



# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 4/25/2016

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

**FROM:** Brandi Cummings (805-781-1006 or bcummings@co.clo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00118 WHITE WATER PROPERTIES LLC – Proposed conditional use permit to convert to 5 motel units & req. parking. Conversion of residence to motel unit & lobby. Project location is on Moonstone Beach Drive, Cambria. APN(s): 022-371-003 & 004

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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.

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\_\_\_\_\_

Date

\_\_\_\_\_

Name

\_\_\_\_\_

Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00118

WHITE WATER P

## APPLICATION TYPE - CHECK ALL THAT APPLY

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

CONDITIONAL USE PERMIT/

CONVERSION TO 5 MOTEL UNITS & REQ.  
PARKING. CONVERSION OF RESIDENCE TO  
NOCST/ CAMB

AS CAZ CSC GS LCP REC  
VSA

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

Landowner Name WHITE WATER PROPERTIES, LLC Daytime Phone 805-927-1066  
Mailing Address 6790 MOONSTONE BEACH DR., CAMBRIA Zip Code 93428  
Email Address: N/A

Applicant Name SAME AS ABOVE Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

Agent Name PICK LOW ARCHITECT, A.P.S. CORPORATION Daytime Phone 805-927-8138  
Mailing Address 788 ARLINGTON ST., CAMBRIA Zip Code 93428  
Email Address: RLOWADS CORP@ATT-NET

(WINDRUSH LWR)  
(WHITEWATER INN LWI)

## PROPERTY INFORMATION

Total Size of Site: 20,000 S.F EACH Assessor Parcel Number(s): 022-371-003 & 004  
Legal Description: LOTS 33 & 34 TRACT #27 (AKA) (1) WINDRUSH (2) WHITEWATER INN  
Address of the project (if known): (LWR) 6820 & (LWI) 6790 MOONSTONE BEACH DR, CAMBRIA  
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 NORTH TO CAMBRIA, LEFT @ WINDSOR BLVD, RIGHT @ MOONSTONE BEACH DR. NORTH TO SITE.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
(LWR) (1) RESIDENCE (ART GALLERY) (2) MOTEL UNITS (LWI) (1) RESIDENCE & 17 MOTEL UNITS  
BOTH FULLY LANDSCAPED, AC DRIVEWAYS, & REQ. PARKING, FENCES & SIGMAFE.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): (LWR) CONVERSION TO 5 MOTEL UNITS & REQ. PARKING. (LWI) CONVERSION OF (1) RESIDENCE TO MOTEL UNIT & LOBBY.

## 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 Brian Cleland  
BRIAN CLELAND FOR WHITEWATER PROP. LLC

Date 11-24-15

FOR STAFF USE ONLY

# 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): NO MODIFICATIONS NEEDED OR REQUIRED

Describe existing and future access to the proposed project site: EXISTING A.C. ENCROACHMENTS & DRIVEWAYS - NO MODIFICATION REQUESTED

Surrounding parcel ownership: Do you own adjacent property?  Yes  No

If yes, what is the acreage of all property you own that surrounds the project site? 2 ADJACENT SITES  
40,000 S.F. TOTAL AREA

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses): (WR & WAI TOGETHER)

North: CAMBRIA PINES MOTEL PROP.

South: VACANT LOT (100' x 200')

East: HWY. 1

West: STATE PARKS LAND & PACIFIC OCEAN

CHANGES NOTED FOR (WR) (NO FOOTPRINT CHANGE REQUIRED FOR WHITE WATER INN INTERIOR REMOVAL OF (E) RESIDENCE ONLY)

For all projects, answer the following:

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

Buildings: 4231 sq. feet 21 %

Landscaping: 7877 sq. feet 39 %

Paving: 6370 sq. feet 32 %

Other (specify) PERVIOUS PATIOS 1345 S.F. - 7% - PERVIOUS WOOD DECK

Total area of all paving and structures: 10,601  sq. feet  acres 232 S.F. 1%

Total area of grading or removal of ground cover: 1936  sq. feet  acres

Number of parking spaces proposed: 9 Height of tallest structure: 14'-3 3/4"

Number of trees to be removed: 0 Type: N/A

Setbacks: Front 20'-0" Right 35'-6" Left 4'-6" Back 5'-3"

Proposed water source:  On-site well  Shared well  Other N/A

Community System - List the agency or company responsible for provision: CAMBRIA C.S.D.

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

Proposed sewage disposal:  Individual on-site system  Other N/A

Community System - List the agency or company responsible for sewage disposal: CAMBRIA C.S.D.

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 C.S.D. FIRE DEPT.

For commercial/industrial projects answer the following:

Total outdoor use area: 15,769  sq. feet  acres

Total floor area of all structures including upper stories: 4231 sq. feet

For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

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

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

- 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: 20.600 acres  
Moderate slopes of 10-30%: 0 acres  
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- 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? EXISTING DRAINAGE TO REMAIN (WR) & (WWT)  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: WR & WWT ARE EXISTING PROJECTS
- 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: MOONSTONE BEACH DR & HWY 1 (WWT)

**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 (WR) 5 MOTEL UNITS (LWFI) 18 MOTEL UNITS.  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? WR (ONE) LWFI (ONE) BOTH EXISTING
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: (WR) 2,63 EDU'S (LWFI) 11,2 EDU'S FROM C.C.S.D.
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach. N/A
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 CONTACT C.C.S.D.
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health. (N/A COMMUNITY WATER SERVICE FROM C.C.S.D.)  
 Well Driller's Letter     Water Quality Analysis     OK or     Problems  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

Please attach any letters or documents to verify that water is available for the proposed project.

**Sewage Disposal Information**

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ 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 N/A
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: ≈ 30'-0"    Location of connection: MOONSTONE BEACH DR.
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 (EXISTING SERVICE) C.C.S.D.

**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 COUNTRY DISPOSAL
- 3. Where is the waste disposal storage in relation to buildings? REAR
- 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 SCHOOL DISTRICT
- 2. Location of nearest police station: LOS OSOS
- 3. Location of nearest fire station: BURTON DR & AVE. AT SEWER PLANT CAMBRIA
- 4. Location of nearest public transit stop: MOONSTONE BEACH DR.
- 5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
 If yes, what is the distance? 2.5 feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
(WR) IS CURRENTLY (1) RESIDENCE (2) MOTEL UNITS (1) ART GALLERY (WWII)  
IS CURRENTLY 17 MOTEL UNITS & (1) RESIDENCE BOTH WITH REG PARKING ON SITE.
- 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: N/A
- 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.  
WHEN FIRST DEVELOPED

**Commercial/Industrial Project Information**

**Only complete this section if you are proposing a commercial or industrial project or zoning change.**

- 1. Days of Operation: 7 DAYS    Hours of Operation: 24/7
- 2. How many people will this project employ? FULL TIME 5-6
- 3. Will employees work in shifts?     Yes     No  
 If yes, please identify the shift times and number of employees for each shift (4) DURING THE DAY  
8AM TO 5PM (2) 5PM TO 9PM (1) 9PM-8AM
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
 Yes     No    If yes, please explain: N/A
- 5. Will this project increase the noise level in the immediate vicinity?     Yes     No  
 If yes, please explain: NO NOISE SOURCES (W) MOTELS  
 (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: \_\_\_\_\_  
NONE DOMESTIC ONLY
- 7. Will hazardous products be used or stored on-site?     Yes     No  
 If yes, please describe in detail: DOMESTIC CLEANING SUPPLIES ONLY
- 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. 5 Between 4:00 to 6:00 p.m. 10
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: N/A
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: (WR) & (LWI) ARE BOTH EXISTING USES.

### 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: N/A

### 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): EXTERIOR SITTING AREAS
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: (WR) HAS AREA FOR ADDITIONAL MOTEL UNITS & (L) RESIDENCE, IF WATER BECOMES AVAILABLE
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 \*: PROJECTS BOTH MEET TITLE 24 ENERGY REQUIREMENTS.

\*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:  
PAVING SHALL BE CONSTRUCTED OF CONCRETE PAVERS ALLOWING WATER TO PASS THROUGH JOINTS. DECK WILL BE WOOD BOARDS ALSO ALLOWING WATER TO PASS THROUGH

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: BOTH PROPERTIES ARE CURRENTLY DEVELOPED.

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

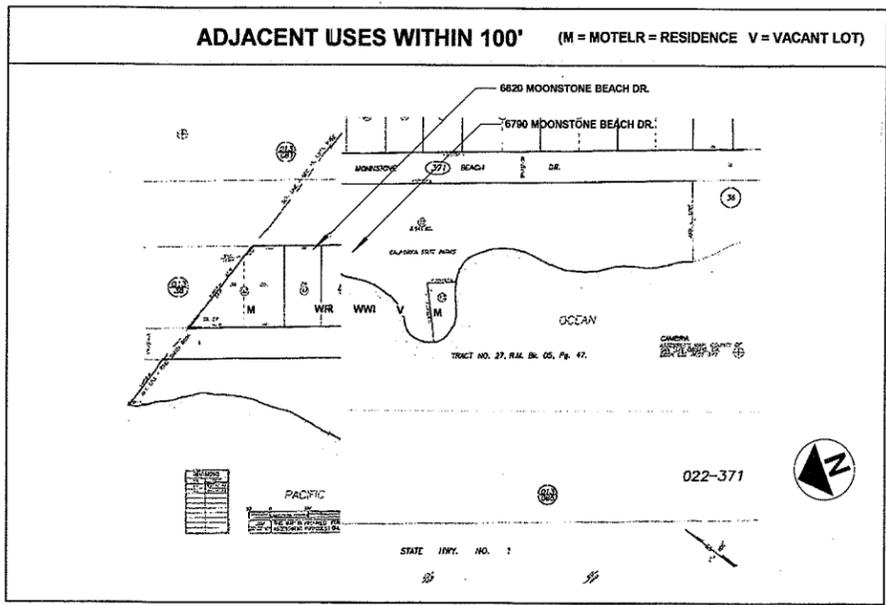
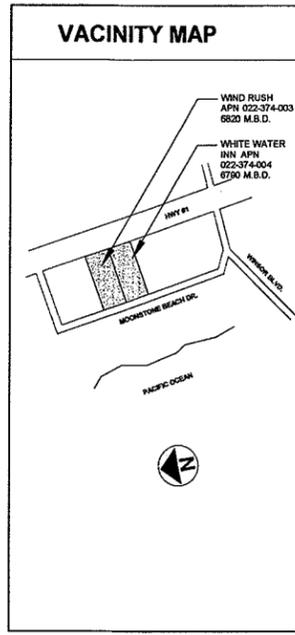
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): SLO COUNTY DEVELOPMENT PLAN, BUILDING PERMIT, CAMBRIA, C.S.D. WATER & SEWER WILL SERVE LETTER & FIRE DEPT. REVIEW

(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.)

