



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/30/2014

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00038 KING – Proposed minor use permit to develop a larger agriculture pond to support a non-retail tree farm. Site location is Alliance Way, Avila Beach.
APN: 076-261-028

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

MINOR USE PERMIT

DEVELOPMENT OF LARGER AG POND TO SUPPORT A NON-RETAIL TREE FARM SLOSLB/ AVLB

CR FH

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
- Amendment to approved land use permit

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name JOHN E & CAROLE P. KING Daytime Phone 805 544 4444
 Mailing Address 285 BRIDGE ST. SLO, CA Zip Code 93401
 Email Address: JKING@KINGVENTURES.NET

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

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

PROPERTY INFORMATION

Total Size of Site: 5.93 ACRES Assessor Parcel Number(s): 076-261-028

Legal Description: _____

Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: ONTARIO ROAD, DIRECTLY ACROSS FROM BOB JONES TRAIL PARKING ENTRANCE & 500' SOUTH OF ALLIANCE WAY.

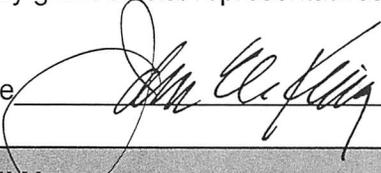
Describe current uses, existing structures, and other improvements and vegetation on the property: UNDEVELOPED - CONTAINS A 1ACRE AG POND

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): DEVELOPMENT OF LARGER AG. POND TO SUPPORT A NON-RETAIL TREE FARM.

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 10/17/2014

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: EXISTING AND FUTURE ACCESS TO BE ACROSS FROM BOB JONES TRAIL PARKING ENTRANCE

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? 1.99 ACRES

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: UNDEVELOPED & RESIDENTIAL South: RESIDENTIAL SUBURBAN
East: COMMERCIAL RECREATION West: OPEN SPACE

For all projects, answer the following:

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

Buildings: _____ sq. feet 0 % Landscaping: _____ sq. feet 0 %
Paving: _____ sq. feet 0 % Other (specify) AG USE - TREES.
Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: 1.3 sq. feet acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: _____ Type: _____
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 NONE REQUIRED
 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: CAL. FIRE

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: _____

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: 1.9 acres
Moderate slopes of 10-30%: 2.5 acres
Steep slopes over 30%: 1.5 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- 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: 1 ACRE AG FORD - COUNTY PERMIT # GRA 2013-00004
- 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: ONTARIO ROAD

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 IRRIGATION OF TREES FROM AG POND
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
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 _____

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:

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:

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? _____
- 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: _____
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: _____
- 4. Location of nearest public transit stop: _____
- 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:

- 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.

Commercial/Industrial Project Information

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

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): _____
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 *: _____

*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:

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): _____

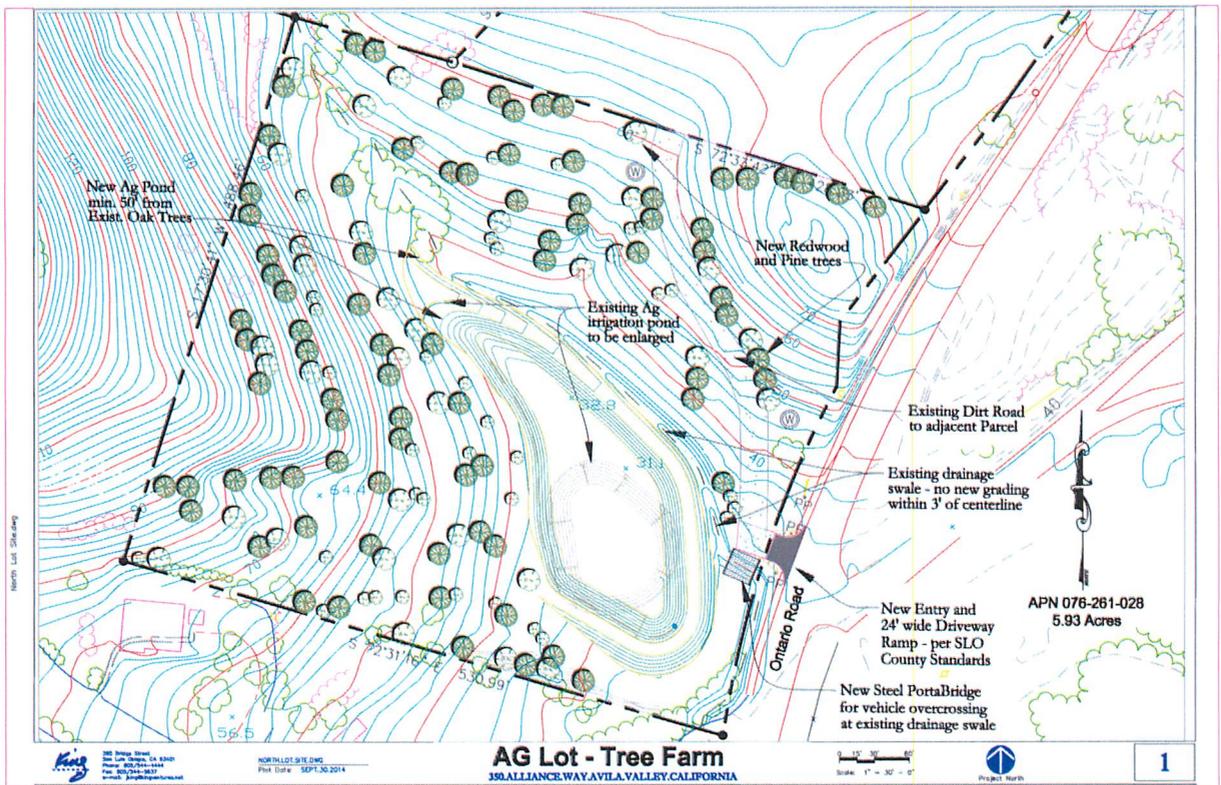
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

