



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 6/17/2016

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

**FROM:** Kate Shea (805-781-4097 or kbshea@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00144 NEAL – Proposed minor use permit to grade a new terrace for house and build new single story 10,585 SF single family residence with basement level; total structural area size of 12,575 SF. Project location is 5170 Orcutt Road, San Luis Obispo. APN: 044-052-034

---

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

DRC2015-00144

NEAL ORVILLE T

MINOR USE PERMIT

GRADE NEW TERRACE FOR HOUSE. BUILD  
NEW SINGLE STORY WITH BASEMENT  
SLOSLO/ SLOSLO

AG AR

## APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name TOM NEAL Daytime Phone 702-219-8985  
Mailing Address PO BOX 61045 BOULDER CITY NEV. Zip Code 890006  
Email Address: otneal@cox.net

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

Agent Name DAVID EINUNG Daytime Phone 805-674-2842  
Mailing Address 2564 LAWTON AVE SLO Zip Code 93401  
Email Address: davideinung@gmail.com

## PROPERTY INFORMATION

Total Size of Site: 9.85 ACRES Assessor Parcel Number(s): 044-052-034  
Legal Description: PARCEL A MAP CO-71-191  
Address of the project (if known): 5170 ORCUTT RD. SLO PLANNING AREA  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: S. ON BROAD TO ORCUTT LEFT ON TANK FARM RT ON ORCUTT

Describe current uses, existing structures, and other improvements and vegetation on the property:  
EXISTING CUT TERRACES FOR AGG PURPOSES NO STRUCTURES SEVERAL MONTEREY PIN AND EUC TREES

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): GRADE NEW TERRACE FOR HOUSE. BUILD NEW SINGLE STORY WITH BASEMENT LEVEL, HOUSE TOTAL STRCT. SIZE 12,945 SQ.FT.

## 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 AGENT Date 02-02-16

**FOR STAFF USE ONLY**

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

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

**Type of project:**  Commercial  Industrial  Residential  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): NONE

Describe existing and future access to the proposed project site: EXISTING 550 FT ALL WEATHER DRIVEWAY WIDEN AND PAVE TO CAL FIRE STANDARDS WITH TURN AROUND

**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: AG  
East: AG

South: AG  
West: AG

**For all projects, answer the following:**

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

Buildings: 7,120 sq. feet 1.6 % Landscaping: 30,000 sq. feet 6.9 %

Paving: 14,270 sq. feet 3.3 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 51,390  sq. feet  acres

Total area of grading or removal of ground cover: 51,390  sq. feet  acres

Number of parking spaces proposed: 10 Height of tallest structure: 25 FT.

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 390 FT Right 110 FT Left 260 FT Back 50 FT

**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: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

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

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

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

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

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

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

- 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: \_\_\_\_\_ acres  
Moderate slopes of 10-30%: 9.85 acres  
Steep slopes over 30%: \_\_\_\_\_ acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
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: AG. TERRACE FOR AVOCADO FARM / ALL TREES REMOVED
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: VISIBLE FROM ORCUTT / DESIGNATED SCENIC CORRIDOR

## 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? SFD
4. How many service connections will be required? NONE
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: 10 gpm well with 2 5000 gal. tanks
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? 400+ 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: SAN LUIS GARBAGE
- 3. Where is the waste disposal storage in relation to buildings? BY GARAGE
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
 Yes     No

**Community Service Information**

- 1. Name of School District: SAN LUIS COASTAL UNIFIED
- 2. Location of nearest police station: 1042 WALNUT ST. SAN LUIS OBISPO
- 3. Location of nearest fire station: 1280 LAUREL LANE SAN LUIS OBISPO
- 4. Location of nearest public transit stop: CORNER / TANK FARM AND WAVERTREE
- 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:  
AVOCADO FARM
- 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): NONE
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 \*: SOLAR VOLTAIC PANELS

\*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**

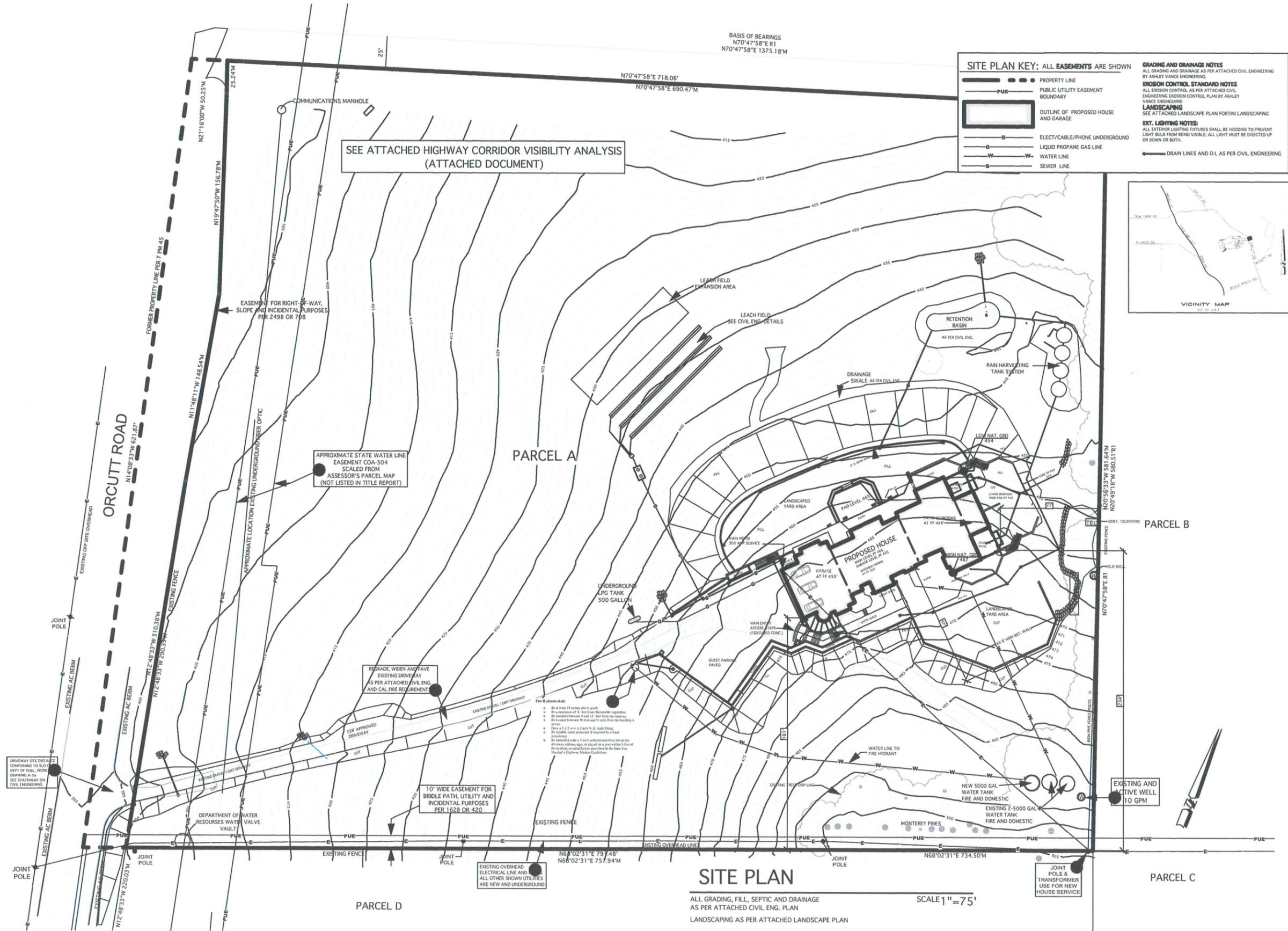
1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
RAIN WATER HARVEST FROM ROOF AREA  
\_\_\_\_\_  
\_\_\_\_\_

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: SEE ATTACHED BOTANICAL REPORT
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): STATE WATER LINE ON PROPERTY COUNTY MUP, GRADING AND BUILDING

(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.)