# WHITE WATER PROPERTIES, LLC. REMODEL/ADDITION OF WIND RUSH 6820 MOONSTONE BEACH DR. APN 022-371-003 AND REMODEL OF WATER WATER INN 6790 MOONSTONE BEACH DR. APN 022-371-004 CAMBRIA, CA 93428



**SCOPE OF WORK**

REMODEL (E) WHITE WATER INN LOBBY & RESIDENCE TO (1) MOTEL UNIT AND LOBBY. REMODEL/ADDITION OF (E) WIND RUSH RESIDENCE, (2) MOTEL UNITS & ART GALLERY TO (5) MOTEL UNITS BY PERMITS AS PER SLOCP&D APPROVED PLANS & CONDITIONS OF APPROVAL AND CAMBRIA COMMUNITY SERVICES DISTRICT & FIRE DEPARTMENT APPROVED PLANS AND CONDITIONS OF APPROVAL.

**PROPERTY INFO.**

(E) WIND RUSH  
LOT: 34  
TRACT: 27  
APN 022-371-003  
6820 MOONSTONE BEACH DR.  
CAMBRIA, CA 93428  
(E) WHITE WATER INN  
LOT: 33  
TRACT: 27  
APN 022-371-004  
6790 MOONSTONE BEACH DR.  
CAMBRIA, CA 93428

**DO NOT SCALE DRAWINGS DIMENSIONS SUPERSEDE !**

**DEFERRED SUBMITTALS**

1. REQUIRED ELECTRICAL LOAD CALCULATIONS

**CODE AND DOCUMENT INFORMATION**

THIS DESIGN MEETS THE REQUIREMENTS OF THE 2010 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA BUILDING CODE, VOLS 1 & 2, THE 2013 CALIFORNIA ELECTRICAL CODE, THE 2013 CALIFORNIA FIRE CODE, THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2013 CALIFORNIA MECHANICAL CODE, THE 2013 CALIFORNIA PLUMBING CODE, THE 2013 CALIFORNIA REFERENCE STANDARD CODE, THE 2013 CALIFORNIA ADMINISTRATIVE CODE, THE 2013 CALIFORNIA RESIDENTIAL CODE, THE 2013 CALIFORNIA HISTORIC BUILDING CODE, THE 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE S. L. O. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19, THE S. L. O. COUNTY LAND USE ORDINANCE - TITLE 22, THE S. L. O. COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23 AND THE S. L. O. COUNTY FIRE CODE ORDINANCE - TITLE 16.

**INDEX OF OWNER AND PROFESSIONAL CONSULTANTS**

**OWNER:**  
WHITE WATER PROPERTIES, LLC  
6790 MOONSTONE BEACH DR.  
CAMBRIA, CA 93428  
PHONE 805-927-1066

**ARCHITECT:**  
ASSOCIATED DEVELOPMENT SERVICES CORP.  
RICHARD D. LOW, JR., ARCHITECT C 24907  
788 ARLINGTON STREET  
CAMBRIA, CA 93428  
PHONE 805-927-8138 FAX 805-927-5017

**SHEET INDEX**

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**CODE ANALYSIS**

| CODE ANALYSIS                                 | CODE SEC.                     | (E) 6790 MOONSTONE | (N) 6790 MOONSTONE | (E) 6820 MOONSTONE    | (N) 6820 MOONSTONE         |
|---|-------------------------------|--------------------|--------------------|-----------------------|----------------------------|
| FLOOR AREA                                    | N/A                           | 6467               | 3872               | 4234                  | 4234                       |
| OCCUPANT LOAD FACTOR                          | TABLE 10-A                    | TABLE 10-A         | TABLE 10-A         | 200 SF                | 200 SF                     |
| OCCUPANCY TYPE                                | SEC. 306 & 311                | R-1                | R-1                | R-1                   | R-1                        |
| TYPE OF CONSTRUCTION                          | SEC. 509                      | VAR.               | VAR.               | VAR.                  | VAR.                       |
| EXT. WALL PROTECTION (BEARING & NON BEARING)  | TABLE 5-A                     | TABLE 5-A          | TABLE 5-A          | 1 HR < 3 HR ELSEWHERE | 1 HR < 3 HR ELSEWHERE      |
| OPENING PROTECTION (NOT PERMITTED < 5'-0")    | TABLE 5-A                     | TABLE 5-A          | TABLE 5-A          | NOT PERMITTED < 3'    | NOT PERMITTED < 3'         |
| OCCUPANCY SEPERATION                          | SEC. 302.3                    | SEC. 302.3         | SEC. 302.3         | 1 HOUR THROUGHOUT     | 1 HOUR THROUGHOUT          |
| EXT. WALL PROTECTION (PROXIMITY TO PROP LINE) | SEC. 503.2                    | N/A                | N/A                | N/A                   | N/A                        |
| AREA SEPARATIONS                              | SEC. 504.6                    | N/A                | N/A                | N/A                   | N/A                        |
| DWELLING UNIT SEPARATIONS                     | SEC. 310.2.2                  | N/A                | N/A                | N/A                   | N/A                        |
| SMOKE ENCLOSURES                              | SEC. 1004.3.4                 | N/A                | N/A                | N/A                   | N/A                        |
| CORRIDORS                                     | SEC. 1004.3.4                 | N/A                | N/A                | N/A                   | N/A                        |
| STAIR ENCLOSURES                              | SEC. 1005.3.4                 | N/A                | N/A                | N/A                   | N/A                        |
| EXIT PASSAGEWAYS                              | SEC. 1005.3.4                 | N/A                | N/A                | N/A                   | N/A                        |
| TYPE OF CONSTRUCTION SEPARATIONS              | SEC. 601.1                    | N/A                | N/A                | N/A                   | N/A                        |
| BOILER ROOM / CENTRAL HEATING PLANT           | SEC. 302.5                    | N/A                | N/A                | N/A                   | N/A                        |
| ALLOWABLE FLOOR AREA                          | SEC. 504.2 TABLE 5-B          | UNLIMITED          | UNLIMITED          | UNLIMITED             | UNLIMITED                  |
| ALLOWABLE AREA INCREASES                      | SEC. 505.1.3 & TABLE 5-B      | N/A                | N/A                | N/A                   | N/A                        |
| BUILDING HEIGHT                               | SEC. 506 & TABLE 5-B          | 40'0"              | 40'0"              | 40'0"                 | 40'0"                      |
| NUMBER OF STORES                              | SEC. 504.1.8.2 & TABLE 5-B    | 3                  | 3                  | 3                     | 3                          |
| CILING / ROOF ASSEMBLY (W/O PARAPETS)         | SEC. 709.4.1.5.2 NOT PARALLEL | N/A                | N/A                | N/A                   | N/A                        |
| FIRE SPRINKLERS                               | SEC. 904                      | NOT REQUIRED       | NOT REQUIRED       | NOT REQUIRED          | YES                        |
| CLASS "C" ROOFING REQUIRED                    | SEC. 1504 & TABLE 15-A        | YES                | YES                | YES                   | CLASS "A" PER CAMBRIA FIRE |

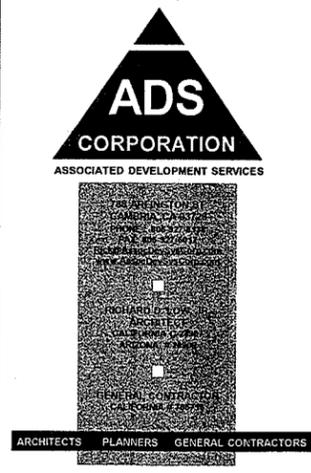
**PROJECT HEIGHTS**

| PROJECT         | EXISTING HEIGHT       | EXISTING HEIGHT       |
|-----------------|-----------------------|-----------------------|
| WIND RUSH       | 15'-0" AFG & ANG MAX. | 15'-0" AFG & ANG MAX. |
| WHITE WATER INN | 15'-0" AFG & ANG MAX. | 15'-0" AFG & ANG MAX. |

**PROJECT COVERAGES**

| PROJECT              | EXISTING AREA / SF | EXISTING SLOPE / % | PROJECT CRITERIA AND ANALYSIS |               |                       |                          | T.D.C.'S       |                |          |               | OBJECT TOTALS    |      |          |
|----------------------|--------------------|--------------------|-------------------------------|---------------|-----------------------|--------------------------|----------------|----------------|----------|---------------|------------------|------|----------|
|                      |                    |                    | MAX ADDED AREAS/F             | TOTAL AREAS/F | COASTAL ALLOW AREAS/F | COMMISSION ALLOW ADDED % | ALLOW ADDED SF | ALLOW TOTAL SF | ALLOW SF | ALLOW AREAS/F | ACTUAL AREA / SF |      |          |
| 6820 M.B.D. LOT AREA | 20800.00           | 3.50               |                               | 20800.00      |                       |                          |                |                |          |               |                  |      | 20800.00 |
| LOWER FLOOR          | 3482.00            |                    | 360.00                        | 3822.00       |                       |                          |                |                |          |               |                  |      | 3822.00  |
| GARAGE               | 410.00             |                    | 0.00                          | 410.00        |                       |                          |                |                |          |               |                  |      | 410.00   |
| TOTAL LIVING AREA    | 3482.00            |                    | 0.00                          | 3482.00       |                       |                          |                |                |          |               |                  |      | 3482.00  |
| FOOTPRINT            | 3872.00            |                    | 0.00                          | 4232.00       |                       |                          |                |                |          |               |                  |      | 4232.00  |
| G.S.A.               | 3872.00            |                    | 360.00                        | 4232.00       |                       |                          |                |                |          |               |                  |      | 4232.00  |
| 6790 M.B.D. LOT AREA | 20800.00           | 3.50               |                               | 20800.00      | 0.00                  | 0.00                     | 0.00           | 0.00           | 0.00     | 0.00          | 0.00             | 0.00 | 8054.00  |
| LOWER FLOOR          | 6487.00            |                    | 0.00                          | 6487.00       | 0.00                  | 0.00                     | 0.00           | 0.00           | 0.00     | 0.00          | 0.00             | 0.00 | 6487.00  |
| TOTAL LIVING AREA    | 6487.00            |                    | 0.00                          | 6487.00       | 0.00                  | 0.00                     | 0.00           | 0.00           | 0.00     | 0.00          | 0.00             | 0.00 | 6487.00  |
| FOOTPRINT            | 6487.00            |                    | 0.00                          | 6487.00       | 0.00                  | 0.00                     | 0.00           | 0.00           | 0.00     | 0.00          | 0.00             | 0.00 | 6487.00  |
| G.S.A.               | 6487.00            |                    | 0.00                          | 6487.00       | 0.00                  | 0.00                     | 0.00           | 0.00           | 0.00     | 0.00          | 0.00             | 0.00 | 6487.00  |

