SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/4/2011

TO: _____

FROM: Ryan Hostetter, Development Review

PROJECT DESCRIPTION: DRC2011-00039 SCHERZ- Conditional use permit for .50 MW solar generating facility over 5 acres. 106.15 site located off O'Donovan Road in Creston. APN: 043-241-014.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

DRC2011-00039 SCHERZ JAMES H
CONDITIONAL USE PERMIT/
CUP FOR .50 MW SOLAR GENERATING FACILITY; APPROX. 5 ACRES TO BE USED.
ELPO/ RELPO RTH
AG

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name James Scherz Daytime Phone (805) 238-6533
Mailing Address 7585 O'Donovan Rd., Creston, Ca Zip Code 93432
Email Address:

☐ Applicant Name Pristine Sun, LLC Daytime Phone (541) 815-2353
Mailing Address 4695 MacArther Ct., 11th Fl., Newport Beach, Ca Zip Code 92660
Email Address:

☐ Agent Name Kara Haugen, Burnham Energy Daytime Phone (408) 603-0635
Mailing Address 4 North Second St., Ste. 625, San Jose, Ca Zip Code 95113
Email Address:

PROPERTY INFORMATION

Total Size of Site: 106.15 acres Assessor Parcel Number(s): 043-241-014
Legal Description: Rural El Pomar-Estrella; Primary Land Use- Ag Property
Address of the project (if known): 7585 O'Donovan Rd., Creston, Ca
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Direct driveway access off O'Donovan Rd.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Zoned Ag; (E) SFR home, horse barn and a few other structures

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 0.50MW Solar Generating Facility; approx. 5 acres to be used

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 Date 10-21-11

FOR STAFF USE ONLY

Reason for Land Use Permit:

61 Donovan Rd

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: (E) Driveway; Proposed Access Rd.

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: Ag South: Ag
East: Ag West: Ag

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 90,000 sq. feet 60 % Landscaping: 40,000 sq. feet 35 %
Paving: _____ sq. feet _____ % Other (specify) access roads
Total area of all paving and structures: 5 ☐ sq. feet ☒ acres
Total area of grading or removal of ground cover: ~0.5-1.0 ☐ sq. feet ☒ acres
Number of parking spaces proposed: N/A Height of tallest structure: 20'
Number of trees to be removed: 0 Type: N/A
Setbacks: Front 20' min Right 20' min Left 20' min Back 20' min

