SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 1/31/08

TO: _____

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2007-00114/ MUP- demo existing SFR and construct new SFR. Site located off Pacific Street in Cayucos. APN: 064-227-006.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 2/15/08 please.

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building File No _____

DRC2007-00114 TIBBITTS DAVID

AI MINOR USE PERMIT

☐ DEMO EXISTING +/- 1116 S.F. SFR, AND
☐ CONSTRUCTION NEW 2692 S.F. SFR W/782
☐ EST/ CAYU
☐ CA CAZ GS LCP RSF SSN
☐

☐ Plot Plan
☒ Minor Use Permit
☐ Variance
Gutter & Sidewalk Waiver
ication to approved land use permit

APPLICANT INFORMATION *Check box for contact person assigned to this project*

☐ Landowner Name Dave Tibbitts Daytime Phone 9951039
Mailing Address 1210 Pacific, Cayucos Zip 93430
Email Address: _____

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

☒ Agent Name John MacDonald Daytime Phone 995.1390
Mailing Address 2807 Santa Barbara Cayucos Zip 93430
Email Address: jmacd@charter.net

PROPERTY INFORMATION

Total Size of Site: +/- 7000 s.f. Assessor Parcel Number(s): 064-227-006
Legal Description: Lot 13 Block 19 Paso Robles Beach #1
Address of the project (if known): 1210 Pacific, Cayucos
Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Pacific Ave near 12TH

Describe current uses, existing structures, and other improvements and vegetation on the property:
Exist S.f. Residence

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Demo exist +/- 1116 s.f. SFR & Construct new 2692 s.f w/ 782 s.f. garage

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____ Date 1-24-2008

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

SUPPLEMENTAL INFORMATION

The following information may be required to be submitted before a review of the application can be completed. ***If you had a pre-application meeting, and items are checked on this checklist, they are <u>required</u> to be submitted with your application.***

- ☐ Preliminary Landscaping Plan prepared pursuant to Section 22/23.04.180 et seq.
- ☐ Fire Safety Plan prepared pursuant to Section 22/23.05.080 et seq.
- ☐ Preliminary Grading/Drainage Plan - when required by Section 22/23.05.020 & .040
- ☐ Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- ☐ Archeological Report - where required, submit two copies.
- ☐ Botanical Report - where required, submit two copies.
- ☐ Biological Report - where required, submit two copies.
- ☐ Building Site Envelopes - on site layout plan show all areas proposed for development, or areas proposed to be excluded from development.
- ☐ Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- ☐ Traffic Study - where required, submit two copies
- ☐ Geologic Report - where required, submit two copies
- ☐ Visual Analysis - for applications that propose development along significant visual corridors (such as Highway 101 and 1).
- ☐ Location, size, design and text of all existing and proposed signs.
- ☐ Location and design of solid waste disposal facilities - as required by Section 22/23.04.280.
- ☐ Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided.
- ☐ Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- ☐ Water will-serve letter OR Well pump test (4-72 hour)
- ☐ Sewer will-serve letter OR Percolation tests
- ☐ County Public Works road requirements
- ☐ Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan
- ☐ Cost Accounting Agreement

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): 1210 Pacific, Cayucos identified as Assessor Parcel Number 064-227-006 for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: _____ specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.

2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.

3. If prior notice is required for an entry to survey or inspect the property. Please contact:
   Print Name: Dave Tibbitts
   Daytime Telephone Number: 995-0039

4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

Person or entity granting consent:
Print Name: DAVID TIBBITTS
Print Address: 1210 PACIFIC AVE CAYUCOS
Daytime Telephone Number: 995-0344
Signature of landowner: _____ Date: 1-24-2008

Authorized agent:
Print Name: John MacDonald
Print Address: 2813 Santa Barbara, Cayucos
Daytime Telephone Number: 995-1398
Signature of authorized agent: _____ Date: 1-24-08

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): N/A

Describe existing and future access to the proposed project site: Pacific Ave, Cayucos

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?: _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Res. Cleveland South: ↓
East: ↓ West: ↓

For all projects answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 3474 sq. feet _____ % Landscaping: 2200 sq. feet _____ %
Paving: 2000 sq. feet _____ % Other (specify) _____
Total area of all paving and structures: +/- 4500 Footprint ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: +/- 4900 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 2 Height of tallest structure: 15'
Number of trees to be removed: 0 Type: _____
Setbacks: Front 0 Right 3 Left 3' Back ~~40~~ 25' from edge of bluff

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: P.R.B
Do you have a valid will-serve letter? ☒ Yes If yes, please submit copy ☐ No

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____
☒ Community System -List the agency or company responsible for sewage disposal: Cayucos Sanitary
Do you have a valid will-serve letter? ☒ Yes If yes, please submit copy ☐ No

Fire Agency: - List the agency responsible for fire protection: Cayucos

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: 1 Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: 2692 s.f.
Total of area of the lot(s) minus building footprint and parking spaces: +/- 4500 s.f.

