



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 6-18-2010

TO: \_\_\_\_\_

FROM: Ryan Hostetter, Coastal Team

**PROJECT DESCRIPTION:** DRC2009-00095 HOWARD- MUP to construct a new SFR and secondary residence, on a 37.06 acre site located off Cave Landing Rd. in Avila Beach. APN: 076-231-063 and 065.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 7-9-2010 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

MINOR USE PERMIT

CONSTRUCT NEW SFD 5500 SQ FT AND SECONDARY RESIDENCE OF 1000 SQ FT SLB/ AVLB

AS CAZ GS LCP RR SRA

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit

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

Landowner Name Robert W. Howard for San Miguelito P Daytime Phone 949-363-8696  
 Mailing Address 9 Red Rock Lane, Laguna Niguel, CA, Zip Code 92877  
 Email Address: \_\_\_\_\_

Applicant Name Rob and Judi McCarthy Daytime Phone 661-431-1620  
 Mailing Address 1800 19th Street, Bakersfield, CA Zip Code 93301  
 Email Address: \_\_\_\_\_

Agent Name David Watson, AICP Daytime Phone 805-704-8728  
 Mailing Address PO Box 385, Pismo Beach, CA 93448-0385 Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 37.06 acres Assessor Parcel Number(s): 076-231-063 / -065  
 Legal Description: Parcel 2 of PM COAL 96-036  
 Address of the project (if known): ?? Cave Landing Road  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Avila Beach Dr cross-street

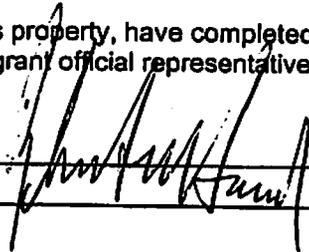
Describe current uses, existing structures, and other improvements and vegetation on the property:  
vacant

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): single family residence (5,500 sf)  
secondary residence (1,000 sf)

### LEGAL DECLARATION

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

Property owner signature  Robert W. Howard Date 5/6/2010

### FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# 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: existing (and future) access from Cave Landing Road

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: vacant South: vacant  
East: vacant West: vacant

For all projects, answer the following:

Site = 3706 ac = 1,614,332.6 sf

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 5,200 sq. feet .003 % Landscaping: ± 10,000 sq. feet .006 %

Paving: ± 9,000 sq. feet .006 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 14,200  sq. feet  acres

Total area of grading or removal of ground cover: ± 10,000  sq. feet  acres

Number of parking spaces proposed: 4 Height of tallest structure: 29' (barn) / 21' (resid.)

Number of trees to be removed: 0 Type: na

Setbacks: Front 564' Right 141' Left 239' Back 1445'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: CSA No. 12

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CDF / SLO Co.

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: 2 Number of bedrooms per unit: 3 (main res.) / 1 (2nd unit)

Total floor area of all structures including upper stories, but not garages and carports: 6,500 sf

Total of area of the lot(s) minus building footprint and parking spaces: 1,609,133 sf

# 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:

- a. Answer ALL of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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:  $\pm$  1.5 acres  $\pm$  3%  
Moderate slopes of 10-30%:  $\pm$  7.0 acres  $\pm$  19%  
Steep slopes over 30%:  $\pm$  28.5 acres  $\pm$  78%
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: previous AC water tank & access road
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: Cave Landing Road

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system — (CESA No. 12)
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? ± 850 gpd
4. How many service connections will be required? one
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
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? — assume CESA No. 12 does  
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 \_\_\_\_\_ G.P.M.  
 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 field to any neighboring water wells? n/a feet
3. Will subsurface drainage result in the possibility of 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: n/a

1. Is this project to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
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: So. Co. Sanitary Co.
3. Where is the waste disposal storage in relation to buildings? garage
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: San Luis Coastal
2. Location of nearest police station: Pismo Beach - Belle Street
3. Location of nearest fire station: Pismo Beach - Shell Beach Rd.
4. Location of nearest public transit stop: Avila Beach
5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
 If yes, what is the distance? \_\_\_\_\_ feet/miles

**Historic and Archeological Information**

1. Please describe the historic use of the property:  
currently vacant - some cattle grazing previously
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: see Arche Report submittals
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. incl phase 2 also

**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, customers 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 if your site is: 1) Within the Agricultural land use category, or 2) 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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

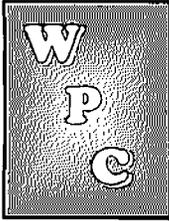
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No

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 - Coastal Permit

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



# **Watson Planning Consultants**

Post Office Box 385, Pismo Beach  
California 93448-0385 Tel: 805.704.8728

*Specializing in Land Use and Comprehensive Planning Services*

June 10, 2010

DEPARTMENT of PLANNING and BUILDING  
County of San Luis Obispo  
County Government Center  
San Luis Obispo, California 93408

**Re: APPLICANT's STATEMENT**

**for a Single Family Residence  
at Cave Landing Ranch**

**Cave Landing Road, "Pirates Cove"  
SAN LUIS BAY AREA PLAN, San Luis Obispo County, California**

## ***APPLICANT's STATEMENT***

### **Applicant's Objectives**

It is the applicant's objective to construct and permanently occupy a single family residence located on a parcel overlooking the Pirates Cove and San Luis Bay area of Avila Beach. The project is referred to by the applicant as "Cave Landing Ranch Residence".

### **Property Profile, Location and Surroundings**

The subject parcel is referenced as Lot 2 of Parcel Map COAL 96-036, and by Assessors Parcel Numbers 076-231-063 and -065. The property is a total of 37.06 acres in size.

The site is part of what has been commonly referred to as the "Ontario Ridge", "Cave Landing Ranch", "...coastal foothills encompassing the southerly slopes of Ontario Ridge", or "San Miguelito Partners" property.

The site is a vacant property that has episodically been used for limited agricultural use (cattle and horse grazing). To the applicant's knowledge, AG use of the site has not been active for the better part of the past 15 years. As a part of the past AG operations, however, a truck/service path was graded from Cave Landing Road to approximately the +338' msl elevation. At that elevation it

is reported that the AG operators graded a pad of approximately 6,150 sq ft (approx. 50' x 175') to serve both as a staging area for deliveries and pick-ups for the AG operation, as well as two (2) small water tanks that were constructed and maintained on the site for many years.

At the present time the site provides secondary vehicle access to the array of telecommunications facilities that exist along the Ontario Ridge ridgeline. This secondary access has also been informally used by persons walking along the ridgeline and parallel to the coastline in this vicinity.

