SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/9/2013

TO: _____

FROM: Airlin Singewald, Development Review

PROJECT DESCRIPTION: DRC2012-00052 CAMBRIA PINES APARTMENTS/ PSHH- Conditional Use Permit for a 40 unit apartment complex located off Schoolhouse Lane in Cambria on 2.46 acres. APN: 013-151-034

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

CONDITIONAL USE PERMIT/
40 UNIT APARTMENT COMPLEX

NC/ CAMB
AS GS LCP RMF TH

File No _____

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name PEOPLES' SELF HELP HOUSING Daytime Phone 441-9749
Mailing Address 3533 EMPLEO, SLO, CA. Zip Code 93401
Email Address:

☐ Applicant Name PEOPLES' SELF HELP HOUSING Daytime Phone 441-9749
Mailing Address 3533 EMPLEO, SLO, CA. Zip Code 93401
Email Address:

☐ Agent Name CRSA ARCHITECTURE/CRAIG SMITH Daytime Phone 544-3380
Mailing Address 890 MONTEREY ST., SLO, CA. Zip Code 93401
Email Address:

PROPERTY INFORMATION

Total Size of Site: 2.46 AC Assessor Parcel Number(s): 013-151-034
Legal Description:
Address of the project (if known):
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: NORTH HWY 1, EAST SIDE, OFF SCHOOL-HOUSE LANE, ACROSS THE STREET FROM THE SCHOOL
Describe current uses, existing structures, and other improvements and vegetation on the property:
VACANT 2845 School House

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 40 APARTMENT UNITS CONSISTING OF 2 & 3 BEDROOM UNITS BETWEEN 850 - 1150 SF W/ A COMMUNITY SERVICES BUILDING OF 2,750 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 _____ Date 20 DEC 2012

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): _____

Describe existing and future access to the proposed project site: BOTH EXISTING & FUTURE ACCESS WILL BE OFF SCHOOLHOUSE LANE

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? ±2 AC.

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: RESID. (SFR) South: APARTMENTS
East: ROAD W/SCHOOL ACCESS West: OPEN SPACE

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____% Other (specify) _____
Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: _____ Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____

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

Fire Agency: List the agency responsible for fire protection: CAMBRIA FIRE DEPT.

For commercial/industrial projects answer the following:
Total outdoor use area: 2500 - 40,000 SF ☒ sq. feet ☐ acres
Total floor area of all structures including upper stories: 2750 sq. feet (COMMUNITY BLDG.)

For residential projects, answer the following:
Number of residential units: 40 Number of bedrooms per unit: 2 & 3
Total floor area of all structures including upper stories, but not garages and carports: 40,000 SF
Total of area of the lot(s) minus building footprint and parking spaces: _____

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: 2.1 acres
   Moderate slopes of 10-30%: .36 acres
   Steep slopes over 30%: Ø 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: OFF SCHOOLHOUSE DR.

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 LAUNDRY SERVICES IN COMMUNITY BLDG.
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 10,000 GAL
4. How many service connections will be required? 40
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? NA
   ☐ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? NA

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. NA
   ☐ 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: NA

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? NA _____ 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:

1. Is this project to be connected to an existing sewer line? ☒ Yes ☐ No
   Distance to nearest sewer line: 40 FT. Location of connection: IN ADJ. ROAD
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: CCSD
3. Where is the waste disposal storage in relation to buildings? _____
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: CAMBRIA
2. Location of nearest police station: _____
3. Location of nearest fire station: D.T. CAMBRIA
4. Location of nearest public transit stop: @ BURTON
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:
   VACANT/OPEN SPACE
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 NA

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): PROPERTY IS ADJACENT TO 3.51 AC. OF DEDICATED OPEN SPACE & WILL HAVE COMM./OUTDOOR REC. AREA
2. Will the development occur in phases? ☒ Yes ☐ No
   If yes describe: PH I: 24 UNITS, PH II: 16 UNITS (DEPENDS ON WILL-SERVE AVAIL.)
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 *: COOL ROOF; +17.5% ABV T.24; CAL GREEN DESIGN/DRAIN. FACILITIES

   *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: PERVIOUS PAVING, BIO-SWALE SITE DRAINAGE COLLECTION.

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): CUP (COUNTY OF SLO), CCSD WILL SERVE (DEMAND LTRS), CAL FIRE, BLDG. PERMIT (COUNTY OF SLO) & P.W. (COUNTY OF SLO)
   (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.)

CAMBRIA PINES

PEOPLES' SELF-HELP HOUSING

CAMBRIA, CALIFORNIA

SHEET INDEX

T-1.0 TITLE SHEET

SITE

C-0.0 OVERALL SITE PLAN

L-1.0 LANDSCAPE PLAN

CIVIL-EDA DESIGN PROFESSIONALS

X-X.X PRELIMINARY GRADING PLAN

X-X.X PRELIMINARY UTILITY PLAN

ARCHITECTURAL

A-1.0 OVERALL FLOOR PLAN

A-9.0 EXTERIOR ELEVATIONS

A-9.1 EXTERIOR ELEVATIONS

TOTAL: 08 SHEETS

PROJECT STATISTICS

SITE SUMMARY

LOCATION:	PARCEL 3 CAMBRIA, CA COUNTY OF SAN LUIS OBISPO STATE OF CALIFORNIA
ZONE:	SLOR/PD
LEGAL DESCRIPTION:	PARCEL 3: A PORTION OF LOT 4 OF THE RANCHO SANTA ROSA IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO AMBIG MADE BY H.C. WARD IN 1873 AND FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN:	013-151-034
SITE AREA:	2.46 ACRES
MAX. LOT COVERAGE:	40% MAXIMUM LOT COVERAGE BASED ON LOT GROSS AREA
ACTUAL BLDG. COVERAGE:	00% FOOTPRINT COVERAGE (FOOTPRINT AREA=0,000 SQ.FT.)
ACTUAL LANDSCAPE COVERAGE:	0,000 SQ.FT. 00% LANDSCAPE COVERAGE
ACTUAL HARDSCAPE COVERAGE:	00% HARDSCAPE COVERAGE

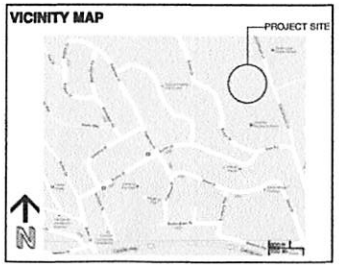
BUILDING SUMMARY

USE:	MULTI-FAMILY RESIDENCE
OCCUPANCY:	R-3
CONSTRUCTION:	TYPE V-N, SPRINKLERED
NUMBER OF STORIES:	THREE
BUILDING AREA:	FIRST SLOOR 0,000.00 SQ. FT. SECOND FLOOR 000.00 SQ. FT. **TOTAL CONDITIONED SPACE:** 0,000.00 SQ. FT. ATTACHED 2-CAR GARAGE: 000.00 SQ. FT.
HEIGHT RESTRICTION:	00'0"
BUILDING HEIGHT CALCULATION:	HIGHEST N.G. + LOWEST N.G. / 2 = AVERAGE GRADE 00.00' 000.00 + 00.00 / 2 = 00.00 + 00.00' = 000.00
MAXIMUM BUILDING HEIGHT:	000.00'
ACTUAL HEIGHT:	25.50' TO TOP OF ROOF SHTG. (00.00' + 00.00' = THE NEXTOR C.K.

PROJECT DESCRIPTION

NEW 40 UNIT, MULTI-FAMILY, AFFORDABLE HOUSING APARTMENT COMPLEX, MADE UP OF A COMBINATION OF 2 AND 3 BEDROOM UNITS. TO INCLUDE A COMMUNITY CENTER AND LAUNDRY FACILITIES.