**NOTE:**  
1. THE SCOPE OF WORK INCLUDES NO ADDITIONAL SQUARE FOOTAGE ADDED TO THE EXISTING WHITE WATER INN AT 6790 MOONSTONE BEACH DR.  
2. 360 SQUARE FEET WILL BE ADDED TO THE EXISTING WIND RUSH AT 6820 MOONSTONE BEACH DR.



**DRAWING NOTES:**  
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**DO NOT SCALE THESE DRAWINGS.**  
SEE ARCHITECTURAL PLANS FOR WRITTEN DIMENSIONS  
THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND EXISTING CONDITIONS ON THE JOB AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AND THE OWNER OF RECORD FOR RESOLUTION PRIOR TO COMMENCING WITH THE WORK IN QUESTION.



**OWNER:**  
WHITE WATER PROPERTIES, LLC  
6790 MOONSTONE BEACH DR.  
CAMBRIA, CA 93428  
805-927-1066

| No. | Date | Revisions / Submissions |
|-----|------|-------------------------|
|     |      |                         |
|     |      |                         |
|     |      |                         |

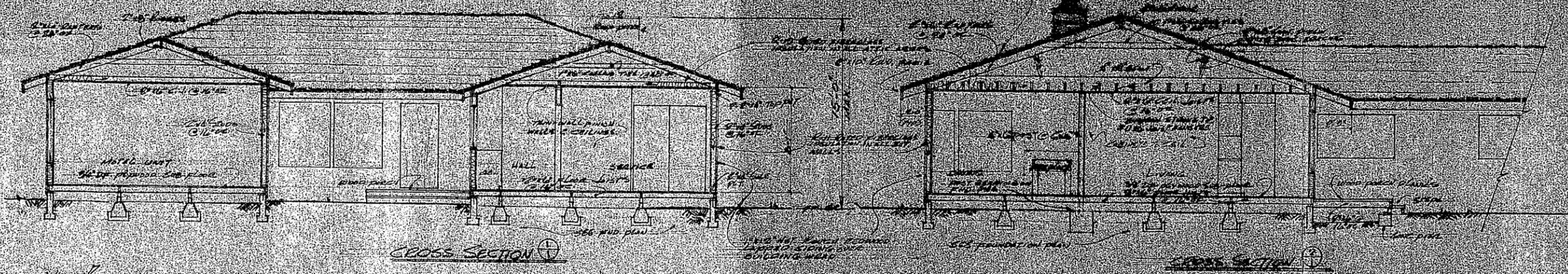
**Design Firm:**  
A. D. S. CORPORATION  
ASSOCIATED DEVELOPMENT SERVICES CORP.  
788 ARLINGTON STREET, CAMBRIA, CA 93428  
PHONE (805) 927-8138 FAX (805) 927-5017

**Project Title:**  
WHITE WATER PROPERTIES, LLC  
6790 MOONSTONE BEACH DR.  
CAMBRIA, CA 93428

**Drawing Title:**  
INDEX, COVER & GENERAL INFORMATION  
VACINITY MAP, CODE ANALYSIS

**Project Manager:** R. LOW, ARCHITECT  
**Project ID:** W.W.P. LLC APN 022-371-003 & 004  
**Scale:** 1/4" = 1'-0"  
**Drawn By:** RDL  
**Reviewed By:** RDL  
**Date:** 12/15/15  
**CAD File Name:** WWP #1V9.mcd  
**Sheet No.:** A-1  
**Total Sheets:** 12

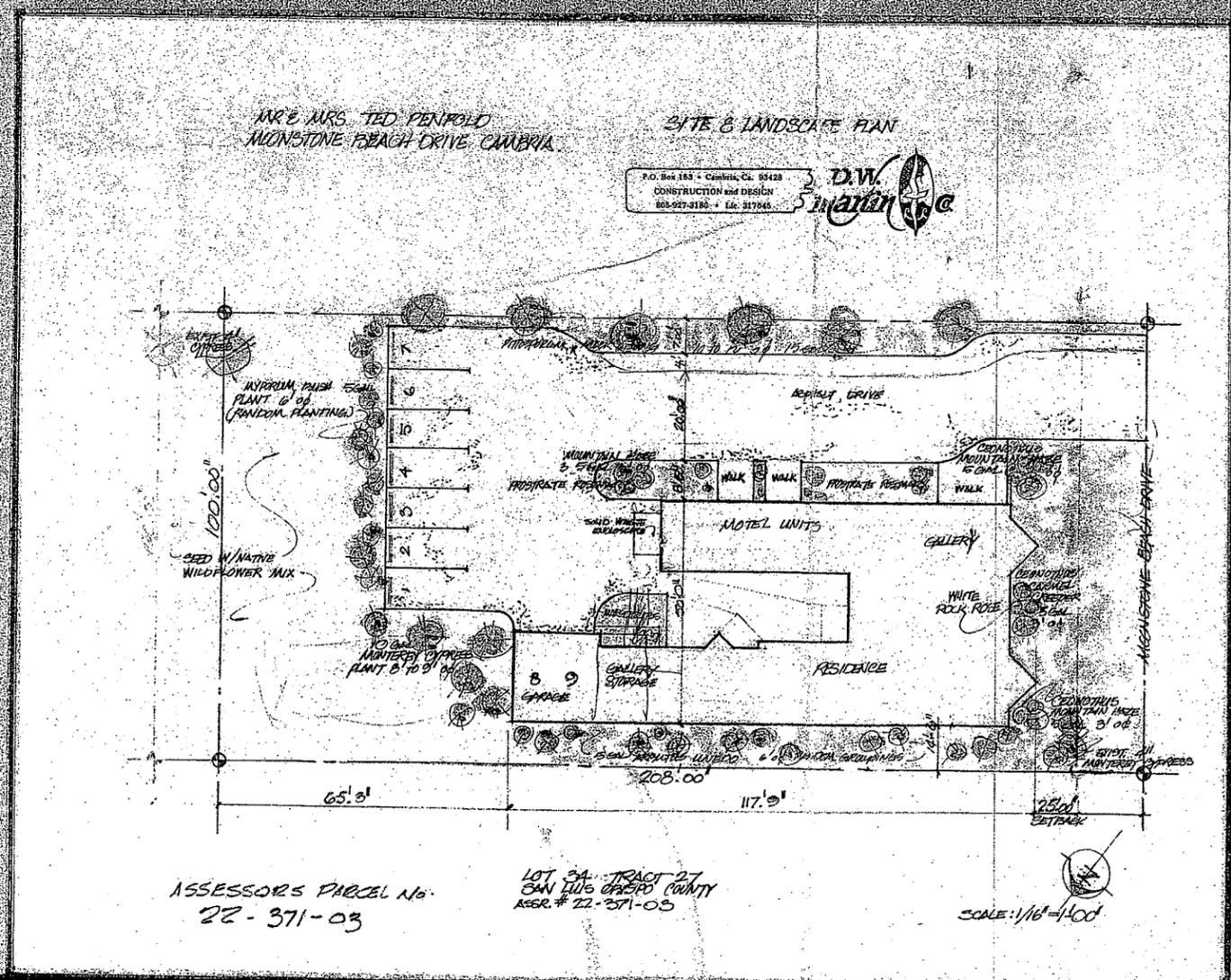
7-1-83



**NOTE!**  
 ALL EXTERIOR DOOR & WINDOW HEADERS SHALL BE 2"x10" ON EDGE  
 1 1/2" DIA. LET IN BRACING IN ALL INTERIOR WALLS WHERE POSSIBLE  
 DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS  
 THIS BUILDING SHALL COMPLY WITH THE CALIFORNIA ENERGY STANDARDS

| AREAS:          |                      |
|-----------------|----------------------|
| GARAGE          | 410 SQ. FT.          |
| GALLERY STORAGE | 285                  |
| GALLERY         | 498                  |
| MOTEL UNITS     | 765                  |
| RESIDENCE       | 1085                 |
| <b>TOTAL</b>    | <b>3,072 SQ. FT.</b> |

**AUTOMOBILE PARKING REQUIREMENTS**  
 MOTEL UNIT & RESIDENCE 5 SPACES  
 GALLERY (1 SPACE PER 150 SQ. FT.) 4 SPACES  
 TOTAL PARKING SPACES 9



