SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/6/2014

TO: _____

FROM: Rob Fitzroy (805-785179 or rfitzroy@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00069 BETHEL HOLDING – Proposed minor use permit for a new 10,800 sf single family residence, 600 sf guesthouse, pool, garden and outdoor pergola. Site location is 4455 Lopez Dr, Arroyo Grande. APN: 048-061-035

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ❑ YES (Please go on to PART II.)
- ❑ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ❑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ❑ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

Date	Name	Phone

DRC2014-00069 BETHEL HOLDIN
MINOR USE PERMIT
NEW SFR, GUESTHOUSE, POOL, GARDEN AND OUTDOOR PERGOLA
SCHUAS/ SCHUAS
FH GS RL SRA

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buildi

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Bethel Holding Company Inc % Gwinn Daytime Phone 805-773-2333
Mailing Address PO Box 932, Pismo Beach CA Zip Code 93448
Email Address: Mendocinogirl@att.net

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

☑ Agent Name Kirk Consulting- Hana Novak Daytime Phone 805-461-5765
Mailing Address 8830 Morro Rd, Atascadero CA Zip Code 93422
Email Address: kim@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 105.9 AC Assessor Parcel Number(s): 048-061-035
Legal Description: Tract APV.C79, Block 34, Lot 5P
Address of the project (if known): 4455 Lopez Drive, Arroyo Grande CA 93420
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Property is on the left side of Lopez Drive, just before Lopez Lake, 8 miles outside of the city of Arroyo Grande.
Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings):
Minor Use Permit for residence and guesthouse. in SRA

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 Barbara Bethel, Pres Bethel Holding Co, Inc Date 12-18-14

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

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

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

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

Describe existing and future access to the proposed project site: Existing and future access from Lopez Drive.

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? 500 acre parcel adjacent

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Recreation- Vacant Land South: Ag- Vacant land
East: Recreation- Lopez Lake West: Ag- Orchard and vacant land

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 10,505.3 sq. feet _____% Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____% Other (specify) _____
Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: 4 Height of tallest structure: _____
Number of trees to be removed: _____ Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____

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

Fire Agency: List the agency responsible for fire protection: Cal Fire

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 primary, 1 guesthouse Number of bedrooms per unit: Main 5, guest 1
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

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

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

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

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

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

Physical Site Characteristic Information

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

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 5 acres
   Moderate slopes of 10-30%: 10 acres
   Steep slopes over 30%: 90 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☑ Yes ☐ No
   If yes, please describe: Arroyo Grande Creek and Lopez Lake
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☑ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☑ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☑ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☑ Yes ☐ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☑ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☑ No
9. Can the proposed project be seen from surrounding public roads? ☐ Yes ☑ No
   If yes, please list: _____

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? _____
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
   ☑ Yes ☐ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☑ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?

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_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? + 100 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: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

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: South County Sanitary
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☑ Yes ☐ No

Community Service Information

1. Name of School District: Lucia Mar School District
2. Location of nearest police station: Arroyo Grande
3. Location of nearest fire station: Arroyo Grande
4. Location of nearest public transit stop: Arroyo Grande
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☑ No
   If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   _____
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): _____
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 *: _____

   *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

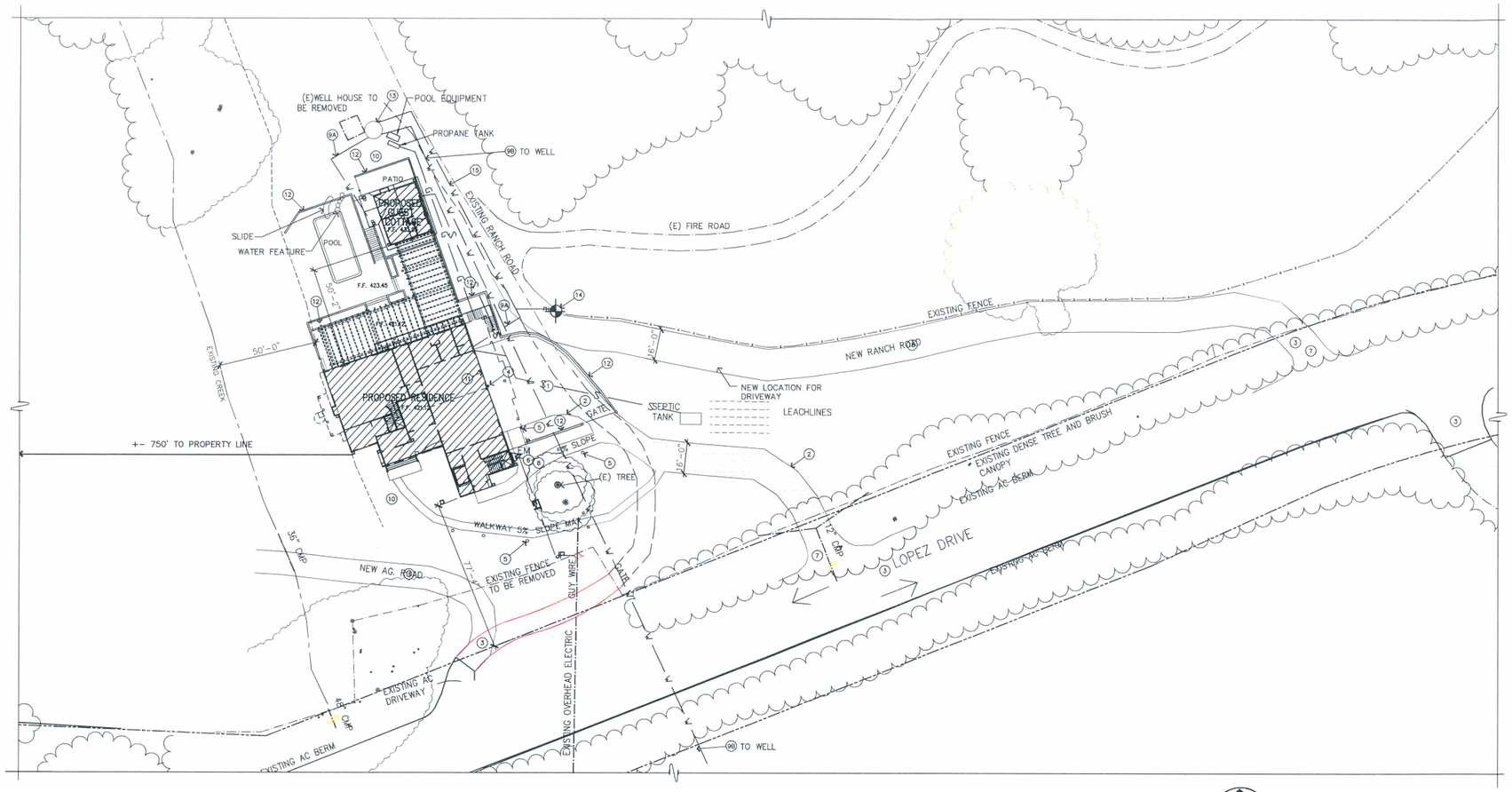
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   _____
   _____
   _____

