



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/9/2015

TO: _____

FROM: James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2015-00001 TR3074 CAMPBELL-SHEPPA – Proposed tract map for an eight-lot single family detached subdivision (planned unit development). Site location is 399 E St, Cayucos. APN: 064-034-007

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 Bui

SUB2015-00001 TR3074

CAMPBELL-SHEP

Tract Map

PUD, 8 UNIT SINGLE FAMILY DETACHED
SUBDIVISION, PLANNED UNIT
EST/ CAYU

FH LCP REC RMF

APPLICATION TYPE CHECK ALL THAT APPLY

- Public Lot
- Parcel Map
- Tract Map
- Condominium (new or conversion)
- Road Abat
- Road Name
- Reconsideration
- Cluster
- Conditional Use Permit/Development Plan

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name LYNETTE CAMPBELL-SHEPPA Daytime Phone 235-2258 (BECKY ADAMA)
 Mailing Address 22915 PETROLEUM AVE, Zip 90502-2829
 Email Address: _____ TORRANCE, CA.

Applicant Name DANIEL R. LLOYD Daytime Phone 441-2454
 Mailing Address P.O. BOX 378 CAYUCOS Zip 93430
 Email Address: DANRLLOYD@YAHOO.COM

Agent Name DANIEL R. LLOYD Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 30,000 SF Assessor Parcel Number(s): 064-034-007

Legal Description: LOTS 9, 13, 14, 15, BLOCK 4, TOWN OF CAYUCOS

Address of the project (if known): 399 G. STREET

Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: E STREET AT CYPRESS GLEN COURT

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING SINGLE FAMILY RESIDENCE

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): 8-UNIT SINGLE-FAMILY DETACHED SUBDIVISION, PLANNED UNIT DEVELOPMENT.

LOTS: 1=2512SF; 2=5=2432EA; LOT 6=3210, 7=3511, 8=3724 SF

LEGAL DECLARATION 2432

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Dan Lloyd for owner Date 7-1-15
 REFER TO CONSENT OF LAND OWNER FORM ATTACHED

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

PUD / CLUSTER APPLICATION

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

.....

Project Information: What is the proposed density or parcel size?: 8.0 UNITS PROPOSED
8.49 UNITS/AC MAX.
Number of existing lots, parcels or certificates: 4 Existing parcel sizes: 7500 SFEA
What will the property be used for after division: RESIDENTIAL HOMES

Is the property part of a previous subdivision that you filed?: Yes No
If Yes, what was the map number: Tract No: _____ CO _____ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of a recorded certificate of compliance or a recorded map? Yes No
Building permits or other approval?: Yes No

If Yes to either question, please provide copies of all applicable materials.
PLEASE REVIEW ATTACHED PRELIMINARY TITLE REPORT

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

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?: _____

Describe existing and future access to the proposed project site: EXIST ACCESS IS FROM 'E' STREET. PROPOSED ACCESS IS FROM CYPRESS GLEN COURT.

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

North: SFR South: SFR
East: SFR West: MFR

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

Proposed sewage disposal: Individual on-site system Other _____
 Community System -List the agency or company responsible for sewage disposal: CAYUCOS SANITARY DIST.
Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: CAYUCOS FIRE DEPT.

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:
 Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))
 Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))
 Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))
 Road Exception (21.03.010(d))

Briefly describe the reasons for the request: _____

Quimby Ordinance (Section 21.09.010 et seq of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option please complete below)

Acreage of open space: _____ Average slop of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space: _____

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobilehomes), where the proposed demolition or conversion involves three or more dwelling nits in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition of conversion of one or more dwellings (includes mobilehomes) to a non-residential use which is not "coastal dependent".

Planned Development / Condominium Information:

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

Buildings: 10,604 sq. feet 29 % Landscaping: 6000 sq. feet 16 %
Paving: 6613 sq. feet 18 % Other (specify) 37% CREEK OPEN SPACE & 5 PARK.

Total area of all paving and structures: 17,217 sq. feet acres
Total area of grading or removal of ground cover: 26,910 sq. feet acres
Number of parking spaces proposed: 30 Height of tallest structure: 28' ABOVE AVG. GRADE
Number of trees to be removed: 8 Type: FRUIT TREES
Setbacks: Front 12' Right 3' Left 4' Back 13.5 MIN.

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: _____ 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 _____

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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: 0.81 acres
Moderate slopes of 10-30%: 0.64 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: LITTLE CAYUCOS CREEK IS AT REAR OF SITE.
- Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: THE PROJECT FRONTS ON 'E' STREET.

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? 268 GPD MAX.
4. How many service connections will be required? 8 RESIDENTIAL, 1 IRRIGATION
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING WELL FOR IRR.
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? UNKNOWN
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
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: 25'
Location of connection: CYPRESS GLEN COURT
2. What is the amount of proposed flow? 145 g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?
 Yes No

Solid Waste Information

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

Community Service Information

- 1. Name of School District: CAYUCOS ELEMENTARY SCHOOL DIST.
- 2. Location of nearest police station: ASH & CAYUCOS DRIVE (SHERIFF SUBSTATION)
- 3. Location of nearest fire station: ASH & CAYUCOS DRIVE
- 4. Location of nearest public transit stop: OCEAN AVE @ E STREET
- 5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? 1400 feet / miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: NONE
- 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.

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is 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): COMMON BBQ AND PICNIC BENCH ADJACENT TO PARKING AREA
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: NO USE OF THE CREEK AREA

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: TBD

* 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: NOTHING BEYOND STANDARD COUNTY REQUIREMENTS
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): CDFG

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

Cypress Glen

A Coastal Community

PROJECT SUMMARY

Owner: Ruth Molinari Trustee
Molinari Survivor's Trust

Applicant: Dan Lloyd
550 S. Ocean Ave
Cayucos, CA 93430
805.995.1618

Architect/Agent: Hamrick Associates, Inc.
1609 Costa Brava
Shell Beach, CA 93449
805.773.9377

Civil Engineer: Wallace Group
612 Clarion Court,
San Luis Obispo, CA 93401
805.544.4294

Landscapist: Landrite
550 S. Ocean Ave
Cayucos, CA 93430
805.995.1618

Firma: 167 Tank Farm Road, Suite 230
San Luis Obispo, CA 93401
805.781.9803

Project Description

Cypress Glen is an eight (8) lot planned development residential in-fill project located in Cayucos at 399 E Street. The zoning of the property is RMF with a Planning Area standard of 10 units per acre. The existing legal parcels comprising the property (4-lots) total 30,000-sf (0.6887-ac), and our request to abandon one-half of the right-of-way of Cypress Avenue fronting the property (35,000-sf (0.85-ac) through the tentative map will result in a total development area of 37,000-sf (0.85 ac). This results in a potential density of 8.49 units, and therefore the project has been designed to accommodate 8 small lot detached residences under the County's Planned Development Ordinance standards.

