



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/27/2016

TO: _____

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

PROJECT DESCRIPTION: DRC2016-00019 BILLINGS – Proposed minor use permit for the demolition of existing residence and the construction of a new single family residence w/ garage (2500 SF). Project location is 3205 Studio Drive in Cayucos.
APN: 064-415-002

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

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

DRC2016-00019

BILLINGS PAULA (

MINOR USE PERMIT

DEMO EXISTING RESIDENCE; CONSTRUCT NEW SFR W/ GARAGE 2500 SQFT. SMALL EST/ CAYU

CAZ LCP RSF SSN

APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name GEORGE J BILLINGS III, PAUL BILLINGS Daytime Phone 916-773-9527
 Mailing Address 6195 WILHOFF LANE, GRANITE BAY, CA Zip Code 95746
 Email Address: jim@g3engineering.com + paula.billings@icloud.com

Applicant Name landowner - above Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name JOHN PRYOR, ARCHITECT Daytime Phone 805-541-5130
 Mailing Address 230 LOMA BONITA DRIVE, SLO, CA Zip Code 93401
 Email Address: jmpyor@pachell.net

PROPERTY INFORMATION

Total Size of Site: 4889 SF Assessor Parcel Number(s): 064-415-002
 Legal Description: LOTS 3 & 4, MORRO STRAND UNIT NO 3, R.M. BK 3 PG 112
 Address of the project (if known): 3205 STUDIO DRIVE, CAYUCOS, CA 93430
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: STUDIO DRIVE AT EL SERENO AVE
 Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING SINGLE STORY RESIDENCE & GARAGE ACROSS 2 LOTS

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): GSA MAX = 2500 SF w/ 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 8-22-16
JOHN PRYOR, ARCHITECT

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 REQUESTED

Describe existing and future access to the proposed project site: STREET FRONTAGE ON STUDIO DRIVE AND EL SERENO AVE

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: RESIDENCE South: RESIDENCE
East: RESIDENCE West: RESIDENCE

For all projects, answer the following:

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

Buildings: 2300 sq. feet 51 % Landscaping: 734 sq. feet 15 %
Paving: 1030 sq. feet 34 % Other (specify) _____
Total area of all paving and structures: 4130 sq. feet acres
Total area of grading or removal of ground cover: BLDG PAD sq. feet acres
Number of parking spaces proposed: 2 Height of tallest structure: 24 ABOVE A.N.G.
Number of trees to be removed: 0 Type: _____
Setbacks: Front 10 Right 10 Left 10 Back 3

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: CSA 10

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: CAYUCOS SANITARY

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

Fire Agency: List the agency responsible for fire protection: CAYUCOS 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: 2500 sq. feet

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 3.5 BEDS
Total floor area of all structures including upper stories, but not garages and carports: 2188 sf
Total of area of the lot(s) minus building footprint and parking spaces: 760 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? 5PD TYPICAL (EXISTING)
- 4. How many service connections will be required? NO NEW CONNECTION - METER EXISTING
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING WATER METER TO (E) HOUSE
- 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
- 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: AT RIGHT-OF-WAY Location of connection: EL SERENO
- 2. What is the amount of proposed flow? ? GPD TYPICAL FOR 5PD
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No EXISTING SERVICE

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 BARBQUE
- 3. Where is the waste disposal storage in relation to buildings? SIDE YARD
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No WASTE WHEELER

Community Service Information

- 1. Name of School District: LUCAS MPR
- 2. Location of nearest police station: MORRO BAY
- 3. Location of nearest fire station: CAYUCOS
- 4. Location of nearest public transit stop: CAYUCOS
- 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: EXISTING RESIDENCE
- 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: NONE
- 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): _____
PUBLIC BEACH ACCESS ACROSS THE STREET
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 *: _____
CEC COMPLIANCE MEASURES

*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:

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, COASTAL APPEALABLE

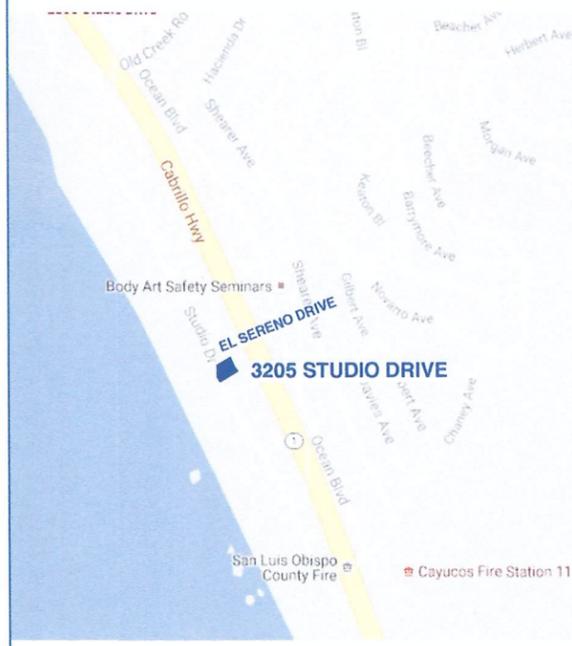
BUILDING PERMIT

(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



**JIM & PAULA BILLINGS VACATION BEACH HOUSE
3205 STUDIO DRIVE, CAYUCOS, CALIFORNIA**

VICINITY MAP



PROJECT DEVELOPERS

PROPERTY OWNERS:
GEORGE J. BILLINGS
PAULA BILLINGS
 6195 WILHOFF LANE
 GRANITE BAY, CA 95746
 (916) 773-9527

LICENSED LAND SURVEYOR:
MBS SURVEYS
MICHAEL B. STANTON, PLS 5702
 3563 SUELDO ST, UNIT Q
 SAN LUIS OBISPO, CA 93401
 (805) 594-1960