**DAVID EINUNG**  
CUSTOM HOME DESIGN  
david.einung.com  
805-674-2842  
daveinung@gmail.com  
670 PINE RIDGE LN.  
ARROYO GRANDE  
CALIF. 93420

- PROJECT**
- BUILD NEW SFD
  - 2 STORY
  - 5 BEDROOM
  - 6 FULL BATHROOM
  - 1 POWDER ROOMS
  - LAUNDRY
  - EXERCISE ROOM
  - WINE CELLAR
  - 5 CAR ATTACHED GARAGE
  - UNDERGROUND UTILITIES
  - SEPTIC SYSTEM
  - LANDSCAPING
  - ACCESS DRIVEWAY

**STRUCTURE**

LOT SIZE:	9.85ACRES
TOTAL SITE DISTURBANCE	APX 1 ACRE
<b>STRUCTURAL AREA:</b>	
HOUSE: (CONDITIONED)	
1ST FL. LIVING	3365 S.F.
2ND FL. LIVING	7220 S.F.
<b>TOTAL CONDITIONED</b>	<b>10585 S.F.</b>
<b>UTILITY: (UNCONDITIONED)</b>	
5 CAR GARAGE	1990 S.F.
<b>TOTAL STRUCT. AREA</b>	<b>12,575 S.F.</b>
PATIO	3287 S.F.
DRIVEWAY	12650 S.F.
LOT SIZE:	9.85 ACRE
HOUSE COVERAGE	7,120 = 1.6%
PAVING COVERAGE	14,270 = 3.3%
LANDSCAPE	30,000 = 6.9%

**HEIGHT**

ALLOWABLE HEIGHT:	25' ABOVE A.N.G.
PROPOSED HEIGHT:	25' ABOVE A.N.G.
LOW NAT GRADE	ELEV. 454'
HIGH NAT GRADE	ELEV. 467'
A.N.G. AVE. NAT. GRD	ELEV. 460.5'
MAX STRUCT. HEIGHT	ELEV. 485.5'

**APPLICANT**

**TOM AND JACKIE NEAL**  
P.O. BOX 61045  
BOULDER CITY NV 89006  
702-419-2457

**SITE LOCATION**

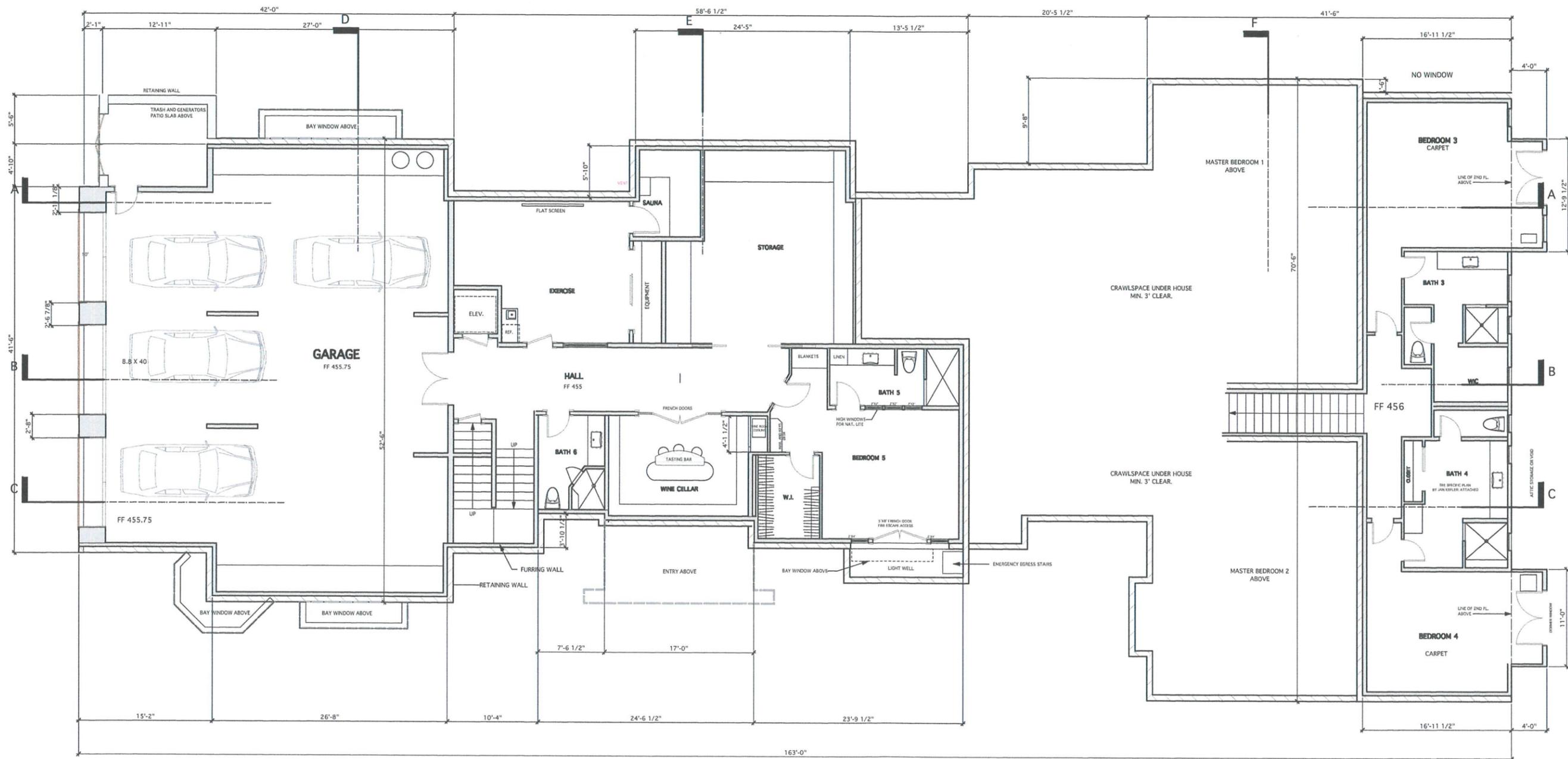
5170 ORCUTT  
SLO COUNTY  
APN 044-052-034

**SHEET**

**SITE PLAN**

**MUP 1**

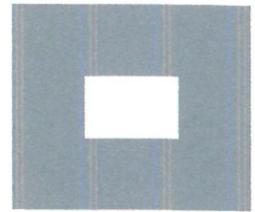
**NEAL 06-09-16**



1ST FLOOR PLAN

SCALE 1:145

- CONCRETE RETAINING WALLS
- 2 X 4/8 OF AT 16" OC STRUCTURAL AND FURRING WALLS



**DAVID EINUNG**  
 CUSTOM HOME DESIGN  
 david.einung.com  
 805-674-2842  
 david.einung@gmail.com  
 670 PINE RIDGE LN.  
 ARROYO GRANDE  
 CALIF. 93420

**PROJECT**

- BUILD NEW SFD**
- 2 STORY
  - 5 BEDROOM
  - 6 FULL BATHROOM
  - 1 POWDER ROOMS
  - LAUNDRY
  - EXERCISE ROOM
  - WINE CELLAR
  - 5 CAR ATTACHED GARAGE
  - UNDERGROUND UTILITIES
  - SEPTIC SYSTEM
  - LANDSCAPING
  - ACCESS DRIVEWAY

**STRUCTURE**

LOT SIZE:	9.85ACRES
TOTAL SITE DISTURBANCE	APX 1 ACRE
<b>STRUCTURAL AREA:</b>	
HOUSE (CONDITIONED)	
1ST FL. LIVING	3365 S.F.
2ND FL. LIVING	7220 S.F.
<b>TOTAL CONDITIONED</b>	<b>10585 S.F.</b>
<b>UTILITY: (UNCONDITIONED)</b>	
5 CAR GARAGE	1990 S.F.

