



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 8/30/2016

TO: _____

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

PROJECT DESCRIPTION: DRC2016-00011 STAUFFER – Proposed minor use permit to demolish 1072 SF residence and build new 2450 SF residence and 625 SF detached garage.
APN: 023-032-008

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



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2016-00011

STAUFFER CHAR

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

MINOR USE PERMIT

DEMOLISH 1072 SF RESIDENCE AND BUILD NEW 2450 SF RESIDENCE AND 625 SF NOCST/ CAMB

AS GS LCP RSF TH

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Charles & Cheryl Stauffer Daytime Phone 805-350-2520
805-350-5440
 Mailing Address 2673 Monica Way, Solvang, Ca Zip Code 93463
 Email Address: _____

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

Agent Name Brent Berry Daytime Phone 805-927-4962
 Mailing Address 656 Weymouth St, Cambria, Ca. Zip Code 93428
 Email Address: brentarc@charter.net

PROPERTY INFORMATION

Total Size of Site: 17,500 SF Assessor Parcel Number(s): 023-032-008
 Legal Description: Lot B, Cambria Pines Estates No. 1, Cambria, SLO County
 Address of the project (if known): 1107 Kenneth Dr.

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Ardath to Tipton to Kenneth

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXIST. 1072 SF Residence, 640 SF Guest house, oaks, monterey pines

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Demolish 1072 SF Residence and build new 2450 SF Residence and 625 SF detached garage.

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 [Signature] Date 8-15-16

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): NA

Describe existing and future access to the proposed project site: Ardath Dr. to Tipton to Kenneth

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: R-3 South: R-3
East: R-3 West: R-3

For all projects, answer the following:

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

Buildings: 3715 sq. feet 33 % Landscaping: 7285 sq. feet 63 %
Paving: 500 sq. feet 4 % Other (specify) _____
Total area of all paving and structures: 4215 sq. feet acres
Total area of grading or removal of ground cover: 2700 sq. feet acres
Number of parking spaces proposed: 2 Height of tallest structure: 22 FT
Number of trees to be removed: 1 Type: OAK
Setbacks: Front 22' Right 5' Left 7' Back 58'

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

Fire Agency: List the agency responsible for fire protection: Cambria Fire Dept.

For commercial/industrial projects answer the following:

Total outdoor use area: _____ 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: 3090 sf
Total of area of the lot(s) minus building footprint and parking spaces: 8445 sf

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? Residential
4. How many service connections will be required? one
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: exist Residence
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?
 Bacteriological? Yes No
 Chemical? Yes No
 Physical Yes No
 Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis(OK or Problems)
 Will Serve Letter Pump Test _____ Hours / _____ GPM
 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
4. Has a piezometer test been completed?
 Yes No If 'Yes', please attach.
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: Kenneth Dr. Location of connection: Kenneth Dr.
2. What is the amount of proposed flow? _____ GPD Residential
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: Mission Country Disposal
- 3. Where is the waste disposal storage in relation to buildings? garage
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: Coast Union
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: Burton Drive
- 4. Location of nearest public transit stop: _____
- 5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
 Yes No

Historic and Archeological Information

- 1. Please describe the historic use of the property: Monterey Pine forest, 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.

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): NA
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 *: We will meet or exceed Title 24 standards

*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:
Project has been designed to protect existing oaks and will use only permeable ground surfaces.
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

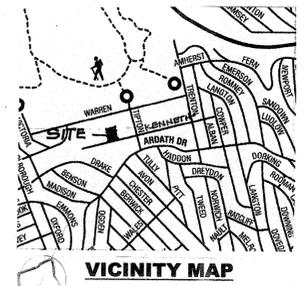
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Minor Use Permit, Building Permit

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)

REVISIONS	BY



PROJECT TEAM

OWNER
 CHARLES AND CHERYL STAUFFER
 2673 MONICA WAY
 SOLVANG, CA. 93463
 805-350-2523

ARCHITECT
 BRENT BERRY ARCHITECT
 656 WEYMOUTH STREET
 CAMBRIA, CA. 93428
 805-927-4962

GEOTECHNICAL SERVICES
 GEOSOLUTIONS, INC.
 220 HIGH STREET
 SAN LUIS OBISPO, CA. 93401
 805-543-8539

SURVEYOR
 DANNY F. HORN
 566 SPRING ST.
 PASO ROBLES, CA. 93446
 805-239-0355

ARCHAEOLOGY
 REBECCA LOVELAND ANASTASIO
 7800 SANTA CRUZ ROAD
 ATASCADERO, CA. 93442

PROJECT DATA

LEGAL DESCRIPTION
 LOT 8, CAMBRIA PINES ESTATES NO. 1,
 CAMBRIA, COUNTY OF SAN LUIS OBISPO, CA.

APN
 023-032-008

ADDRESS
 1107 KENNETH DRIVE
 CAMBRIA, CA. 93428

PROJECT SCOPE
 DEMOLISH EXISTING 1072 RESIDENCE
 BUILD NEW 2450 SF RESIDENCE WITH
 625 SF DETACHED GARAGE.