ASSESSOR'S PARCEL No. 22-371-03  
 LOT 5A - TRACT 27  
 SAN LUIS OBISPO COUNTY  
 REEF # 22-271-03

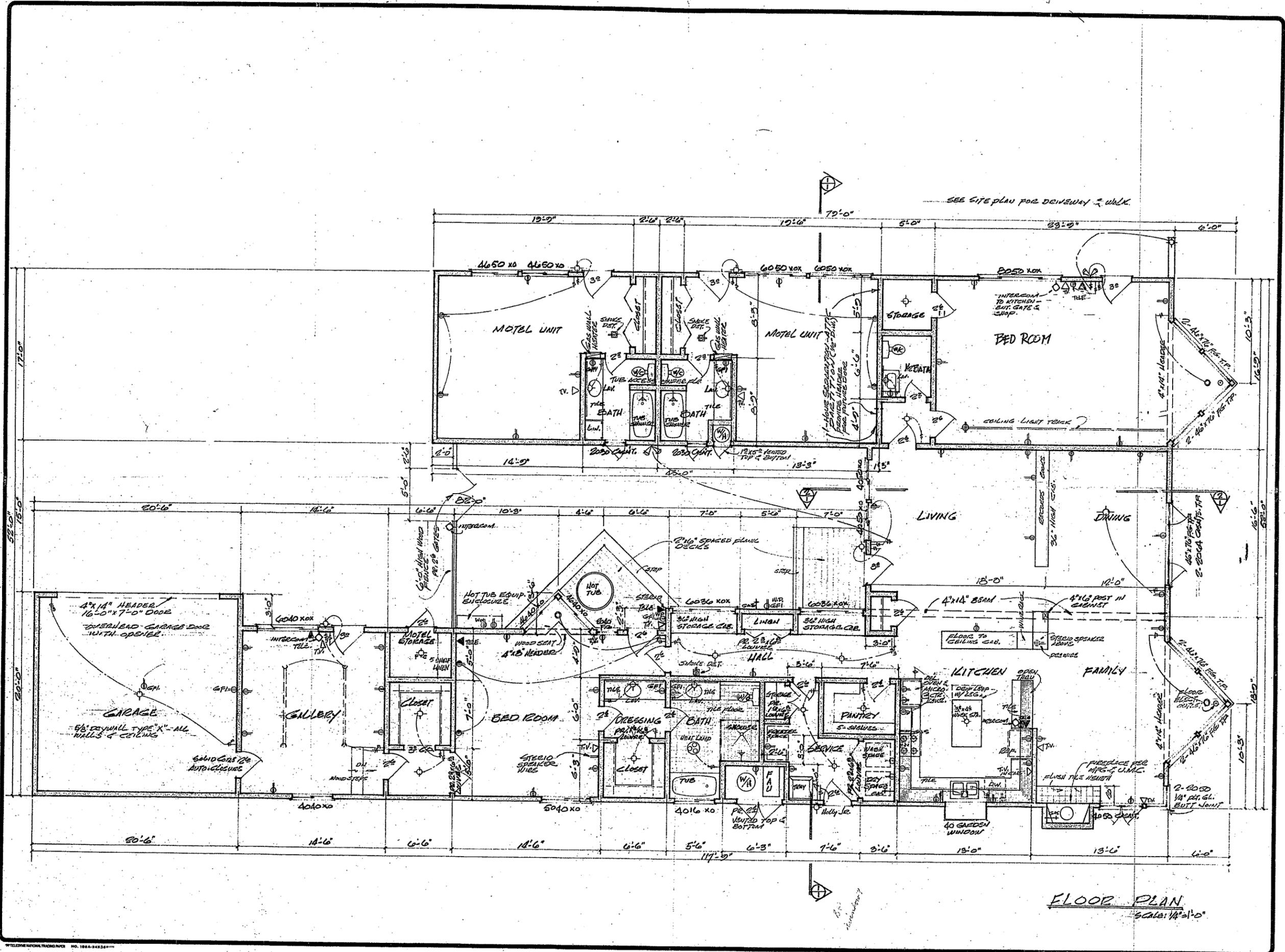
SCALE: 1/16" = 1'-0"



MRS. MRS. TED PENFOLD  
 MONSTONE BEACH DRIVE  
 CAMBRIA, CA 94725

SITE PLAN  
 CROSS SECTIONS

DRAWN  
 CHECKED  
 DATE  
 SCALE  
 SHEET NO.  
 A-2  
 12 SHEETS



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

| REVISIONS | BY |
|-----------|----|
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|           |    |
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|           |    |
|           |    |
|           |    |

P.O. Box 183 • Cambria, Calif. 93428  
  
 D.W. McLean

MR. & MRS. TED PENFOLD  
 MOONSTONE BEACH DRIVE  
 CAMBRIA, CA. 93428

SHEET TITLE  
 FLOOR PLAN

|         |        |
|---------|--------|
| DRAWN   | CWC    |
| CHECKED | DJM    |
| DATE    |        |
| SCALE   | NOTED  |
| JOB NO. |        |
| SHEET   |        |
| A-3     |        |
| OF 12   | SHEETS |

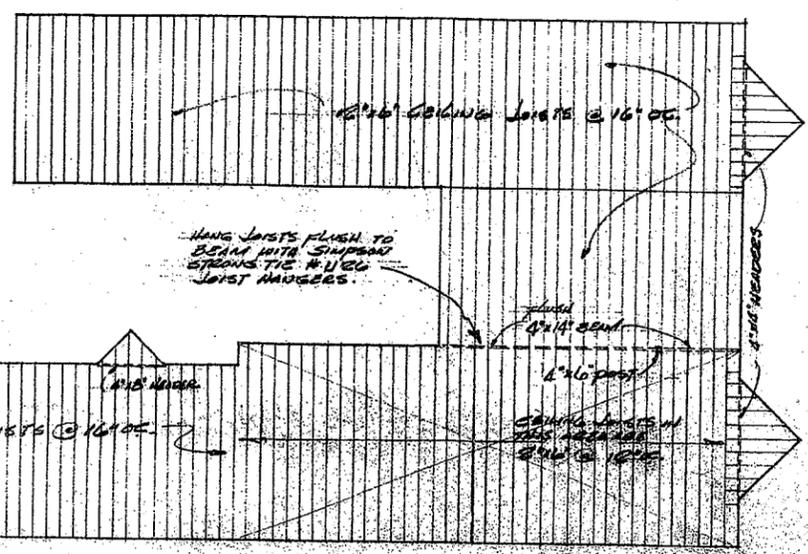
| REVISIONS | BY |
|-----------|----|
| 2-2-83    | JK |
|           |    |
|           |    |
|           |    |
|           |    |

P.O. Box 103 • Tempe, Calif. 95428  
  
**D.W. Morgan**  
 ARCHITECTS

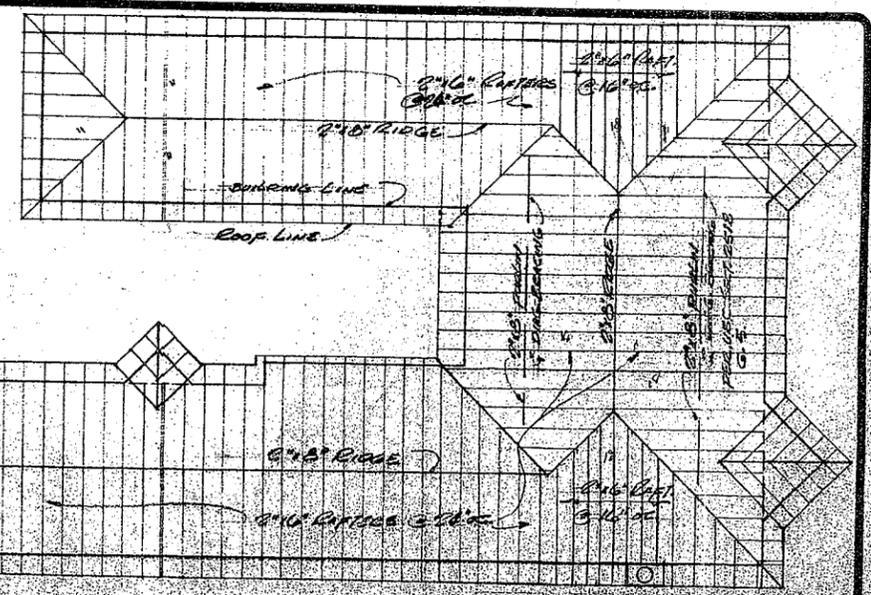
MR. C. MRS. TED PENFOLD  
 14101 N. 24th St.  
 Phoenix, AZ 85024

FRAMING PLANS  
 ELEVATIONS

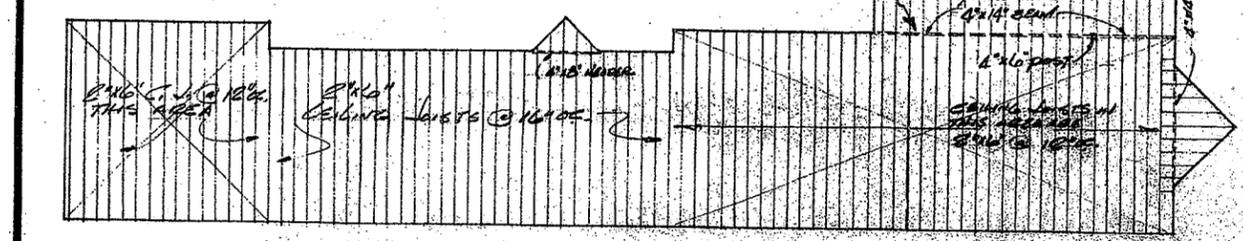
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 CHECKED: DWM  
 DATE: 12-31-82  
 SCALE: 1/8" = 1'-0"  
 JOB NO.:  
 SHEET:  
**A-4**  
 OF 12



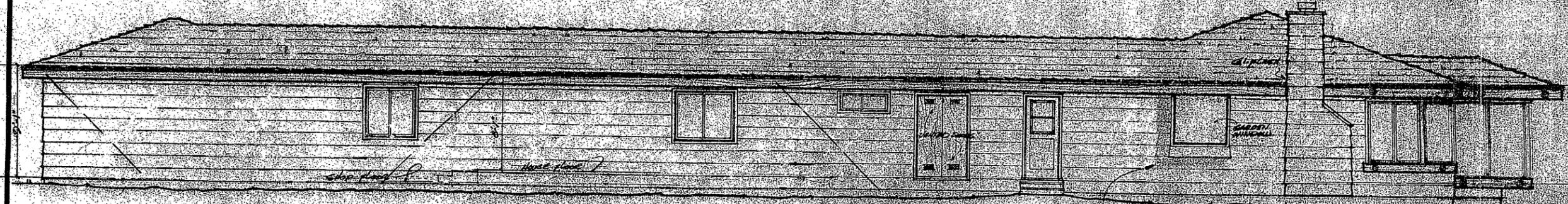
**CEILING FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