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

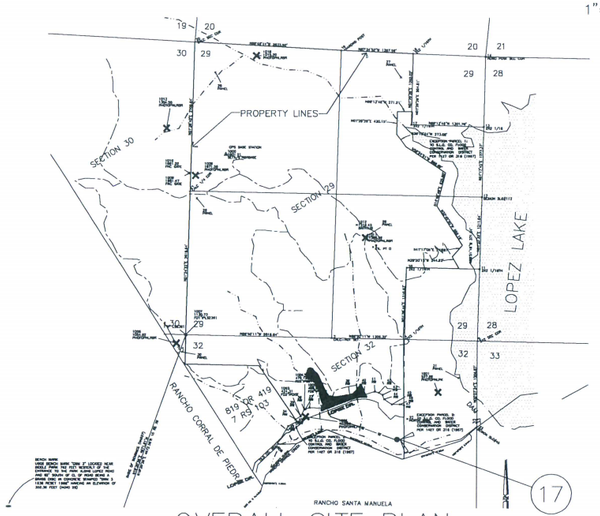
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Building permit

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



PRELIMINARY SITE PLAN

1"=30'-0"



OVERALL SITE PLAN

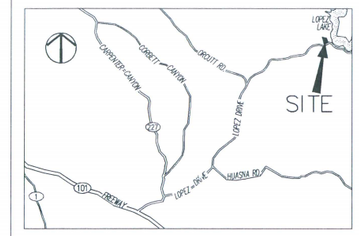
1"=1200'-0"

SITE PLAN NOTES

ALL NOTES ARE NEW UNLESS NOTED OTHERWISE

1. Driveway, 16' wide
2. Line of pavement.
3. Existing Flow of traffic.
4. Light to shine downwards & out onto grade.
5. Pedestal light for a walkway.
6. Utility boxes.
7. Approach per county standards
8. Electric Meter to be screened w/ shrubs.
9. A. 1" water line
   B. 2" water line
10. Landscape area,see LANDSCAPE PLAN
11. Building line
12. Retaining wall.
13. 5,000 gal. water storage tank.
14. 2 1/2" Fire Hydrant per CDF req.
15. 4" Diameter line to Fire Hydrant.
16. 16'W. Gravel & Base driveway per CDF req.
17. Existing Well w/ pump (SEE OVERALL SITE PLAN)
18. Garden wall
19. Planter

VICINITY MAP



STATISTICS

APN: 048-061-035

A PORTION OF SECTION 29 AND 32 IN TOWNSHIP 31 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

PROJECT: PROPOSED 4 BEDROOM RESIDENCE AND GUEST COTTAGE

SITE AREA: 102 ACRES

BUILDING AREAS:

LOWER FLOOR: GRAND ROOM LEVEL	3109.34 S.F.
UPPER FLOOR: BEDROOM LEVEL	5164.32 S.F.
ATTIC: MASTERSUITE LEVEL	1145.64 S.F.
TOTAL LIVING	9419.3 SF.
GARAGE:	1395 S.F.
COTTAGE AREA:	600 S.F.
TOTAL BUILDING AREA:	11414.3 SF

PARKING PROVIDED:	(4) CAR GARAGE
ZONE: RS	
OCCUPANCY GROUP:	R3
CONSTRUCTION TYPE:	VB
FIRE SPRINKLED:	YES PER NFPA13D

PROJECT SITE/
AREA OF DISTURBANCE
(1.85 ACRES)

LEGEND

PROPERTY LINE

(E) EXISTING

S — SEWER LINE, 4" DIA.

W — WATER LINE

G — GAS LINE

ET — UNDERGROUND ELECT. TV, PHONE

△ EM — 400 AMP ELECTRIC METER use a copper UFER grounding electrode as per N.E.C. Article 250 (c), shall be primary grounding method.

DOWNSPOUT,SEE SHT. MUP-2

X — WOOD FENCE

FIRE HYDRANT

CODES IN EFFECT

ALL CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA BUILDING, PLUMBING, ELECTRICAL MECHANICAL CODES, 2013 EDITION; THE CALIFORNIA FIRE CODE, 2013 EDITION(2009 IFC); THE CALIFORNIA ENERGY CODE, 2013 EDITION;
2013 CALIFORNIA REFERNCE STANDARDS CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA GREEN CODE
ACCESSIBILITY STANDARDS WHERE APPLICABLE AND ALL CITY CODES AND ORDINANCES AS THEY APPLY TO THIS PROJECT.

SHEET INDEX

MUP1	PROJECT SITE PLAN / TITLE SHEET
MUP2	PRELIMINARY GRADING PLAN
MUP3	B&B-FLOOR PLANS
MUP4	B&B-ELEVATIONS
MUP5	COTTAGE-FLOOR PLANS AND ELEVATIONS

REVISIONS	BY

LIV-IN ENVIRONMENTS
ARCHITECTURE & SOLAR SPACE HEATING
GREGORY D. SOTO ARCHITECT
P.O. BOX 1392 ARROYO GRANDE, CA 93421
Lic. # C14960 (805) 481-1066