VICINITY MAP



AGENCIES & UTILITIES

COUNTY BUILDING
COUNTY GOVERNMENT CENTER
SAN LUIS OBISPO, CA 93401
805-781-5602

COUNTY PLANNING
COUNTY GOVERNMENT CENTER
SAN LUIS OBISPO, CA 93401
805-781-5600

COUNTY GENERAL SERVICES
COUNTY GOV'T CENTER
SAN LUIS OBISPO, CA
805-781-5208

COUNTY PUBLIC WORKS
COUNTY GOV'T CENTER
SAN LUIS OBISPO, CA
805-781-5252

COUNTY SHERIFF'S DEPT.
1526 KANSAS AVE
SAN LUIS OBISPO, CA
805-781-4550

UNDERGROUND SERVICES
1-800-642-2444

PG & E
406 HIGUERA STREET
SAN LUIS OBISPO, CA
805-546-5210

COUNTY HEALTH
P.O. BOX 1486, SLO
805-781-5500

CDF / SLO COUNTY FIRE
635 N. SANTA ROSA ST
SAN LUIS OBISPO, CA
805-543-4244

CHARTER COMMUNICATIONS
270 BRIDGE STREET
SAN LUIS OBISPO, CA
805-544-2088

PROJECT DIRECTORY

ARCHITECT
CRSA ARCHITECTURE
990 MONTEREY STREET, SUITE A
SAN LUIS OBISPO, CA 93401
CONTACT:
PH: 805-544-3280
FAX: 805-544-8625

CIVIL ENGINEER
EDA
1998 SANTA BARBARA ST
SAN LUIS OBISPO, CA 93401
CONTACT:

LANDSCAPE DESIGN
ROB FOWLER
313 W. HALEY ST. SUITE 202
SANTA BARBARA, CA 93101
CONTACT:
PH: 805-730-7555

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C R S A
ARCHITECTURE
Craig S. Smith, AIA, Architect, C-13931
990 Monterey Street, Suite A, San Luis Obispo, CA 93401 805-544-3280

MEMBER

These drawings are the property of CRSA Architecture and as the design are not to be used in any way without the express permission of CRSA Architecture.

LICENSED ARCHITECT
No. C13931
Exp. 11-30-13
STATE OF CALIFORNIA

CAMBRIA PINES
SCHOOL HOUSE LANE
CAMBRIA, CA
APN 013-151-034

PEOPLE'S SELF-HELP HOUSING
LOT BILL LOAGER
PROJECT MANAGER
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

TITLE SHEET

20 DEC 2012

01224

T-1.0

CONCEPTUAL LAND PLAN

1st Release Date: DEC. 21, 2012

CAMBRIA PINES

SCHOOLHOUSE ROAD ~ CAMBRIA, CALIFORNIA

PEOPLE'S SELF-HELP HOUSING ~ APARTMENT PROJECT

1ST SUBMITTAL

1st Release Date: DEC. 21, 2012

C R S A ARCHITECTURE

Peoples' Self-Help Housing

1111 Empleo Street
San Luis Obispo
California
93401

Robert Andrew Fowler
LANDSCAPE ARCHITECT

SITE STATISTICS ~ INFORMATION

40 - UNITS - 1st Submittal

1 - Community Center (≈2,865 to 3,500 SF)
6 - Triple - Type (18)
11 - Double - Type (22)

80 - Covered Parking Spaces
15 - Uncovered Parking Spaces
2 - Handicapped Parking Spaces

Driveway Paving (≈20,850 SF)
Wood / Trex Decking (≈2,500 SF)
Walkway Hardscape / Patio (≈5,500 SF)
Drought Tolerant Ornamental Landscaping (≈8,750 SF)
Drought Tolerant Offsite Landscaping (≈3,300 SF)
Native Container Landscaping (≈5,500 SF)
Native Hydroseeded Landscaping (≈28,000 SF)

PLANTING ~ IRRIGATION ~ LIGHTING NOTES

PLANTING
UPON COMPLETION AND APPROVAL OF THE PRELIMINARY LANDSCAPE PLAN, A FINAL PLANTING PLAN CONSTRUCTION DOCUMENT WILL BE PREPARED INDICATING PROPOSED PLANT QUANTITIES & SIZES. THE FINAL PLANTING DESIGN AS ELUDED TO IN THIS PLAN WILL INCORPORATE NATIVE & DROUGHT TOLERANT PLANTINGS AS PER STATE OF CALIFORNIA WATER CONSERVATION MANDATE - AB #1881.

IRRIGATION
UPON COMPLETION AND APPROVAL OF THE FINAL LANDSCAPE/PLANTING PLAN CONSTRUCTION DOCUMENT, AN IRRIGATION PLAN TO SUPPLEMENT THE PLANTING PLAN AND HELP ENSURE THE ESTABLISHMENT OF THE PLANTINGS, WILL BE PREPARED. THE IRRIGATION SYSTEM WILL BE A "STATE-OF-THE-ART" AUTOMATED LOW FLOW IRRIGATION SYSTEM INCORPORATING A COMBINATION OF LOW FLOW, LOW ANGLE SPRAY HEADS AND A DRIP IRRIGATION SYSTEM WHEREVER APPROPRIATE. THE VALVING OF THE SYSTEM WILL SEPARATE PLANTINGS WITH DIFFERENT WATER REQUIREMENTS SUCH AS LAWN FROM SHRUB BEDS, NORTH & EAST FROM SOUTH & WEST EXPOSURES, SLOPES FROM FLAT AREAS AND NATIVE PLANTINGS FROM NON-NATIVE PLANTINGS AS PER STATE OF CALIFORNIA WATER CONSERVATION MANDATE - AB #1881.

OUTDOOR LIGHTING
EXTERIOR LIGHTING SHALL CONFORM TO THE CITY OF TEMPLETON ORDINANCES AND GUIDELINES AND SHALL BE "DARK SKY" COMPLIANT & SHALL NOT IMPINGE ON ADJACENT PROPERTIES AND USES.

HIGH FIRE AREA / DEFENSIBLE SPACE GUIDELINES

UPON COMPLETION AND APPROVAL OF THE PRELIMINARY LANDSCAPE PLAN, A FINAL PLANTING PLAN CONSTRUCTION DOCUMENT WILL BE PREPARED THAT INCORPORATES, TO THE EXTENT FEASIBLE, DESIGN GUIDELINES BASED PROVIDED THROUGH CURRENT LEVEL OF RISK FROM WILDFIRE. WE WILL ADDRESS THE ISSUES OF FIRE RESISTANT VEGETATION, FIRE RESISTANT CONSTRUCTION, AND DEFENSIBLE SPACE. THE FINAL PLANTING DESIGN WILL INCORPORATE FIRE RESISTANT VEGETATION AND ADHERE TO THE DEFENSIBLE SPACE GUIDELINES AS PER THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CDF) AND THE CITY OF TEMPLETON FIRE DEPARTMENT. PLANTING SHALL PROVIDE THREE (3) SEASONAL SHRUBBERY & GROUND COVERS, AS WELL AS BUILDING & STREET APPEARANCE, TO DOWN SLOPE FROM THE CONDOS.

ZONE #1 - (0 TO 30 FEET FROM STRUCTURE):
ZONE #1 DESIGN WILL MAINTAIN A HEALTHY, OPEN GRASSY THE LOW, MEDIUM GROWING SHRUBS OR CLUSTERS OF SHRUBS NOT MORE THAN 10 FEET IN DIAMETER CAN BE PLANTED WITH A SPACING OF 10 FEET (FEET BETWEEN CLUSTERS). DANGER FUEL AND SHRUBS THROUGHOUT THE LANDSCAPE MUST BE REMOVED. ALL PLANTINGS IN THIS ZONE WILL BE REGULARLY AND OFTEN TRIMMED, WITH ANY WOOD OR SPRAY SYSTEM OR A SPRAY DRIP COMBO.

ZONE #2 - (30 TO 50 FEET FROM STRUCTURE):
ZONE #2 DESIGN WILL MAINTAIN A HEALTHY, OPEN GRASSY THE LOW, MEDIUM GROWING SHRUBS OR CLUSTERS OF SHRUBS NOT MORE THAN 10 FEET IN DIAMETER CAN BE PLANTED WITH A SPACING OF 10 FEET (FEET BETWEEN CLUSTERS). DANGER FUEL AND SHRUBS THROUGHOUT THE LANDSCAPE MUST BE REMOVED. ALL PLANTINGS IN THIS ZONE WILL BE REGULARLY AND OFTEN TRIMMED, WITH ANY WOOD OR SPRAY SYSTEM OR A SPRAY DRIP COMBO.