ZONING
 SFR

OCCUPANCY GROUP
 R-3

CONSTRUCTION TYPE
 V-B

SITE INFORMATION
 17,500 SF, FORESTED, OVERSIZE ADJUSTMENT 3.33,
 SLOPE 11%, REMOVE (1) 10" OAK TREE, BASE: 5250 SF

FOOTPRINT ALLOWABLE
 1600 X 3.33 = 5328 SF

GSA ALLOWABLE
 2400 X 3.33 = 7992 SF

DECK ALLOWABLE
 5328 X 30% = 1598 SF

FOOTPRINT PROPOSED

NEW RESIDENCE :	1,750 SF
NEW GARAGE :	625 SF
EXISTING GUESTHOUSE :	640 SF
TOTAL	3,015 SF

GSA PROPOSED

NEW RESIDENCE:	2,450 SF
NEW GARAGE:	625 SF
EXISTING GUESTHOUSE	640 SF
TOTAL	3,715 SF

DECKS PROPOSED
 EXISTING: 252 SF

HEIGHT ALLOW
 28 FT.

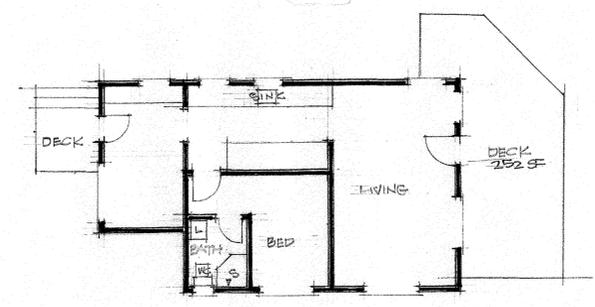
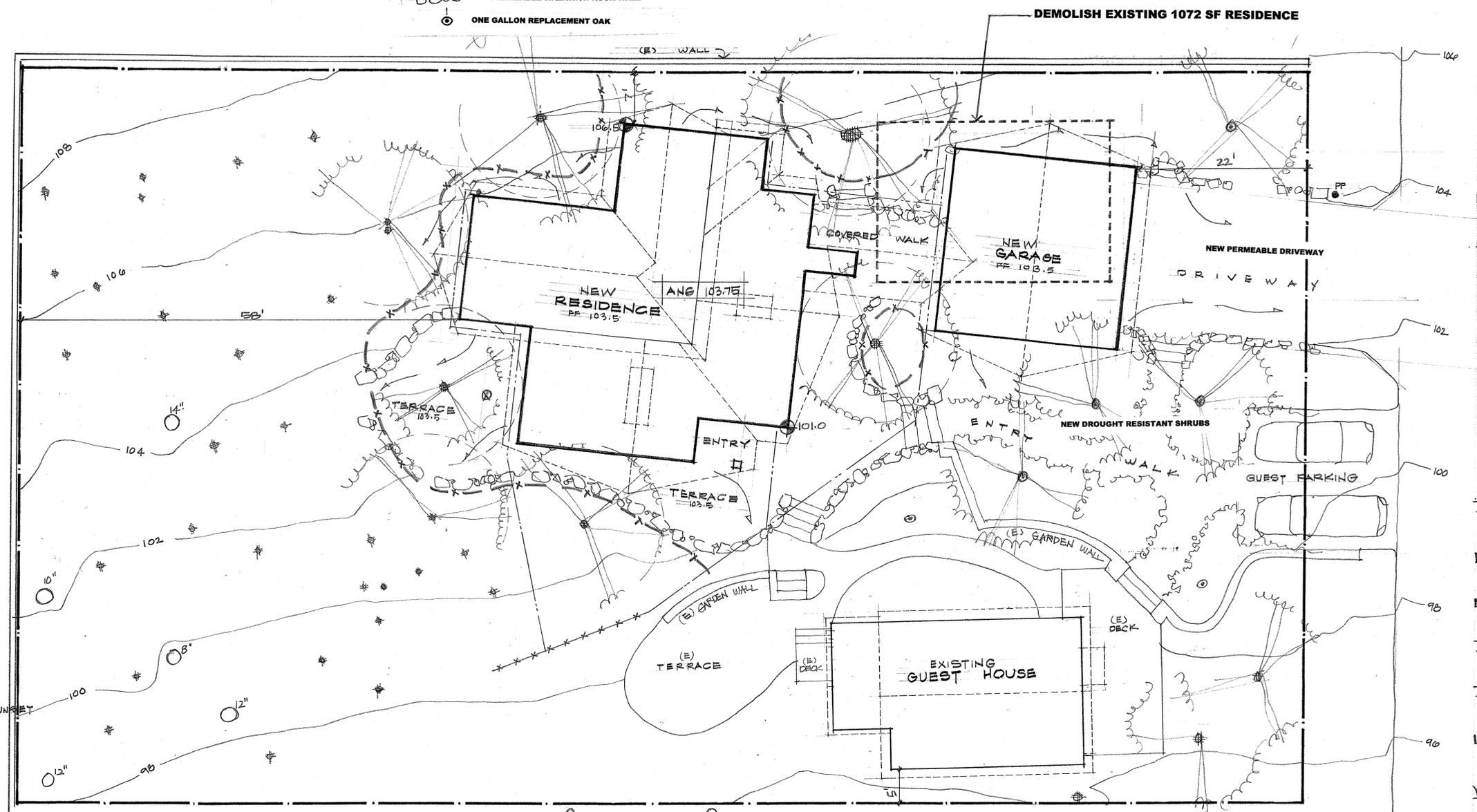
HEIGHT PROPOSED
 22 FT.