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

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 4800 S.F. acres
   Moderate slopes of 10-30%: +/- 1500 ~~acres~~ S.F.
   Steep slopes over 30%: _____acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe:_____
3. Are there any flooding problems on the site or in the surrounding area ☐ Yes ☑ No
   If yes, please describe:_____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
   If yes, please explain:_____
6. Has a grading plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☑ Yes ☐ No
   If yes, please list: Pacific Ave

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 _____
   ☐ 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? 1 - Exist
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: Exist SPR
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 _____ GPM
   ☐ 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 filed to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility or 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: +/- 15'
   Location of connection: Pacific Ave
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: Mission
3. Where is the waste disposal storage in relation to buildings? Carport
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: Coast Union
2. Location of nearest police station: Los Osos
3. Location of nearest fire station: Cayucos
4. Location of nearest public transit stop: Ocean Ave +/- .25mi
5. Are services (grocery / other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? 3/4 feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: Brick SFR
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, customer 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: 1) within the Agricultural land use category or 2) your site is 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: 25' setback from bluff edge

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): MUP / Building

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building File No _____

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950 et. seq.)

A project applicant may make a written request to the county, to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Section 65945, 659453, and 659455)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county can not withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, Ca.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code sections 3482.5, and 3482.6 must be satisfied: (1)The agricultural operation must be conducted or maintained for commercial purposes; (2)The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3)The agricultural operation predated the affected use(s) on your property; (4)The agricultural operation has been in existence for more than three years, and (5)The agricultural operation was not a nuisance at the time it began.

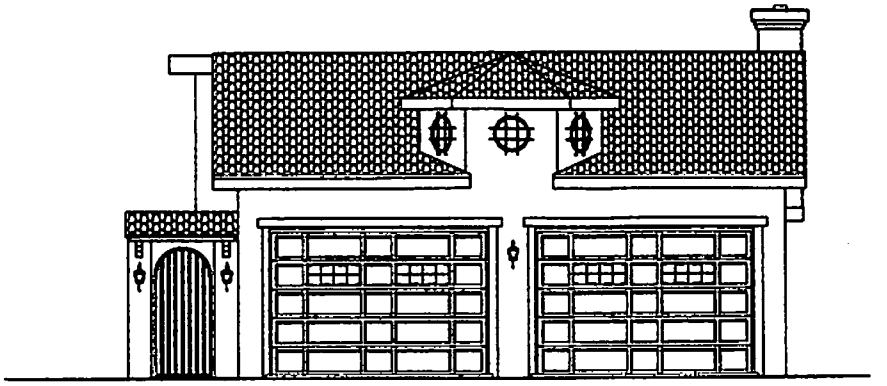
If your property is near an agricultural operation in the unincorporated area of the County, which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioners Office."

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE - Please verify whether your project is on the Known Hazardous Waste and Substances Sites List pursuant to AB 3750 and if you are within ½ mile of certain landfills (see back of sheet)

PLEASE COMPLETE AND SIGN BELOW

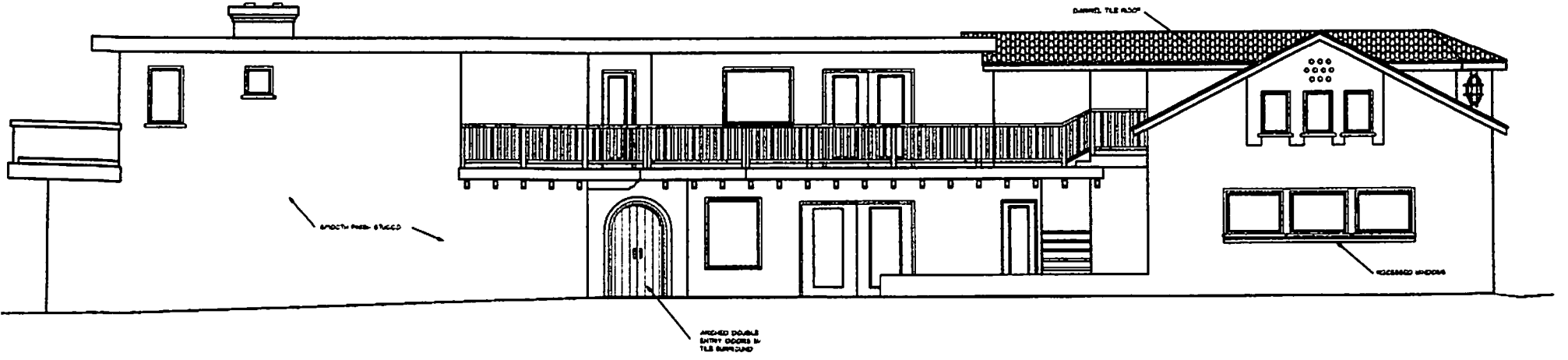
I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing and (2) Public Notice Distribution requirements and (3) the Right to Farm Disclosure.
AND I acknowledge that I have reviewed the list of Identified Hazardous Waste and Substances Sites List and the landfill disclosure on the back of this form and find the following: (1) The site is not shown on the list of Identified Hazardous Waste and Substances Site; (2) The site is shown on the list dated April 1998, or any later list published by the State Office of Planning and Research and (3) I have read the disclosure statement on landfill operations.