Site improvements include perimeter site fencing, an entrance/exit gate at Cave Landing Road, informal pedestrian and vehicle paths, and the disturbed 6,100 sq ft site noted above at the +338' msl elevation. Currently, a water well testing operation is being conducted at the top of the property near the +615' msl elevation. This well testing operation was (previously) permitted by the County.

The physical setting of the Subject Property has recently been evaluated by a biological team retained by the Applicant. They characterized the site conditions as follows:

*"The property is currently undeveloped. The majority of the property supports dense stands of non-native annual grassland and weedy species (ruderal). The upper portion of the parcel reaches the ridgeline (highest points +615' msl) and drops down to the northeast (lowest point +170' msl). This portion of the parcel supports coastal scrub and coast live oak woodlands. A flat swale carries sheetflow off the property. Possible development areas are located in the non-native grassland/ruderal area near Cave Landing Road. No sensitive plant or wildlife species were observed on the property. Mitigation measures are offered in order to avoid potential impacts nesting birds. The proposed development would permanently remove non-native grassland and ruderal vegetation". (Terra Verde Environmental Consulting; 2010)*

## Proposed Improvements

The residence would include a 5,500 sq ft main house in two levels, with a 1,000 sq ft secondary unit located above a garage/workshop for the residence.

A driveway from Cave Landing Road to the residence would be constructed, along with attendant storm drainage systems, water delivery, storage and distribution systems, a septic wastewater disposal system, and underground wire utility extensions. The applicant's would retain the perimeter fencing and entry gate, but would upgrade these facilities to modern standards.

Exterior use areas for the residence would include attached courtyards, patios and balconies, hardscape and landscape areas.

## Sensitivity to Site Design Issues

The property is a visually prominent site, located along the coast above Pirates Cove recreational beach. As such, the Design Team has taken great measure in inventorying site constraints and looking to balance construction of a single family residence with respect for natural landforms, visual considerations and a host of detailed physical limitations.

Considerations include:

- *Siting of the residence on the previously disturbed water tank cut pad;*
- *Use of the existing AG and Utility access roads for the residential driveway;*
- *Maintain setbacks from seismically sensitive portions of the site;*
- *Avoid buildings within cultural-historical site areas;*
- *Balancing cut and fill excavations;*
- *Maintain historic patterns of storm water runoff and discharge;*
- *Enhance fire protection through wildland fuel management techniques;*
- *Use of native, drought tolerant and fire resistive vegetation; and,*
- *Respect landforms by allowing the roof lines and buildings placement to follow the flow and variations of the natural contours and topographic features.*

## Locations of Trees on the Subject Property

There are no trees or significant shrubs located within the developable portions of the subject site.

## Potentially Hazardous Areas

As suggested above, extensive geologic investigations for the site have been performed. These include detailed review of landslide, slope stability and seismic considerations that have been integrated into the proposed site and residential building design. These issues are detailed in the studies identified at the conclusion of this Statement.

Storm water runoff and its effect on off-site landslide considerations is incorporated into the proposed project. The Pirates Cove area has an identified history of land slippage and landslide issues. A significant landslide complex has been identified along Parcels 3 and 5 of the subject subdivision. These considerations have been evaluated over the years by the County, most recently under applications that created the present 5 lot subdivision under PM COAL 93-036, recorded in 1996. A lot line adjustment in 2006, the recent acquisition of Parcel 3, and a requirement that Parcel 5 be dedicated to the County for parks and recreation uses are additional background concerning the improvement and use of these sites. Parcel 2 storm water is collected and diverted away from the Parcel 3-5 landslide complex, via historical runoff patterns to the ocean through Parcel 4.

## Exceptions To County Development Regulations

No exceptions to land use or ordinance standards are anticipated at this time under our referenced design.

## Applications Submitted

Anticipated applications include:

- Minor Use Permit / Coastal Development Permit
  - For primary residence and secondary unit
  - Initial environmental study
  - Pre-application meeting
  - PW, Cal Fire, Health Division, Coastal review ad-ons

## Environmental and Engineering Studies Submitted

- February 24, 1999    "**Percolation Testing, Four Lot Subdivision**" for Cave Landing Road by GeoSolutions, Inc
- July 25, 2001    Follow-up Letter Concerning "**Percolation Testing, Four Lot Subdivision; Septic System Review and Preliminary Recommendations**" for Cave Landing Road, Pirates Cove Area, Proposed Parcels 1-4, Avila Beach Area, SLO County, CA, by GeoSolutions, Inc
- February 5, 2003    "**Results of Phase 2 Archaeological Subsurface Testing at SLO-47, Lots 1-4, Whale's Cave Development Project, SLO County, CA**" by R.O. Gibson and J.A. Parsons, Gibson's Archaeological Consulting
- November 26, 2003    "**Slope Stability Investigation**" – Pirates Cove Development – Proposed 4 Lot Residential Subdivision, SLO County, CA, by Cotton, Shires & Associates
- November 6, 2009    Letter from Terra Verde Environmental Consulting "**Summarizing Biological Concerns**" for Parcel 2 - Cave Landing Road
- April 26, 2010    "**Biological Resources Assessment**" San Miguelito Property – Parcel 2, Cave Landing Road, Near Avila Beach, California by Terra Verde Environmental Consulting, LLC
- May, 2010    "**Preliminary Hydrologic and Hydraulic Analysis**"; Cannon Associates
- June, 2010    "**Engineering Geologic Review**"; Geosinsite, Inc.

