



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/19/2014

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00022 M&R INVESTMENT – Proposed minor use permit to construct three single family residences with road improvements. Site location is Birch Ave, Cayucos. APNs: 064-112-022 and -023

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

MINOR USE PERMIT

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buildi

CONSTRUCT (3) SINGLE FAMILY HOMES
LOTS 3 & 4 (2996 SF), LOT 5 (3121 SF), LOT 6
EST/ CAYU

FH LCP REC RMF SRA

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 M & R Investment One, Company, Inc. Daytime Phone (310) 841-7891
 Mailing Address 1170 Main St. Marina Bay, CA Zip Code 93442
 Email Address: Steve.Knull@-301.com

Applicant Name SAME Daytime Phone _____
 Mailing Address 8441 East 32nd St. Ste. 200 Wichita, KS Zip Code 67226
 Email Address: Fadi@genfininc.com

Agent Name Paul Abbott Daytime Phone 805.234.6233
 Mailing Address 3590 Broad St. Ste 130, SLO, CA Zip Code 93401
 Email Address: paul@vellumdb.com

PROPERTY INFORMATION

Total Size of Site: 7-30,000 sq ft Assessor Parcel Number(s): 064.112.002
 Legal Description: Lots 3, 4, 5 & 6 Block 3
 Address of the project (if known): Birch Avenue, Cayucos CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Alley Access off "E" Street

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Construct (3) single family homes
lots 3 & 4 = 2996 sq ft, lot 5 3121 sq ft, lot 6 2994 sq ft + Road Improvements

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 Paul K Null Date 8-6-14
PRESIDENT, M&R INVESTMENT ONE CO. INC

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: Existing = Alley off 'E' street
Future = Driveway Extension off Bush Avenue

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: Residential South: Residential
East: Residential West: Residential

For all projects, answer the following:

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

Buildings: <u>4400</u> sq. feet _____ %	Landscaping: _____ sq. feet <u>67</u> %
Paving: <u>3000</u> sq. feet _____ %	Other (specify): <u>4500 sq. permeable driveway</u>

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: 6 Height of tallest structure: _____
Number of trees to be removed: 0 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: Marro Rock
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: Coyne's Sanitary
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: _____

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: 4
Total floor area of all structures including upper stories, but not garages and carports: 9111 sq. ft.
Total of area of the lot(s) minus building footprint and parking spaces: 20,000 sq. ft.

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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 20,000 acres
Moderate slopes of 10-30%: 10,000 acres s.f.
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Little Cayucos Creek @ Peak of Property
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

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? 3
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?
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? NA
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ 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: 7-200 in ft Location of connection: E' Street
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? in 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: COAST UNION
- 2. Location of nearest police station: Monro Bay
- 3. Location of nearest fire station: Cayucos (3) blocks
- 4. Location of nearest public transit stop: Ocean Avenue (2) blocks
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1/2 feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Vacant lot
- 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, 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 *: Solar Power. Project will exceed T24 by min. 15%

*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:

See Attached "Landscape Restoration Plan"

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: Monarch Butterfly

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): Minor Use Permit & Building 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.)

John MacDonald, Architect
 2813 Santa Barbara Avenue
 Cayucos, CA 93430
 Office 805.995.1398
 FAX 805.995.1544

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STRUCTURAL ENGINEER:

TAYLOR & SYFAN
 2231 BAYVIEW HEIGHTS, SUITE D
 LOS OSOS, CA 93402
 805.528.2951

ENERGY ANALYSIS:

MICHELLE DUNN
 CENTRAL COAST ENERGY COMPLIANCE
 489 MAR VISTA DRIVE
 LOS OSOS, CA 93402
 805.528.2754

SOILS ENGINEER:

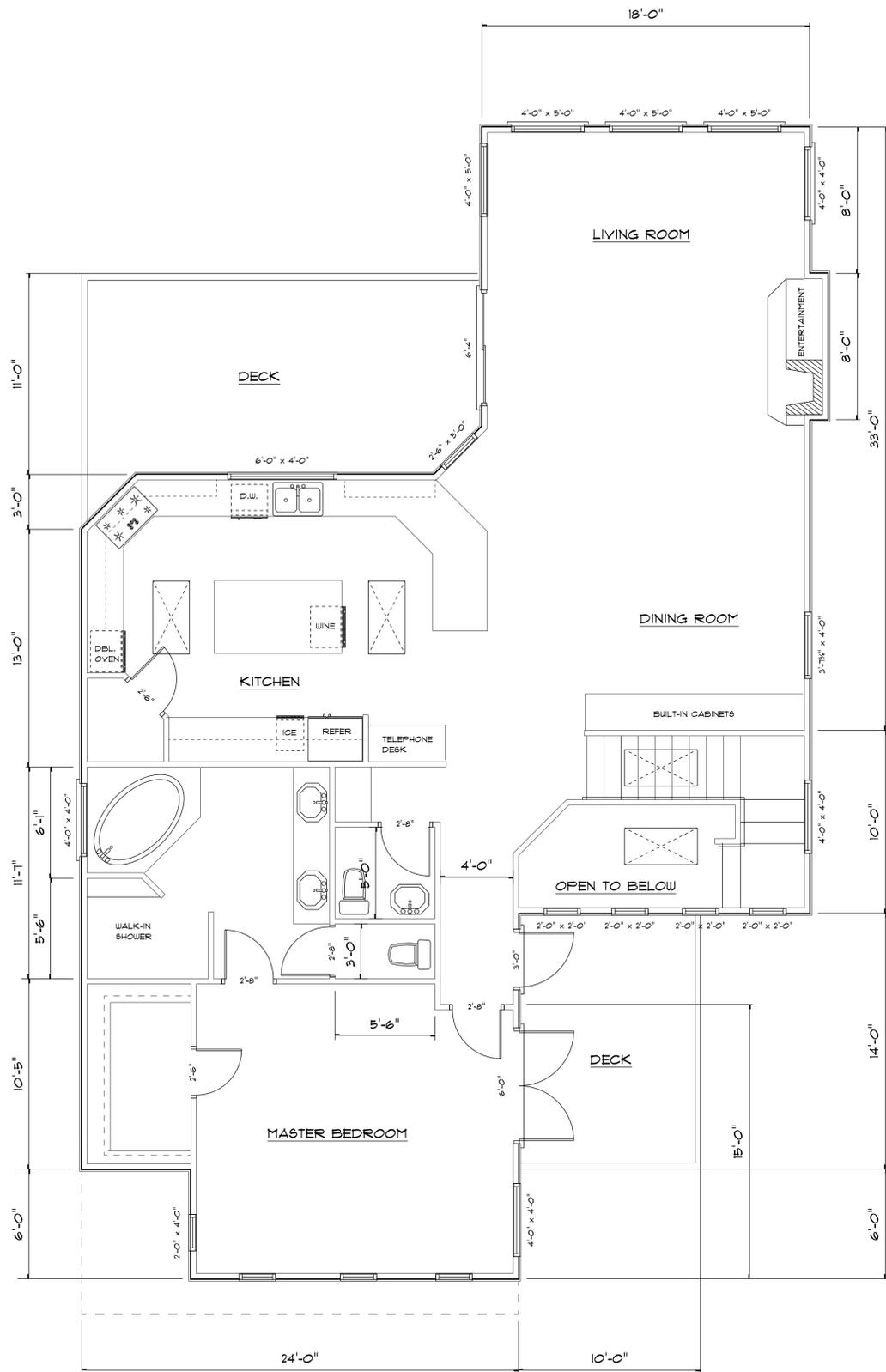
GeoSolutions
 220 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805.543.8939

**LOT 6
 FLOOR PLANS**

PROJECT NO.:	
CAD PROJECT FOLDER NAME:	
CAD DRAWING NAME:	
DRAWN BY:	JHM
DATE:	12.9.02
REVISIONS	DATE

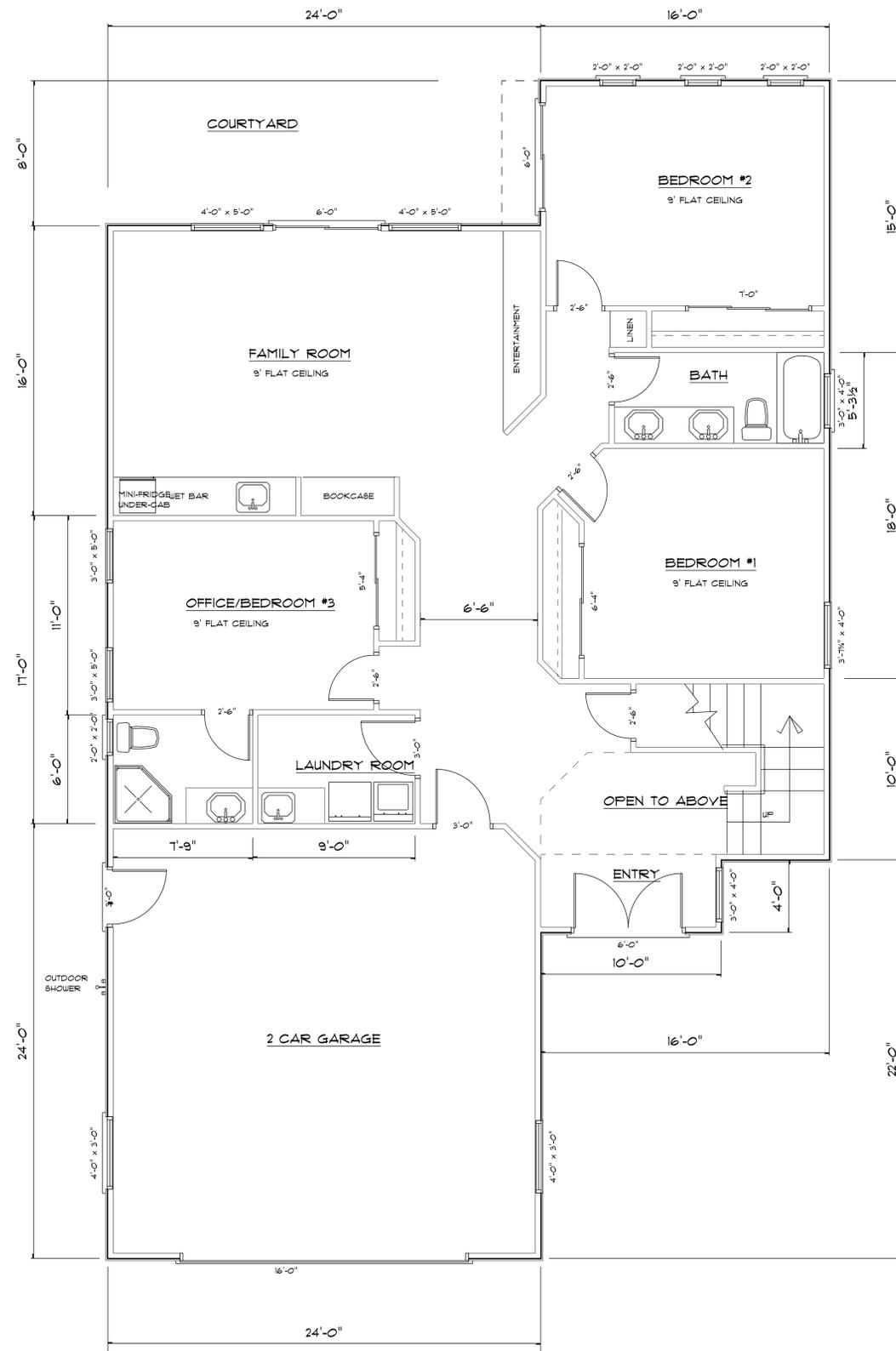
**SHEET
 A-1**

OF 11 SHEETS



UPPER FLOOR PLAN

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



LOWER FLOOR PLAN

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

JOHN MACDONALD, ARCHITECT
 2813 SANTA BARBARA AVENUE
 CAYUCOS, CA 93430
 OFFICE 805.995.1398
 FAX 805.995.1544

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 2231 BAYVIEW HEIGHTS, SUITE D
 LOS OSOS, CA 93402
 805.528.2351

ENERGY ANALYSIS:

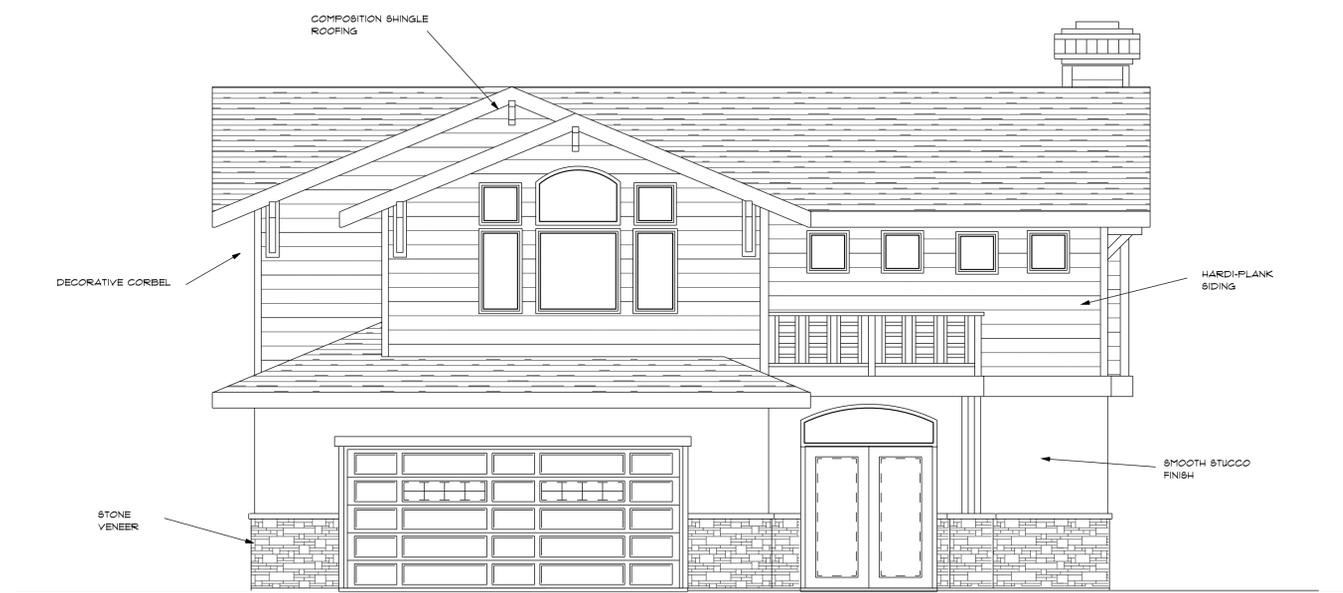
MICHELLE DUNN
 CENTRAL COAST ENERGY COMPLIANCE
 489 MAR VISTA DRIVE
 LOS OSOS, CA 93402
 805.528.2154