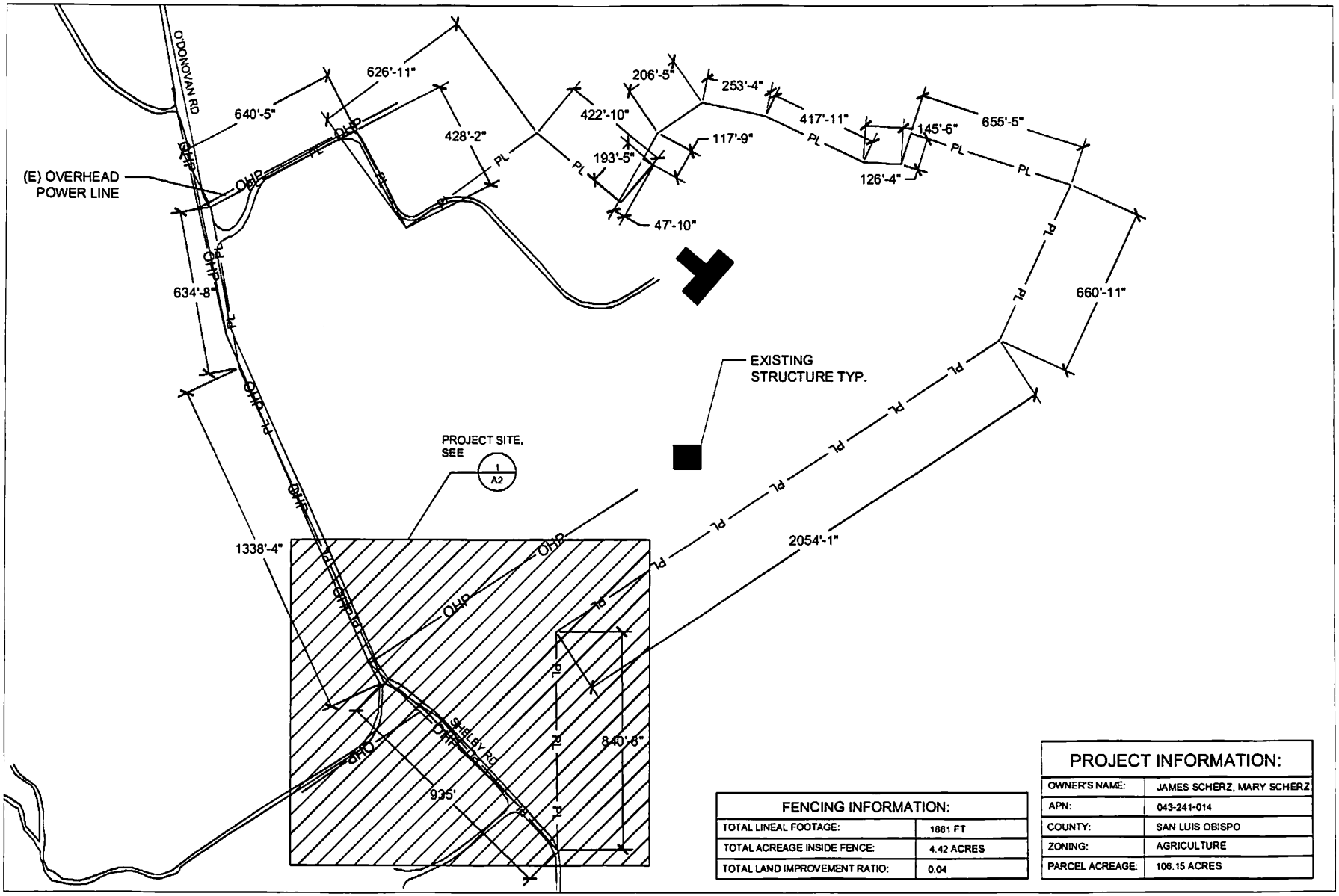
Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

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

Fire Agency: List the agency responsible for fire protection: San Luis Obispo County Fire

For commercial/industrial projects answer the following:
Total outdoor use area: 10 ☐ sq. feet ☒ acres
Total floor area of all structures including upper stories: 175,000 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



FENCING INFORMATION:	
TOTAL LINEAL FOOTAGE:	1861 FT
TOTAL ACREAGE INSIDE FENCE:	4.42 ACRES
TOTAL LAND IMPROVEMENT RATIO:	0.04

PROJECT INFORMATION:	
OWNER'S NAME:	JAMES SCHERZ, MARY SCHERZ
APN:	043-241-014
COUNTY:	SAN LUIS OBISPO
ZONING:	AGRICULTURE
PARCEL ACREAGE:	106.15 ACRES

NORTH

1 SITE LOCATION MAP

SCALE: 1/500" = 1'-0"

Pristine Sun

COMPANY
PRISTINE SUN, LLC
4695 MacArthur Court,
Suite 1139,
Newport Beach, CA 92660

PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S STAMP

PROJECT TITLE
500 KW AC PHOTOVOLTAIC ON GRID SYSTEM

PROJECT NO
2059-SCHERZ

PROJECT ADDRESS
7585 O'Donovan Rd,
Creston,
CA 93432

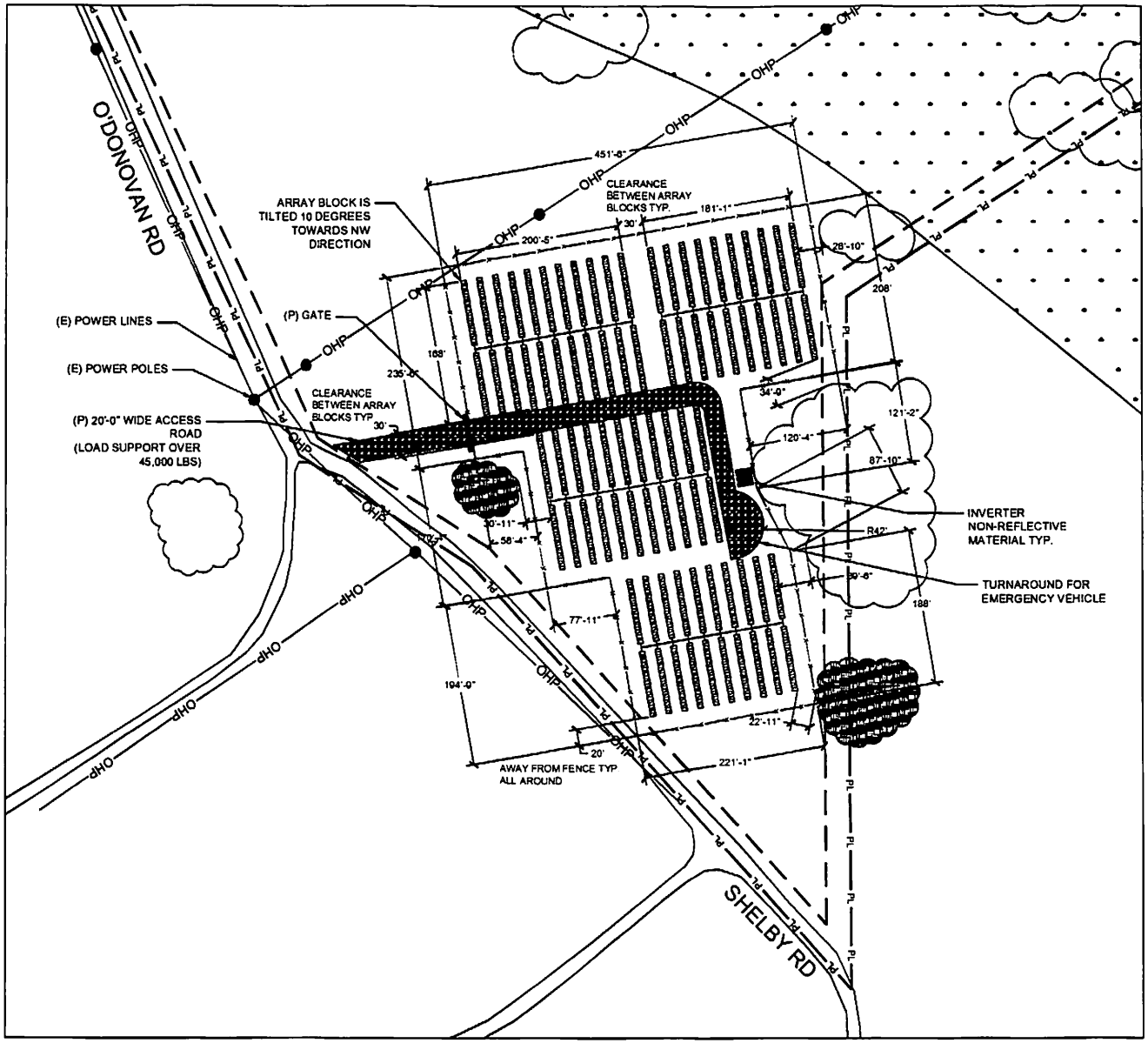
SHEET TITLE
SITE LOCATION MAP

DRAWN BY PRISTINE SUN LLC

DATE 10/18/2011

SHEET NO. C0.0

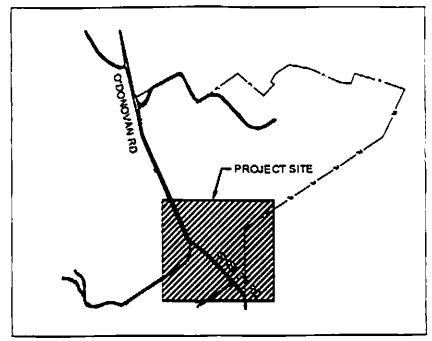
SCALE 0" 1/2" 1"



