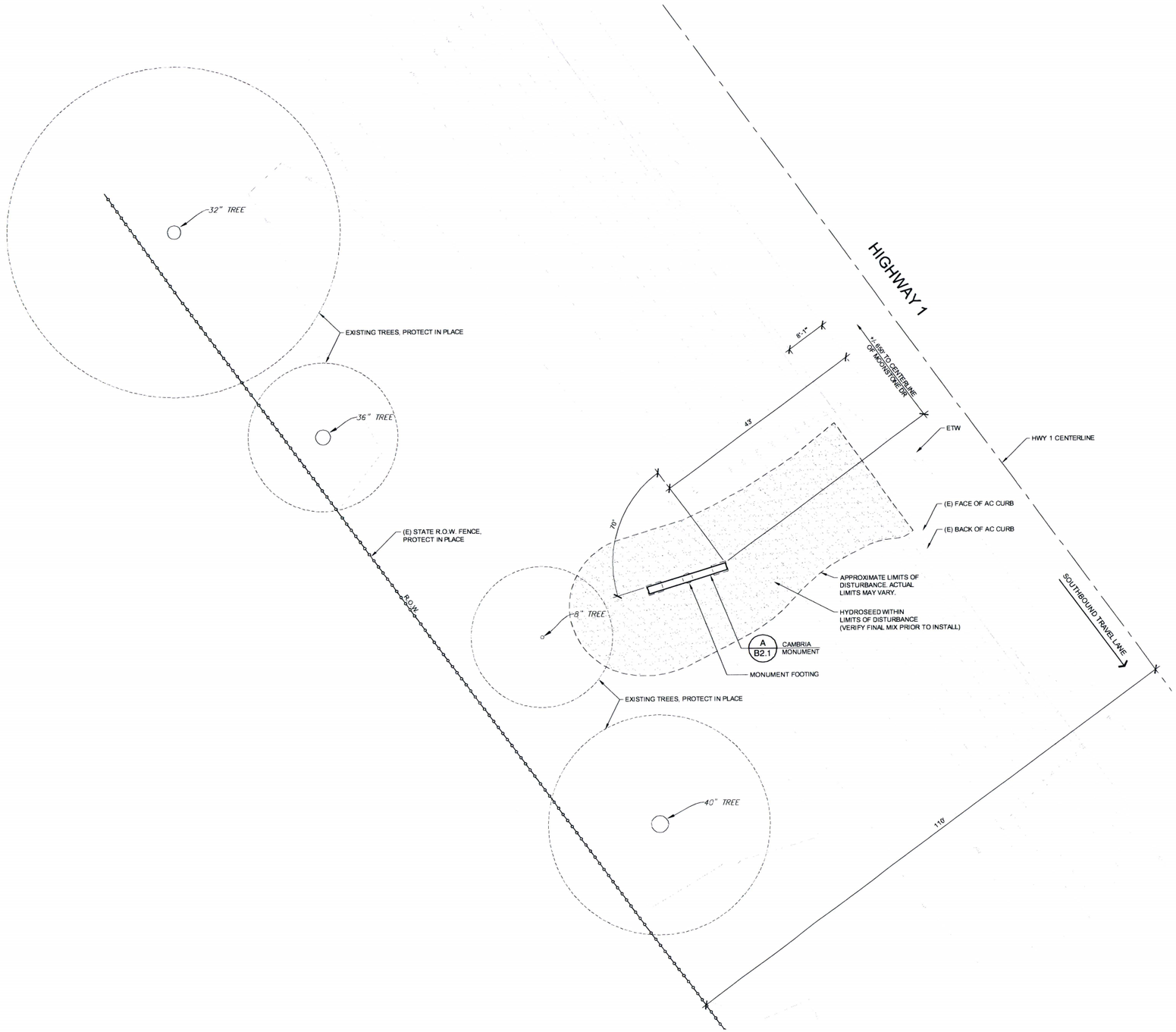
P: (805) 543-1794 | F: (805) 543-4608 | www.rrmdesign.com
A California Corporation | Victor Montgomery, Architect RC11050 | Jerry McCrate, PE 46686, LS 8629 | Jeff Ferber, LA 4644