SETBACKS PROPOSED
 FRONT 22'
 REAR 58'
 SIDE WEST 5'
 SIDE EAST 7'

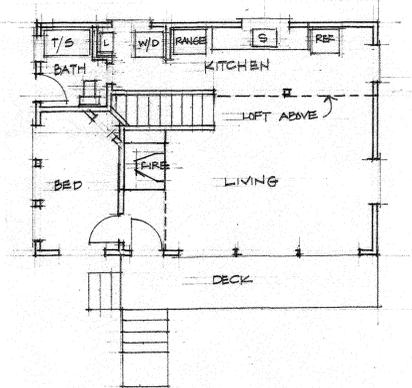
EXISTING SLOPE
 11-12%

LEGEND

- PROPERTY LINE
- PROJECT LIMIT AREA
- EXISTING MONTEREY PINE
- OAK TO BE REMOVED
- EXISTING OAK
- OAK LESS THAN 4" DIAMETER
- NEW CONSTRUCTION FOOTPRINT
- NEW PERMEABLE WALKWAY/ ROCK WALL
- ONE GALLON REPLACEMENT OAK
- 100 ELEVATION OF EXISTING NATURAL GRADE
- DIRECTION OF SURFACE DRAINAGE
- ELEVATION OF AVERAGE NATURAL GRADE
- 4" DRAIN LINES FROM DOWNSPOUTS
- 18"W X 36"D LEACH TRENCH

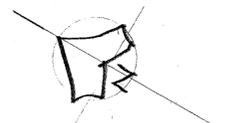


FLOOR PLAN 640 SF
 EXIST. GUEST HOUSE 1/8"=1'-0"
 640 SF



FLOOR PLAN 1072 SF
 EXIST. RESIDENCE 1/8"=1'-0"
 TO BE DEMOLISHED

DRAINAGE, EROSION CONTROL AND LANDSCAPE PLAN
SITE PLAN 1/8"=1'-0"