ZONE #3 - (50 TO 75 FEET FROM STRUCTURE):
ZONE #3 DESIGN SHALL BE FOR MODERATE NATIVE AND MEDITERRANEAN PLANTINGS. THE PLANTINGS, IRRIGATION AND WOOD LAYOUT WILL BE DESIGNED THAT 1. TO LOW, MEDIUM GROWING SHRUBS OR CLUSTERS OF SHRUBS NOT MORE THAN 10 FEET IN DIAMETER CAN BE PLANTED WITH A SPACING OF 10 FEET (FEET BETWEEN CLUSTERS). DANGER FUEL AND SHRUBS THROUGHOUT THE LANDSCAPE MUST BE REMOVED. ALL PLANTINGS IN THIS ZONE WILL BE REGULARLY AND OFTEN TRIMMED, WITH ANY WOOD OR SPRAY SYSTEM OR A SPRAY DRIP COMBO.

ZONE #4 - (75 TO 100 FEET FROM STRUCTURE):
ZONE #4 DESIGN SHALL BE FOR MODERATE NATIVE AND MEDITERRANEAN PLANTINGS. THE PLANTINGS, IRRIGATION AND WOOD LAYOUT WILL BE DESIGNED THAT 1. TO LOW, MEDIUM GROWING SHRUBS OR CLUSTERS OF SHRUBS NOT MORE THAN 10 FEET IN DIAMETER CAN BE PLANTED WITH A SPACING OF 10 FEET (FEET BETWEEN CLUSTERS). DANGER FUEL AND SHRUBS THROUGHOUT THE LANDSCAPE MUST BE REMOVED. ALL PLANTINGS IN THIS ZONE WILL BE REGULARLY AND OFTEN TRIMMED, WITH ANY WOOD OR SPRAY SYSTEM OR A SPRAY DRIP COMBO.

W
S
N
E

GRAPHIC SCALE
(IN FEET)
0 10 20 40

SCALE: 1" = 20' - 0"

CONCEPTUAL HARDSCAPE - LANDSCAPE DESIGN

1st Release Date: DEC. 21, 2012

CAMBRIA PINES

SCHOOLHOUSE ROAD ~ CAMBRIA, CALIFORNIA

PEOPLE'S SELF-HELP HOUSING ~ APARTMENT PROJECT

1ST SUBMITTAL

1st Release Date: DEC. 21, 2012

CRSA ARCHITECTURE

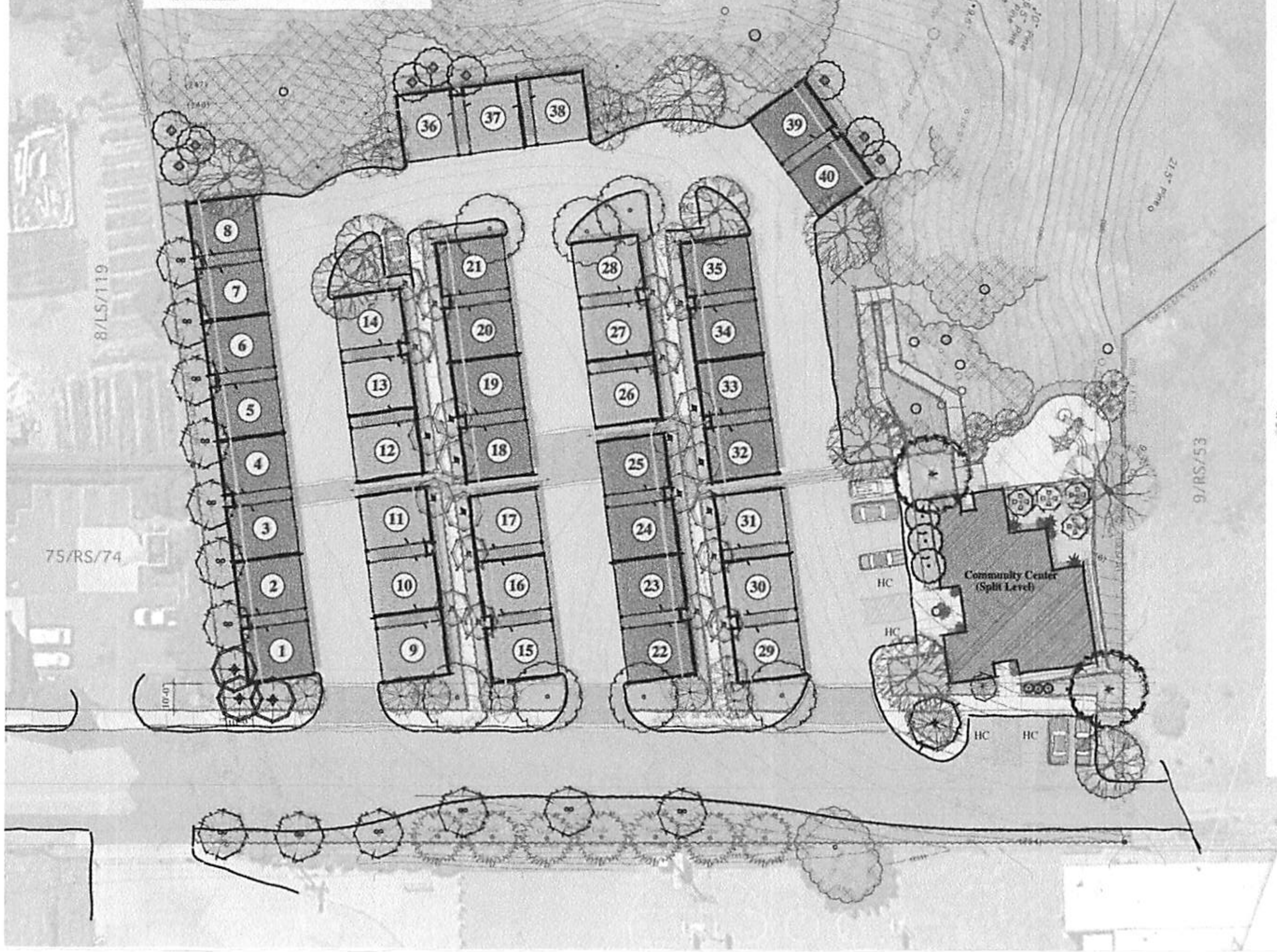
Peoples' Self-Help Housing
3533 Empleo Street
San Luis Obispo
California
93401

Robert Andrew Fowler
LANDSCAPE ARCHITECT

HARDSCAPE / GARDEN FURNITURE KEY

(Landscape Architect Suggested Locations & Guidelines for Optional Future Garden Ornaments/Furniture)

- NEW POTTED PLANTINGS - Succulents / Secondary Plantings (In Terra Cotta, Ceramic or Plastic Pots ~ 16" to 27" Diameter, Typical)
- NEW POTTED PLANTINGS - Main Accent Plants (In Terra Cotta, Ceramic or Plastic Pots ~ 28" to 40" Diameter, Typical)
- NEW CERAMIC URN or SCULPTURAL FOUNTAIN on STONE PEDESTAL (Optional Water Feature or Focal Point Garden Element)
- NEW CHAISE LOUNGE
- NEW HALF-CHAISE / ADIRONDACK CHAISE
- NEW (9' Dia.) MARKET UMBRELLAS w/ TABLE & CHAIRS
- NEW DISTRESSED TEAK TABLE & CHAIRS - BISTRO TABLE
- NEW DISTRESSED TEAK TABLE & CHAIRS
- NEW PICNIC TABLES @ BBQ AREA
- NEW SITE BENCH



PRELIMINARY PLANT PALETTE

THE FOLLOWING PLANT CHOICES REPRESENT THE SUGGESTED PLANT PALETTE TO BE CONSIDERED BY THE LANDSCAPE ARCHITECT AS APPROPRIATE TO THE SITE AND PROJECT TOWARDS DEVELOPMENT OF A FINAL PLANTING PLAN. NOT ALL PLANTS SHOWN WILL BE UTILIZED.

