



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/9/2013

TO: _____

FROM: Rob Fitzroy (805-781-5179 or rfitzroy@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00043 SMITH – Proposed conditional use permit to renew existing CUP for continued removal of up to 25,000 cubic yards of sand and gravel annually from the Salinas River for a 20-year lifespan. Extraction shall take place during dry months, and processing of material shall take place as needed. Site location is 565 Moss Ln, Templeton. APN(s): 034-011-017 and 034-011-018.

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

CONDITIONAL USE PERMIT/

CUP FOR A TIME EXTENSION OF A SURFACE MINE.

ELPO/ RELPO

AG EX1 FH

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Patricia, Thomas, Stephen Smith Daytime Phone _____
 Mailing Address 565 Moss Lane, Templeton, CA Zip Code 93456
 Email Address: _____

Applicant Name Paul Viborg, Viborg Sand and Gravel, Inc. Daytime Phone 805-238-4368
 Mailing Address Viborg Sand and Gravel, 1529 N. River Rd., Paso Robles, CA Zip Code 93446
 Email Address: pvlborg1@viborgsand.com

Agent Name Jeff Oliveira Daytime Phone 805-234-7393
 Mailing Address 1645 Hillcrest Place, San Luis Obispo, CA Zip Code 93401
 Email Address: Jeffo@olive-env.com

PROPERTY INFORMATION

Total Size of Site: 59.94 acres Assessor Parcel Number(s): 034-011-017, 034-011-018

Legal Description: The two lots were legally created by a recorded map at a time when that was a legal method of creating lots.

Address of the project (if known): 565 Moss Lane, Templeton 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.: Take Highway 101 towards Templeton, and exit on Vineyard Drive. After exiting head east on Vineyard Drive (Vineyard Drive turns into Templeton Road). Continue over the bridge and keep left onto El Pomar Drive. The mine is the first driveway on the left.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing in-stream mining operation, extraction/sorting and stockpiling area, well, truck scale, portable office trailer. Refer to attached biological report for site description.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Renew existing CUP for continued removal of up to 25,000 cubic yards of sand and gravel annually from the Salinas River for a 20-year lifespan. Extraction shall take place during dry months, and processing of material shall take place as needed.

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 *Patricia J. Smith* Date 11-16-13

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): None

Describe existing and future access to the proposed project site: Access to the site will remain the same. Existing access off of driveway on El Pomar Drive, in Templeton.

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: Agriculture (dry-farming, scattered residences)

South: Agriculture (dry-farming, scattered residences)

East: Agriculture (dry-farming, scattered residences)

West: Agriculture (dry farming), Commercial/Residential (downtown Templeton)

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: NA sq. feet _____ % Landscaping: NA sq. feet _____ %

Paving: NA sq. feet _____ % Other (specify) Mining

Total area of all paving and structures: NA sq. feet acres

Total area of grading or removal of ground cover: 30 sq. feet acres

Number of parking spaces proposed: None Height of tallest structure: NA

Number of trees to be removed: None Type: NA

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 Portable System

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 Department

For commercial/industrial projects answer the following:

Total outdoor use area: 59.94 (no permanent structures exist on-site) sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: NA 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: 59.94 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: A section of the Salinas River exists within the site.
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: The Salinas River flows during and after rain events (and floods the extraction area) but mining takes place during dry season.
- 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: The site has been mined for sand and gravel for the past 10 years.
- 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: El Pomar Drive

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 _____
 Commercial/Office - Explain _____
 Industrial – Explain The water used onsite is non-potable, and will only be used for dust control on stockpiles and access roads.
3. What is the expected daily water demand associated with the project? 375 gallons (when dust control necessary)
4. How many service connections will be required? NA
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?
 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.
 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 NA

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: No sewage generated, portable restroom 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: No sewer proposed, portable restroom only.

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? Waste consists of employee trash, removed off-site.
- 2. Name of Solid Waste Disposal Company: NA
- 3. Where is the waste disposal storage in relation to buildings? Dumpster emptied regularly by Viborg Sand and Gravel, Inc.
- 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: Templeton Unified School District
- 2. Location of nearest police station: San Luis Obispo County Sheriff, Templeton, CA
- 3. Location of nearest fire station: Templeton Fire Department, Downtown Templeton
- 4. Location of nearest public transit stop: Main and Sixth Street, Templeton.
- 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:
The site is located in an areas historically occupied by the Obispeno Chumash and Southern Salinan. The site has been used historically for mineral extraction and the natural grade of the site has been lowered over time. Undisturbed, native soils are no longer present.
- 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. A Phase I surface survey (Singer, 2003) was prepared for the original permitting process, no resources were discovered and no further surveys are recommended.