County Land Use Compliance

1. Intensity Factor: Medium
2. Gross Floor Area: 17,690-sf. (48%)
3. Gross Site Area: 37,000-sf.
4. Allowable Gross Floor Area: 48%
5. Total Building Area and Parking: 11,252-sf. (30%)
6. Minimum Open Area Requirement: 16,650-sf. (45%)
7. Minimum Open Area Provided: 25,749-sf. (70%)

Property Information

Project Address: 399 E Street, Cayucos, CA 93430
Assessor's Parcel No.: 064-034-007
Site Area: 30,000 SF (69 Acres)
Land Use Zone: Residential Multi-Family

Project Statistics

Code Requirement	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
Lot Area (s.f.):	2508	2432	2432	2432	3210	3511	3724	
Setbacks:								
Front:	12'	12'	12'	12'	12'	13.5'	13.5'	13.5'
Side:	3'	3'	3'	3'	3'	3.75'	3.75'	3.75'
Rear:	13.5'	13.5'	13.5'	13.5'	13.5'	20' min.	20' min.	20' min.
Parking:								
Residents:	2	2	2	2	2	2	2	2
Guest:	2	2	2	2	2	2	2	2
Building Height Limit:								
Avg. Natural Grade (ANG):	38.8'	36.8'	38.0'	37.1'	38.5'	32.5'	33.7'	33.7'
Ht. Limit:	66.8'	64.8'	66.0'	65.1'	66.5'	60.5'	61.7'	61.7'
Top of Building:	65.4'	64.2'	64.2'	64.7'	65.2'	55.9'	56.3'	56.8'
Lot Coverage:	54.4%	56.1%	56.1%	56.1%	56.1%	*45.6%	*41.7%	*39.3%

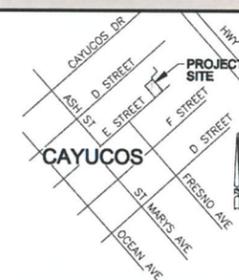
* 55% Max. Lot Coverage per Estero Area Plan Standards, Table 7-3

Building Information

Occupancy: R-3
Construction Type: VB
Stories: 3
Building Area:

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
First Level:	273	273	252	252	252	776	776	776
Second Level:	1239	1239	850	850	850	1291	1291	1291
Third Level:	937	937	1095	1095	1095	0	0	0
Total:	2449	2449	2197	2197	2197	2067	2067	2067
Garage:	571	571	583	593	593	456	456	456
Carport:	519	519	516	516	516	0	0	0
Decks and Porches:	335	335	443	443	443	133	133	133

VICINITY MAP



SHEET INDEX

GENERAL INFORMATION

G-1.1 Project Summary/Sheet Index

ARCHITECTURAL

- SD-1 Site Plan / Site Sections
- SD-2 Building A Floor Plans/Elevations
- SD-3 Building B Floor Plans/Elevations
- SD-4 Building C Floor Plans/Elevations

CIVIL

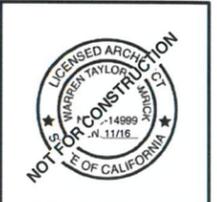
- C-1 Grading Plan
- C-2 Vesting Tentative Tract Map

LANDSCAPE

- L-1 Landscape Plan



Cypress Glen
Cayucos, California



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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 for resolution PRIOR to commencing with the work in question. Fabricators shall submit shop drawings to Architect for approval PRIOR to commencing fabrication.

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Date	Remarks
06-30-15	Planning Submittal Set

Sheet Contents

Project Summary/Sheet Index

Sheet Number

G-1.1



View from E Street



View from E Street & Cypress Glen Court



View from Cypress Glen Court

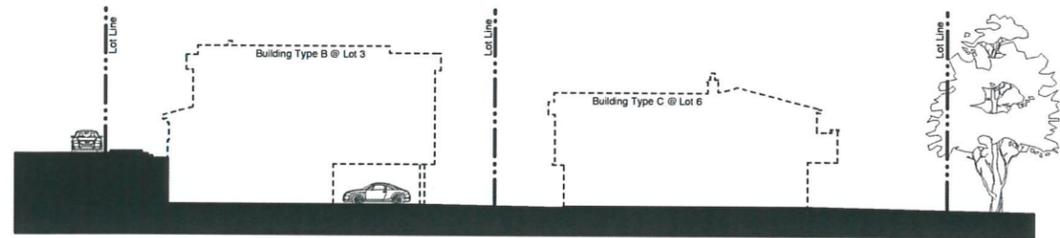


View from Cypress Glen Court

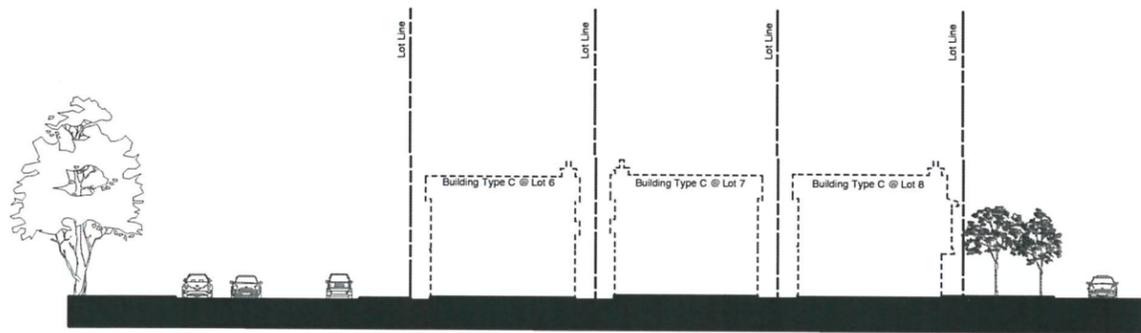


Site Plan General Notes

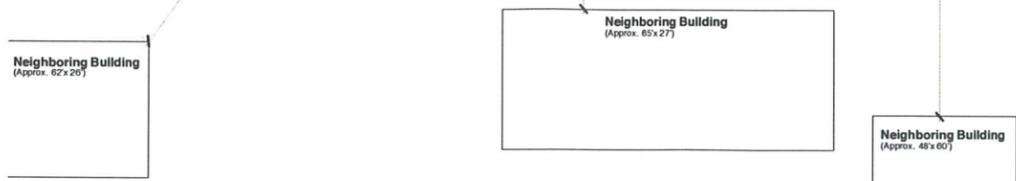
- A Refer to Civil for existing structures, curbs, gutters & sidewalks
- B Refer to Civil for adjacent and on-site streets/alley widths and pavement types
- C Refer to Civil for property site dimensions



