



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land

MEETING DATE <b>November 20, 2015</b> LOCAL EFFECTIVE DATE <b>December 4, 2015</b> APPROX FINAL EFFECTIVE DATE <b>December 25, 2015</b>	CONTACT/PHONE <b>Brandi Cummings</b> Project Manager <b>(805)781-1006</b>	APPLICANT <b>Wendy Spradlin</b>	FILE NO. <b>DRC2015-00036</b>
SUBJECT A request by <b>WENDY SPRADLIN</b> for a Minor Use Permit/Coastal Development Permit (DRC2015-00036) to allow for the construction of an irrigation well for existing agricultural production. The applicant is proposing one well with an alternate site, in the event the first site is dry. The project will result in the permanent disturbance of approximately 80 square-feet of a 343 acre parcel. The proposed project is within the Agricultural land use category and is located at 4727 Los Osos Valley Road, approximately 3 miles east of the community of Los Osos. The site is in the Estero planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2015-00036 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 4 Categorical Exemption was issued on October 6, 2015 (ED15-092).			
LAND USE CATEGORY <b>Agriculture</b>	COMBINING DESIGNATION <b>Geologic Study Area, Local Coastal Plan, Coastal Appealable Zone</b>	ASSESSOR PARCEL NUMBER <b>067-171-040</b>	SUPERVISOR DISTRICT(S) <b>2</b>
PLANNING AREA STANDARDS: <b>Irish Hills Scenic Backdrop Critical Viewshed and Los Osos Valley Road Scenic Corridor</b> <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: <b>Coastal Appealable Zone, Local Coastal Plan, Water Wells and Impoundments</b> <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.  The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

EXISTING USES: 1 residence, 120 acres agricultural production, 300 acres cattle grazing, 18 acres avocado groves	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture/grazing & row crops <i>East:</i> Agriculture/ grazing & row crops <i>South:</i> Rural Lands/ grazing & row crops <i>West:</i> Agriculture/ grazing & row crops	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Agricultural Commissioner, Building Division, Coastal Commission, Los Osos Community Advisory Council	
TOPOGRAPHY: Level to gently rolling	VEGETATION: Avocado trees, row crops, grasses
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Cal Fire	ACCEPTANCE DATE: October 6, 2015

**DISCUSSION**

The applicant is proposing to drill (1) irrigation well, with an alternate drill site in the event the first site is dry. The primary proposed drill site is located in the northeast corner of the site, approximately 1,040 feet from Los Osos Valley Road and approximately 300 feet from the eastern property line. While exact coordinates for the alternative site have not been determined, in the event the first drill site is dry, the secondary drill site will be located in the field directly north of the primary site. Both drill locations are conditioned to meet siting requirements, including required distances from onsite and off-site septic area, property lines, and concentrated sources of pollution.

**PLANNING AREA STANDARDS**

The proposed project is located in the Estero Planning Area, outside of urban or village reserve lines, and is subject to the following standards.

**Irish Hills Scenic Backdrop Critical Viewshed and Los Osos Valley Road Scenic Corridor.**

The purpose of this standard is to protect important views of scenic backdrops, background vistas and foreground areas from Los Osos Valley Road, important plant and animal habitats, and water shed resources. All applicable Coastal Zone Land Use Ordinance (CZLUO) standards apply.

Staff comments: The proposed project is an irrigation well with fencing. Per the CZLUO, minor agriculturally-related development (including fencing) is exempt from visual resources standards.

**LAND USE ORDINANCE STANDARDS**

**Section 23.01.043(c)(3)(i): Appeals to the Coastal Commission (Coastal Appealable Zone).**

The project is appealable to the Coastal Commission because the subject parcel is located between the ocean and the first public road paralleling the shoreline.

**Section 23.07.120: Local Coastal Program.** The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

**Section 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. 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.

Staff comments: This project was referred to the Department of Public Works. The Department of Public works recommends this well participate in the County's groundwater monitoring program. This project has been conditioned to comply with the Department of Public Work's recommended conditions of approval.

COASTAL PLAN POLICIES

Shoreline Access: N/A  
Recreation and Visitor Serving: N/A  
Energy and Industrial Development: N/A  
Commercial Fishing, Recreational Boating and Port Facilities: N/A  
Environmentally Sensitive Habitats: N/A  
Agriculture:  Policy No: 7  
Public Works: N/A  
Coastal Watersheds:  Policy No(s): 2, 3, and 6  
Visual and Scenic Resources:  N/A Policy No(s):  
Hazards:  N/A Policy No(s):  
Archeology: N/A  
Air Quality: N/A

**Agriculture**

*Policy No. 7: Water Supplies.* Water extractions consistent with habitat protection requirements shall give highest priority to pre- serving available supplies for existing or expanded agricultural uses.

Staff comments: The proposed irrigation well will be used for existing avocado groves and is consistent with this standard.

**Coastal Watersheds**

*Policy No. 2: Water Extractions.* Extractions, impoundments and other water resource developments shall obtain all necessary county and/or state permits. All pertinent information on these uses (including water conservation opportunities and impacts on in-stream beneficial uses) will be incorporated into the database for the Resource Management System and shall be supplemented by all available private and public water resources studies available. Groundwater levels and surface flows shall be maintained to ensure that the quality of coastal

waters, wetlands and streams is sufficient to provide for optimum populations of marine organisms, and for the protection of human health.

Staff comments: This project is conditioned to obtain all necessary permits. The new well is conditioned to install monitoring devices and participate in the County's water monitoring program.

*Policy No. 3: Monitoring of Resources.* In basins where extractions are approaching groundwater limitations, the county shall require applicants to install monitoring devices and participate in water monitoring management programs.

Staff comments: This project is outside the Los Osos Groundwater Basin. However, the project has been conditioned to install monitoring devices, per the Department of Public Works' recommendations.

*Policy No. 6: Priority for Agriculture Expansion.* Agriculture shall be given priority over other land uses to ensure that existing and potential agricultural viability is preserved, consistent with the protection of aquatic habitats.

Staff comments: The proposed irrigation well will be used for existing avocado groves and is consistent with this standard.

***Does the project meet applicable Coastal Plan Policies:*** Yes, as conditioned

#### COMMUNITY ADVISORY GROUP COMMENTS

The proposed project was referred to the Los Osos Community Advisory Council. To date, no response has been received regarding this project.

#### AGENCY REVIEW

Public Works – Per response dated September 28, 2015

In anticipation of our Sustainable Groundwater Management Act compliance, this well is recommended to be a participant in the county's groundwater monitoring program. This area of the Los Osos groundwater basin is not represented sufficiently in our well monitoring program and this would provide a good data reference.

Agricultural Commissioner – per response dated September 15, 2015

No concerns.

Building Division – per response dated September 9, 2015

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a minor use permit for the drilling and development of an AG well. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

Provide isometric / single line drawings for the electrical elements to verify compliance with the 2013 versions of the California Electrical Code

California Coastal Commission – No response.

#### LEGAL LOT STATUS

The one parcel was legally created by deed at a time when that was a legal method of creating lots.

Staff report prepared by Brandi Cummings and reviewed by Airlin Singewald.