DESIGN ARCHITECT:
JOHN PRYOR
LICENSED CALIFORNIA ARCHITECT C-11959
 P.O. BOX 746, SAN LUIS OBISPO
 CALIFORNIA 93406
 (805) 541-5130

PROJECT DATA

PROJECT SCOPE:
 DEMOLISH (E) ONE STORY SFD / GARAGE
 BUILD NEW TWO STORY SFD / GARAGE

JURISDICTION:
 COUNTY OF SAN LUIS OBISPO
 CALIFORNIA COASTAL COMMISSION
ZONING / GENERAL PLAN DESIGNATION:
 R - RESIDENTIAL

OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B

BUILDING AREA:
 UPPER LIVING =
 LOWER LIVING =
 GARAGE =
GSA = 2.5000 SF

BUILDING HEIGHT:
 24 FT MAX ABOVE AVE EL SERENO
FIRE SPRINKLERS:
 LESS THAN 3000 SF / NONE REQUIRED

SEISMIC PROVISIONS:
 SITE CLASS "D" / SEISMIC CATEGORY

PROJECT ADDRESS:
 3205 STUDIO DRIVE, CAYUCOS, CA
 SAN LUIS OBISPO COUNTY

ASSESSOR'S PARCEL NUMBER:
 064-415-002

**LOTS 3 & 4, BLOCK 49
 MORRO STRAND UNIT No.3
 R.M. Bk. 3, Page 112
 San Luis Obispo County Records**

INDEX OF SHEETS

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- 10 **TOPOGRAPHIC SURVEY MAP**

ARCHITECT

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COUNTY OF SAN LUIS OBISPO

MINOR USE PERMIT

PROPERTY

A.P.N. 064-415-002
 3205 STUDIO DRIVE
 CAYUCOS, CA 93430

PLAN

**COVER SHEET
 PROJECT DATA**

SEPTEMBER

15
 2016

SHEET NO.

1

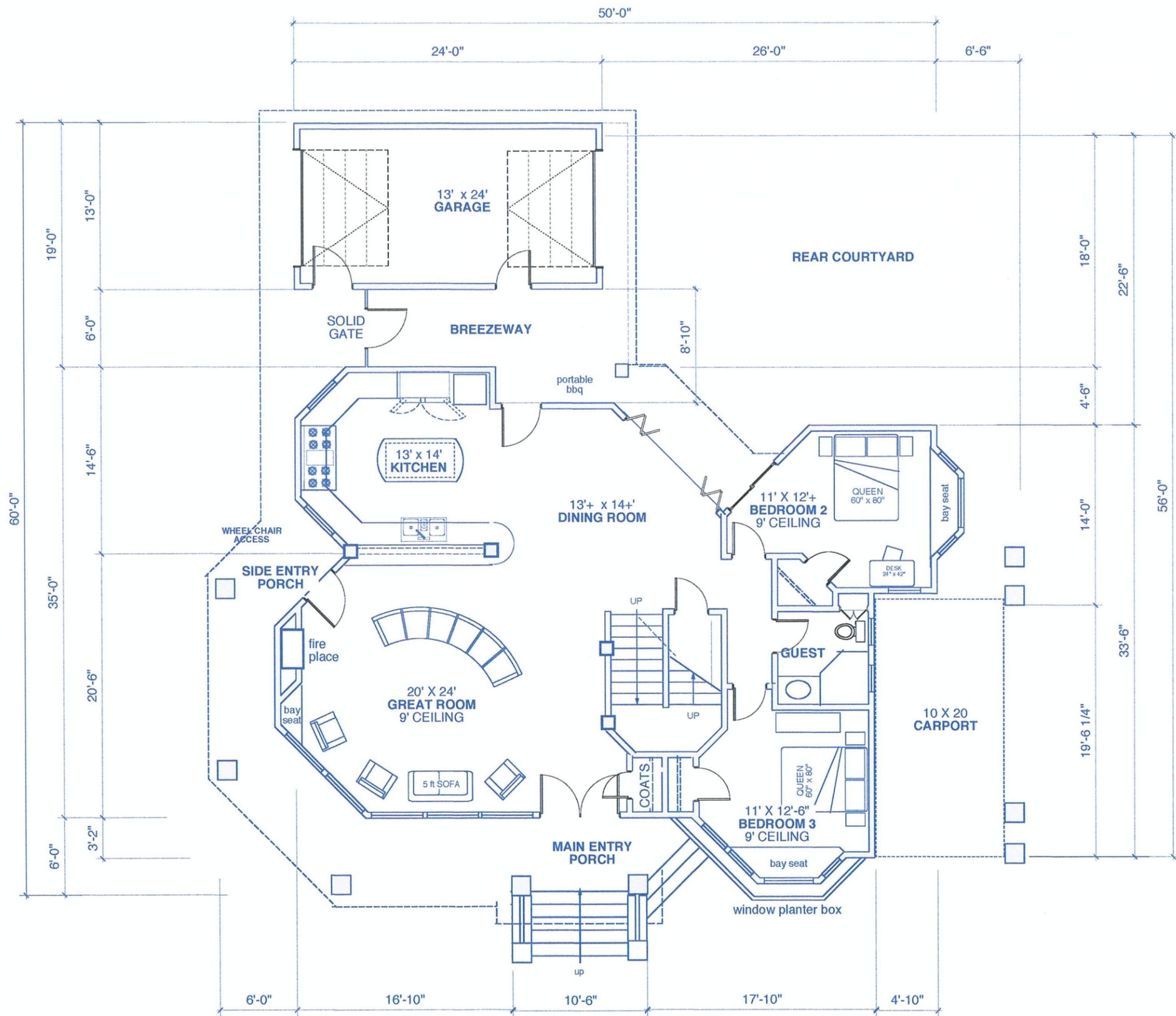
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JIM & PAULA BILLINGS VACATION BEACH HOUSE, 3205 STUDIO DRIVE, CAYUCOS, CA