**TOTAL STRUCT. AREA 12,575 S.F.**

PATIO	3287 S.F.
DRIVEWAY	12650 S.F.
LOT SIZE:	9.85 ACRE
HOUSE COVERAGE	42,9066 S.F.
	7,120 = 1.6%
PAVING COVERAGE	14,270 = 3.3%
LANDSCAPE	30,000 = 6.9%

**HEIGHT**

ALLOWABLE HEIGHT:	25' ABOVE A.N.G.
PROPOSED HEIGHT:	25' ABOVE A.N.G.
LOW NAT GRADE	ELEV. 454'
HIGH NAT GRADE	ELEV. 467'
A.N.G. AVE. NAT. GRD	ELEV. 460.5'
MAX STRUCT. HEIGHT	ELEV. 485.5'

**APPLICANT**

**TOM AND JACKIE NEAL**  
 P.O. BOX 61045  
 BOULDER CITY NV 89006  
 702-419-2457

**SITE LOCATION**

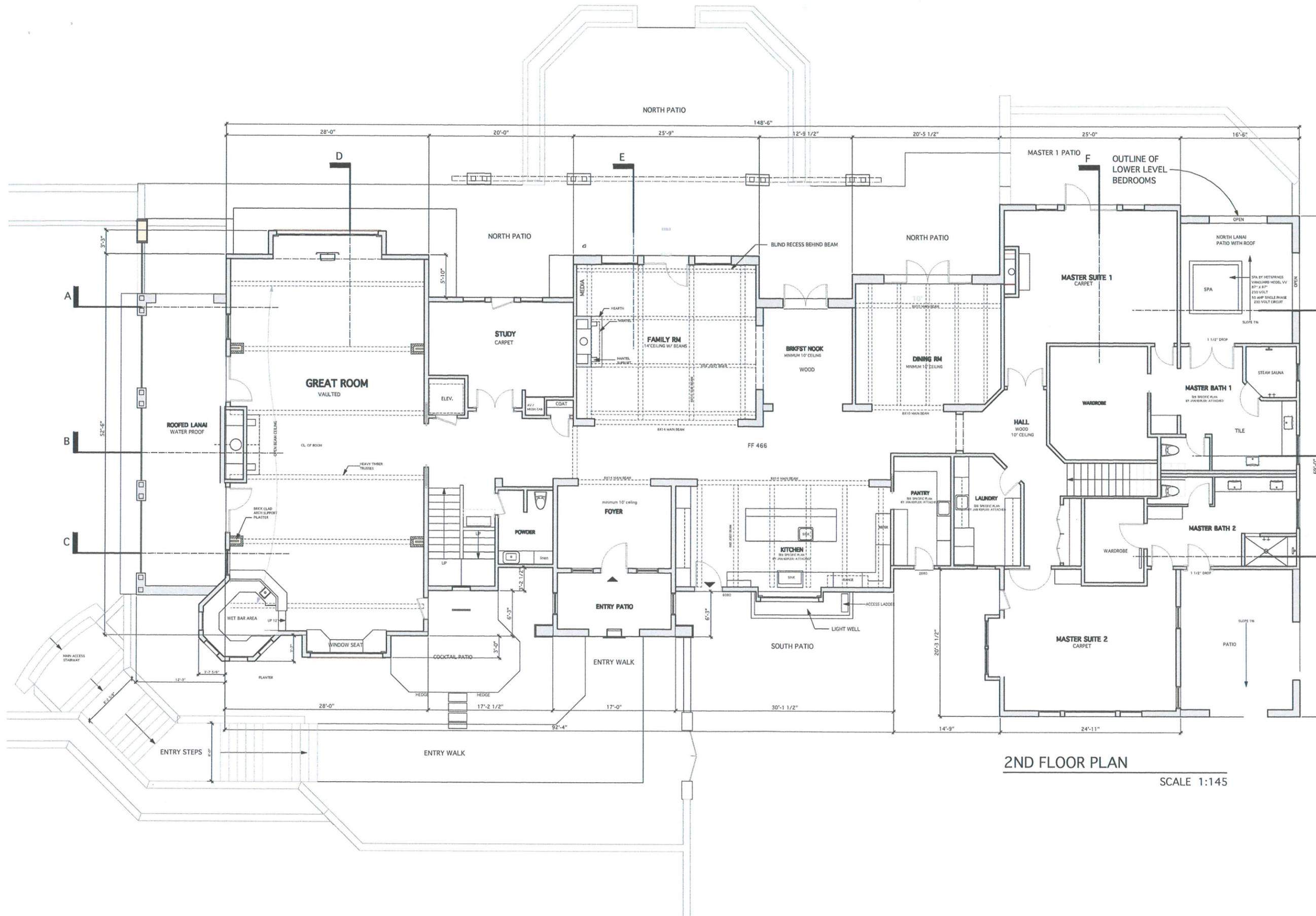
5170 ORCUTT  
 SLO COUNTY  
 APN 044-052-034

**SHEET**

**1ST FLOOR**

**MUP 2**

NEAL 06-09-16



**2ND FLOOR PLAN**  
SCALE 1:145

**DAVID EINUNG**  
CUSTOM HOME DESIGN  
david einung . com  
805-674-2842  
daveinung@gmail.com  
670 PINE RIDGE LN.  
ARROYO GRANDE  
CALIF. 93420

- PROJECT**
- BUILD NEW SFD
  - 2 STORY
  - 5 BEDROOM
  - 6 FULL BATHROOM
  - 1 POWDER ROOMS
  - LAUNDRY
  - EXERCISE ROOM
  - WINE CELLAR
  - 5 CAR ATTACHED GARAGE
  - UNDERGROUND UTILITIES
  - SEPTIC SYSTEM
  - LANDSCAPING
  - ACCESS DRIVEWAY

**STRUCTURE**

LOT SIZE:	9.85ACRES
TOTAL SITE DISTURBANCE	APX 1 ACRE
<b>STRUCTURAL AREA:</b>	
HOUSE: (CONDITIONED)	3365 S.F.
1ST FL. LIVING	7220 S.F.
2ND FL. LIVING	10585 S.F.
TOTAL CONDITIONED	10585 S.F.
<b>UTILITY: (UNCONDITIONED)</b>	
5 CAR GARAGE	1990 S.F.
TOTAL STRUCT. AREA	12,575 S.F.
PATIO	3287 S.F.
DRIVEWAY	12650 S.F.
LOT SIZE:	9.85 ACRE
HOUSE COVERAGE	7,120 = 1.6%
PAVING COVERAGE	14,270 = 3.3%
LANDSCAPE	30,000 = 6.9%

**HEIGHT**

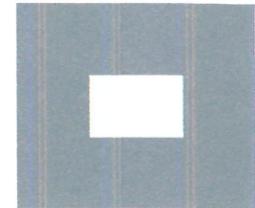
ALLOWABLE HEIGHT:	25' ABOVE A.N.G.
PROPOSED HEIGHT:	25' ABOVE A.N.G.
LOW NAT GRADE	ELEV. 454'
HIGH NAT GRADE	ELEV. 467'
A.N.G. AVE. NAT. GRD	ELEV. 460.5'
MAX STRUCT. HEIGHT	ELEV. 485.5'