Commercial/Industrial Project Information

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

- 1. Days of Operation: Monday-Friday Hours of Operation: 7am - 2:30pm (or no more than 7.5 hours per day)
- 2. How many people will this project employ? 2
- 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: Dust and emissions from operations. Existing mitigation in place.
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: Heavy equipment noise, but not in excess of current conditions. Existing mitigation measures in place.
 (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: The only potential waste is oil dripping from heavy machinery. Existing mitigation measures in place.
- 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. ¹⁰ _____ Between 4:00 to 6:00 p.m. ¹⁰ _____
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

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: _____
The site has been an active mining operation for the past 10 years, and does not support agricultural production.

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): NA
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 construction proposed.

*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

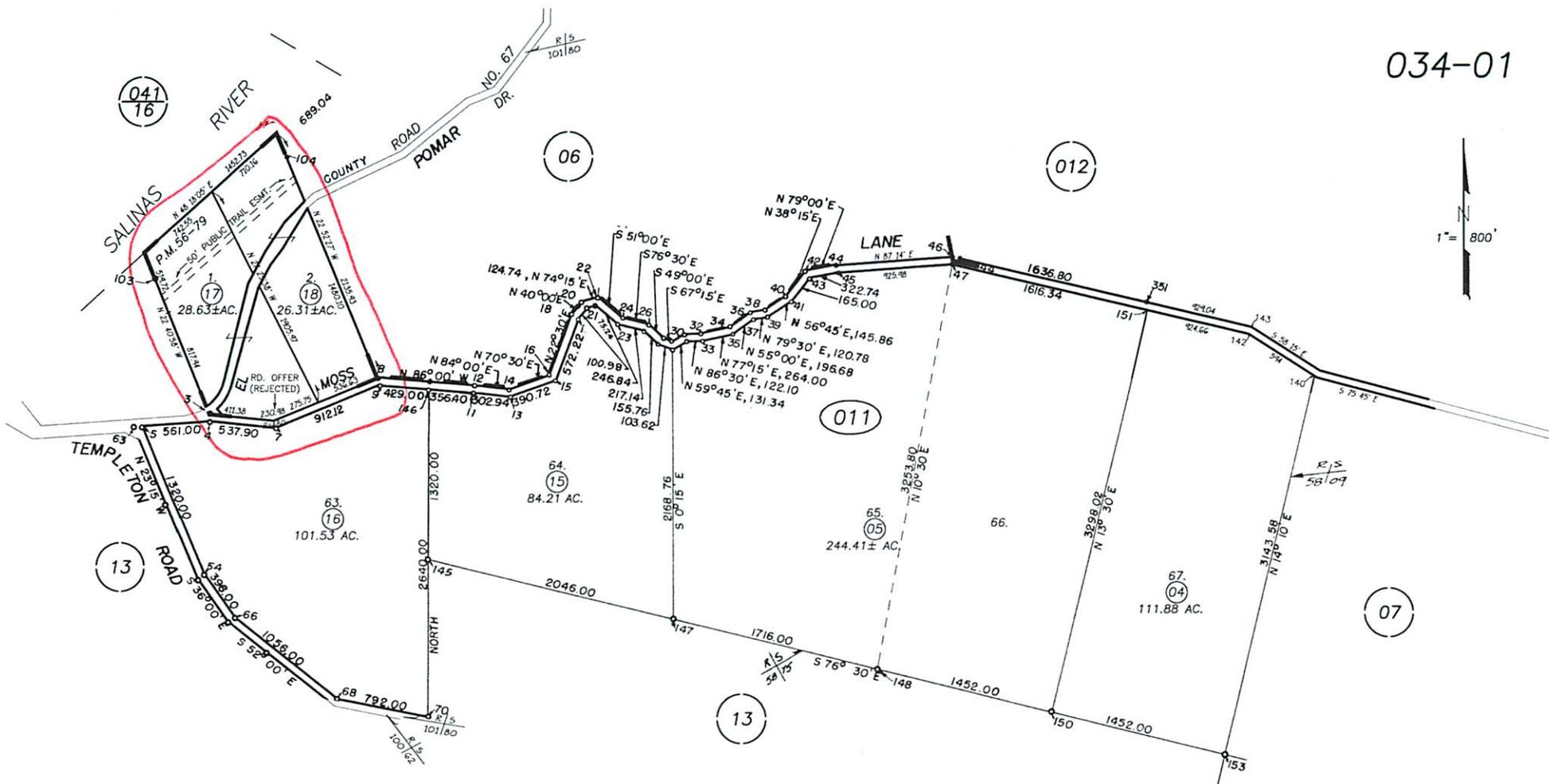
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Please refer to attached existing Conditions of Approval for current mitigation measures, and the biological and hydrological reports for additional measures to be incorporated into the project.