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Lower Living	=	1468 sf
Upper Living	=	720 sf
Total Living	=	2188 sf
garage	=	312 sf
Total GSA	=	2500 sf



LOWER FLOOR PLAN

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

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COUNTY OF SAN LUIS OBISPO
MINOR USE PERMIT

PROPERTY
 A.P.N. 064-415-002
 3205 STUDIO DRIVE
 CAYUCOS,
 CA 93430

PLAN
LOWER FLOOR

SEPTEMBER
 15
 2016

SHEET NO.
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JIM & PAULA BILLINGS VACATION BEACH HOUSE, 3205 STUDIO DRIVE, CAYUCOS, CA

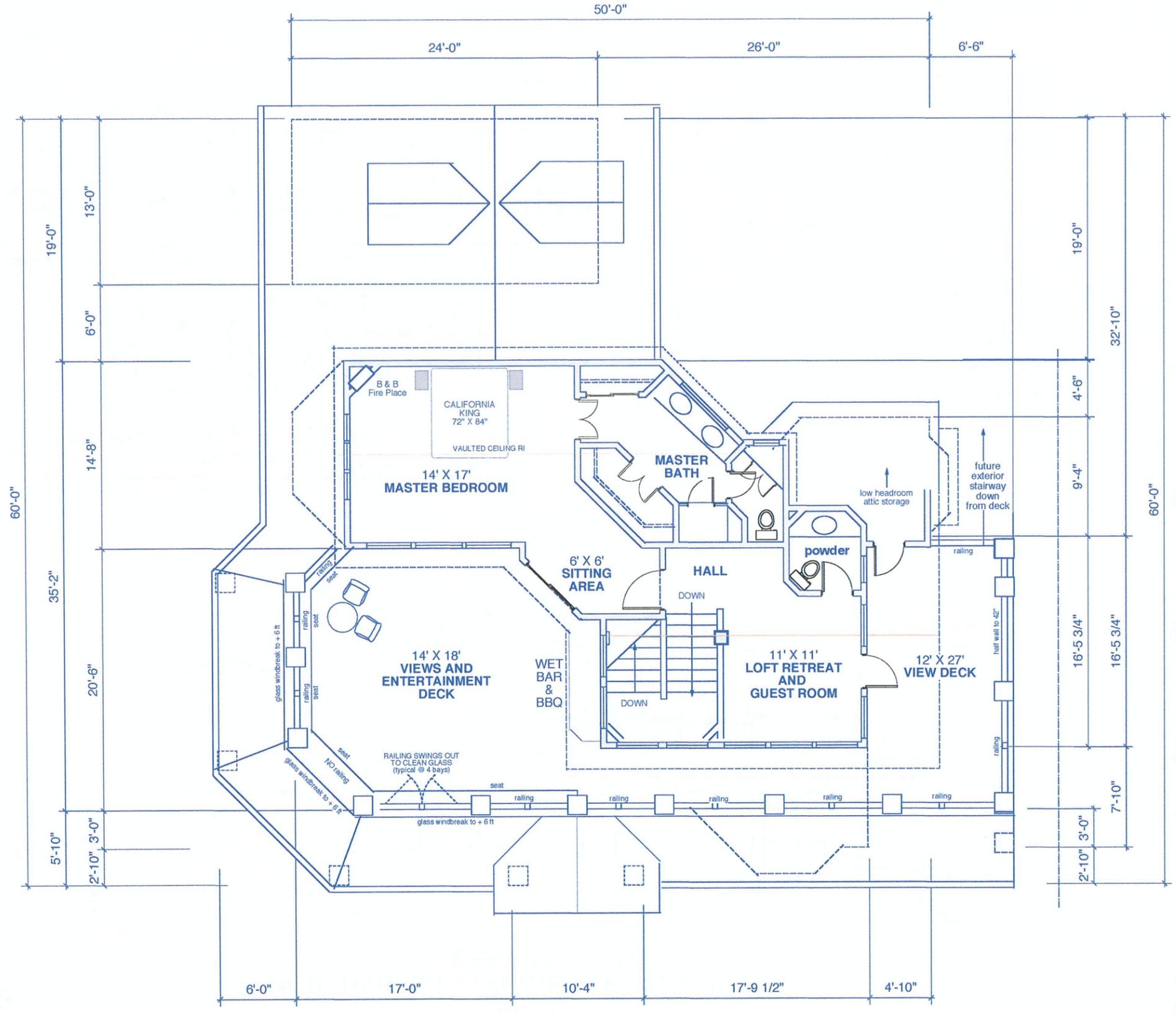
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Lower Living	=	1468 sf
Upper Living	=	720 sf
Total Living	=	2188 sf
garage	=	312 sf
Total GSA	=	2500 sf