1 ARRAY LAYOUT SITE PLAN

SCALE: 1/128" = 1'0"

NORTH



2 VICINITY PLAN

SCALE: NTS

LEGEND

- PROPERTY LINE
- 30' SETBACK LINE
- ELEVATION & CONTOUR LINES
- (N) PROPOSED 6' HIGH FENCE LINE
- (E) OVER HEAD POWER LINES
- SOLAR ARRAY TRACKER ROW
- INVERTER, NON-REFLECTIVE MATERIAL TYP
- VEGETATION
- VEGETATION TO BE REMOVED BY OWNER
- FLOOD ZONE HAZARD
- (P) PROPOSED
- (E) EXISTING

NOTES

1. PROJECT INFORMATION

LEGAL OWNER	JAMES SCHERZ, MARY SCHERZ
APPLICANT	PRISTINE SUN, LLC
COUNTY	SAN LUIS OBISPO
APN	043-241-01-4
FIRE HAZARD	HIGH
FLOOD HAZARD	YES
ZONING	AGRICULTURE
WELLS AND SEPTIC SYSTEM:	NONE ARE WITHIN 150'

2. PURPOSE OF PLAN

TO SHOW PROPOSED 500KW SOLAR ARRAY SYSTEM, 5 ACRES, AND ASSOCIATED SITE IMPROVEMENTS

3. OPEN SPACE

GROUND COVERAGE RATIO 33.3 %

4. WIND LOAD DESIGN

DESIGN WIND SPEED	85 MPH
EXPOSURE	C
IMPORTANCE FACTOR	1
TOPOGRAPHIC EFFECT, Kzt	1
GROUND SNOW LOAD	70 PSF MAX.

5. PHOTOVOLTAIC SYSTEM

DESIGNED WITH HANWHA SF 260-36-P2RO 280W MODULES
MOUNTED WITH UNIVERSAL CLAMPS

(1) 500KW SYSTEM
12 MODULES PER STRING
4 STRINGS PER TRACKER
48 MODULES PER TRACKER ROW
42 ROWS TOTAL
ADVANCED ENERGY SOLARON 500KW 480V INVERTER