SOILS ENGINEER:

GeoSolutions
 200 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805.543.8539

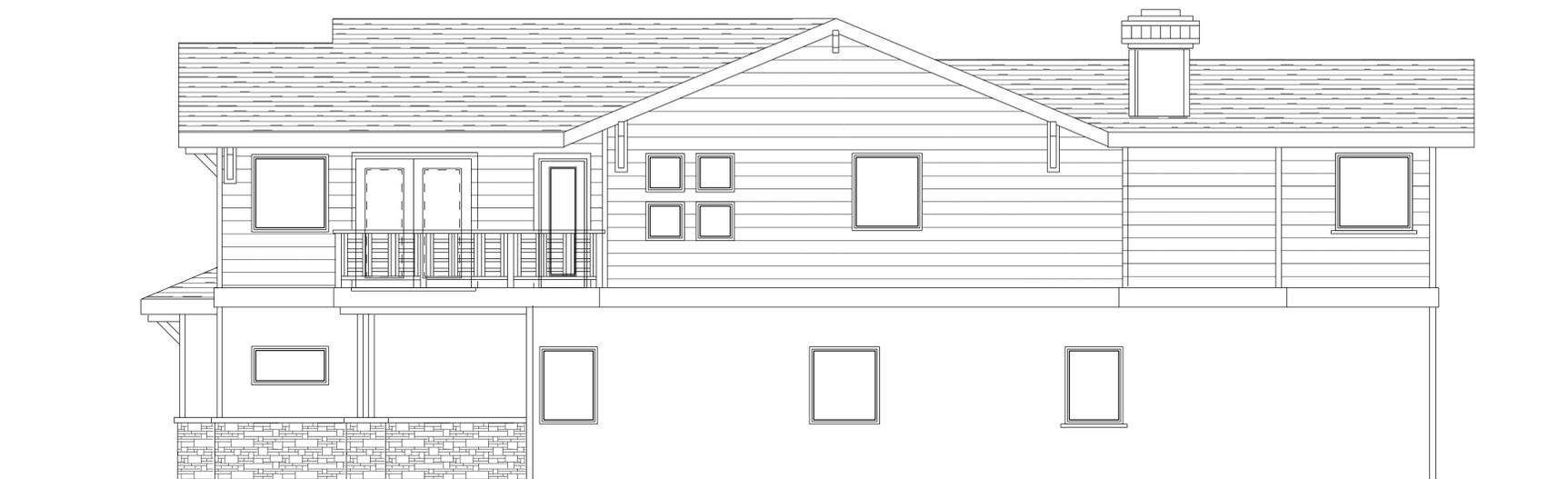
Proposed Residence
 for
 M & R Investments

Lot 6



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

DRAWN BY:	JHM
DATE:	7.9.02
REVISIONS	DATE

SHEET
A-2
 OF 11 SHEETS

JOHN MACDONALD, ARCHITECT
 2813 SANTA BARBARA AVENUE
 CAYUCOS, CA 93430
 OFFICE 805.9951398
 FAX 805.9951544

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 805.528.2351

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 CENTRAL COAST ENERGY COMPLIANCE
 489 MAR VISTA DRIVE
 LOS OSOS, CA 93402
 805.528.2154

SOILS ENGINEER:

GeoSOLUTIONS
 220 HILL STREET
 SAN LUIS OBISPO, CA 93401
 805.543.8539

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Lot 6

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REVISIONS	DATE

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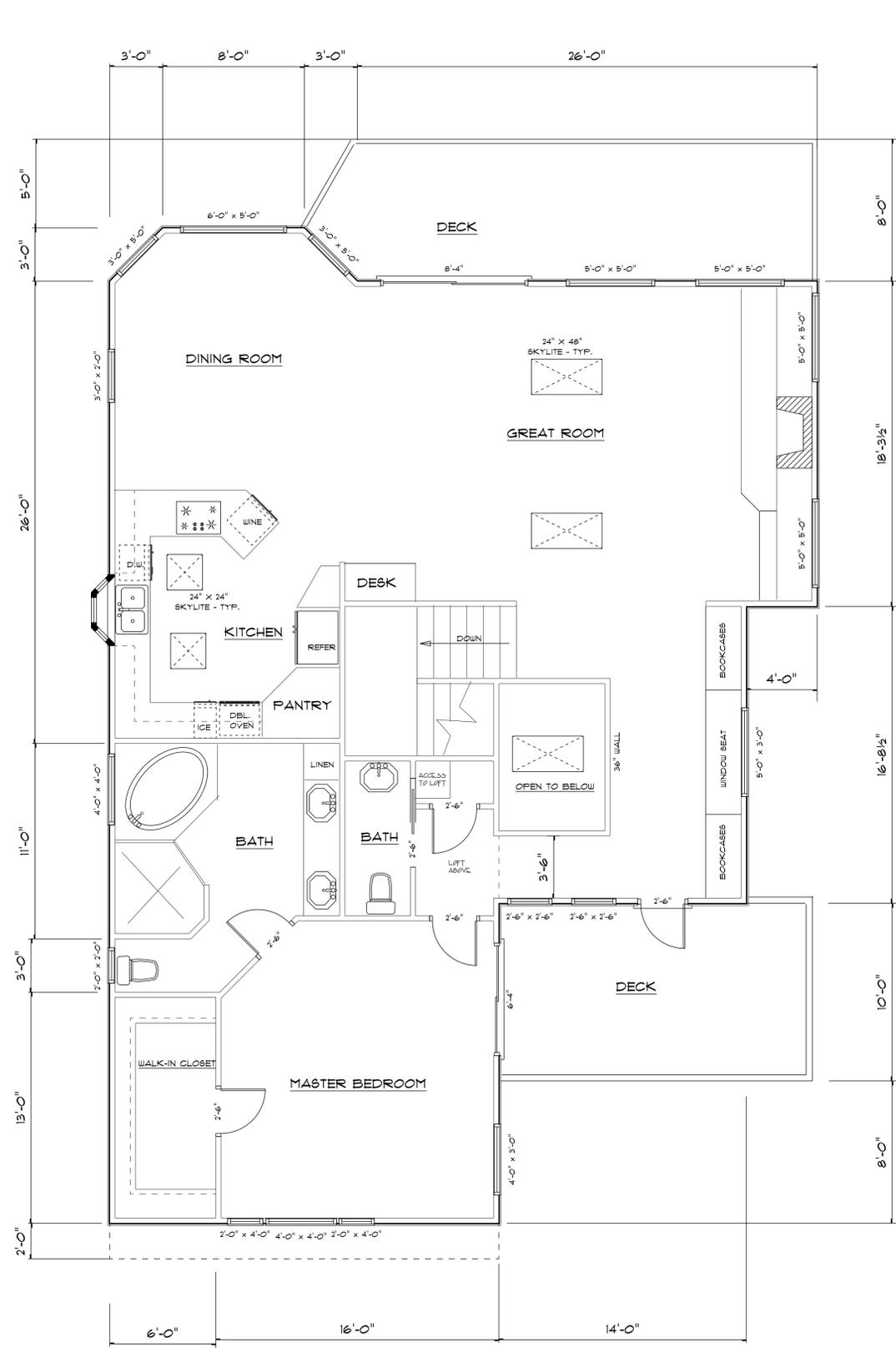
REAR ELEVATION

1/4" = 1'-0"

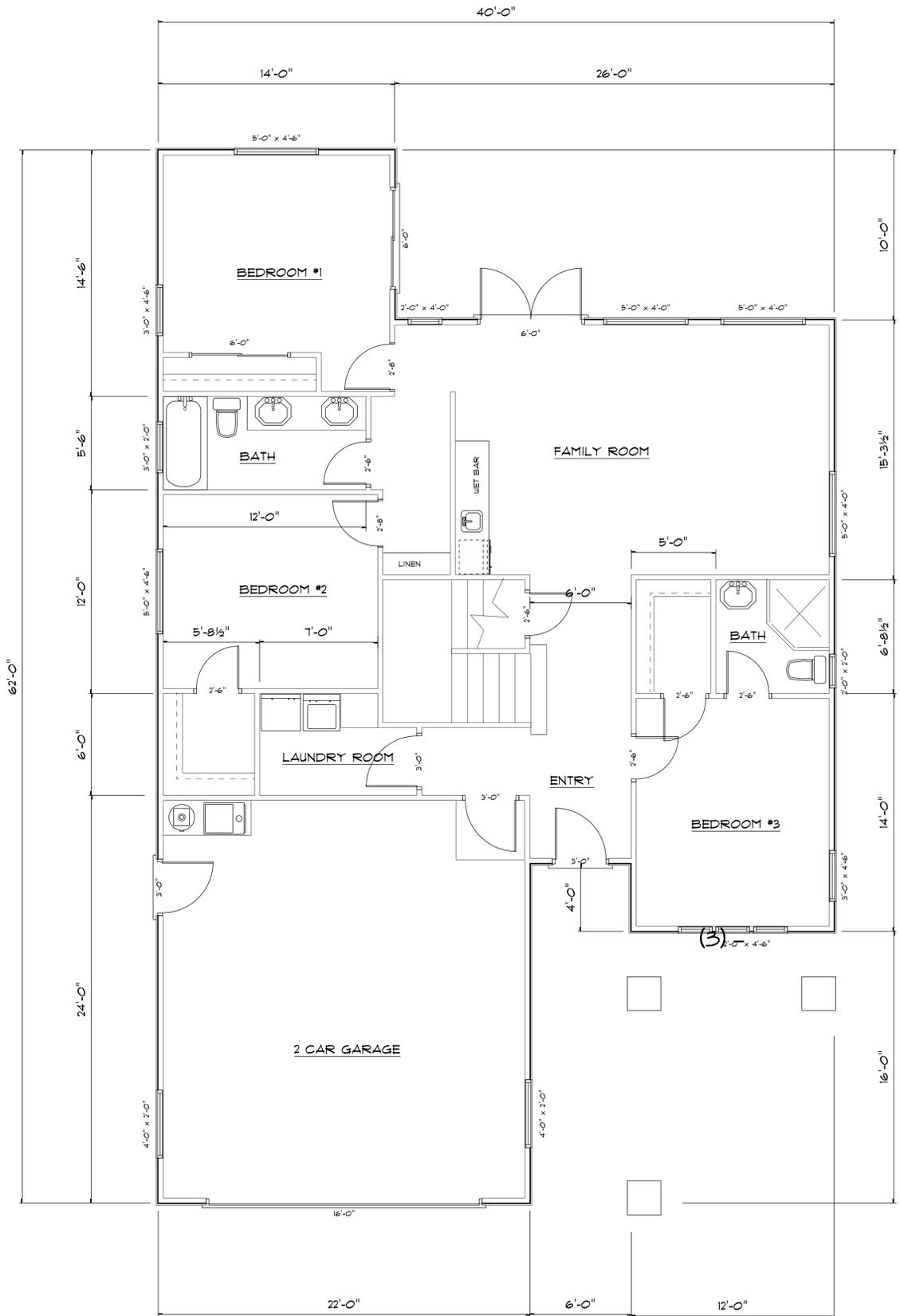


LEFT ELEVATION

1/4" = 1'-0"



UPPER FLOOR PLAN



LOWER FLOOR PLAN

JOHN MACDONALD, ARCHITECT
 2813 SANTA BARBARA AVENUE
 CAYUCOS, CA 93430
 OFFICE 805.995.1398
 FAX 805.995.1544

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 LOS OSOS, CA 93402
 805.528.2351

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 GeoSolutions
 200 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805.543.8539

Proposed Residence
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Lot 5

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 DATE: 1.3.02

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A-4
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JOHN MACDONALD, ARCHITECT
 2813 SANTA BARBARA AVENUE
 CAYUCOS, CA 93430
 OFFICE 805.995.1398
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 2231 BAYVIEW HEIGHTS, SUITE D
 LOS OSOS, CA 93402
 805.528.2351

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 489 MAR VISTA DRIVE
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SOILS ENGINEER:

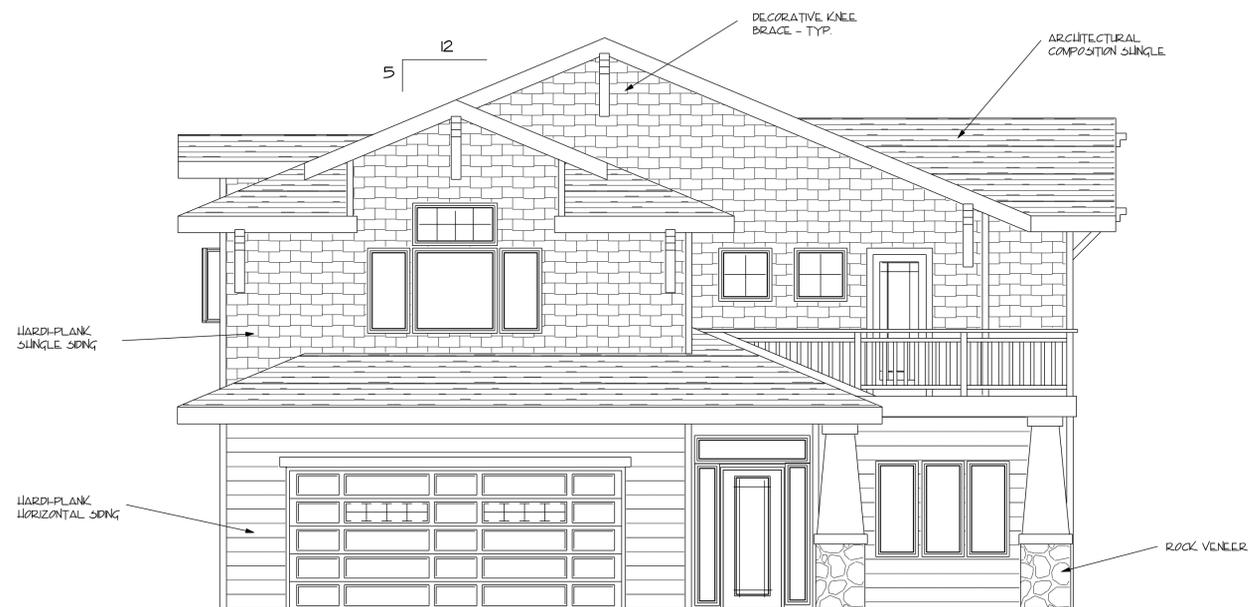
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 220 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805.543.8539