UPPER FLOOR PLAN

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



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COUNTY OF SAN LUIS OBISPO
 MINOR USE PERMIT

PROPERTY
 A.P.N. 064-415-002
 3205 STUDIO DRIVE
 CAYUCOS, CA 93430

PLAN
 UPPER FLOOR

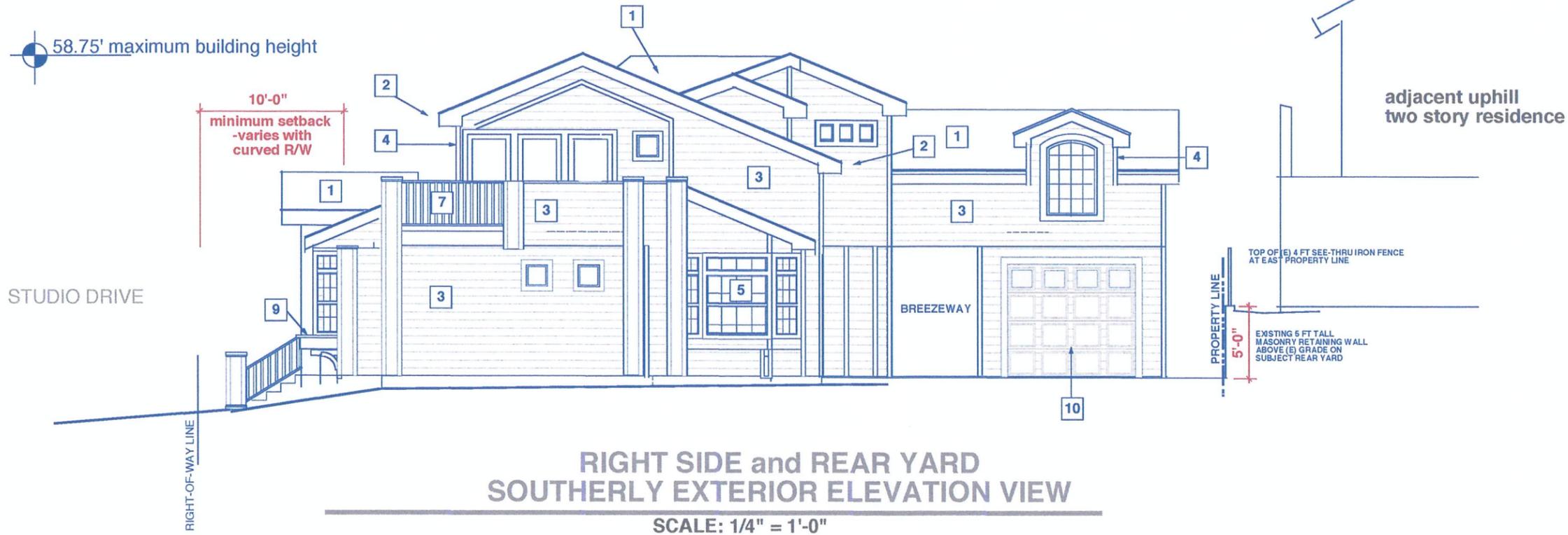
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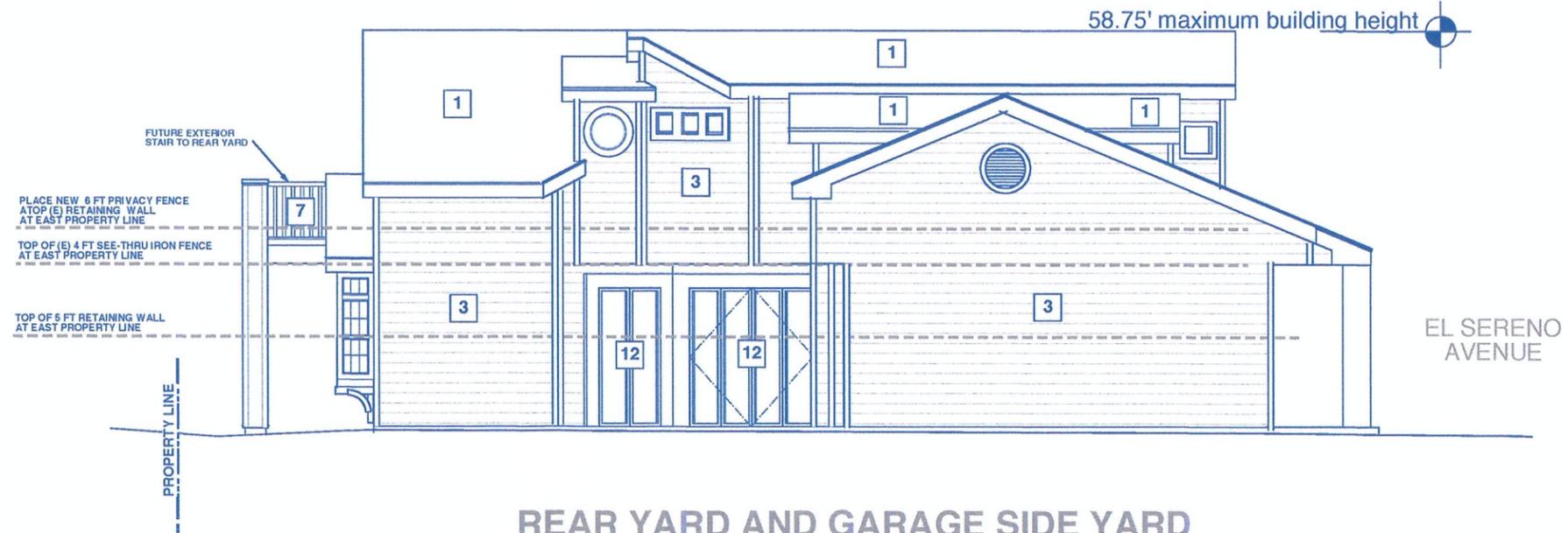