Signature _____ Date 1-24-07



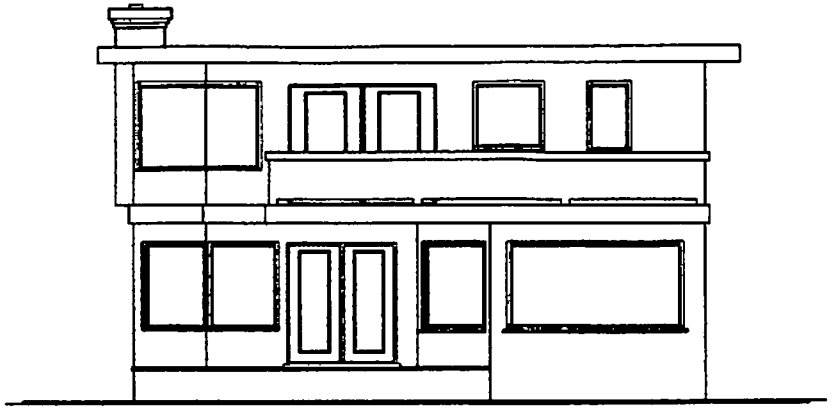
FRONT ELEVATION

1/4" = 1'-0"



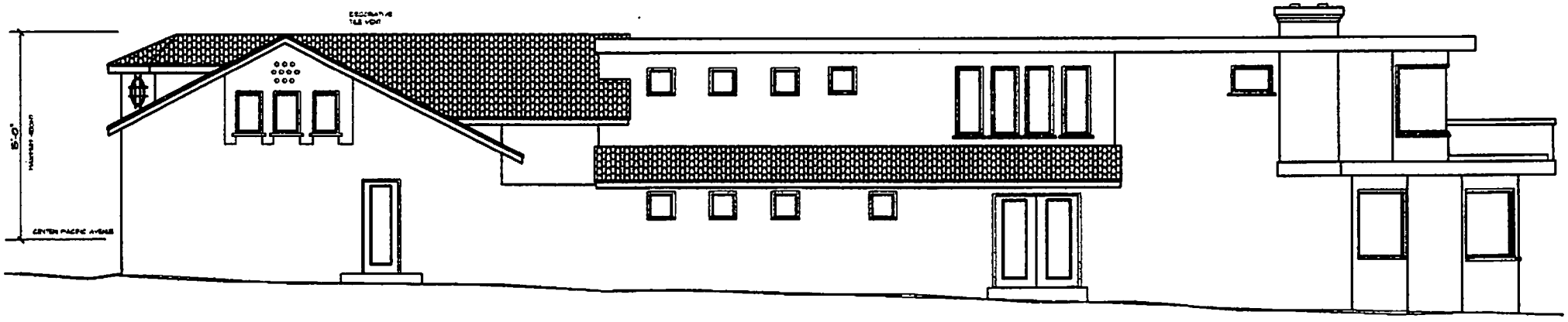
LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

PRIOR TO ANY SITE DISTURBANCE, A LICENSED SURVEYOR OR CIVIL ENGINEER SHALL STAKE THE BUILDING CORNERS, ESTABLISH AVERAGE NATURAL GRADE AND SET A BENCHMARK.

