



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 4/6/2016

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2015-00109 SCHMITZ – Proposed minor use permit for a new 9,100 sq. ft. general retail store and related infrastructure, including associated parking, landscaping, lighting, building signs, storm drains. APN: 021-322-004

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

DRC 2015-00109

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

DRC2015-00109

SCHMITZ LYNNE E

MINOR USE PERMIT

NEW 9,100 SQ. FT. GENERAL RETAIL STORE, AND RELATED INFRASTRUCTURE, NCSAL/ SMIG

CR

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Applicant Name Joshua Simon - SimonCRE Alpha III, LLC Daytime Phone 480-745-1956
 Mailing Address 5111 N. Scottsdale Rd., Ste 200, Scottsdale, AZ Zip Code 85250
 Email Address: joshua@simoncre.com

Agent Name Dan Biswas - SimonCRE Daytime Phone 480-745-2460
 Mailing Address 5111 N. Scottsdale Rd., Ste 200, Scottsdale, AZ Zip Code 85250
 Email Address: dan.biswas@simoncre.com

PROPERTY INFORMATION

Total Size of Site: 34,560 SF (0.97 Acres) Assessor Parcel Number(s): 021-322-004
 Legal Description: Sec 20, Township 25 South, Range 12 East, County of San Luiz Obispo, CA
 Address of the project (if known): 972 K St. - San Miguel, CA 93451
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101, Exit 10th St East, Right on K St.

Describe current uses, existing structures, and other improvements and vegetation on the property:
There is a small residence on the NWC of the lot.

Remaining majority of the lot is vacant and undisturbed

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): new 9,100 square foot general retail store, and related site infrastructure, including associated parking, landscaping, lighting, building signs, storm drainage

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 

Date 03/24/16

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): n/a

Describe existing and future access to the proposed project site: Both existing and proposed access are located on K St.

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: residential

South: Vacant lot (Across 9th St.)

East: residential (across alley)

West: Open area (HWY buffer)

For all projects, answer the following:

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

Buildings: 9,100 sq. feet 26 % Landscaping: 7,257 sq. feet 21 %

Paving: 16,167 sq. feet 47 % Other (specify) Hardscape (Conc. sidewalk) 2,036 SF (6%)

Total area of all paving and structures: 27,303 sq. feet acres

Total area of grading or removal of ground cover: +/- 34,000 sq. feet acres

Number of parking spaces proposed: 25 Height of tallest structure: 25' A.F.F.

Number of trees to be removed: 0 (none at the site) Type: _____

Setbacks: Front 10' Right 0' Left 10' Back 0'

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

Community System - List the agency or company responsible for provision: San Miguel CSD

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

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: San Miguel CSD

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

Fire Agency: List the agency responsible for fire protection: San Miguel CSD

For commercial/industrial projects answer the following:

Total outdoor use area: N/A sq. feet acres

Total floor area of all structures including upper stories: 9,100 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:

- 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.

San Miguel CSD

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: 0.68 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Salinas River - 0.5mi east 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: K Street and 9th 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 9,100 SF Commercial building
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 25 GPM (15 LS + 10 Bldg)
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 4" water in Alley (eastern property)
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? _____ feet. unknown at this stage
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:

- Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: E. property line Location of connection: Alley
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: _____
- 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: San Miguel Joint School District
- 2. Location of nearest police station: San Luis Obispo Sheriff's Office - Templeton
- 3. Location of nearest fire station: San Miguel Community Service District (CSD)
- 4. Location of nearest public transit stop: Mission/14St
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 2,746 feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
None know
- 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: 7 Hours of Operation: 8AM - 9PM
- 2. How many people will this project employ? 8-12
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift 2 shifts 6-12 per 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: None.
Domestic waste only
- 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: carpooling
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: no

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 proposed
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: none known

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: High efficiency HVAC & lighting. Will comply w/ Title 24 requirements