**RIGHT SIDE and REAR YARD
SOUTHERLY EXTERIOR ELEVATION VIEW**

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

FINISH MATERIALS & FEATURES

- 1 heavy composition asphalt roof shingles
- 2 prefinished aluminium rain gutters & downspouts to rain run-off collection system
- 3 horizontal siding and / or shingle siding
- 4 2x4 and/or 2x6 corner and window trims
- 5 wood or vinyl framed dual glazed low-e windows w/ mullion bars
- 6 3/8" tempered glass wind break panels
- 7 2x2 vertical railings spaced 3.8" clear w/ 2x4 cap & sill
- 8 16" square framed columns or railing support pillars
- 9 planter box at bay windows w/ decorative support braces
- 10 roll-up wood garage door w/ uppermost section w/ windows
- 12 8'-0" vinyl clad metal or wood sliding or folding doors



**REAR YARD AND GARAGE SIDE YARD
EASTERLY EXTERIOR ELEVATION VIEW**

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

**JIM & PAULA BILLINGS
VACATION BEACH HOUSE
3205 STUDIO DRIVE, CAYUCOS**

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COUNTY OF SAN LUIS OBISPO
MINOR USE PERMIT

PROPERTY
A.P.N. 064-415-002
3205 STUDIO DRIVE
CAYUCOS, CA 93430

PLAN
S & E EXTERIOR ELEVATION VIEWS

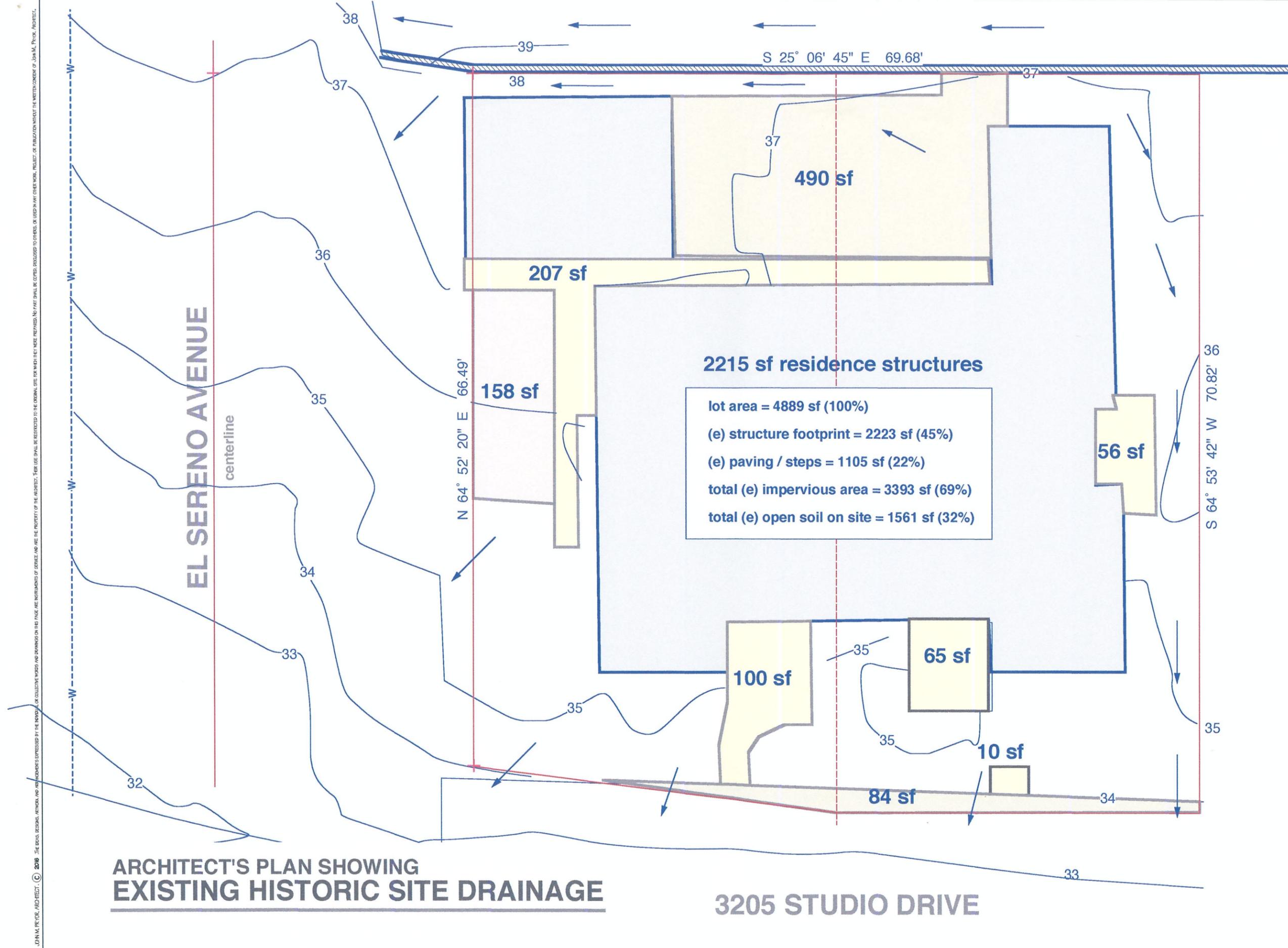
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JIM & PAULA BILLINGS VACATION BEACH HOUSE, 3205 STUDIO DRIVE, CAYUCOS, CA