Proposed Residence
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Lot 5

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DATE:	1.9.02
REVISIONS	DATE

SHEET
A-5
 OF 11 SHEETS



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

JOHN MACDONALD, ARCHITECT
 2813 SANTA BARBARA AVENUE
 CAYUCOS, CA 93430
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 FAX 805.995.1544

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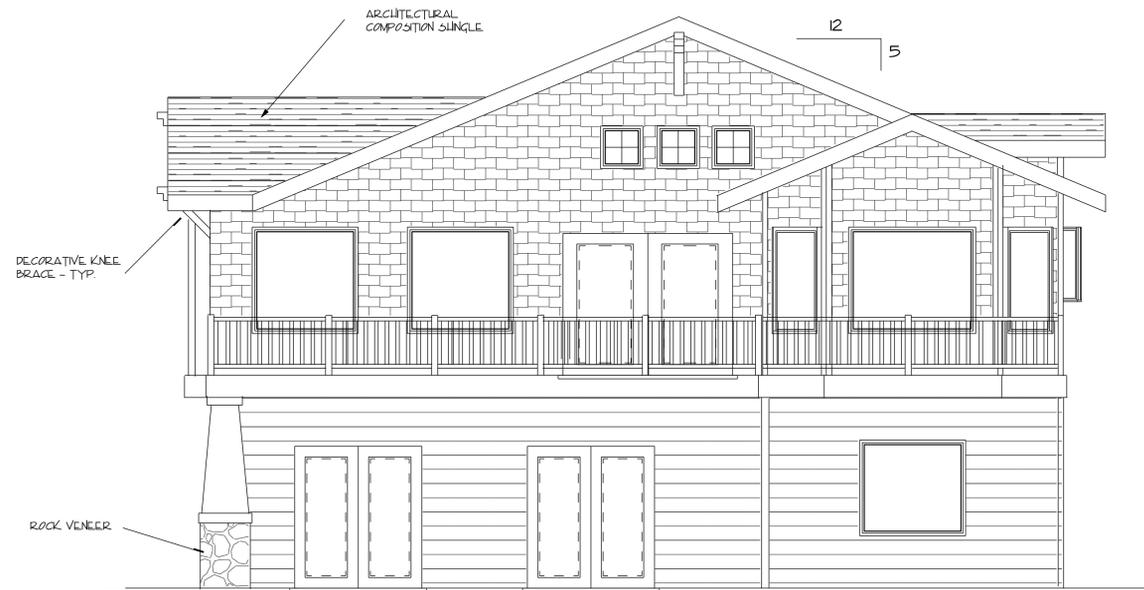
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Proposed Residence
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Lot 5

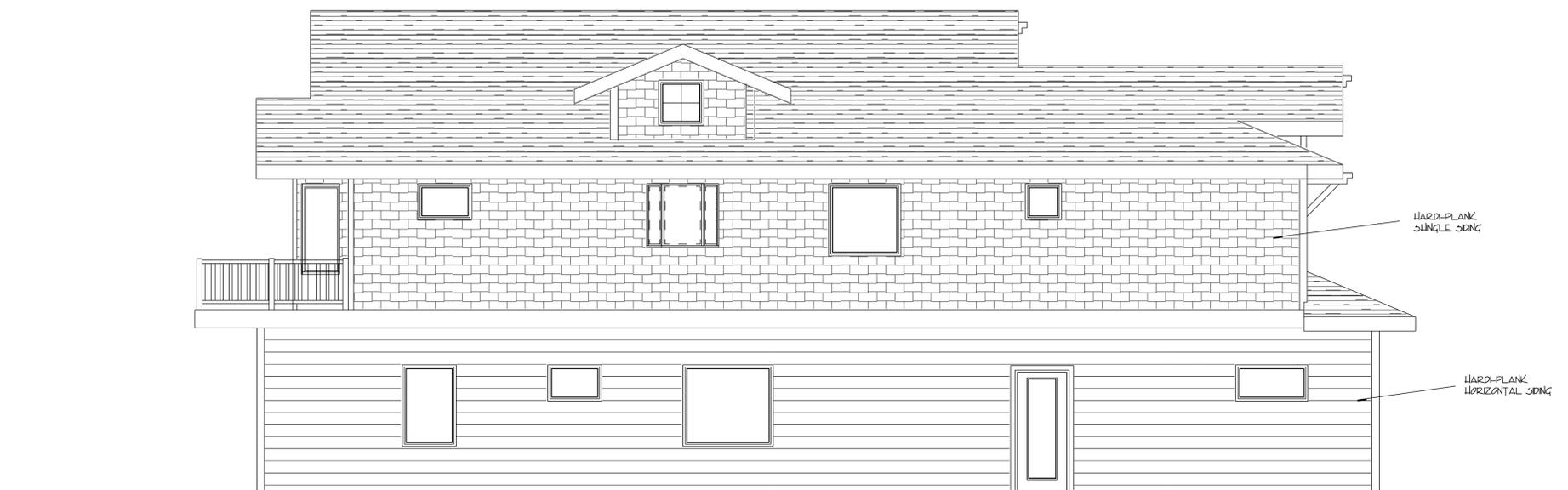
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DATE:	1.9.02
REVISIONS	DATE

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A-6
 OF 11 SHEETS



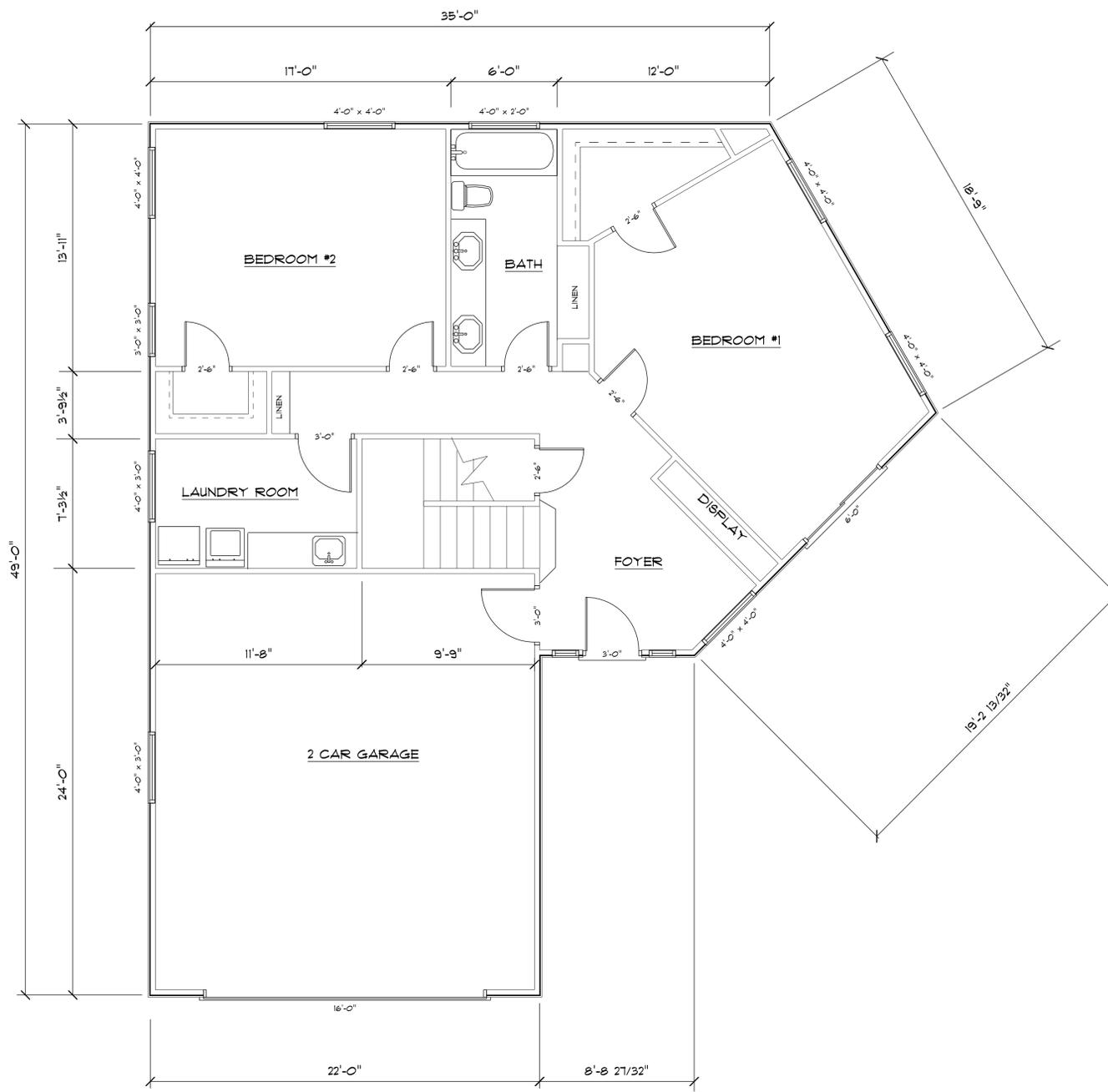
REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



LOWER FLOOR PLAN

1/4" = 1'-0"

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GeoSolutions
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Proposed Residence
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 M & R Investments

Lots 3 & 4

LOWER FLOOR
 PLAN

DRAWN BY:	JHM
DATE:	7.9.02
REVISIONS	DATE

SHEET
A-7
 OF 11 SHEETS

JOHN MACDONALD, ARCHITECT
 2813 SANTA BARBARA AVENUE
 CAYUCOS, CA 93430
 OFFICE 805.995.1398
 FAX 805.995.1544

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 John MacDonald

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 SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
 AND CONDITIONS ON THE JOB.

STRUCTURAL ENGINEER:

TAYLOR & SYFAN
 2231 BAYVIEW HEIGHTS, SUITE D
 LOS OSOS, CA 93402
 805.528.2351

ENERGY ANALYSIS:

MICHELLE DUNN
 CENTRAL COAST ENERGY COMPLIANCE
 489 MAR VISTA DRIVE
 LOS OSOS, CA 93402
 805.528.2154

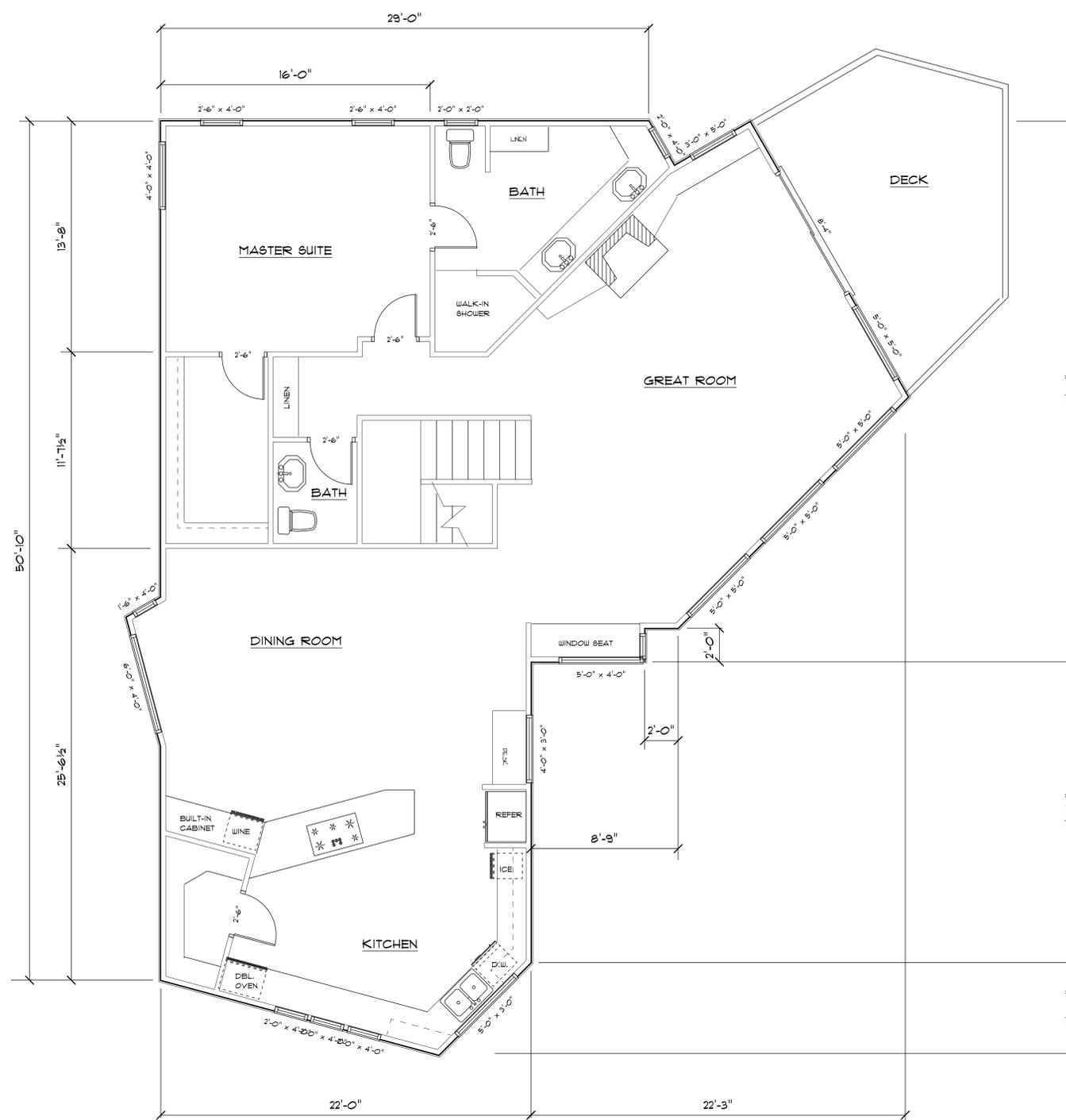
SOILS ENGINEER:

GeoSolutions
 200 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805.543.8539

Proposed Residence
 for
 M & R Investments

Lots 3 & 4

UPPER FLOOR PLAN



UPPER FLOOR PLAN

1/4" = 1'-0"

DRAWN BY: JHM
 DATE: 1.9.02

REVISIONS	DATE

SHEET
A-8
 OF 11 SHEETS

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 805.528.2154

SOILS ENGINEER:

GeoSOLUTIONS
 220 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805.543.8539

Proposed Residence
 for
 M & R Investments

Lots 3, 4
 CAYUCOS, CA

**EXTERIOR
 ELEVATIONS**

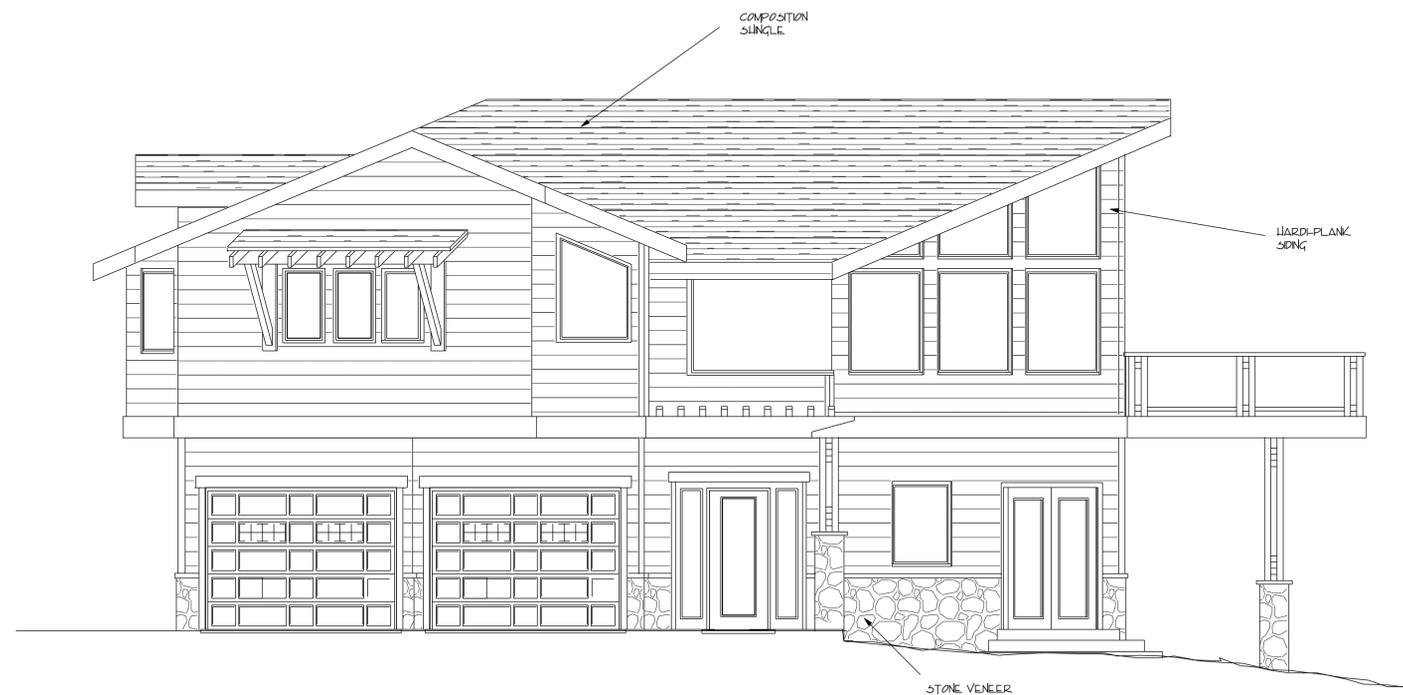
DRAWN BY: JHM

DATE: 1.9.02

REVISIONS DATE

REVISIONS	DATE

SHEET
A-9
 OF 11 SHEETS



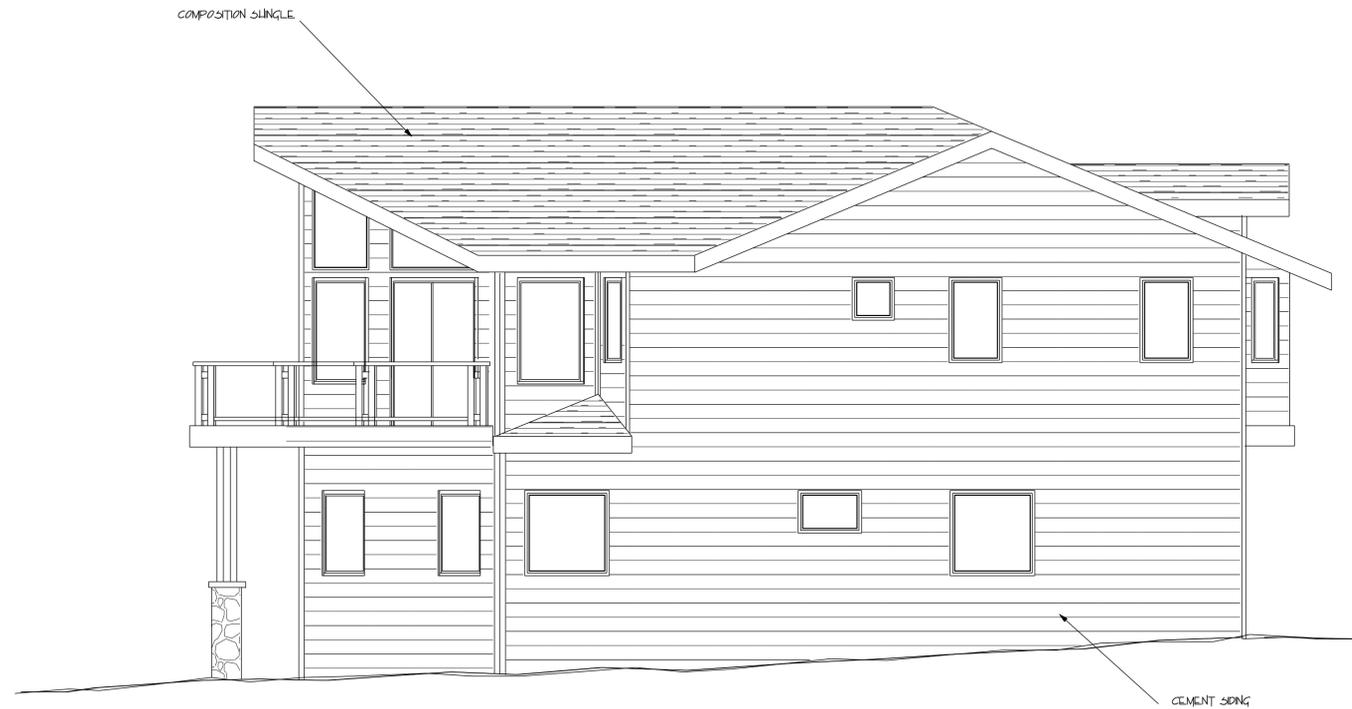
FRONT ELEVATION

1/4" = 1'-0"



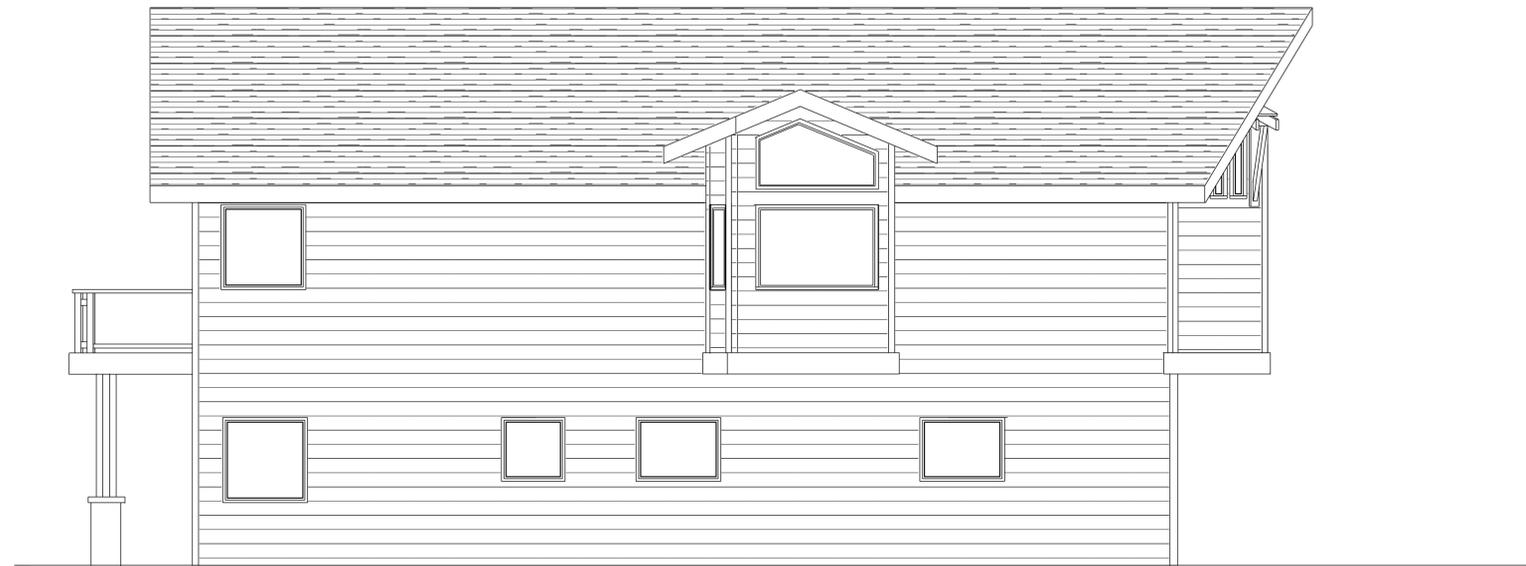
RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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ENERGY ANALYSIS:

MICHELLE DUNN
 CENTRAL COAST ENERGY COMPLIANCE
 489 MAR VISTA DRIVE
 LOS OSOS, CA 93402
 805.528.2154

SOILS ENGINEER:

GEOSOLUTIONS
 220 HILL STREET
 SAN LUIS OBISPO, CA 93401
 805.543.8539

Proposed Residence
 for
 M & R Investments

Lots 3, 4

EXTERIOR
 ELEVATIONS

DRAWN BY:	JHM
DATE:	7.9.02
REVISIONS	DATE

SHEET
A-10
 OF 11 SHEETS

13

MORRO ROCK MUTUAL WATER COMPANY
P.O. BOX 757, CAYUCOS, CA 93430
PH: (805) 995-3766 FAX: (805) 995-0953

NOTIFICATION OF ELIGIBILITY TO RECEIVE A WATER WILL SERVE LETTER

June 26, 2014

Steve Miller
M&R Investment One Company, Inc.
8441 E. 32nd Street N. #200
Wichita, KS 67226

Project Address: Birch Avenue, Cayucos
Assessor Parcel Number: 064-112-022
Lots: 3, **4Block:** 3 **Subdivision:** Town of Cayucos
TYPE OF PROJECT: New Single Family Residences

Dear Sir:

We received your request for water service to your property.

Beginning in 1998, a Retrofit Rebate Fee was included in charges for new connections.

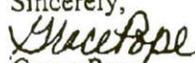
A Conditional Will-Serve letter, which will entitle the property owner to request installation of a service and a water meter, will be issued when the following conditions are met. Conditions must be met no later than July 31, 2015.

1. Payment of \$200 non-refundable application fee.
2. Payment of \$2,500 membership fee.
3. Proof of an application for a Building Permit or Developmental Use Permit.

Installation of a water service will occur after the following fees have been paid:

1. Payment of \$3,000 Connection Fee
 2. Payment of \$1,200 Retrofit Rebate Fee
 3. Payment of \$500 One Inch Meter Fee
- Plus any other fees due to the water company.

Failure to meet any of these deadlines will result in a forfeiture of your notification for a Will-Serve letter as well as your priority on the Will-Serve eligibility list.

Sincerely,

Grace Pope
Administrative Supervisor
Morro Rock Mutual Water Company

No. 7537 P. 1

Jul. 1. 2014 10:44AM 805 995 0953

13

MORRO ROCK MUTUAL WATER COMPANY
P.O. BOX 757, CAYUCOS, CA 93430
PH: (805) 995-3766 FAX: (805) 995-0953

NOTIFICATION OF ELIGIBILITY TO RECEIVE A WATER WILL SERVE LETTER

Steve Miller
M&R Investment One Company, Inc.
8441 E. 32nd Street N. #200
Wichita, KS 67226

June 26, 2014

Project Address: Birch Avenue, Cayucos
Assessor Parcel Number: 064-112-023
Lots: 5 Block: 3 Subdivision: Town of Cayucos
TYPE OF PROJECT: New Single Family Residences

Dear Sir:

We received your request for water service to your property.

Beginning in 1998, a Retrofit Rebate Fee was included in charges for new connections.

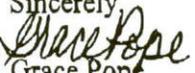
A Conditional Will-Serve letter, which will entitle the property owner to request installation of a service and a water meter, will be issued when the following conditions are met. Conditions must be met no later than July 31, 2015.

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- 2. Payment of \$2,500 membership fee.
- 3. Proof of an application for a Building Permit or Developmental Use Permit.

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- 1. Payment of \$3,000 Connection Fee
 - 2. Payment of \$1,200 Retrofit Rebate Fee
 - 3. Payment of \$500 One Inch Meter Fee
- Plus any other fees due to the water company.

Failure to meet any of these deadlines will result in a forfeiture of your notification for a Will-Serve letter as well as your priority on the Will-Serve eligibility list.

Sincerely,

Grace Pope
Administrative Supervisor
Morro Rock Mutual Water Company

No. 7537 P. 2

Jul 1 10:45AM 805 995 0953

413

MORRO ROCK MUTUAL WATER COMPANY
P.O. BOX 757, CAYUCOS, CA 93430
PH: (805) 995-3766 FAX: (805) 995-0953

NOTIFICATION OF ELIGIBILITY TO RECEIVE A WATER WILL SERVE LETTER

June 26, 2014

Steve Miller
M&R Investment One Company, Inc.
8441 E. 32nd Street N. #200
Wichita, KS 67226

Project Address: Birch Avenue, Cayucos
Assessor Parcel Number: 064-112-023
Lots: 6 Block: 3 Subdivision: Town of Cayucos
TYPE OF PROJECT: New Single Family Residences

Dear Sir:

We received your request for water service to your property.