*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

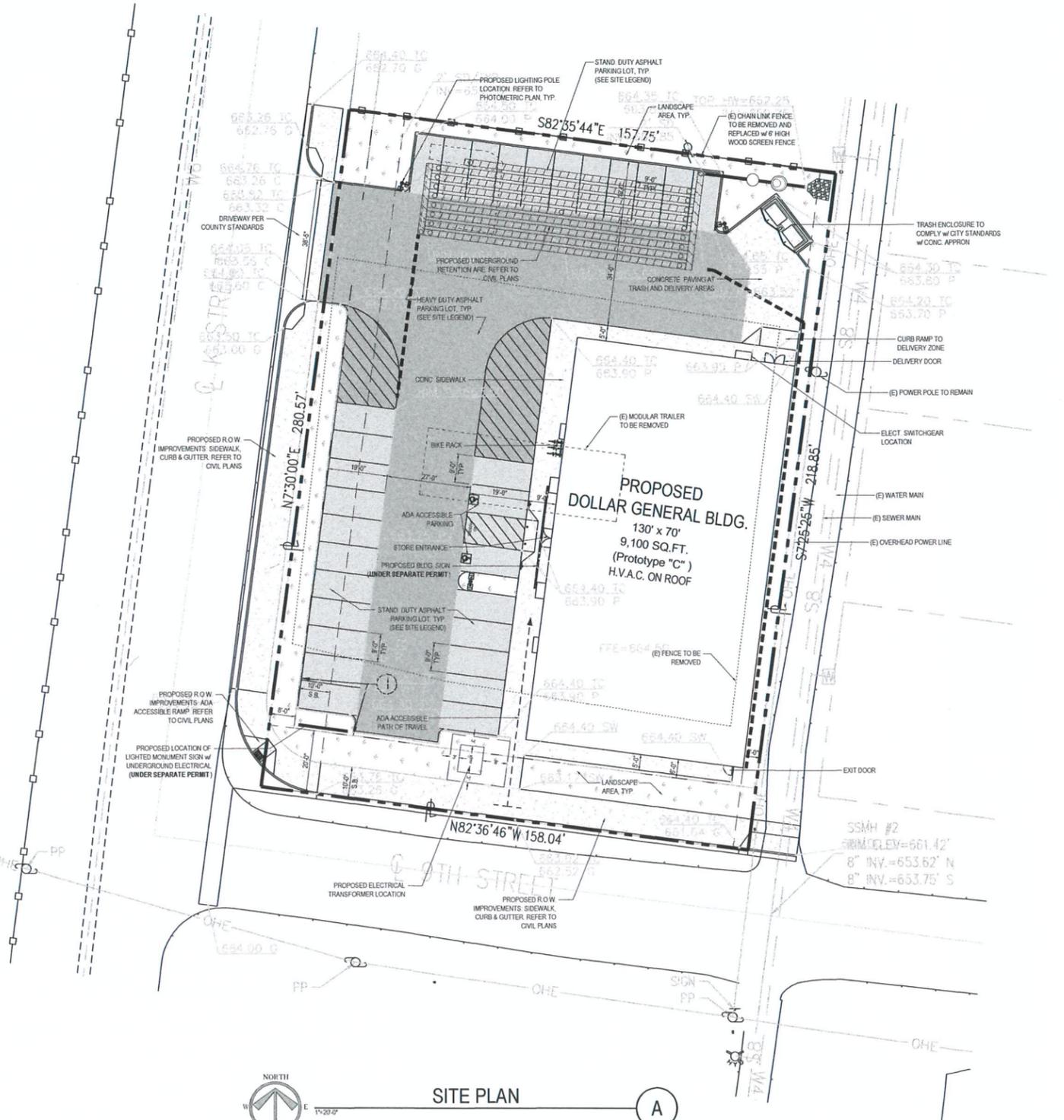
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
N/A

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): Local MUP - Planning, Bldg, Health & Fire Dept. Approvals

(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.)



ZONING SETBACKS

THE FOLLOWING ARE FOUND SETBACK FROM SAN LUIS OBISPO COUNTY FOR 'CR' ZONE:

FRONT	10'
STREET SIDE	10% LOT WIDTH (5' MAX.)
INTERIOR SIDE	0'
REAR	5'

- ### SURVEYOR'S NOTES
- THE POSITIONS AND DETAILS OF UTILITY FEATURES SHOWN HEREON ARE ESTABLISHED BY A PREPONDERANCE OF EVIDENCE GATHERED FROM SURVEY DATA, FIELD INVESTIGATIONS, AND AS-BUILT DRAWINGS. UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. NO EXCAVATIONS WERE MADE TO INVESTIGATE UNDERGROUND UTILITIES.
 - THE FIELD SURVEY SHOWN HEREON WAS COMPLETED ON 02/09/2016, AND MAY NOT SHOW SITE CHANGES WHICH HAVE OCCURRED SINCE THAT DATE.
 - THERE WAS NO OBSERVED EVIDENCE ON THE SITE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THERE WAS NO OBSERVED EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE WAS NO OBSERVED EVIDENCE ON THE SITE THAT IT IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THERE WAS NO OBSERVED EVIDENCE ON THE SITE OF EXISTING WETLANDS IN THE AREA.
 - THE PROPERTY SURVEYED FOR THIS ALTA IS THE SAME AS DESCRIBED IN THE CURRENT PRELIMINARY TITLE REPORT NO. NCS-773027-PHX1 OF FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF JANUARY 12, 2016.