STAUFFER RESIDENCE

BRENT BERRY
 ARCHITECT
 656 WEYMOUTH ST. • CAMBRIA, CA 93428
 805 927 4962

Date 8/16/16
 Scale 1/8"=1'-0"
 Drawn BB
 Job STAUFFER
 Sheet **1**
 Of 3 Sheets

SITE DEVELOPMENT NOTES

- (1) The "project limit area" shall include all areas of grading (including cut and fill areas, utility trenching and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance) necessary fire clearances and staging areas for all construction activities, the location of those activities, and areas for equipment and material storage.
 - (2) Sturdy and highly visible protective fencing that will be placed along the 'project limit area'. Plan notes shall indicate this fence should remain in place during the duration of project construction to protect vegetation from construction activities.
 - (3) Plan notes shall indicate native trees and undergrowth outside of the "project limit area" shall be left undisturbed.
 - (4) Identify any necessary tree trimming. Plan notes shall indicate a skilled arborist, or accepted arborist's techniques, will be used when removing tree limbs.
 - (5) Plan notes shall indicate wherever soil compaction from construction will occur within driplines that the compacted root zone area shall be aerated by using one of the following techniques:
 - a. Injecting pressurized water.
 - b. Careful shallow ripping that radiates out from the trunk (no cross-root ripping).
 - c. Other County-approved techniques.
 - (6) Plan notes shall indicate no more than one-third of the area of the drip line around any tree to be retained should be disturbed, or as recommended in an arborist's or biologist's report.
- D. Notice of pending tree removal application.** Where Plot Plan approval is required for a tree removal permit, a notice shall be posted by the property owner or representative near the front property line on the subject site. The notice shall be maintained in good condition by the property owner until permit issuance.
- E. Construction Practices.** Construction practices to protect Monterey pines, oak trees and significant understorey vegetation shall be implemented. These construction practices are to include at minimum:
- (1) All plan notes required in Standard C. above shall be implemented.
 - (2) **Protective Measures.** Practices to protect root systems, trees and other vegetation shall include but not be limited to: methods prescribed in the Cambria Forest Management Plan; avoiding compaction of the root zone; installing orange construction fencing around protected areas shown on the site plan; protecting tree trunks and other vegetation from construction equipment by wood fencing or other barriers or wrapping with heavy materials; disposing of waste, paints, solvents, etc. off-site by approved environmental standards and best practices; and using and stoning equipment carefully.
 - (3) **Stockpiling of Materials.** Materials, including debris and dirt, shall not be stockpiled within 15 feet of any tree, and shall be minimized under tree driplines as required by the land use permit and the Fire Safety Plan. Stockpiled materials shall be removed frequently throughout construction. All stockpiled materials shall be removed before final inspection.
 - (4) **Construction Practices.** Excavation work shall be planned to avoid root systems of all on-site trees and trees on abutting properties. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system of the tree.
 - (5) **Driveway Placement.** When remodeling or replacing existing residences, avoid moving established driveways if trees or significant vegetation would be negatively impacted.
- F. Replacement of Vegetation.** Any Monterey pine trees that are six inches or more in diameter 4.5 feet above ground removed shall be replaced at a 4:1 ratio. Any oak trees that are four inches or more in diameter 4.5 feet above ground removed shall be replaced at a 6:1 ratio. All open areas of the site disturbed by project construction are to be seeded with native, drought and fire resistant species that are compatible with the habitat value of the surrounding forest. Replacement vegetation shall be planted in conformance with the following measures:
- (1) A replanting plan shall be prepared as a part of the application. Elements of this plan shall include the type, size and location of vegetation; a description of irrigation plans; and plan notes indicating compliance with the standards of this section. Any proposed on-site or off-site replanting plan must be approved by the County Planning and Building Department prior to issuance of building permits.