PRIOR TO APPROVAL OF ROOF NAILING INSPECTION, THE APPLICANT SHALL PROVIDE THE BUILDING INSPECTOR WITH DOCUMENTATION THAT GIVES THE HEIGHT REFERENCE, THE ALLOWABLE HEIGHT AND THE ACTUAL HEIGHT OF THE STRUCTURE. THIS CERTIFICATION SHALL BE PREPARED BY A LICENSED SURVEYOR OR CIVIL ENGINEER.

FIRE SAFETY PLAN
THE APPROVED PROJECT COVERED BY THIS PERMIT SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS DEEMED NECESSARY BY THE FIRE DEPARTMENT HAVING JURISDICTION FOR THIS PERMIT. PRIOR TO STARTING CONSTRUCTION THE PROPERTY OWNER SHALL READ THE FIRE SAFETY PLAN AND BECOME AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS. REQUIREMENTS MAY INCLUDE, FIRE SPRINKLERS / SPECIAL SAFETY GLAZING / NON-COMBUSTIBLE EXTERIOR CONSTRUCTION AND ROOFING / SETBACKS / DRIVEWAY-ROADWAY REQUIREMENTS AND OTHER SPECIAL CONSTRUCTION.

PROJECT DATA

OWNER:
DAVE TIBBITTS
1210 PACIFIC AVENUE
CAYUCOS, CA 93430
805-995-1399

LEGAL DESCRIPTION:
LOT 13 OF BLOCK 13
PASO ROBLES BEACH #1
APN# 064-371-005

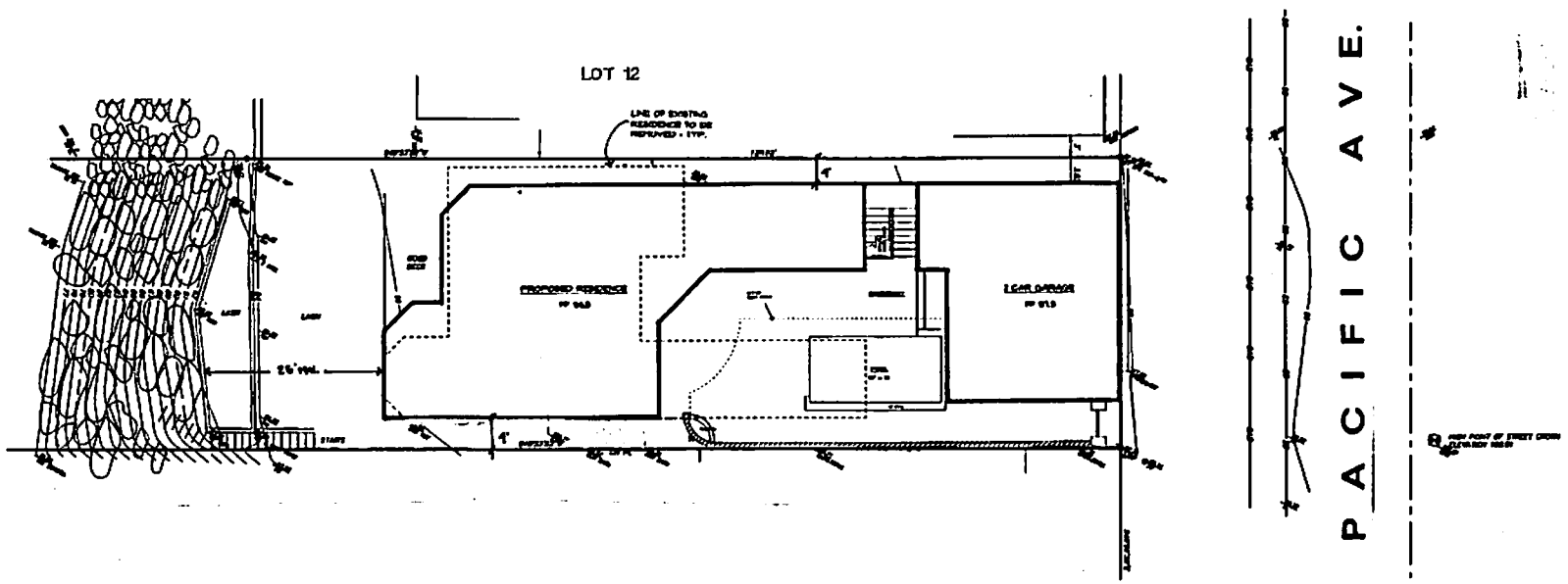
SQUARE FOOTAGE:
LOWER LIVING 1460 S.F.
UPPER LIVING 1031 S.F.
TOTAL LIVING 2492 S.F.

GARAGE 782 S.F.

TOTAL GSA 3474 S.F.

DECKING 380 S.F.