MINOR USE PERMIT DRAWINGS FOR:
GWINN RESIDENCE

PROJECT LOCATION:
4455 LOPEZ DRIVE, ARROYO GRANDE, CA

Date 12-18-14
Scale
Drawn
Job 1336
Sheet **MUP1**
Of Sheets

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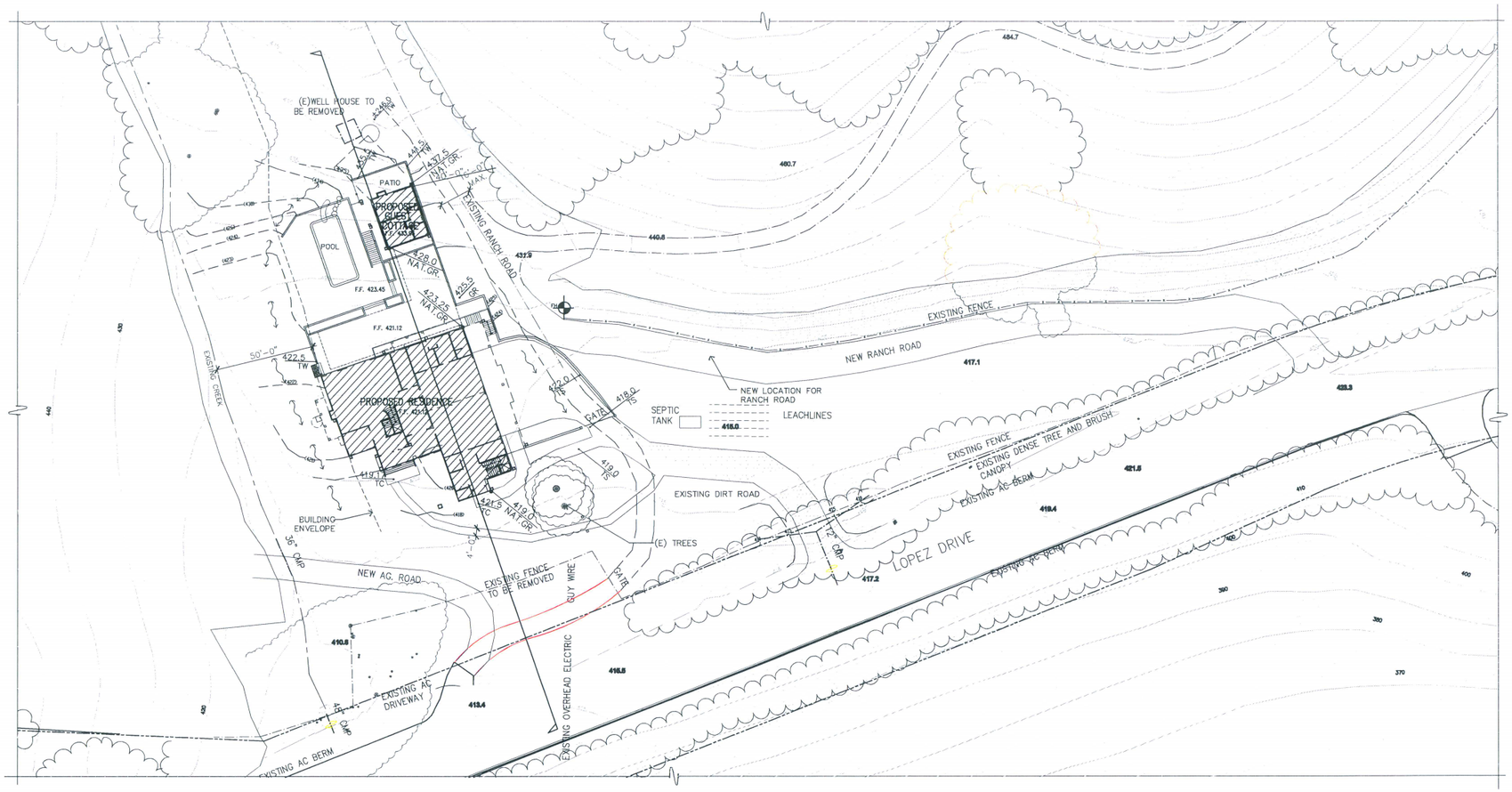
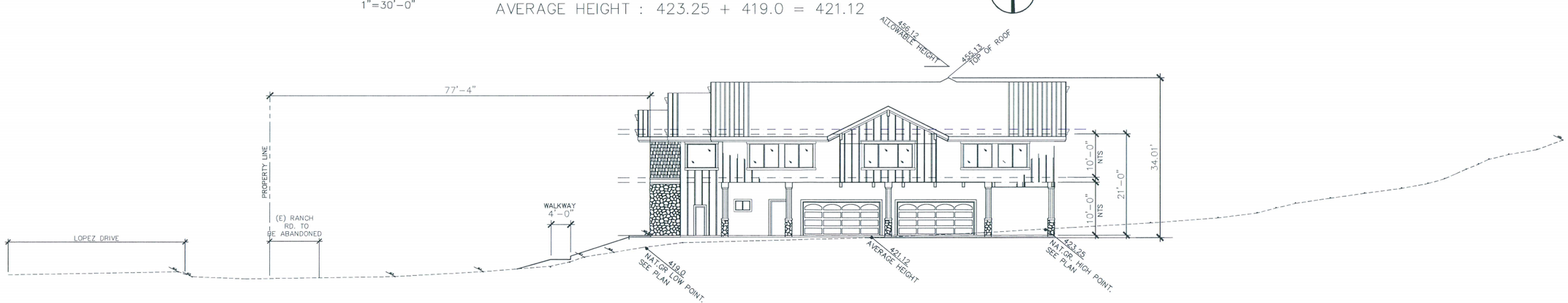


PRELIMINARY GRADING PLAN

1"=30'-0"

AVERAGE HEIGHT : 423.25 + 419.0 = 421.12



PRELIMINARY GRADING SECTION A

1"=10'-0"

LEGEND

- PROPERTY LINE
- DOWNSPOUT W/ SPLASH BLOCK
- FLOW LINE (1% SLOPE MIN. U.N.O.)
- VEGETATED SWALE (1% SLOPE MIN. U.N.O.)
- EXISTING WOOD FENCE
- TW — TOP OF WALL
- GR — FINISH GRADE
- TC — TOP OF CONCRETE/ TOP OF CURB

PROJECT SITE/ AREA OF DISTURBANCE (1.85 ACRES)

CUT AND FILL ESTIMATE:
CUT = 814 CUYDS
FILL = 778 CUYDS
WASTE= 36 CU YDS

NOTE: FILL WILL BE SPREAD OUT OVER THE SITE

TOPOGRAPHIC MAP

A PORTION OF SECTION 29 AND 32 IN TOWNSHIP 31 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF BARBARA BETHEL

JANUARY 2014 SCALE:1"=40'

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

JOB No. 06-108

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON A TIE BETWEEN A FOUND 1" IRON PIPE "LS 2391" AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31, AND 32 AND A FOUND 2" IRON PIPE "SOUTH BASE" AS SHOWN ON 15 RS 78 (SHEET 2 OF 9). BEARINGS ON 15 RS 78 ARE BASED ON STATE PLANE COORDINATES, NAD 27, ZONE 5. BEARING N 19° 20' 26" E.

BENCHMARK:

THE BENCH MARK FOR THIS PROJECT IS A FOUND USGS BENCHMARK "GWM 3" LOCATED NEAR BIDDLE PARK, 762 FEET WESTERLY OF THE ENTRANCE TO THE PARK ALONG LOPEZ DRIVE AND 62 FEET SOUTHERLY OF THE CENTERLINE OF ROAD, BEING A BRASS DISK STAMPED "GWM 3 1938 RESET 1968".

ELEVATION=352.38' NGVD 29

REVISIONS	BY

LIV-IN ENVIRONMENTS
ARCHITECTURE & SOLAR SPACE HEATING
GREGORY D. SOTO ARCHITECT
P.O. BOX 1392 ARROYO GRANDE, CA 93421
Lic. # C14960 (805) 481-1066