Site Section A
Scale: 1/16" = 1'-0"



Site Section B
Scale: 1/16" = 1'-0"



True North
Plan North
Site Plan
Scale: 1/16" = 1'-0"

hai
HARRICK ASSOCIATES, INC.
great spaces...
for great people
805.773.9377
Warren Hamrick Architect RC-14 999
1000 Costa Mesa Blvd, Suite 200, Costa Mesa, CA 92626

Cypress Glen
Cayucos, California

LICENSED ARCHITECT
WARREN TAYLOR
NOT FOR CONSTRUCTION
No. 14999
N. 11176
STATE OF CALIFORNIA

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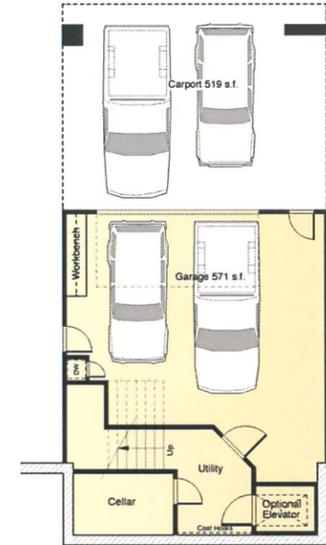
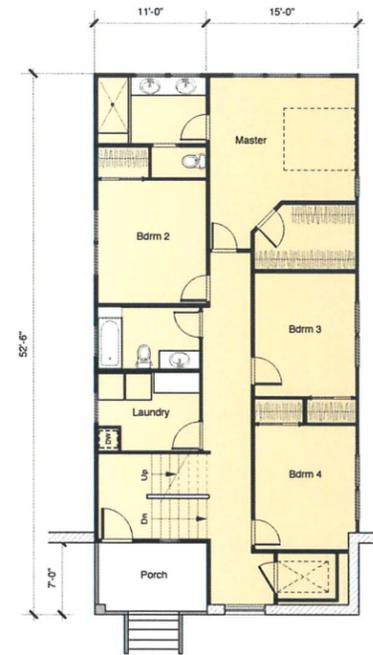
Date	Remarks
06-30-15	Planning Submittal Set

Sheet Contents
**Site Plan/
Site Sections**

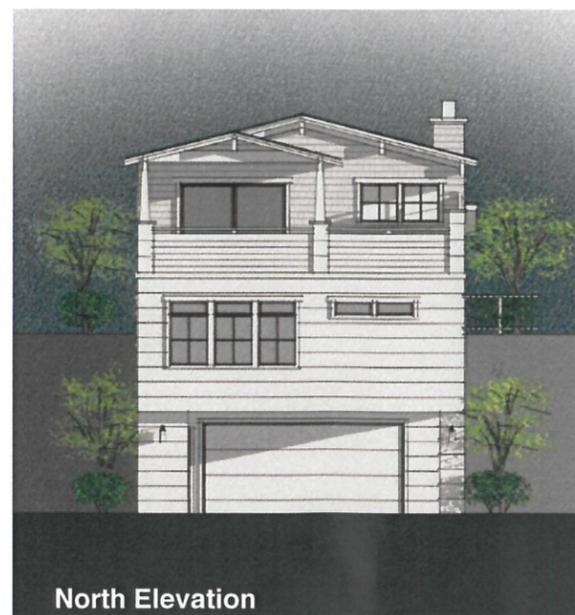
Sheet Number
SD-1

Building Type A

Lot 2 (Lot 1 Similar)



Windows will be adjusted to protect privacy



hai
hamrick associates, inc.
great spaces....
for great people
805.773.9377
Warren Hamrick Architect PC-14-955
1600 Costa Brava, Ste Beach, CA 93441