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: Please refer to attached biological report for information on species of special concern and mitigation to be incorporated into the project.
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): ED03-137

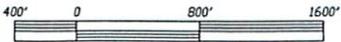
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Streambed Alteration Agreement obtained for renewed operation (SAA# 1600-2012-0165-R4), see attached.

(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.)

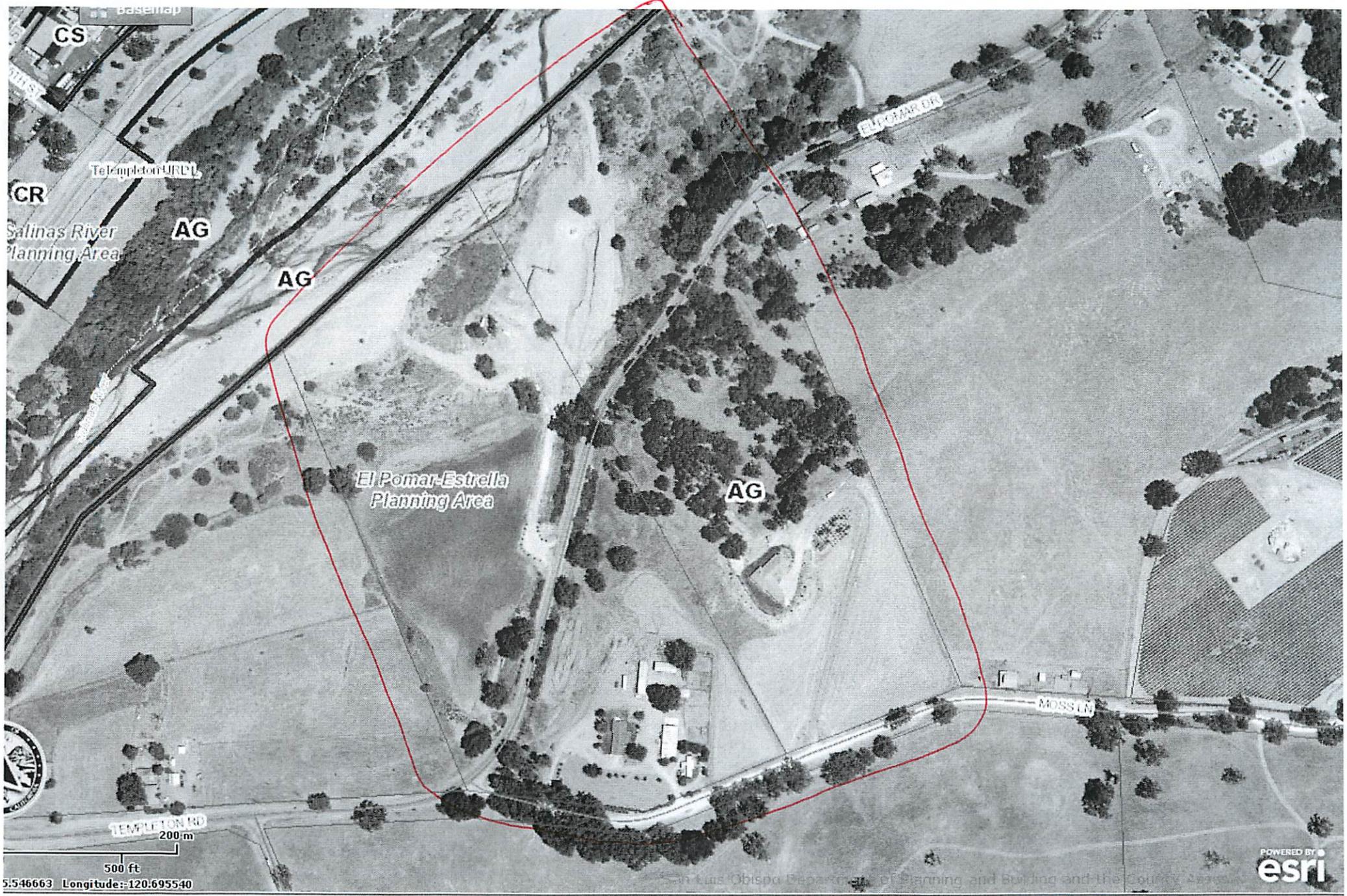


REVISIONS	
LS.	DATE
08-135	08-07-07



ER 12-12-02 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

SUBDIVISIONS OF RHO. LA ASUNCION, R.M. Bk. A , Pg. 91.



5:546663 Longitude: -120.695540



Parcel Summary Report For Parcel # 034-011-017

12/9/2013
10:48:36AM

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 SMITH THOMAS P
565 MOSS LN TEMPLETON CA 93465-5902
OWN SMITH STEPHEN D

Address Information

Status Address
A 00565 MOSS LN RELPO

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>
CO98-	194	0001	Rural El Pomar	El Pomar-Estr	AG	FH	EX1	Y		

Parcel Information

Status Description
Active PM 56-79 PAR 1

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
AREA NO. 21

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 034-011-017

12/9/2013
10:48:36AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

D020301D CMP Primary Parcel

Description:

SAND AND GRAVEL SURFACE MINE - SALINAS RIVER/EL POMAR/MOSS RD 91-40-0053

DRC2013-00043 REC Primary Parcel

Description:

CUP FOR A TIME EXTENSION OF A SURFACE MINE.

P940033P APP Primary Parcel

Description:

FOR TOM'S WINDOW CLEANING SERVICE

PMT2002-29131 WIT Primary Parcel

Description:

ELECTRIC METER/100 AMP

PMT2004-00690 FNL Primary Parcel