TREE PLANTINGS PALETTE

- LARGE CANOPY TREE - EVERGREEN
  - Quercus ilex (Holly Oak)
  - Quercus suber (Cork Oak)
- LARGE CANOPY TREE - DECIDUOUS
  - Fraxinus 'Raywood' (Raywood Ash)
  - Koelreuteria bipinnata (Chinese Flame Tree)
- MEDIUM CANOPY TREE - UPRIGHT FORM
  - Magnolia g. 'Timeless Beauty' (Southern Magnolia Cultivar)
  - Laurus nobilis (Sweet Bay Laurel)
- MEDIUM CANOPY TREE - MULTI-TRUNK FORM
  - Arbutus 'Marina' (Madrone Cultivar)
  - Eriobotrya japonica (Loquat Tree)
- UPRIGHT EVERGREEN GROVE TREE
  - Cedrus deodar (Deodar Cedar)
  - Lyonothamnus flor. asplenifolius (Catalina Ironwood)
  - Sequoia sempervirens 'Soquel' (California Redwood)
- UPRIGHT DECIDUOUS GROVE TREE
  - Alnus rubra 'Tordena' (Red Alder)
  - Acer 'Flamingo' (Variegated Box Elder)
  - Platanus acerifolia 'Bloodgood' (European Sycamore)
- MEDIUM CANOPY TREE - Multi-Trunk Form
  - Olea europaea 'Swan Hill' (Fruitless Olive Tree)
- SMALL FLOWERING PATIO GARDEN TREES
  - Cercis c. 'Forest Pansy' (Purpleleaf Redbud)
  - Magnolia g. 'Little Gem' (Dwarf Magnolia Tree)
  - Lagerstroemia i. 'Watermelon Red' (Crepe Myrtle)
  - Acer palmatum 'Sango Kaku' (Japanese Maple)
- FRUIT TREES
  - Assorted Varieties - As Selected by Owner
- ARCHITECTURAL / VERTICAL ACCENT TREES
  - Juniperus c. 'Columnaris Glauca' (Blue Column Juniper)
  - Cupressus sempervirens 'Glauca' (Italian Cypress)
  - Phyllostachys nigra (Black Bamboo)
  - Bambusa multiplex 'Alphonse Karr' (Chinese Bamboo)
  - Cycas revoluta (Cycad)
- ARCHITECTURAL SCULPTURAL ACCENT SPECIMEN
  - Cordyline indivisa (Blue Dracaena)
  - Yucca australis 'Red Star' (Purple Dracaena)
  - Yucca rostrata (Specimen - Yucca)

PROPOSED NATIVE PLANTINGS PALETTE

- NATIVE TREE PLANTINGS
  - Quercus agrifolia (Coast Live Oak) (Multi-Trunk/Hi-Branching Form)
  - Cercis occidentalis (Western Redbud) (Multi-Trunk Tree Form)
  - Prunus ilicifolia (Holly-Leafed Cherry)
  - Sambucus mexicana (Elderberry) (Multi-Trunk Tree Form)
  - Platanus racemosa (California Sycamore) (Multi-V-Trunk Upright Branching Form)
- NATIVE 'GRASS-LIKE' ACCENT PLANTINGS
  - Leymus condensatus (Giant Wild Rye)
  - Elymus c. 'Canyon Prince' (Blue Lyme Grass)
  - Helictotrichon sempervirens (Blue Oat Grass)
  - Leymus arenarius 'Glauca' (Blue Rye)
  - Miscanthus s. 'Yaku Jima' (Compact Silver Grass)
  - Muhlenbergia rigens (Deer Grass)
- NATIVE SHRUB PLANTINGS
  - Arctostaphylos 'Emerald Carpet' (Prostrate California Manzanita)
  - Arctostaphylos edmundsii 'Carmel Sur' (Little Sur Manzanita)
  - Arctostaphylos 'Howard McMinn' (California Manzanita)
  - Artemisia californica (California Sage)
  - Carpenteria californica 'Elizabeth' (Bush Anemone)
  - Ceanothus thyrsiflorus 'Skylark' (Calif. Wild Lilac)
  - Ceanothus g.h. 'Carmel Creeper' (Prostrate Calif. Wild Lilac)
  - Ceanothus 'Yankee Point' (Calif. Wild Lilac)
  - Fremontodendron 'California Glory' (Flannel Bush)
  - Heteromeles arbutifolia (Toyon)
  - Myrica californica (Pacific Wax Myrtle)
  - Rhamnus californica (Coffeeberry)
  - Rhus integrifolia (Lemonade Berry)
  - Rhus ovata (Sugar Bush)
  - Ribes aureum (Golden Currant)
  - Ribes speciosum (Fuchsia Flowering Gooseberry)
  - Ribes viburnifolium (Evergreen Currant)
  - Romneya coulteri (Matilija Poppy)
  - Rubus ursinus (California Blackberry)
  - Sambucus mexicana (Blue Elderberry)
  - Salvia c. 'Allen Chickering' (Cleveland Sage)
  - Salvia spathacea (Hummingbird Sage)
  - Symphoricarpos mollis (Snowberry)
  - Woodwardia fimbriata (Giant Chain Fern)