HIGHWAY 1 SCENIC BYWAY
COMMUNITY GATEWAY MONUMENTS
LOCATION: CAMBRIA
STAGING AND CONSTRUCTION AREAS

NO.	REVISION	DATE

PROJECT MANAGER: Lief McKay
DRAWN BY: HZ
CHECKED BY: CD
DATE: March 5, 2014
JOB NUMBER: 90766
SHEET: B1.0



HYDROSEED MIX

Species	Pure Live Seed Lbs/Acre
Eschscholzia maritima	2.00
Lupinus nanus	2.00
Lasthenia californica	0.50
Eriogonum parvifolium	1.00
Eriophyllum confertiflorum	1.00
Acmispon glaber scoparius	4.00
Mimulus aurantiacus aurantiacus	0.20
Nemophila menziesii	3.00
Collinsia heterophylla	3.00
Clarkia bottae	1.00
Gilia capitata	1.00
Helianthemum scoparium	1.50
Sisyrinchium bellum	2.50
Layia platyglossa	0.50

0 10 20 30 feet

1" = 10'

NORTH

CAMBRIA GATEWAY MONUMENT LAYOUT

ROUTE 1 POST MILE 52.10 - 650 FT SOUTH OF MOONSTONE DRIVE

LICENSED LANDSCAPE ARCHITECT
LIEF McKAY No. 4342
4/30/16
Expiration Date
Date
STATE OF CALIFORNIA
PRELIMINARY
NOT FOR CONSTRUCTION

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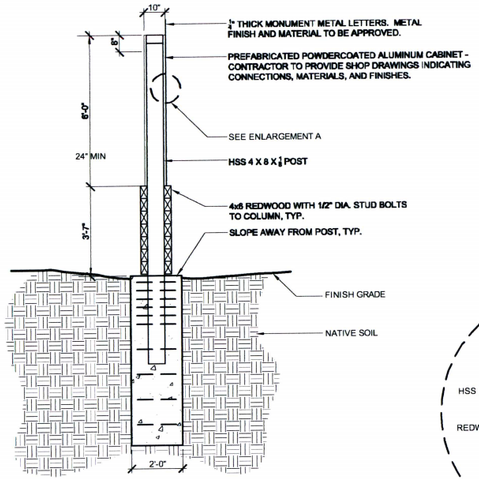
P: (805) 543-1794 | F: (805) 543-4609 | www.rrmdesign.com
A California Corporation: Vince Montgomery, President (PC 1196) | Jerry Nielsen (PE 9,889), Lief McKay (LA 4342)

HIGHWAY 1 SCENIC BYWAY
COMMUNITY GATEWAY MONUMENTS
LOCATION: CAMBRIA
LAYOUT PLAN

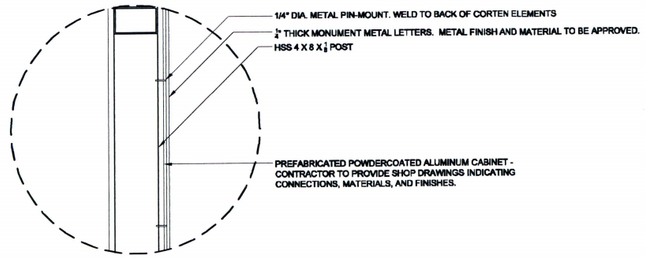
NO.	REVISION	DATE

PROJECT MANAGER: Lief McKay
DRAWN BY: HZ
CHECKED BY: CD
DATE: March 5, 2014
JOB NUMBER: 90766
SHEET: B1.1



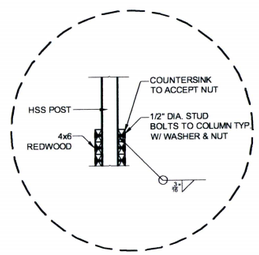
SECTION-A

3/8" = 1'-0"



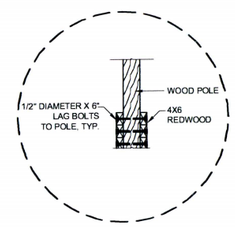
SECTION ENLARGEMENT A
CONNECTION OF METAL LETTERING TO FRAME

NTS



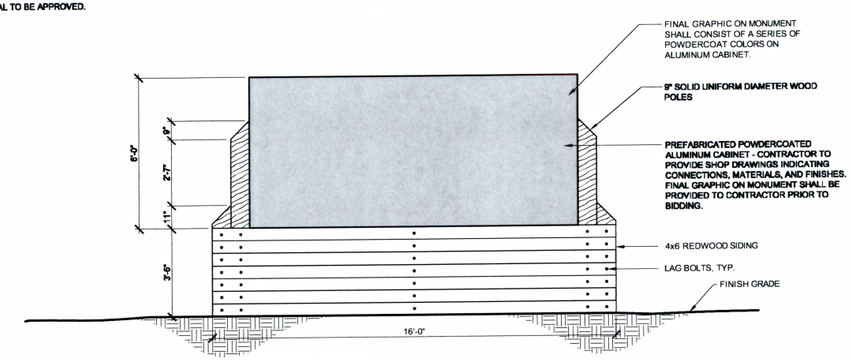
SECTION ENLARGEMENT B
HSS COLUMN AND PTDF CONNECTION