 - (2) Container sizes for all replacement seedlings shall be one gallon, unless approved by the Director of Planning and Building. *Pinus radiata* var. *macrocarpa*, the native Monterey Pine tree, shall be used for replanting of any pine tree removed. **No out of area Monterey Pine stock shall be used.**
 - (3) New trees shall be planted to reinforce the forest character on the site and in the street frontage, and to screen proposed development.
- If insufficient area exists to plant all or any of the replacement vegetation on site, then the replanting plan shall identify an appropriate off-site area and owned or managed by an appropriate government agency or nonprofit organization.
- If an off-site replanting is chosen, the replanting must occur with the review and approval of the Environmental Coordinator, and shall be verified by submittal of a letter from the appropriate agency or organization to the Environmental Coordinator. All replacement conditions and monitoring measures (e.g., number of trees, maintenance, etc.) shall apply.
- (4) To prevent or reduce the spread of disease from pine pitch canker, bark beetles or other diseases affecting the forest, the following measures shall be followed:
 - a. Infected or contaminated material shall not be transported to areas that are free of the disease;
 - b. When cutting or pruning a diseased tree, tools shall be cleaned with a disinfectant before using them on uninfected branches or other trees;
 - c. Disease and insect buildup shall be avoided by promptly removing and disposing of dead pine material by either burning (where and when allowed), burying, tarping with clear plastic for six months, or chipping. If material is chipped, it should be left as a thin layer on site;
 - d. Plant material shall be covered or enclosed when it is taken off-site to avoid dispersal of material contaminated with bark beetles.

- (5) Prior to final building permit inspection, the applicant shall provide a letter to the County prepared by a qualified nurseryman or landscape contractor that the revegetation plan has been properly implemented; and
 - (6) All new plants shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
 - (7) Maintenance shall be often enough to keep weeds at least 3 feet away from each planting, provide adequate moisture to all plants, and ensure all other components (e.g., irrigation system, caging) are kept in good working order.
 - (8) The health and maintenance of replacement vegetation shall be monitored at least once a year from the date of final building permit inspection for a period of time no less than three years, or until the vegetation is successfully established, whichever comes later. Monitoring reports shall be prepared by an expert competent in landscape planting and maintenance of the Monterey pine forest, and reports shall be submitted to and approved by the County.
- G. Understorey Vegetation Removal.** No understorey vegetation shall be removed until a permit has been issued or unless an immediate hazardous condition exists. Understorey vegetation removal to create, improve, or maintain adequate defensible space and Fire Hazard Fuel Reduction shall be the minimum necessary. Evidence used to determine whether understorey vegetation has been removed without a permit will include, but is not limited to, all photo documentation available. At the time of permit application, if there is evidence that the understorey has been cleared without a permit or if there is evidence that the understorey has been cleared outside of the approved 'project limit area', 20 plants from the following list shall be planted on-site for every 1,000 square feet affected. At least four different species shall be used of approximately equal amounts. All plants shall be from container stock of one-gallon or less. All planting shall be subject to the "Replacement of Vegetation" requirements described above.
- (1) **Acceptable Species.** The following are considered acceptable for replacement:
 - Quercus agrifolia (Coast Live Oak) - no more than two seedlings per 1,000 square feet
 - Arctostaphylos tomentosa (Manzanita)
 - Heteromeles subutilifolia (Toyon)
 - Rhamnus californica (Coffeeberry)
 - Rubus ursinus (California Blackberry)
 - Symphoricarpos mollis (Creeping Snowberry)
 - Vaccinium ovatum (Evergreen Huckleberry)
 - Ribes menziesii (Gooseberry)
 - Lonicera hispidula (Honeysuckle)

TREE REPLACEMENT AND CARE

ONE OAK TREE TO BE REMOVED SHALL BE REPLACED AT A RATIO OF 6:1. CONTAINER SIZE FOR REPLACEMENT TREES SHALL BE ONE GALLON NATIVE OAK.

