

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

|  |   |  |                      |
|--|---|--|----------------------|
| (1) DEPARTMENT<br>Planning and Building  | (2) MEETING DATE<br>2/11/2014                 | (3) CONTACT/PHONE<br>Airlin M. Singewald, Planner III / 805-781-5198   |                      |
| (4) SUBJECT<br>Hearing to consider a resolution for a request by the Cambria Community Services District (CCSD) to waive the application fees for: 1) a Development Plan/Variance (DRC2013-00037) for a new water tank at 1975 Stuart Street in Cambria; and 2) a Development Plan (DRC2013-00038) for the Rodeo Grounds Pump Station Replacement Project. District 2.   |   |  |                      |
| (5) RECOMMENDED ACTION<br>It is recommended that the Board:<br><br>Consider the request by the Cambria Community Services District (CCSD) to waive the application fees for 1) a Development Plan/Variance (DRC2013-00037) for a new water tank at 1975 Stuart Street in Cambria; and 2) a Development Plan (DRC2013-00038) for the Rodeo Grounds Pump Station Replacement Project, and approve these requests based upon the findings in Exhibit "A". |   |  |                      |
| (6) FUNDING SOURCE(S)<br>General Fund  | (7) CURRENT YEAR FINANCIAL IMPACT<br>\$28,290 | (8) ANNUAL FINANCIAL IMPACT<br>\$0.00  | (9) BUDGETED?<br>Yes |
| (10) AGENDA PLACEMENT<br><input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. <u>45 minutes</u> ) <input type="checkbox"/> Board Business (Time Est. <u>    </u> )  |   |  |                      |
| (11) EXECUTED DOCUMENTS<br><input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A   |   |  |                      |
| (12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)<br>N/A   |   | (13) BUDGET ADJUSTMENT REQUIRED?<br>BAR ID Number:<br><input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A |                      |
| (14) LOCATION MAP<br>Attached  | (15) BUSINESS IMPACT STATEMENT?<br>No         | (16) AGENDA ITEM HISTORY<br><input checked="" type="checkbox"/> N/A   Date: _____  |                      |
| (17) ADMINISTRATIVE OFFICE REVIEW<br>Lisa M. Howe  |   |  |                      |
| (18) SUPERVISOR DISTRICT(S)<br>District 2  |   |  |                      |

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Airlin M. Singewald, Planner III

VIA: Matt Janssen, Division Manager

DATE: 2/11/2014

SUBJECT: Hearing to consider a resolution for a request by the Cambria Community Services District (CCSD) to waive the application fees for: 1) a Development Plan/Variance (DRC2013-00037) for a new water tank at 1975 Stuart Street in Cambria; and 2) a Development Plan (DRC2013-00038) for the Rodeo Grounds Pump Station Replacement Project. District 2.

## **RECOMMENDATION**

It is recommended that the Board:

Consider the request by the Cambria Community Services District (CCSD) to waive the application fees for 1) a Development Plan/Variance (DRC2013-00037) for a new water tank at 1975 Stuart Street in Cambria; and 2) a Development Plan (DRC2013-00038) for the Rodeo Grounds Pump Station Replacement Project, and approve these requests based upon the findings in Exhibit "A".

## **DISCUSSION**

The Cambria Community Services District (CCSD) is applying for a waiver of the processing fees for two separate land use permits: 1) a Development Plan/Variance (DRC2013-00037) for a new water tank at 1975 Stuart Street in Cambria; and 2) a Development Plan (DRC2013-00038) for the Rodeo Grounds Pump Station Replacement Project, located on the east side of the Fiscalini Ranch. Each project is described below.