MINOR USE PERMIT DRAWINGS FOR:
GWINN RESIDENCE

PROJECT LOCATION:
4455 LOPEZ DRIVE, ARROYO GRANDE, CA

Date 12-18-14
Scale
Drawn
Job 1336
Sheet **MUP2**
Of Sheets

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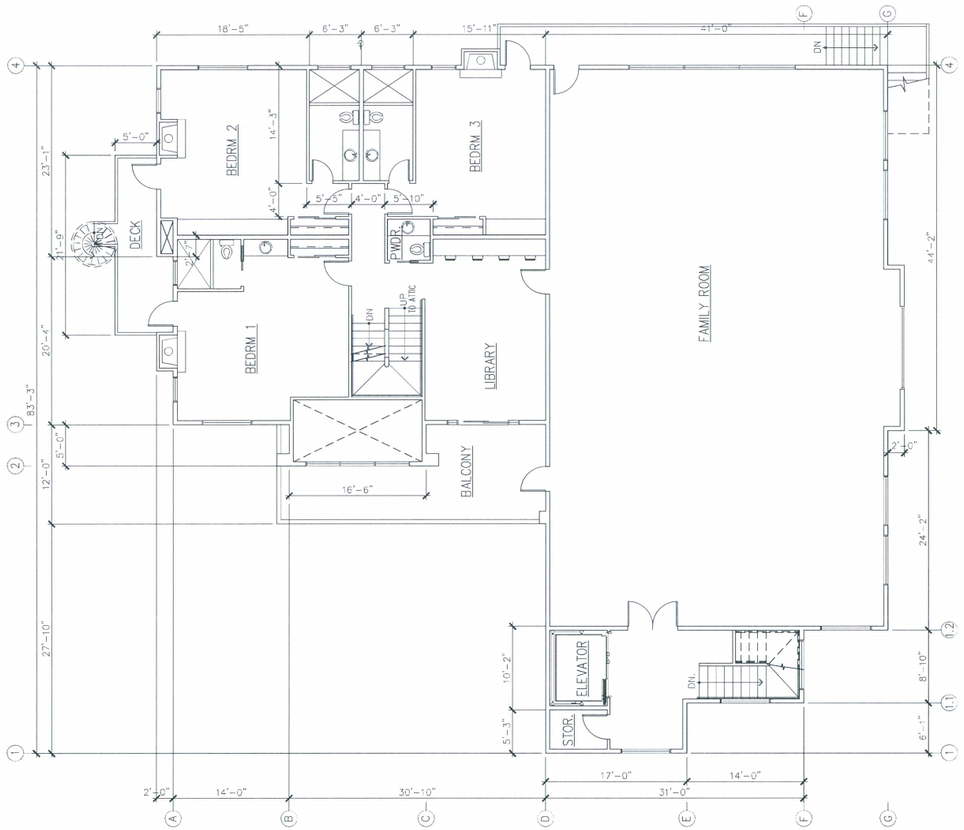
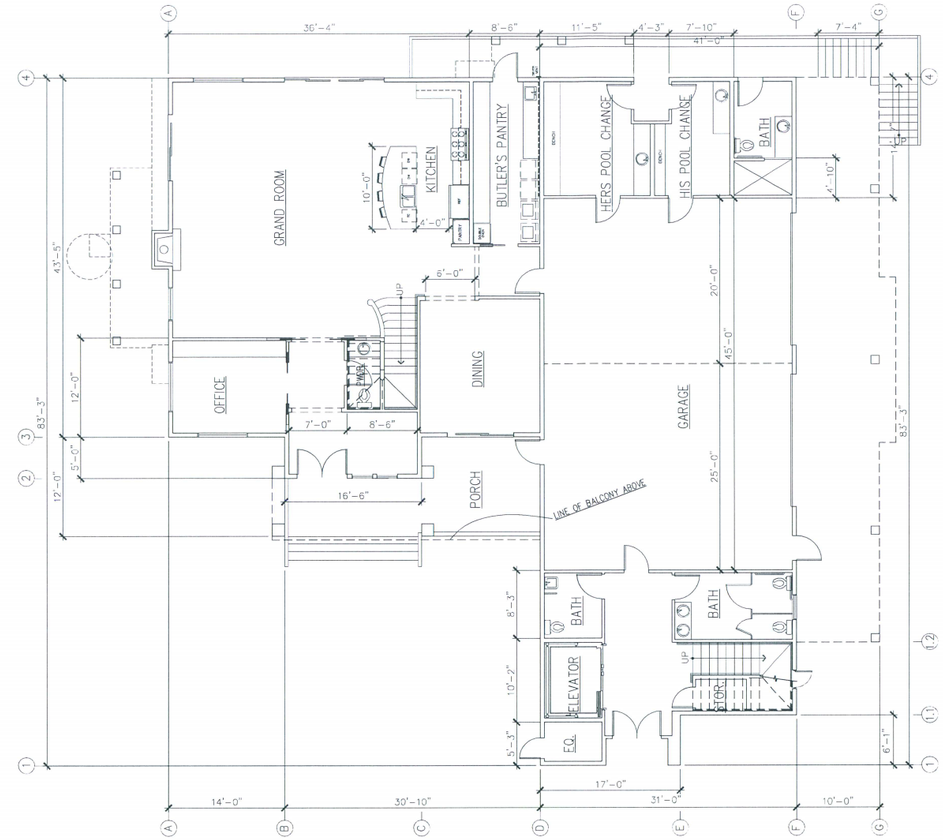


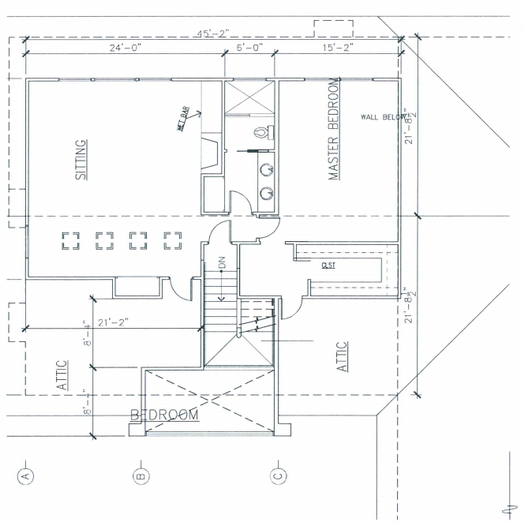
UPPER FLOOR PLAN

1/8" = 1'-0" 5164.32 S.F.



LOWER FLOOR PLAN

1/8" = 1'-0" 3109.34 S.F



ATTIC FLOOR PLAN

1/8" = 1'-0" 1145.6 SF

MINOR USE PERMIT DRAWINGS FOR:
GWINN RESIDENCE

PROJECT LOCATION:
4455 LOPEZ DRIVE, ARROYO GRANDE, CA

LIV-IN ENVIRONMENTS
ARCHITECTURE & SOLAR SPACE HEATING
GREGORY D. SOTO ARCHITECT
P.O. BOX 1392 ARROYO GRANDE, CA 93421
Lic. # C14960 (805) 481-1066