UNDERSTORY PLANTINGS PALETTE

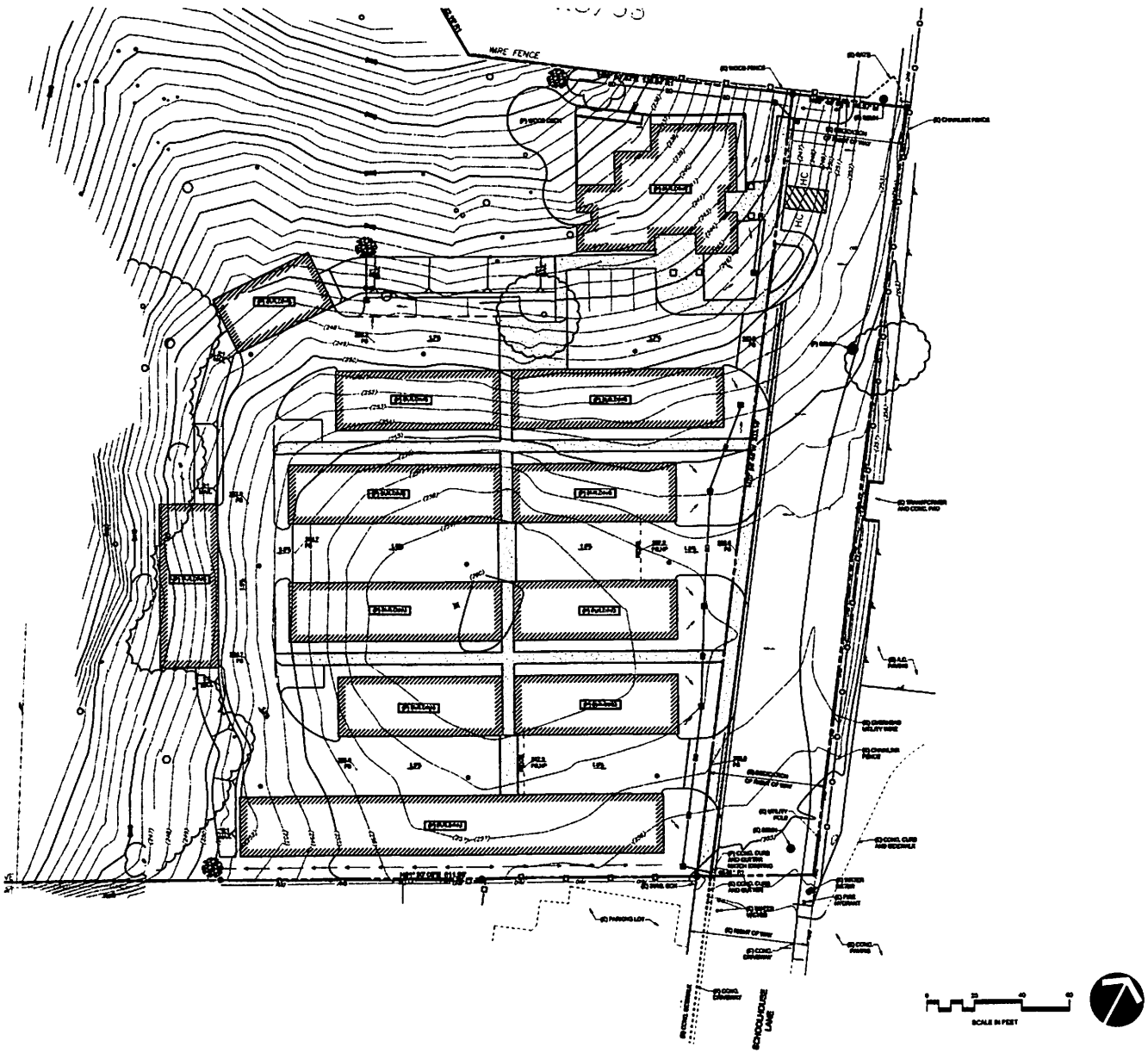
- ACCENT PLANTINGS (5 Gallon - Minimum Container Size, Typical)
  - Agapanthus orientalis (Lily-of-the-Nile)
  - Aspidistra caperata (Leatherleaf Fern)
  - Caesalpinia gilliesii (Yellow Bird-of-Paradise)
  - Canna 'Hybrid-Bronze-leaf-Red Flowers' (Canna Lily)
  - Echeveria 'Afterglow'
  - Helictotrichon sempervirens (Blue Oat Grass)
  - Hemerocallis 'Hybrids' (Daylily)
  - Heuchera 'Citronelle' (Chartreuse Coral Bells)
  - Heuchera 'Midnight Rose' (Purple Coral Bells)
  - Gaura 'Passionate Rainbow' (Scarlet Gaura)
  - Lonicera nitida 'Lemon Beauty' (Box Honeysuckle)
  - Mahonia lomariifolia (Upright Mahonia)
  - Miscanthus sinensis 'Yaku Jima' (Maiden Grass)
  - Nandina domestica (Heavenly Bamboo)
  - Nassella tenuissima (Mexican Feather Grass)
  - Osmanthus het. 'Variegatus' (Variegated Sweet Olive)
- MEDIUM/LARGE SIZED SHRUBS (5 Gallon - Minimum Container Size, Typical)
  - Aucuba japonica 'Mr. Goldstrike' (Variegated Japanese Aucuba)
  - Buddleia 'Black Knight' (Butterfly Bush)
  - Callistemon citrinus 'Little John' (Dwarf Bottlebrush)
  - Cotinus coggygria 'Pink Champagne' (Smoke Shrub)
  - Cotoneaster parneyi (Parney's Red Clusterberry)
  - Escallonia r. 'Fradesii' (Escallonia)
  - Feijoa sellowiana (Pineapple Guava)
  - Grevillea t. 'Constance' (Noell's Grevillea)
  - Lavatera bicolor (Mallow)
  - Philadelphus coron. 'Variegatus' (Variegated Sweet Mock Orange)
  - Photinia fraseri (Photinia)
  - Punica 'Wonderful' (Pomegranate - Shrub Form)
  - Rhamnus alaternus 'Variegata' (Variegated Italian Buckthorn)
  - Rosa f. 'Iceberg' (Ornamental Shrub Roses-White)
  - Rosa f. 'Angel Face' (Ornamental Shrub Roses-Lavender)
  - Rosa f. 'Sun Flare' (Ornamental Shrub Roses-Yellow)
  - Viburnum tinus 'Spring Bouquet' (Compact Laurustinus)
- SMALL MOUNDING FLOWERING SHRUBS (1 Gallon - Minimum Container Size, Typical)
  - Abelia grandiflora 'Kaleidoscope' (Compact Glossy Abelia)
  - Bacopa monnieri (Water Hyssop)
  - Berberis t. 'Crimson Pygmy' (Prostrate Japanese Barberry)
  - Camellia sasanqua 'Tanya' (Prostrate Camellia)
  - Cistus 'Troubadour' (Compact Rockrose)
  - Chrysanthemum m. 'Pink' (Pink Marguerite Daisy)
  - Coleonema pulchrum (Pink Breath of Heaven)
  - Cuphea hyssopifolia (False Heather)
  - Erica carnea 'Ruby Glow' (Southern Heath)
  - Euonymus fortunei 'Emerald Gaiety' (Variegated Wintercreeper)
  - Hebe 'Anderson' (Variegated Compact Hebe)
  - Helichrysum petiolare 'Limelight' (Licorice Plant)
  - Lavandula angustifolia 'Hidcote' (English Lavender)
  - Mahonia aquifolium 'Orange Flame' (Compact Oregon Grape)
  - Nandina d. 'Firepower' (Dwarf Heavenly Bamboo)
  - Nepeta x faassenii 'Dropmore' (Catmint)
  - Olea europaea 'Little Ollie' (Dwarf Olive Shrub)
  - Perovskia atriplicifolia 'Blue Spire' (Russian Sage)
  - Pittosporum t. 'Creme de Mint' (Dwarf Variegated Tobira)
  - Raphiolepis umbellata 'Minor' (White Yedda Hawthorn)
  - Rosa 'Bonica' (Small Shrub Rose)
  - Rosa 'Garden Carpet' - Mixed Varieties (Groundcover Roses)
  - Rosmarinus p. 'Collingwood Ingram' (Rosemary)
  - Salvia greggii 'Salmon' (Autumn Sage)
  - Trachelospermum asiaticum (Asiatic Star Jasmine)
- SCREEN HEDGE - TALL HEIGHT (5 Gallon Typical)
  - Dodonaea viscosa (Hopseed Bush)
  - Ligustrum j. 'Texanum' (Texas Privet)
  - Pittosporum eugenioides (Lemonwood)
  - Pittosporum undulatum (Victorian Box)
  - Pittosporum ten. 'Marjorie Channon' (Black-twigged Pittosporum)
  - Prunus caroliniana 'Compacta' (Carolina Laurel Cherry)
- VINE AND ESPALIER PLANTINGS (5 Gallon Typical)
  - Gelsemium sempervirens (Carolina Jessamine Vine)
  - Hardenbergia violacea (Happy Wanderer Vine)
  - Jasminum polyanthum (Pink Jasmine Vine)
  - Rosa 'Cecile Brunner' (Climbing Rose)
  - Wisteria sinensis (Chinese Wisteria Vine)
- PROSTRATE GROUNDCOVERS (Triangular Space - 1 Gallon/Flats)
  - Baccharis pilularis 'Pigeon Point' (Dwarf Coyote Brush)
  - Camellia sasanqua 'Tanya' (Prostrate Camellia)
  - Carissa g. 'Green Carpet' (Natal Plum)
  - Cotoneaster 'Coral Beauty' (Prostrate Cotoneaster)
  - Juniperus chinensis 'Blue Point' (Juniper - Groundcover Form)
  - Juniperus horizontalis 'Wiltonii' (Juniper - Mat Groundcover Form)
  - Rosmarinus 'Lockwood de Forest' (Prostrate Rosemary)
  - Rosa 'Garden Carpet' (Prostrate Groundcover Roses)
  - Pelargonium p. 'Balkon Hybrids' (Ivy Geraniums)
  - Erigeron karvinskianus (Santa Barbara Daisy)
  - Fragaria chiloensis (Ornamental Strawberry)
  - Gazania 'Mitsuwa Hybrids' (Trailing Gazania)
- ACTIVE LAWN AREAS
  - Marathon or 'Garden Carpet' Sod
- LAWN SUBSTITUTES
  - UNMOWED MEADOW GRASSES
  - Eco Lawn by Wildflower Farm
  - Buchloe dactyloides (Buffalo Grass)
  - Carex glauca 'Hybrids' (Blue Sedge)
  - Sesleria caerulea (Blue Moor Grass)
- NON-BIOTIC GROUNDCOVERS
  - Decomposed Granite Paving
  - 'Sequoia' Walk-On Bark OR
  - 'Del Rio' Aggregate - 1/2" OR
  - Crushed Gravel - 3/4"

W S N E

GRAPHIC SCALE (IN FEET)

0 10 20 40

SCALE: 1" = 20' - 0"