IRRIGATION SHALL BE BY DRIP EMITTER. WATER FLOW RATE AND SCHEDULE AS PER EMITTER, SUN EXPOSURE, SOIL TYPE, AND TREE NEEDS.

SITE NOTES - TREE PROTECTION

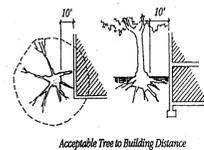
STURDY AND HIGHLY VISIBLE PROTECTIVE FENCING SHALL BE PLACED ALONG THE "PROJECT LIMIT AREA". FENCE SHALL REMAIN IN PLACE DURING DURATION OF PROJECT CONSTRUCTION.

NATIVE TREES AND UNDERGROWTH OUTSIDE OF "PROJECT LIMIT AREA" SHALL BE LEFT UNDISTURBED.

ANY TREE TRIMMING OR LIMB REMOVAL SHALL BE DONE BY A SKILLED ARBORIST.

IN AREAS WHERE SOIL COMPACTION WITHIN DRIPLINES OCCURS, ROOT ZONE AERATION SHALL BE DONE BY CAREFUL RIPPING OUT FROM THE TRUNK OF THE TREE.

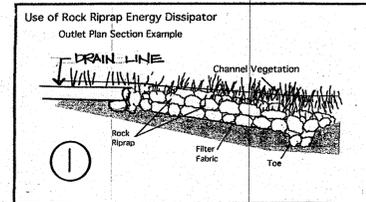
NO MORE THAN ONE-THIRD OF THE AREA OF THE DRIP LINE AROUND ANY TREE TO BE RETAINED SHOULD BE DISTURBED.



Acceptable Tree to Building Distance

GRADING & DRAINAGE NOTES:

1. GRADING SHALL BE KEPT TO A MINIMUM AND SHALL CONFORM TO CHAPTER 18 OF THE CALIFORNIA BUILDING CODE AND SHALL COMPLY TO ANY SOILS REPORT PREPARED FOR THE PROJECT, UNLESS OTHERWISE APPROVED.
2. ALL FILL WITHIN THE STRUCTURAL FOOTPRINT SHALL BE COMPACTED TO A 90% RELATIVE DENSITY AND SHALL BE CERTIFIED BY AN APPROPRIATELY REGISTERED ENGINEER OR CERTIFIED ENGINEERING GEOLOGIST. A COMPACTION REPORT IS TO BE SUBMITTED TO THE COUNTY PRIOR TO FOUNDATION INSPECTION. IF COMPACTED FILL IS PLACED WITHIN THE STRUCTURAL FOOTPRINT, UNLESS OTHERWISE APPROVED, ALL FOUNDATION EXCAVATIONS ARE TO BEAR IN LIKE MATERIALS.
3. ALL AREAS RECEIVING STRUCTURAL FILL ARE TO BE CLEARED, SCARIFIED AND INSPECTED BY THE SOILS ENGINEER OR CERTIFIED ENGINEERING GEOLOGIST PRIOR TO FILL PLACEMENT. CLEARING SHALL REMOVE AT LEAST THE UPPER 6 INCHES OF EXISTING SURFACE SOIL AND DEBRIS (SEE NOTE 9 BELOW).
4. NEITHER ORGANIC DEBRIS NOR BOULDERS (GREATER THAN 6" Ø) ARE TO BE PLACED IN COMPACTED FILL AREAS.
5. SLOPES CREATED BY CUTS OR FILLS SHALL NOT EXCEED 2:1 GRADE (HORIZONTAL:VERTICAL) VARIATIONS MUST BE SUPPORTED BY TECHNICAL DOCUMENTATION SIGNED BY A REGISTERED ENGINEER (SOILS EXPERTISE) OR A CERTIFIED ENGINEERING GEOLOGIST AND MUST BE APPROVED BY THE COUNTY.
6. THE TOE OF ALL COMPACTED STRUCTURAL FILLS IS TO BE PROPERLY KEYED OR BENCHED TO NATIVE SOILS AS REQUIRED BY CHAPTER 18 OF C.B.C. (10 FT WIDE), UNLESS OTHERWISE IDENTIFIED IN THE SITE SITE SPECIFIC SOILS REPORT OR REQUIRED BY THE COUNTY.
7. THE SITE IS TO BE GRADED TO DIRECT ALL SURFACE DRAINAGE AWAY FROM CUT AND FILL SLOPES. THE BUILDING FOUNDATION AND THE SEPTIC SYSTEM (AS SHOWN BY ARROWS), UNLESS OTHERWISE NOTED, ALL GRADING SHALL HAVE A MINIMUM SLOPE OF 5% FOR A MINIMUM OF 10' AND 2% MINIMUM THEREAFTER.
8. ROOF DRAINAGE SHALL BE DIRECTED AWAY FROM CUT AND FILL SLOPES AND TOWARD THE STREET OR THE NATURAL DRAINAGE SYSTEM.
9. TOP SOIL SHOULD BE STOCKPILED AND REDISTRIBUTED OVER DISTURBED SURFACES ONCE FINAL GRADE IS ESTABLISHED.
10. ALL DISTURBED AREAS ARE TO BE NATIVE GRASS MIX HYDROSEEDED TO MINIMIZE EROSION, UNLESS PERMANENT LANDSCAPING IS INSTALLED PRIOR TO THE FINAL INSPECTION. VEGETATION SHOULD BE WELL ESTABLISHED PRIOR TO FINAL INSPECTION. TEMPORARY EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SHOWN IF RUNOFF OCCURS DURING CONSTRUCTION ACTIVITIES AND MUST BE AVAILABLE ONSITE BETWEEN OCTOBER 15TH AND APRIL 15TH. IF GRADING OCCURS BETWEEN OCTOBER 15TH AND APRIL 15TH, DISTURBED SURFACES ARE TO BE SEEDED AND COVERED WITH STRAW MULCH IMMEDIATELY.
11. UNDERGROUND UTILITIES MUST BE LOCATED PRIOR TO CONSTRUCTION BY CALLING US AT 1-800-227-2600.