REVISIONS	BY

Date 08/26/14
Scale
Job 1336
Sheet MUP3
Of Sheets

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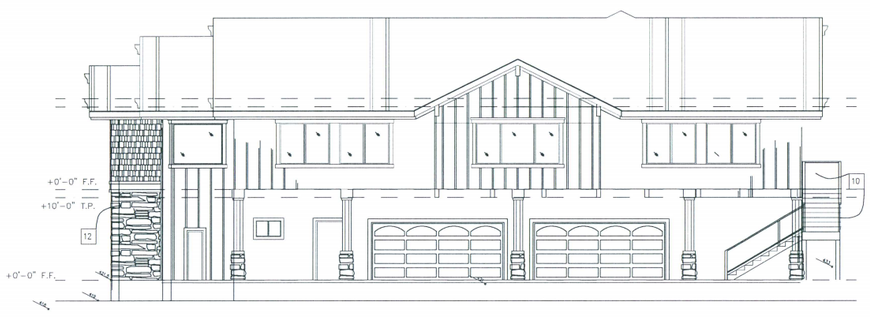
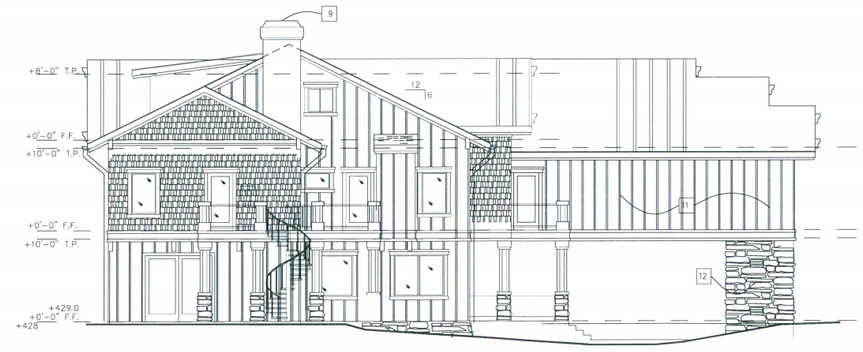
SOUTH / FRONT SIDE ELEVATION

1/4" = 1'-0"



EAST SIDE ELEVATION

1/8" = 1'-0"



WEST SIDE ELEVATION

1/8" = 1'-0"

NORTH SIDE ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

1. Decorative Fascia
2. Decorative sill
3. Decorative wood plant-on at gables.
4. Metal rain gutter
5. Metal downspout
6. Simpson let-in where required
7. All vents shall have corrosion-resistant metal mesh. (openings 1/4" dimension)
8. Roofing: METAL
9. Manufact. fireplace chimeney cap. Factory Built -on Chimeney shall be shown to extend @ least 2ft above any part of building within 10 ft. A spark Arrester w/ 1/2" Mesh is to be provided @ chimeney top. Per UBC Table 31-B Sec. 3102.3.8 Architectural Projections may not extend above the termination of the vent for a wood/gas burning appliance
10. 42" High Guard Rail. Intermediate rails or Ornamental pattern shall prevent passage of a 4" diameter sphere (6" at stair rise/run triangular area)
11. 1 X Hardboard siding over 15lb. building paper (section 1404 of the C.B.C) nail with galvanized nails per sect. 2304.9.1 of the C.B.C and the MFR. specs.
12. Stone Veneer
13. Shingle (Hardboard) siding over 15lb. building paper (section 1404 of the C.B.C) nail with galvanized nails per sect. 2304.9.1 of the C.B.C and the MFR. specs.
14. "Roof valley flashing shall be provided of not less that No. 28 galvanized sheet gauge corrosion-resistant metal and shall extend at least 8 inches from the center line each way. Sections of flashing shall extend at least 8 inches from centerline each way. Sections of flashing shall have an end lap of not less than 4 inches. Alternatively, the valley shall consist of woven asphalt shingles applied in accordance with manufacturer's printed instruction."

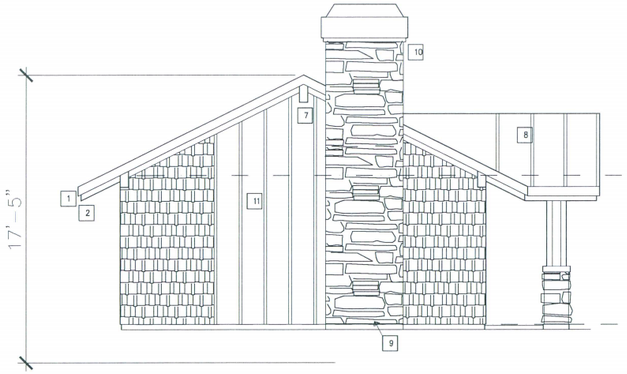
REVISIONS	BY

LIV-IN ENVIRONMENTS
ARCHITECTURE & SOLAR SPACE HEATING
GREGORY D. SOTO ARCHITECT
P.O. BOX 1392 ARROYO GRANDE, CA 93421
Lic. # C14960 (805) 481-1066

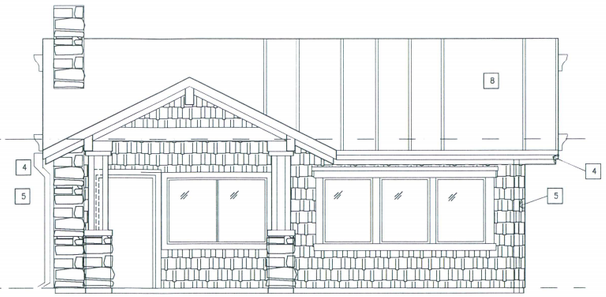
MINOR USE PERMIT DRAWINGS FOR:
GWINN RESIDENCE

PROJECT LOCATION:
4455 LOPEZ DRIVE, ARROYO GRANDE, CA

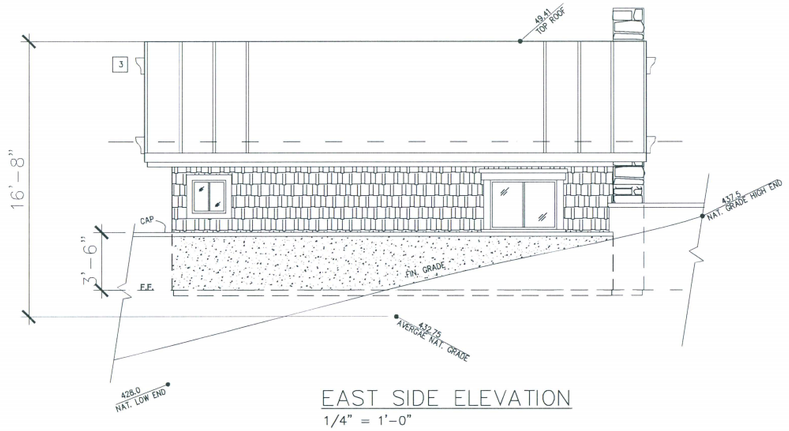
Date	12-15-14
Scale	
Drawn	
Job	1336
Sheet	MUP4
Of	Sheets



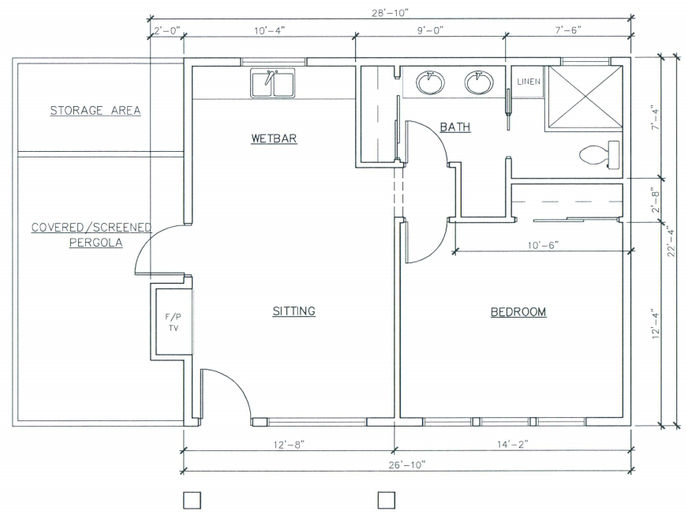
NORTH SIDE ELEVATION
1/4" = 1'-0"



