SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/30/2014

TO: _____

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00068 CROWTHER – Proposed minor use permit to add approximately 177 sf of permeable deck to an existing 240 sf deck. Site location is 2070 Sherwood Dr, Cambria. APN: 023-083-021

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

DRC2014-00068 CROWTHER MAY

MINOR USE PERMIT

ADD APPROX 177SF OF PERMEABLE DECK TO EXISTING 240 SF DECK
NOCST/ CAMB

AS CAZ LCP RSF

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Bu

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
- ☐ Amendment to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Maynard Crowther Daytime Phone (805) 203-5022
Mailing Address 2070 Sherwood Drive, Cambria, CA Zip Code 93428
Email Address: mcrow3@yahoo.com

☐ Applicant Name Same as Landowner Name Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☐ Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 5000 SF Assessor Parcel Number(s): 023-083-021
Legal Description: Single Family Dwelling w/attached Garage
Address of the project (if known): 2070 Sherwood Drive, Cambria, CA 93428
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 1 to Burton Dr (Left); Right on Ardath; Right on Drake; Rt on Sherwood just past Harvey
Describe current uses, existing structures, and other improvements and vegetation on the property:
Single family residence - landscaped

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Add approx. 177SF of pemeable deck to existing 240 SF deck.

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 Maynard Crowther Date 12/4/2014

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

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

Type of project: ☐ Commercial ☐ Industrial ☒ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: single family residential

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: 1464 sq. feet 29.3 % Landscaping: 2995 sq. feet 59.9 %
Paving: 305 sq. feet 6.1 % Other (specify) 236SF Solid Exterior Deck
Total area of all paving and structures: 1769 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: N/A ☐ sq. feet ☐ acres
Number of parking spaces proposed: N/A Height of tallest structure: 22'
Number of trees to be removed: N/A Type: _____
Setbacks: Front 15' Right 5' Left 5' Back 10'

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: Cambria Community Services District
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: Cambria Community Ser. Dist.
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 Community Services District

For commercial/industrial projects answer the following:
Total outdoor use area: N/A ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:
Number of residential units: 1 Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: 2329 SF
Total of area of the lot(s) minus building footprint and parking spaces: 2995 SF

ENVIRONMENTAL DESCRIPTION FORM

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

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

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

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? N/A
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? N/A
   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. N/A
   ☐ 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: N/A

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? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☐ No
4. Has a piezometer test been completed?
   ☐ Yes ☐ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☐ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used: N/A

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
   Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information N/A

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: _____
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 N/A

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
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:
   Residential
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. Unknown.

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): N/A
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 *: N/A

*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

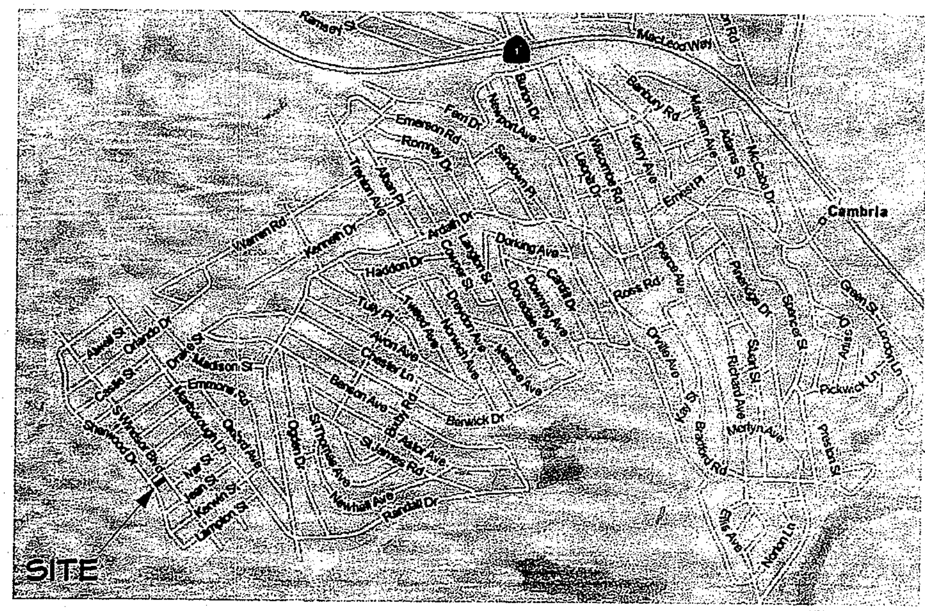
1. List any mitigation measures that you propose to lessen the impacts associated with your project: N/A

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): _____

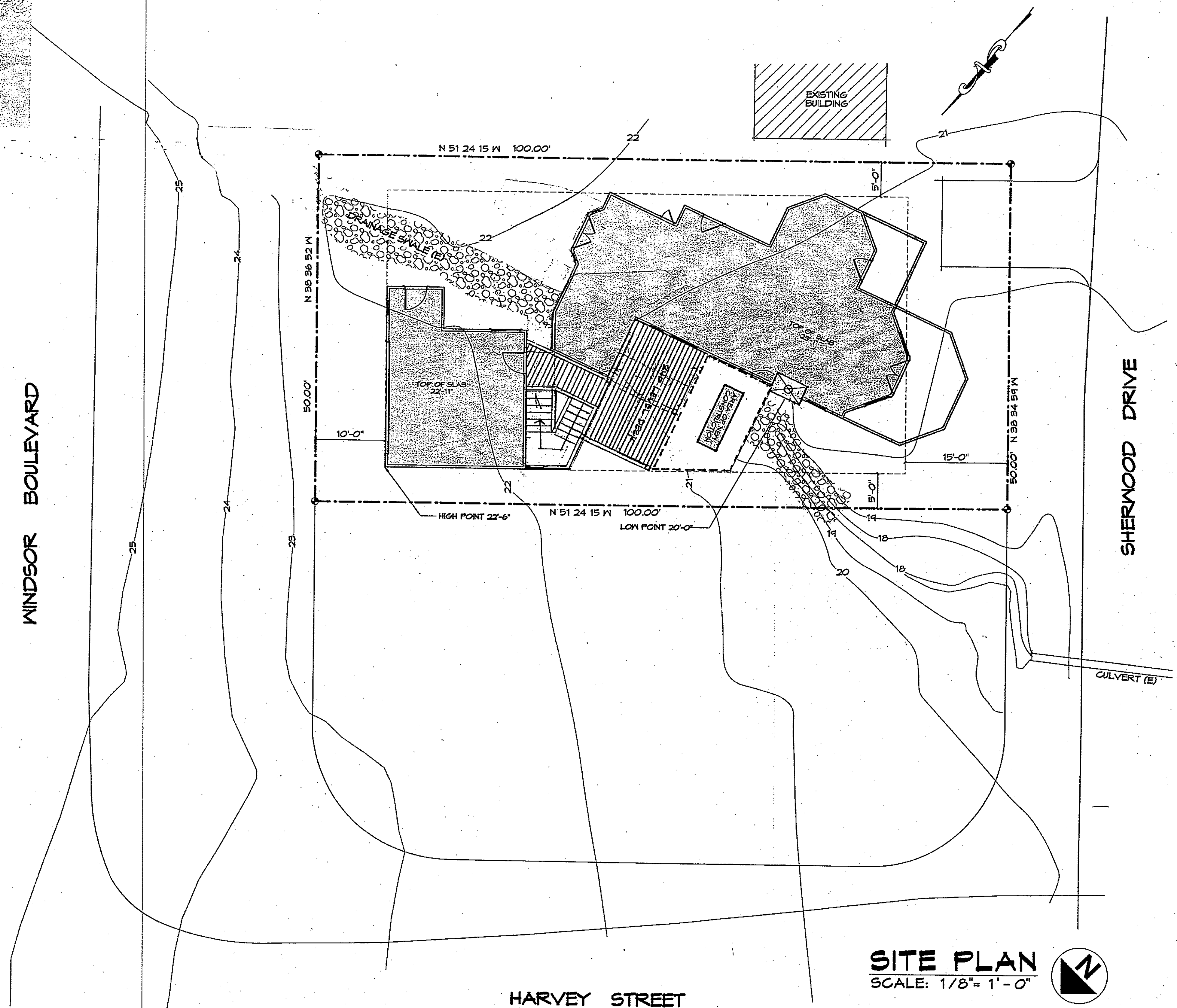
   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



VICINITY MAP
NO SCALE

LOTS 3 & 4, CAMBRIA PINES TRACT 4, etc ...