## Project Consulting Team

The following firms and individuals have been involved in the planning for this residence:

### **Architecture**

LGA of Pismo Beach  
Leonard Grant, AIA

### **Civil and Structural Engineering**

Cannon Associates  
Ed Collins, Susan Roberts, Todd Smith

### **Landscape Architecture**

JGS Designs  
Jeffrey Gordon Smith

### **Biology**

Terra Verde Environmental Consulting  
Brooke Langle

### **Archaeology**

Gibson's Archaeology Consulting  
Robert Gibson, JA Parsons

### **Planning**

Watson Planning Consultants  
David Watson, AICP

### **Engineering Geology Services**

Geosite, Inc.  
Bill Cole

### **Soils Engineers**

EarthSystems Pacific  
Dennis Shallenberger, Rick Gorman

### **Septic Systems Engineers**

GeoSolutions  
Richard Pfof

### **Engineering Geology**

Seismic-Slope Stability Investigation  
Cotton Shires & Associates

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WWW.LEONARDGRANT.COM

**PROJECT STANDARDS:**

**PROPERTY OWNER:**  
San Miguel Partners  
110 Newport Center Drive, Suite 200  
Newport Beach, CA 92660

**APPLICANT:**  
Robert and Judy McCarty  
1800 9th Street  
Bakersfield, CA 93301

**APPLICANT REPRESENTATIVE:**  
Dave Watson  
805.773.0819

**PROJECT ADDRESS:**  
1616 Cave Landing Road  
Avala Beach, CA

**LEGAL DESCRIPTION:**  
Parcel 2, Parcel Map COAL 96-036

**ASSESSOR PARCEL NUMBER:**  
076-231-063 and -065

**LOT SIZE:**  
37.06 ACRES, 1,614,333.6 SF

**LAND USE & ZONING DESIGNATION:**  
Land Use Residential Rural, Z0 - 40 Acres/D.U.  
Zoning Rural Residential  
Planning Area - San Luis Bay Coastal  
Community: Avala Beach

**BUILDING SETBACKS**

Allowable Front	25 FT	Proposed	564 FT
Allowable Sides	25 FT	Proposed	East 141 FT
Allowable Rear	30 FT	Proposed	West 239 FT
			1445 FT

**BUILDING AREAS - GROSS**

Residence	1,300 SF
Basement	4,200 SF
Main Level	5,500 SF
<b>Total:</b>	<b>11,000 SF</b>

Barn	1,000 SF
Garage	1,000 SF
Secondary Dwelling	1,000 SF

**SITE COVERAGE:**

40% of Lot Size	4,400 SF
Allowable	645,733.44 SF
Proposed	5,200 SF

**BUILDING HEIGHT**

Allowable Building Height	35 FT
Proposed Barn	33 FT
Proposed Residence	21.5 FT

**GREEN**

**LANDSCAPING:**  
Native plants with low water needs;  
Long term re-vegetation  
Edible Garden  
High efficiency irrigation system

**SITE PLANNING:**

Build on previously disturbed section of the site  
East-West axis to optimize solar gain  
Compose home along natural terrain  
Vastly compatible with habitat  
Minimize site impacts, balance cut & fill  
Bio-swales

**CONSTRUCTION:**

Mass floors and walls  
Modular Building components -  
S. I. P. S. Paneling or On-site Fabrication  
Daylight harvesting with clerestory windows, light shelves, skylights  
and reflective surfaces

**MECHANICAL/ELECTRICAL/PLUMBING**

Consider drainage cistern/rain water harvesting  
Passive heating and cooling ventilation techniques  
Solar collectors for energy and water heating

**FINISHES/COLORS/TEXTURES:**

Reclaimed wood  
Choose Environmentally Preferable Products  
Interior building materials, paints and sealants  
Specify materials to optimize indoor air quality  
Sympathetic colors and textures to blend with the site

**CONSULTANTS:**

Architecture  
LGA Architecture Inc.  
Leonard Grant, AIA  
Pj 805.773.7113

Civil and Structural Engineering  
Cannon Associates  
Ed Collins, Susan Roberts, Todd Smith  
Pj 805.781.8430

Landscape Architecture  
JCS Designs  
Jeffrey Gordon Smith  
Pj 805.825.2118

Biology  
Terra Verde Environmental Consulting  
Brooke Lange  
Pj 805.896.5479

Archaeology  
Gibson's Archaeology Consulting  
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Pj 805.238.5411

Planning  
Watson Planning Consultants  
David Watson, AICP  
Pj 805.773.0819

Engineering Geological  
Geohisto, Inc.  
Bill Cole  
Pj 408.839.5404

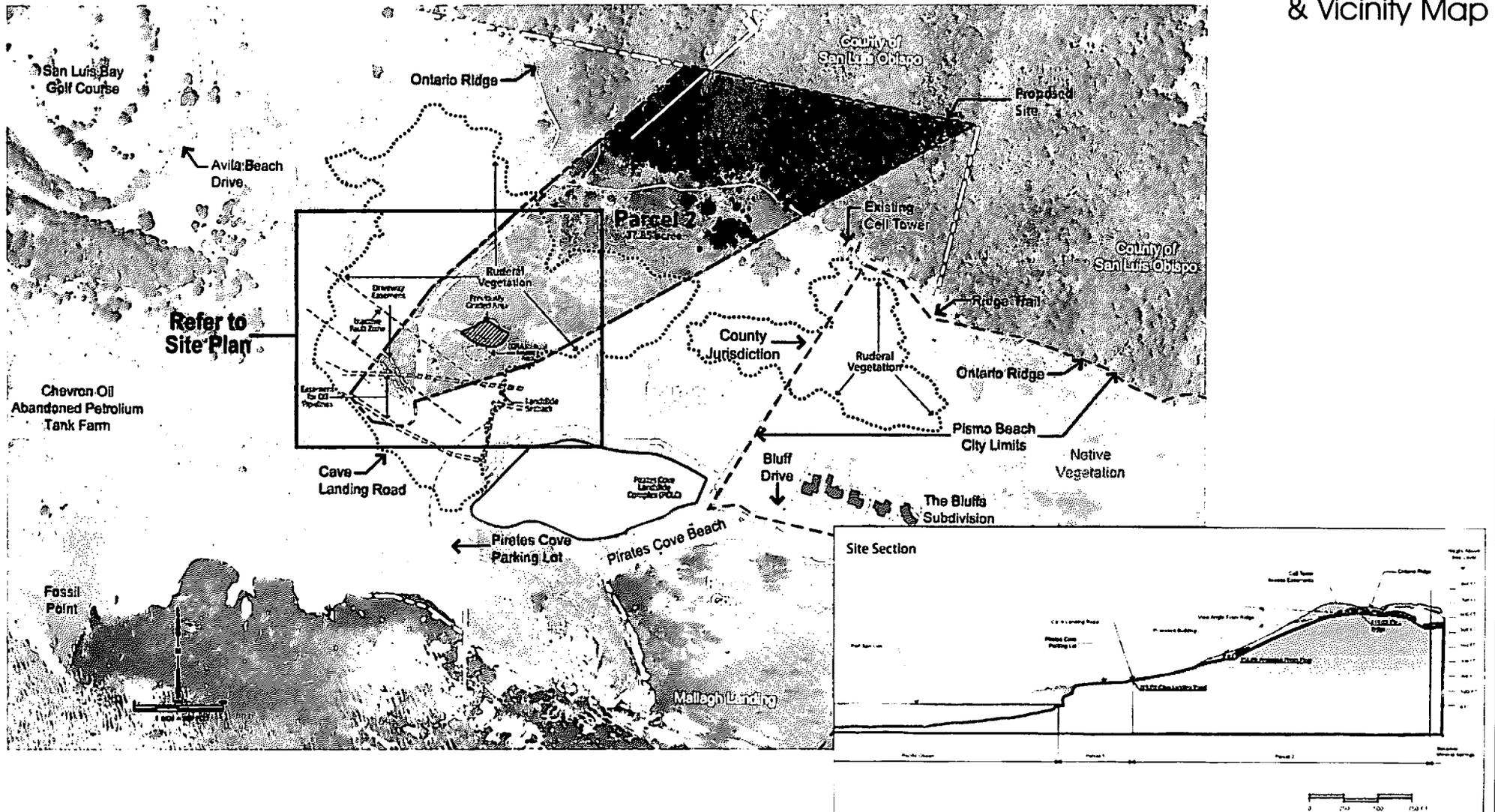
Soils Engineers  
EarthSystems Pacific  
Dennis Sheldenberger, Rick Gorman  
Pj 805.544.3276