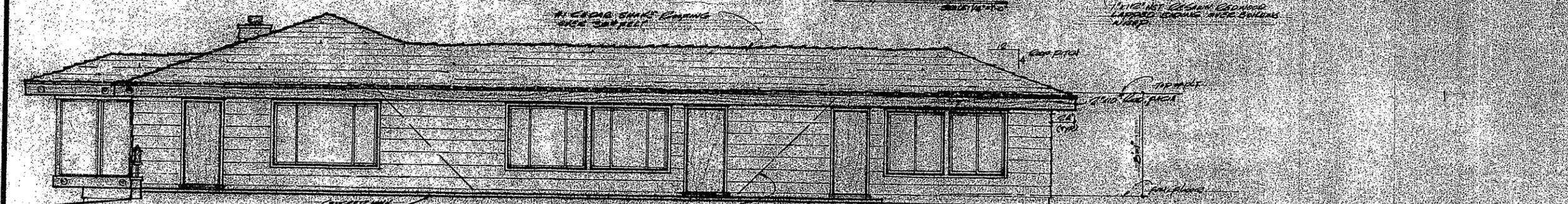
**ROOF FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



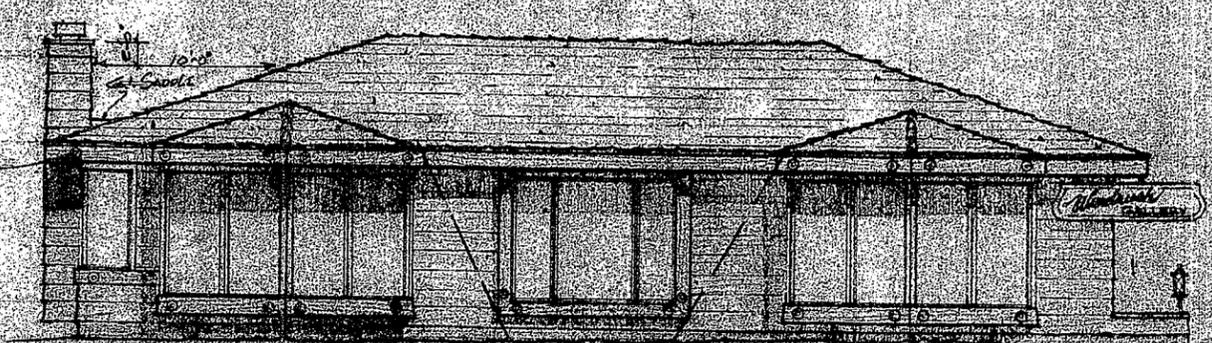
SEE FOUNDATION PLAN FOR FLOOR FINISHING



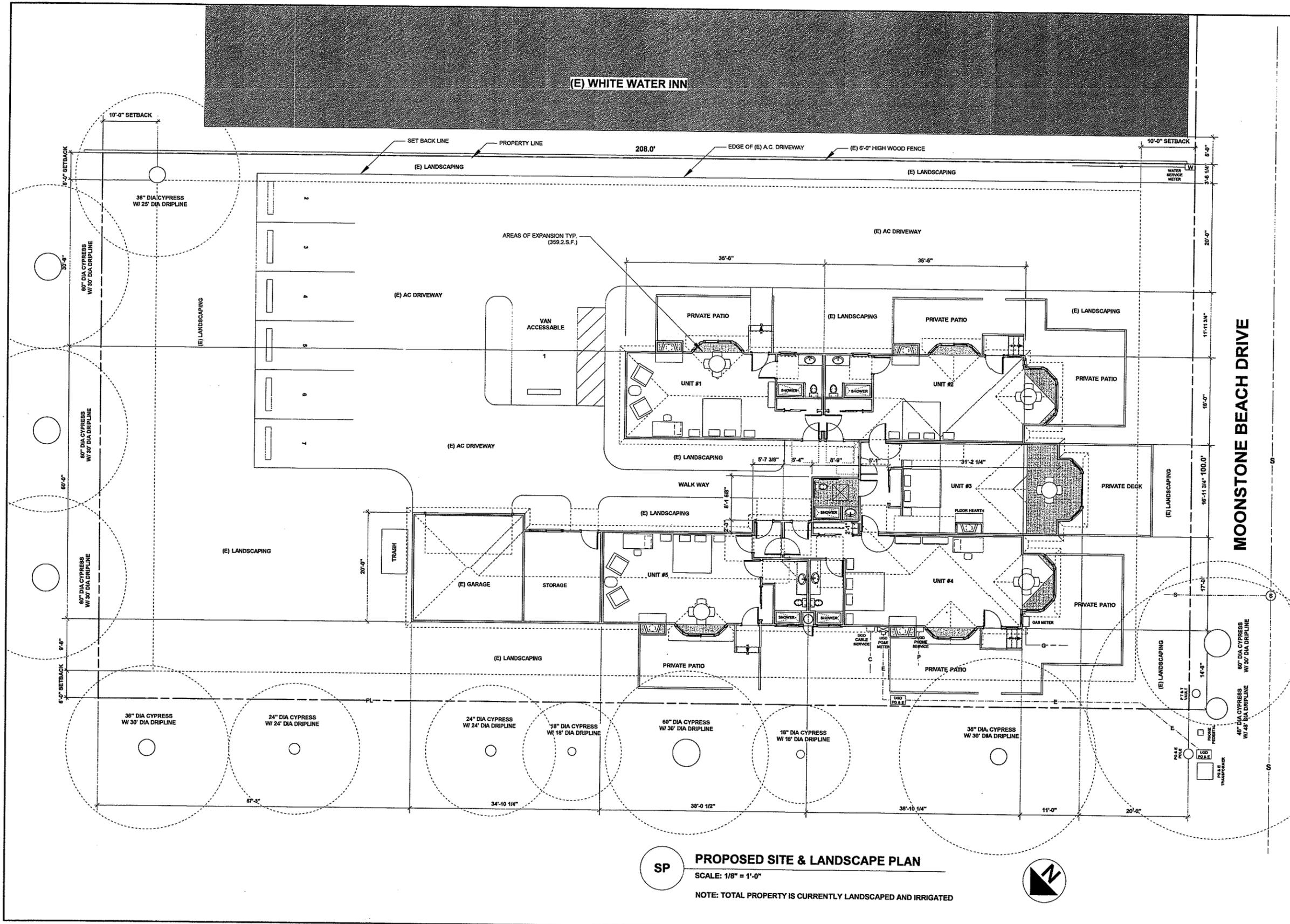
**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**SP PROPOSED SITE & LANDSCAPE PLAN**  
 SCALE: 1/8" = 1'-0"  
 NOTE: TOTAL PROPERTY IS CURRENTLY LANDSCAPED AND IRRIGATED



788 ARLINGTON STREET  
 CAMBRIA, CALIFORNIA 93428  
 PHONE (805) 927-8138 FAX (805) 927-5017  
 WWW.ADS-CORP.COM  
 RICHARD D. LOW, ARCHITECT  
 ARCHITECTS PLANNERS GENERAL CONTRACTORS

**DRAWING NOTES:**  
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Richard D. Low, Jr., Architect C-24907  
 Owner: WHITE WATER PROPERTIES, LLC  
 6780 MOONSTONE BEACH DR.  
 CAMBRIA, CA 93428  
 805-927-1066

| No. | Date | Revisions / Submissions |
|-----|------|-------------------------|
|     |      |                         |

Design Firm: A. D. S. CORPORATION  
 ASSOCIATED DEVELOPMENT SERVICES CORP.  
 788 ARLINGTON STREET, CAMBRIA, CA 93428  
 PHONE (805) 927-8138 FAX (805) 927-5017

Project Title: WHITE WATER PROPERTIES, LLC  
 6780 MOONSTONE BEACH DR.  
 CAMBRIA, CA 93428

Drawing Title: PROPOSED SITE & LANDSCAPE PLAN

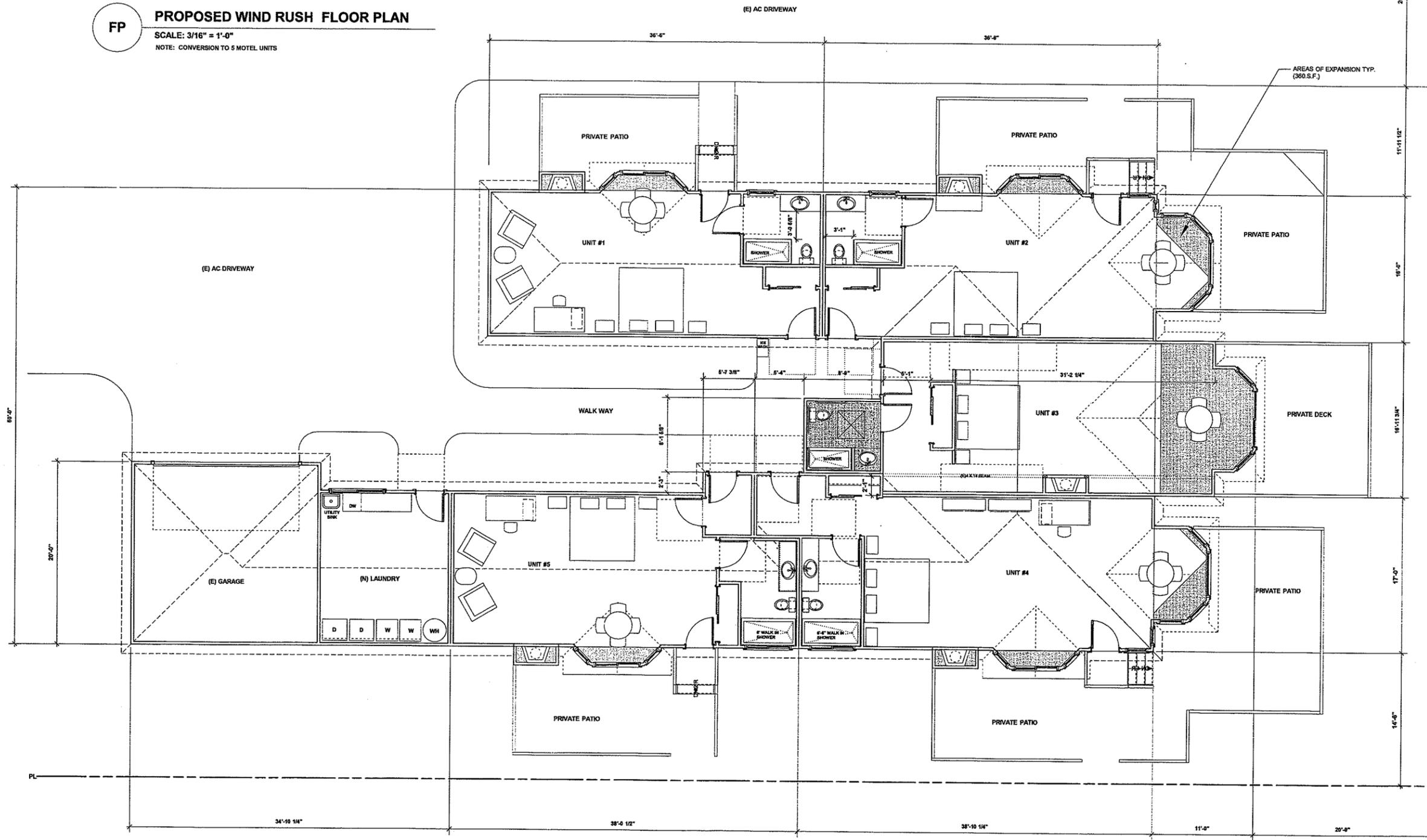
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| Project Manager: R. LOW, ARCHITECT | Project ID: W.W.P., LLC APN 022-371-003 |
| Drawn By: RDL                      | Scale: 1/8" = 1'-0"                     |
| Reviewed By: RDL                   | Drawing No: A-5                         |
| Date: 12/15/15                     | Sheet: 12                               |
| CAD File Name: WWP #1V9.mcd        |   |