Cypress Glen
Cayucos, California

LICENSED ARCHITECT
WARREN TAYLOR ARCHITECT
NO. 14999
STATE OF CALIFORNIA
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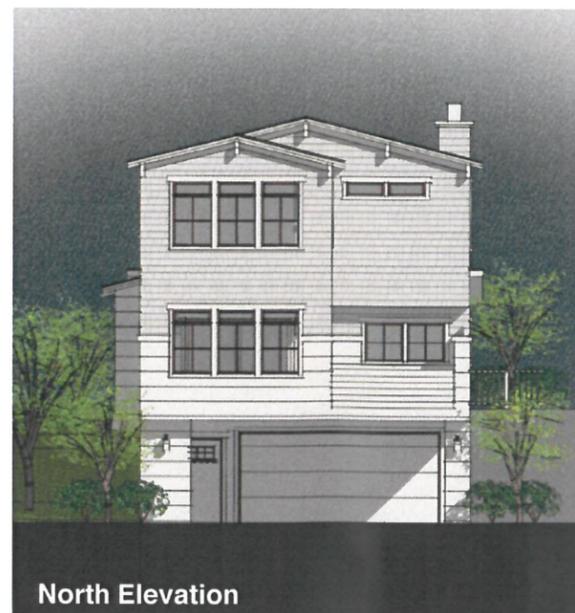
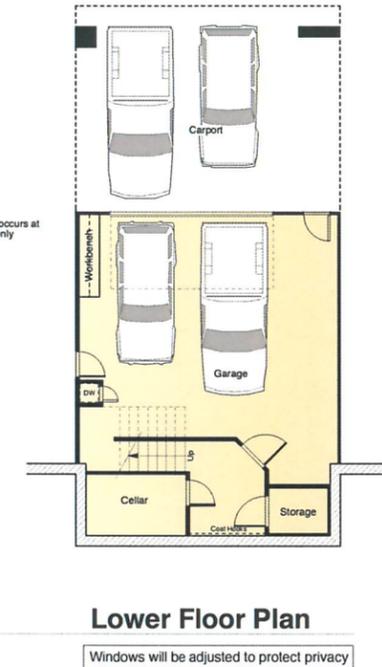
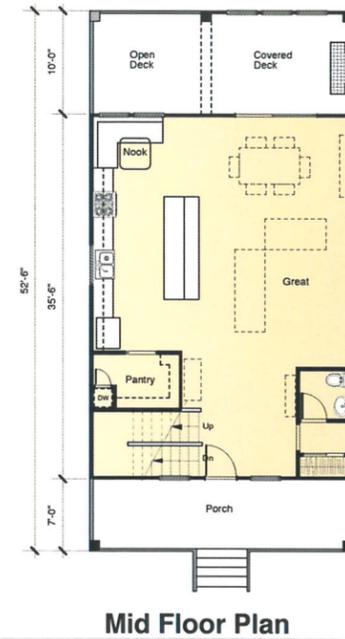
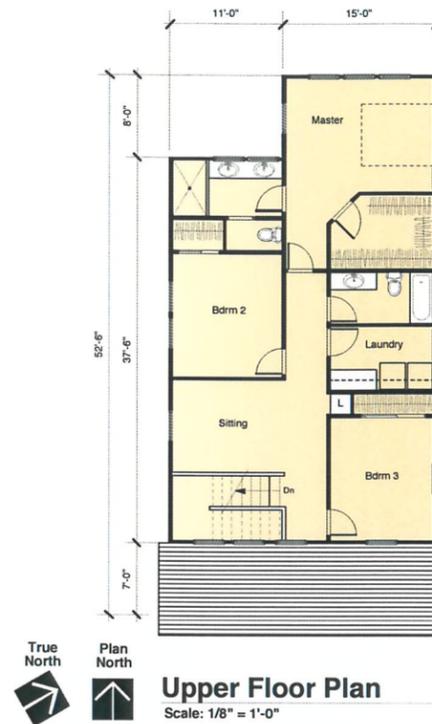
Date	Remarks
06-30-15	Planning Submittal Set

Sheet Contents
Building A
Floor Plan / Elevations

Sheet Number
SD-2

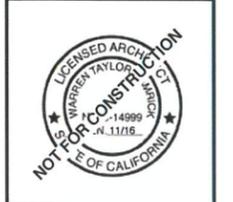
Building Type B

Lot 5 (Lot 3 & 4 Similar)



hai
Hamrick Associates, Inc.
great spaces....
for great people
805.773.9377
Warren Hamrick Architect #C-14 999
1603 Costa Blvd, Ste Beach, CA 93449