Beginning in 1998, a Retrofit Rebate Fee was included in charges for new connections.

A Conditional Will-Serve letter, which will entitle the property owner to request installation of a service and a water meter, will be issued when the following conditions are met. Conditions must be met no later than July 31, 2015.

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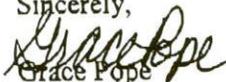
Installation of a water service will occur after the following fees have been paid:

1. Payment of \$3,000 Connection Fee
2. Payment of \$1,200 Retrofit Rebate Fee
3. Payment of \$500 One Inch Meter Fee

Plus any other fees due to the water company.

Failure to meet any of these deadlines will result in a forfeiture of your notification for a Will-Serve letter as well as your priority on the Will-Serve eligibility list.

Sincerely,



Grace Pope
Administrative Supervisor
Morro Rock Mutual Water Company

No. 7537 P. 3

Jul. 1. 2014 10:45AM 805 995 0953

Recording requested by
FIRST AMERICAN TITLE CO.

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

AB
10/27/2009
8:00 AM

Recorded at the request of
First American Title Company

NO FEE DOCUMENT
Government Code §6103

DOC#: **2009059997**

Titles: 1 Pages: 8



Fees	0.00
Taxes	0.00
Others	0.00
PAID	\$0.00

Recording Requested By And
When Recorded, Return to:

Cayucos Elementary School District
Attn: Superintendent's Office
301 Cayucos Drive
Cayucos, CA 93430 3344732.LB

GRANT OF EASEMENT

This GRANT OF EASEMENT is made and entered into on October 13, 2009 ("Effective Date"), by and between **Cayucos Elementary School District** ("Grantor") and **M&R Investment Company, Inc. n.k.a. SLO Land Corporation, Inc.** ("Grantee").

RECITALS

A. Grantor owns the real property known commonly as the Bus Barn Property as legally described on the attached Exhibit A-1 and as partially identified on the attached Exhibit A-2 as Lots 7, 8 and 9 on the southwest corner of Birch Avenue and "E" Street in the Town of Cayucos, County of San Luis Obispo, State of California.

B. A Settlement Agreement and Release ("Settlement Agreement") was entered into on February 18, 2005 in the legal proceeding entitled *M&R Investment Company, Inc. vs. Wilbur W. Hartzell, Jr. et al.*, San Luis Obispo Superior Court No. CV 040191 in part, to quiet title to certain properties in and around the Bus Barn Property, as well as to create a method to convey certain easements by Grantor to various landowners.

C. The County of San Luis Obispo ("County") filed a disclaimer in Case No. CV 040191 on February 18, 2005, and was not a party to the Settlement Agreement. After the County was subsequently served with the Cayucos Elementary School District's cross-complaint in said proceeding, the County was dismissed as a party from said cross-complaint on October 31, 2005 based upon the County's disclaimer of any interest in the property described in said cross-complaint.

D. Consistent with the Settlement Agreement, a Corrected Judgment to Quiet Title was approved by and entered into the records of the Superior Court for the County of San Luis Obispo on January 3, 2007 ("Corrected Judgment").

E. Pursuant to the Settlement Agreement and the Corrected Judgment, Grantor made an Offer of Dedication to the County, the easement legally described in Exhibit A-1 and

graphically depicted on Exhibit A-2, both exhibits attached to and incorporated into this Grant of Easement and referred to as the "Driveway Easement" in that document recorded as Doc. No. 2009017804 and filed on April 10, 2009.

F. County, through its Board of Supervisors, took action rejecting such Offer of Dedication at its meeting of June 23, 2009, thus releasing County interest in such property and enabling the conveyance provided for herein.

G. Grantor now desires to grant Grantee non-exclusive property rights in the Driveway Easement for public access purposes, utilities, and incidental uses thereof pursuant to terms of the Settlement Agreement and Corrected Judgment.

AGREEMENT

In consideration of the mutual promises contained in this Grant of Easement and of other valuable consideration, the receipt and sufficiency of which are expressly acknowledged, Grantor and Grantee agree to the following:

1. Grant of Easement.

Grantor hereby grants to Grantee a non-exclusive easement for the purpose of public access, utilities and incidental uses within, under, over and along the Driveway Easement.

2. Status of Title.

This Grant of Easement is made subject to all conditions, covenants, restrictions, leases, easements, licenses, liens, encumbrances and claims of title which may affect the Driveway Easement, whether or not of record.

3. Binding on Heirs.

The rights and the obligations set forth herein shall bind and inure to the benefit of all heirs, successors and assigns of Grantor and Grantee.

4. Complete Agreement.

This Grant of Easement constitutes the entire agreement and understanding between the parties and supersedes all other offers, negotiations and agreements. There are no representations or understandings of any kind not set forth in this document. Any amendment or modification of this document shall be in writing and duly executed by the parties.

5. Authority to Execute.

Each signatory below represents and warrants that it has full authority to execute this Grant of Easement and bind its organization to its terms and conditions.

6. Counterparts.

This Grant of Easement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

Grantor and Grantee have executed this Grant of Easement as of the dates set forth below, but to be effective as of the Effective Date.

Dated: _____

GRANTOR:

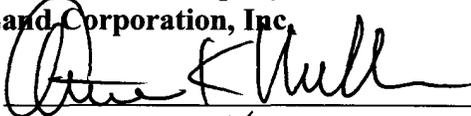
Cayucos Elementary School District

By: _____
George Erdelyi, Superintendent

Dated: 10-13-09

GRANTEE:

**M&R Investment Company, Inc. n.k.a.
SLO Land Corporation, Inc.**

By: 
Name: STEVE K. MILLER
Title: PRESIDENT

6. Counterparts.

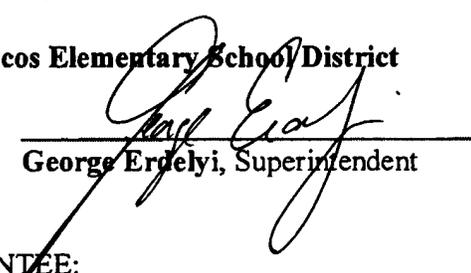
This Grant of Easement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

Grantor and Grantee have executed this Grant of Easement as of the dates set forth below, but to be effective as of the Effective Date.

Dated: 10/20/2009.

GRANTOR:

Cayucos Elementary School District

By: 
George Erdelyi, Superintendent

Dated: _____

GRANTEE:

**M&R Investment Company, Inc. n.k.a.
SLO Land Corporation, Inc.**

By: _____

Name: _____

Title: _____

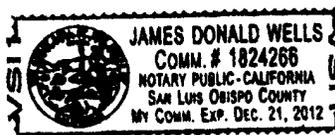
ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)
COUNTY OF SAN LUIS OBISPO)

On OCTOBER 20, 2009 before me, JAMES DONALD WELLS, Notary Public, personally appeared **George Erdelyi**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



James Donald Wells
NOTARY PUBLIC

[SEAL]

STATE OF CALIFORNIA)
)
COUNTY OF SAN LUIS OBISPO)

On _____, 2009 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

[SEAL]

Exhibit A-1

**Legal Description
for
Access Easement in Favor of Lots 3,4,5, and 6, Block 3, A Maps 160**

That portion of Lots 7 and 8 in Block 3 of the Town of Cayucos, in the County of San Luis Obispo, State of California, according to map recorded September 22, 1875, in Book A, Page 160 of Maps, in the office of the County Recorder of said County and also shown on Record of Survey filed March 5, 2003 in Book 85, Pages 14 and 15 of Licensed Survey Maps in the office of said County Recorder and being more particularly described as follows:

Beginning at a point on the northeasterly line of said Lot 8 that bears S59°27'45"E 58.50 feet from the most northerly corner of said Lot 7; thence N80°44'44"W 11.18 feet to the beginning of a 25.00 foot radius tangent curve, concave southerly, hereinafter referred to as "Curve A"; thence westerly along said Curve an arc length of 16.08 feet through a central angle of 36°51'19"; thence S62°23'57"W 38.00 feet, hereinafter referred to as "Line A", to the beginning of a 68.00 foot radius tangent curve, concave northerly; thence westerly along said curve an arc length of 23.79 feet through a central angle of 20°02'41", more or less, to a point on the northwesterly line of said Lot 7; thence along said northwesterly line N30°29'13"E 30.04, more or less, to the point of intersection with a line parallel with and distant northwesterly 20.00 feet, measured at right angles, from said "Line A"; thence along said parallel line N62°23'57"E 35.81 feet, to the beginning of 45.00 foot radius tangent curve concentric with said "Curve A"; thence easterly along said curve an arc length of 4.38 feet through a central angle of 5°34'21", to a point on the northeasterly line of said Lot 7; thence S59°27'45"E 37.08 feet to the point of beginning.

Containing: 1,257 square feet, more or less.



Legal Description prepared by
or under the supervision of:

Cristie E. Fry

Cristie E. Fry, LS 8356
Lic. Exp. 12/31/09

Exhibit A-2

ACCESS TO LOTS 3, 4, 5 & 6, BLOCK 3, A MAPS 160

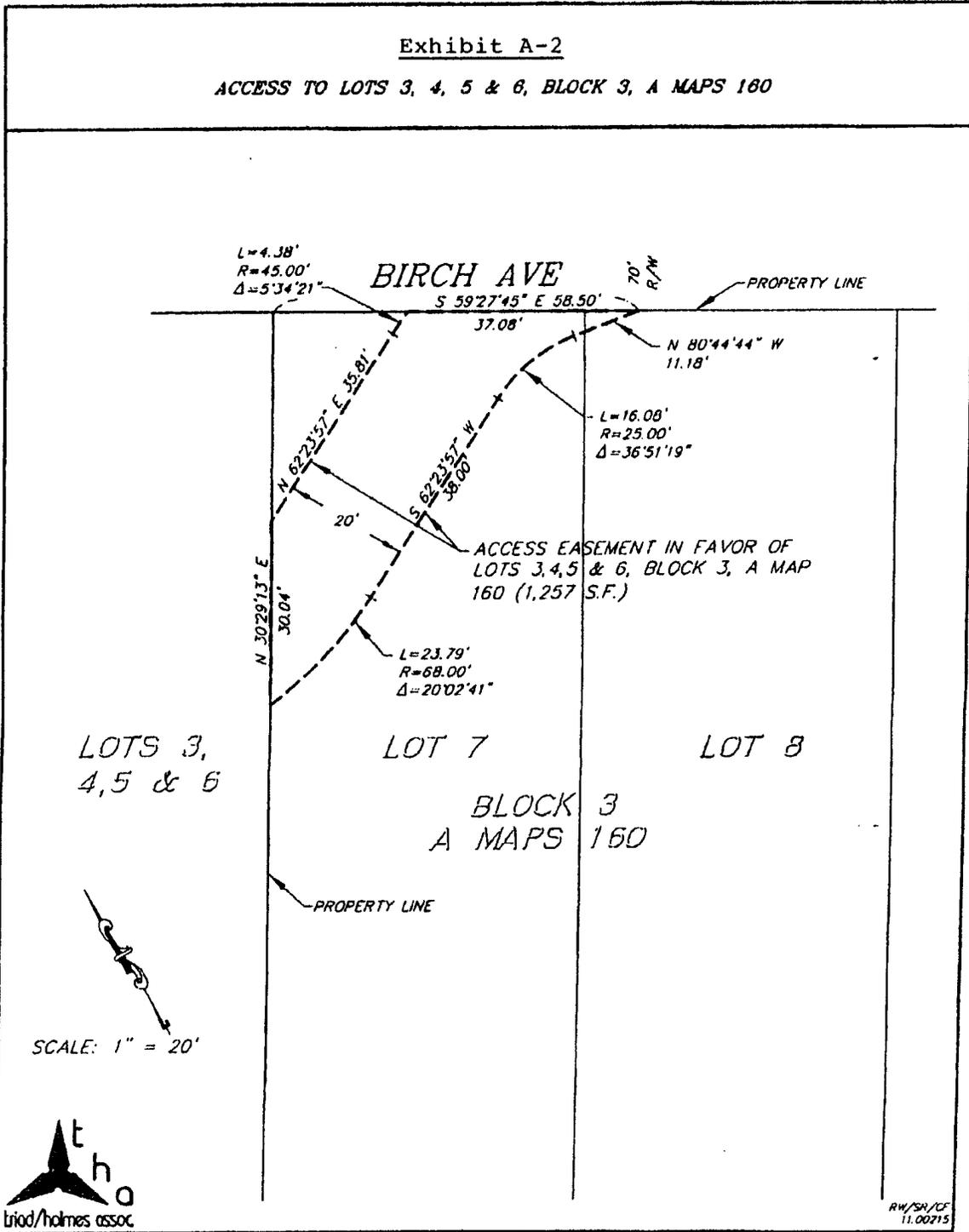


Exhibit A-2

Grant of Easement

920748.1

END OF DOCUMENT



triad/holmes associates

civil engineering
land surveying

mammoth lakes • bishop • redwood city
napa • san luis obispo

Preliminary Drainage Report

August 2014

**61 Birch Avenue
Cayucos, California**

Prepared By:



Cristi E. Fry, RCE 57970

Table of Contents

Introduction.....	3
Existing Development.....	3
Proposed Site Development.....	5
Drainage Methodology and Assumptions.....	5
Drainage Design Objectives	7
Conclusions.....	11
APPENDIX A.....	13
APPENDIX B.....	14

Introduction

Existing Development

The project site is made up of three undeveloped lots located in the unincorporated community of Cayucos, San Luis Obispo County, California. More specifically, the site is located at 61 Birch Ave, northwest of E street and Birch Ave, as shown in Figure 1 below:

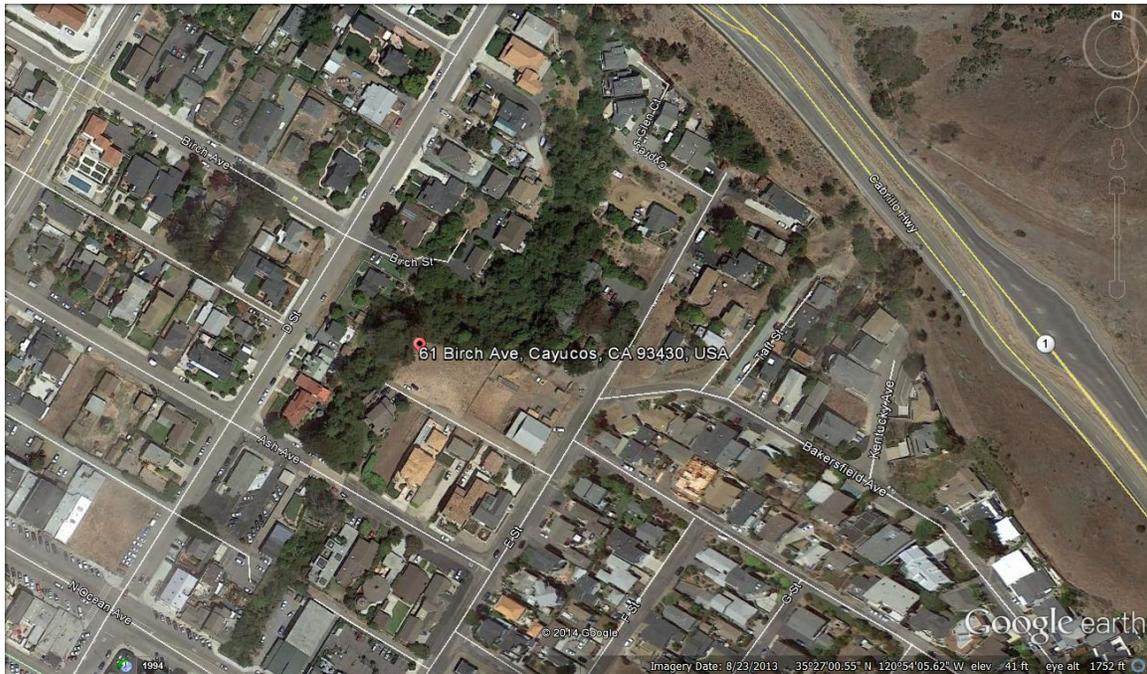


Figure 1: Vicinity Map

Each lot is rectangular in shape and total approximately 31,300 sf. Little Cayucos Creek runs through the northern and western portion of Lots 3/4. The project site is also bounded by the Cayucos School District property to the east and a dirt road to the south.

The site slopes to the northwest, toward Little Cayucos Creek, ranging from approximately 6% to 12% near the banks of the creek. The project site is covered with native and non-native vegetation. The banks of Little Cayucos Creek are thick with native Willow and Sycamore. Weeds and grasses sparsely cover the remainder of the property. The existing site development and topography features are shown in Figure 2.

Based on the Soils Engineering Report by GeoSolutions, Inc., dated July 13, 2006, the surface materials at the site consist of black silty sand. The sub-surface materials generally consist of brown clayey sand. Brown silty clay was encountered at the depth of 9 ft and groundwater is found at a depth of 34 ft. The vacant site has been used for overflow parking and surface soils are highly compacted.

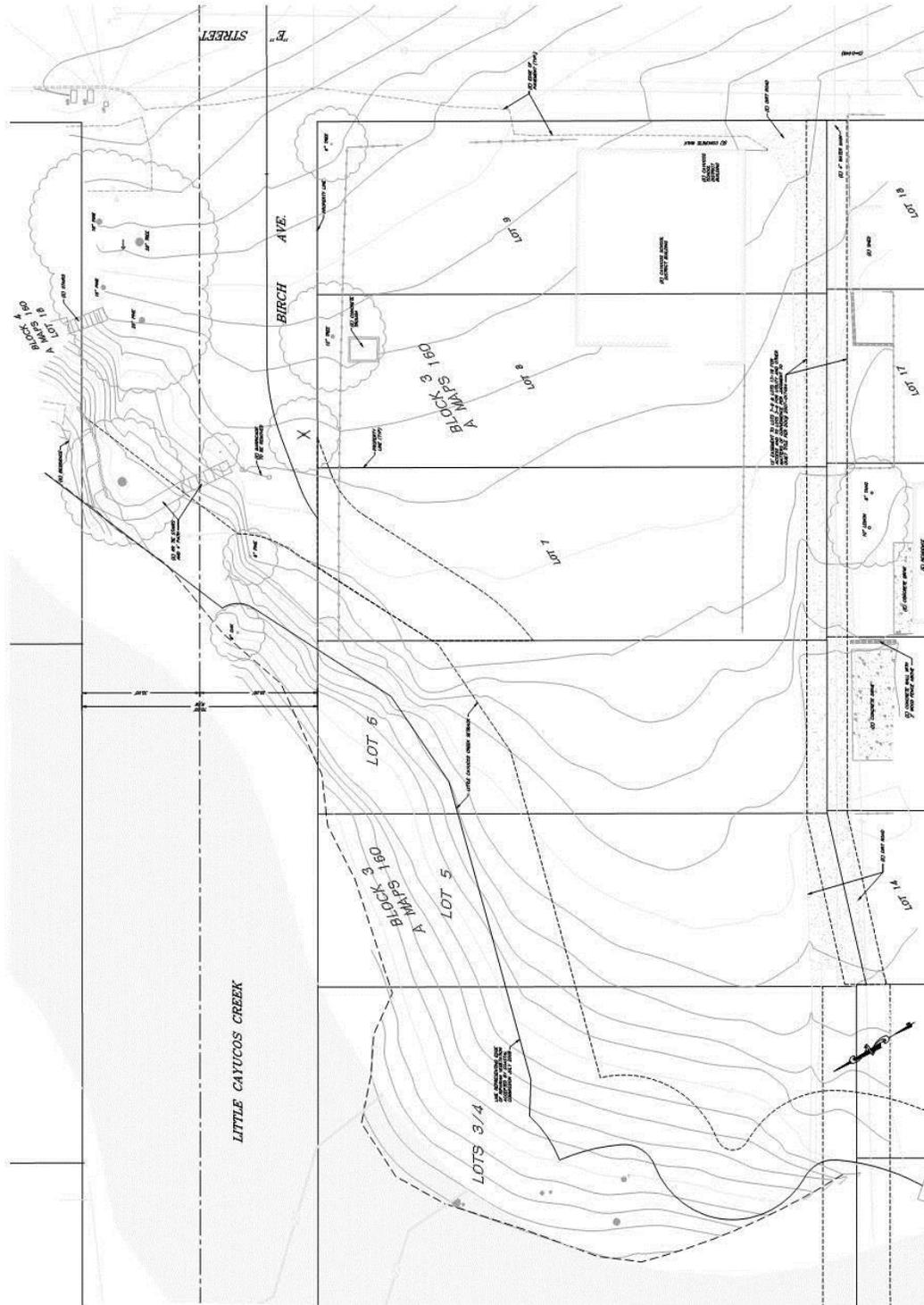


Figure 2: Existing Topographic Features

Proposed Site Development

The proposed project includes the construction of a single-family residence on each of the three lots. Proposed homes total approximately 4,400 sf including the garages. About 4,500 sf of permeable driveway provides access to the lots from the northeast. The remaining portion of the three lots, which includes the Little Cayucos Creek riparian corridor and the historic Monarch butterfly aggregation site, is proposed to be protected as permanent open space.

A portion of Birch Ave will also be improved as part of the project. Currently, Birch Avenue is graded dirt road with base material. The improvements include placing approximately 4,000 sf of asphalt, concrete curb, gas line, and signs. The proposed overall site development is shown in Figure 3.

Drainage Methodology and Assumptions

This project is located in the designated Storm Water Management area and results in more than 2,500 sf of net impervious area. Thus, this development is subject to the Central Coast Post Construction Requirements, adopted on March 6, 2014. The five post-construction requirements (PR) are developed based on the new or replaced impervious area and summarized below:

Performance Requirements	What is Required?
PR #1 – Site Design (2,500 sf – 4,900 sf)	- Demonstrate compliance with site design practices - Choose one runoff reduction measure
PR #2 – Water Quality Treatment (5,000 sf – 14,999 sf)	- Use Low Impact Development (LID) measures to treat stormwater before it leaves the site. - Facilities must be sized to treat stormwater for the 85th percentile storm event.
PR #3 – Runoff Retention (15,000 sf – 22,999 sf)	- Retain and infiltrate runoff. - Facilities must be sized to retain and infiltrate for the 95th percentile storm event.
PR #4 – Peak Management (>= 22,500 sf)	-Post-development peak flow rates must match the pre-development peak flow rates. -This must be demonstrated for 2- through 10-year storm events.
PR #5 – Special Circumstances	May be exempt from Runoff Retention (PR3) and/or Peak Management (PR 4) performance requirements if those performance requirements would be ineffective to maintain or restore beneficial uses of receiving waters.

This project creates just under 8,475 sf of impervious area, which falls under PR1 and PR2 requirements.



Figure 3: Site Development

Since the ground disturbing activities associated with the project are less than one-acre, the State Water Resources Control Board does not require a certified Storm Water Pollution Prevention Plan (SWPPP).

Stormwater runoff rates across open ground, for watersheds less than 200 acres, are estimated using the Rational Method, $Q = CIA$.

Project C values for site pervious areas are determined using County Standard H-3a.

Rainfall Intensities (I) are per County Standard H-4 for Annual Rainfall between 18" and 21". Average annual rainfall for Cayucos area is approximately 18" per County Standard H-1. For water treatment calculations, 85th percentile for the 24 hr storm is used per PR #2.

Swale calculations are performed using AutoCAD Hydroflow Express Extension, which utilizes Manning's Equation.

Required minimum depth of the gravel drainage layer for the permeable driveway is determined using the City of Santa Barbara Storm Water BMP Guidance Manual, July 2013.

Soil percolation is not considered in calculations due to clay soils. An underdrain system will be proposed.

All hydrologic calculations are included in Appendix A. Facility sizing is included in Appendix B.

Proposed Stormwater Facilities

Drainage Design Objectives

The following requirements are proposed to be incorporated into the drainage design:

- Incorporate Low Impact Development (LID) measures into the project drainage design per PR1.
- Provide water quality treatment per PR2 for runoff from project improvements.
- Provide safe 100 year storm flow route through site from the adjacent School District properties.
- Preserve the existing onsite runoff rate as much as possible.
- Do not negatively impact downstream facilities.

Proposed Drainage Analysis:

The project site is divided into multiple Drainage Management Areas. The runoff from the offsite areas is labeled as DMA A1-A3 and the runoff from the onsite areas is labeled DMA B1-B5, as shown in Figure 4. Table 1 below summarizes the drainage management areas.

Offsite Areas, sf	
DMA A1	4,588
DMA A2	4,981
DMA A3	11,555
Birch Ave	4,026
Pervious Driveway (Lot 7)	1,257

Onsite Areas, sf	
DMA B1	3,103
DMA B2	1,146
DMA B3	2,463
DMA B4	3,158
DMA B5	1,558
Roofs	4,386
Pervious Driveway	3,266

Proposed drainage facilities are designed to handle a storm of 100 year intensity. All the calculations are included in Appendix A.

Offsite Drainage Areas

DMA A1 encompasses the proposed improvements to Birch Avenue. Currently, Birch Avenue is graded dirt road with base material. Approximately 4,000 sf of asphalt will be placed as part of the improvements. Runoff from DMA A1 will be directed toward weir outflow with filtration system, as discussed in more detail under “Water Treatment.”

DMA A2 is tributary to the portion of the lot 7. This portion of the lot is an easement for the access to the proposed development, which is proposed to be permeable driveway. To be conservative, we assumed that all of the storm water from DMA A2 sheet flows onto the driveway and then follows the driveway toward lots 3/4, 5, and 6.

DMA A3 includes the Cayucos School District land. This property is mostly undeveloped, except for the one existing building on “E” Street. We assume that the site will be fully developed and 100% paved in the future. DMA A3 is tributary to the proposed onsite vegetative swale.

Onsite Drainage Areas

DMA B1 mostly encompasses the proposed permeable driveway through the development. The runoff follows the driveway toward Little Cayucos Creek and exists the site via cobble swale. Permeable driveway is designed to treat the storm water runoff as discussed in more detail in Section “Water Treatment.”

DMA B2 and B3 are tributary to the proposed vegetative onsite swales. The runoff from the roofs located within B2 and B3 are treated via FloGard Downspout Filters before the water is allowed to enter the swales.

DMA B4 includes portion of the buildings' roofs and permeable driveway. The runoff from DMA B4 is tributary to the vegetative swale along the southern property line.

DMA B5 collects the runoff from most of the site and School District property. Vegetative swale conveys the runoff along the southern property line toward another cobble swale before existing the site toward Little Cayucos Creek.

The table below summarizes the tributary areas and corresponding 100 year runoff rate for each proposed drainage facility:

	Tributary Area	Pre	Post
		Q100 (cfs)	
Swale 1	A3 and B2	0.61	1.11
Swale 2	A3, B2, B3, and B5	0.81	1.42
Swale 3	B3	0.10	0.20
Swale 4	A2 and B1	0.35	0.43
Swale 5	A3, B2, B3, B4, and B5	0.92	1.64

The proposed swales have been sized to handle 100 yr storm event, as shown in calculations in Appendix B. The vegetative swales are V-shaped, 3 ft wide with the water depth of 0.4 ft. Cobble swales are 5 ft wide with the water depth of 0.4 ft.

The proposed drainage facilities are shown in Figure 4. All calculations for the project water quality treatment facilities and capacity sizing calculations for onsite and offsite stormwater conveyance facilities are located in the Appendix A. The specific site improvements to be constructed are shown on the Construction Permit Documents and they include the detailed information for construction of the proposed drainage facilities, including mechanical filtration device specifications, lengths and gradients, and flow line elevations.

Water Treatment

Permeable Pavement

Permeable pavement areas remove pollutants through physical, chemical, and biological mechanisms. They use infiltration, absorption, microbial activity, plant uptake, sedimentation, and filtration. The subsurface gravel layer beneath the facility adsorb pollutants to the aggregate and soil particles. In addition, biological degradation and chemical precipitation also lower pollutant concentrations. As the water filters through the permeable pavement layer, the subsurface gravel layer, particulates and suspended solids are physically removed through filtration.

The minimum depth of the gravel layer is 3 in, as shown in the calculations in Appendix B. Due to clay soils found on site, a min 6” underdrain pipe is required.

