SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/21/2012

TO: _____

FROM: John Busselle, Inland Team

PROJECT DESCRIPTION: DRC2012-00016 SULLIVAN- Minor Use Permit for a proposed windmill and water tower for existing orchard, and curb, gutter and sidewalk waiver. ½ acre site located off Murphy Ave. in Santa Margarita. APN: 069-032-012.

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

DRC2012-00016 SULLIVAN GEORG
MINOR USE PERMIT
PROPOSED WINDMILL AND WATER TOWER FOR EXISTING ORCHARD, AND CURB,
SAL/ SMGR
CBD CR

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

*Mini M

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 George Sullivan Daytime Phone 805-235-0692
Mailing Address _____ Zip Code 93453
Email Address: _____

☐ Applicant Name Same as Landowner Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☑ Agent Name Kirk Consulting Daytime Phone 805-461-5765
Mailing Address 8830 Morro Rd. Atascadero, CA Zip Code 93422
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: .49 acres Assessor Parcel Number(s): 069-032-012
Legal Description: TN STA MARG BL 52 LTS 11 to 16
Address of the project (if known): 0000 Murphy Ave. Santa Margarita, CA 93453
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Take Santa Margarita Exit, head towards the town of Santa Margarita, the property is on the left (across from Santa Margarita Feed Store)
Describe current uses, existing structures, and other improvements and vegetation on the property: Pomegranate Orchard and Well

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Proposed Windmill and Water Tower for existing Pomegranate Orchard.

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 Sarah Slater Date 8/13/12

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): N/A

Describe existing and future access to the proposed project site: Existing and future access are from Murphy Ave. and El Camino Real

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: CR South: CR
East: CR West: RSF

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 144sf + windmill sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____
Total area of all paving and structures: 144sf + windmill ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: n/a Height of tallest structure: 32 feet
Number of trees to be removed: _____ Type: _____
Setbacks: Front 42.5' Right +/-130' Left 10' Back 14'

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: Santa Margarita Fire Dept.

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: _____

Kirk Consulting

Granada Farms
Windmill and Water Tower
Santa Margarita

Purpose:

- Install infrastructure to utilize renewable / green energy to supply water to an existing pomegranate orchard.

Project Site:

- Zoning: Commercial Retail - CBD
- APN: 069-032-012
- Location: Corner of Murphy Street and El Camino Real, Santa Margarita
- Site Size: .49 acres
- Existing Uses: Well, Pomegranate Orchard

Proposed Project:

- Install a windmill and water tower as shown on the attached plans.
- The water tower will be approximately 30 feet in height and the windmill will be approximately 32 feet in height.
- Water Tank Specifications:
  - Plastic Tank
  - 2,500 gallons
  - 8-foot diameter
  - 8-feet tall
- The structures are considered a component of the primary use of the site (crop production) and are therefore allowed in the Commercial Retail Land Use Category.
- Access is provided from the alley at the rear of the property. Access is not taken from Highway 58 therefore referral to Caltrans is not necessary.

Land Use Permit Requirement:

- Minor Use Permit (Tier 1) per the Salinas River Area Plan Planning Area standards for Santa Margarita

Land Use Ordinance Requirements:

- Minimum Site Area: None
- Setbacks: None
- Height: 45 feet
- Santa Margarita Design Plan: The windmill and water tower comply with the Design Plan in that they maintain and contribute to Santa Margarita's small

town, historical appearance and they provide a focal point of interest that enhances the identity of the downtown.