Septic Systems Engineers  
Geosystems  
Richard Pfohl  
Pj 805.543.8539

LEONARD GRANT, ARCHITECT

# Cave Landing Ranch

## Site Analysis Map & Vicinity Map



LEONARD GRANT, ARCHITECT

P1

June 9, 2010





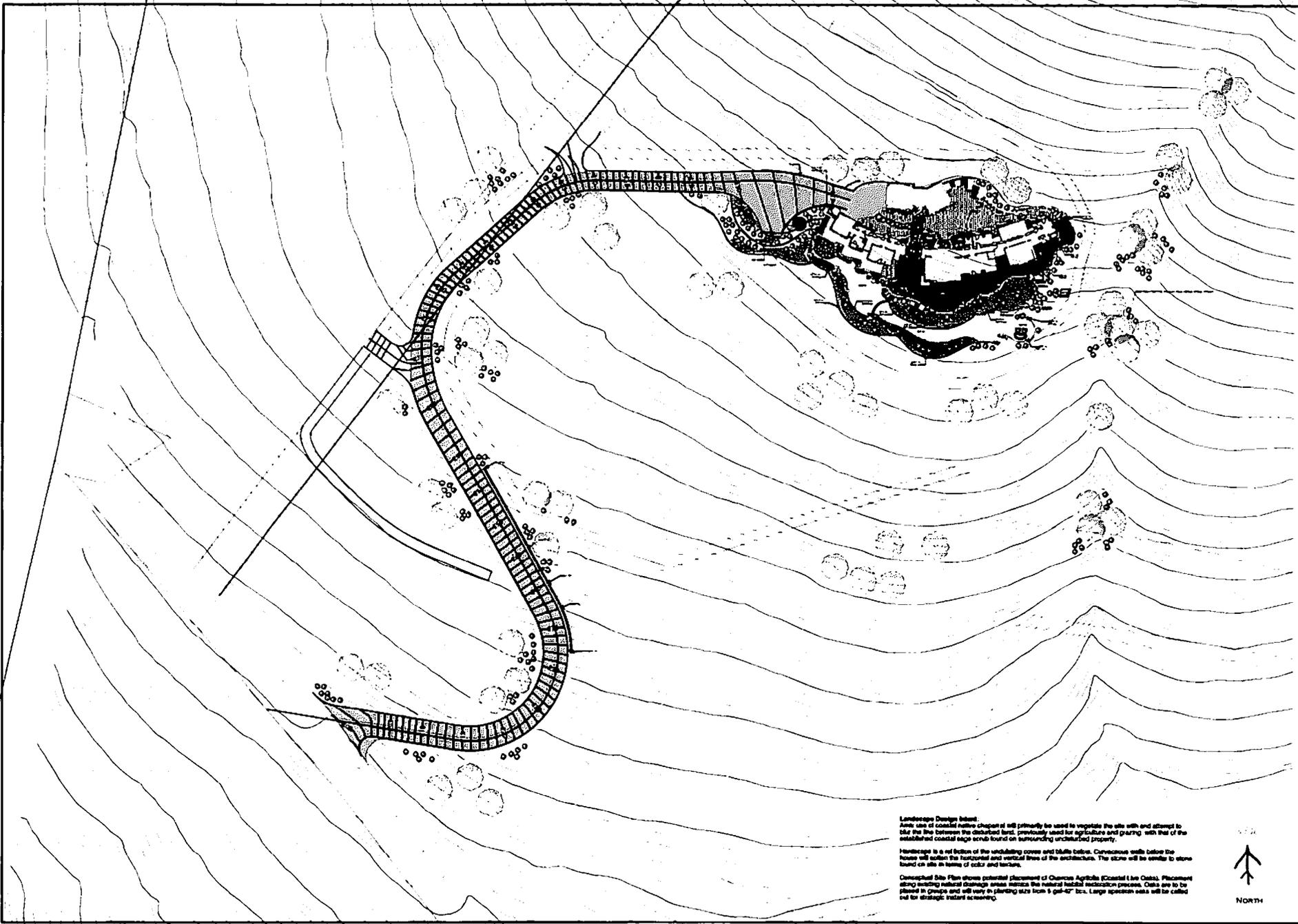
JEFFREY GORDON SMITH  
 LANDSCAPE ARCHITECTS  
 1000 15th Street, Suite 100  
 San Francisco, CA 94103  
 Tel: 415.774.8888  
 Fax: 415.774.8889  
 www.jgsa.com

CONCEPTUAL LANDSCAPE PLAN: HOUSE

CAVE LANDING RANCH

SHEET L-1  
 SCALE 1/8"=1'-0"  
 DATE 4/20/10





1. All work shall be in accordance with the City of San Diego's Department of Public Works, Engineering Division, Standard Specifications for Construction of Public Works, 2008 Edition, and the City of San Diego's Department of Public Works, Engineering Division, Standard Specifications for Construction of Public Works, 2008 Edition, as amended.