Roof Drains

The FloGard Downspout Filter is proposed to treat the water from the buildings' roof. The FloGard is a multi-model building-mounted filter designed to collect particulates, debris, metals and petroleum hydrocarbons from rooftop stormwater runoff. The working chamber of the FloGard Downspout Filter is made of a durable dual-wall geotextile fabric liner encapsulating an adsorbent which is designed to collect particulates and debris, as well as metals, oils and greases.

FloGard Filter can filter models can filter anywhere from 30 gpm to 325 gpm. The FloGard model will be selected during the final design stage. Roof downspouts will outlet to the pervious paver driveways or vegetated swales.



Figure 4: Proposed Drainage Facilities

Birch Avenue Improvements

The FloGard Trash & Debris Guard is proposed to filter and treat runoff from Birch Avenue. It is designed to remove debris and has a Fossil Rock pouch insert for removal of oil and greases. The runoff rate for the 100 yr storm from Birch Avenue is 0.4 cfs. The FloGard Trash & Debris Guard Model FG-TDG24 is capable to remove 0.45 cfs and may be used in this design.

Conclusions

Onsite and offsite drainage facilities have been adequately preliminary designed to handle the required flows. The criteria followed during the design process addressed issues such as safety, erosion protection and water quality.

The pre-development runoff rates are not significantly increased due to the proposed improvements. Since runoff quantities are small, impacts to downstream facilities should be insignificant.

Per PR #1 and, three separate LID measures are incorporated into the project design:

1. Roof runoff is directed into vegetated areas per §B.2.v
2. Runoff from walkways is directed onto vegetated areas (safely away from the building foundations and footings) per §B.2.v
3. To minimize impervious surfaces, driveway is constructed with permeable surface
4. To limit disturbance to creeks and drainage features, and limit clearing and grading of vegetation, development is set back from environmentally sensitive areas
5. Compaction of permeable soils is limited by the installation of pervious pavers with a gravel retention bed to allow for increased percolation

Per PR #2, several nonretention based treatment systems were included in the project design:

1. Pervious pavers with gravel filtration base
2. Vegetative swales
3. FloGard roof drains
4. Flo Gard trash & debris guard

Several vegetated swales are proposed throughout the project site. The swales convey the runoff through the project site and then outlet toward Little Cayucos Creek.

Roof downspout disconnects are proposed to outlet to pervious areas, wherever feasible.

Volume based water quality treatment is provided by permeable driveway. Flow based water quality treatment filters runoff from the building roofs and is provided by the FloGard Downspout Filter installed in each downspout.

The maximum expected runoff from Birch Avenue improvements is estimated and is also treated by the FloGard Trash & Debris Guard.

Both the on-site and off-site storm drainage facilities must be maintained to continue to work as designed. Particular items requiring maintenance include, but are not limited to, cleaning of the grates, removal of foreign materials from storm drainage pipes, maintenance as necessary to outlet

facilities, and repairs as necessary to damaged facilities. A Constructive Notification for Private Stormwater Conveyance Management and Maintenance System is required to be signed and notarized by the owner and recorded against the properties. The Constructive Notification describes the sites stormwater conveyance system and ongoing maintenance of the drainage facilities. The current property owner will be required to complete periodic self-inspections, fill out a post construction maintenance checklist of the Project Stormwater Management System and submit an annual report to the County Planning and Building Department prior to June 15th each year.

Any work done in this area shall conform to Federal, State, and local requirements.



Preliminary Drainage Report August 2014
61 Birch Avenue
Town of Cayucos, CA

APPENDIX A

Q= CIA

Tributary Areas (A)

Offsite Areas, sf	
DMA A1	4,588
DMA A2	4,981
DMA A3	11,555
Birch Ave	4,026
Pervious Driveway (Lot 7)	1,257

Onsite Areas, sf	
DMA B1	3,103
DMA B2	1,146
DMA B3	2,463
DMA B4	3,158
DMA B5	1,558
Roofs	4,386
Pervious Driveway	3,266

C Values

Pervious areas using County Standard H-3A

	Relief	Soil Infiltration	Vegetal Cover	Surface Storage	Composite C
AC Base	0.16	0.1	0.16	0.10	0.52
Pervious Driveway	0.20	0.12	0.16	0.12	0.60
Swales	0.14	0.08	0.16	0.09	0.47
Undeveloped	0.14	0.08	0.12	0.12	0.46

	Runoff Coefficient
Roof Area	0.95
AC Pavement	0.95
AC Base	0.52
Pervious Driveway	0.60
Swales	0.47
Undeveloped	0.46

	Roofs	AC Pavement	AC Base	Pervious Driveway	Swales	Undeveloped	Total Area	C
Pre-Development								
A1			4,588 sf				4,588 sf	0.52
A2		63 sf				4,918 sf	4,981 sf	0.47
A3	1,434 sf					10,121 sf	11,555 sf	0.52
B1						3,103 sf	3,103 sf	0.46
B2						1,146 sf	1,146 sf	0.46
B3						2,463 sf	2,463 sf	0.46
B4						3,158 sf	3,158 sf	0.46
B5		831 sf				727 sf	1,558 sf	0.72
Post-Development								
A1		4,588 sf				0 sf	4,588 sf	0.95
A2		63 sf		1,257 sf		3,661 sf	4,981 sf	0.50
A3	1,434 sf	10,121 sf					11,555 sf	0.95
B1				2,426 sf	111 sf	1,489 sf	4,026 sf	0.54
B2	915 sf				342 sf		1,257 sf	0.82
B3	2026 sf				437 sf		2,463 sf	0.86
B4	1,716 sf			1,082 sf		360 sf	3,158 sf	0.77
B5		831 sf				727 sf	1,558 sf	0.73

Rainfall Intensity (I)

	L (ft)	H (ft)	Tc (min)
A1	130	11	0.9
A2	166	10	1.2
A3	215	9	1.7
B1	86	8	0.6
B2	32	1	0.4
B3	63	3	0.6
B4	67	6	0.5
B5	127	5	1.1

Project Rainfall Intensity, I (in/hr)				
Storm Event	Tc = 10 min	Tc = 10 hr	Tc = 15 min	Tc = 30 min
I2	1.7	0.22	1.4	1
I10	2.8	0.38	2.4	1.6
I25	3.2	0.5	2.7	1.9
I50	3.7	0.58	3.1	2.1
I100	4	0.62	3.4	2.3

Rainfall Intensity (I) per Count Standard H-4.
Average annual rainfall for Cayucos is approximately 18" per County Standard H-4.
Tc of 10 min is used

Tc is based on County Standard H-2.

Runoff (Q)

Q= CIA

Pre-Development					
	Q2	Q10	Q25	Q50	Q100
A1	0.09	0.15	0.18	0.20	0.22
A2	0.09	0.15	0.17	0.20	0.22
A3	0.24	0.39	0.45	0.52	0.56
B1	0.06	0.09	0.11	0.12	0.13
B2	0.02	0.03	0.04	0.05	0.05
B3	0.04	0.07	0.08	0.10	0.10
B4	0.06	0.09	0.11	0.12	0.13
B5	0.04	0.07	0.08	0.10	0.10

Post-Development					
	Q2	Q10	Q25	Q50	Q100
A1	0.17	0.28	0.32	0.37	0.40
A2	0.10	0.16	0.19	0.21	0.23
A3	0.43	0.71	0.81	0.94	1.02
B1	0.09	0.14	0.16	0.19	0.20
B2	0.04	0.07	0.08	0.09	0.10
B3	0.08	0.14	0.16	0.18	0.20
B4	0.10	0.16	0.18	0.21	0.23
B5	0.04	0.07	0.08	0.10	0.10

61 Birch Avenue
Permeable Pavement

8/15/2014

Permeable Driveway Gravel Layer Depth

$$D = V / (An)$$

A (sf)	I (in)	V (cf)	n	d (ft)
Permeable Driveway	85 th percentile, 24 hr	Treatment Required	Porosity Gravel Layer	Min Depth Gravel Layer
4523	0.9	339	0.32	0.23



Preliminary Drainage Report August 2014
61 Birch Avenue
Town of Cayucos, CA

APPENDIX B

Channel Report

Earthen Swale

Triangular

Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 0.50

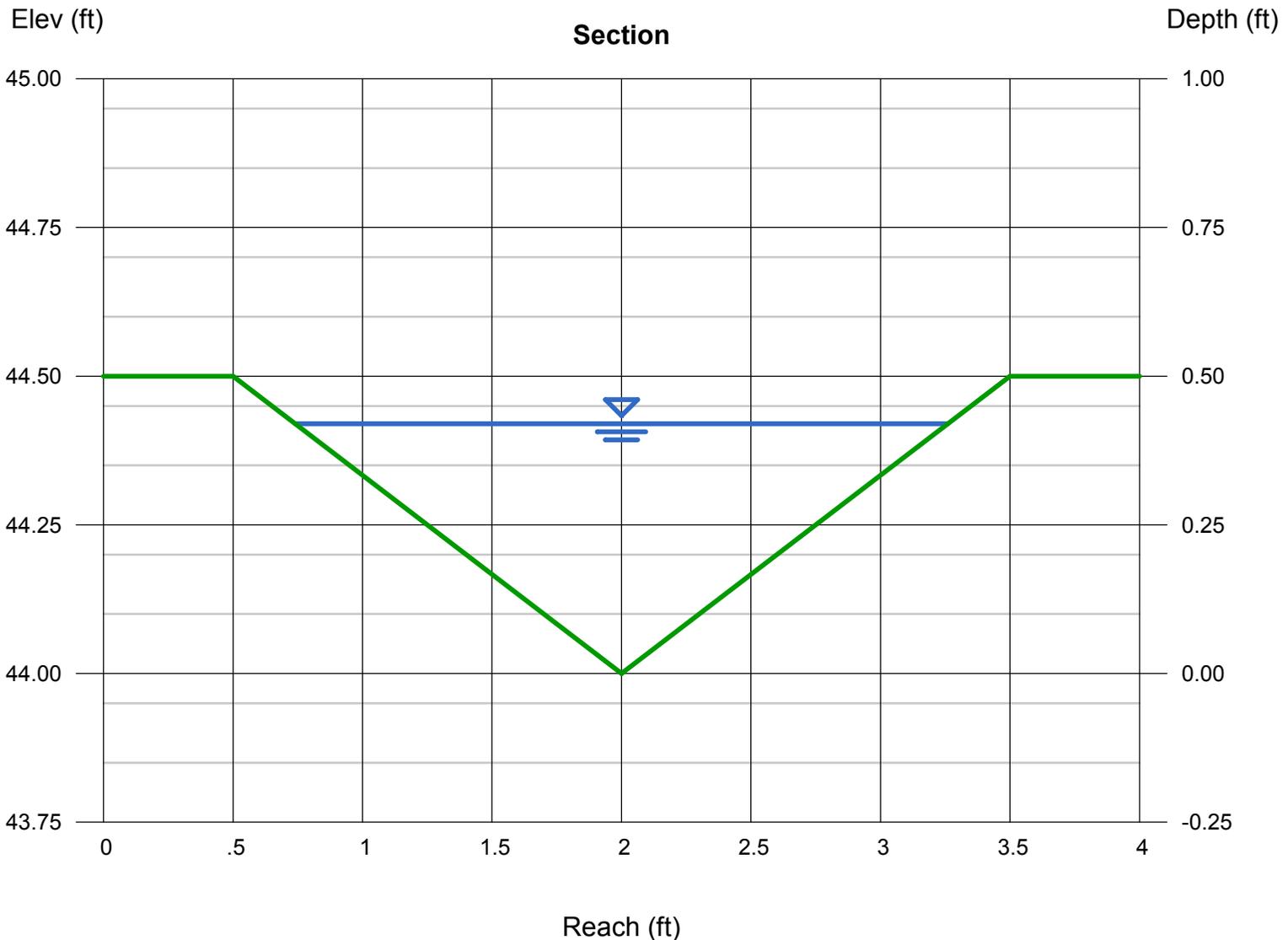
Invert Elev (ft) = 44.00
Slope (%) = 1.30
N-Value = 0.018

Calculations

Compute by: Known Q
Known Q (cfs) = 1.64

Highlighted

Depth (ft) = 0.42
Q (cfs) = 1.640
Area (sqft) = 0.53
Velocity (ft/s) = 3.10
Wetted Perim (ft) = 2.66
Crit Depth, Yc (ft) = 0.46
Top Width (ft) = 2.52
EGL (ft) = 0.57