INDEX OF DRAWINGS



SITE PLAN
SCALE: 1/8"= 1'- 0"

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE, PRIOR TO COMMENCING ANY WORK AT ALL, & REPORT ANY DISCREPANCIES OR CHANGES TO THE ARCHITECT, AT ALL STAGES OF THE PROJECT, BEFORE PROCEEDING WITH CONSTRUCTION.

PROJECT DATA

LOT SIZE	5,000 sf
HOUSE AREAS	
FIRST FLOOR	1,009 sf
SECOND FLOOR	872 sf
STUDIO-GUEST	400 sf
GARAGE-STORAGE	448 sf
EXISTING G.S.A.	2,729 sf

PERMEABLE DECK

EXISTING	240 sf
PROPOSED	177 sf
TOTAL	417 sf

BUILDING HEIGHT
(Match Existing)

LOW POINT	20'0"
HIGH POINT	22'6"
Average Natural Grade	21'3"
RIDGE HEIGHT	43'3"
BUILDING HEIGHT	22'0"

PROJECT DESCRIPTION

2 STORY ADDITION TO
PERMEABLE DECK

SITE

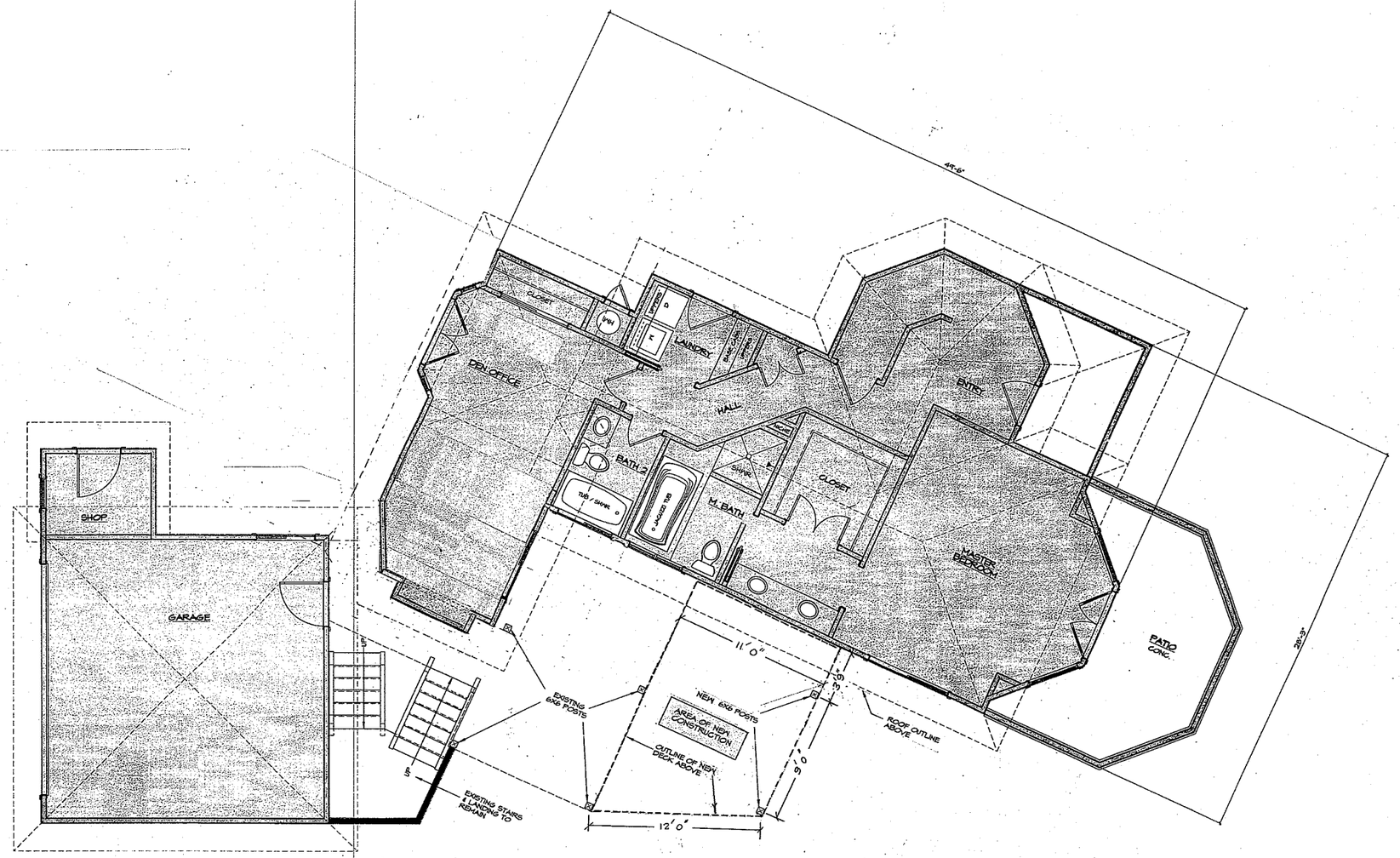
2070 SHERWOOD DRIVE
CAMBRIA, CA. 93428
APN: 023-083-012

CROWTHER
ANITA & MAYNARD
2070 SHERWOOD DR
CAMBRIA, CA 93428
HOME# (805) 203-5022

SHEET
T-1

PLAN ABBREVIATIONS

F.F.	FINISH FLOOR ELEVATION	C.H.	CEILING HEIGHT FROM FF
F.L.	FLOW LINE	C.	CARPET
T.F.	TOP OF FLATWORK	WD.	WOOD
N.G.	NATURAL GRADE	T.	TILE
F.G.	FINISH GRADE	S & P	SHELF AND POLE
T.O.W.	TOP OF WALL	D.	DRYER
T.P.	TOP OF PAVEMENT	W.	WASHER
F.S.	FINISHED SURFACE	R.	STAIR RISER
(N)	NEW	T.	STAIR TREAD
(E)	EXISTING	MR.	MIRROR
	TOILET PAPER HOLDER	S.S.	STONE SURFACE
30" TB	TOWEL BAR-LENGTH	U.O.N.	UNLESS OTHERWISE NOTED
	HANDRAIL/SEE STANDARDS D-1	SK.	SKYLIGHT
		T.S.	TOP OF SURFACE
		T.B.D.	TO BE DECIDED



GROUND FLOOR PLAN

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

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE, PRIOR TO COMMENCING ANY WORK, AT ALL, & REPORT ANY DISCREPANCIES OR CHANGES TO THE ARCHITECT AT ALL STAGES OF THE PROJECT, BEFORE PROCEEDING WITH CONSTRUCTION.