**APPLICANT**

**TOM AND JACKIE NEAL**  
P.O. BOX 61045  
BOULDER CITY NV 89006  
702-419-2457

**SITE LOCATION**

5170 ORCUTT  
SLO COUNTY  
APN 044-052-034



**DAVID EINUNG**  
 CUSTOM HOME DESIGN  
 david.einung.com  
 805-674-2842  
 david.einung@gmail.com  
 670 PINE RIDGE LN.  
 ARROYO GRANDE  
 CALIF. 93420

**PROJECT**

- BUILD NEW SFD  
 - 2 STORY  
 - 5 BEDROOM  
 - 6 FULL BATHROOM  
 - 1 POWDER ROOMS  
 - LAUNDRY  
 - EXERCISE ROOM  
 - WINE CELLAR  
 - 5 CAR ATTACHED GARAGE  
 - UNDERGROUND UTILITIES  
 - SEPTIC SYSTEM  
 - LANDSCAPING  
 - ACCESS DRIVEWAY

**STRUCTURE**

LOT SIZE: 9.85ACRES  
 TOTAL SITE DISTURBANCE: APX 1 ACRE

**STRUCTURAL AREA:**  
 HOUSE: (CONDITIONED)  
 1ST FL. LIVING 3365 S.F.  
 2ND FL. LIVING 7220 S.F.  
**TOTAL CONDITIONED 10585 S.F.**

**UTILITY: (UNCONDITIONED)**  
 5 CAR GARAGE 1990 S.F.

**TOTAL STRUCT. AREA 12,575 S.F.**

PATIO 3287 S.F.  
 DRIVEWAY 12650 S.F.

LOT SIZE: 9.85 ACRE  
 42,9066 S.F.

HOUSE COVERAGE 7,120 = 1.69%

PAVING COVERAGE 14,270 = 3.39%

LANDSCAPE 30,000 = 6.99%

**HEIGHT**

ALLOWABLE HEIGHT: 25' ABOVE A.N.G.  
 PROPOSED HEIGHT: 25' ABOVE A.N.G.

LOW NAT GRADE ELEV. 454'  
 HIGH NAT GRADE ELEV. 467'

A.N.G. AVE. NAT. GRD ELEV. 460.5'  
 MAX STRUCT. HEIGHT ELEV. 485.5'

**APPLICANT**

**TOM AND JACKIE NEAL**  
 P.O. BOX 61045  
 BOULDER CITY NV 89006  
 702-419-2457

**SITE LOCATION**

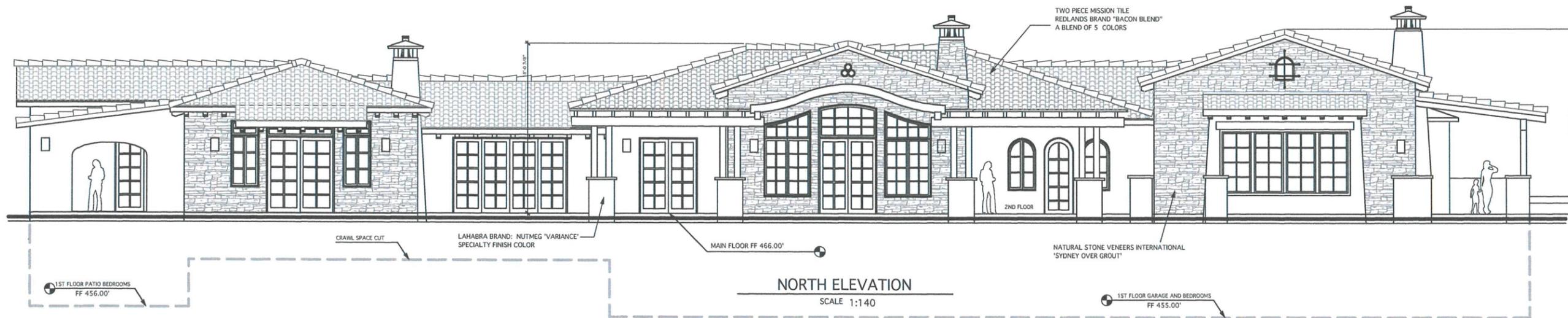
5170 ORCUTT  
 SLO COUNTY  
 APN 044-052-034

**SHEET**

**ELEV. N/S**

**MUP 4**

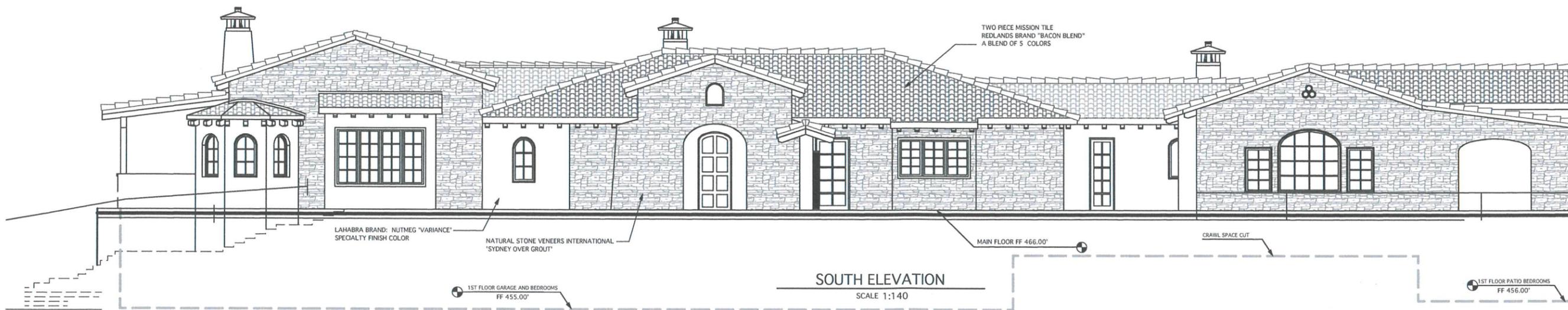
**NEAL 06-09-16**



**NORTH ELEVATION**

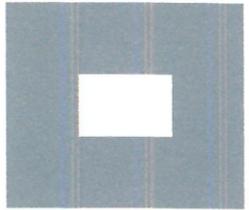
SCALE 1:140

**EXTERIOR MATERIAL SPECIFICATIONS:**  
**EXTERIOR WALL STONE:**  
 NATURAL STONE VENEERS INTERNATIONAL  
 'SYDNEY' OVER GROUT  
**EXTERIOR WALL STUCCO:**  
 LAHABRA BRAND: 'NUTMEG 'VARIANCE'  
 SPECIALTY FINISH COLOR  
**ROOF TILE:**  
 TWO PIECE MISSION TILE  
 REDLANDS BRAND "BACON BLEND"  
 A BLEND OF 5 COLORS  
**FASCIA AND BEAM TAILS:**  
 OPAQUE STAINED  
 DARK BROWN  
**WINDOWS AND DOORS:**  
 MILGARD ESSENCE  
 WITH BRONZE  
 FIBERGLASS EXT.