FEMA FLOOD ZONE DESIGNATION

WATER	SAN MIGUEL COMMUNITY SERVICES DISTRICT OF SAN LUIS OBISPO COUNTY 1150 MISSION STREET, SAN MIGUEL, CA 93451 (805) 467-3388
SEWER	SAN MIGUEL COMMUNITY SERVICES DISTRICT OF SAN LUIS OBISPO COUNTY 1150 MISSION STREET, SAN MIGUEL, CA 93451 (805) 467-3388
ELECTRIC	PG&E 406 HIGUERA ST., SAN LUIS OBISPO, CA 93405 (800) 743-5000
GAS	PG&E 406 HIGUERA ST., SAN LUIS OBISPO, CA 93405 (800) 743-5000
PHONE	AT&T PO BOX 8212, AURORA, IL 60572-8212 (800) 222-0300
TRASH	SAN MIGUEL GARBAGE CO. INC. 5675 STOCKDALE RD., PASO ROBLES, CA 93446 (805) 239-5808

FUTURE R.O.W. DEDICATION NOTE

1 APPARENT R.O.W. LINE AS DEPICTED ON R/S 1518 MAP REFERS TO DOC. (330-O R-7) FOR REFERENCE

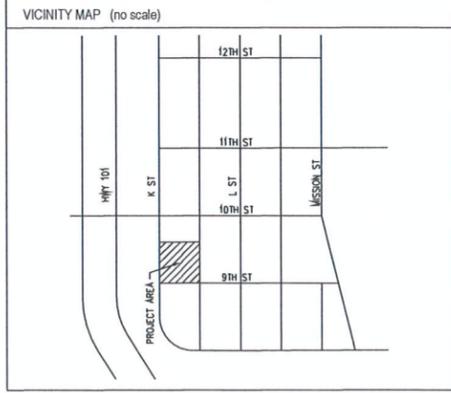
EASEMENTS PER TITLE NO. NCS-773027-PHX1

3 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED NOTICE OF ASSESSMENT SAN LUIS OBISPO COUNTY WATER WORKS DISTRICT NO. 1 SAN MIGUEL/SAN LAURENCE TERRACE DISTRICT DATED JULY 29, 1993 EXECUTED BY COUNTY OF SAN LUIS OBISPO RECORDING DATE: JULY 29, 1993 RECORDING NO. 1993-045313 OF OFFICIAL RECORDS AFFECTS ALL OF PARCEL 1, BLANKET IN NATURE

SURVEYOR'S UNDERGROUND UTILITIES NOTE

UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE PLOTTED BASED ON INFORMATION OBTAINED FROM FIELD INSPECTION AND UTILITY PLATS ONLY.

WHERE UNDERGROUND AND SURFACE STRUCTURES ARE SHOWN ON THE PLANS, THE LOCATIONS, DEPTH AND DIMENSIONS OF STRUCTURES ARE BELIEVED TO BE REASONABLY CORRECT, BUT ARE NOT GUARANTEED. SUCH STRUCTURES ARE SHOWN FOR INFORMATION PURPOSES ONLY. THE INFORMATION, SO GIVEN, IS NOT TO BE CONSTRUED AS A REPRESENTATION THAT SUCH STRUCTURES WILL, IN ALL CASES, BE FOUND EXACTLY AS SHOWN OR THAT THEY REPRESENT ALL OF THE STRUCTURES WHICH MAY EXIST.



SITE PLAN LEGEND

	HEAVY DUTY CONCRETE		(E) TOPO POINT
	HEAVY DUTY ASPHALT		(E) WATER METER
	STAND DUTY ASPHALT		(E) GAS VALVE
	LANDSCAPE		(E) CONTOUR ELEVATION
	(E) WATER MAIN & SIZE		SITE BOUNDARY
	(E) SANITARY SEWER PIPE & SIZE		PROPOSED FUTURE RIGHT OF WAY
	(E) STORM DRAIN PIPE & SIZE		SEARCH FOR NOT FOUND
	(E) POWER POLE		LAND SURVEY NUMBER
	(E) OVERHEAD ELECTRICAL LINE		EDGE OF PAVEMENT
	(E) BURIED GAS PIPE		IRON PIPE
	(E) BURIED CABLE TV		POWER POLE
	(E) UTILITY VAULT		END MONUMENT - SEE DESCRIPTION
	(E) TELEPHONE POLE w/ GUY WIRE		SET 1/2\"/>
	(E) FENCE LINE		CAP L'S 7/8\"/>
	(E) SITE LIGHT		
	(E) FIRE HYDRANT		
	(E) VALVE BOX		

FEMA FLOOD ZONE DESIGNATION

ZONE DESIGNATION 'ZONE D', AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