PSHH - CAMBRIA
PRELIMINARY GRADING PLAN

SCHOOLHOUSE LANE
CAMBRIA CALIFORNIA

PREPARED FOR:
Owners/Applicant:
Peoples Self Help Housing

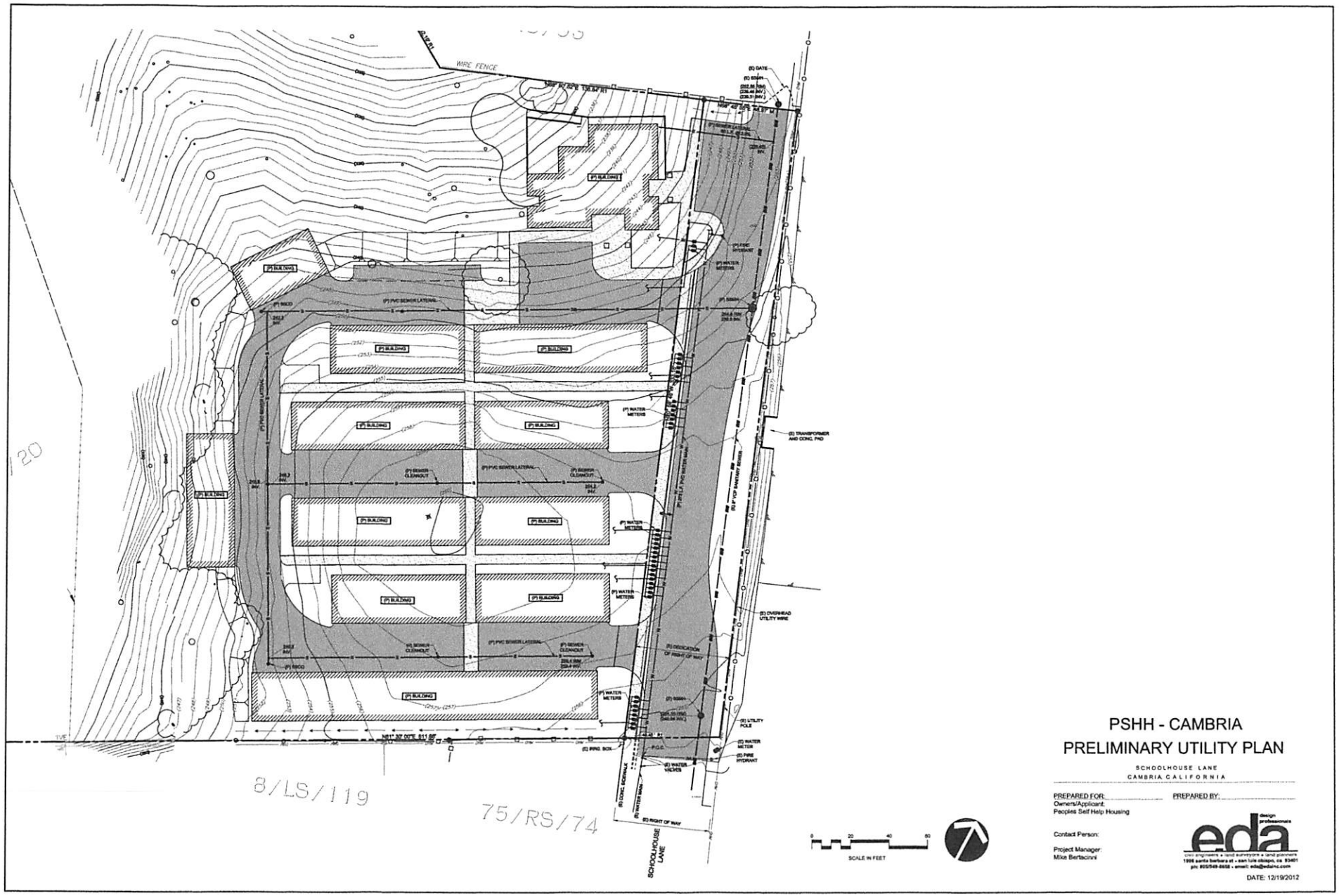
Contact Person:

Project Manager:
Mike Bertachini

PREPARED BY:

eda

DATE: 12/18/2012



PSHH - CAMBRIA
PRELIMINARY UTILITY PLAN

SCHOOLHOUSE LANE
CAMBRIA CALIFORNIA

PREPARED FOR:
Owners/Applicant:
Peoples Self Help Housing

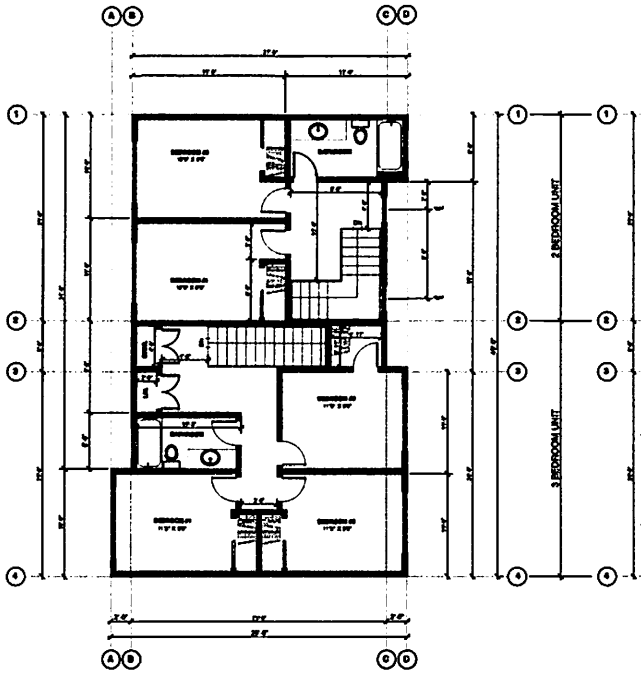
Contact Person:

Project Manager:
Mike Bertacini

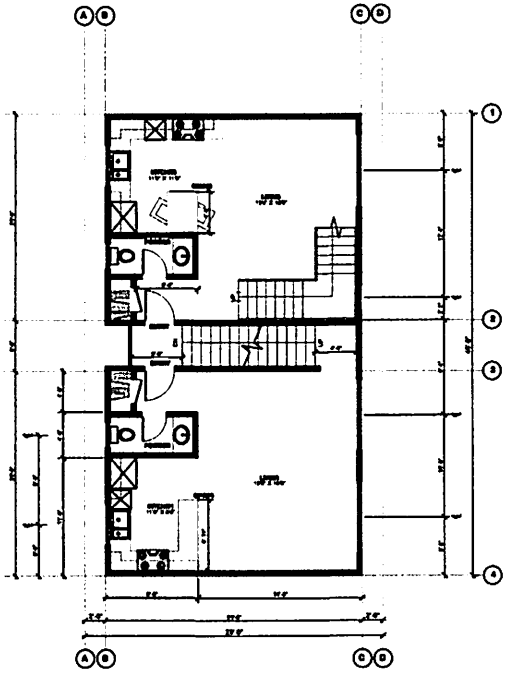
PREPARED BY:

design professionals
eda
civil engineers • land surveyors • land planners
1998 santa barbara st • san luis obispo, ca 93401
p/c 805/549-8658 • email: eda@edainc.com

DATE: 12/19/2012



THIRD FLOOR
SCALE: 3/16" = 1'0"



SECOND FLOOR
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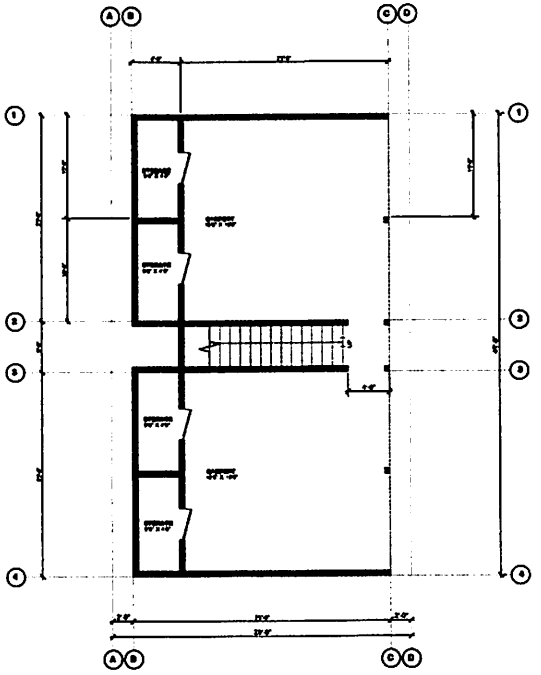

FIRST FLOOR
SCALE: 3/16" = 1'0"