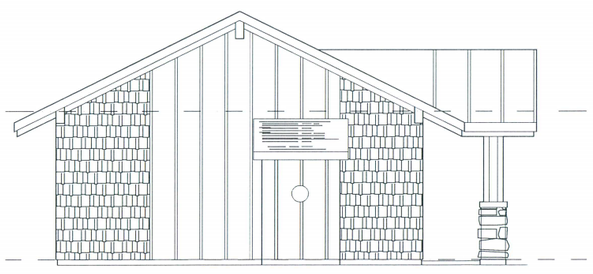
WEST / FRONT SIDE ELEVATION 'A'
1/4" = 1'-0"



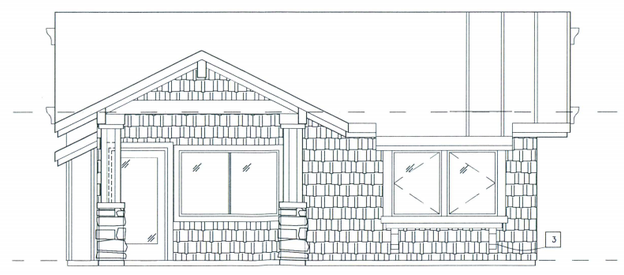
EAST SIDE ELEVATION
1/4" = 1'-0"



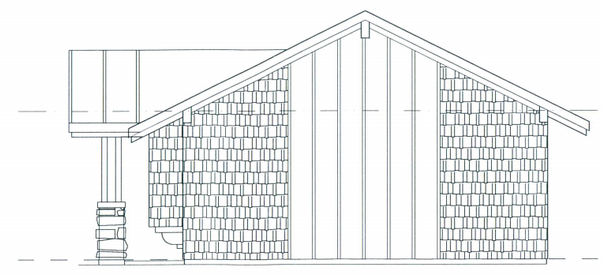
FLOOR PLAN
1/4" = 1'-0"



OPTION NORTH SIDE ELEVATION
1/4" = 1'-0"



OPTION WEST / FRONT SIDE ELEVATION
1/4" = 1'-0"



SOUTH SIDE ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1. 2x Fascia
2. Decorative sill
3. Decorative corbel
4. Metal rain gutter
5. Metal downspout
6. Simpson let-in where required
7. All vents shall have corrosion-resistant metal mesh. (openings 1/4" dimension)
8. Roofing: METAL
9. Stone Veneer
10. Manufact. fireplace chimeney cap. Factory Built -on Chimeney shall be shown to extend @ least 2ft above any part of building within 10 ft. A spark Arrester w/ 1/2" Mesh is to be provided @ chimeney top. Per UBC Table 31-B Sec. 3102.3.8 Architectural Projections may not extend above the termination of the vent for a wood/gas burning appliance
11. Shingle (Hardboard) siding over 15lb. building paper (section 1404 of the C.B.C) nail with galvanized nails per sect. 2304.9.1 of the C.B.C and the MFR. specs.

REVISIONS	BY

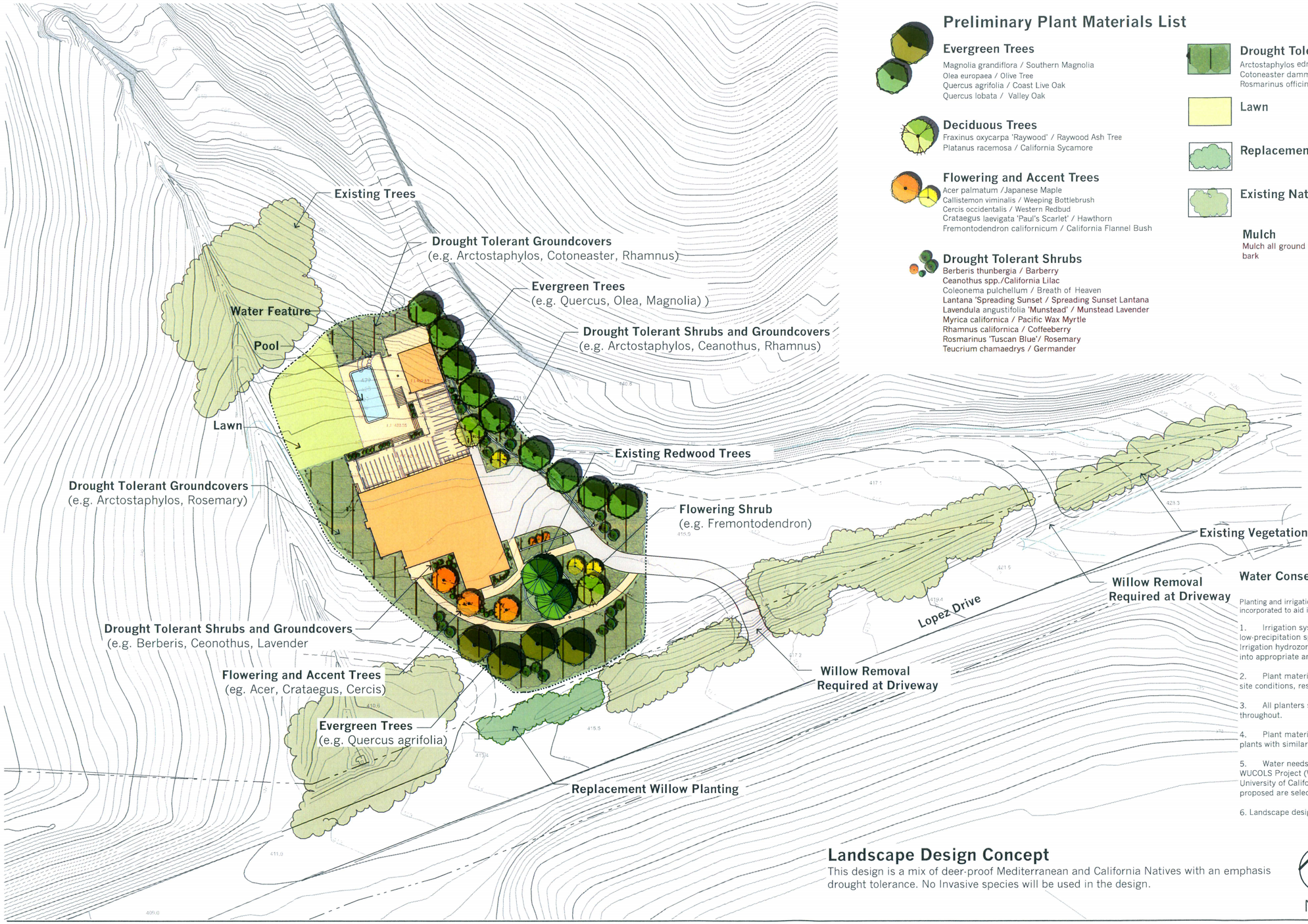
LIV-IN ENVIRONMENTS
ARCHITECTURE & SOLAR SPACE HEATING
GREGORY D. SOTO ARCHITECT
P.O. BOX 1392 ARROYO GRANDE, CA 93421
Lic. # C14960 (805) 481-1066