PROJECT DATA

LOT SIZE: 9,000 sf

HOUSE AREAS:

FIRST FLOOR	1,009 sf
SECOND FLOOR	872 sf
STUDIO-GUEST	400 sf
GARAGE-STORAGE	498 sf
EXISTING G.S.A.	2,779 sf

PERMEABLE DECK:

EXISTING	240 sf
PROPOSED	177 sf
TOTAL	417 sf

BUILDING HEIGHT (Mean Existing)

LOW POINT	100'
HIGH POINT	226'
Average Natural Grade	213'
RIDGE HEIGHT	433'
BUILDING HEIGHT	220'

PROJECT DESCRIPTION

2 STORY ADDITION TO PERMEABLE DECK

SITE

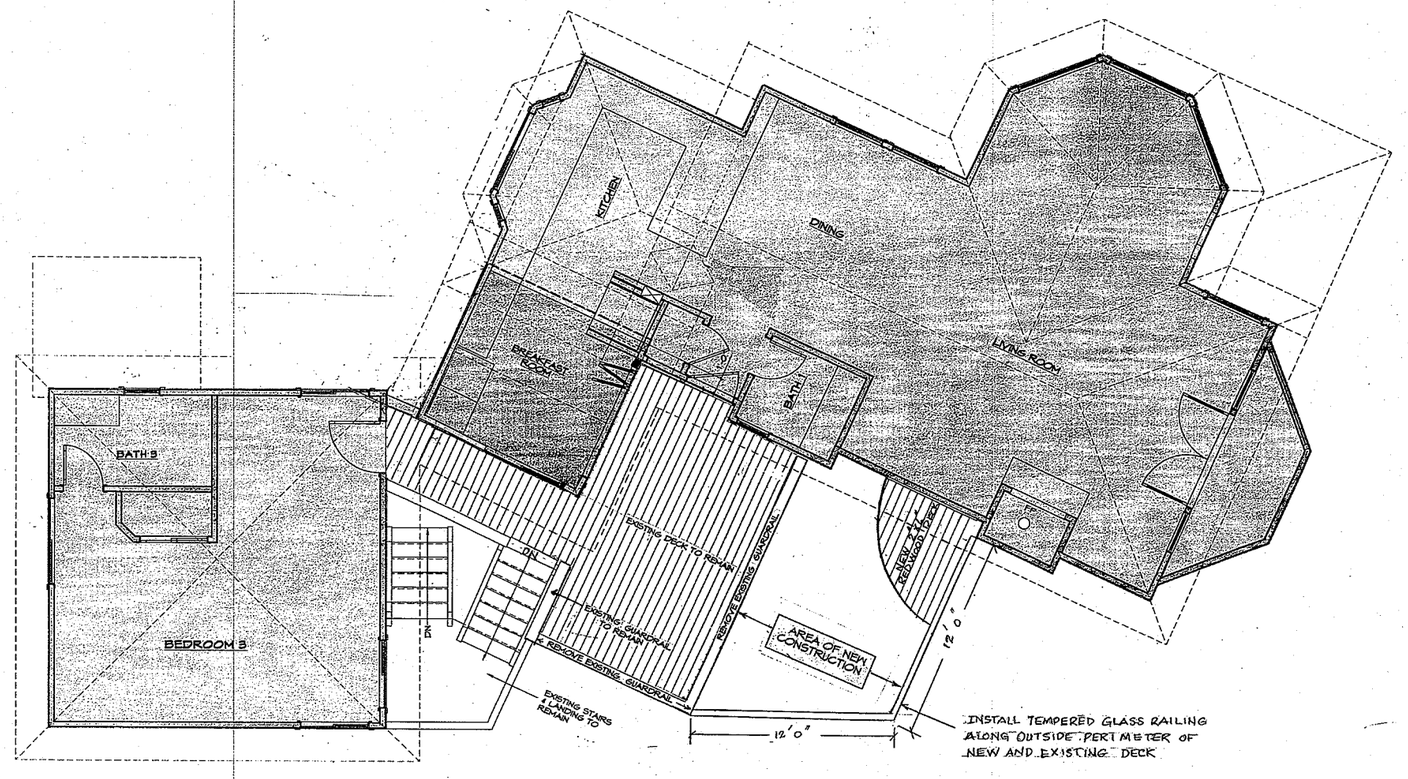
3270 SHERWOOD DRIVE
CAMBRIA, CA. 93428
APN: 023-085-012

GROWTHER
ANITA & MAYNARD
3270 SHERWOOD DR
CAMBRIA, CA. 93428
HOME (805) 203-5022

SHEET
A-1
MAY 3, 2013

PLAN ABBREVIATIONS

F.F.	FINISH FLOOR ELEVATION	C.H.	CEILING HEIGHT FROM FF
F.L.	FLOW LINE	C.	CARPET
T.F.	TOP OF FLATWORK	WD.	WOOD
N.G.	NATURAL GRADE	T.	TILE
F.G.	FINISH GRADE	S & P	SHELF AND POLE
T.O.W.	TOP OF WALL	D.	DRYER
T.P.	TOP OF PAVEMENT	W.	WASHER
F.S.	FINISHED SURFACE	R.	STAIR RISER
(N)	NEW	T.	STAIR TREAD
(E)	EXISTING	MR.	MIRROR.
	TOILET PAPER HOLDER	S.S.	STONE SURFACE
30" TB	TOWEL BAR+LENGTH	U.O.N.	UNLESS OTHERWISE NOTED
	HANDRAIL/SEE STANDARDS D-1	SL.	SKYLIGHT
		T.S.	TOP OF SURFACE
		T.B.D.	TO BE DECIDED



UPPER FLOOR PLAN

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

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE, PRIOR TO COMMENCING ANY WORK AT ALL, & REPORT ANY DISCREPANCIES OR CHANGES TO THE ARCHITECT, AT ALL STAGES OF THE PROJECT, BEFORE PROCEEDING WITH CONSTRUCTION.

PROJECT DATA

LOT SIZE:	9,000 sf
HOUSE AREAS:	
FIRST FLOOR	1,009 sf
SECOND FLOOR	872 sf
STUDIO-GUEST	400 sf
GARAGE-STORAGE	440 sf
EXISTING G.S.A.	2,720 sf

PERMEABLE DECK:

EXISTING	240 sf
PROPOSED	177 sf
TOTAL	417 sf

BUILDING HEIGHT (Match Existing)

LOW POINT	207'
HIGH POINT	224'
Average Natural Grade	213'
RIDGE HEIGHT	433'
BUILDING HEIGHT	220'

