



# ALTERNATIVE REVIEW FORM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

*Promoting the Wise Use of Land • Helping to Build Great Communities*

I/we the undersigned hereby apply for alternative review as allowed by Section 22.52.080 of the Land Use Ordinance and Section 23.05.034 of the Coastal Zone Land Use Ordinance, for the parcel(s) described in this application.

***Agricultural Grading in the Coastal Zone is not authorized until approval by the Coastal Commission.***

## APPLICANT INFORMATION

Landowner Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## PROPERTY INFORMATION

Assessor Parcel Number(s): \_\_\_\_\_ Total Size of the Site\*: \_\_\_\_\_

Project Address \_\_\_\_\_

Describe the current agricultural use of the property: \_\_\_\_\_

Are any creek crossings proposed? If so, describe and show on Site Plan: \_\_\_\_\_

Is the project site in the Coastal Zone? \_\_\_\_\_

**\* All contiguous parcels under common ownership**

## REQUEST

<input type="checkbox"/> <b>Alternative Review Program</b> – The following projects qualify for the Alternative Review Program: <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Hillside Benches.</b> Hillside benches for orchards or vineyards on slopes over 30%.</li> <li><input type="checkbox"/> <b>Rangeland Management.</b> Rangeland management projects consisting of one acre or greater of vegetation removal on slopes over 30%.</li> <li><input type="checkbox"/> <b>New Agricultural Roads.</b> New roads, or expansion to the length or width of existing roads, providing access to farm fields, pasture, water supplies, outdoor equipment or supply storage areas, livestock grazing areas, fence lines, or agricultural exempt structures. The road must satisfy <b>all</b> of the following provisions. Please check each box indicating acknowledgement of these requirements: <ul style="list-style-type: none"> <li><input type="checkbox"/> The road will serve no structures other than agricultural exempt structures.</li> <li><input type="checkbox"/> The project site is in the Agriculture or Rural Lands land use category; or the site is in the Residential Rural land use category and the road will serve an existing agricultural operation as defined by the Agricultural Commissioner.</li> <li><input type="checkbox"/> The cross-slope will be adequate for proper drainage and sediment / erosion control.</li> <li><input type="checkbox"/> The road will not divert drainage onto adjacent properties. <i>Outward sloping roads are encouraged.</i></li> <li><input type="checkbox"/> The grading and future use of the road will not discharge or threaten to discharge silt onto adjacent properties, roads, sensitive resource areas, or into blue-line streams.</li> <li><input type="checkbox"/> The road is to be constructed entirely between April 15 and October 15, unless temporary sediment /</li> </ul> </li> </ul>
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erosion control measures are in place and reseeding is assured to occur (as approved by a soil erosion specialist).

**NOTE:** The applicant must contact the Agricultural Commissioner's office for a written determination that the extent of the agricultural use or proposed agricultural use of the property justifies the need for the road.

**NOTE:** Future conversion of an agricultural road to serve a non-agricultural structure will require grading permit approval.

- Ponds, Reservoirs, Drainage Basins.** Agricultural reservoirs constructed to regulate or store a supply of water and drainage basins designed to catch run-off not related to development requiring a county permit.  
**NOTE:** The applicant must contact the Agricultural Commissioner's office for a written determination that the extent of the agricultural use or proposed agricultural use of the property justifies the need for the pond.
- Streambank Protection Measures.** Streambank protection measures when using NRCS Practices and with appropriate Fish and Game alteration agreements/permits, Regional Water Quality Control permits, and Army Corp permits, as required.
- Conservation, Restoration, and Enhancement.** A soil, water, and/or wildlife conservation or enhancement project which does not require permits from a state or federal resource agency, or for which the permitting state or federal agency does not review plans or conduct final inspections.
- Trail and Recreation Enhancements.** Trails for agricultural production support activities and recreation enhancements of property. If a land use permit is required under this ordinance to establish a recreational facility, no grading shall occur until the appropriate approvals have been secured.
- Wastewater Systems.** Waste management systems for agricultural production and processing uses.
- Imbalanced Grading.** Any agricultural grading identified in Section 22.52.070, Subsections B.11, B.13, and C which would require the importation or exportation involving over 2,000 cubic yards of fill material.
- Exempt Uses.** At the applicant's option the Alternative Review Program may be used in lieu of exemption for grading projects described above under "Agricultural Grading."