COMMUNITY PLAN NO. 1830 OF 4100
FEMA FLOOD RATE MAP NO. 25020C0200G
AFFECTIVE DATE: NOVEMBER 15, 2012

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE TOWN OF SAN MIGUEL, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1 AS SHOWN ON CERTIFICATE OF COMPLIANCE PROJECT NO. C2001-296, AS EVIDENCED BY DOCUMENT RECORDED JUNE 18, 2002 AS INSTRUMENT NO. 2002046995 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF PLATS OF THE SURVEY OF SAID LANDS RETURNED BY THE OFFICE OF THE SURVEYOR GENERAL, DESCRIBED AS FOLLOWS:

THAT CERTAIN LOT OR PARCEL OF LAND BEGINNING AT STAKE 152 FEET SOUTHERLY FROM THE SOUTHEAST CORNER OF 10TH AND 'K' STREETS IN THE TOWN OF SAN MIGUEL, THENCE NORTH 89° 45' EAST, 159 FEET, THENCE SOUTH 7° 30' WEST, 303 FEET, THENCE NORTH 82° 30' WEST, 159 FEET, THENCE NORTH 7° 30' EAST, 282 FEET TO THE POINT OF BEGINNING, AND BEING A PART OF SECTION 20 IN TOWNSHIP 25 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION DEEDED TO ALBERT A. ROTH AND ALBERTO ESTRADA RODRIGUEZ BY DEED RECORDED SEPTEMBER 23, 1999 AS DOCUMENT NUMBER 1999-69064.

APN: 021-322-004

ZONING/SETBACK DISTANCES

THE ZONING DESIGNATION FOR THIS PROPERTY IS RETAIL COMMERCIAL (C-R). THE C-R DESIGNATION IS DEFINED IN CHAPTER 17.40 OF THE COUNTY OF SAN LUIS OBISPO LAND USE ORDINANCE. BUILDING HEIGHTS AND SETBACKS FOR C-R ARE AS FOLLOWS:

MAXIMUM BUILDING HEIGHT	45 FEET
MINIMUM FRONT BUILDING SETBACK	NONE
MINIMUM INTERIOR SIDE, AND STREET	NONE
MINIMUM REAR SIDE	NONE
MINIMUM BUILDING SEPARATION	NONE

SITE ANALYSIS

AREA ANALYSIS	
SITE GROSS AREA	34,560 SQUARE FEET (0.97 ACRES)
SITE NET AREA (AFTER POTENTIAL DEDICATIONS)	29,809 SQUARE FEET (0.68 ACRES)
PROPOSED BUILDING AREA	9,100 SQUARE FEET
BUILDING COVERAGE	31%
HARDSCAPE COVERAGE (SIDEWALKS)	- SQUARE FEET (%)
HARDSCAPE COVERAGE (PARKING LOT & DRIVEWAY)	- SQUARE FEET (%)
LANDSCAPE COVERAGE & OPEN AREA	- SQUARE FEET (%)
ZONING	CR
EXISTING LAND USE	VACANT
AREA SEPARATION WALLS	NONE
CONSTRUCTION TYPE	V-B
BLDG SPRINKLERED	TBD
PROPOSED OCCUPANCY GROUP	M
PROPOSED BUILDING USE	RETAIL
PROPOSED OCCUPANCY LOAD	TBD
PARKING ANALYSIS	
PARKING SPACES REQUIRED (7,500 SQ.FT./75)	20 SPACES
MAX. INCREASE = 125% OF 20 SPACES	25 SPACES
PARKING SPACES PROVIDED	25 SPACES
STANDARD SPACES	23 SPACES
COMPACT SPACES	02 SPACES

PROJECT DIRECTORY

ARCHITECT: MPA ARCHITECTS, INC. 3578 30TH ST. SAN DIEGO, CA 92104 CONTACT: JOHN RUMSEY P. 619-236-0595 x 322 F. 619-236-0557 e-mail: jrumsey@mpa-architects.com	OWNER/LANDLOR: SimonCRE 5111 N. SCOTTSDALE ROAD SUITE 200, SCOTTSDALE, AZ 85250 CONTACT: JARED ATKISSON P. 480-745-7882 F. 480-588-4150 e-mail: jared.atkisson@simoncre.com
PLUMBING, MECHANICAL & ELECTRICAL DESIGN: MPA ARCHITECTS, INC. 3578 30TH ST. SAN DIEGO, CA 92104 CONTACT: KELLY MINARD P. 619-236-0595 x 301 F. 619-236-0557 e-mail: kelly@mpa-architects.com	GENERAL CONTRACTOR: MONZA CONSTRUCTION 325 N. AUSTIN DRIVE CHANDLER, ARIZONA 85226 CONTACT: DAN LITZINGER P. (480) 425-8200 F. (480) 705-6954
CIVIL ENGINEER: TIG ENGINEERS 4300 N. MILLER ROAD, SUITE 122 SCOTTSDALE, AZ 85251 CONTACT: MIKE JACKSON P. 602-371-1333 F. 602-371-4675 e-mail: mjackson@tigcorp.com	TENANT: DOLLAR GENERAL CORPORATION CONSTRUCTION PROJECT MANAGER CONTACT: JEFF STELLE P. 615-855-4854 e-mail: jstelle@dollargeneral.com