PROJECT DESCRIPTION

2 STORY ADDITION TO PERMEABLE DECK

SITE

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CAMBRIA, CA. 93428
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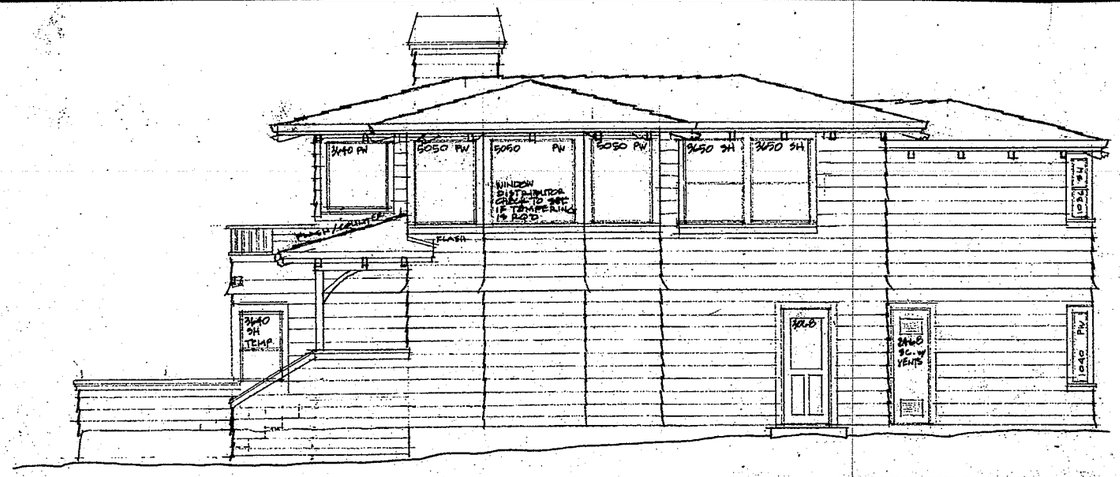
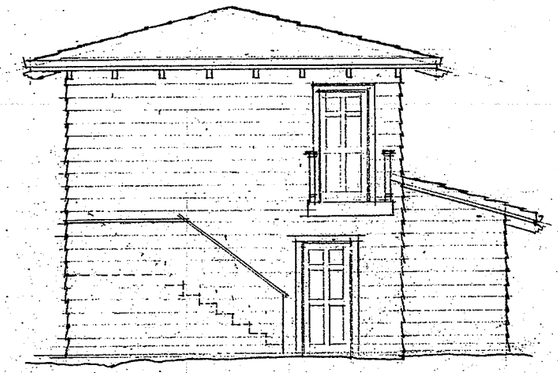
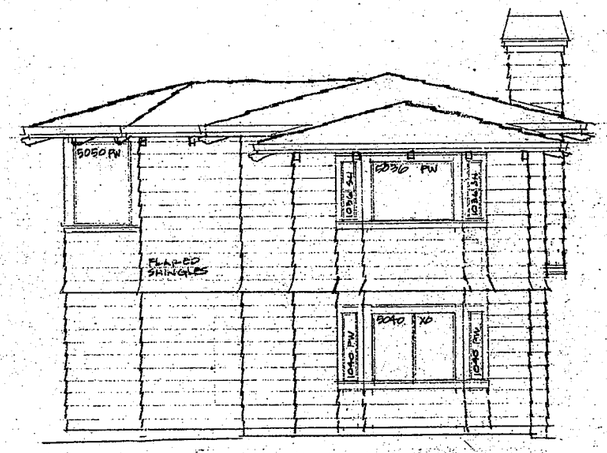
MAY 3, 2013



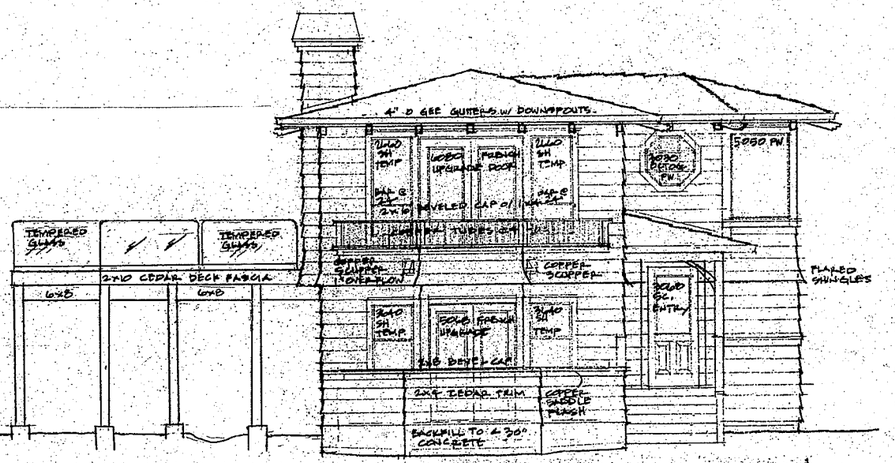
SOUTH ELEVATION



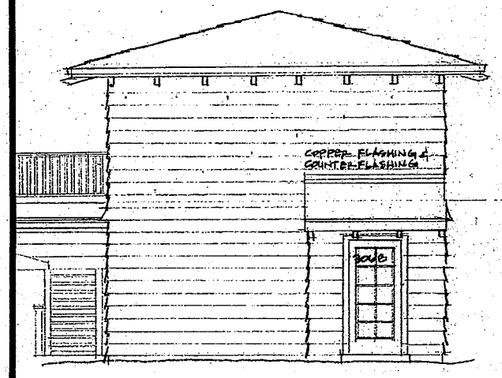
WEST @ GARAGE ELEVATION



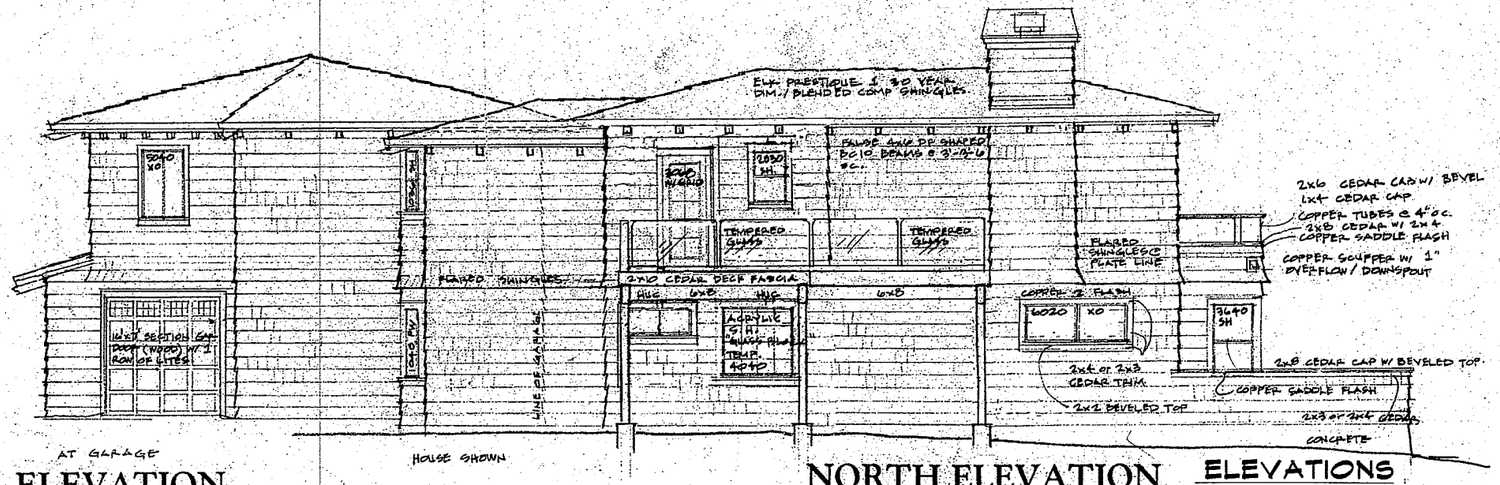
EAST ELEVATION



WEST ELEVATION



SOUTH @ GARAGE ELEVATION



AT GARAGE

EAST ELEVATION

HOUSE SHOWN

NORTH ELEVATION

ELEVATIONS

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

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE, PRIOR TO COMMENCING ANY WORK AT ALL & REPORT ANY DISCREPANCIES OR CHANGES TO THE ARCHITECT. AT ALL STAGES OF THE PROJECT, BEFORE PROCEEDING WITH CONSTRUCTION.