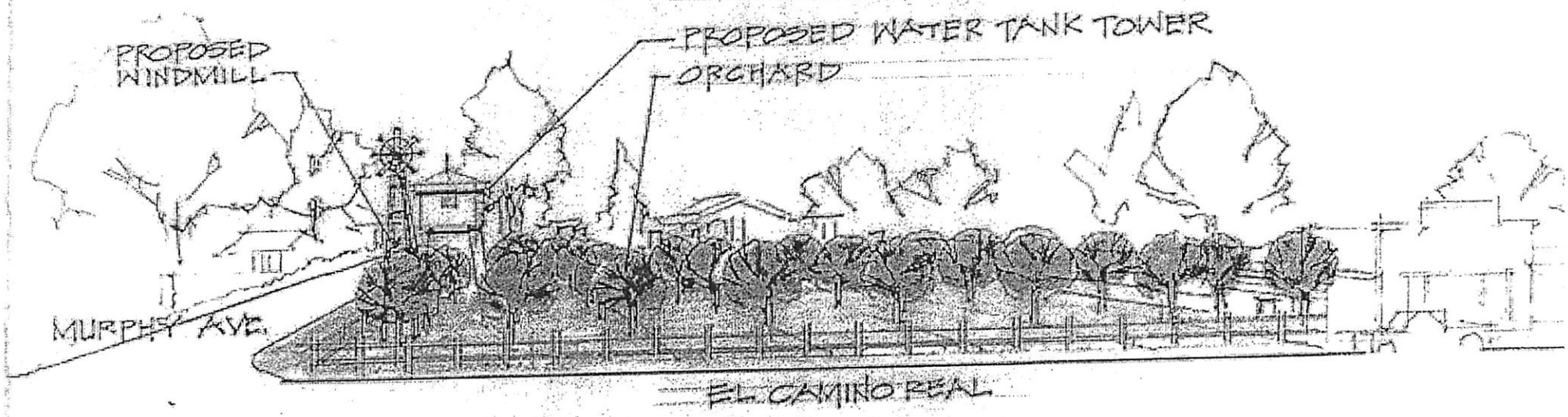
- Curb, Gutter, and Sidewalk improvements are not required per LUO Section 22.54.030.D.3 (Premature Development). The proposed use is an interim use and the improvements can be required at such time as intensified development occurs on the property.

Environmental Review:

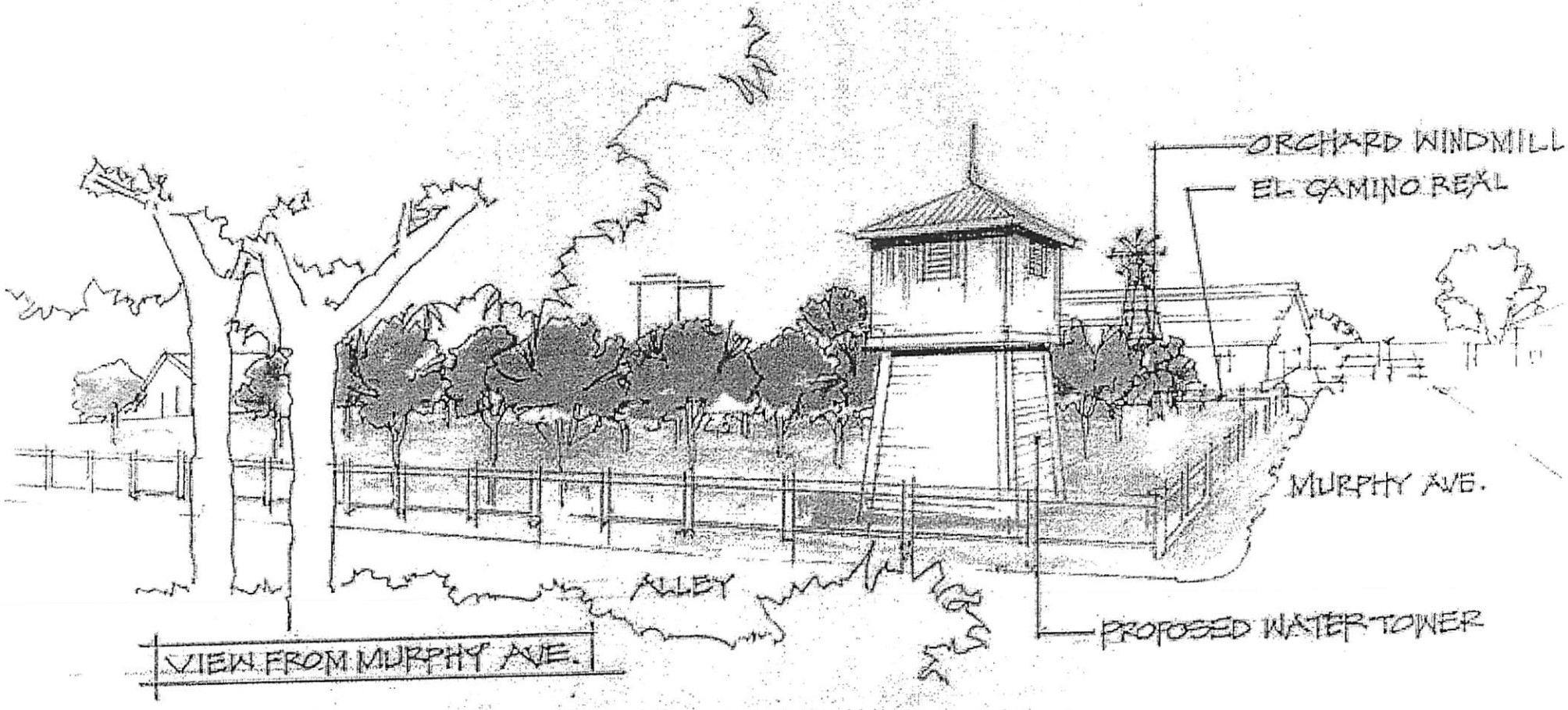
- A Class 3 Categorical Exemption is appropriate for the proposed project