Project Description

AG Lot, Ontario Road –

The Project is sited on a 5.93 acre parcel and includes planting of new Redwood and Pine Trees and expansion of an Agricultural Pond. The expanded AG Pond would be filled by water from two on-site solar-powered wells. The AG Pond construction includes an unpaved perimeter access road around the pond and vehicular site access from Ontario Road. Additionally, there is an existing unpaved vehicle road traversing the site from the proposed new vehicle access off Ontario Road, northward to an adjacent Parcel. This project would disturb approximately 1.3 acres of annual grassland and alter an existing AG Pond that was Permitted by SLO County Planning in Aug. 2013 (Permit No. GRA2013-00004).

The enlarged AG pond would be constructed in the southeast portion of the Site, adjacent to Ontario Road and the Buddhist Temple driveway. A single vehicle crossing at the existing ephemeral drainage swale will be via a new removable steel bridge. Proposed access from Ontario Road would be opposite a County parking lot. The earth dam for the pond and all disturbed site areas will be revegetated with natural coastal native grasses & wildflowers, consistent with the indigenous vegetation at the site.



North Lot Site.dwg



New Ag Pond
min. 50' from
Exist. Oak Trees

New Redwood
and Pine trees

Existing Ag
irrigation pond
to be enlarged

Existing Dirt Road
to adjacent Parcel

Existing drainage
swale - no new grading
within 3' of centerline

New Entry and
24' wide Driveway
Ramp - per SLO
County Standards

New Steel PortaBridge
for vehicle overcrossing
at existing drainage swale

APN 076-261-028
5.93 Acres



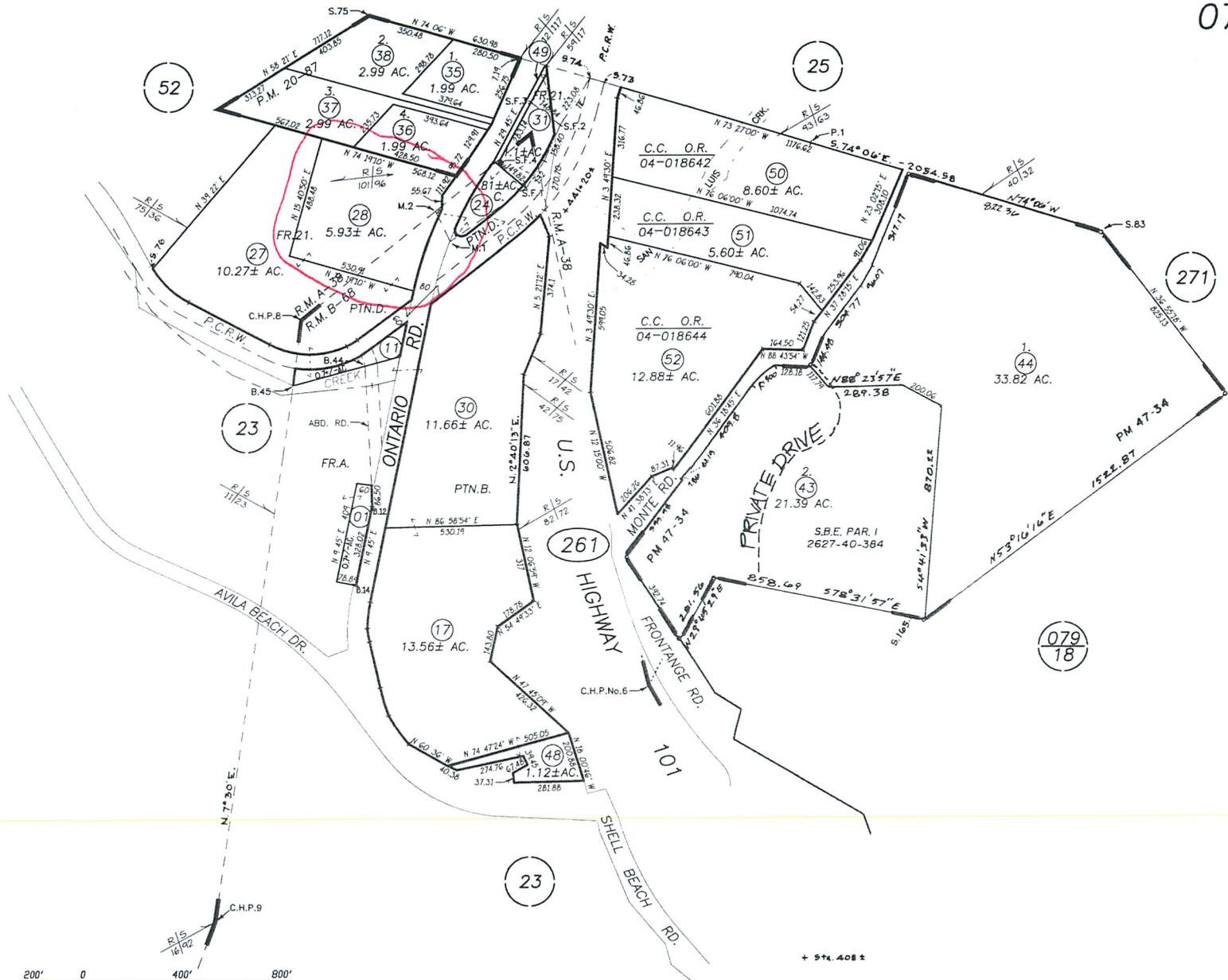
King
285 Bridge Street
San Luis Obispo, CA 93401
Phone: 805/544-4444
Fax: 805/544-5637
e-mail: king@kingventures.net