PROJECT DATA

LOT SIZE	9,000 sf
HOUSE AREAS:	
FIRST FLOOR	1,009 sf
SECOND FLOOR	972 sf
STUDIO-GUEST	400 sf
GARAGE-STORAGE	449 sf
EXISTING G.S.A.	2,730 sf
PERMEABLE DECK:	
EXISTING	240 sf
PROPOSED	177 sf
TOTAL	417 sf

BUILDING HEIGHT (Match Existing)

LOW POINT	207'
HIGH POINT	226'
Average Natural Grade	213'
RIDGE HEIGHT	433'
BUILDING HEIGHT	220'

PROJECT DESCRIPTION

2 STORY ADDITION TO PERMEABLE DECK

SITE

2070 SHERWOOD DRIVE
CAMBRIA, CA. 93428
APN: 023-053-012

CROWTHER
ANITA & MAYNARD
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CAMBRIA, CA. 93428
HOME (805) 203-5022

SHEET
A-3

4.0 CONCLUSIONS AND RECOMMENDATIONS

1) The primary geotechnical concerns at the site are:

   a) The presence of expansive soils. Special problems arise when construction is designed for an area in which expansive soils are present. This report provides project planners with design recommendations for expansive conditions;

   b) The presence of material with low in-place density in the upper four (4) feet;

   c) The presence of groundwater below the building pad; and

   d) Surface water drainage across the Site.

2) The site is suitable for the proposed development provided the recommendations presented in this report are incorporated into the project plans and specifications.

3) Prior to construction, the Soils Engineer should be notified before site clearing or grading operations commence. The Soils Engineer should be present to observe the stripping of deleterious material and provide consultation to the Grading Contractor in the field.

4) Field observation and testing during the grading operations and footing excavations, should be provided by the Soils Engineer regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the project geotechnical specifications. Any work related to grading performed without the full knowledge of, and under direct observation of the Soils Engineer, may render the recommendations of this report invalid.

4.1 Clearing and Stripping

1) All surface and sub-surface deleterious materials should be removed from the proposed building and pavement areas and disposed of off-site. This includes, but is not limited to, any debris, construction spoils, buried utility lines, septic systems, building materials, and any other surface and sub-surface structures within proposed building areas. Trees designated for removal on the construction plans should be removed and their primary root systems grubbed under the observation of a GeoSolutions, LLC, representative. Voids left from site clearing should be cleaned and backfilled as recommended for structural fill.

2) Once the site has been cleared, the exposed ground surface should be stripped to remove surface vegetation and organic soil. Our staff field member should determine the required depth of stripping at the time of work being completed. Strippings may be either disposed of off-site or stockpiled for future use in landscape areas if approved by the landscape architect.

4.2 Preparation of Building Pads

1) After clearing and stripping, the pad and foundation areas should be graded such that all footings are supported on 24 inches of uniform re-compacted native material. It is anticipated that the building will be constructed on continuous footings with slab-on-grade in the garage area and/or raised floors elsewhere.

2) The native material should be over-excavated 12 inches below footings or 40 inches below grade, whichever is greatest, beneath the projected building area and extending five (5) feet beyond. The exposed surface should then be scarified to a depth of 12 inches, moisture conditioned to near optimum moisture content and compacted to 90 percent (ASTM D1557-91). The soil removed during excavation should then be moisture conditioned and compacted as above. Refer to Section, 4.4 Structural Fill, for more details on fill placement.

3) The near-surface soils may become partially or completely saturated during the rainy season. Grading and digging operations during this time period may be difficult since the saturated materials may not be compactable and may not support construction equipment.

Lateral Pressure and Condition	Equivalent Fluid Pressure, pcf
Active Case, Drained	40
At-Rest Case, Drained	55
Passive Case, Drained	300

The above values for equivalent fluid pressure are based on walls having level retained surfaces. Walls having a retained surface that slopes upward from the top of the wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every two degrees of slope inclination.

2) Retaining wall foundations or keyways should have a minimum overall depth below lowest adjacent grade of 18 inches. A coefficient of friction of 0.35 may be used between the native material and concrete footings with a maximum toe pressure of 1750 psf.

3) In addition to the lateral soil pressure given above, the retaining walls should be designed to support any design live load, such as from vehicle and construction surcharges, etc., to be supported by the wall backfill. If construction vehicles are required to operate within 10 feet of a wall, supplemental pressures will be induced and should be taken into account through design.

4) The above-recommended pressures are based on the assumption that sufficient sub-surface drainage will be provided behind the walls to prevent the build-up of hydrostatic pressure. To achieve this we recommend that a filter material be placed behind all proposed walls. The blanket of filter material should encapsulate a rock drain that is a minimum of 12 inches thick and extends from the bottom of the wall to within 12 inches of the ground surface. The top 12 inches should consist of water conditioned, compacted, clayey soil. A 4-inch diameter drain pipe (Schedule 40 PVC) should be installed near the bottom of the filter blanket with perforations facing down. The drainpipe should be

underlain by at least 4 inches of filter type material. The filter material should conform to Class I, Type B permeable material as specified in Section 68 of the California Department of Transportation Standard Specifications, current edition. A typical 1" x #4 concrete coarse aggregate mix approximates this specification. An alternative to the encapsulated rock would be Miradrain 6200, J-Drain or equal.

5) For hydrostatic loading conditions (i.e. no free drainage behind retaining wall), an additional loading of 45 pcf equivalent fluid weight should be added to the above soil pressures. If it is necessary to design retaining structures for submerged conditions, the allowed bearing and passive pressures should be reduced by 50%. In addition, soil friction beneath the base of the foundations should be neglected.

6) Additional forces may be imparted to retaining walls during an earthquake. In the absence of a rigorous seismic analysis, a peak effective ground acceleration of 0.4g for U.B.C. Seismic Zone 4 may be used for design.

7) Precautions should be taken to ensure that heavy compaction equipment is not used adjacent to walls, so as to prevent undue pressure against, and movement of the walls.

8) The use of water-stops and impermeable barriers such as Miradri 860, 861 or equal should be considered for any basement construction, and for building walls which retain earth.

4.9 Pavement Design

1) All paving construction and materials used should conform to applicable sections of the latest edition of the Standard Specifications, State of California, Department of Transportation.

2) As indicated previously, the top 6 inches of subgrade soil under pavements should be compacted to a minimum relative compaction of 95 percent based on the ASTM D 1557-91 test method at slightly above optimum. Aggregate bases and sub-bases should also be compacted to a minimum relative compaction of 95 percent based on the aforementioned test method.

3) A minimum of 4 inches of Class II aggregate base is recommended beneath all asphaltic concrete pavement sections and all sections should be crowned for good drainage. All asphalt pavement construction and materials used should conform to Sections 25, 26 and 39 of the latest edition of the Standard Specifications, State of California, Department of Transportation.

4) Due to the presence of shallow groundwater, a sub-drain system will be required under the building pad. The sub-drain system is to be connected to an interceptor drain system to discharge in an approved manner. Refer to section 4.11 Surface and Sub-Surface Drainage for more drainage details.

5) As an alternative, three (3) feet of non-expansive import material could be placed under the building footprint. This alternative would mitigate the expansive soils and reduce the required depth of footings and the need for sub-drains. See Section 4.4 Structural Fill, paragraph 2 for requirements.

6) All final grades should be provided with a positive drainage gradient away from foundations. Final grades should provide for rapid removal of surface water runoff. Ponding of water should not be allowed on building pads or adjacent to foundations.

4.3 Preparation of Paved Areas

1) Pavement areas should be scarified to a depth of 12 inches below existing grade or finished subgrade. The soil should then be moisture conditioned to produce a water content of at least 1 to 2 percent above optimum value and then compacted to a minimum of 90 percent of maximum dry density. The top 6 inches of subgrade soil under pavements should be compacted to a minimum relative compaction of 95 percent based on the ASTM D 1557-91 test method at slightly above optimum.