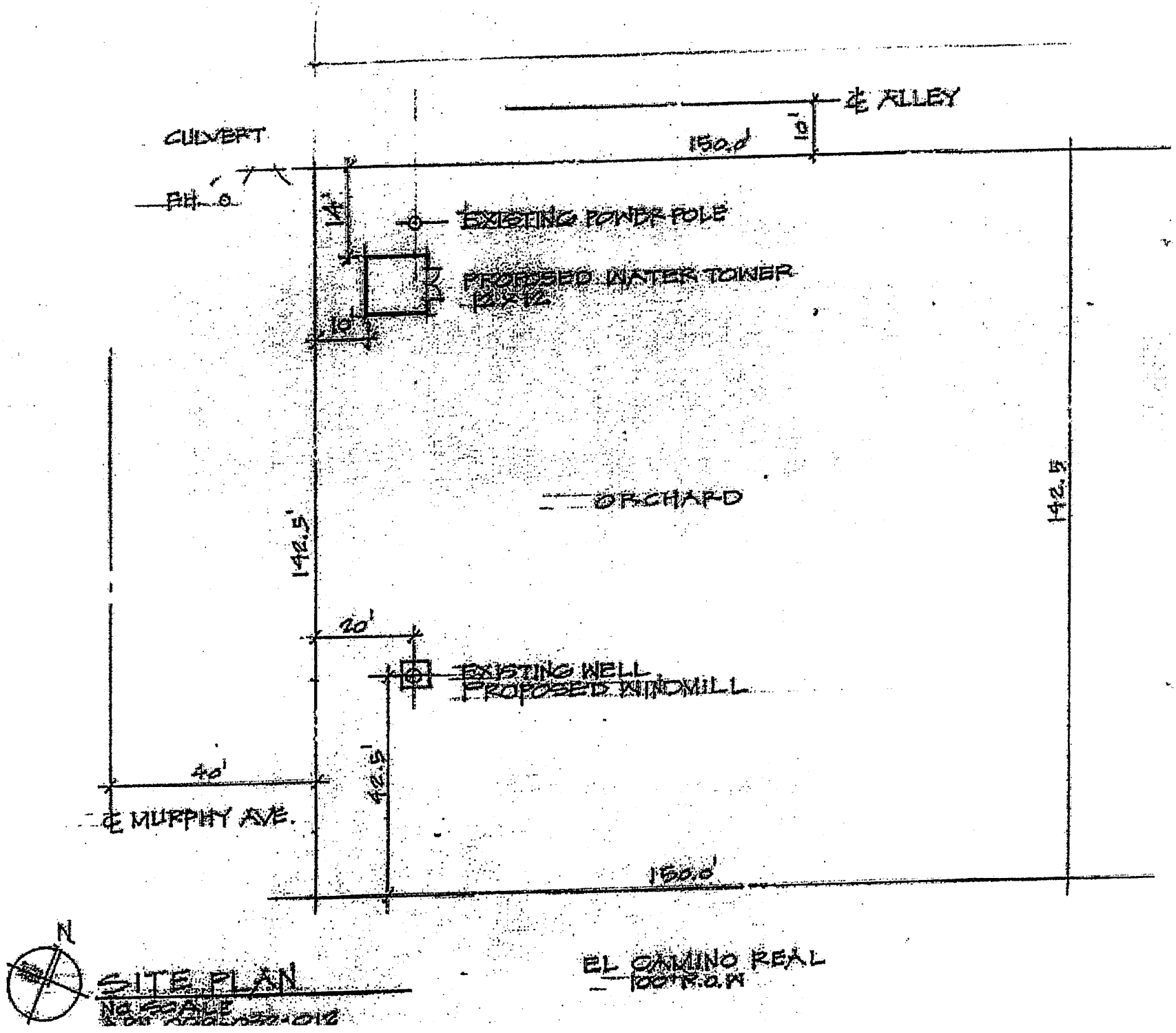
15303. New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