Cypress Glen
Cayucos, California



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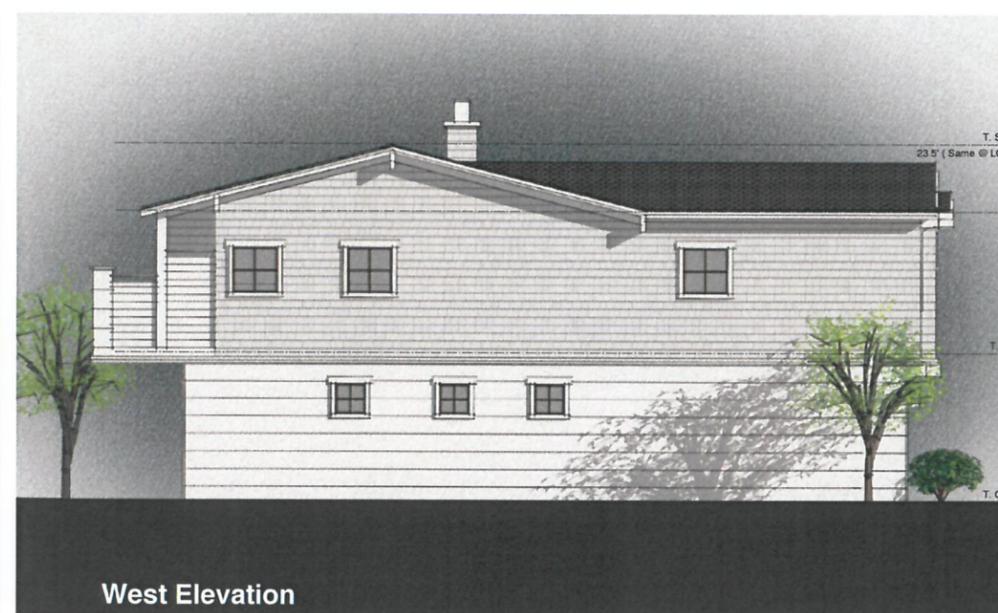
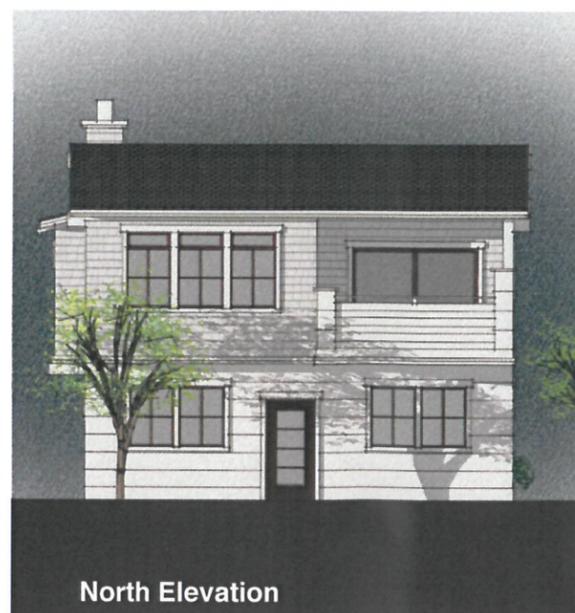
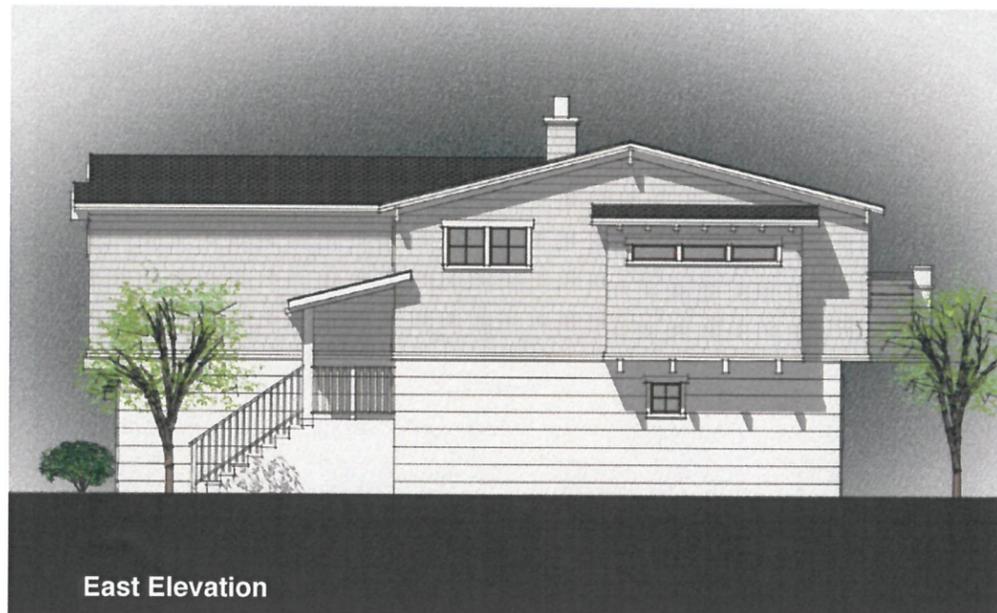
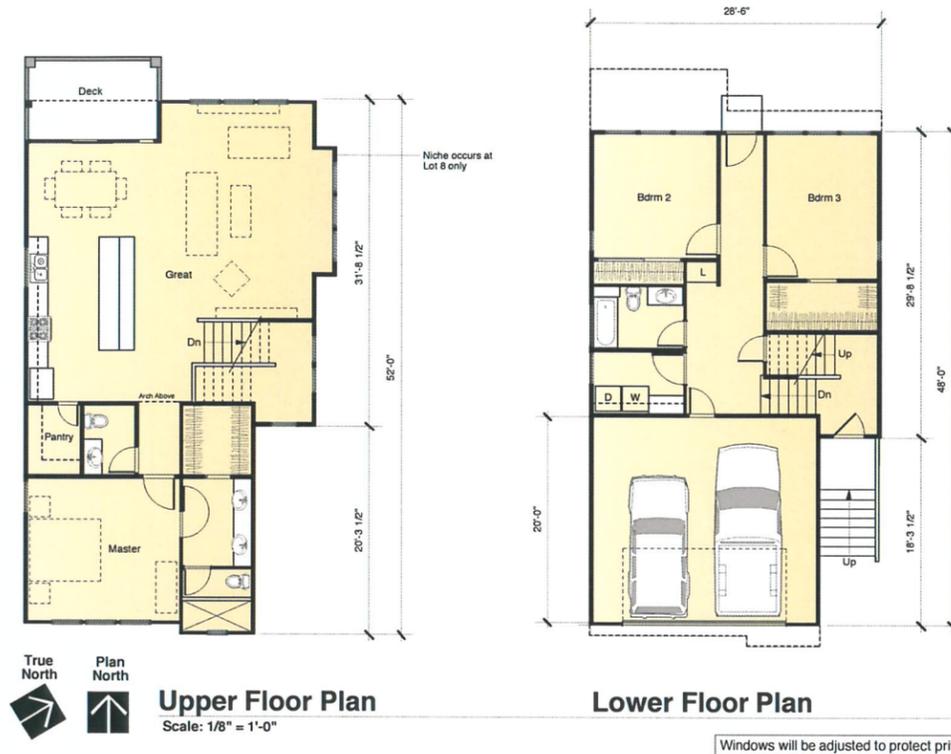
Date	Remarks
06-30-15	Planning Submittal Set

Sheet Contents
Building B
Floor Plan / Elevations

Sheet Number
SD-3

Building Type C

Lot 8 (Lot 6 & 7 Similar)



hai
Hamrick Associates, Inc.
great spaces...
for great people
805.773.9377
Warren Hamrick Architect #C-14,999
1800 Costa Blvd, Seal Beach, CA 92645

Cypress Glen
Cayucos, California

LICENSED ARCHITECT
WARREN HAMRICK
#C-14999
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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Date	Remarks
06-30-15	Planning Submittal Set