2) The upper 6 inches of subgrade beneath all paved areas should be compacted to 95 percent relative compaction. Subgrade soils should not be allowed to dry out or have excessive construction traffic between the time of water conditioning and compaction, and the time of placement of the pavement structural section.

4.4 Structural Fill

1) On-site soils free of organic and deleterious materials are suitable for use as structural fill. Structural fill should not contain rocks larger than 3 inches in greatest dimension, and should have no more than 15 percent larger than 2.5 inches in greatest dimension.

2) Imported fill should be free of organic and other deleterious material and should have non-expansion potential. Before delivery to the site, a sample of the proposed import should be tested in our laboratory to determine its suitability for use as structural fill.

3) Structural fill using approved import or native should be placed in layers, each not exceeding eight inches in thickness before compaction. On-site inorganic

soil or approved imported fill should be conditioned with water, to produce a soil-water content of near optimum moisture content and compacted to 90 percent relative compaction based on ASTM D1557-91.

4.5 Excavating Conditions

1) We anticipate that excavation of on-site materials may be accomplished with standard earthmoving or trenching equipment.

4.6 Foundations

1) Conventional continuous and spread footings connected with grade beams may be used for support of the proposed structure placed over a minimum of 12 inches of re-compacted native material. Spread footings should be connected with grade beams that are the same depth as the footings. Isolated pad footings are not permitted.

2) Local practice is to provide a method of deepened footings and pre-saturation for expansive soil foundation construction. One story and two-story footings over a minimum of 12 inches of re-compacted native material should be founded a minimum of 27 inches for both, below lowest adjacent grade with minimum reinforcing of one #5 bar top and bottom. Pre-moistening of the soils to 140% to a depth of 33 inches is recommended prior to the placement of concrete.

3) If three (3) feet of non-expansive import is placed, minimum footing depths would be 12 and 18 inches, and 12 and 15 inches wide for one and two story construction, respectively.

3) Allowable dead plus live load bearing pressure of 1,500 psf may be used for design. A total settlement of less than ¾ inch and a differential settlement of less than ½ inch is anticipated.

4) Lateral forces on structures may be resisted by passive pressure acting against the sides of shallow footings and/or friction between the native soil and the bottom of the footing. For resistance to lateral loads, a friction factor of 0.35 may be utilized for sliding resistance at the base of the retaining wall footings extending 18 inches below grade. A passive resistance of 300 pcf equivalent fluid weight may be used against the side of shallow footings into native material. If friction and passive pressures are combined, the lesser value should be reduced by 50 percent. Foundation excavations should be observed by a representative of this firm prior to the placement of reinforcing steel and/or concrete. Concrete should be placed only in excavations that have been kept moist and are free of loose, soft soil or debris.

5) The base of the all grade beams and footings should be level and step as required to accommodate the slope of the grade, while maintaining the minimum embedment.

6) Foundation design should conform to the requirements of Chapter 18 of the latest edition of the Uniform Building Code.

4.7 Slab-On-Grade Construction

1) Concrete slabs-on-grade and flatwork should not be placed directly on unprepared native material. Preparation of subgrade to receive concrete slabs-on-grade and flatwork should be processed as discussed in the preceding sections of this report. Pre-saturation to 140% of optimum moisture content of the underlying soils to a depth of 33 inches below adjacent grade, with associated testing, is required before the placement of the slab.

2) Where concrete slabs-on-grade are to be constructed, the slabs should be underlain by a minimum of 12 inches of clean free-draining material, such as permeable aggregate complying with Caltrans Standard Specifications 68, Class I, Type A or Type B, to service as a cushion and a capillary break. Where moisture susceptible storage or floor coverings are anticipated, a 10 mil Visqueen-type membrane should be placed between the cushion and the slab to provide an effective vapor barrier, and to minimize moisture condensation under the floor covering. It is suggested that a 2-inch thick sand layer be placed on top of the membrane to assist in the curing of the concrete. The sand should be lightly moistened prior to placing concrete.

3) Concrete slabs-on-grade should be a minimum of 4 inches thick and should be reinforced with No. 3 reinforcing bars placed at 24 inches on-center both ways at or slightly above the center of the structural section. Reinforcing bars should have a minimum clear cover of 1.5 inches. The aforementioned reinforcement may be used for anticipated uniform floor loads not exceeding 200 psf. If floor loads greater than 200 psf are anticipated, a structural engineer should evaluate the slab design.

4) Concrete for all slabs should be placed at a maximum slump of less than 5 inches. Excessive water content is the major cause of concrete cracking. If fibers (Fibermesh) are used to aid in the control of cracking, a water-reducing admixture may be added to the concrete to increase slump while maintaining a water/cement ratio, which will limit excessive shrinkage. Control joints should be constructed as required to control cracking.

4.10 Underground Facilities Construction

1) The attention of contractors, particularly the underground contractors, should be drawn to the State of California Construction Safety Orders for "Excavations, Trenches, Earthwork". Trenches or excavations greater than 5 feet in depth should be shored or sloped back in accord with OSHA Regulations prior to entry.

2) For purposes of this section of the report, bedding is defined as material placed in a trench up to 1 foot above a utility pipe and backfill is all material placed in the trench above the bedding. Unless concrete bedding is required around utility pipes, free-draining sand should be used as bedding. Sand to be used as bedding, should be tested in our laboratory to verify its suitability and to measure its compaction characteristics. Sand bedding should be compacted by mechanical means to achieve at least 90 percent relative compaction based on ASTM Test D1557-91.

3) On-site inorganic soil, or approved import, may be used as utility trench backfill. Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations, concrete slabs and vehicle pavements. In these areas, backfill should be conditioned with water (or allowed to dry), to produce a soil water content of about 2 to 3 percent above the optimum value and placed in horizontal layers, each not exceeding 8 inches in thickness before compaction. Each layer should be compacted to at least 90 percent relative compaction based on ASTM Test D1557-91. The top lift of trench backfill under vehicle pavements should be compacted to the requirements given in report section, *"Site Preparation, Grading and Compaction"* for vehicle pavement subgrades. Trench walls must kept moist prior to and during backfill placement.

4.11 Surface and Sub-Surface Drainage

1) Concentrated surface water runoff within or immediately adjacent to the site should be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.

2) Water from roof downspouts should be conveyed in pipes that discharge in controlled drainage localities. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks. For soil areas we recommend that a minimum of four (4) percent gradient be maintained.

3) Careful attention should be paid to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where "hard" edges of structures may cause concentrated flow of surface water runoff. Erosion resistant matting such as Miramat, or other similar products, may be considered for lining drainage channels.

4) Due to the presence of free, perched water at the interface of the light brown sand and bedrock in the exploratory borings, sub-drains should be placed in established drainage courses and potential seepage areas. The location of sub-drains should be determined after a review of the grading plan. The subdrain outlets should extend into suitable facilities or connected to the proposed storm drain system or existing drainage control facilities. The outlet pipe should consist of an unperforated pipe the same diameter as the perforated pipe.

5) Maintenance of slopes is important to their long-term performance. Precautions that can be taken include planting with appropriate drought-resistant vegetation as recommended by a landscape architect, and not over-irrigating, a primary source of surficial failures.

5.0 ADDITIONAL GEOTECHNICAL SERVICES

The recommendations contained in this report are based on a limited number of drillings and on the continuity of the sub-surface conditions encountered. It is assumed that GeoSolutions, LLC, will be retained to perform the following services:

1) Consultation during plan development;

2) Plan review of grading drainage and foundation documents prior to construction;

3) Construction inspections and testing as required including, but not limited to, striping, grading, over-excavating, back fill placement, imported materials, compaction, foundation excavations and pre-saturation testing of the soil.