PROJECT SUMMARY:
DEMOLISH EXISTING +/- 715 S.F. SINGLE FAMILY RESIDENCE WITH ATTACHED 336 S.F. GARAGE AND REPLACE WITH NEW 2492 S.F. RESIDENCE WITH 782 S.F. GARAGE



SITE PLAN

1/8" = 1'-0"

John MacDonald, Architect
2513 Santa Barbara Avenue
Cayucos, CA 93430
Office 805.995.1398
FAX 805.995.1544

ANY PROPOSAL EXPRESSLY RESERVED
THE DESIGNS AND COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ANY PROPOSAL.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER OR ARCHITECT FOR RESOLUTION PRIOR TO COMMENCING WORK IN CONFIRM.

STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

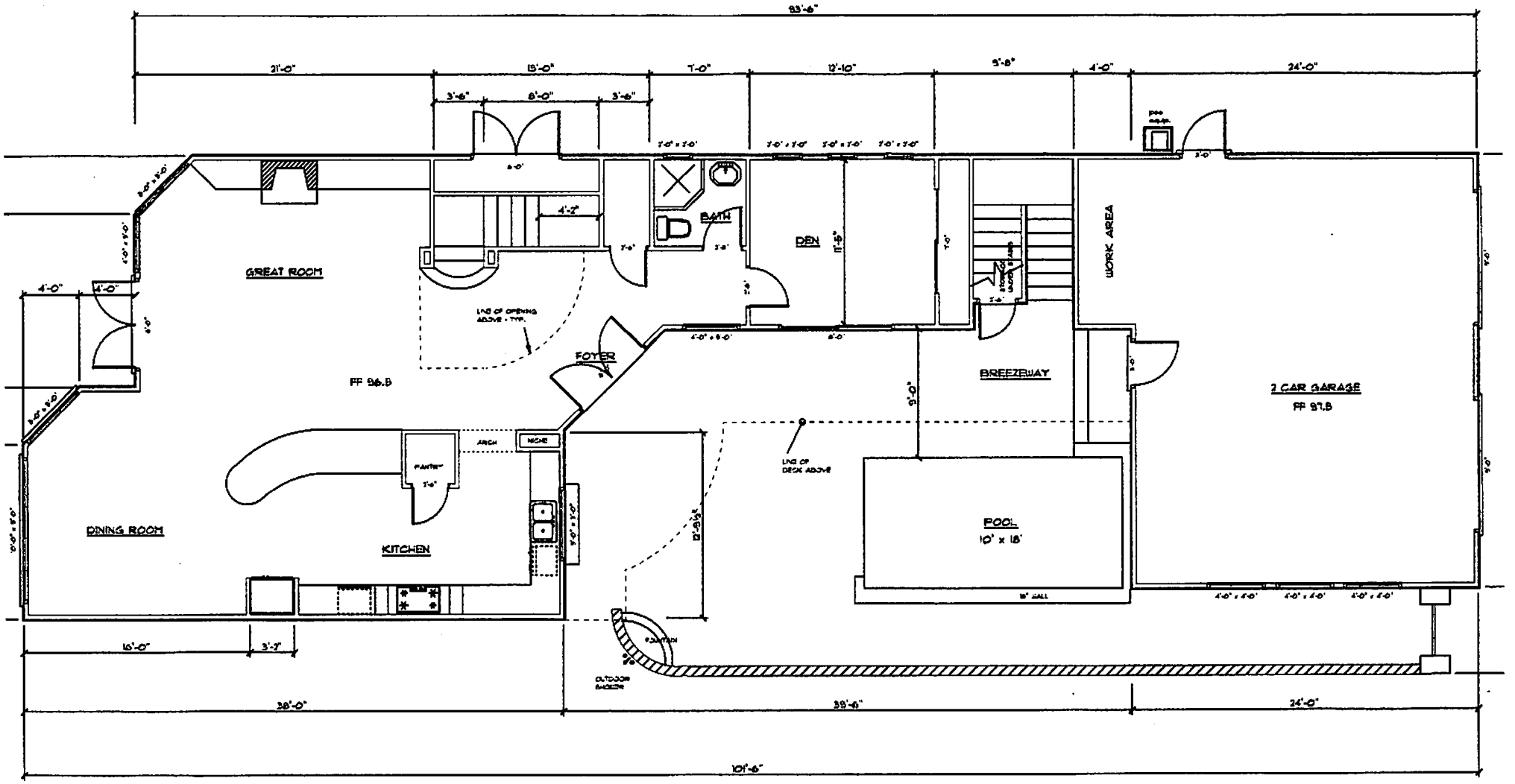
SOILS ENGINEER:

RESIDENCE FOR
DAVE TIBBITTS
1210 PACIFIC AVE
CAYUCOS, CA 93430

RESIDENCE

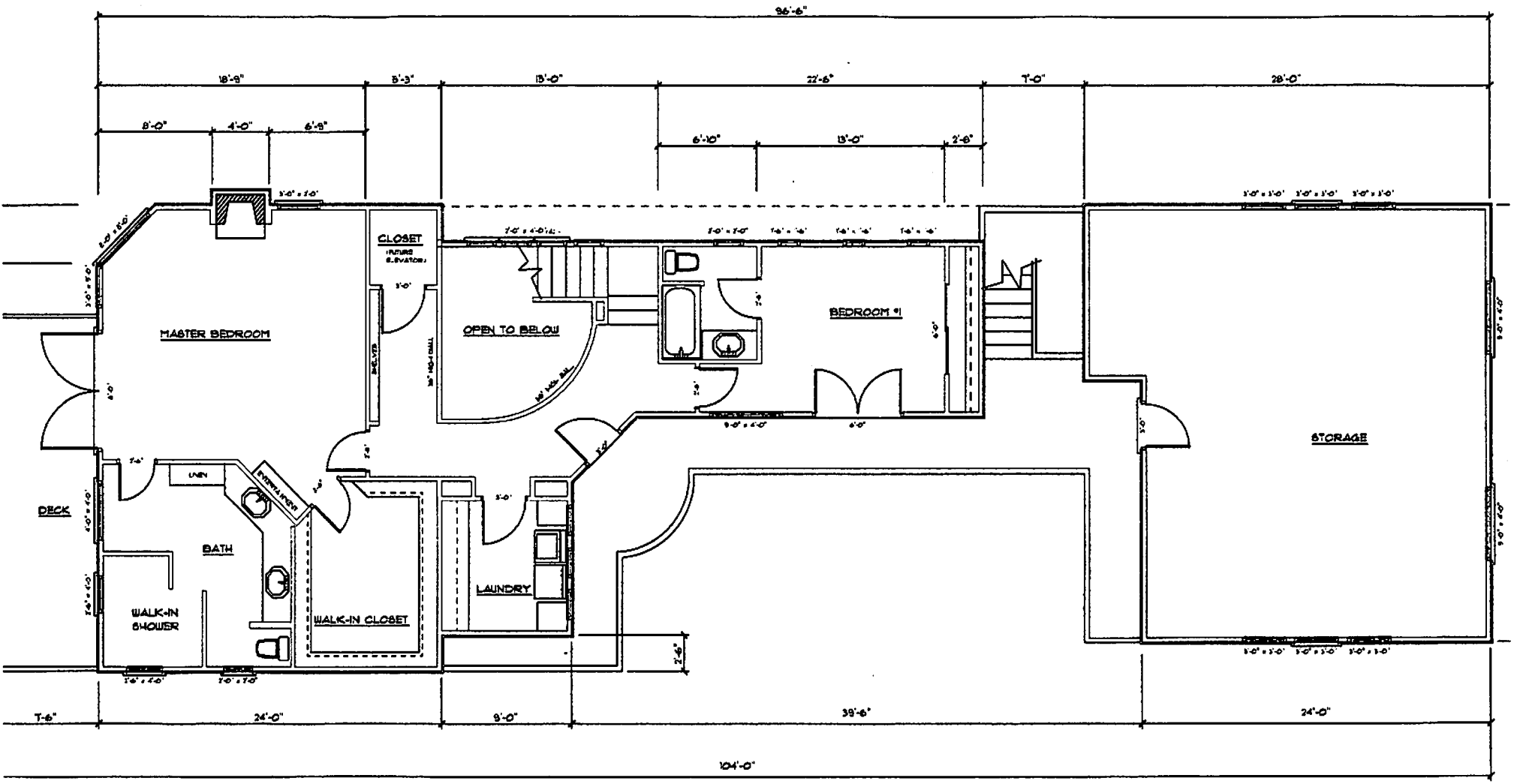
DRAWN BY:	JM
DATE:	12.09