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5111 N. SCOTTSDALE ROAD
SUITE 200,
SCOTTSDALE, AZ 85250
Contact: Jared Atkisson
DIRECTOR OF CONSTRUCTION
jared.atkisson@simoncre.com
(480) 745-7882 office
(480) 588-4150 fax

PROJECT

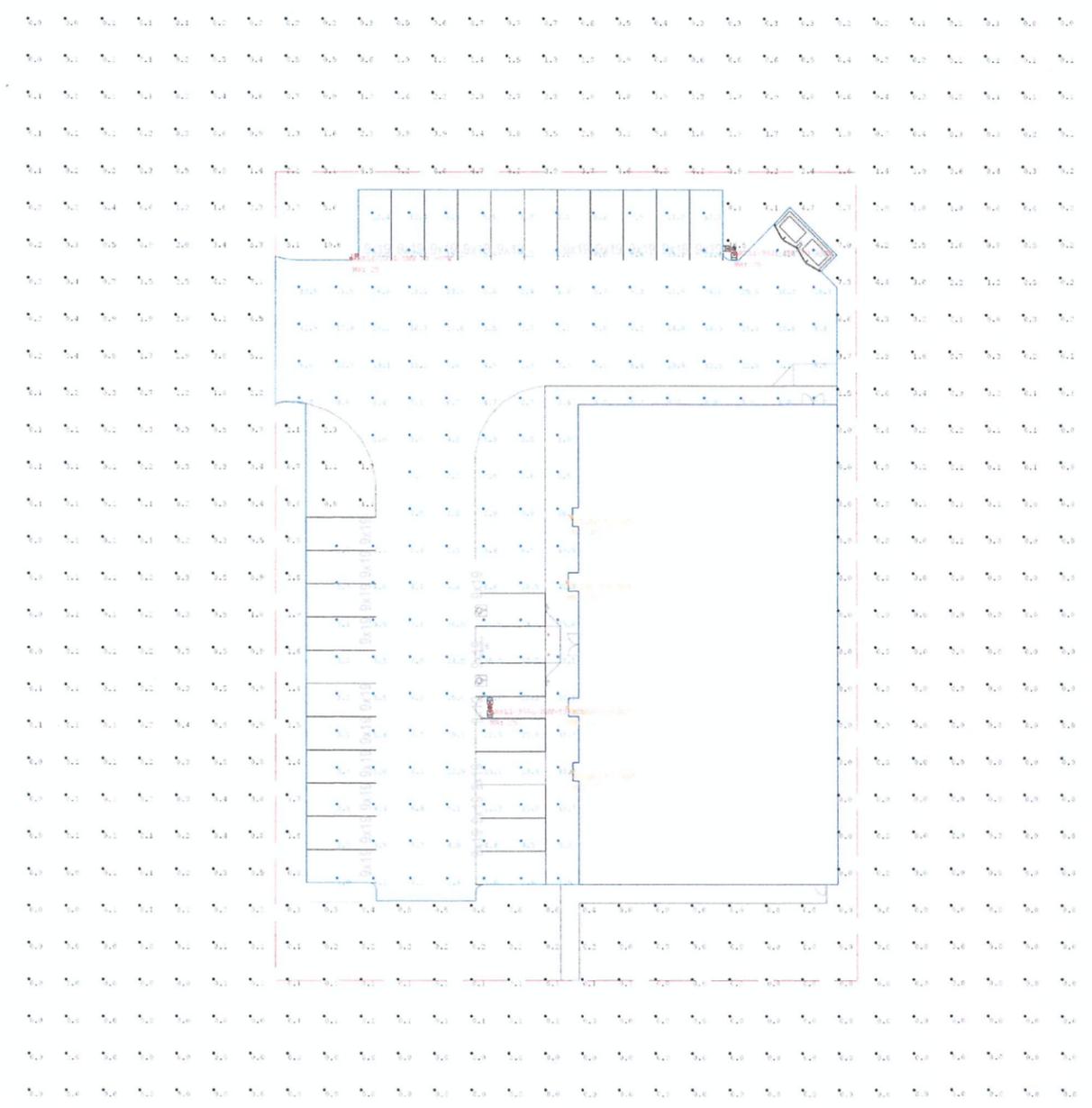
972 K ST.
SAN MIGUEL, CA 93451

A PROPOSED M.U.P. REVIEW FOR:

REVISIONS

NO.	DESCRIPTION	DATE

DATE	03-23-16	SCALE	AS NOTED
DRAWN BY	L. DALE	CHECKED BY	SAN MIGUEL
DESIGNED BY		PLOT NUMBER	
PROJECT NO.	SAN MIGUEL		
SHEET TITLE			
SITE PLAN			
A.1.0			




SITE PHOTOMETRIC PLAN
A

Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
1	1	ARXL1-300L-UNV-T3 B2b	LED B2b Parking Lot Lighting	BACK-BACK	35318	0.940
2	2	ARXL1-300L-UNV-T3 90TW	LED 90TW Parking Lot Lighting	2 @ 90 DEGREES	35318	0.940
4	4	WPCLED-120-ADJ	LED Adj. Full Cutoff Wall Pack	SINGLE	9845.7	0.940

Label	CalcType	Units	Avg	Max	Min
Parking Lot Light	Illuminance	Fc	9.36	42.3	1.0
Site Lighting	Illuminance	Fc	0.61	16.5	0.0

Qty	Part Number	Description
6	ARXL1-300L-UNV-T3	LED Parking Lot Lighting
4	WPCLED-120-ADJ	LED Adjustable Full Cutoff Wall Pack
3	HW-F188A	25' Parking Lot Pole
2	HW-HID-PLL-90TW	Square Internal 90 Degree Tenon Mounting Bracket
1	HW-HID-PLL-MB	Twin Tenon Mounting Bracket

Dollar General
San Miguel, CA

Orion Energy Systems
9143 Phillips Hwy, Suite 420
Jacksonville, FL 32256
Tel: (904) 284-1220
Email: bhartt@oesx.com



CONFIDENTIAL INFORMATION Please Note: This data is based upon certain specific assumed reflectance and characteristics of the proposed environment. Any deviation from these reflectances or assumed characteristics may affect the actual performance of the luminaires. Based on the factors, Homa Manufacturing, Inc. can not guarantee these results.

Date: 3/14/2016

Page 1 of 4

Label	Fix. Ht.	Orient	Tilt
ARXL1-300L-UNV-T3 B2b	25	270	0
ARXL1-300L-UNV-T3 90TW	25	248.012	0
ARXL1-300L-UNV-T3 90TW	25	302.084	0
WPCLED-120-ADJ	10	180	0
WPCLED-120-ADJ	10	180	0
WPCLED-120-ADJ	10	180	0

Dollar General
San Miguel, CA

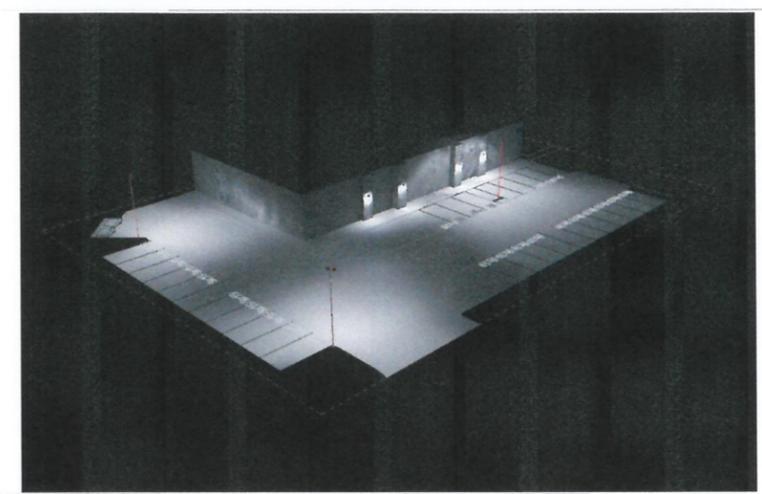
Orion Energy Systems
9143 Phillips Hwy, Suite 420
Jacksonville, FL 32256
Tel: (904) 284-1220
Email: bhartt@oesx.com



CONFIDENTIAL INFORMATION Please Note: This data is based upon certain specific assumed reflectance and characteristics of the proposed environment. Any deviation from these reflectances or assumed characteristics may affect the actual performance of the luminaires. Based on the factors, Homa Manufacturing, Inc. can not guarantee these results.

