



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A ^{NEW} PROJECT REFERRAL

Revised

DATE: 7/24/2012

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 14 days as well. 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/

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
- Modification to approved land use permit
- Curb, Gutter & Sidewalk Waiver

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.

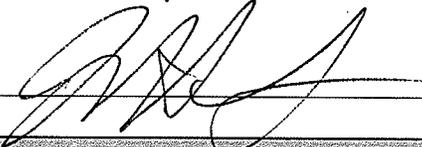
Describe current uses, existing structures, and other improvements and vegetation on the property:
Zoned Ag; (E) SFR home, horse barn and a few other structures

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: _____

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



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

DRC2011-00039	REC	Primary Parcel
Description:		
CUP FOR .50 MW SOLAR GENERATING FACILITY; APPROX. 5 ACRES TO BE USED.		
PMT2004-03076	FNL	Primary Parcel
Description:		
IN GROUND GUNITE POOL 20' X 40' AND DETACHED SPA 6'6" X 10' WITH HEATER 400,000 BTU		
S030207L	RDD	Primary Parcel
Description:		
PROP 2 LOT ADJUSTMENT		
ZON2005-00584	APV	Primary Parcel
Description:		
COMPUTER CONSULTING & SERVICES		
A1788	FNL	Related Parcel
Description:		
ELECTRIC METER FOR AG WELL/100 AMPS/1-2 HP		
D870168D	CMP	Related Parcel
Description:		
SPLIT OF PARCEL FOR AG AND RURAL ZONES		
D900266P	APP	Related Parcel
Description:		
ESTABLISH TWO HORSE RANCH		
D940170D	WIT	Related Parcel
Description:		
SAND MINE AND RECLAMATION IN CREEK		
PMT2003-03875	FNL	Related Parcel
Description:		
SFD 3,238 SQFT W / ATT 588 SQFT GARAGE, 136 SQFT SUNROOM AND 1040 SQFT COVERED PORCH (SECOND PRIMARY)		
SUB2005-00227	WIT	Related Parcel
Description:		
ADJUST TWO EXISTING PARCELS OF 106.15 ACRES AND 10,000 SF INTO TWO PARCELS OF 44.82 ACRES AND 61.56 ACRES		