MINOR USE PERMIT DRAWINGS FOR:
GWINN RESIDENCE

PROJECT LOCATION:
4455 LOPEZ DRIVE, ARROYO GRANDE, CA

Date 12-18-14
Scale
Drawn
Job 1336
Sheet MUP5
Of Sheets

Y:\CAD FOLDERS\2013 JOBS\BETHEL B&B(RANCH) 1336\MUP PACKAGE DRAWINGS\005_MUP5_COTTAGE FLOOR PLAN, ELEVATIONS_Sheet.dwg, 12/19/2014 10:37:24 AM, 0.25:12



Preliminary Plant Materials List

Evergreen Trees
Magnolia grandiflora / Southern Magnolia
Olea europaea / Olive Tree
Quercus agrifolia / Coast Live Oak
Quercus lobata / Valley Oak

Deciduous Trees
Fraxinus oxycarpa 'Raywood' / Raywood Ash Tree
Platanus racemosa / California Sycamore

Flowering and Accent Trees
Acer palmatum /Japanese Maple
Callistemon viminalis / Weeping Bottlebrush
Cercis occidentalis / Western Redbud
Crataegus laevigata 'Paul's Scarlet' / Hawthorn
Fremontodendron californicum / California Flannel Bush

Drought Tolerant Shrubs
Berberis thunbergia / Barberry
Ceanothus spp./California Lilac
Coleonema pulchellum / Breath of Heaven
Lantana 'Spreading Sunset / Spreading Sunset Lantana
Lavendula angustifolia 'Munstead' / Munstead Lavender
Myrica californica / Pacific Wax Myrtle
Rhamnus californica / Coffeeberry
Rosmarinus 'Tuscan Blue'/ Rosemary
Teucrium chamaedrys / Germander

Drought Tolerant Groundcovers
Arctostaphylos edmundsii 'Carmel Sur' / Manzanita
Cotoneaster dammeri 'Lowfast' / Bearberry
Rosmarinus officinallis / Creeping Rosemary

Lawn

Replacement Willow Planting

Existing Native Vegetation

Mulch
Mulch all ground cover and planter areas with 2" minimum layer 'walk-on' bark

Water Conservation Notes

Planting and irrigation shall be designed to conserve water. the following factors have been incorporated to aid in the success of the project landscape:

1. Irrigation system to be a fully automatic underground system utilizing either low-precipitation spray heads, bubblers, or drip emitters, or a combination thereof. Irrigation hydrozones shall be separated with control valves and controller stations into appropriate and compatible zones.

2. Plant materials proposed are selected for their compatibility to climatic and site conditions, resistance to wind, and drought tolerance.

3. All planters shall be mulched with a 2" minimum layer of organic mulch throughout.

4. Plant materials proposed shall be grouped into distinct hydrozones utilizing plants with similar water needs.

5. Water needs of plant material proposed have been evaluated utilizing the WUCOLS Project (Water Use Classification of Landscape Species) prepared by the University of California Cooperative extension, February 1992. All plant materials proposed are selected for low to moderate water needs in this climate.

6. Landscape design will meet Cal Green Tier 1 Residential Requirements.

Landscape Design Concept
This design is a mix of deer-proof Mediterranean and California Natives with an emphasis drought tolerance. No Invasive species will be used in the design.

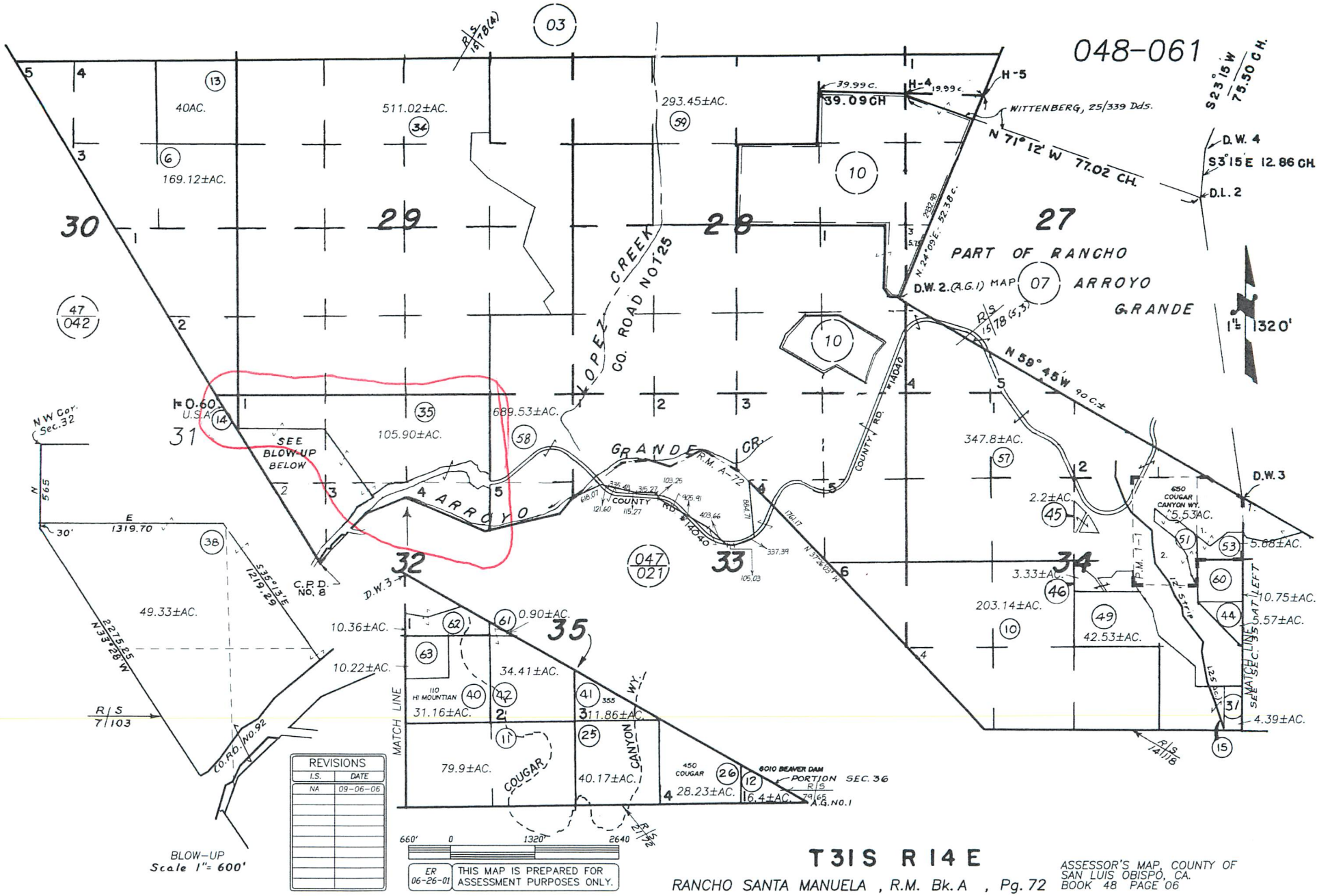
North

Scale: 1" = 10'-0"
10' 5' 0 10' 20' 30'