FP

### PROPOSED WIND RUSH FLOOR PLAN

SCALE: 3/16" = 1'-0"

NOTE: CONVERSION TO 5 MOTEL UNITS



FOR ARLINGTON  
CAMBRIA, CA 93428  
PHONE (805) 927-8138  
FAX (805) 927-5017  
RICHARD D. LOW, JR.  
ARCHITECT  
CALIFORNIA LICENSE  
NO. 12345  
GENERAL CONTRACTOR  
CASCADIA CONTRACTORS

ARCHITECTS PLANNERS GENERAL CONTRACTORS

**DRAWING NOTES:**  
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RICHARD D. LOW, JR., ARCHITECT C-24907

Owner  
WHITE WATER PROPERTIES, LLC  
6790 MOONSTONE BEACH DR.  
CAMBRIA, CA 93428  
805-927-1066

|     |      |                         |
|-----|------|-------------------------|
| No. | Date | Revisions / Submissions |
|     |      |                         |

Design Firm  
A. D. S. CORPORATION  
ASSOCIATED DEVELOPMENT SERVICES CORP.  
788 ARLINGTON STREET, CAMBRIA, CA 93428  
PHONE (805) 927-8138 FAX (805) 927-5017

Project Title  
WHITE WATER PROPERTIES, LLC  
6790 MOONSTONE BEACH DR.  
CAMBRIA, CA 93428

Project Manager  
R. LOW, ARCHITECT  
W.W.P., LLC APN 022-371-003

Scale  
3/16" = 1'-0"

Drawing No.  
A-6  
of  
12



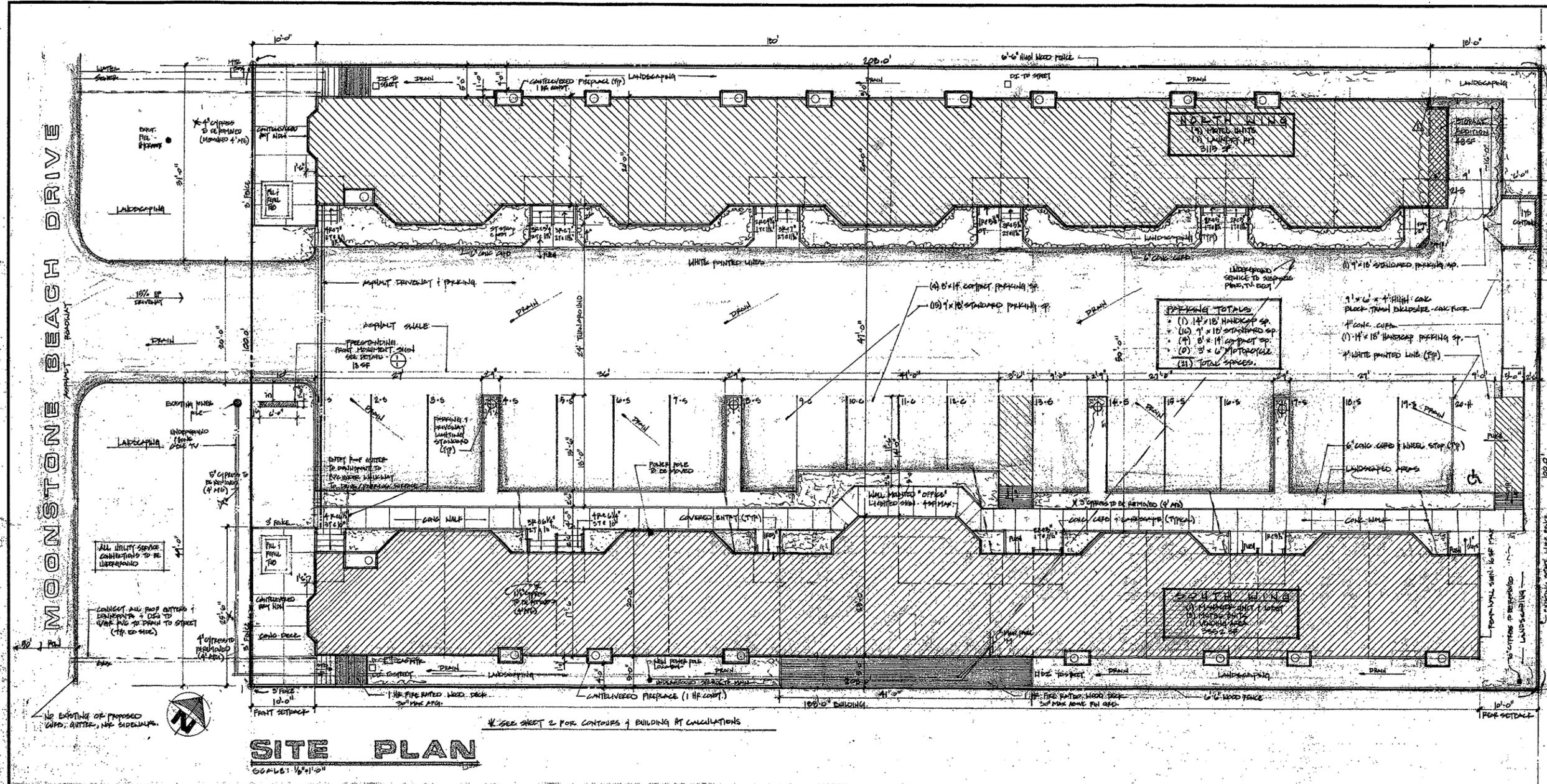
| REVISIONS | BY      |
|-----------|---------|
| 1         | 2-20-04 |
| 2         | 5/01    |

PROJECT: 4-800  
 LEGAL: 17 UNIT + 1 HANDICAP SP. MOTEL  
 VICINITY MAP: ADJACENT LAND USES  
 SITE PLAN

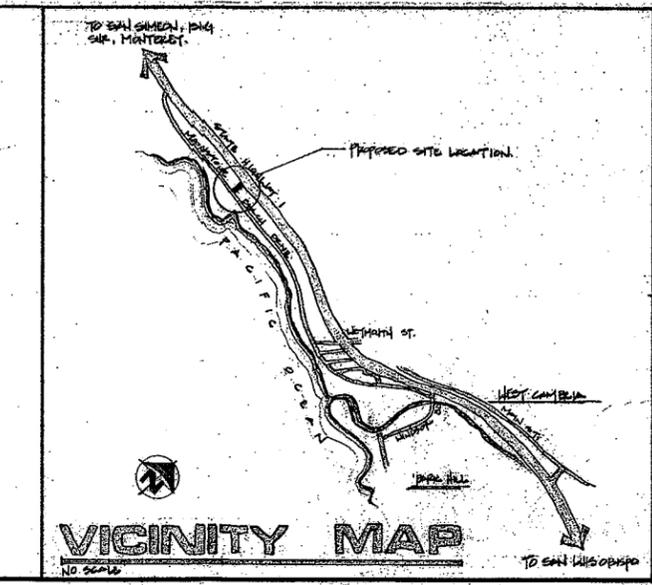
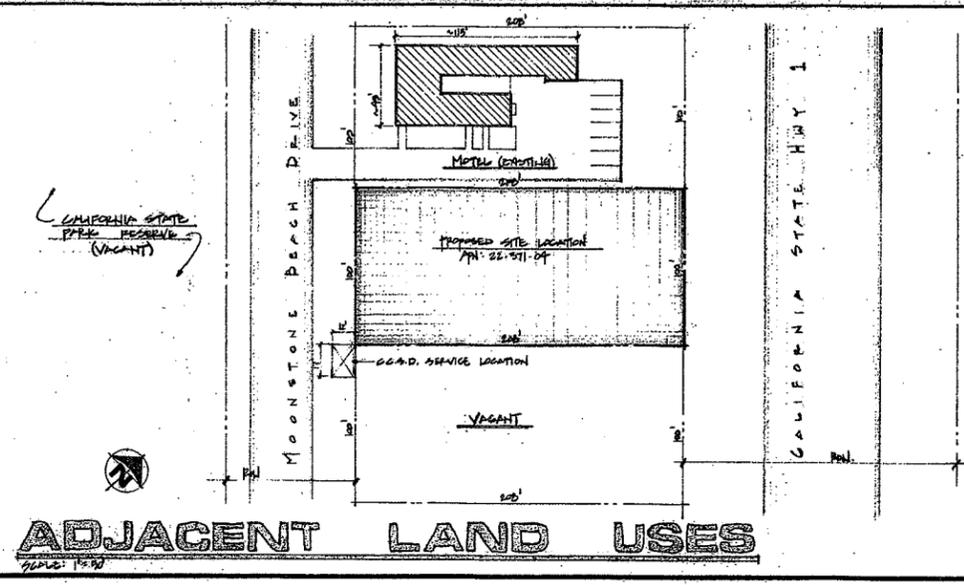
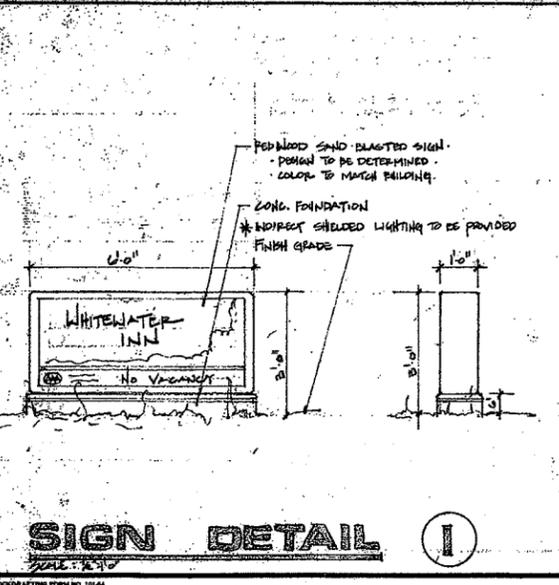
PROPOSED MOTEL: 17 UNIT + 1 HANDICAP SP. MOTEL  
 17 MOONSTONE BEACH DRIVE  
 CAMBRIA, CALIFORNIA 93608