6.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

1) It should be noted that it is the responsibility of the owner or his/her representative to notify GeoSolutions, LLC in writing, a minimum of 48 hours before any stripping, grading, or foundation excavations can commence at this site.

2) The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed during our study. Should any variations or undesirable conditions be encountered during the development of the site GeoSolutions, LLC will provide supplemental recommendations as dictated by the field conditions.

3) This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and incorporated into the project plans and specifications. The owner or his/her representative is responsible to ensure that

the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

4) As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they be due to natural processes or to the works of man on this or adjacent properties. Therefore, this report should not be relied upon after a period of three (3) years without our review nor should it be used or is it applicable for any properties other than those studied.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 543-8539.

Sincerely,

GEOSOLUTIONS, LLC.

Chris Prevost
Staff Engineer

Jonna Louise Otto, PE
Senior Engineer #22056

REGISTERED PROFESSIONAL ENGINEER JONNA LOUISE OTTO NO. 22056 EXP. 9/30/01 CIVIL STATE OF CALIFORNIA

JLO/cp
Document: Chris/SER/SL423 Sherwood

SOILS REPORT

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE, PRIOR TO COMMENCING ANY WORK AT ALL, & REPORT ANY DISCREPANCIES OR CHANGES TO THE ARCHITECT, AT ALL STAGES OF THE PROJECT, BEFORE PROCEEDING WITH CONSTRUCTION.

PROJECT DATA

LOT SIZE	5,000 sf
HOUSE AREAS:	
FIRST FLOOR	1,009 sf
SECOND FLOOR	972 sf
STUDIO-GUEST	400 sf
GARAGE-STORAGE	448 sf
EXISTING G.S.A.	2,729 sf

PERMEABLE DECK:

EXISTING	240 sf
PROPOSED	177 sf
TOTAL	417 sf

BUILDING HEIGHT (MEAN Existing)

LOW POINT	270'
HIGH POINT	276'
Average Natural Grade	273'
RIDGE HEIGHT	295'
BUILDING HEIGHT	22'0"

PROJECT DESCRIPTION

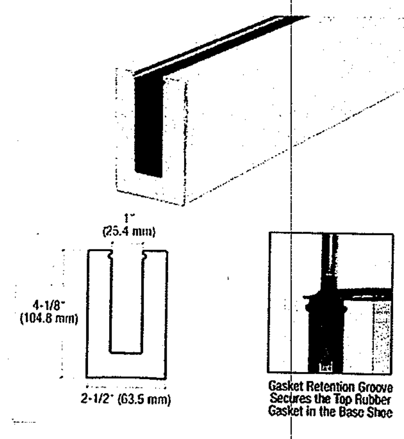
2 STORY ADDITION TO PERMEABLE DECK

SITE

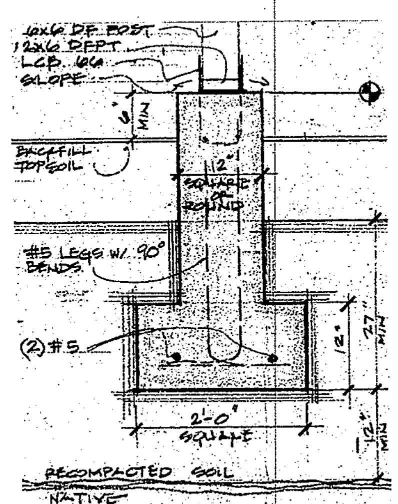
3010 SHERWOOD DRIVE
CAMBRIA, CA. 93428
APN: 023-023-012

CROWTHER
ANITA & MAYNARD
2070 SHERWOOD DR
CAMBRIA, CA. 93428
HOME# (805) 203-5022

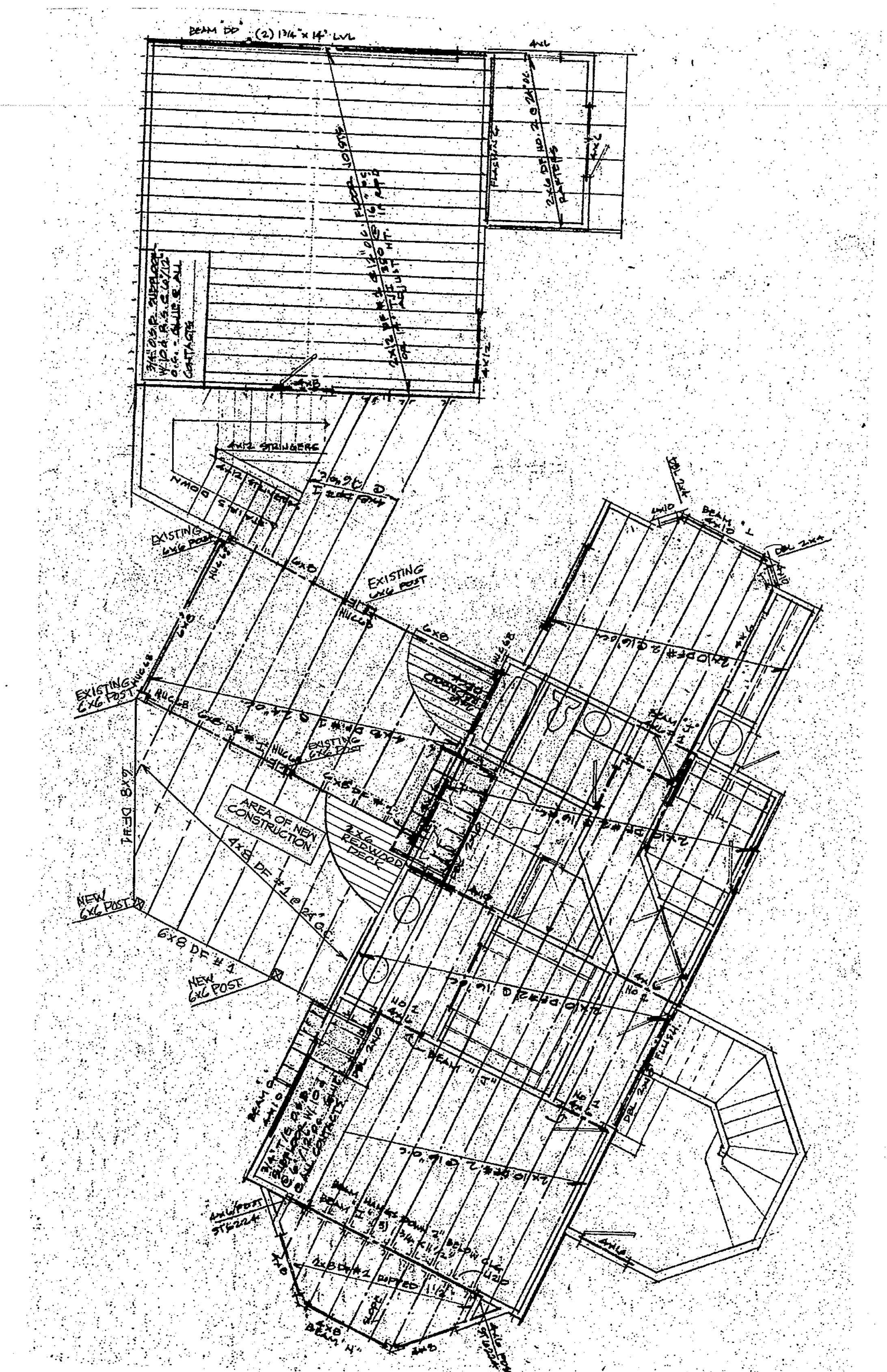
SHEET
N-1



(B) DETAIL OF BASE SHOE FOR TEMPERED GLASS RAILING BY FRAMELESS WINDSCREEN SYSTEMS



(A) PIER FOOTING



FRAMING

UPPER FLOOR PLAN

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

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE, PRIOR TO COMMENCING ANY WORK AT ALL, & REPORT ANY DISCREPANCIES OR CHANGES TO THE ARCHITECT, AT ALL STAGES OF THE PROJECT, BEFORE PROCEEDING WITH CONSTRUCTION.