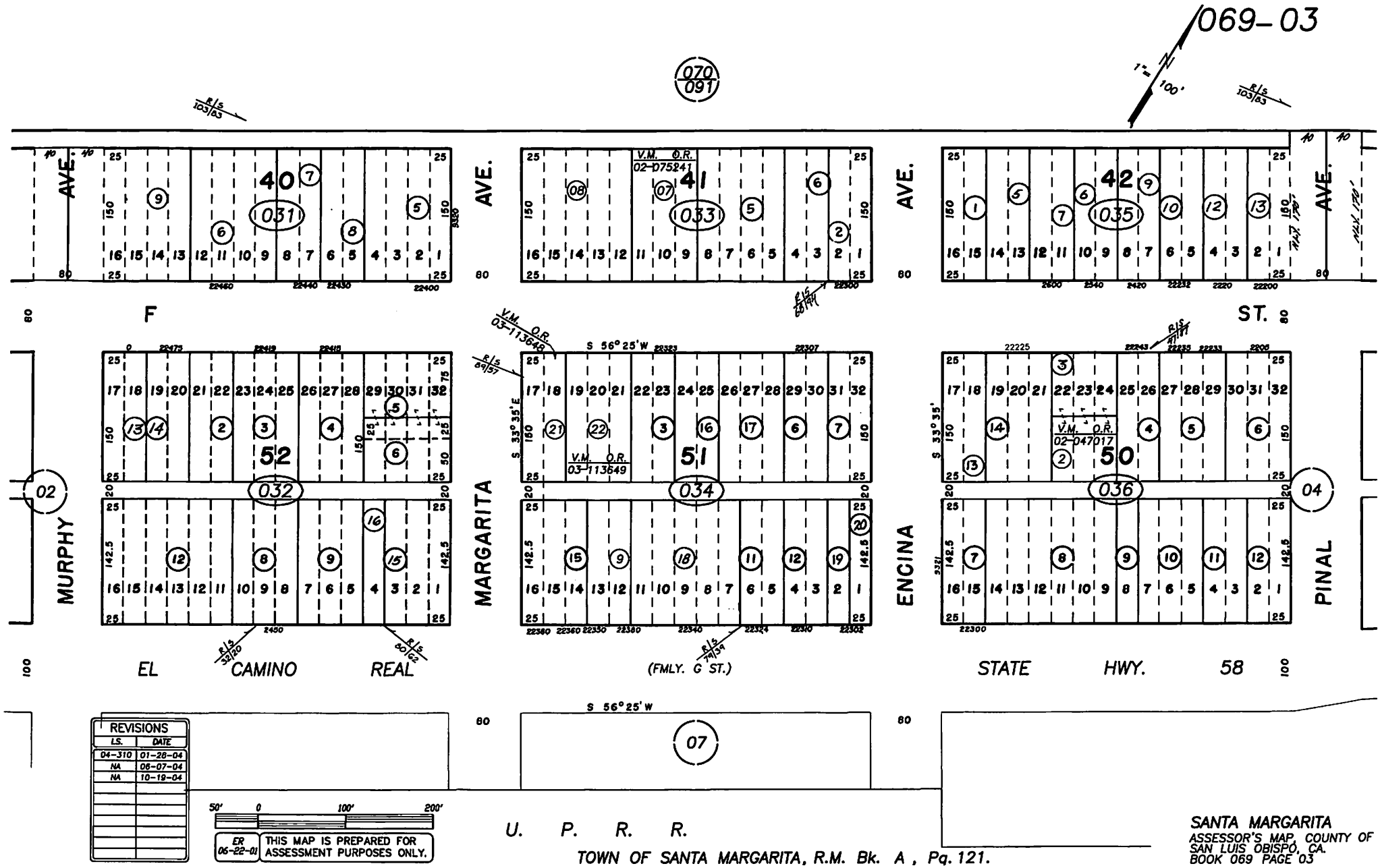


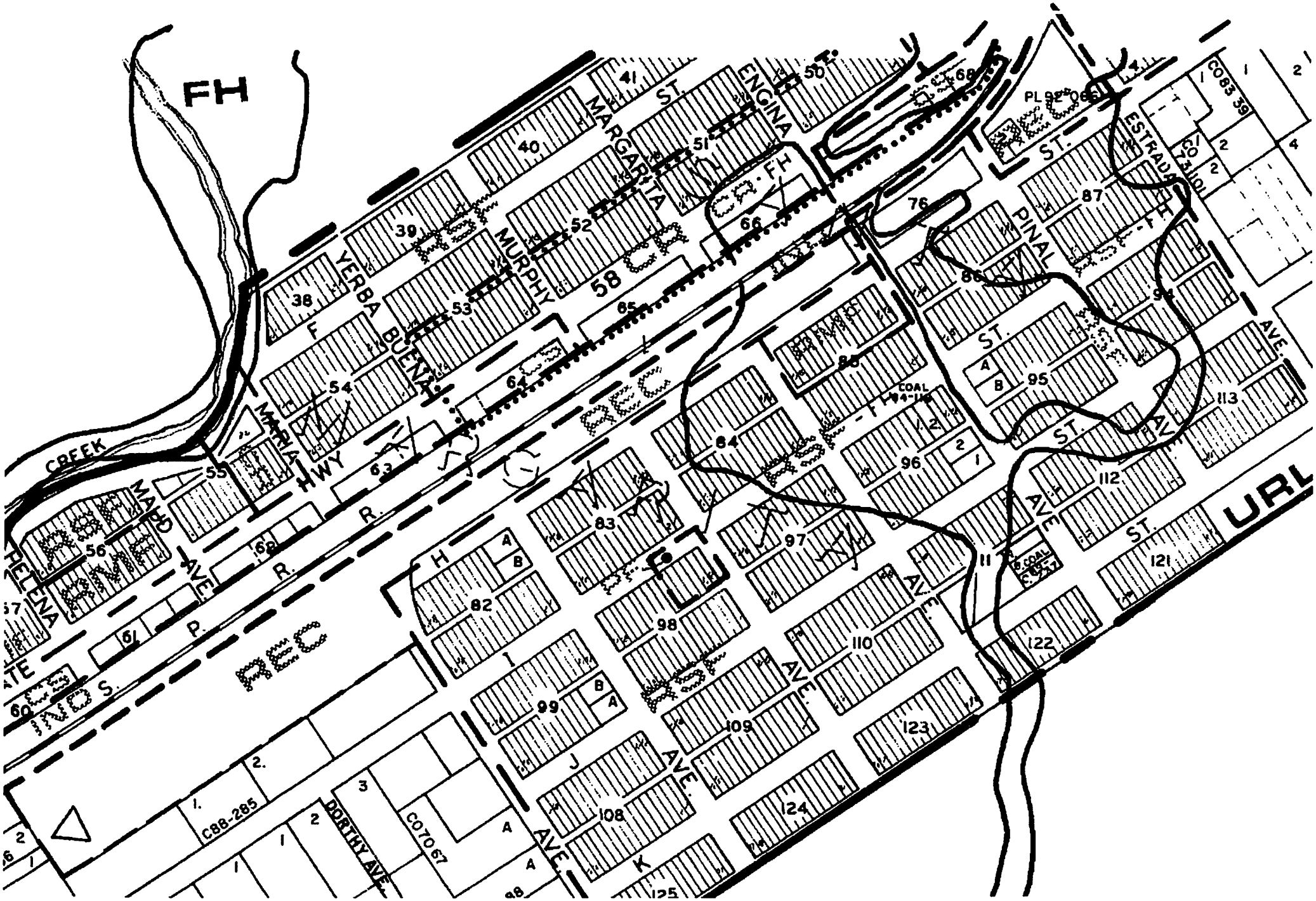
VIEW FROM EL CAMINO REAL


ORCHARD WINDMILL
EL CAMINO REAL
MURPHY AVE.
ALLEY
PROPOSED WATER TOWER
VIEW FROM MURPHY AVE.