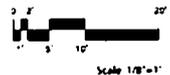
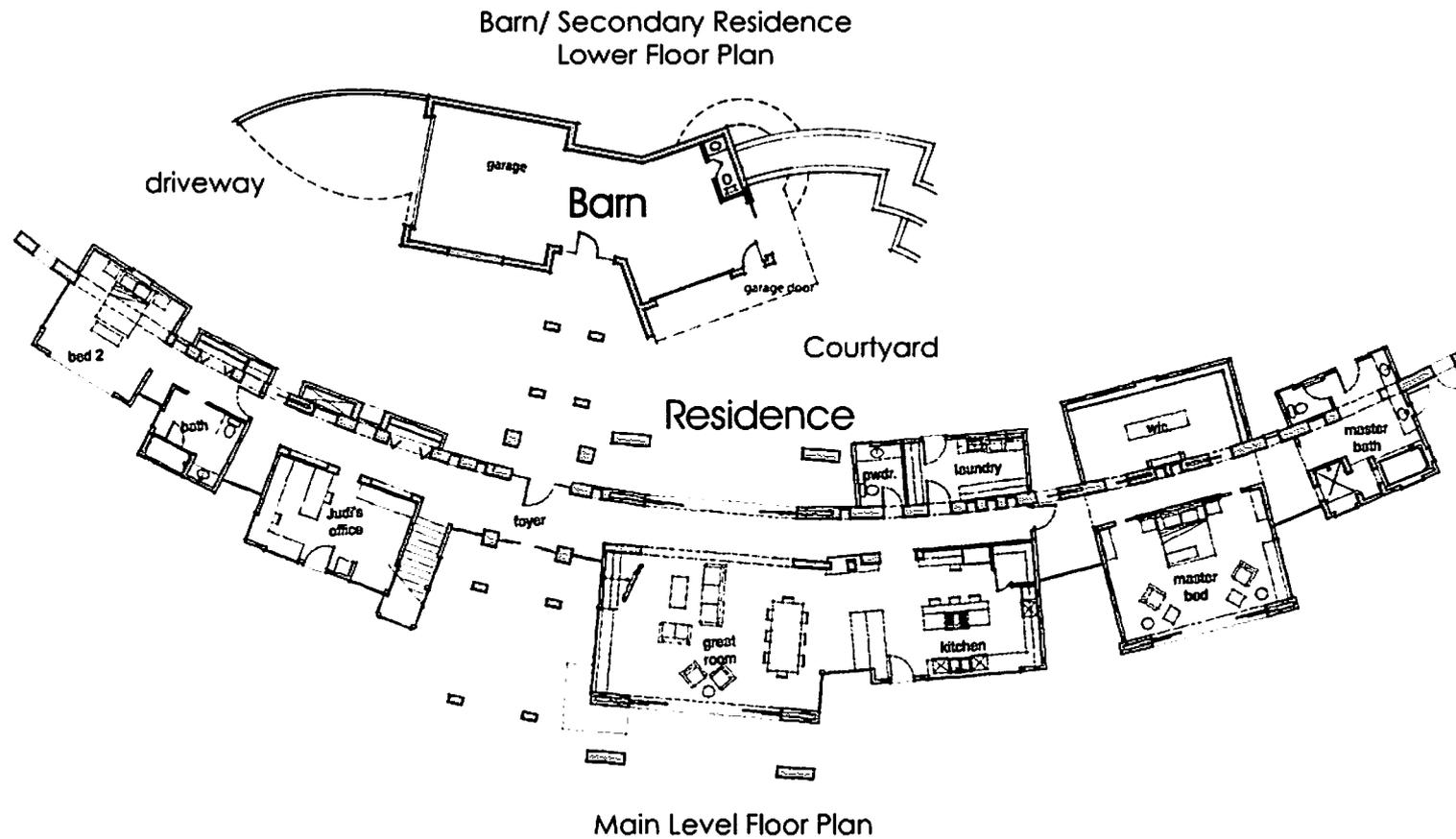
CONCEPTUAL SITE PLAN

CAVE LANDING RANCH

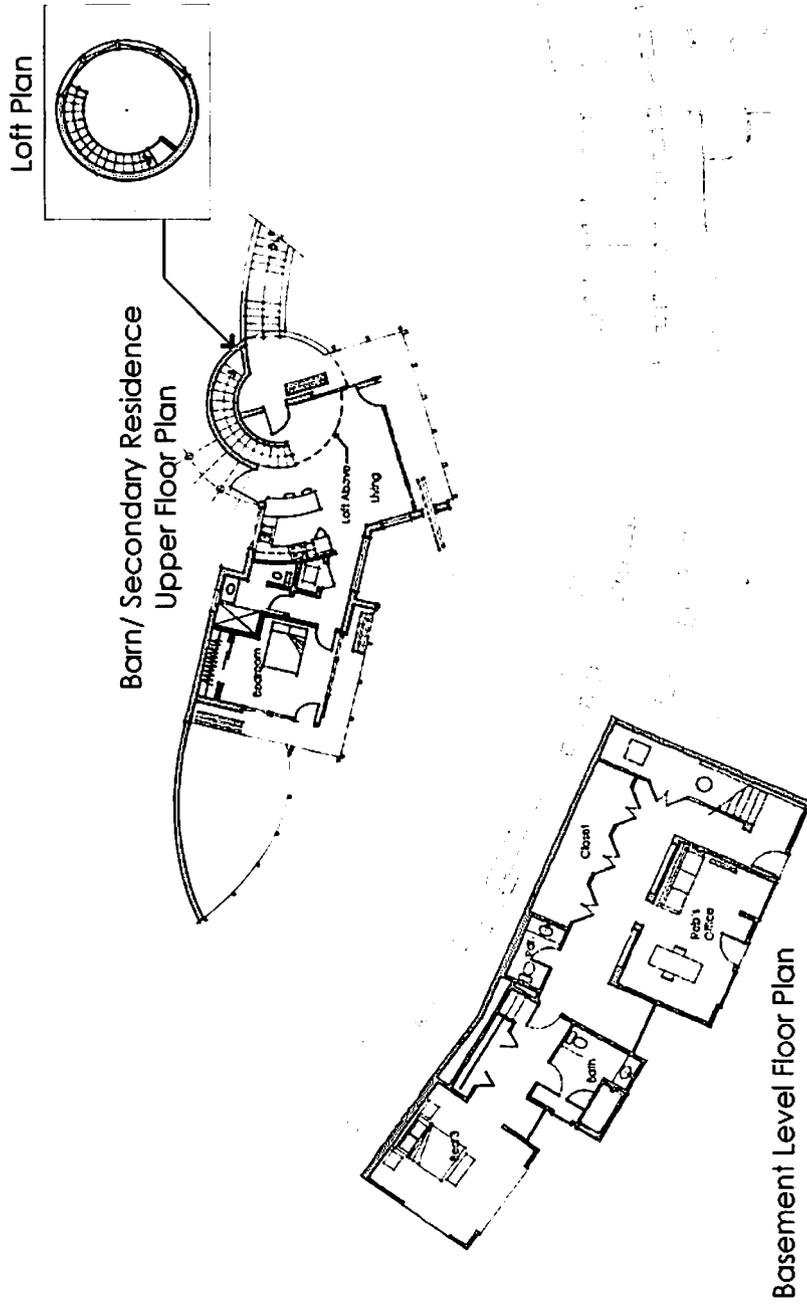
SHEET: L-2  
 SCALE: 1/8"=1'-0"  
 DATE: 4/20/10