REVISIONS	BY

STAUFFER RESIDENCE

ARENT BERRY
 ARCHITECT
 656 WEYMOUTH ST. • CAMBRIA • CA 93428
 805 927 4962

Date 8/16/16
 Scale
 Drawn EB
 Job STAUFFER
 Sheet **3**
 Of 3 Sheets



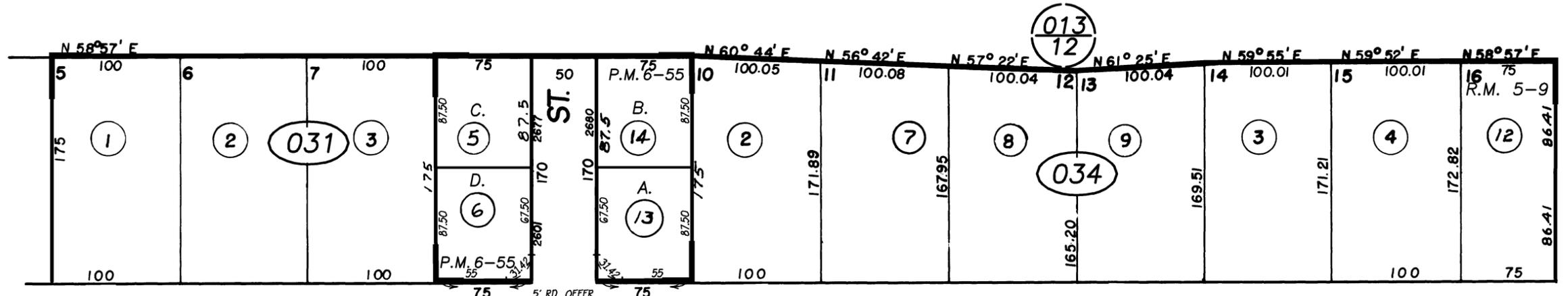
WARREN

023-032-008

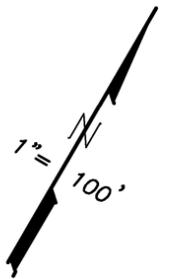
Camelia URL

KENNER

TIPPOY

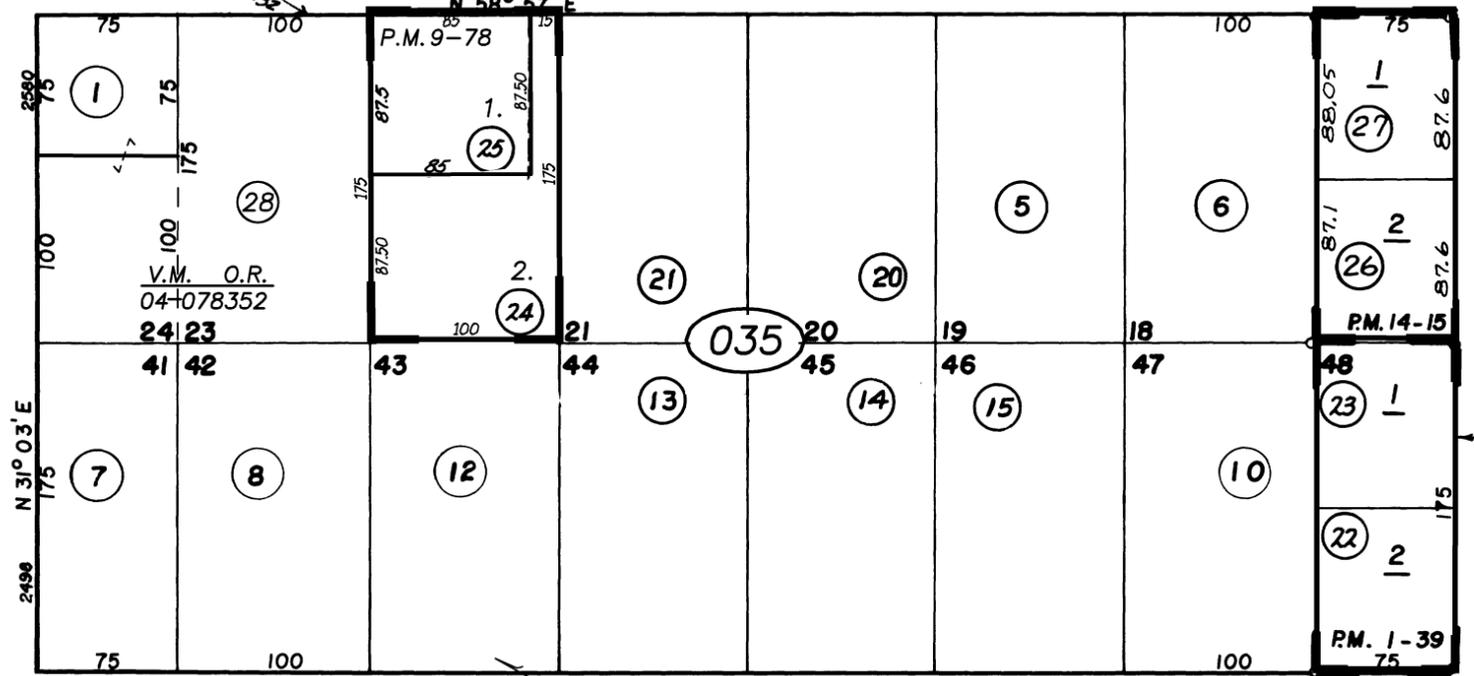
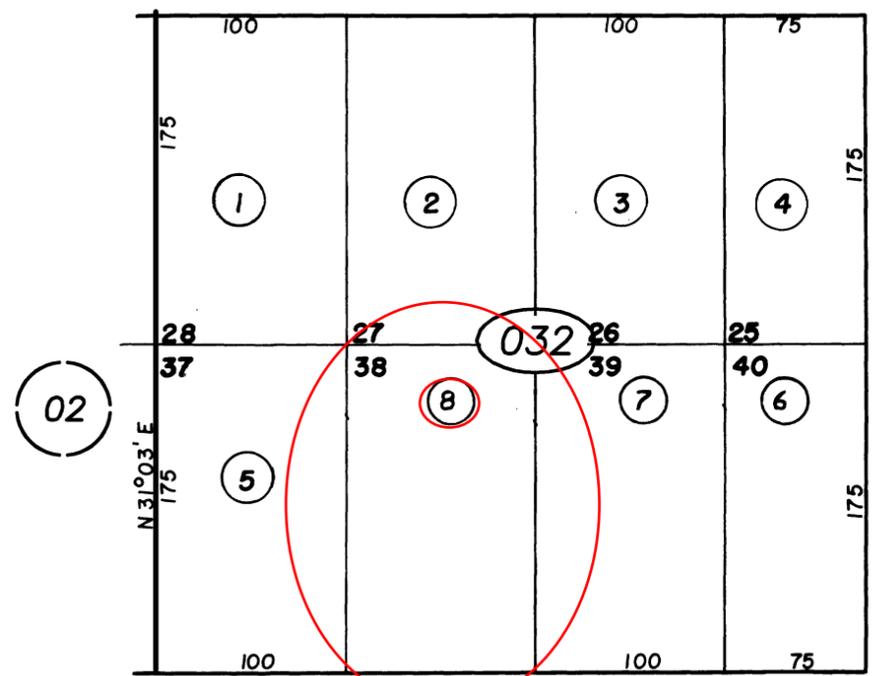