SITE PLAN
NO SCALE


069-03
1" = 100'
N
070/091
R/S 103/83
AVE.
F
ST.
MURPHY
MARGARITA
ENCINA
PINAL
EL CAMINO REAL
(FMLY. G ST.)
STATE HWY. 58
S 56° 25' W
S 33° 35' E
V.M. O.R. 02-075241
V.M. O.R. 03-113649
V.M. O.R. 02-047017
V.M. O.R. 03-113648
40
031
41
033
42
035
52
032
51
034
50
036
02
04
07
U. P. R. R.
REVISIONS
LS. DATE
04-310 01-28-04
NA 06-07-04
NA 10-19-04
50' 0 100' 200'
ER 06-22-01
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
TOWN OF SANTA MARGARITA, R.M. Bk. A, Pg. 121.
SANTA MARGARITA
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 069 PAGE 03


FH
CREEK
MARIA
YERBA BUENA
MURPHY
MARGARITA
ENGINA
ST.
PINAL
ESTRADA
AVE.
HWY
R.
P.
S.
IND
REC
COAL
DORTHY AVE.
C88-285
C070 67
C083 39
PL 92-066
URL

50 m
200 ft
de=120.608530

Parcel Summary Report For Parcel # 069-032-012

8/14/2012
2:36:54PM

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	SULLIVAN GEORGE A PO BOX 531 SANTA MARGARITA CA 93453-0531

Address Information

Status	Address
	00000 MURPHY AV SMGR

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
TNSMGR	0052	0012	Santa Margarita	Salinas				U		
TNSMGR	0052	0013	Santa Margarita	Salinas				U		
TNSMGR	0052	0014	Santa Margarita	Salinas				U		
TNSMGR	0052	0015	Santa Margarita	Salinas				U		
TNSMGR	0052	0016	Santa Margarita	Salinas				U		
TNSMGR	0052	0011	Santa Margarita	Salinas	CR	CBD		U	VP	E030162

Parcel Information

Status	Description	
Active	TN STA MARG BL 52	LTS 11 TO 16

Notes

NO RAISED WATER TANKS, SHEDS, OR OTHER AG ACC STRUCTURES ALLOWED IN CR. ALSO, SALE OF WATER IN CSD OT ALLOWED. (JCH 12-10-10)

UNDOCUMENTED WATER WELL & FILL WITHIN CSA WATER DISTRICT - NO ELEC PERMITS FOR WELL UNTIL HEALTH DEPT PERMITS, ETC.....JCH 4-18-08

10/2/08 ENV HEALTH DECLARED WELL AS PUBLIC NUISANCE, ORDERED IT DESTROYED PER 8.40.070....JCH 10/3/08

Tax Districts

ATASCADERO UNIFIED SCHOOL

NO. 05 ROAD-CO/SUPVR

AREA NO. 21 COUNTY SERVICE

Parcel Summary Report For Parcel # 069-032-012

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

SANTA MARGARITA FIRE PROTECTION
AREA NO. 23 (SANTA MARGARITA) COUNTY SERVICE
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
SANTA MARGARITA PUBLIC CEMETERY

Case Information

Case Number:	Case Status:	
COD2003-00162	CLD	Primary Parcel
Description: GRADING WITHOUT A PERMIT		
DRC2012-00016	REC	Primary Parcel
Description: PROPOSED WINDMILL AND WATER TOWER FOR EXISTING ORCHARD, AND CURB, GUTTER, AND SIDEWALK WAIVER		
DTM2011-00010	HRG	Primary Parcel
Description: APPEAL OF PLANNING DIRECTOR DETERMINATION.		
PMT2008-01006	FNL	Primary Parcel
Description: ELECTRICAL SERVICE FOR IRRIGATION WELL - 200 AMPS		