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CRSA ARCHITECTURE

MEMBER

CAMBRIA PINES
SCHOOL HOUSE LANE
PARCEL 3
CAMBRIS, CA
APN 013-151-034

PEOPLE'S SELF-HELP HOUSING
MR. BILL LOAR-
PROJECT MANAGER
3530 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

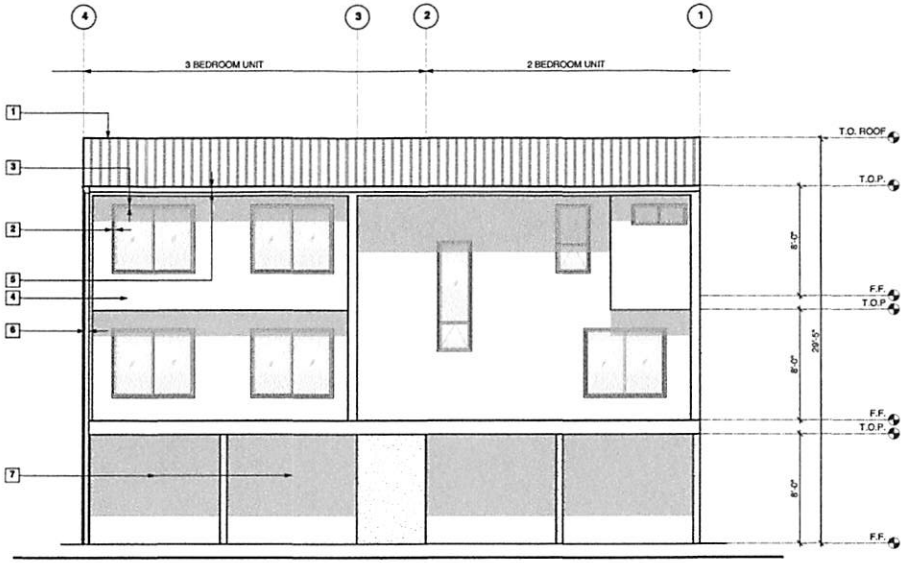
FLOOR PLANS

01224

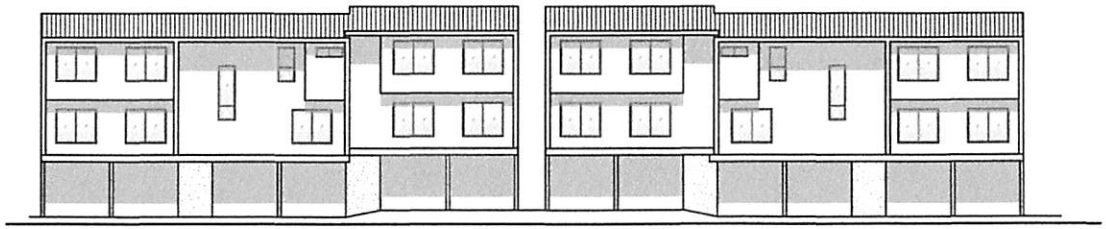
A-1.0

EXTERIOR ELEVATION REFERENCE NOTES:

1. STANDING SEAM METAL ROOFING
2. VINYL FRAMED WINDOWS - TYP
3. METAL FASCIA BOARD - PAINTED
4. EXTERIOR PLASTER - TYP
5. GUTTER - G.S.M. PAINT TO MATCH FASCIA
6. ROUND DOWNSPOUT - G.S.M. PAINT TO MATCH ADJACENT COLOR
7. OPEN CARPORT



FRONT ELEVATION @ CARPORTS
SCALE: 1/4" = 1"0"



FRONT ELEVATION
SCALE: 1/8" = 1"0"

EXTERIOR ELEVATIONS

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CRSA ARCHITECTURE
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800 Monterey Street, Suite A, San Luis Obispo, CA 93401 805-544-2200

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LICENSED ARCHITECT
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No. C13051
Exp. 11-30-13
STATE OF CALIFORNIA

CAMBRIA PINES
SCHOOL HOUSE LANE
PARCEL 3
CAMBRIS, CA
APN 013-151-034

PEOPLE'S SELF-HELP HOUSING
MR. BILL LOAR-
PROJECT MANAGER
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

EXTERIOR ELEVATIONS

20 DEC 2012

01224

A-9.0

EXTERIOR ELEVATION REFERENCE NOTES:

1. STANDING SEAM METAL ROOFING
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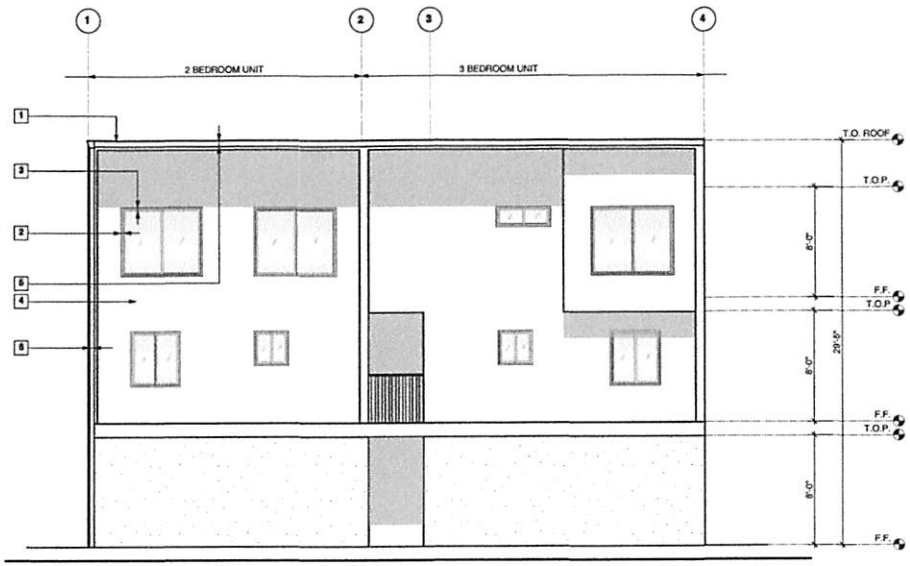
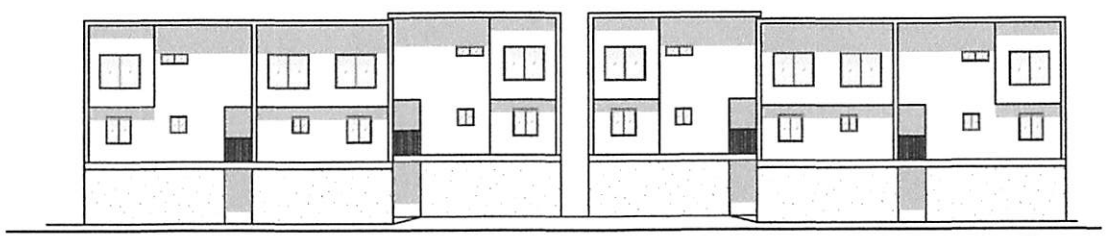


REAR ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

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CRSA ARCHITECTURE
Craig R. Smith, AIA, Architect, C-13601
800 Monterey Street, Suite A, San Luis Obispo, CA 93401 805-544-2300

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LICENSED ARCHITECT
CRAIG ROBERT SMITH
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Exp. 11-30-12
STATE OF CALIFORNIA