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ARCHITECT'S PLAN SHOWING EXISTING HISTORIC SITE DRAINAGE

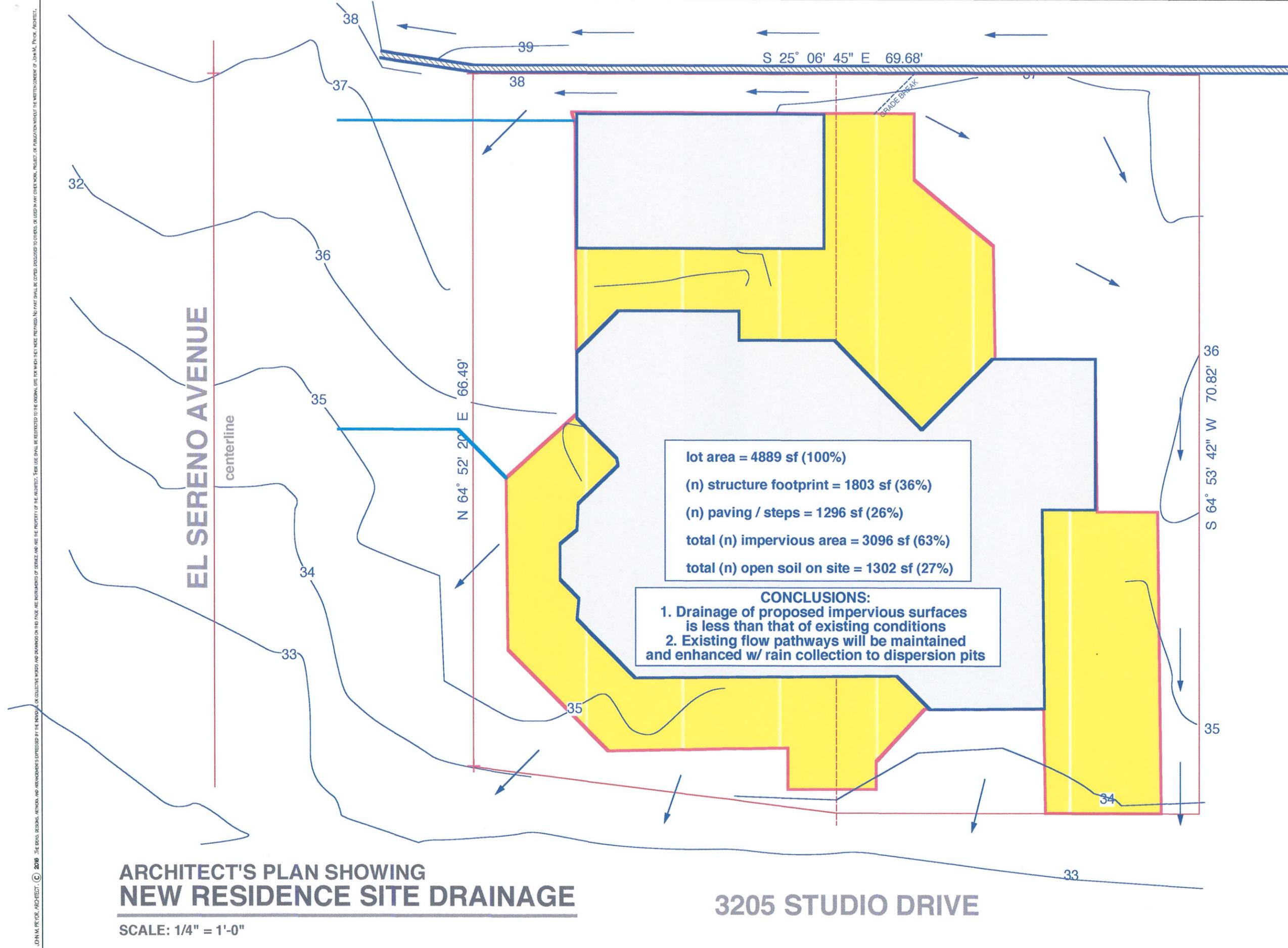
3205 STUDIO DRIVE

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GENERAL CONTRACTOR
OWNERS JIM & PAULA BILLINGS 6195 WILHOFF LANE GRANITE BAY CA 95746 (916) 773-9527
COUNTY OF SAN LUIS OBISPO MINOR USE PERMIT
PROPERTY A.P.N. 064-415-002 3205 STUDIO DRIVE CAYUCOS, CA 93430
PLAN HISTORIC SITE DRAINAGE
SEPTEMBER 15 2016
SHEET NO. 8 OF 10 SHEETS

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JIM & PAULA BILLINGS VACATION BEACH HOUSE, 3205 STUDIO DRIVE, CAYUCOS, CA

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lot area = 4889 sf (100%)
(n) structure footprint = 1803 sf (36%)
(n) paving / steps = 1296 sf (26%)
total (n) impervious area = 3096 sf (63%)
total (n) open soil on site = 1302 sf (27%)

CONCLUSIONS:
1. Drainage of proposed impervious surfaces is less than that of existing conditions
2. Existing flow pathways will be maintained and enhanced w/ rain collection to dispersion pits

**ARCHITECT'S PLAN SHOWING
NEW RESIDENCE SITE DRAINAGE**
SCALE: 1/4" = 1'-0"

3205 STUDIO DRIVE

ARCHITECT
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COUNTY OF SAN LUIS OBISPO
MINOR USE PERMIT

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3205 STUDIO DRIVE
CAYUCOS, CA 93430