Sheet Contents

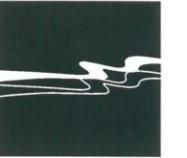
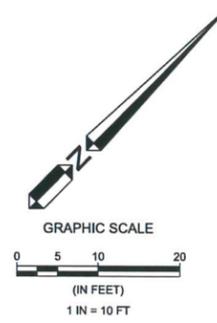
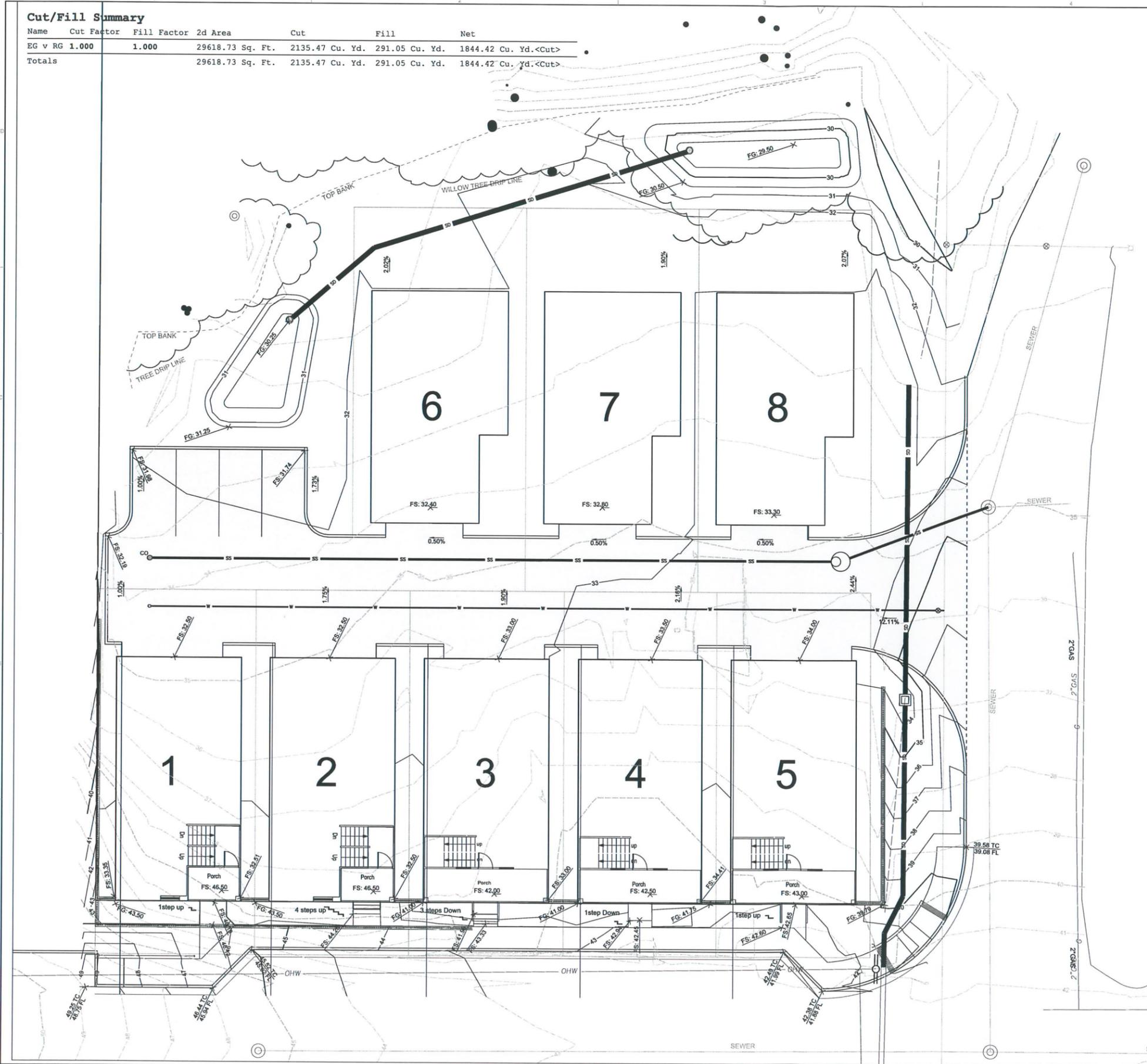
**Building C
Floor Plan /
Elevations**

Sheet Number

SD-4

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EG v RG 1.000		1.000	29618.73 Sq. Ft.	2135.47 Cu. Yd.	291.05 Cu. Yd.	1844.42 Cu. Yd.<Cut>
Totals			29618.73 Sq. Ft.	2135.47 Cu. Yd.	291.05 Cu. Yd.	1844.42 Cu. Yd.<Cut>



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612 CLARION COURT
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T 805 544-4011 F 805 544-4294
www.wallacegroup.us

SIGNATURE
DATE SIGNED
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Cypress Glen Court
Preliminary Grading Utility Plan

JOB #: XXX
DESIGNERS: XXX
DRAWN BY: XXX
DATE: XXX
DRAWING NO.
0
0 OF 0 SHEETS

Recreation Use Area

- Carex Praegracilis, mowable / inundatable
- Picnic Area, neighborhood use for events and gatherings



- 1 Native/ Medeteranean Shrubs and Ground Cover**
- Toyon
 - Ceanothus
 - Ribes
 - Manzanita
 - Ceanothus
 - Muhlenbergia Rigens

- 2 Front Yard Landscape**
- Santolina Virens
 - Stipa Tenuissima
 - Teucrium chamaedrys
 - Salvia Leucantha
 - Carex Tumulicola
 - Nephrolepis Cordifolia

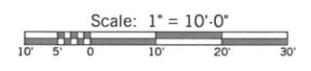
- 3 Residence Yard Area Landscape**
- Cobbles, or landscape to be selected by owner

- 4 Riparian Enhancement & Stormwater Management Area**
- (Refer to Althouse & Meade Plan)
- | | |
|---------------------|-----------------------------|
| Encelia californica | Bush sunflower |
| Juncus patens | Spreading Rush |
| Juncus effusus | Common bog rush |
| Platanus Racemosa | Sycamore |
| Ribes Malvaceum | Chapparral Currant |
| Ribes Speciosum | Fuschia Flowered gooseberry |
| Rosa Californica | California Rose |
| Rubus ursinus | Blackberry |