Date: 3/14/2016

Page 2 of 4



Dollar General
San Miguel, CA

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9143 Phillips Hwy, Suite 420
Jacksonville, FL 32256
Tel: (904) 284-1220
Email: bhartt@oesx.com



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Date: 3/14/2016

Page 4 of 4



3578 30th Street
San Diego, CA 92104
V. 619.236.0595
F. 619.236.0557

MEMBER
AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

Simon CRE
5111 N. SCOTTSDALE ROAD
SUITE 200,
SCOTTSDALE, AZ 85250
Contact: Jared Atkisson
DIRECTOR OF CONSTRUCTION
jared.atkisson@simoncre.com
(480) 745-7862 office
(480) 588-4150 fax

PROJECT

A PROPOSED M.U.P. REVIEW FOR:
DOLLAR GENERAL

972 K ST.
 SAN MIGUEL, CA 93451

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

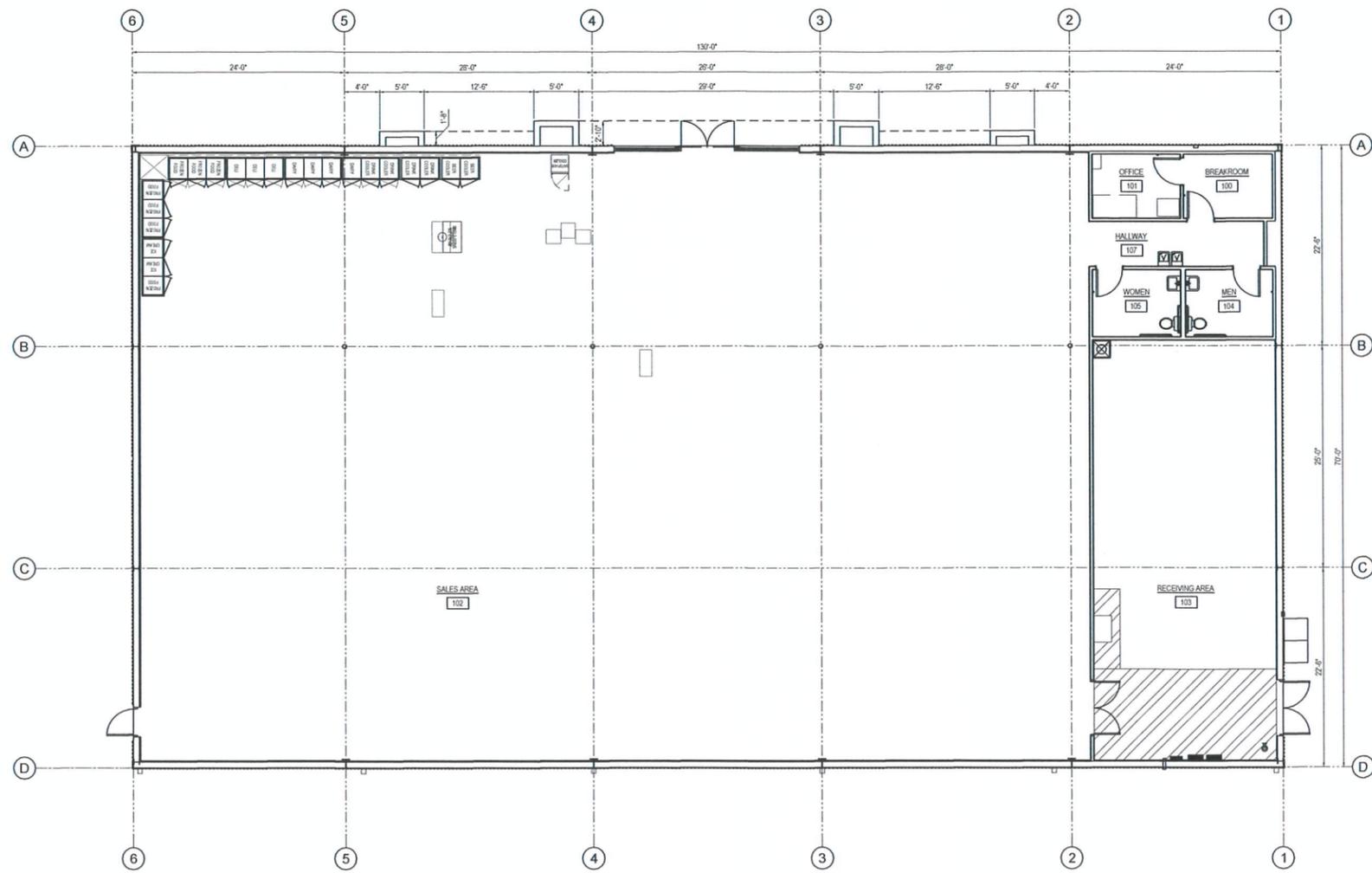
SITE PHOTOMETRIC PLAN

DATE: 03-23-16 DRAWN BY: L DALE AS NOTED

PROJECT: SAN MIGUEL

SCALE: A1.2

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1/8" = 1'-0"
FLOOR PLAN
(D)



3578 30th Street
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DIRECTOR OF CONSTRUCTION
jared.atkisson@simoncre.com
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(480) 588-4150 fax