### Stuart Street Water Tank Project (DRC2013-00037)

The CCSD applied for a Development Plan/Variance to add a third water tank adjacent to two existing CCSD water tanks at 1975 Stuart Street in Cambria. The water tank would have a height of 26.5 feet and a diameter of 52 feet. The CCSD is asking for a Variance to reduce the required front setback on Stuart Street from 10 to 5 feet. The purpose of the project is to address water storage volume deficiencies that are needed in order to improve fire protection within the areas served directly by the Stuart Street facility (i.e. the Lodge Hill, Park Hill, and Upper Pine Knolls neighborhoods). The Stuart Street tanks also serve as a distribution hub for the Leimert and Fiscalini Tank sites.

### Rodeo Grounds Pump Station Replacement Project (DRC2013-00038)

The CCSD's second project is a request for a Development Plan to replace an existing pump station, as well as construction of downstream reaches of connecting pipelines. The new pump station would be housed in a 2,472 square-foot precast concrete/masonry building, and would include five rooms and appurtenant treatment facilities. It is located west of Rodeo Grounds Road on the east side of the Fiscalini Ranch. The purpose of the project is to replace an obsolete 1950s era pump station with a new modern pump station, which will boost potable flows to the Stuart Street water tanks and provide an increase in fire flows.

## Justification

The Department's Fee Schedule authorizes the Planning Director to waive up to \$5,000 in permit processing fees for projects that provide broad public benefit. Evidence of public benefit may include but is not limited to:

1. The project meets a need previously identified or recognized by the Board of Supervisors.
2. The project replaces another facility that previously provided benefit.
3. The project provides a facility not presently available in the community.
4. The project has generated substantial, obvious community support.
5. The project would reduce other County costs or increase other County revenues.

Footnote 4.e of the Department's Fee Schedule states that the Board of Supervisors has the authority to consider other fee waiver requests, in excess of \$5,000, when it considers such waivers to be equitable and in the public interest.

The CCSD is a non-profit government agency responsible for delivering water, wastewater, and other services to Cambria residents. The CCSD states that the projects provide a direct and obvious benefit to the public at large by improving fire-fighting and related public safety services. It also states that the projects have generated substantial community support since they meet a high priority need of the CCSD and its elected Board.

Waiver of the fees would be equitable and in the public interest per Footnote 4.e of the San Luis Obispo County Department of Planning and Building Fee Schedule because the projects would be developed and maintained at no expense to the County and will benefit Cambria residents and visitors.

The project meets a need previously identified or recognized by the Board of Supervisors because it helps implement the Land Use Element of the County General Plan, which prioritizes funding for infrastructure projects within existing urban areas. It would also help implement the following Services and Resources program of the North Coast Area Plan by enhancing Cambria's hydraulic system to meet fire flow demands:

**12. Service Needs/Deficiencies Study.** The County should work with the CCSD and other appropriate entities to formulate programs to address needs and deficiencies related to drainage, police services, fire protection, emergency medical, and recreation services.

The application fees total \$14,145 for each project. Therefore, the total fee waiver amount for both projects would be \$28,290.

## OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel reviewed the resolution as to form and legal effect.

## FINANCIAL CONSIDERATIONS

The land use permit processing fees associated with the proposed project are estimated to be \$14,145 for each project. Therefore, the total fee waiver amount for both projects would be \$28,290. These fees are intended to cover the Department and Planning Building staff costs for all project-related tasks, including report review and evaluation, applicant, consultant and agency meetings, CEQA noticing, public hearing noticing, field visits, and other related work. If your Board approves the fee waiver request the Planning and Building budget would need to be subsidized from the County General Fund for \$28,290.

## **RESULTS**

Approving the waiver of land use permit fees would result in processing of 1) a Development Plan/Variance for a third CCSD water tank at 1975 Stuart Street; and 2) the Rodeo Grounds replacement pump station. Denying the waiver of permit processing fees would result in the applicant providing the necessary funds to process these permits.

## **ATTACHMENTS**

- Attachment 1 - Resolution approving the request by the CCSD to waive permit processing fees  
Exhibit A - Findings
- Attachment 2 - Vicinity Map