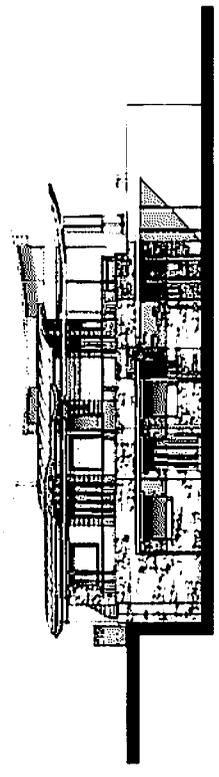
**Landscape Design Intent:**  
 Aesthetics: Use of coastal native chaparral will primarily be used to vegetate the site with and attempt to blur the line between the disturbed forest, previously used for agriculture and grazing, with that of the established coastal sage scrub found on surrounding undeveloped property.  
 Hardscape: In a mid section of the undulating curves and hills below. Curvaceous walls below the houses will soften the horizontal and vertical lines of the architecture. The stone will be similar to stone found on site in terms of color and texture.  
 Conceptual Site Plan shows potential placement of *Chamaecyparis (Coastal Live Oaks)*. Placement along existing natural drainage areas mimics the natural habitat restoration process. Oaks are to be placed in groups and will vary in planting sizes from 5 gal-12" bcs. Large specimen oaks will be called out for strategic natural screening.



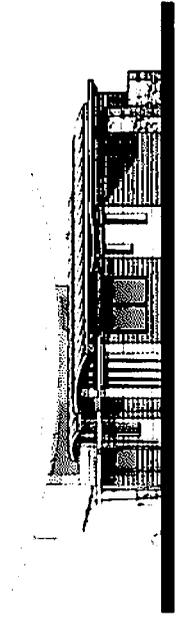


LEONARD GRANT, ARCHITECT  
1100 N. 10TH ST. SUITE 100  
DENVER, CO 80202

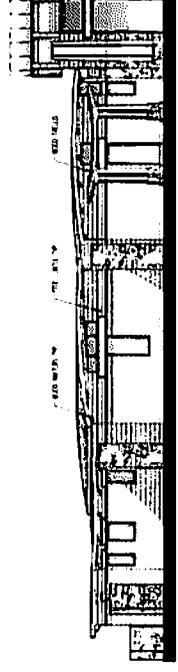




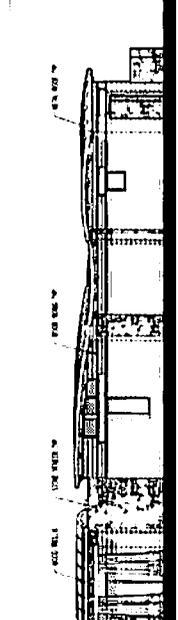
West Elevation



East Elevation



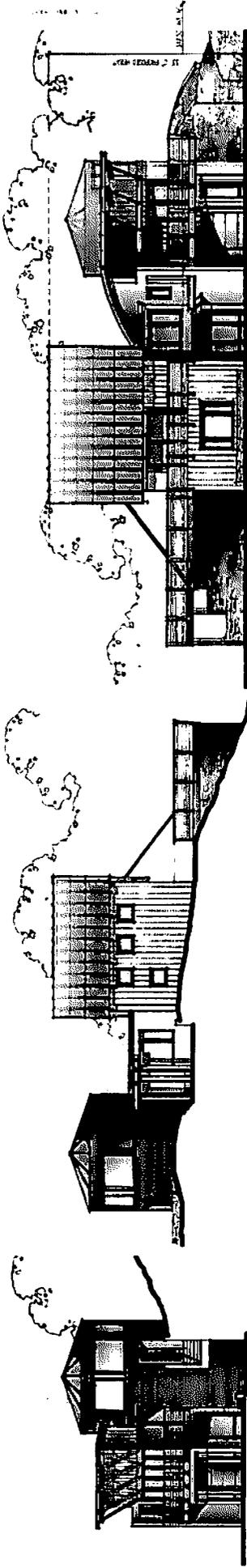
North Elevation



South Elevation



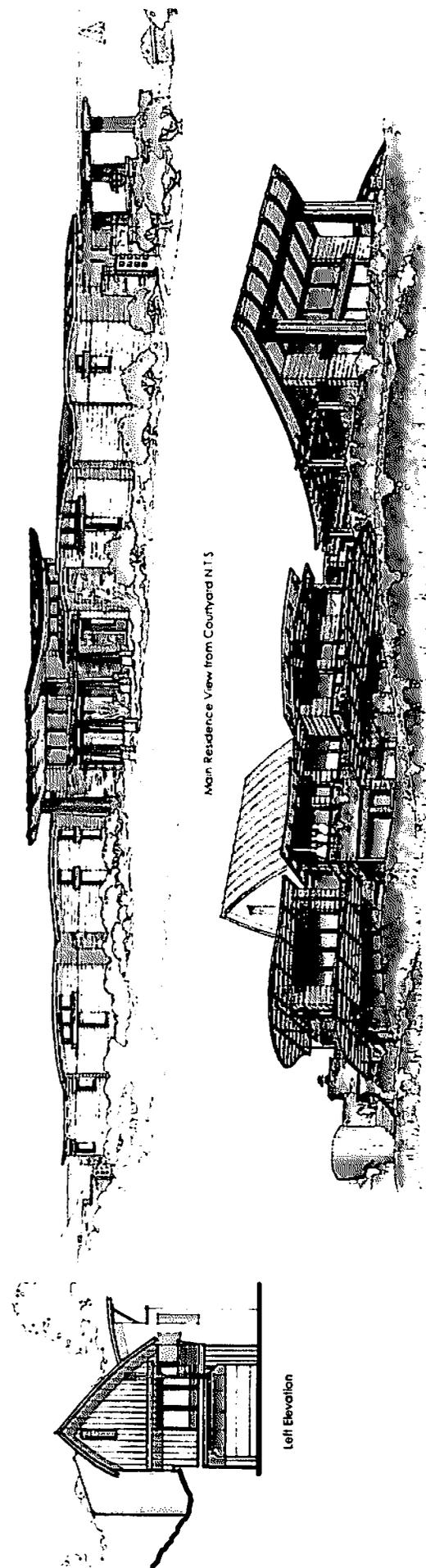
LEONARD GRANT, ARCHITECT



Right Elevation

Rear Elevation

Barn from Courtyard



Left Elevation

Main Residence View from Courtyard N.T.S.