Flowering Street Tree:
 Metrosederos Excelsus
 Cassia Leptophylla

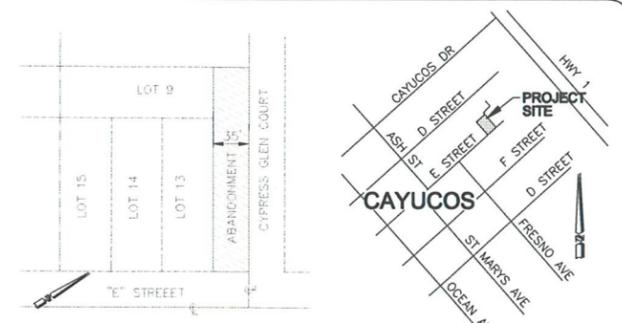
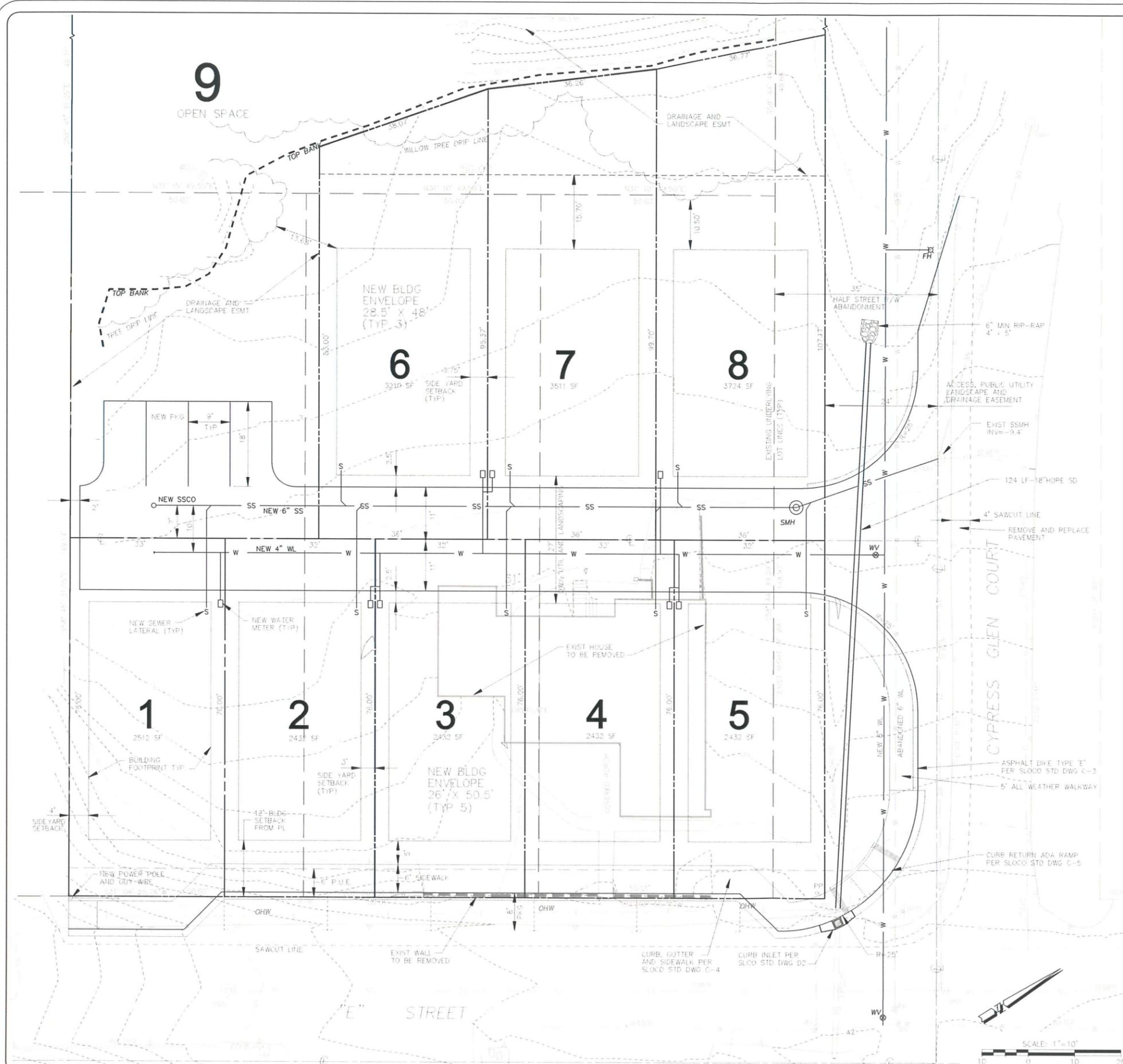


Conceptual Landscape Plan
 Cypress Glen
 Cayucos, California



L-1
 May 25, 2015

File Name: Firma_CypressGlen_21520 Last Date Modified: 05/25/15



ABANDONMENT EXHIBIT
NTS

VICINITY MAP
NTS

- GENERAL NOTES:**
1. THIS TTM IS COMPOSED OF UNDERLYING LEGAL LOTS TOTALING 29,220.44 SF
 2. THIS TTM INCLUDES THE ABANDONMENT OF THE SOUTHWESTERLY 1/2 OF RIGHT OF HWY FOR CYPRESS GLEN COURT TOTALING 6,952.05 SF
 3. THIS TTM INCLUDES 9 SINGLE FAMILY RESIDENTIAL LOTS AND 1 OPEN SPACE LOT

LEGEND

PROJECT BOUNDARY	---
EXIST BOUNDARY	---
PROJECT LOT LINE	---
EASEMENT	---
EXISTING FENCE	---
CENTERLINE	---
PROPOSED WATERLINE	---
EXISTING WATERLINE	---
PROPOSED SEWER LINE	---
EXISTING SEWER LINE	---
PROPOSED STORM DRAIN	---
PROPOSED GAS LINE	---
EXISTING GAS LINE	---
PROPOSED WIRE UTILITY	---
EXISTING WIRE UTILITY	---
EDGE OF PAVEMENT	---
(E) 25' MAJOR CONTOUR	---
(E) 5' MINOR CONTOUR	---
WATER VALVE	⊗
FIRE HYDRANT	⊗
MANHOLE	⊗
EXIST UTILITY POLE	⊗
PROPOSED UTILITY POLE	⊗
TREE DRIPLINE	---

ABBREVIATIONS:

BLDG	= BUILDING
CL	= CENTERLINE
ELEV	= ELEVATION
EF	= EDGE OF PAVEMENT
ESMT	= EASEMENT
EXIST. (E1)	= EXISTING
FNC	= FENCE
MH	= MANHOLE
OHW	= OVERHEAD WIRE
UG	= UNDERGROUND
PP	= POWER POLE
R	= RADIUS
ROW	= RIGHT OF WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TEL	= TELEPHONE
TYP	= TYPICAL
UP	= UTILITY POLE
WL	= WATER LINE

APN: 064-034-007

**VESTING TENTATIVE
TRACT 3074
FOR
CYPRESS GLEN
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF SAN LUIS OBISPO**

LOTS 9, 13, 14, AND 15 IN BLOCK 4 OF THE TOWN OF CAYUCOS, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED SEPTEMBER 28, 1875 IN BOOK A, PAGE 180 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PREPARED FOR:
OWNERS:
RUTH A MOLINARI
TRUSTEE
MOLINARI SURVIVOR'S TRUST