CAMBRIA PINES
SCHOOL HOUSE LANE
PARCEL 3
CAMBRIS, CA
APN 013-151-034

PEOPLE'S SELF-HELP HOUSING
MR. BILL LOAR-
PROJECT MANAGER
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

EXTERIOR ELEVATIONS

20 DEC 2012
01224
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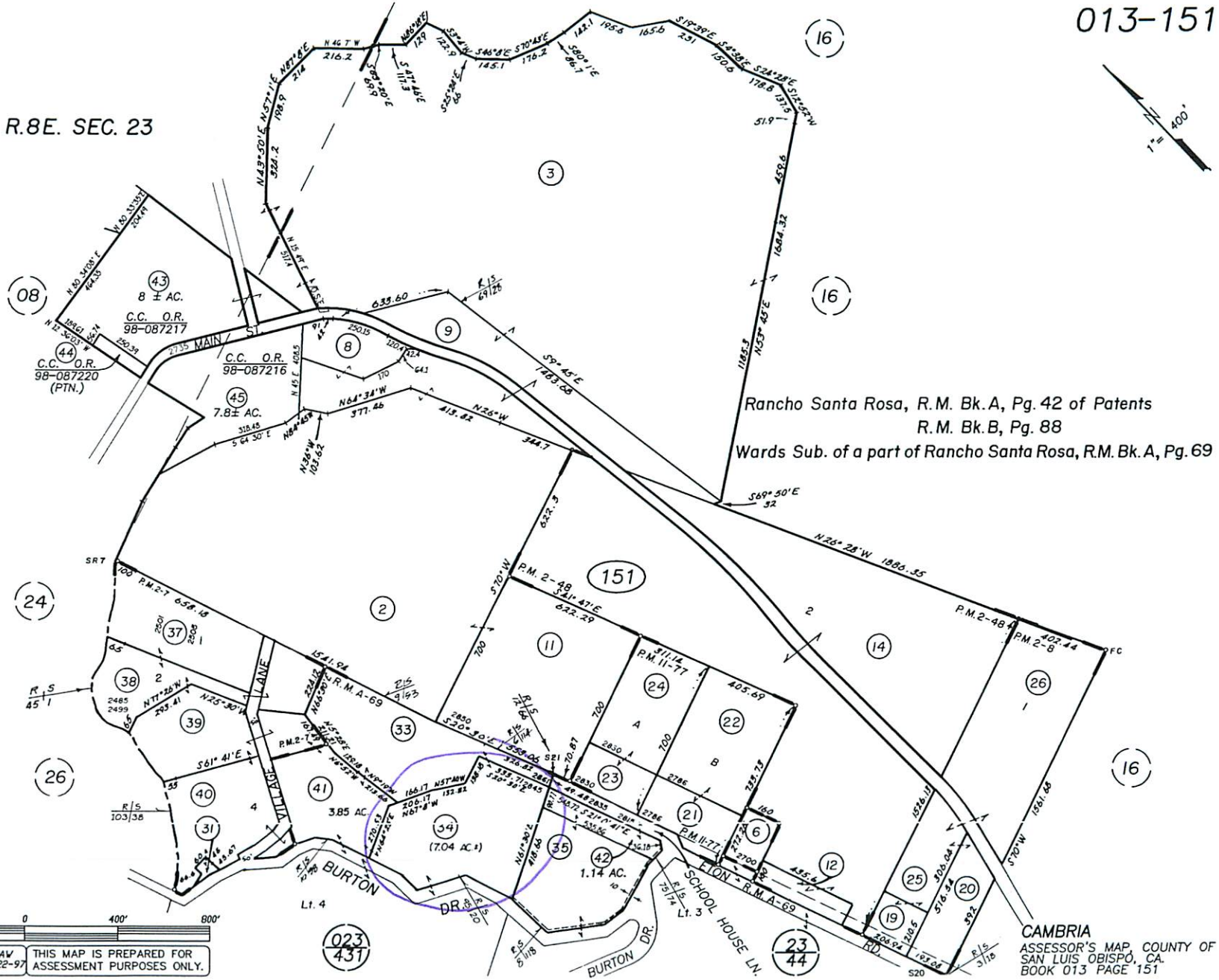
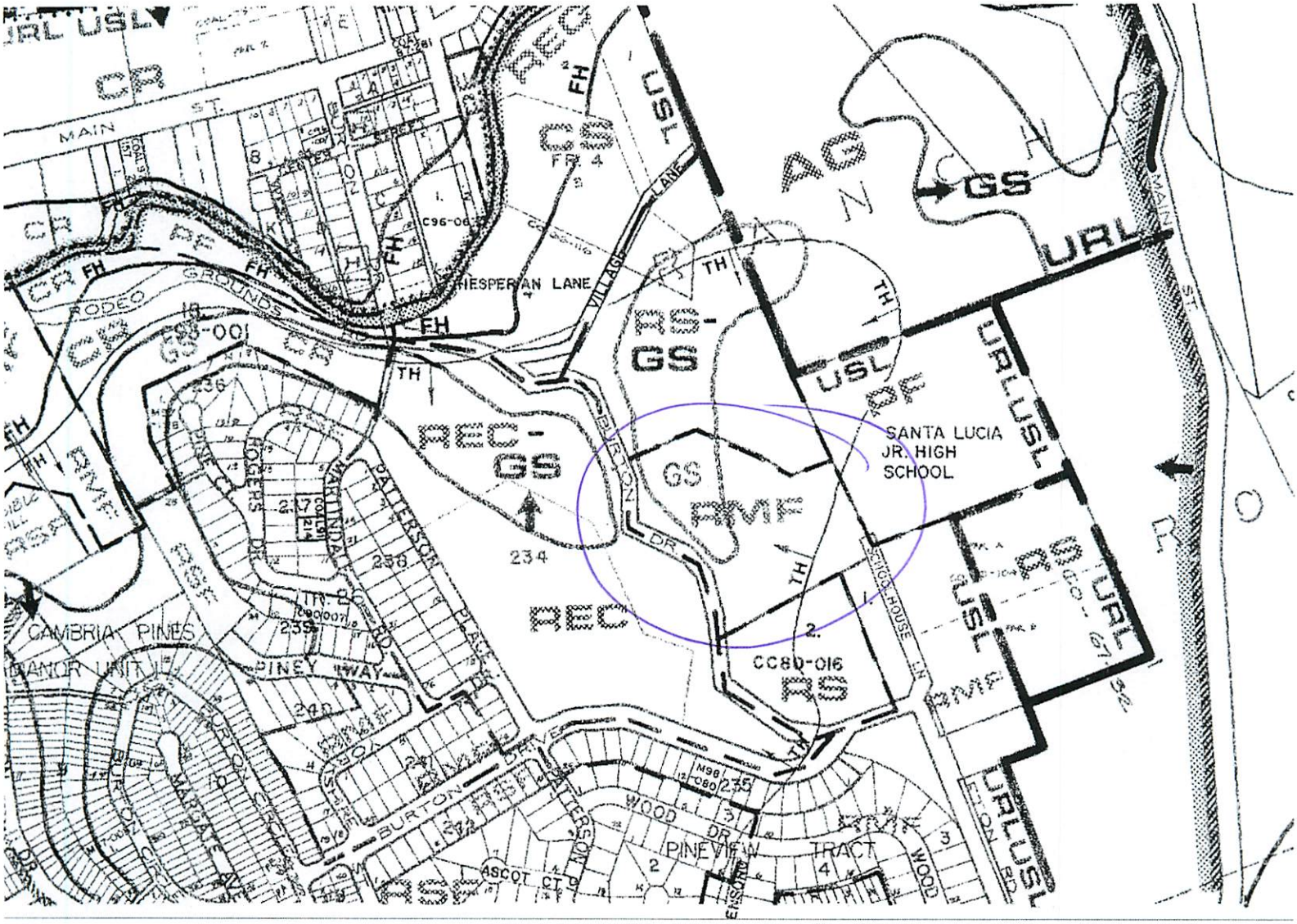
T.27S. R.8E. SEC. 23



REVISIONS	
I.S.	DATE
NA	04-12-04
NA	09-07-05


SANTA LUCIA
JR. HIGH
SCHOOL
HESPERIAN LANE
VILLAGE LANE
MAIN ST.
RODEO GROUNDS
CAMBRIA PINES
MANOR UNIT
PINEY WAY
BURTON DR.
WOOD DR.
PINEVIEW TRACT
ASCOT CT.
ROGERS DR.
PATTERSON PL.
WARLINDA DR.
SCHOOL HOUSE LN.
CC80-016
C96-06
M98-080
CR
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Parcel Summary Report For Parcel # 013-151-034

12/21/2012
3:39:29PM

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	CAMBRIA PINES APARTMENTS LP A CA LP 3533 EMPLEO ST SLO CA 93401-7349

Address Information

Status	Address
P	02845 SCHOOLHOUSE LN CAMB

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
013151	034	0001	Cambria	North Coast	AS	TH		N		
RHOSTROS	0000	4P	Cambria	North Coast	RMF	LCP	GS	Y		D85080801 / D860223

Parcel Information

Status	Description
Active	RHO STA ROSA PINE RES PTN LT 4

Notes
LEGAL PARCEL PER DEED 740 OR 319. JSM

Tax Districts
COAST (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
CAMBRIA PUBLIC CEMETERY
CAMBRIA COMMUNITY HOSPITAL
NO. 02 ROAD-CO/SUPVR
CAMBRIA COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT

Parcel Summary Report For Parcel # 013-151-034

12/21/2012
3:39:29PM

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:	
DRC2012-00052	REC	Primary Parcel
Description:		
40 UNIT APARTMENT COMPLEX		
PRE2012-00021	REC	Primary Parcel
Description:		