**RICHARD LOW**  
 ASSOCIATES  
 P.O. BOX 1006 CAMBRIA, CA 93628 (805) 927-8118

DATE: 2-27-04  
 SCALE: AS SHOWN  
 DRAWN: [Name]  
 JOB: [Name]  
 SHEET: A-8  
 OF 12 SHEETS



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



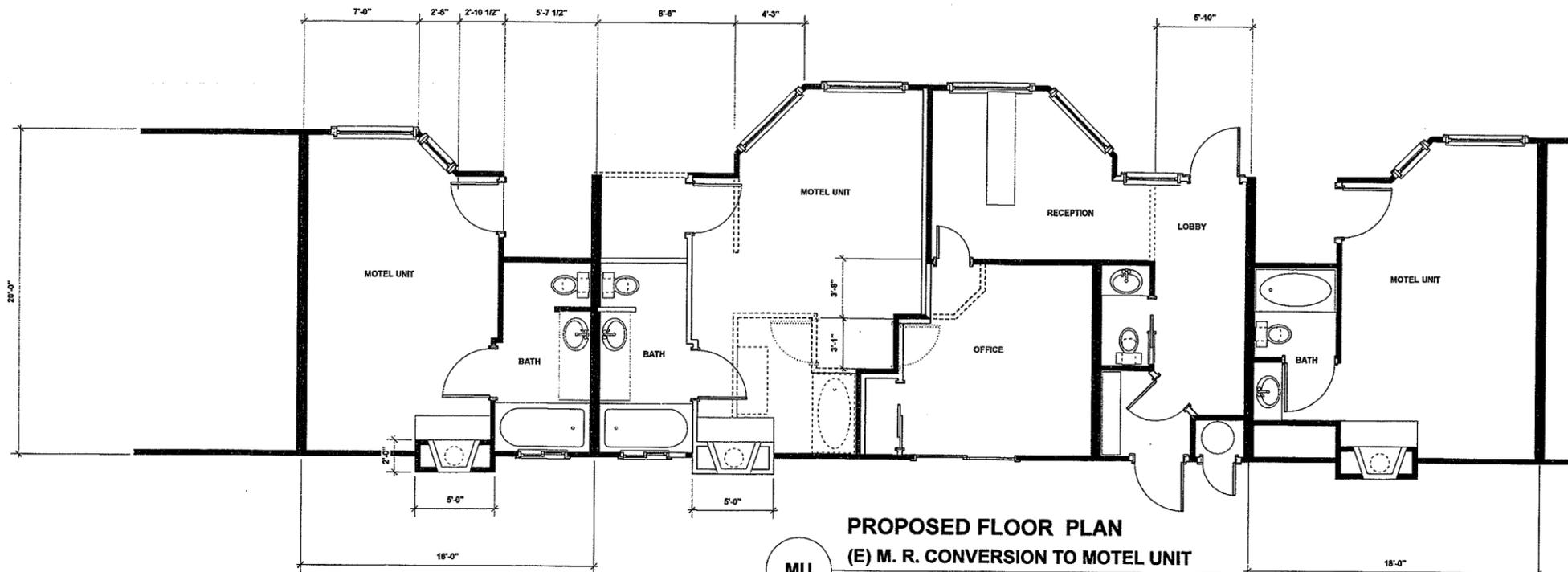
**SPECS**

- SITE: 50 FT. x 100' x 200' = 10000 sq ft  
 - EXISTING LAND USE: RECREATION  
 - PROPOSED USE: 17 UNIT + 1 HANDICAP SP. MOTEL  
 - PARKING: 61 SPACES  
 - PROJECT COVERAGE:  
   - STRUCTURE: 6407 sq ft = 31%  
   - PAVING: 755 sq ft = 37%  
   - LANDSCAPING: 1100 sq ft = 28%  
   - CONC. WALKS: 2077 sq ft = 12%  
 - TOTAL SITE: 20000 sq ft = 100%  
 - 15' MAX. BUILDING HEIGHT: 49' 1" MAX.

**LEGAL**

- LOT 33  
 - TRACT 427  
 - APN: 22-371-04  
 - MOONSTONE BEACH DRIVE  
 - CAMBRIA, CALIFORNIA 93608  
 - SPEC. CO. DEVELOPMENT PLAN # DCP0130



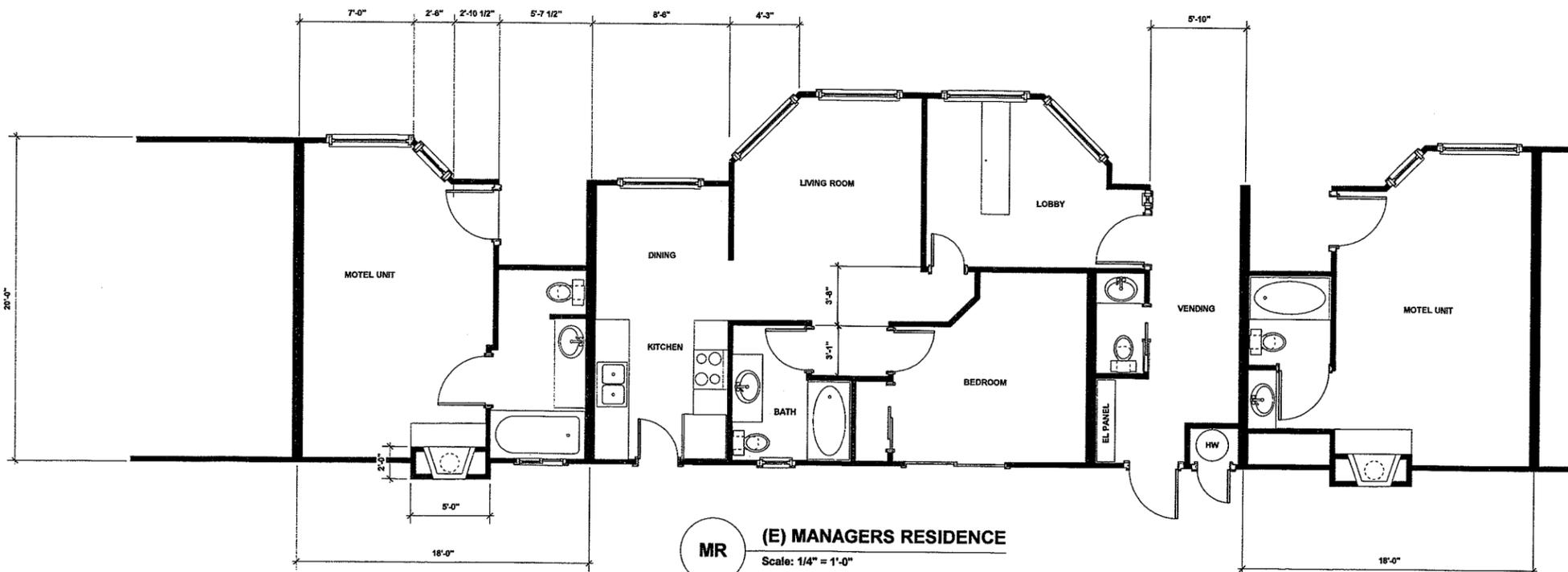


**PROPOSED FLOOR PLAN  
(E) M. R. CONVERSION TO MOTEL UNIT**

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

**WALL KEY**

- EXISTING WALLS TO REMAIN
- NEW WALLS TO BE BUILT
- EXISTING WALLS TO BE REMOVED



**(E) MANAGERS RESIDENCE**

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



ASSOCIATED DEVELOPMENT SERVICES

708 ARLINGTON STREET  
CAMBRIA, CA 93428  
PHONE (805) 927-5138  
FAX (805) 927-5017

ARCHITECTS PLANNERS GENERAL CONTRACTORS

**DRAWING NOTES:**  
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RICHARD D. LOW, JR., ARCHITECT C-24907

OWNER  
WHITE WATER PROPERTIES, LLC  
6790 MOONSTONE BEACH DR.  
CAMBRIA, CA 93428  
805-927-1066

|   |  |  |
|---|--|--|
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| No. | Date | Revisions / Submissions |
|-----|------|-------------------------|
|     |      |                         |

DESIGN FIRM  
A. D. S. CORPORATION  
ASSOCIATED DEVELOPMENT SERVICES CORP.  
788 ARLINGTON STREET, CAMBRIA, CA 93428  
PHONE (805) 927-5138 FAX (805) 927-5017