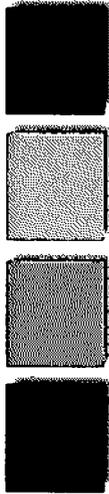
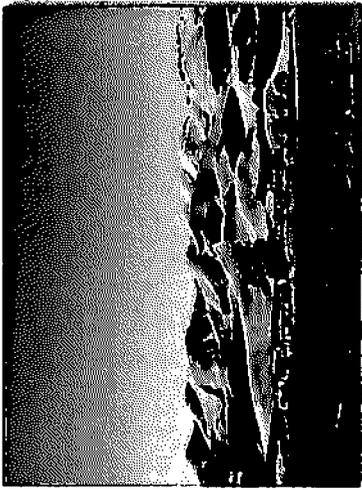
Main Residence View from Gate N.T.S.



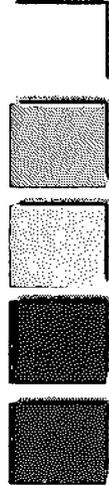
LEONARD GRANT, ARCHITECT

# Cave Landing | ranch

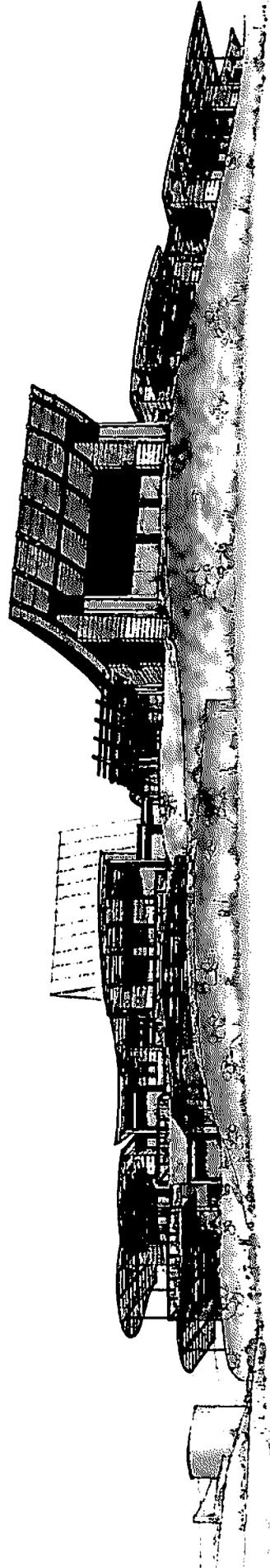
# Colors and Materials



(Case Study of Talley Vineyards in Arroyo Grande, CA)



Colors extracted from the project site



Main Residence View from Parking Lot NTs

# Cave Landing|ranch

View 1 From Entry Gate at Parcel 1 N.T.S.

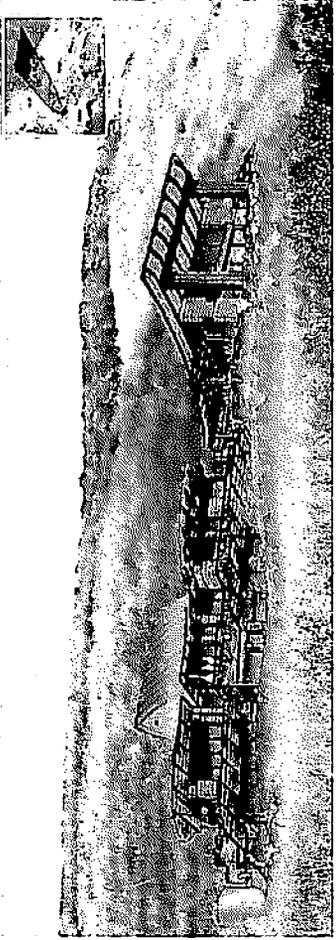


View 1 - Looking East From Cave Landing Road N.T.S.



# Views From Parcels 1, 2, and 3

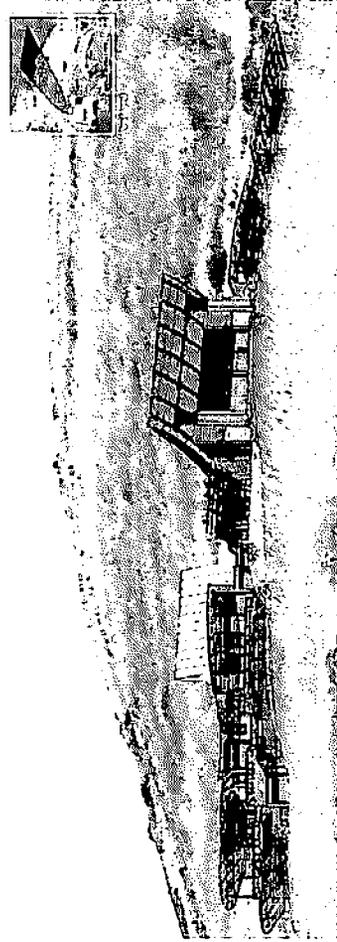
View 2 From Entry Gate at Parcel 2 N.T.S.



View 2 - Looking East from Cave Landing Road N.T.S.



View 3 From Parking Lot at Parcel 3 N.T.S.



View 3 N.T.S.