Description:

ELECTRICAL PERMIT FOR APPROVED SAND MINE (200 AMP MAXIMUM)

S980169P RDD Primary Parcel

Description:

2 LOT DIVISION/TDC RECEIVER SITE

ZON2012-00343 APV Primary Parcel

Description:

PRESSURE WASHING

A7893 FNL Related Parcel

Description:

ELECTRIC METER/100 AMP



Parcel Summary Report For Parcel # 034-011-018

12/9/2013
4:29:51PM

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 MANDRILLE-SMITH PATRICIA J
 PO BOX 4127 PASO ROBLES CA 93447-4127
OWN MANDRILLE-SMITH PATRICIA J FAMILY T

Address Information

Status Address
 00575 MOSS LN RELPO

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>
CO98-	0194	0002	Rural El Pomar	El Pomar-Estr	AG	FH	EX1	Y		

Parcel Information

Status Description
Active PM 56-79 PAR 2

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
AREA NO. 21

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 034-011-018

12/9/2013
4:29:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

A7893 FNL Primary Parcel

Description:

ELECTRIC METER/100 AMP

PMT2002-29343 FNL Primary Parcel

Description:

SFD W/ ATTACHED GARAGE - IN FLOOD HAZARD A.STEPHENSON, AOR /BUENA - NORM HALLIN,GE

PMT2002-29345 FNL Primary Parcel

Description:

MAJOR GRADING FOR SFD -BLDG ON CUT/FILL - IN FLOOD HAZARD ANDREW STEPHENSON, AOR /BUENA -N.HALLIN,GE

PMT2003-02998 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR SFD AND GARAGE/PIPING CPVC/ SPRINKLERS VIKING CONCEALED VK436

D020301D CMP Related Parcel

Description:

SAND AND GRAVEL SURFACE MINE - SALINAS RIVER/EL POMAR/MOSS RD 91-40-0053

DRC2013-00043 REC Related Parcel

Description:

CUP FOR A TIME EXTENSION OF A SURFACE MINE.

PMT2002-29131 WIT Related Parcel

Description:

ELECTRIC METER/100 AMP

S980169P RDD Related Parcel

Description:

2 LOT DIVISION/TDC RECEIVER SITE