firma

Conceptual Landscape Plan

L_1



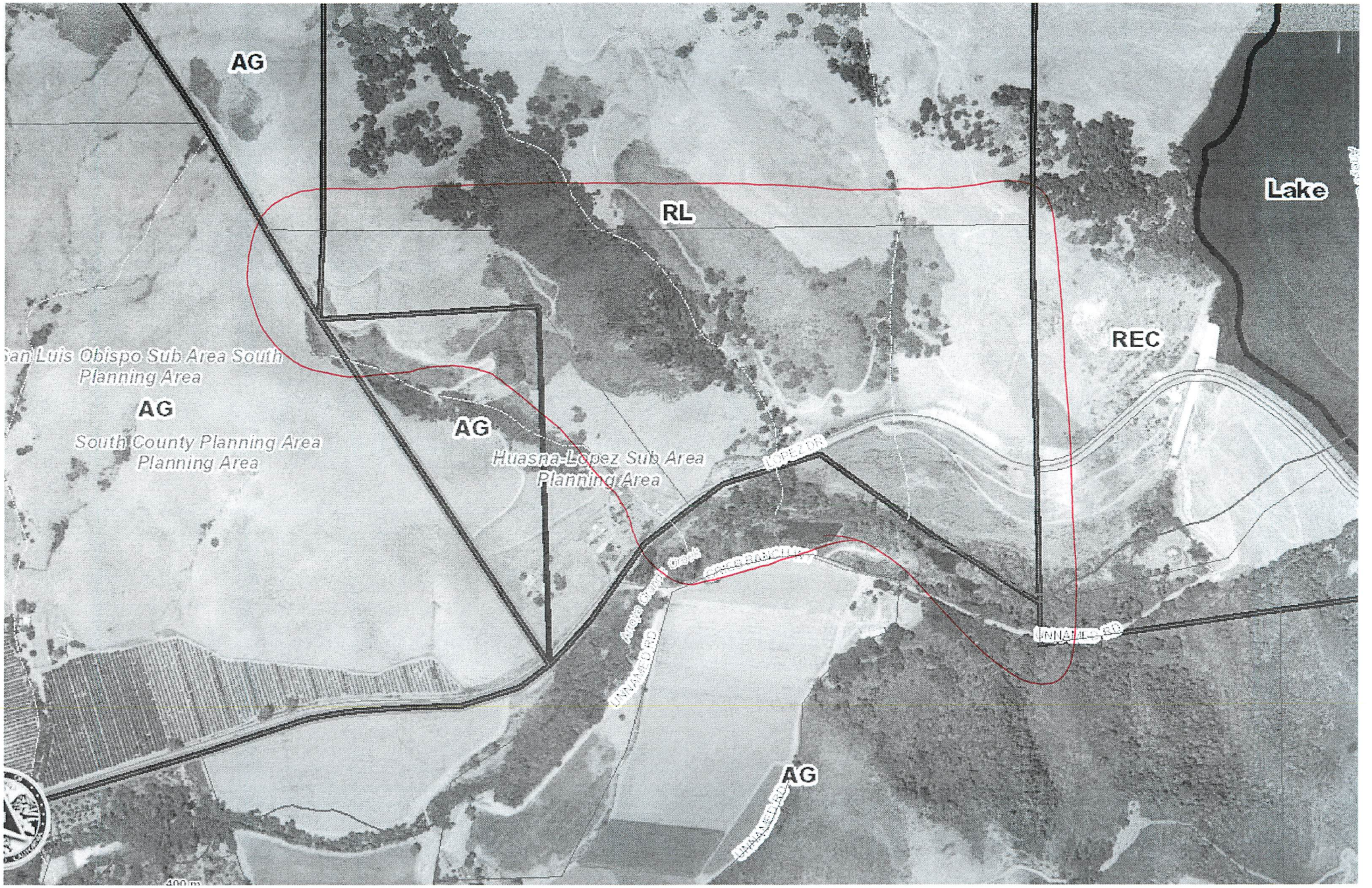
REVISIONS	
I.S.	DATE
NA	09-06-06

ER 06-26-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T31S R14E

RANCHO SANTA MANUELA , R.M. Bk. A , Pg. 72

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 48 PAGE 06


AG
RL
Lake
REC
San Luis Obispo Sub Area South
Planning Area
AG
South County Planning Area
Planning Area
AG
Huasna-Lopez Sub Area
Planning Area
AG
400 m

Parcel Summary Report For Parcel # 048-061-035

12/30/2014
10:22:22AM

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	GWINN CASEY G 9225 PIATTO WAY SAN DIEGO CA 92108-
OWN	BETHEL BARBARA
OWN	BETHEL BARBARA REVOCABLE TRUST
OWN	GWINN ELIZABETH A

Address Information

Status	Address
P	04455 LOPEZ DR SCHUAS

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
T31S	R14E	32P	South Cty. Plan	South County I	RL	GS	SRA	N	VP	G870024M / E030136
APV.C79-	034	5P	South Cty. Plan	South County I				Y	L2	

Parcel Information

Status	Description
Active	T31S R14E PTN SEC 32 LESS MIN RTS

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE

Parcel Summary Report For Parcel # 048-061-035

12/30/2014
10:22:22AM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

COASTAL SAN LUIS
COUNTY-ZONE NO. 03
SAN LUIS
NO. 04
AREA NO. 21

Case Information

Case Number:	Case Status:	
COD2003-00136	CLD	Primary Parcel

Description:
ACCESSORY STORAGE WITHOUT PRIMARY USE

DRC2014-00069	REC	Primary Parcel

Description:
NEW SFR, GUESTHOUE, POOL, GARDEN AND OUTDOOR PERGOLA

GRA2013-00011	AUT	Primary Parcel

Description:
AVOCADO ORCHARD - GRADING WILL INCLUDE CONSTRUTION OF TERRACES IN THE IDENTIFIED PLANTING AREAS AND IMPROVEMENT TO EXISTING AGRICULTURAL ROADS TO ALL EQUIPMENT ACCESS FOR PICKING.

PMT2002-20463	WIT	Primary Parcel

Description:
INSTALL MOBILE HOME DO# B 1545

PMT2002-15851	WIT	Related Parcel

Description:
INSTALL MOBILE HOME

S790013C	RDD	Related Parcel

Description:
PROP 7 CERT OF COMP