REVISIONS	DATE

SHEET
1
OF 12 SHEETS



LOWER FLOOR PLAN

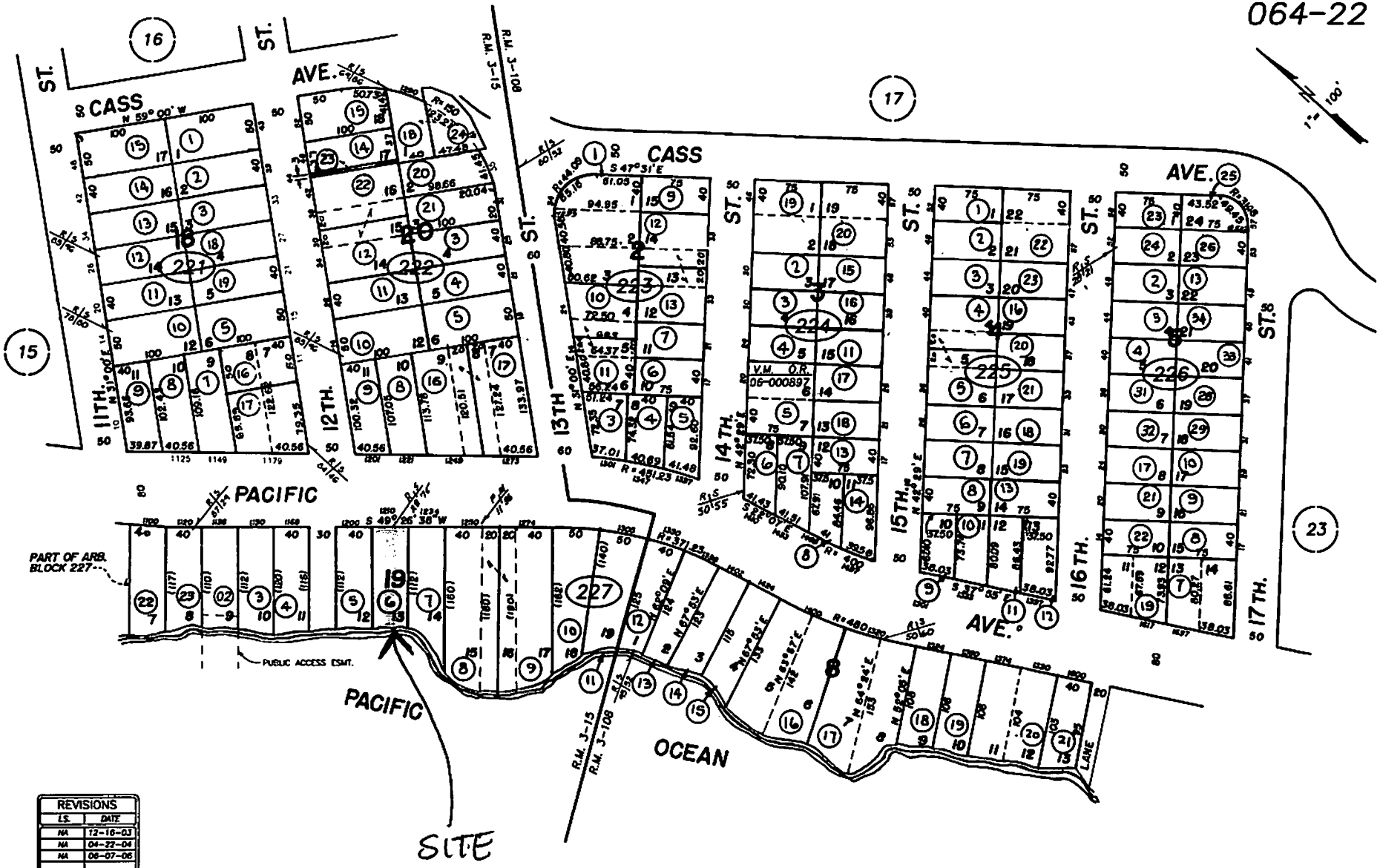
1/4" = 1'-0"



UPPER FLOOR PLAN

1/4" = 1'-0"