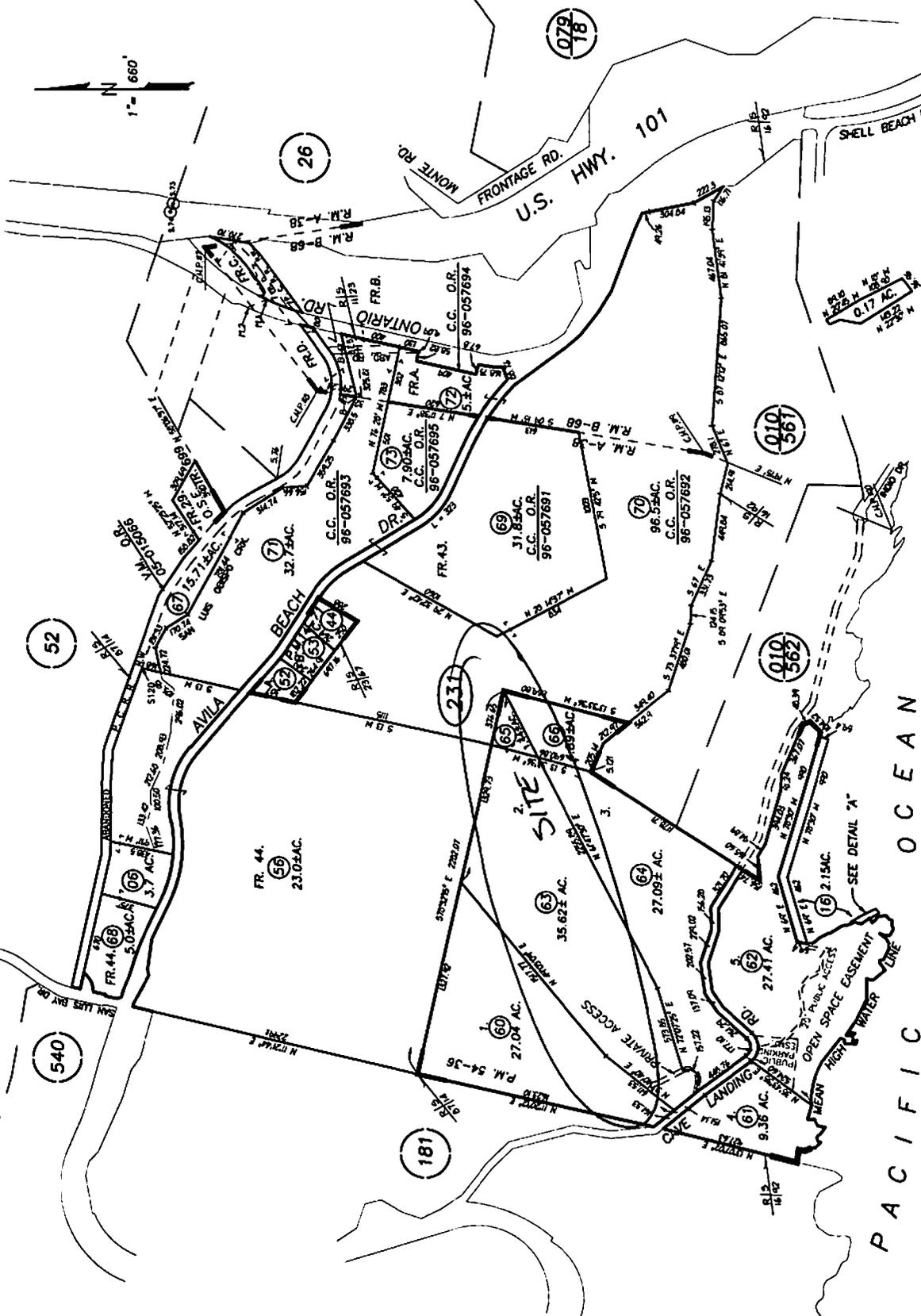








076-231



TRACT 699, R.M. Bk. 10, Pg. 12.  
 W. L. BEEBEE TRACT PTN., R.M. Bk. B, Pg. 68.  
 RANCHO SAN MIGUELITO, R.M. Bk. A, Pg. 38.

ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 076 PAGE 231

REVISIONS	DATE
1	12-09-03
2	08-16-05
3	08-23-06
4	11-13-07

THIS MAP IS PREPARED FOR  
 9-31-99 ASSESSMENT PURPOSES ONLY.

330' 0 660' 1320'





# Parcel Summary Report For Parcel # 076-231-063

6/18/2010  
12:59:45PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

OWN    SAN MIGUELITO PARTNERS A CA LTD PTP  
110 NEWPORT CTR DR #200 NEWPORT BEACH CA 92660-

### Address Information

Status                      Address  
P                              00000 NEEDS ROAD NAME AVLB

### Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
076231	063	0001	Avila Beach	San Luis Bay	SRA	GS	CAZ	N		
COAL96-	036	0002	Avila Beach	San Luis Bay	RR	AS	LCP	Y		D920068P

### Parcel Information

Status    Description  
Active    PM 54-36 PTN PAR 2

### Notes

### Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
COUNTY-ZONE NO. 03 FLOOD CONTROL  
SAN LUIS PORT & HARBOR  
NO. 03 ROAD-CO/SUPVR  
AREA NO. 12 COUNTY SERVICE  
AREA NO. 21 COUNTY SERVICE



# Parcel Summary Report For Parcel # 076-231-063

6/18/2010  
12:59:45PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

**Case Status:**

DRC2009-00095 REC Primary Parcel

**Description:**

CONSTRUCT NEW SFD 5500 SQ FT AND SECONDARY RESIDENCE OF 1000 SQ FT

G830008T WIT Primary Parcel

**Description:**

LU MODIFY USE ALLOW RV PARK/ REST/FACIL

PRE2009-00048 REC Primary Parcel

**Description:**

D990389P APP Related Parcel

**Description:**

WELL SITE TO SERVE 4 PARCELS

DRC2008-00056 APV Related Parcel

**Description:**

COMMUNICATIONS FACILITY CONSISTING OF FOUR PANEL ANTENNAS ON 12 FT POLES AND TWO ANTENNAS ON PRE-APPROVED MONOPOLE.

DTM2006-00010 REC Related Parcel

**Description:**

CONFORMITY REPORT FOR DETERMINATION OF GP CONSISTENCY OF PUBLIC OWNERSHIP

G000022M ISP Related Parcel

**Description:**

EXTEND URBAN SERVICES LINE OF AVILA CSD

G960009F REC Related Parcel

**Description:**

LAFCO REFERRAL ANNEXATION REQUEST

G970019F WIT Related Parcel

**Description:**

LAFCO REF.-REVISE PISMO SPHERE OF INFLNC

S770008C RDD Related Parcel

**Description:**

PROP 6 CERT OF COMP

S960012L RDD Related Parcel

**Description:**

5 PARCEL ADJUSTMENT