**SOUTH ELEVATION**

SCALE 1:140



**DAVID EINUNG**  
 CUSTOM HOME DESIGN  
 david einung . com  
 805-674-2842  
 david einung @ gmail . com  
 670 PINE RIDGE LN.  
 ARROYO GRANDE  
 CALIF. 93420

**PROJECT**

- BUILD NEW SFD  
 - 2 STORY  
 - 5 BEDROOM  
 - 6 FULL BATHROOM  
 - 1 POWDER ROOMS  
 - LAUNDRY  
 - EXERCISE ROOM  
 - WINE CELLAR  
 - 5 CAR ATTACHED GARAGE  
 - UNDERGROUND UTILITIES  
 - SEPTIC SYSTEM  
 - LANDSCAPING  
 - ACCESS DRIVEWAY

**STRUCTURE**

LOT SIZE:	9.85ACRES
TOTAL SITE DISTURBANCE	APX 1 ACRE
<b>STRUCTURAL AREA:</b>	
HOUSE (CONDITIONED)	
1ST FL. LIVING	3365 S.F.
2ND FL. LIVING	7220 S.F.
<b>TOTAL CONDITIONED</b>	<b>10585 S.F.</b>
<b>UTILITY:</b> (UNCONDITIONED)	
5 CAR GARAGE	1990 S.F.
<b>TOTAL STRUCT. AREA</b>	<b>12,575 S.F.</b>
PATIO	3287 S.F.
DRIVEWAY	12650 S.F.
LOT SIZE:	9.85 ACRE
HOUSE COVERAGE	7,120 = 1.6%
PAVING COVERAGE	14,270 = 3.3%
LANDSCAPE	30,000 = 6.9%
<b>HEIGHT</b>	
ALLOWABLE HEIGHT:	25' ABOVE A.N.G.
PROPOSED HEIGHT:	25' ABOVE A.N.G.
LOW NAT GRADE	ELEV. 454'
HIGH NAT GRADE	ELEV. 467'
A.N.G. AVE. NAT. GRD	ELEV. 460.5'
MAX STRUCT. HEIGHT	ELEV. 485.5'

**EXTERIOR MATERIAL SPECIFICATIONS:**

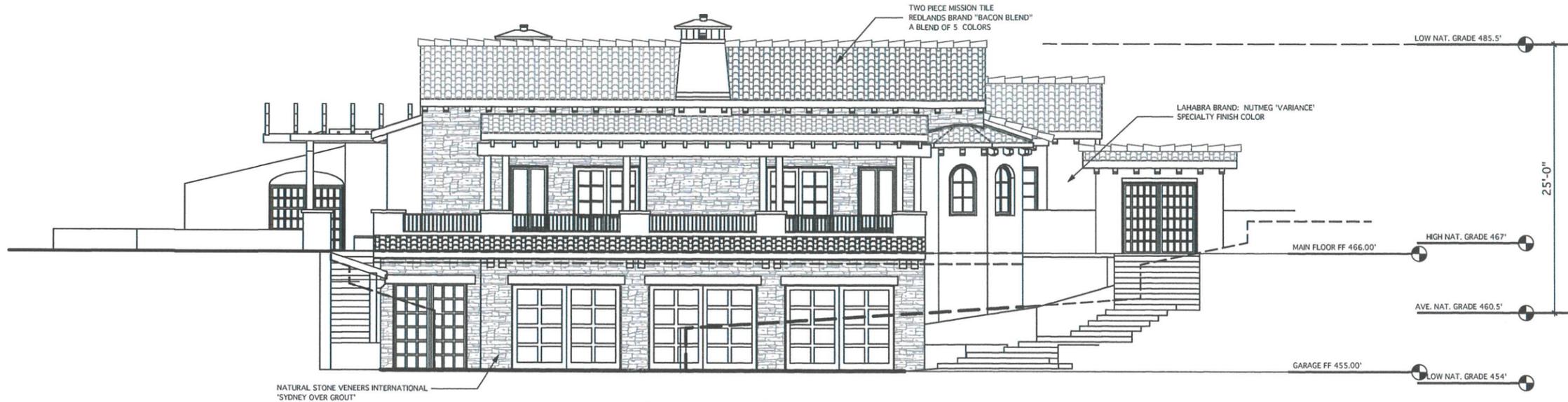
**EXTERIOR WALL STONE:**  
 NATURAL STONE VENEERS INTERNATIONAL  
 'SYDNEY OVER GROUT'

**EXTERIOR WALL STUCCO:**  
 LAHABRA BRAND: 'NUTMEG 'VARIANCE'  
 SPECIALTY FINISH COLOR

**ROOF TILE:**  
 TWO PIECE MISSION TILE  
 REDLANDS BRAND "BACON BLEND"  
 A BLEND OF 5 COLORS

**FASCIA AND BEAM TAILS:**  
 OPAQUE STAINED  
 DARK BROWN

**WINDOWS AND DOORS:**  
 MILGARD ESSENCE  
 WITH BRONZE  
 FIBERGLASS EXT.

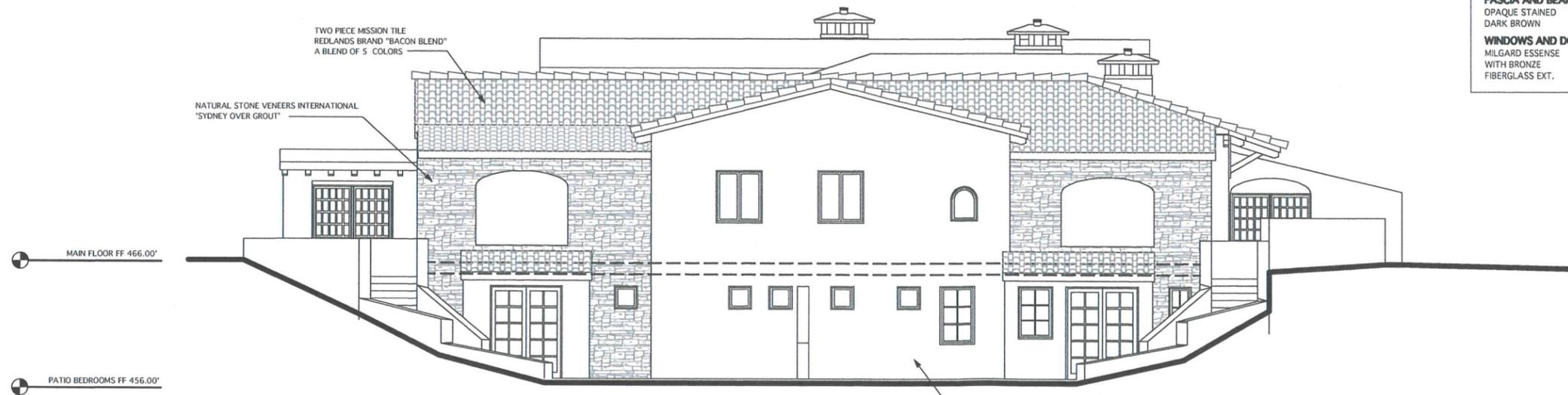


**WEST ELEVATION**

SCALE 1:140

ALLOWABLE HEIGHT: 25' ABOVE A.N.G.  
 PROPOSED HEIGHT: 25' ABOVE A.N.G.

LOW NAT GRADE ELEV. 454'  
 HIGH NAT GRADE ELEV. 467'



**EAST ELEVATION**

SCALE 1:140

**APPLICANT**

**TOM AND JACKIE NEAL**  
 P.O. BOX 61045  
 BOULDER CITY NV 89006  
 702-419-2457

**SITE LOCATION**

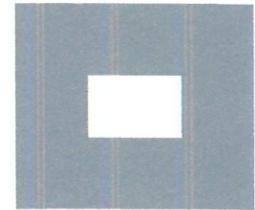
5170 ORCUTT  
 SLO COUNTY  
 APN 044-052-034

**SHEET**

**ELEV. E/W**

**MUP 5**

**NEAL 06-09-16**



**DAVID EINUNG**  
 CUSTOM HOME DESIGN  
 david einung . com  
 805-674-2842  
 davideinung@gmail.com  
 670 PINE RIDGE LN.  
 ARROYO GRANDE  
 CALIF. 93420

**PROJECT**

- BUILD NEW SFD
- 2 STORY
- 5 BEDROOM
- 6 FULL BATHROOM
- 1 POWDER ROOMS
- LAUNDRY
- EXERCISE ROOM
- WINE CELLAR
- 5 CAR ATTACHED GARAGE
- UNDERGROUND UTILITIES
- SEPTIC SYSTEM
- LANDSCAPING
- ACCESS DRIVEWAY

**STRUCTURE**

LOT SIZE: 9.85ACRES  
 TOTAL SITE DISTURBANCE: APX 1 ACRE

**STRUCTURAL AREA:**  
 HOUSE (CONDITIONED)  
 1ST FL. LIVING 3365 S.F.  
 2ND FL. LIVING 7220 S.F.  
**TOTAL CONDITIONED 10585 S.F.**

**UTILITY: (UNCONDITIONED)**  
 5 CAR GARAGE 1990 S.F.

**TOTAL STRUCT. AREA 12,575 S.F.**

PATIO 3287 S.F.  
 DRIVEWAY 12650 S.F.