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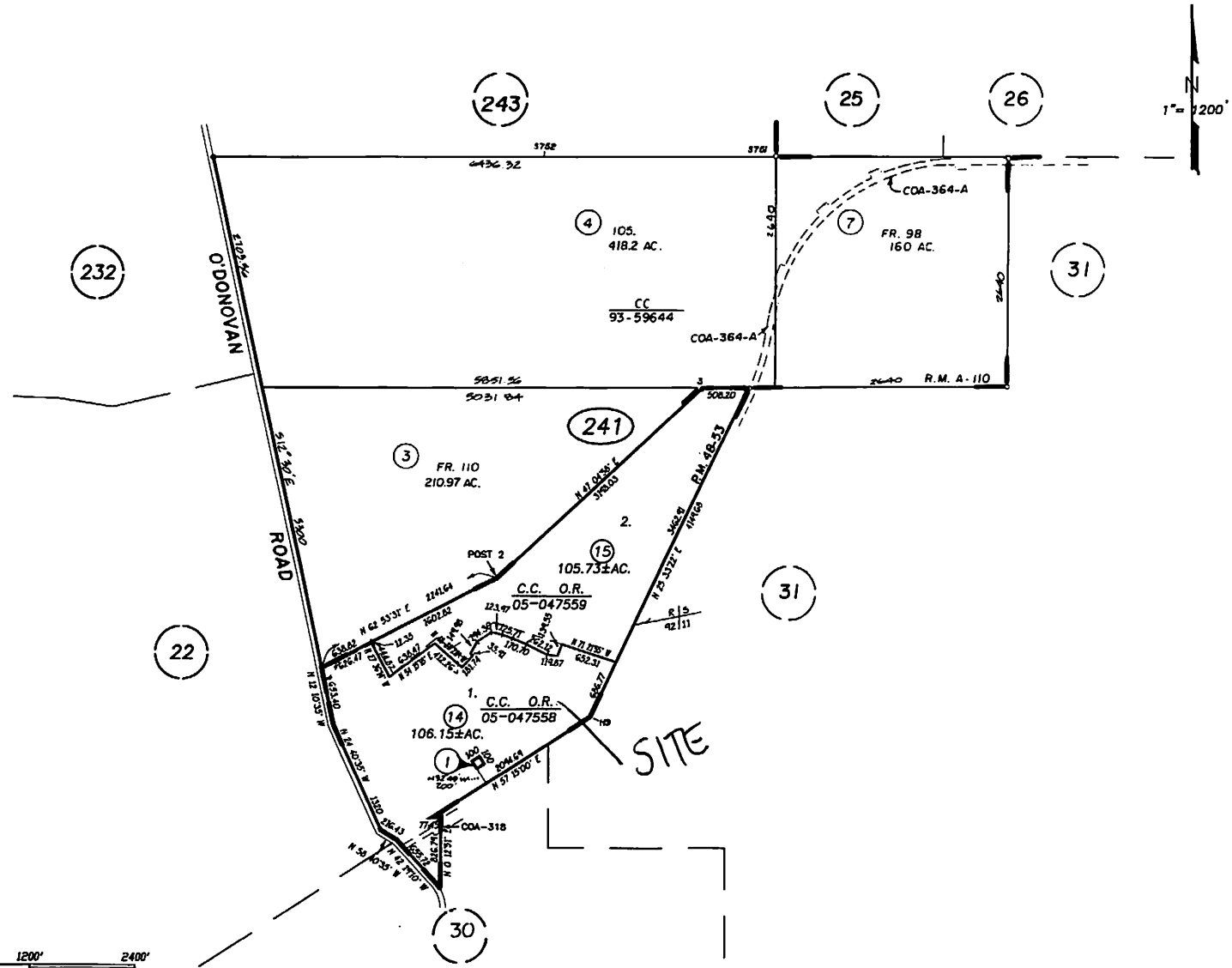
SHEET TITLE
ARRAY LAYOUT SITE PLAN

DRAWN BY PRISTINE SUN LLC

DATE 10/10/2011

SHEET NO. C1.0

SCALE 0" 1/2" 1"