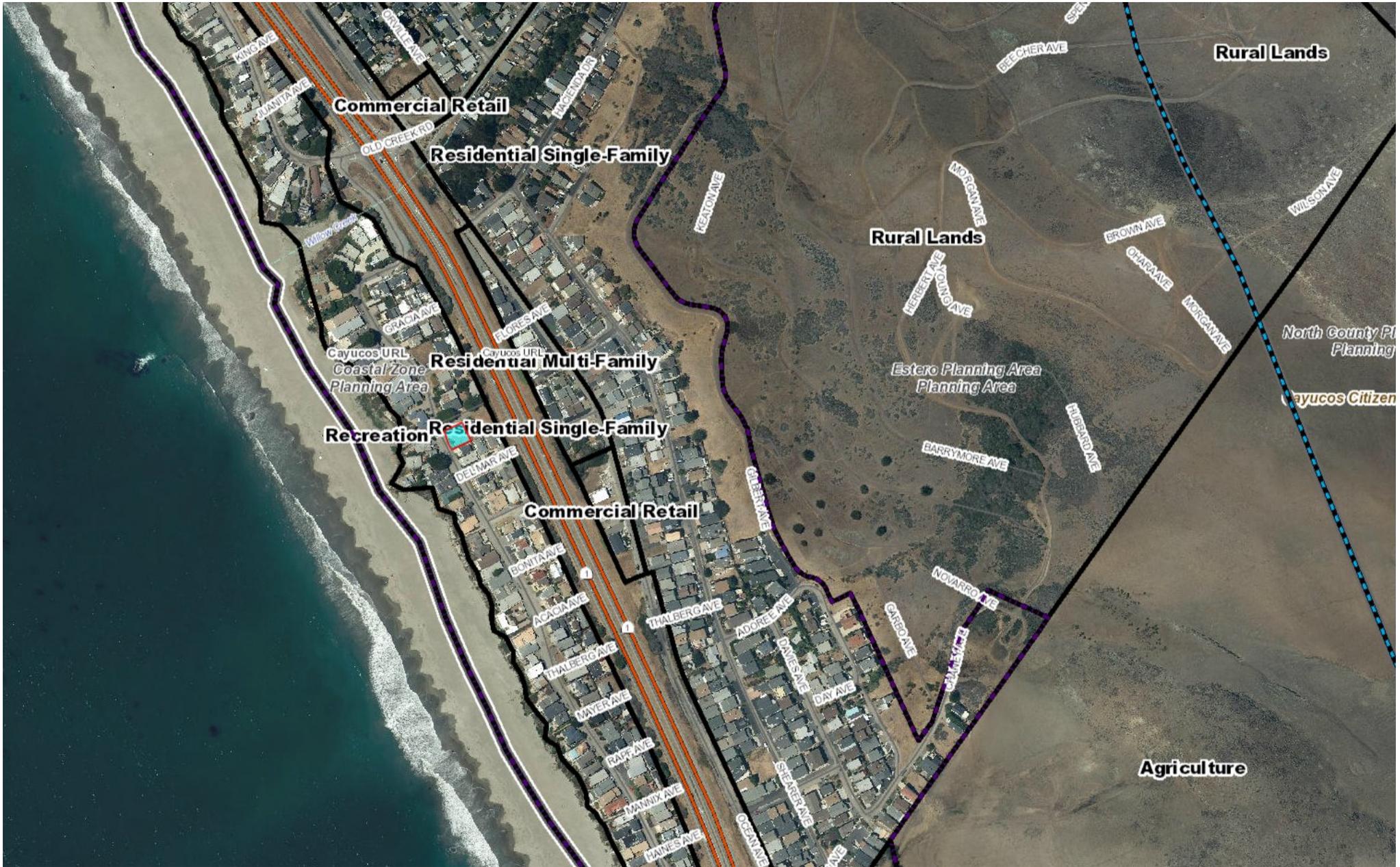
PLAN
NEW SITE DRAINAGE

SEPTEMBER 15 2016

SHEET NO.
9
OF 10 SHEETS

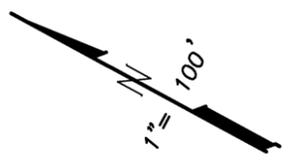
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JIM & PAULA BILLINGS VACATION BEACH HOUSE, 3205 STUDIO DRIVE, CAYUCOS, CA

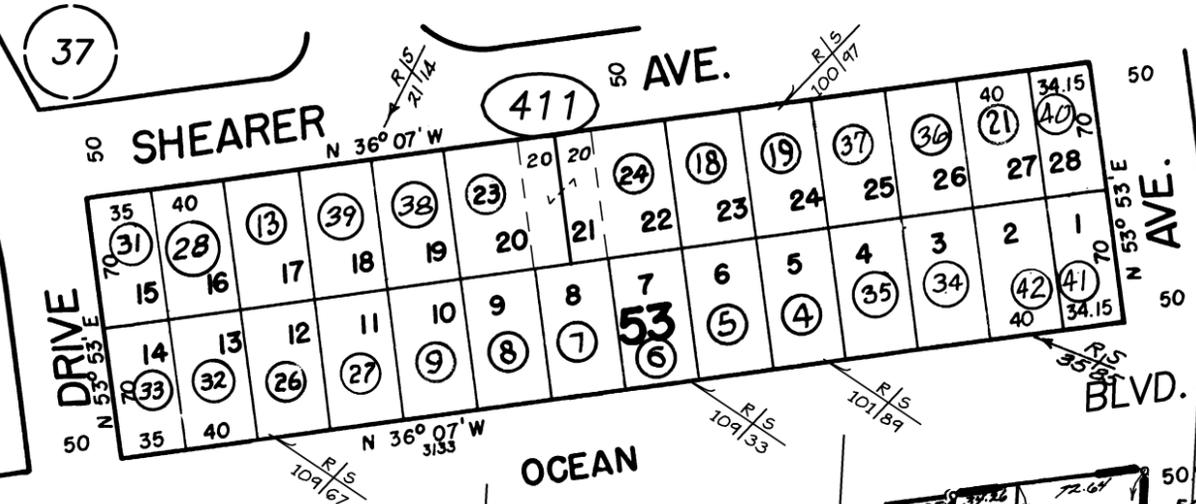




Cayucos URL



26



42

70 +

412 CALIF.

STATE 413 HIGHWAY 414

415

416 48

+ 57

52

51

50

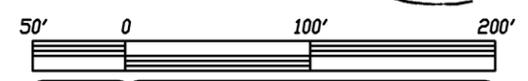
49

27



42

REVISIONS	
I.S.	DATE
NA	10-07-03
06-026	07-14-05
06-033	07-26-05
14-134	12-24-13



JS 04-30-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Parcel Summary Report For Parcel # 064-415-002

9/30/2016
1:07:12PM

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 BILLINGS GEORGE J III
 6195 WILHOFF LN GRANITE BAY CA 95746-9446

OWN BILLINGS FAMILY REVOCABLE 2008 TRUS

OWN BILLINGS PAULA C

Address Information

Status **Address**
 P 03205 STUDIO DR CAYU

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>