NORTH.LOT.SITE.DWG
Plot Date: SEPT.30.2014

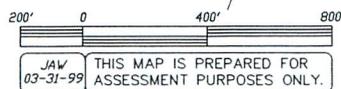
AG Lot - Tree Farm
350.ALLIANCE.WAY.AVILA.VALLEY.CALIFORNIA

0 15' 30' 60'
Scale: 1" = 30' - 0"



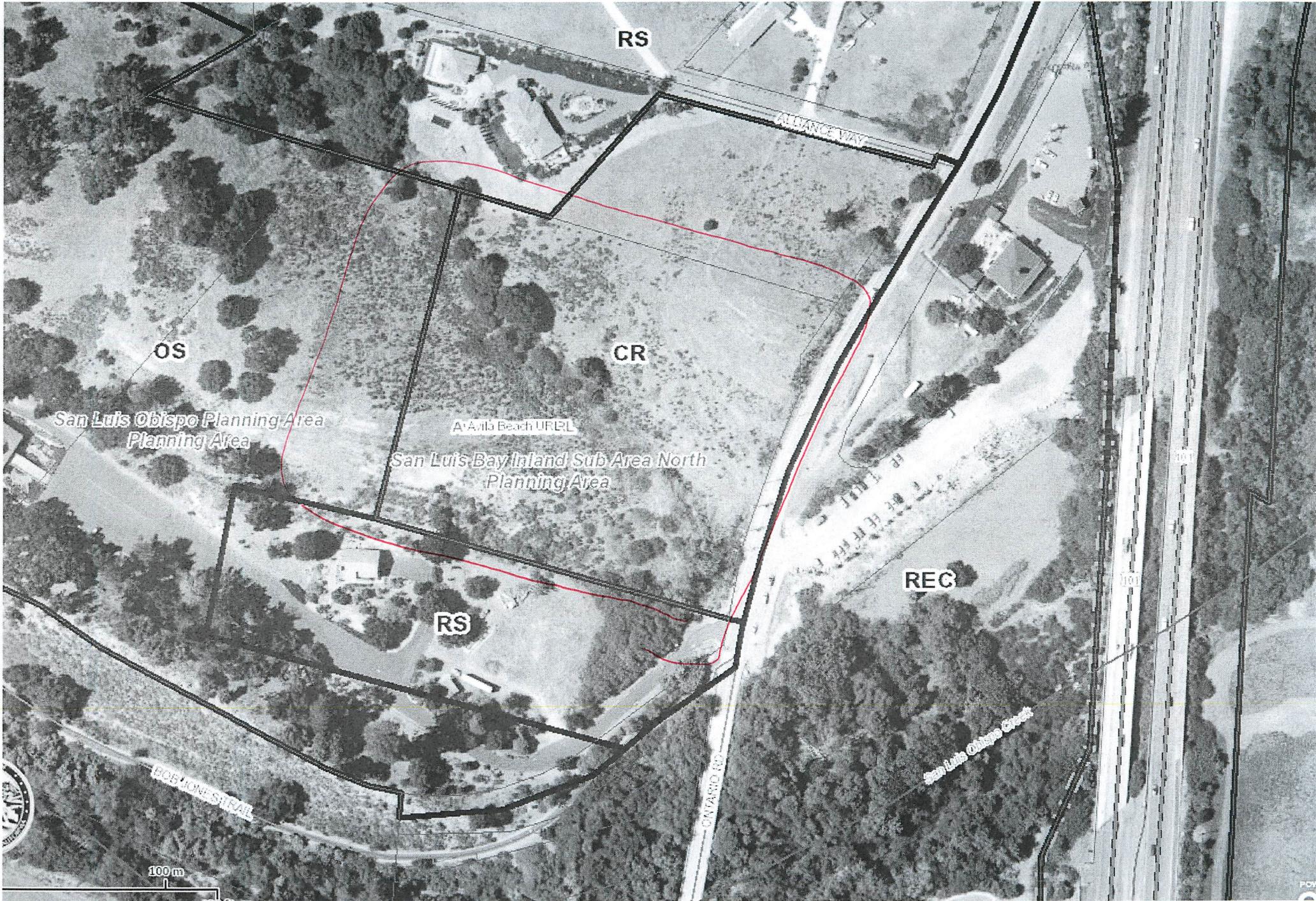


REVISIONS	
I.S.	DATE
05-009	06-01-04
05-050	07-01-04
06-061	08-16-05
08-251	11-13-07



W.L. BEEBEE TRACT (PTN.), R.M. Bk. B , Pg. 68
 RANCHO SAN MIGUELITO, R.M. Bk. A , Pg. 38

ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 076 PAGE 26





Parcel Summary Report For Parcel # 076-261-028

10/21/2014
1:11:07PM

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 KING JOHN E
 285 BRIDGE ST SLO CA 93401-5510
OWN KING CAROLE D

Address Information

Status Address
P 00350 Alliance Way AVLB

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>
APV.C77-	0026	0001	Avila Beach	San Luis Obis				N	S2	
BEEBETR	0000	D-PT	Avila Beach	San Luis Obis				Y	L2 / S2	
RHOSNMIG	0000	21P	Avila Beach	San Luis Obis	CR			Y	L2 / S2	

Parcel Information

Status Description
Active RHO SAN MIG PTN LT 21 LESS 25% MIN RTS

Notes
RE: PROPOSED WINERY, SEE LETTER ATTACHED IN DOCUMENTS UNDER PRE2008-00058 --MCONGER

Tax Districts
APN HAS COND CERT, C77-0026, PARCEL 1; RECORDED 2032 OR 358-9. JSM 5/31/12
SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 03