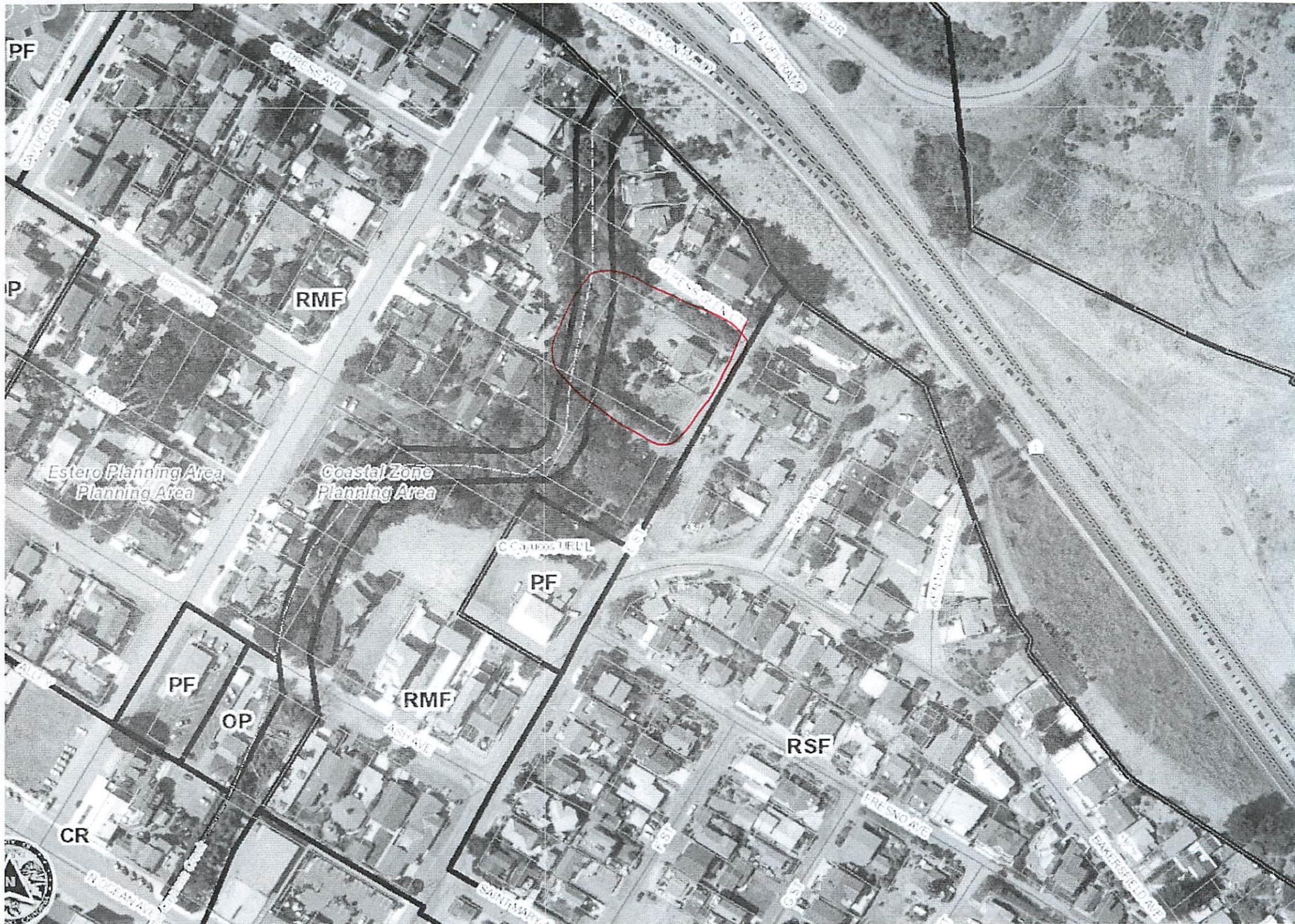
PREPARED BY:
GREGG HOVERSTEN
CIVIL ENGINEERING RCE C52378
2408 IRONWOOD AVE.
MORRO BAY, CA 93442
805-440-3800
greggh001@sbgobglobal.net

APPLICANT:
DAN LLOYD
P.O. BOX 378
CAYUCOS, CA 93430
805-441-2454



**CYPRESS GLEN TENTATIVE MAP
TRACT 3074
CAYUCOS, CALIFORNIA**

SCALE: 1"=10'	
DATE: 04-01-15	
SHEET	OF
1	1



PF

P

RMF

Estero Planning Area
Planning Area

Coastal Zone
Planning Area

CCAYTON HILL

PF

PF

OP

RMF

RSF

CR





Parcel Summary Report For Parcel # 064-034-007

7/7/2015
9:13:28AM

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 ZILLIG JANET M HEIRS OF
 22915 PETROLEUM AVE TORRANCE CA 90502-

OWN CAMPBELL-SHEPPA LYNETTE

OWN MOLINARI RUTH A

OWN MOLINARI SURVIVORS TRUST

Address Information

Status **Address**
 P 00399 E ST CAYU

Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
064034	007	0001	Cayucos	Esterio Plannin	RMF	LCP		N		
TNCAY	0004	0009	Cayucos	Esterio Plannin	FH	REC	SRV	Y	LM	
TNCAY	0004	0013	Cayucos	Esterio Plannin				Y	LM	
TNCAY	0004	0014	Cayucos	Esterio Plannin				Y	LM	
TNCAY	0004	0015	Cayucos	Esterio Plannin				Y	LM	

Parcel Information

Status **Description**
 Active TN CAY PTN BL 4

Notes

APN IS ONE LEGAL PARCEL PER DEED 184 OR 357-358. JSM 4/24/14. TOWN OF CAYUCOS WAS RECRODED 9/22/1875 SO MAP DID NOT CREATE LEGAL LOTS - NEED DEED HISTORY. DEEDS 184 OR 357, 294 OR 154 AND 641 OR 24 (ALL PRE-1960) ALL HAVE ALL 4 HISTORICAL LOTS ON SAME DEED SO APN ONLY ONE LEGAL PARCEL PER DEED HISTORY FOUND TO DATE.

Tax Districts



Parcel Summary Report For Parcel # 064-034-007

7/7/2015
9:13:29AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

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

Case Information

Case Number:

Case Status:

COD2014-00517 CLD Primary Parcel

Description:

GRADING AND REMOVAL OF RIPARIAN VEGETATION

COD2014-00523 CLD Primary Parcel

Description:

OPENED IN ERROR

PRE2013-00052 MET Primary Parcel

Description:

PROPOSED SUBDIVISION OF PARCEL TO BUILD 7 SFR'S. CREEK ON SITE.

SUB2015-00001 REC Primary Parcel

Description:

PUD, 8 UNIT SINGLE FAMILY DETACHED SUBDIVISION, PLANNED UNIT DEVELOPMENT