Channel Report

Cobble Swale

Triangular

Side Slopes (z:1) = 5.00, 5.00

Total Depth (ft) = 0.50

Invert Elev (ft) = 38.00

Slope (%) = 1.30

N-Value = 0.025

Calculations

Compute by: Known Q

Known Q (cfs) = 1.64

Highlighted

Depth (ft) = 0.39

Q (cfs) = 1.640

Area (sqft) = 0.76

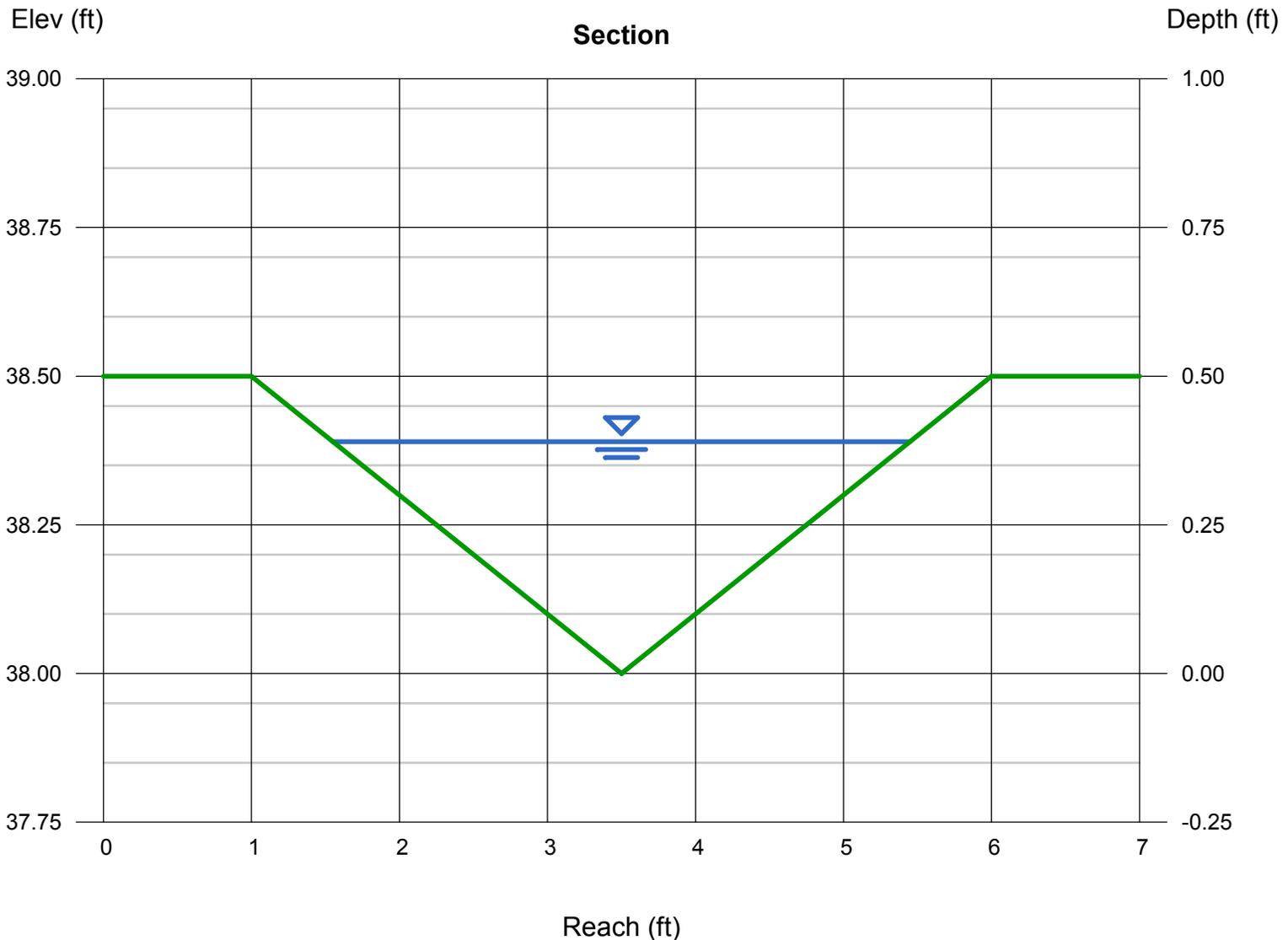
Velocity (ft/s) = 2.16

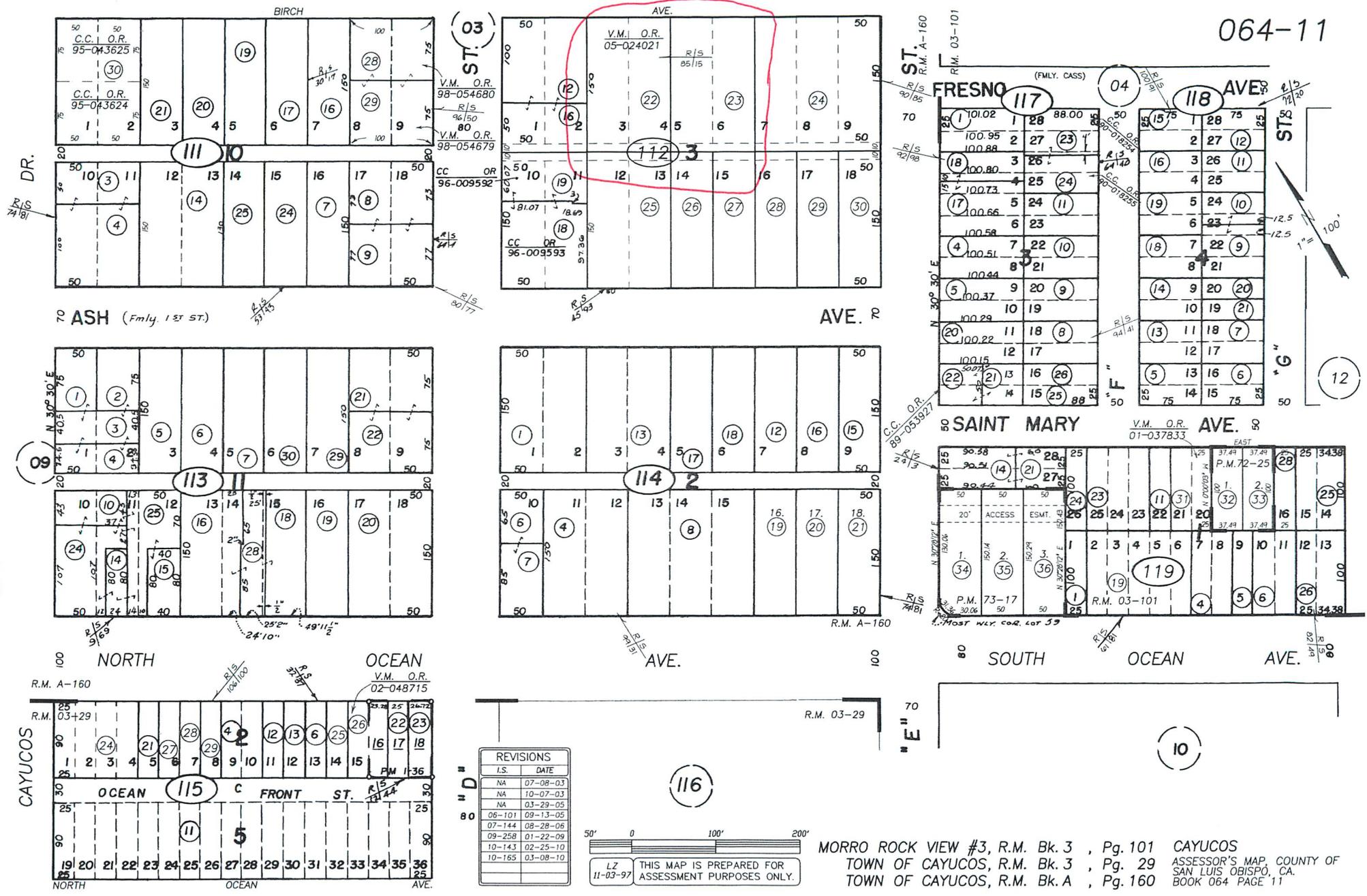
Wetted Perim (ft) = 3.98

Crit Depth, Yc (ft) = 0.37

Top Width (ft) = 3.90

EGL (ft) = 0.46





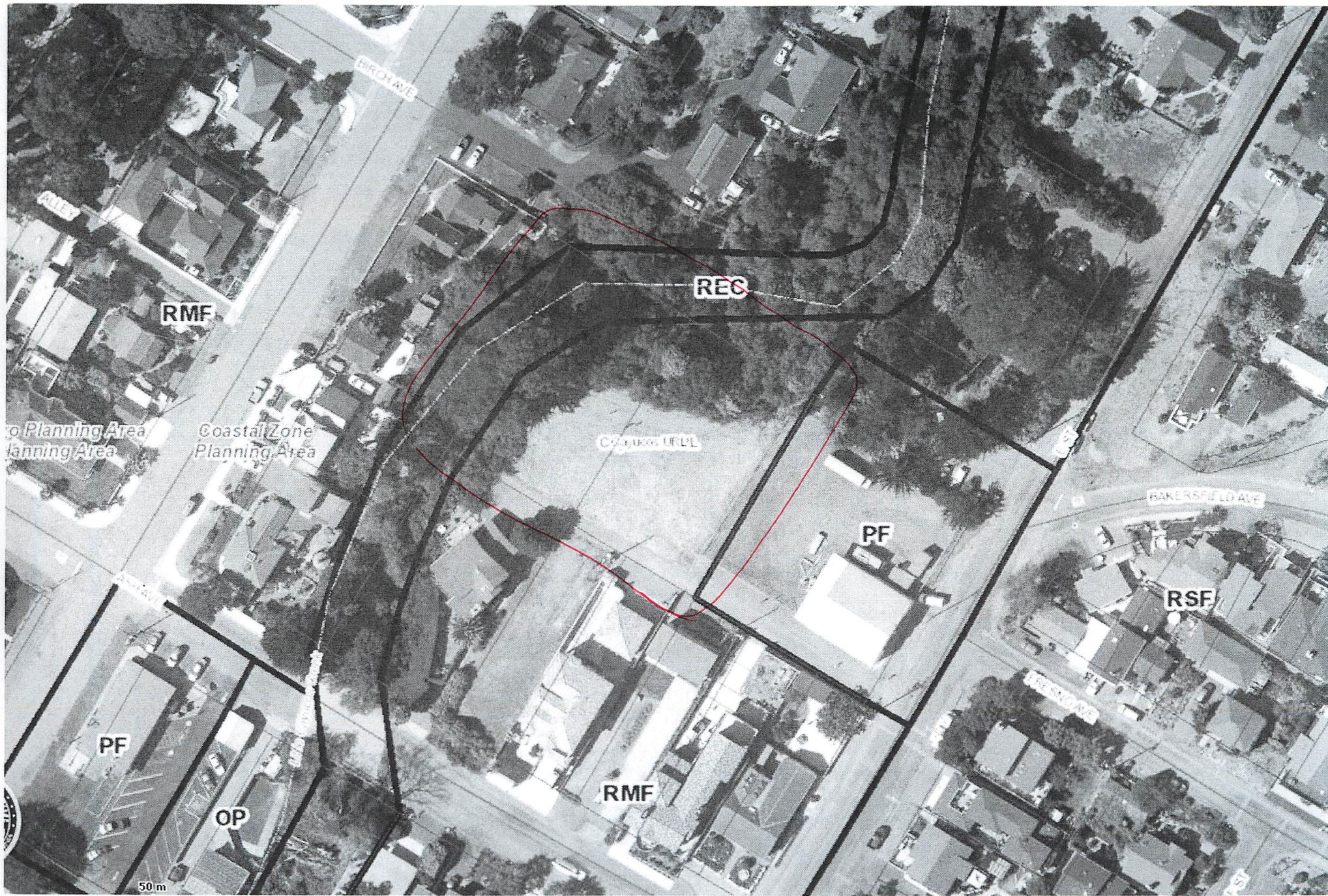
REVISIONS	
I.S.	DATE
NA	07-08-03
NA	10-07-03
NA	03-29-05
06-101	09-13-05
07-144	08-28-06
09-258	01-22-09
10-143	02-25-10
10-165	03-08-10

50' 0 100' 200'

LZ 11-03-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

MORRO ROCK VIEW #3, R.M. Bk. 3 , Pg. 101
 TOWN OF CAYUCOS, R.M. Bk. 3 , Pg. 29
 TOWN OF CAYUCOS, R.M. Bk. A , Pg. 160

CAYUCOS
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 064 PAGE 11





Parcel Summary Report For Parcel # 064-112-022

8/22/2014
8:16:56AM

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 M & R INVESTMENT COMPANY INC A NV C
8441 E 32ND ST NORTH SUITE 200 WICHITA KS 67226-

Address Information

Status Address
00061 BIRCH AV CAYU

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>
M02-	124	0001	Cayucos	Estero Plannin	RMF	LCP		Y		

Parcel Information

Status Description
Active TN CAY BL 3 LTS 3 & 4 & P TN ALLEY

Notes

D020030 APPEALED BY CCC. SCHEDULED ON THEIR JUNE,2008 AGENDA. IT IS NOW THEIR PERMIT. N.ORTON POTENTIAL BUYER CALLED TO SEE IF THEY COULD AMEND THE USE PERMIT. THEY WOULD HAVE TO DO THIS WITH THE COASTAL COMMISSION IT IS THIER PERMIT NOW. OR THEY CAN FILE A NEW MUP APPLICATION WITH US AND START OVER PER MATT JANSEN/SWC9/12/12

~~Tax Districts~~
COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS
AREA NO. 10
AREA NO. 21



Parcel Summary Report For Parcel # 064-112-022

8/22/2014
8:16:56AM

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:

D020030P EX4 Primary Parcel

Description:

3 SFD

DRC2006-00095 APV Primary Parcel

Description:

CURB, GUTTER AND SIDEWALK WAIVER FOR D020030P

DRC2014-00022 REC Primary Parcel

Description:

CONSTRUCT (3) SINGLE FAMILY HOMES LOTS 3 & 4 (2996 SF), LOT 5 (3121 SF), LOT 6 (2994 SF) AND ROAD IMPROVEMENTS. REAPPLYING FOR MUP THAT EXPIRED.

PMT2002-13922 WIT Primary Parcel

Description:

SFD 2,995 SQFT W/576SQFT ATT GARAGE

S010322V RDD Primary Parcel

Description:

PROP 2 TO 1 MERGER



Parcel Summary Report For Parcel # 064-112-023

8/22/2014
8:17:12AM

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 M & R INVESTMENT COMPANY INC A NV C
8441 E 32ND ST NORTH SUITE 200 WICHITA KS 67226-

Address Information

Status Address
00000 BIRCH AV CAYU

Lot Information:

<u>Tract / Twnshp</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>
TNCAY	0003	0006	Cayucos	Estero Plannin	RMF	REC	LCP	Y		
TNCAY	0003	0005	Cayucos	Estero Plannin				Y		
064112	023	0001	Cayucos	Estero Plannin	FH	SRV		N		
APV.C02-	123	0001	Cayucos	Estero Plannin				N		
APV.C02-	123	0002	Cayucos	Estero Plannin				N		

Parcel Information

Status Description
Active TN CAY BL 3 LTS 5 & 6 & P TN ALLEY

Notes

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02



Parcel Summary Report For Parcel # 064-112-023

8/22/2014
8:17:12AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAYUCOS

AREA NO. 10

AREA NO. 21

Case Information

Case Number:

Case Status:

PMT2002-13917 WIT Primary Parcel

Description:

SFD 2,994 SQFT W/ 576SQFT GARAGE

PMT2002-13918 WIT Primary Parcel

Description:

SFD 3,121 SQFT W/ 576 SQFT GARAGE

S010321C RDD Primary Parcel

Description:

PROP 2 CERT OF COMP

D020030P EX4 Related Parcel

Description:

3 SFD

DRC2014-00022 REC Related Parcel

Description:

CONSTRUCT (3) SINGLE FAMILY HOMES LOTS 3 & 4 (2996 SF), LOT 5 (3121 SF), LOT 6 (2994 SF) AND ROAD IMPROVEMENTS. REAPPLYING FOR MUP THAT EXPIRED.