***If you are applying under the Alternative Review Program, you must apply directly to the Natural Resource Conservation Service (NRCS) or one of the two county Resource Conservation Districts (RCDs).***

***For roads and ponds, prior clearance from the Agricultural Commissioner is required.***

### **DESCRIPTION OF PROPOSED GRADING**

Please describe the nature of the proposed grading activity: \_\_\_\_\_

\_\_\_\_\_

Approximate Area of Disturbance: \_\_\_\_\_ Steepest Gradient where grading will occur: \_\_\_\_\_

Amount of Cut: \_\_\_\_\_ Amount of Fill: \_\_\_\_\_

Amount of Import: \_\_\_\_\_ Amount of Export: \_\_\_\_\_

Destination/Source of Import/Export: \_\_\_\_\_

Time frame for work (estimated start date, end date): \_\_\_\_\_

\_\_\_\_\_

**OUTSIDE AGENCIES**

Though your project may be exempt from County grading permits, there are other state, local, and federal agencies that **may** require permits. The County does not verify that proper permits have been obtained for Alternative Review projects. If your project will include any of the following activities, the agency listed to the right of the activity **should** be contacted.

Activity	Agency
<input type="checkbox"/> Altering a stream or watercourse (including any creek crossings), or doing work near wetlands.	Department of Fish and Game (559) 243-4005 Army Corps of Engineers: North of Cuesta Grade (415) 977-8601 South of Cuesta Grade (213) 452-3921 US Fish and Wildlife Service (805) 644-1766 National Marine Fisheries Service (562) 980-4026
<input type="checkbox"/> Site work to be done in endangered/threatened species habitat.	Department of Fish and Game (559) 243-4005 US Fish and Wildlife Service (805) 644-1766
<input type="checkbox"/> Utilizing / retaining surface water or riparian underflow in a pond/reservoir.	Department of Water Resources (916) 653-5791
<input type="checkbox"/> Constructing a reservoir which retains 15 acre-feet or more and has a dam height of 25 feet or greater. – OR – Constructing a reservoir which retains 50 acre-feet or more and has a dam height of 6 feet or greater.	Division of Dam Safety (916) 227-4644
<input type="checkbox"/> Site disturbance of 1 acre or more. – OR – Wastewater systems discharging 2,500 gallons per day or more.	Regional Water Quality Control Board (805) 549-3147 State Water Resources Control Board (916) 341-5455

**ACKNOWLEDGEMENT OF STANDARDS AND LIMITATIONS**

- I understand that the County has not verified if permits from state and federal agencies are needed **prior to starting work**.
- I plan to incorporate all reasonable measures to ensure against erosion and sedimentation both during and after grading activities.
- I understand that any grading activities which could result in a hazardous condition are not exempt from grading permit requirements. A hazardous condition exists when activities create a hazard to life and limb, endanger property, adversely affect the safety, use or stability of a public right-of-way or drainage channel, or create a significant environmental impact.
- I understand that failure to adhere to these standards and limitations may result in a code enforcement violation
- I understand that I must file an application with and receive approval from NRCS or RCD **prior to starting work**.
- I understand that I must receive clearance from the Agricultural Commissioner if I am proposing to create a road or a pond/reservoir/basin.