064415	002	0001	Cayucos	Estero Plannin	SSN	CAZ		N		
MORROST3	0049	0003	Cayucos	Estero Plannin	RSF	LCP		Y	L2	D900226P
MORROST3	0049	0004	Cayucos	Estero Plannin	RSF	LCP		Y	L2	

Parcel Information

Status **Description**
 Active MORRO STR 3 BL 49 LT 3&4

Notes

Tax Districts

COAST (SB1537)
 CAYUCOS
 SAN LUIS OBISPO JT(27,40)
 CAYUCOS-MORRO



Parcel Summary Report For Parcel # 064-415-002

9/30/2016
1:07:13PM

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CAYUCOS COUNTY
NO. 02
CAYUCOS
AREA NO. 10
AREA NO. 21
AREA NO. 10, ZONE A

Case Information

Case Number:

Case Status:

86292 FNL Primary Parcel

Description:

CONST SITTING/GRDN RM ADDITION

D900226P CMP Primary Parcel

Description:

CONST SINGLE FAMILY DWELLING ADDITION

DRC2016-00019 REC Primary Parcel

Description:

DEMO EXISTING RESIDENCE; CONSTRUCT NEW SFR W/ GARAGE 2500 SQFT. SMALL SCALE DESIGN NEIGHBORHOOD

PRE2016-00001 REC Primary Parcel

Description:

DEMO OF SFR. CONSTRUCION OF NEW SFR TO BE USED AS VACATION HOME.