LOT SIZE: 9.85 ACRE  
 42,9066 S.F.

HOUSE COVERAGE 7,120 = 1.6%

PAVING COVERAGE 14,270 = 3.3%

LANDSCAPE 30,000 = 6.9%

**HEIGHT**

ALLOWABLE HEIGHT: 25' ABOVE A.N.G.  
 PROPOSED HEIGHT: 25' ABOVE A.N.G.

LOW NAT GRADE ELEV. 454'  
 HIGH NAT GRADE ELEV. 467'

A.N.G. AVE. NAT. GRD ELEV. 460.5'  
 MAX STRUCT. HEIGHT ELEV. 485.5'

**APPLICANT**

**TOM AND JACKIE NEAL**  
 P.O. BOX 61045  
 BOULDER CITY NV 89006  
 702-419-2457

**SITE LOCATION**

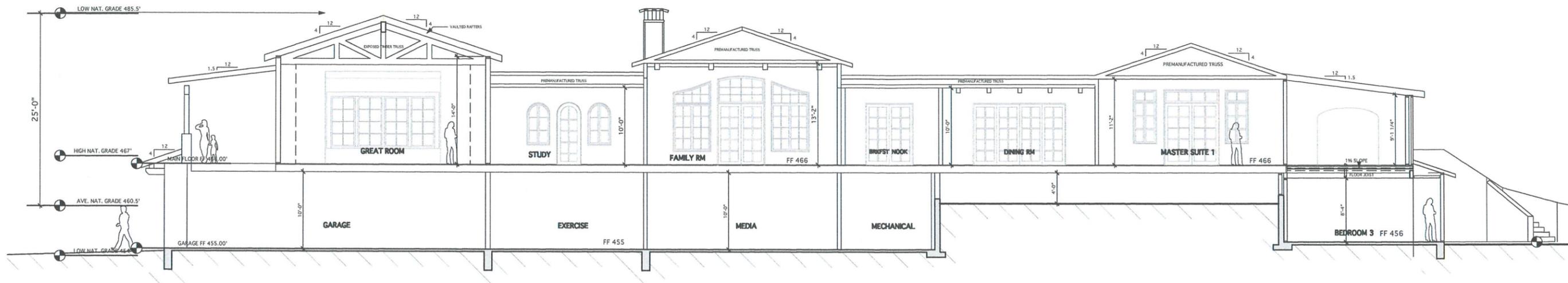
5170 ORCUTT  
 SLO COUNTY  
 APN 044-052-034