50
AVE.



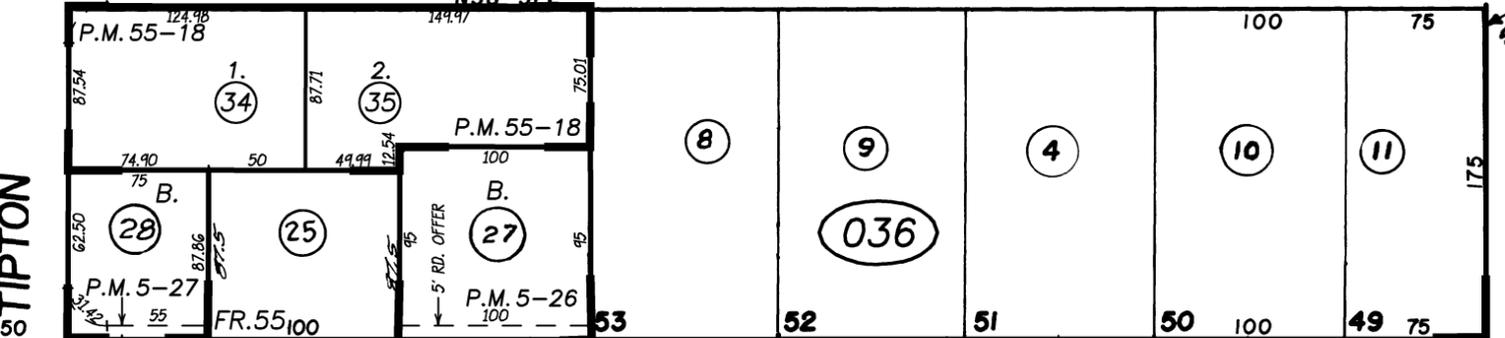
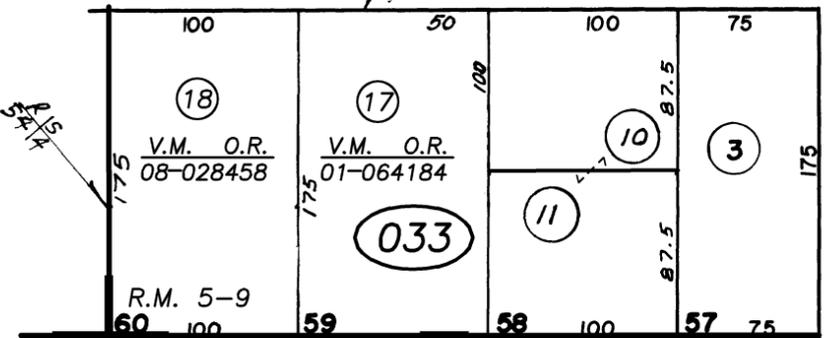
SWARREN

ROAD



KENNETH

DRIVE



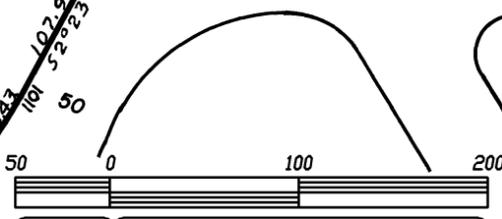
50
TRENTON

TR. NO. 61

ARDATH

DRIVE

REVISIONS	
I.S.	DATE
NA	06-04-04
05-374	04-08-05
07-174	09-26-06
09-105	07-02-08



LZ 12-27-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 61, R.M. Bk. 5, Pg. 78.

TRACT NO. 8, R.M. Bk. 5, Pg. 21.

CAMBRIA PINES ESTATES UNIT NO. 1, R.M. Bk. 5, Pg. 9.

CAMBRIA
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 023 PAGE 03



Parcel Summary Report For Parcel # 023-032-008

9/1/2016
10:31:56AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role **Name and Address**

OWN STAUFFER CHARLES S
 2673 MONICA WAY SOLVANG CA 93463-9733

OWN STAUFFER CHERYL K

OWN STAUFFER REVOCABLE TRUST

Address Information

Status **Address**
 P 01107 KENNETH DR CAMB

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
023032	008	0002	Cambria	North Coast P	TH	GS		N		
CPEST1	0000	0038	Cambria	North Coast P	RSF	LCP	AS	Y		R80070801

Parcel Information

Status **Description**
 Active CAM PINES EST U 1 LT 38

Notes

OK FOR APPLICANT TO CONVERT EXISTING 640 SQFT COTTAGE INTO GUEST HOUSE PER K. NALL -- M. CONGER 9/9/2015

Tax Districts

PER EMAIL REQUEST BY OWNER VIA CAMBRIA CSD (CORTNEY UPTHEGROVE, CUPTHEGROVE@CAMBRIACSD.COM), CONFIRMED EXISTING ADDRESSES 1107 & 1111 KENNETH DR FOR THE 2 UNITS ON THE PARCEL. MS. UPTHEGROVE EXPLAINED THAT THE OWNERS WERE PLANNING TO DEMO ONE OF THE UNITS SOMETIME NEXT YEAR, AND THEY WOULD LIKE TO USE THE "1107" ADDRESS FOR THE ENTIRE PARCEL. ASSOCIATED 1107 KENNETH DR TO THE APN (UNCLEAR AS TO WHY BOTH ADDRESSES WERE MISSING FROM APN). 12/31/12-PCS COAST (SB1537)

SAN LUIS OBISPO JT(27,40)
 CAMBRIA PUBLIC



Parcel Summary Report For Parcel # 023-032-008

9/1/2016
10:31:57AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)
CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21

Case Information

Case Number:

DRC2016-00011

Case Status:

REC

Primary Parcel

Description:

DEMOLISH 1072 SF RESIDENCE AND BUILD NEW 2450 SF RESIDENCE AND 625 SF DETACHED GARAGE.