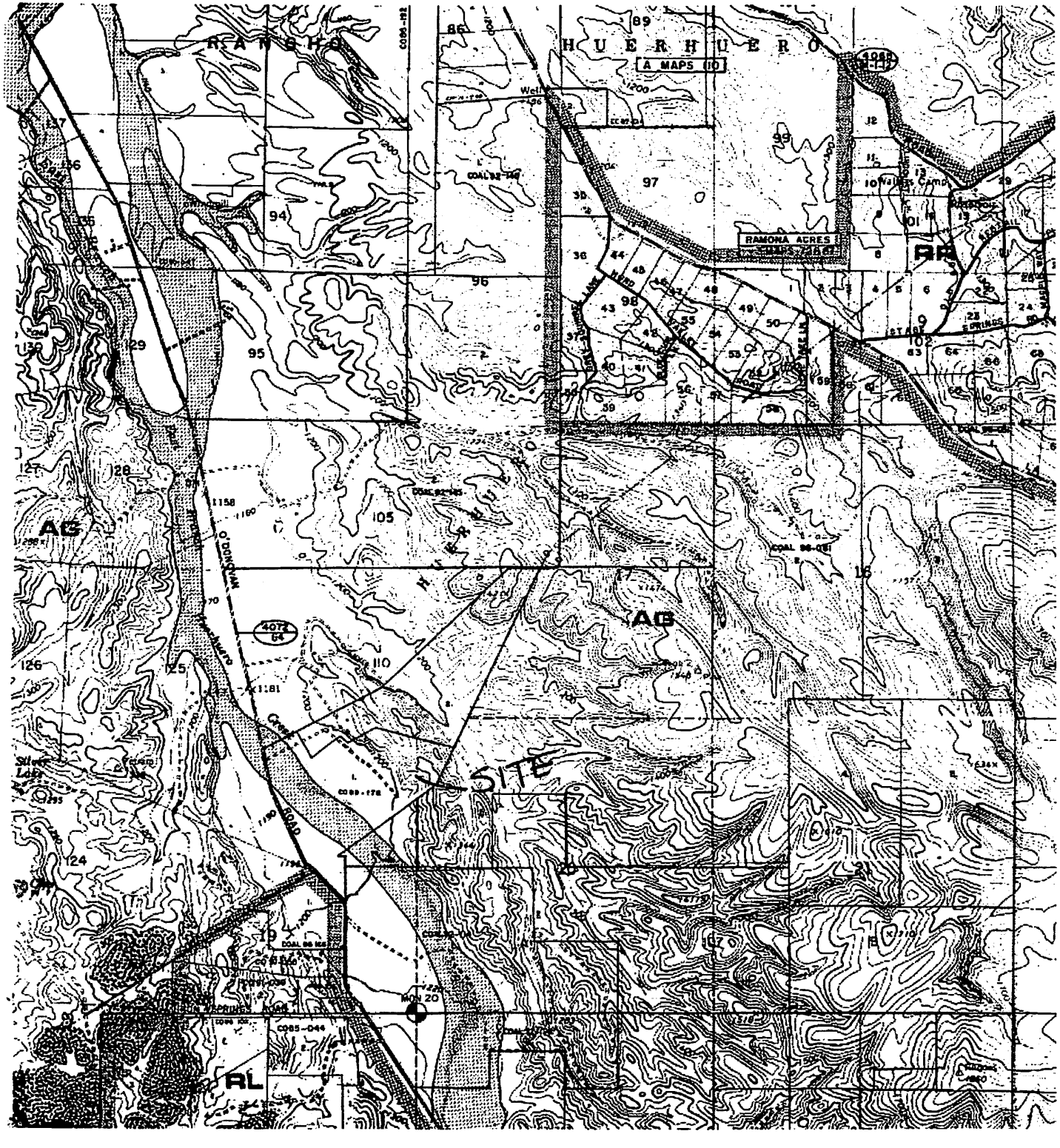
REVISIONS	
L.S.	DATE
06-173	11-10-05
06-173	11-11-05

600' 0 1200' 2400'

JAV 11-10-05 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

COASTAL AQUEDUCT, REACH III, DRAWING NO'S. S-9A-64, 66.
SUBDIVISIONS OF THE HUER HUERO RANCHO, R.M. Bk. A, Pg. 110.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 043 PAGE 24


RANCHO
HUERHUERO
A MAPS 10
RAMONA ACRES
AG
AG
RR
RL
SITE
O'DONOVAN
ROAD
MON 20

Parcel Summary Report For Parcel # 043-241-014

11/4/2011
9:32:23AM

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	SCHERZ JAMES H
	7585 O'DONOVAN RD CRESTON CA 93432-
OWN	SCHERZ MARY J

Address Information

Status	Address
P	07585 O'DONOVAN RD RELPO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
COAL03-	452	0001	Rural El Pomar	El Pomar-Estr	AG			Y		

Parcel Information

Status	Description
Active	PM 48-53 PTN PAR 1

Notes

Tax Districts

ATASCADERO UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
NO. 01 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: **Case Status:**

Parcel Summary Report For Parcel # 043-241-014

11/4/2011
9:32:23AM

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