**SHEET**

**SECTIONS**

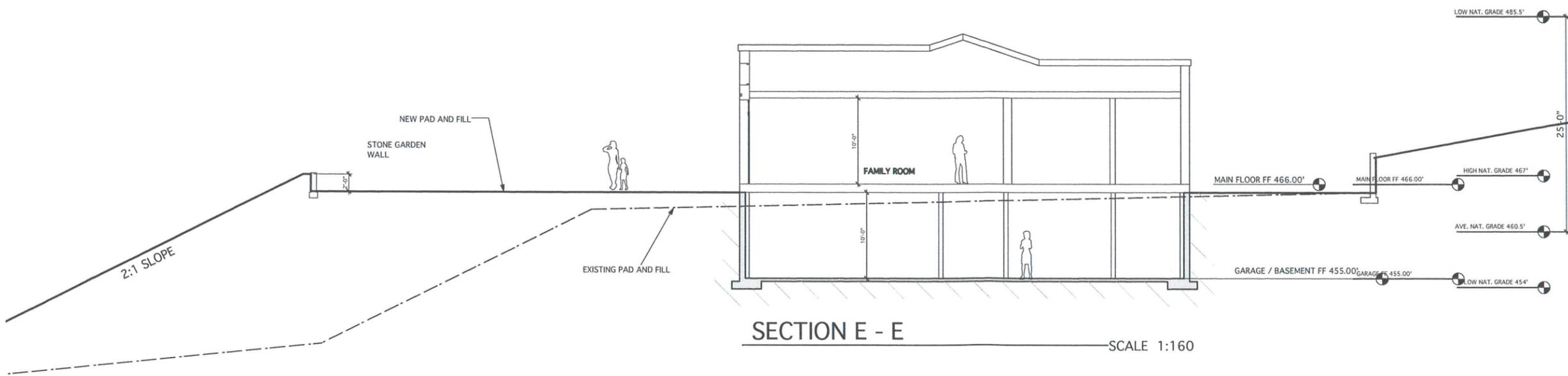
**MUP 6**

NEAL 06-09-16



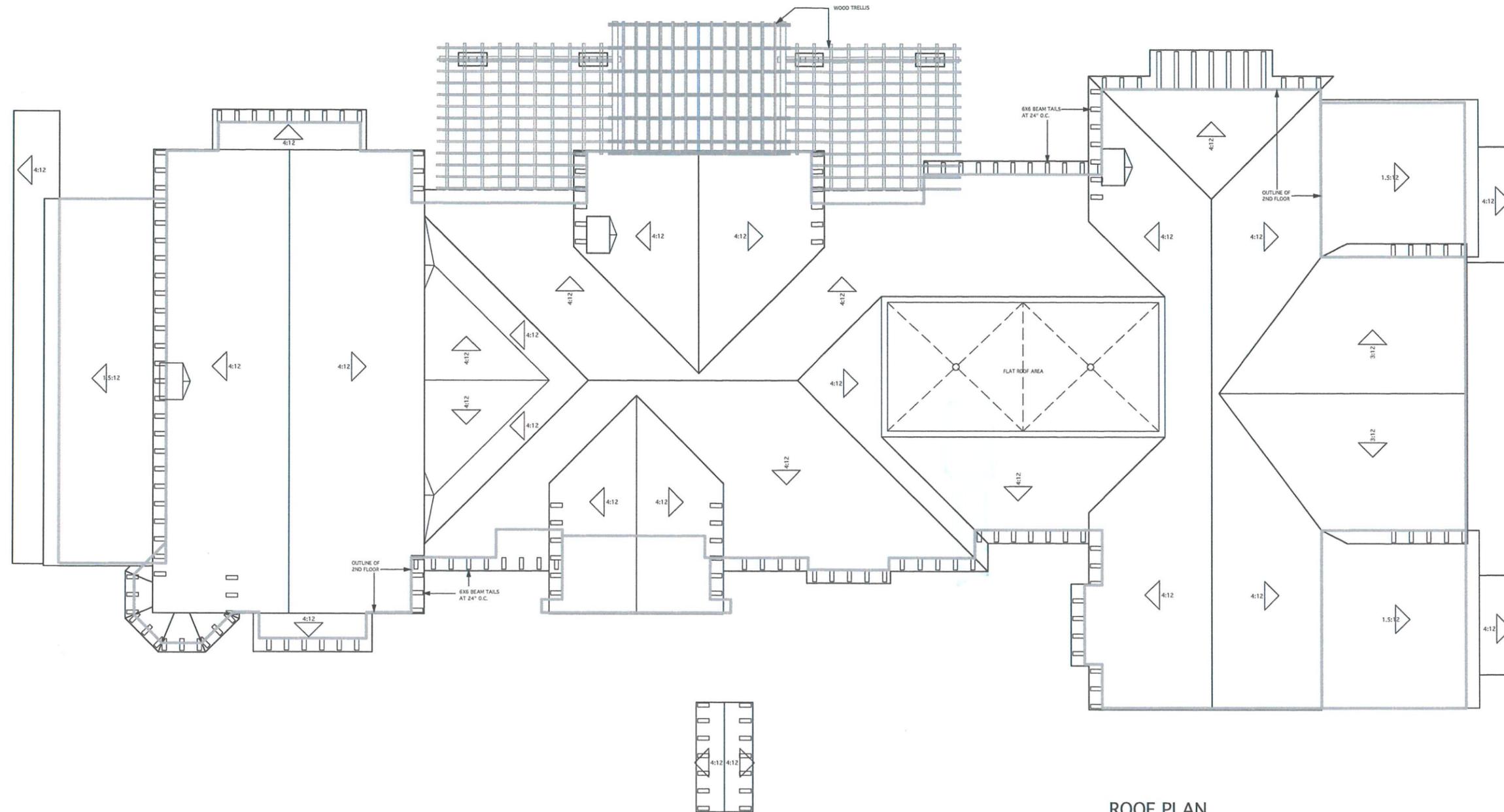
**SECTION A - A**

SCALE 1:160



**SECTION E - E**

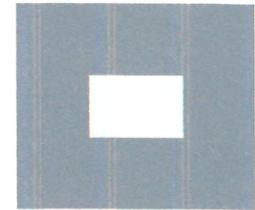
SCALE 1:160



**ROOF PLAN**

**ROOF TILE:**  
 TWO PIECE MISSION TILE  
 REDLANDS BRAND "BACON BLEND"  
 A BLEND OF 5 COLORS

SCALE 1:160



**DAVID EINUNG**  
 CUSTOM HOME DESIGN  
 david einung.com  
 805-674-2842  
 davideinung@gmail.com  
 670 PINE RIDGE LN.  
 ARROYO GRANDE  
 CALIF. 93420

**PROJECT**

- BUILD NEW SFD
- 2 STORY
- 5 BEDROOM
- 6 FULL BATHROOM
- 1 POWDER ROOMS
- LAUNDRY
- EXERCISE ROOM
- WINE CELLAR
- 5 CAR ATTACHED GARAGE
- UNDERGROUND UTILITIES
- SEPTIC SYSTEM
- LANDSCAPING
- ACCESS DRIVEWAY

**STRUCTURE**

LOT SIZE:	9.85ACRES
TOTAL SITE DISTURBANCE	APX 1 ACRE
<b>STRUCTURAL AREA:</b>	
HOUSE: (CONDITIONED)	
1ST FL. LIVING	3365 S.F.
2ND FL. LIVING	7220 S.F.
<b>TOTAL CONDITIONED</b>	<b>10585 S.F.</b>
<b>UTILITY: (UNCONDITIONED)</b>	
5 CAR GARAGE	1990 S.F.
<b>TOTAL STRUCT. AREA</b>	<b>12,575 S.F.</b>
PATIO	3287 S.F.
DRIVEWAY	12650 S.F.
LOT SIZE:	9.85 ACRE
HOUSE COVERAGE	
7,120	= 1.6%
PAVING COVERAGE	
14,270	= 3.3%
LANDSCAPE	
30,000	= 6.9%
<b>HEIGHT</b>	
ALLOWABLE HEIGHT:	25' ABOVE A.N.G.
PROPOSED HEIGHT:	25' ABOVE A.N.G.
LOW NAT GRADE	ELEV. 454'
HIGH NAT GRADE	ELEV. 467'
A.N.G. AVE. NAT. GRD	ELEV. 460.5'
MAX STRUCT. HEIGHT	ELEV. 485.5'

**APPLICANT**

**TOM AND JACKIE NEAL**  
 P.O. BOX 61045  
 BOULDER CITY NV 89006  
 702-419-2457

**SITE LOCATION**

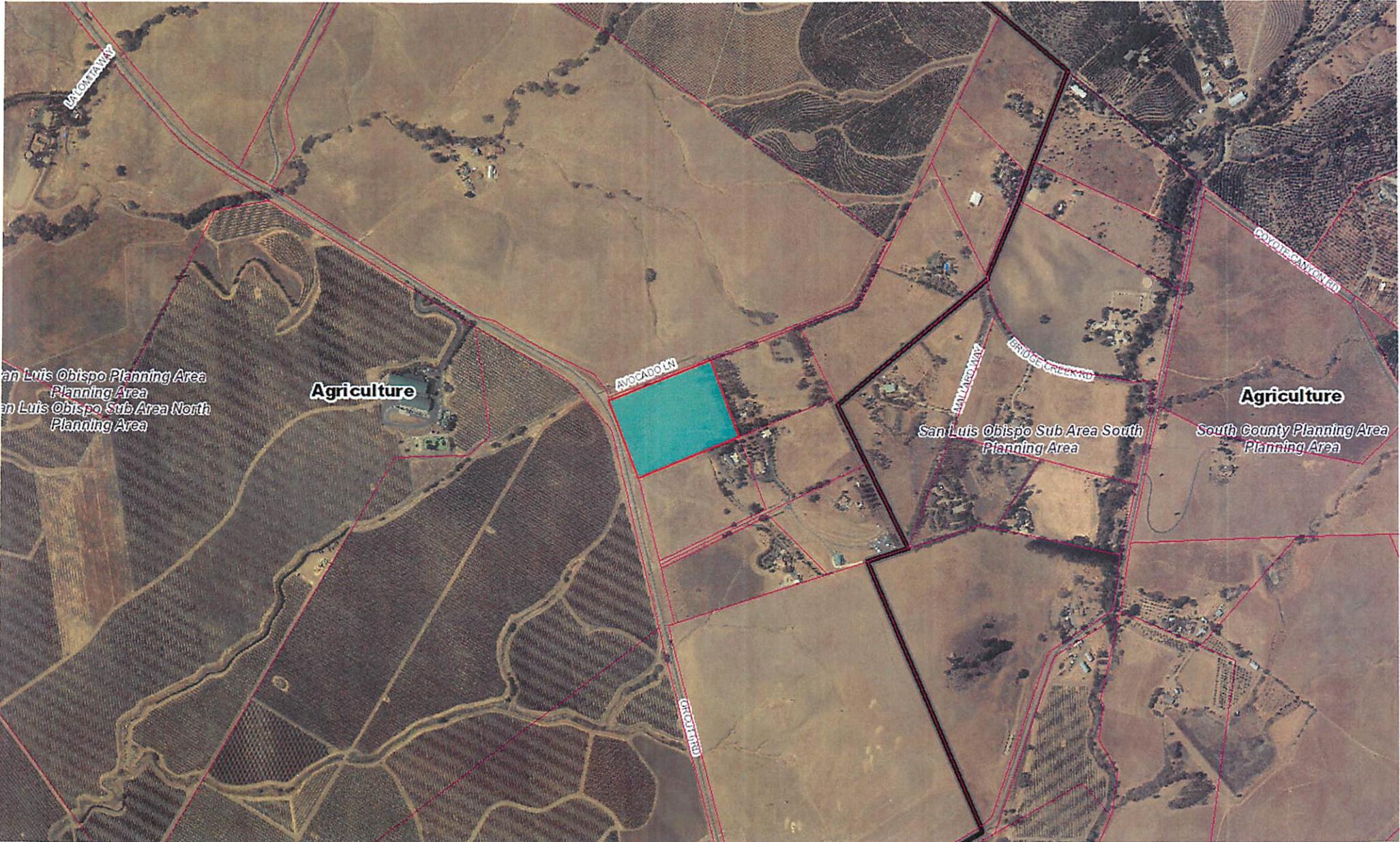
5170 ORCUTT  
 SLO COUNTY  
 APN 044-052-034