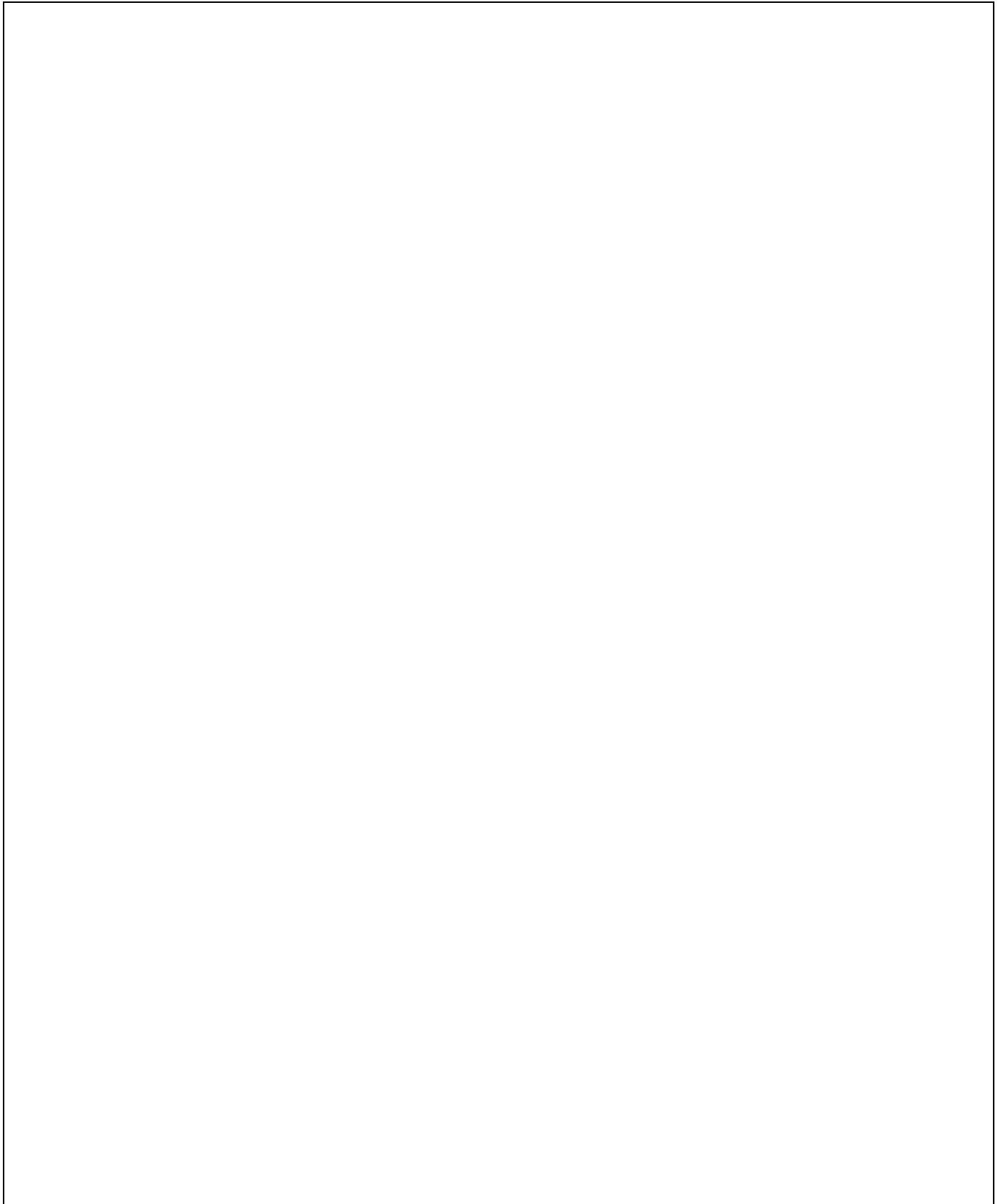
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

**SITE PLAN**

Please draw a rough diagram depicting parcel boundaries, roads, and the location of the proposed grading. Include a north arrow and labels, as appropriate (use another sheet if necessary):

A large, empty rectangular box with a thin black border, intended for the user to draw a rough site plan. The box is currently blank.