COUNTY-ZONE NO. 09
AREA NO. 21
SAN LUIS



Parcel Summary Report For Parcel # 076-261-028

10/21/2014
1:11:08PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 03

AREA NO. 12

Case Information

Case Number:

Case Status:

COD2013-00032 CLD Primary Parcel

Description:

REPORTED SITE DEVELOPMENT, NO PMT ON FILE

DRC2014-00038 REC Primary Parcel

Description:

DEVELOPMENT OF LARGER AG POND TO SUPPORT A NON-RETAIL TREE FARM

GRA2013-00004 CMP Primary Parcel

Description:

CONSTRUCT SMALL AG POND (1 ACRE FOOT) FOR IRRIGATION OF NEW TREE FAREM TO BE ESTABLISHED ON SITE. REDWOOD, FIR, AND OAKS WILL BE PLANTED.

GRA2013-00005 REJ Primary Parcel

Description:

- NOT AUTHORIZED -

REQUEST FOR THE FOLLOWING: 1) GRADE FOR A 4-5 ACRE-FOOT POND (EXPANSION TO POND AUTHORIZED BY GRA2013-00004); 2) GRADE TO PLACE (2) 10,000 GALLON WATER TANKS; 3) GRADE FOR ACCESS ROAD (10-12' WIDE) TO PROVIDE ACCESS FOR PLANTING AND MAINTENANCE OF TREES; 4) (7) ACRES OF VEGETATION REMOVAL; AND 5) RE-ROUTING OF DRAINAGE AROUND THE PROPOSED POND. THE PROJECT WILL RESULT IN 4,000 CY OF CUT AND 4,000 CY OF FILL.

PRE2008-00058 REC Primary Parcel

Description:

GRAVITY FLOW "GREEN" VINEYARD AND WINERY. EXPLORING SOLAR POWER OPTION.

S770009C RDD Primary Parcel

Description:

PROP 2 CERT OF COMP