**SHEET**

**ROOF PLAN**

**MUP 7**

NEAL 06-09-16



San Luis Obispo Planning Area  
San Luis Obispo Sub Area North  
Planning Area

**Agriculture**

AVOCADO LN

San Luis Obispo Sub Area South  
Planning Area

South County Planning Area  
Planning Area

**Agriculture**

SANTA LUCIA

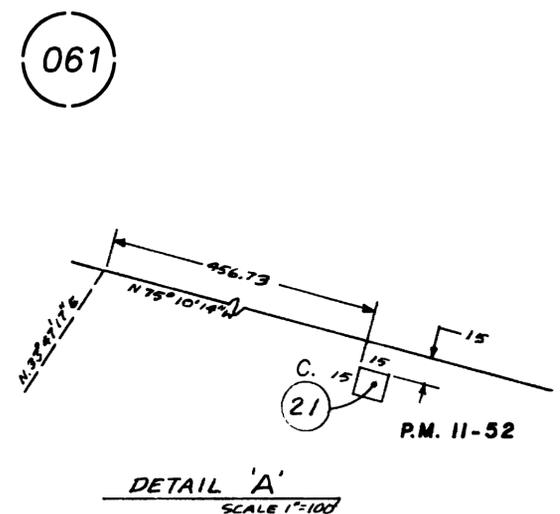
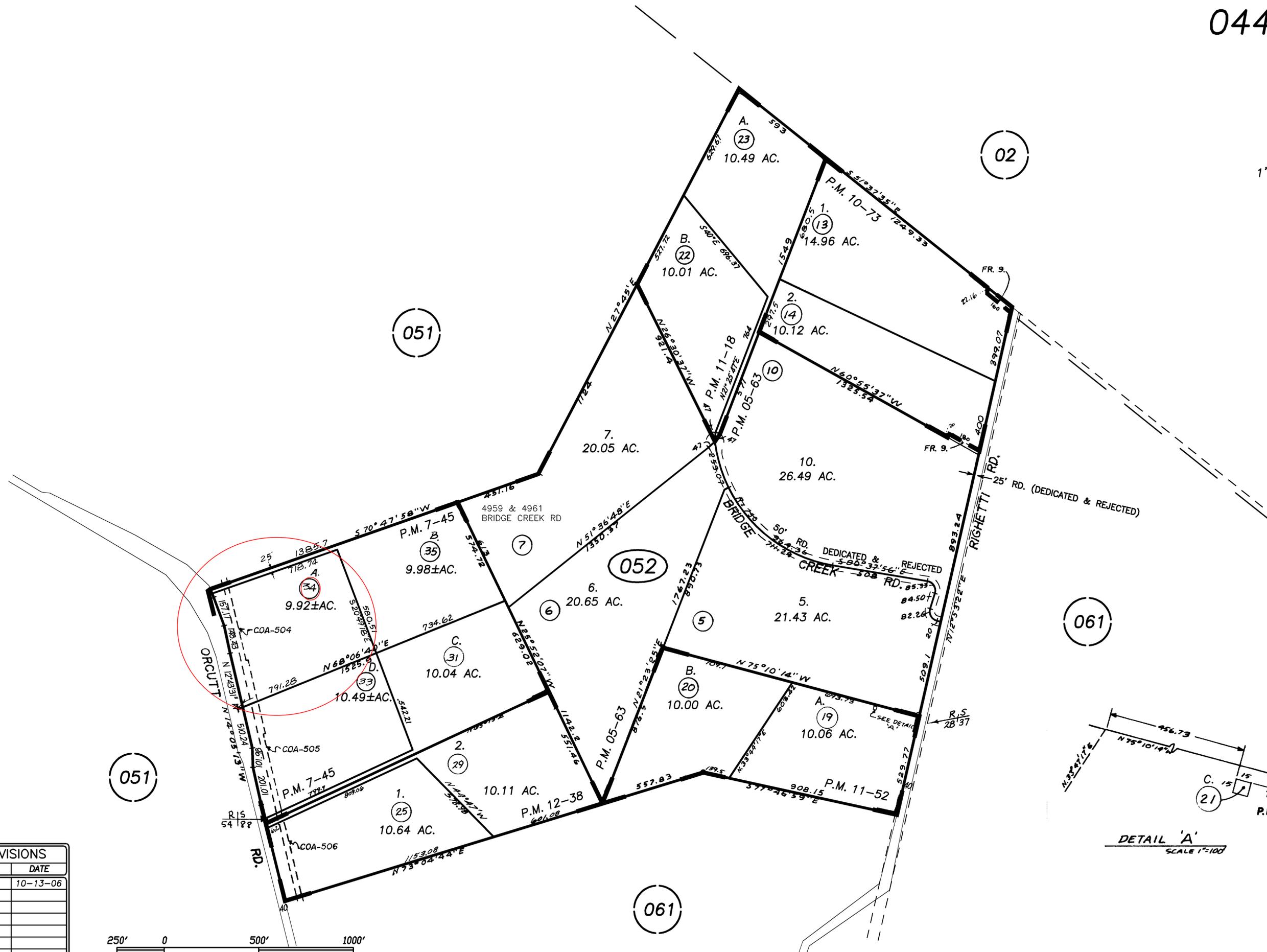
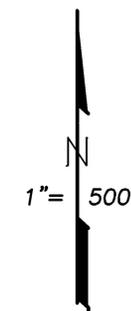
MUNTA VISTA

BRIDGE CREEK RD

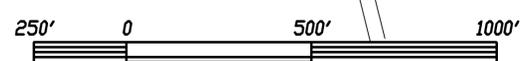
BRIDGE CREEK RD

044-052-034





REVISIONS	
I.S.	DATE
NA	10-13-06



JAW  
10-13-06  
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



# Parcel Summary Report For Parcel # 044-052-034

6/17/2016  
12:02:21PM

## 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    NEAL ORVILLE T  
         PO BOX 61045 BOULDER CITY NV 89006-  
OWN    NEAL FAMILY TRUST  
  
OWN    NEAL JACQUELINE S

### Address Information

**Status**              **Address**  
A                      05170 ORCUTT RD SLOSLO

### 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>
CO71-	191	A	SLO Planning A	San Luis Obis	AG	AR		Y		

### Parcel Information

**Status**      **Description**  
Active      PM 7/45 PTN PAR A &    ABD ROAD

### Notes

GRADING HAS BEEN DONE ON SITE THAT HAS BEEN DETERMINED TO BE AG EXEMPT. SOUND MANAGEMENT PRACTICES, INCLUDING EROSION CONTROL MEASURES, ARE REQUIRED BY THE LUO. FUTURE BUILDERS OR PROPSECTIVE BUYERS MUST BE AWARE THAT ANY STRUCTURE (INCLUDING AG EXEMPT STRUCTURES) TO BE PLACED ON THESE PADS WILL REQUIRE A GRADING PERMIT, THAT WILL LIKELY REQUIRE ENGINEERING AND RE-EXCAVATION. PLEASE REFER TO ATTACHED DOCUMENTS. JAY JOHNSON 11/27/2006

SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
COUNTY-ZONE NO. 09  
SAN LUIS  
NO. 04



# Parcel Summary Report For Parcel # 044-052-034

6/17/2016  
12:02:21PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

### **Case Information**

**Case Number:**

**Case Status:**

DRC2015-00144

REC

Primary Parcel

**Description:**

GRADE NEW TERRACE FOR HOUSE. BUILD NEW SINGLE STORY WITH BASEMENT LEVEL, HOUSE TOTAL STRCT. SIZE 12,945 SQ. FT.

PRE2015-00014

MET

Primary Parcel

**Description:**

NEW SFD WITH GARAGE