PROJECT TITLE  
WHITE WATER PROPERTIES, LLC  
6790 MOONSTONE BEACH DR.  
CAMBRIA, CA 93428

DRAWING TITLE  
EXISTING MANAGERS RESIDENCE  
M. R. CONVERSION TO MOTEL UNIT

PROJECT MANAGER  
R. LOW, ARCHITECT

PROJECT ID  
W.W.P., LLC APN 022-371-003

DRAWN BY  
RDL

SCALE  
1/4" = 1'-0"

REVIEWED BY  
RDL

DRAWING NO.  
A-12

DATE  
12/15/15

CAD FILE NAME  
WWI #119.mcd





on

UNAVED RD

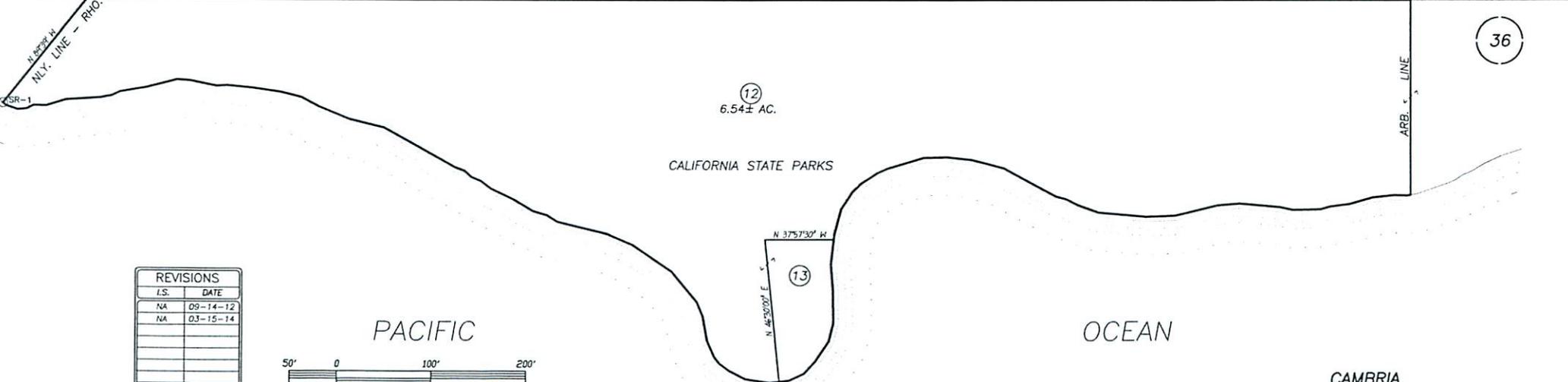
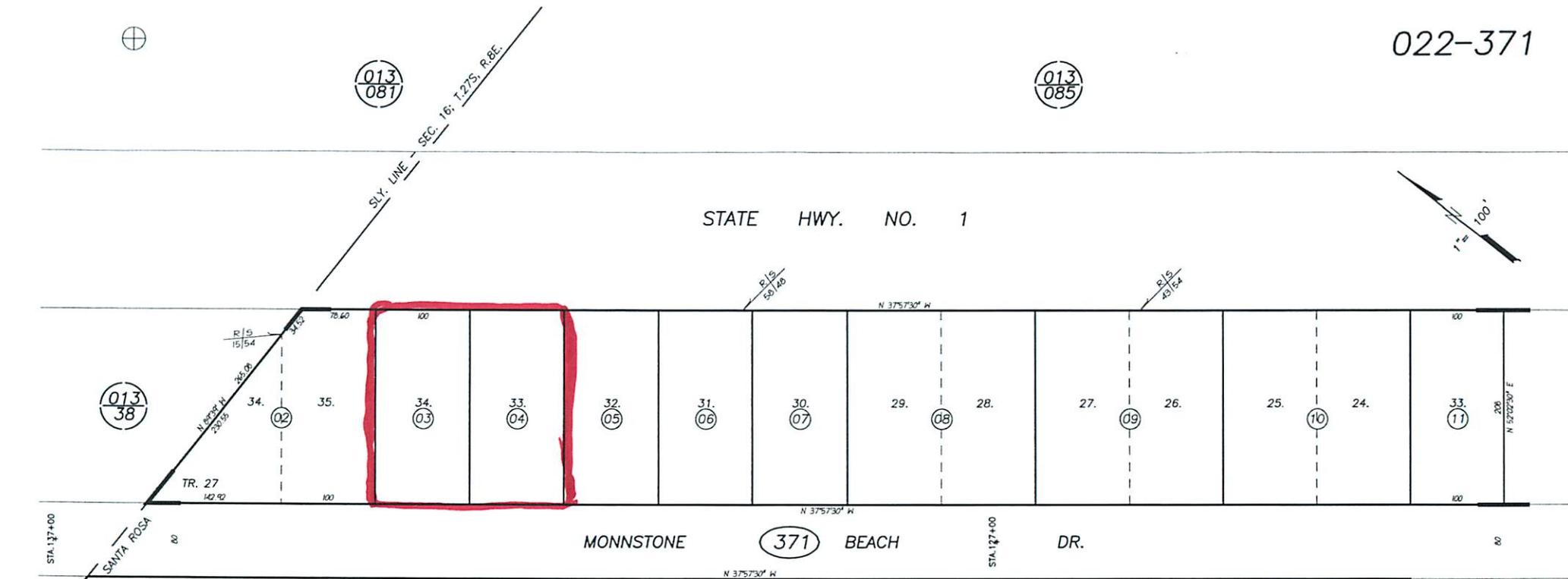
Watercourse

MOONSTONE BEACH

North Coast Planning Area

Coastal Zone Planning Area

Cambria URL ReCambria on



013  
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013  
081

013  
085

STATE HWY. NO. 1

1" = 100'

R 15  
15154

R 15  
50140

R 15  
20154

34. (02)

34. (03)

33. (04)

32. (05)

31. (06)

30. (07)

29. (08)

28. (09)

27. (09)

26. (10)

25. (10)

24. (11)

33. (11)

TR. 27  
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371

36

12  
6.54± AC.

CALIFORNIA STATE PARKS

13

PACIFIC

OCEAN

| REVISIONS |          |
|-----------|----------|
| LS.       | DATE     |
| NA        | 09-14-12 |
| NA        | 03-15-14 |
|           |          |
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|           |          |
|           |          |



JAW 02-22-07 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 27, R.M. Bk. 05, Pg. 47.

CAMBRIA  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 022 PAGE 371



# Parcel Summary Report For Parcel # 022-371-003

4/18/2016  
12:59:06PM

## 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    WHITE WATER PROPERTIES LLC  
24464 PARK GRANADA CALABASAS CA 91302-

### Address Information

**Status                      Address**  
00000 MOONSTONE BEACH DR CAMB

### Lot Information:

| <u>Tract /<br/>Twnshp</u> | <u>Block /<br/>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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| 022371                    | 003                      | 0035           | Cambria           | North Coast P     | GS            |               |               | U           |               |             |
| 022371                    | 003                      | 0001           | Cambria           | North Coast P     | CAZ           | CSC           | VSA           | N           |               |             |
| 27                        | 0000                     | 0034           | Cambria           | North Coast P     | REC           | LCP           | AS            | Y           |               | D82020201   |

### Parcel Information

**Status    Description**  
Active    TR 27 LT 34

### Notes

### Tax Districts

COAST (SB1537)  
SAN LUIS OBISPO JT(27,40)  
CAMBRIA PUBLIC  
COAST UNIFIED SCHOOL - IMP. NO. 1  
CAMBRIA (SB1537 BLO)  
CAMBRIA COMMUNITY  
NO. 02  
CAMBRIA



# Parcel Summary Report For Parcel # 022-371-003

4/18/2016  
12:59:06PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

DRC2015-00118

REC

Primary Parcel

**Description:**

CONVERSION TO 5 MOTEL UNITS & REQ. PARKING. CONVERSION OF RESIDENCE TO MOTEL UNIT & LOBBY.

ZON2015-00190

APV

Primary Parcel

**Description:**

HOTEL/MOTEL

G830007N

DEN

Related Parcel

**Description:**

LU LRGER SETBACKS IN REC/ MOONSTONE DRIV



# Parcel Summary Report For Parcel # 022-371-004

4/25/2016  
4:38:22PM

## 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    WHITE WATER PROPERTIES LLC  
          24464 PARK GRANADA CALABASAS CA 91302-  
 OWN    WHITE WATER PROPERTIES LLC A CA LLC

### Address Information

**Status                      Address**  
    06790 MOONSTONE BEACH DR CAMB

### Lot Information:

| <u>Tract /<br/>Twnshp</u> | <u>Block /<br/>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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| 022371                    | 004                      | 0034           | Cambria           | North Coast P     | GS            |               |               | U           |               |             |
| 022371                    | 004                      | 0001           | Cambria           | North Coast P     | CAZ           | CSC           | VSA           | N           |               |             |
| 27                        | 0000                     | 0033           | Cambria           | North Coast P     | REC           | LCP           | AS            | Y           | ID / IR       |             |

### Parcel Information

**Status    Description**

Active    TR 27 LT 33

### Notes

### Tax Districts

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



# Parcel Summary Report For Parcel # 022-371-004

4/25/2016  
4:38:23PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 02  
CAMBRIA  
AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

73661 FNL Primary Parcel

**Description:**

CONST MOTEL ADDITION

P950488Z APP Primary Parcel

**Description:**

WHITE WATER INN HOTEL/MOTEL APT

PRE2015-00003 MET Primary Parcel

**Description:**

CONVERSION OF MOTEL UNITS

ZON2006-00219 APV Primary Parcel

**Description:**

HOTEL NAME CHANGE ONLY

ZON2014-00526 APV Primary Parcel

**Description:**

MOTEL

DRC2015-00118 REC Related Parcel

**Description:**

CONVERSION TO 5 MOTEL UNITS & REQ. PARKING. CONVERSION OF RESIDENCE TO MOTEL UNIT & LOBBY.

G830007N DEN Related Parcel

**Description:**

LU LRGER SETBACKS IN REC/ MOONSTONE DRIV