PROJECT DATA

LOT SIZE:	5,000 sf
HOUSE AREAS:	
FIRST FLOOR	1,009 sf
SECOND FLOOR	872 sf
STUDIO-GUEST	400 sf
GARAGE-STORAGE	440 sf
EXISTING G.S.A.	2,729 sf

PERMEABLE DECK:

EXISTING	240 sf
PROPOSED	177 sf
TOTAL	417 sf

BUILDING HEIGHT (Match Existing)

LOW POINT	20.0'
HIGH POINT	22.6'
Average Natural Grade	21.3'
RIDGE HEIGHT	43.5'
BUILDING HEIGHT	22.0'

PROJECT DESCRIPTION

2 STORY ADDITION TO PERMEABLE DECK

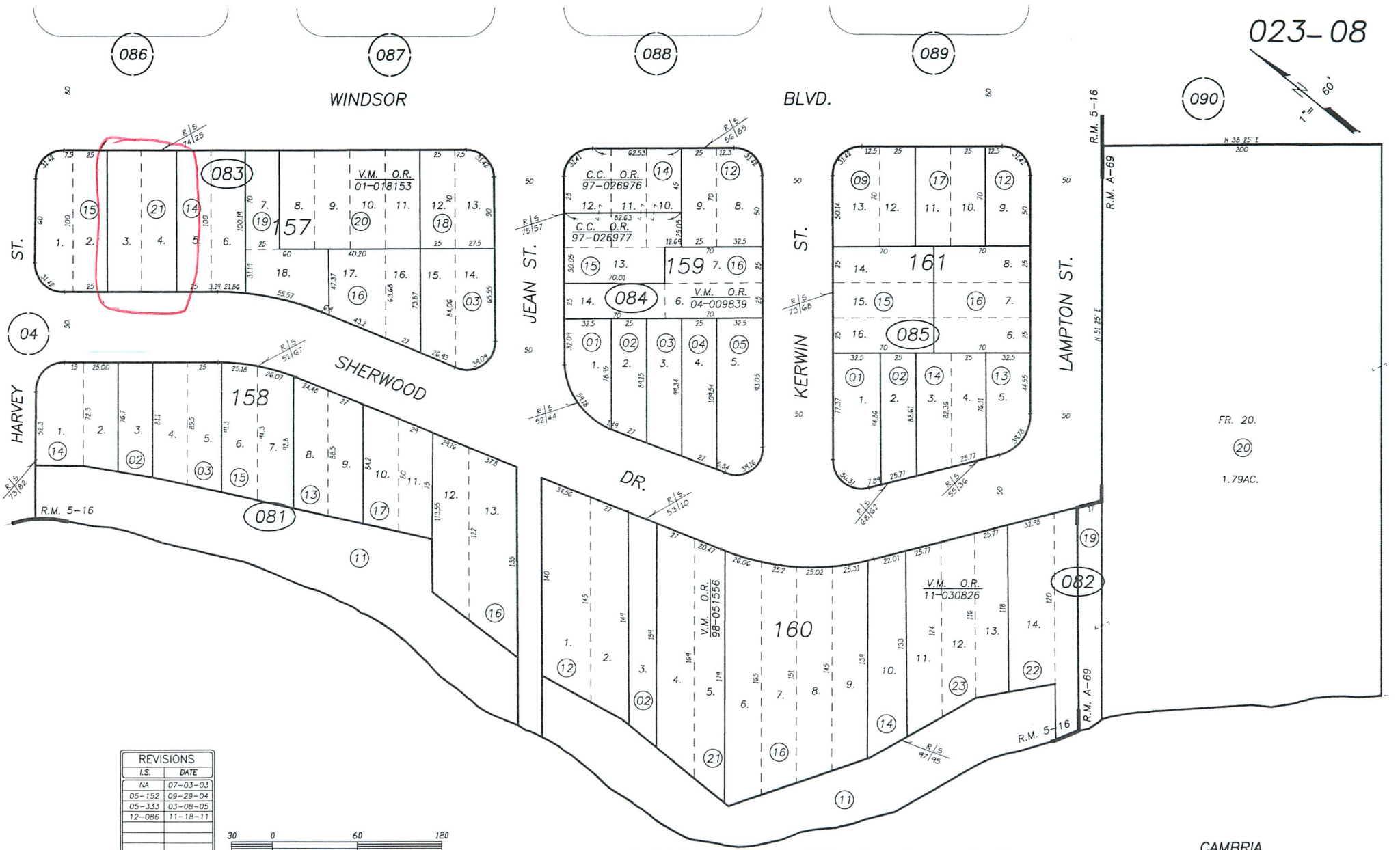
SITE

2070 SHERWOOD DRIVE
CAMBRIA, CA 93428
APN: 023-083-012

CROWTHER
ANITA & MAYNARD
2070 SHERWOOD DR
CAMBRIA, CA 93428
HOME # (805) 203-5022

SHEET

S-1



REVISIONS	
I.S.	DATE
NA	07-03-03
05-152	09-29-04
05-333	03-08-05
12-086	11-18-11

30 0 60 120

GB 08-26-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

WARDS SUB. OF RANCHO SANTA ROSA, R.M. Bk. A , Pg. 69
CAMBRIA PINES MANOR UNIT NO. 7, R.M. Bk. 5 , Pg. 16

CAMBRIA
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 023 PAGE 08


HARVEY ST
WINDSOR BLVD
North Coast Planning Area
Planning Area
RSF
Coastal Zone
Planning Area
Cambria URL
30 m
100 ft

Parcel Summary Report For Parcel # 023-083-021

12/22/2014
4:24:14PM

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	CROWTHER MAYNARD A
	2070 SHERWOOD DR CAMBRIA CA 93428-4410
OWN	CROWTHER ANITA J
OWN	CROWTHER FAMILY TRUST

Address Information

Status	Address
	02070 SHERWOOD DR CAMB

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CPMAN7	0157	0003	Cambria	North Coast P	RSF	LCP	AS	Y		
CPMAN7	0157	0004	Cambria	North Coast P	CAZ			Y		

Parcel Information

Status	Description
Active	CAM PINES M U7 BL 157 LT S 3 & 4

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)

Parcel Summary Report For Parcel # 023-083-021

12/22/2014
4:24:14PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21

Case Information

Case Number:	Case Status:	
A7883	FNL	Primary Parcel

Description:
SINGLE FAMILY DWELLING W/ATT GARAGE

D960091P	CMP	Primary Parcel

Description:
SINGLE FAMILY DWELLING W/ATT GARAGE

D970208P	CMP	Primary Parcel

Description:
CONST SINGLE FAMILY DWELLING

DRC2014-00068	REC	Primary Parcel

Description:
ADD APPROX 177SF OF PERMEABLE DECK TO EXISTING 240 SF DECK

PMT2012-02039	FNL	Primary Parcel

Description:
2 STORY ADDITION - EXPAND DEN (109 SF) ON FIRST FLOOR, BREAKFAST ROOM ADDITION (107 SF) ON SECOND FLOOR