



DEPARTMENT OF PLANNING AND BUILDING

Date: May 22, 2013

To: Curtis A. Batson, Director, Environmental Health Services, Health Agency

From: John Hofschroer, Supervising Planner, Department of Planning & Building

Subject: Water well permit application for Helen Kilgore property, Richard Ave, Cambria
(APN 024-122-003)

The following is meant to summarize our previous comments regarding permit processing for the above application.

The property is located in the Urban Area of Cambria, designated Residential Single Family, with Combining Designations of Geologic Study Area and Terrestrial Habitat. According to the topographic maps and contour lines, the property has an average slope of 27%. All of the property is located in the Coastal Zone, and in addition to other requirements, subject to requirements found in the certified Local Coastal Program. Because the parcel is located in the mapped Terrestrial Habitat (for the Cambria Pine Forest), also an Environmentally Sensitive Habitat, any approved development may be appealed to the California Coastal Commission.

As you know, the drilling of water well and any associated grading or site disturbance are included in the definition of 'Development', and all development requires a Coastal Development Permit. 'Water Wells and Impoundments' are an S-9-P Use on the Allowable Use Chart - Coastal Zone Framework for Planning, which directs us to Section 23.08.178 of the Coastal Zone Land Use Ordinance for special conditions.

Section 23.08.178 states: "Water Wells and Impoundments that are appealable to the Coastal Commission pursuant to Section 23.01.043 of this Title require approval of a Minor Use Permit, unless a Development Plan is otherwise required". In addition, since the project is appealable to the California Coastal Commission, Section 23.05.025 requires that grading (excavation, fill, or combination thereof) in connection with drilling the well also needs approval of a Minor Use Permit as set forth in Section 23.02.033 of the Coastal Zone Land use Ordinance.

Our records indicate that no Minor Use Permit has been applied for or approved. Therefore we recommend that your office refuse any approval of the Water Well Permit application until after the property owner has received approval of a Minor Use Permit/Coastal Development Permit

as required by Title 23 of the San Luis Obispo County Code (Coastal Zone Land Use Ordinance).

If there are any questions, please contact us.

Sincerely,

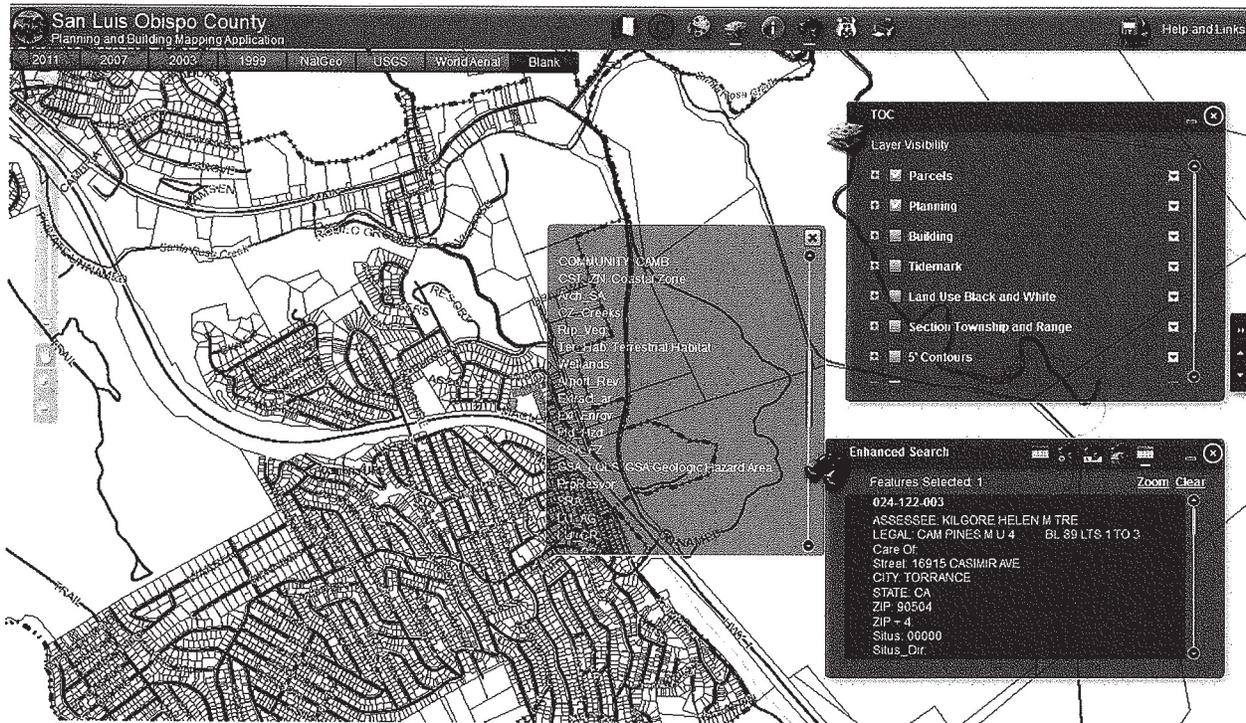
A handwritten signature in black ink, appearing to read "John Hofschroer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John Hofschroer, Supervising Planner
Department of Planning & Building

Attachments

Attachments

Location Map - Cambria



Coastal Table 'O' – Allowable Use Chart

LAND USE CATEGORY

PAGE NUMBER OF USE	LAND USE CATEGORY														
	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Rural	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
F) RESOURCE EXTRACTION															
Fisheries & Game Preserves 1 6-46		A	A	A	A										S-14
Forestry 2 6-46		A	A	A	A	A									
Mining 3 6-51		S-9	S-9											S-9	S-14
Petroleum Extraction 4 6-54		S-9	S-9		S-9	S-9					S-9	S-9	S-9	S-9	
Water Wells & Impoundments 5 6-61	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P

Coastal Zone Land Use Ordinance

23.08.178 - Water Wells and Impoundments: Water wells and surface water impoundments including constructed ponds, lakes or reservoirs are subject to the provisions of this section.

- a. **Permit requirement.** Water Wells and Impoundments that are appealable to the Coastal Commission pursuant to Section 23.01.043 of this Title require approval of a Minor Use Permit, unless a Development Plan is otherwise required. All water wells are also subject to the requirements of Section 8.40 of this code. Non-appealable development shall be as follows:
 - (1) **Wells.** Plot Plan and as set forth in Chapter 8.40 of this code.
 - (2) **Impoundments.** Plot Plan approval unless another permit is otherwise required by Chapter 23.03 of this title.
- b. **Well monitoring required.** In some areas of the Coastal Zone groundwater is limited and extraction must be monitored to satisfy the requirements of the California Coastal Act. All water well permit applications within the Coastal Zone shall be reviewed by the County Engineer to determine if participation in a water monitoring and management program is necessary to assure maintenance of a safe and adequate groundwater supply. The manner in which a permit applicant shall participate in the monitoring program, including the frequency and type of reporting shall be determined by the County Engineer.