064-22



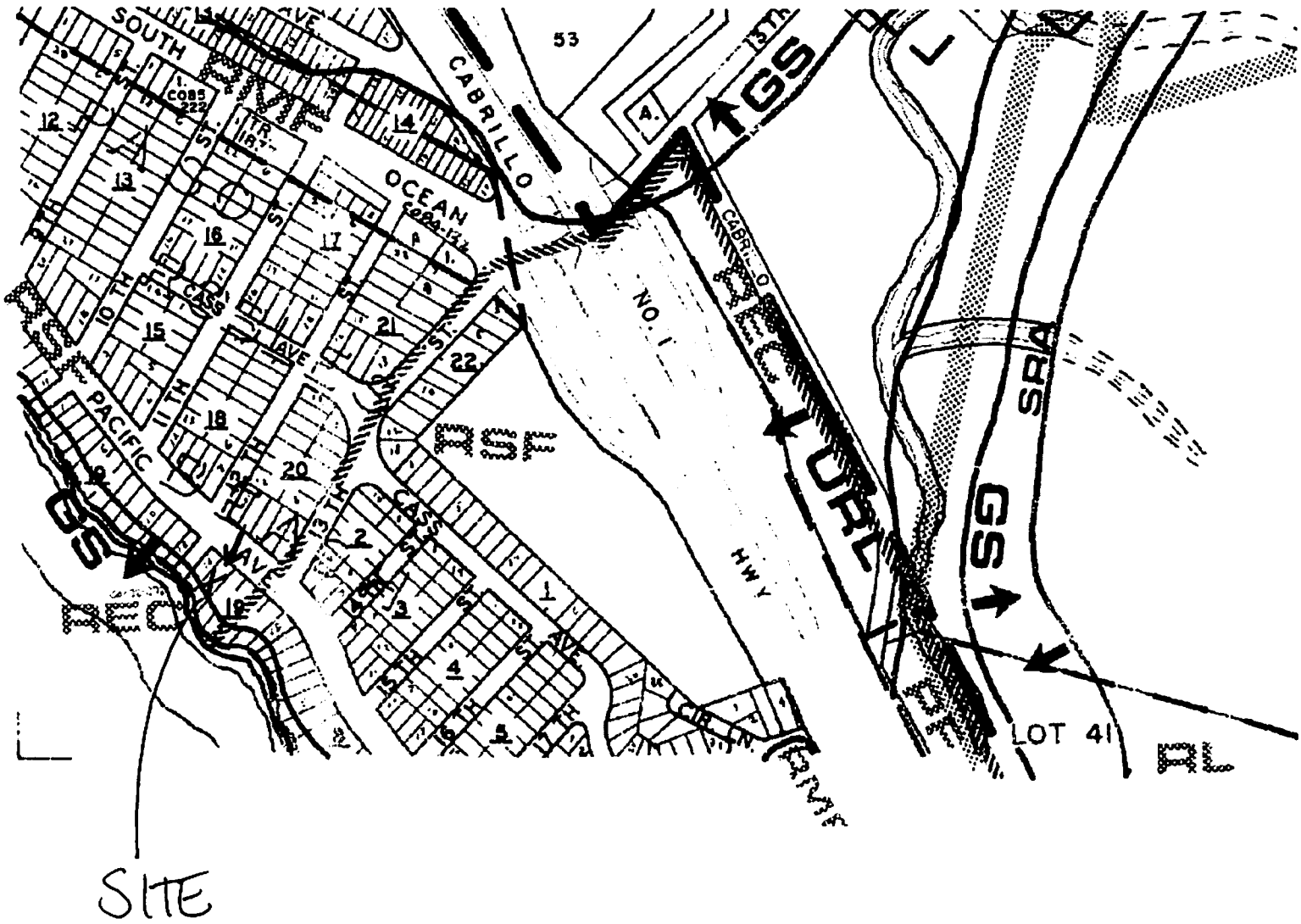
REVISIONS	
LS.	DATE
NA	12-16-03
NA	04-22-04
NA	06-07-06	

50 0 100 200

GB 7/30/97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PASO ROBLES BEACH NO. 1, R.M. Bk. 3, Pg. 15
PASO ROBLES BEACH NO. 2, R.M. Bk. 3, Pg. 108

CAYUCOS
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 064 PAGE 22


SOUTH
CABRILLO
53
GS
OCEAN
NO. 1
HWY
URL
SRA
GS
LOT 41
RL
PACIFIC
RSF
GS
SITE

APN:
064-227-
006

Parcel Summary Report For Parcel # 064-227-006

1/25/2008
12:57:08PM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Address Information

Status	Address
P	01210 PACIFIC AV CAYU

Lot Information:

Community: CAYU

Planning Area: EST

Lot Type	Tract / Twnshp	Block / Range	Section	Lot	Land Use Elements	Lot Flags	Misc
P	064227	006	0001	N	SSN / CAZ		
P	064227	006	0002	N	CA / GS		
T	PRBCH	0019	0013	Y	RSF / LCP / GS		

People Information

Role	Name and Address	Phone Numbers and Contact info	Notes
OWN	TIBBITTS DAVID PO BOX 4541 JACKSON WY 83001-	EMail: %DHT RENTALS	
OWN	TIBBITTS DAVID		

Parcel Information

Status	Description	Notes
Active	PR BCH 1 BL 19 LT 13	