NTS



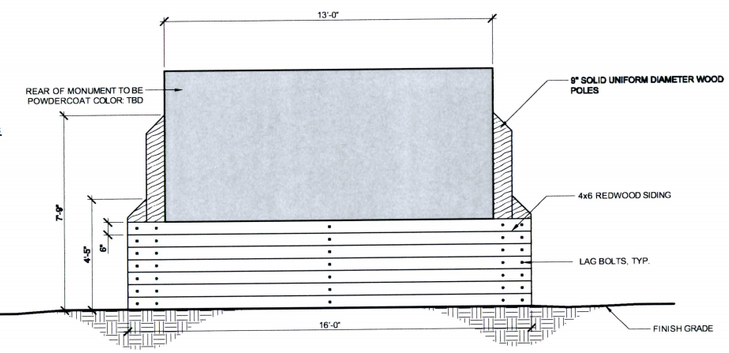
SECTION ENLARGEMENT C
PTDF CONNECTION TO WOOD POLE

NTS



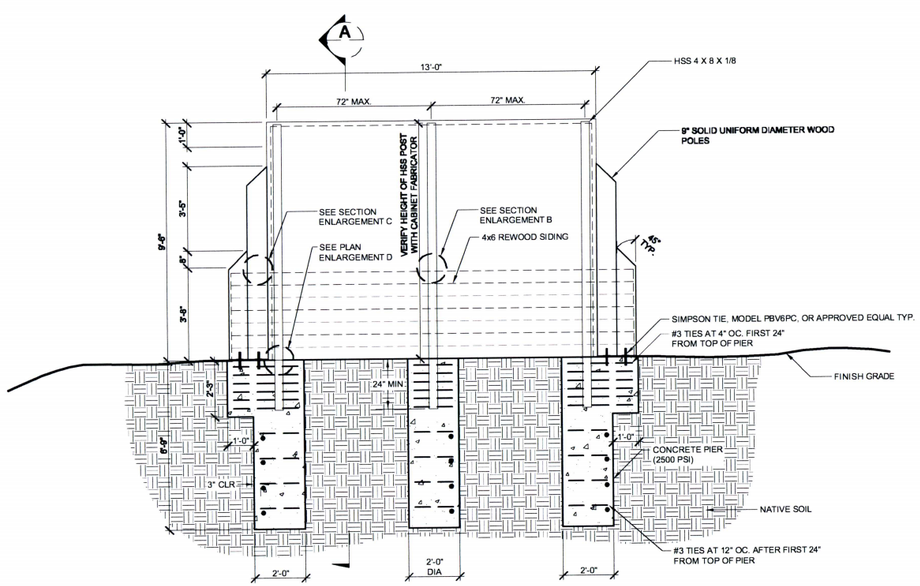
FRONT ELEVATION

3/8" = 1'-0"



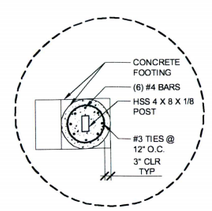
BACK ELEVATION

3/8" = 1'-0"



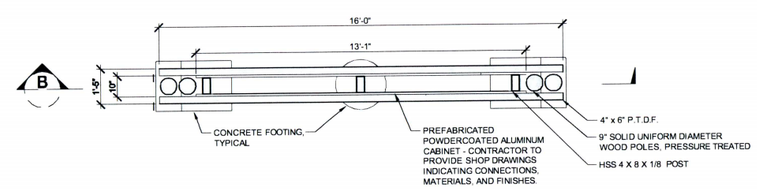
SECTION-B

3/8" = 1'-0"



PLAN ENLARGEMENT D
HSS FOOTING CONNECTION

3/8" = 1'-0"



PLAN VIEW

3/8" = 1'-0"

(A) CAMBRIA ENTRY MONUMENT

3/8" = 1'-0"

100102.02-01

LICENSED LANDSCAPE ARCHITECT
LIEF McKAY No. 2517
4/30/16
Expiration Date
Date
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

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A California Corporation: Victor Montgomery, Architect RC11916 | Jerry McCord, PE 63895, LS 6629 | Lief Fisher, LA 4944

HIGHWAY 1 SCENIC BYWAY
COMMUNITY GATEWAY MONUMENTS

LOCATION: CAMBRIA

CONSTRUCTION DETAILS

NO.	REVISION	DATE

PROJECT MANAGER: Lief McKay
DRAWN BY: HZ
CHECKED BY: CD
DATE: March 5, 2014
JOB NUMBER: 90766
SHEET: B2.1