PROJECT



A PROPOSED M.U.P. REVIEW FOR:

972 K ST.
SAN MIGUEL, CA 93451

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

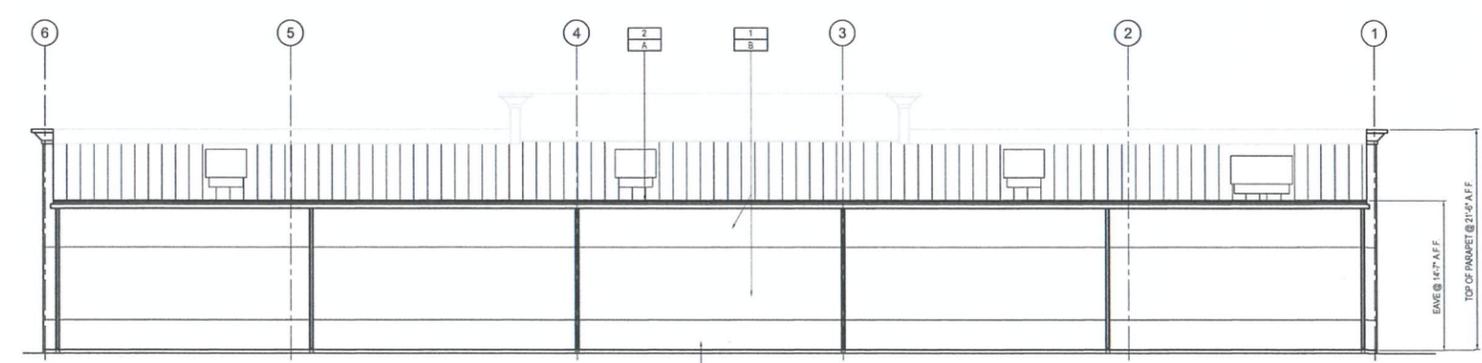
FLOOR PLAN

DATE: 03-23-16	SCALE: AS NOTED
DRAWN BY: L. DALE	CHECKED BY: SAN MIGUEL
PROJECT: SAN MIGUEL	SHEET NUMBER: A2



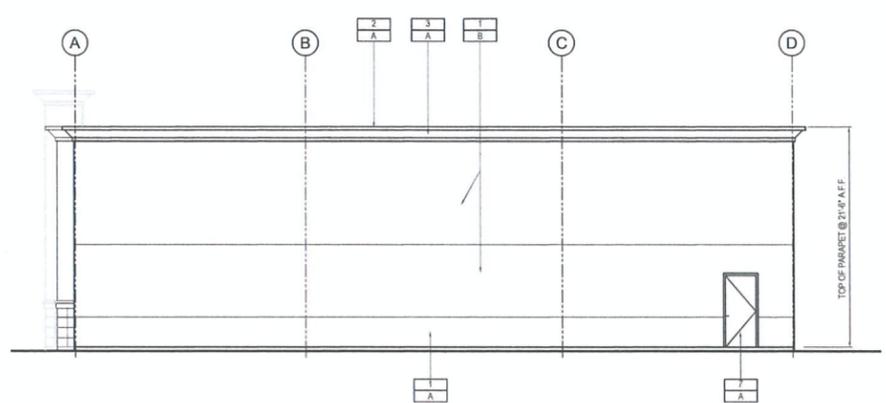
WEST ELEVATION

A



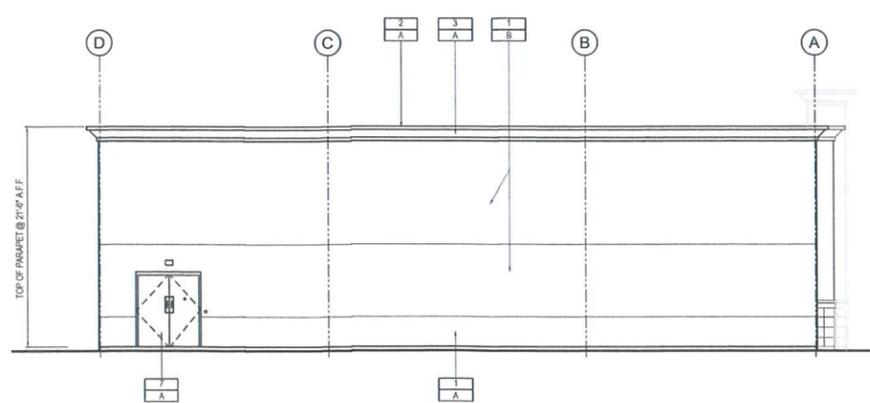
EAST ELEVATION

B



SOUTH ELEVATION

C



NORTH ELEVATION

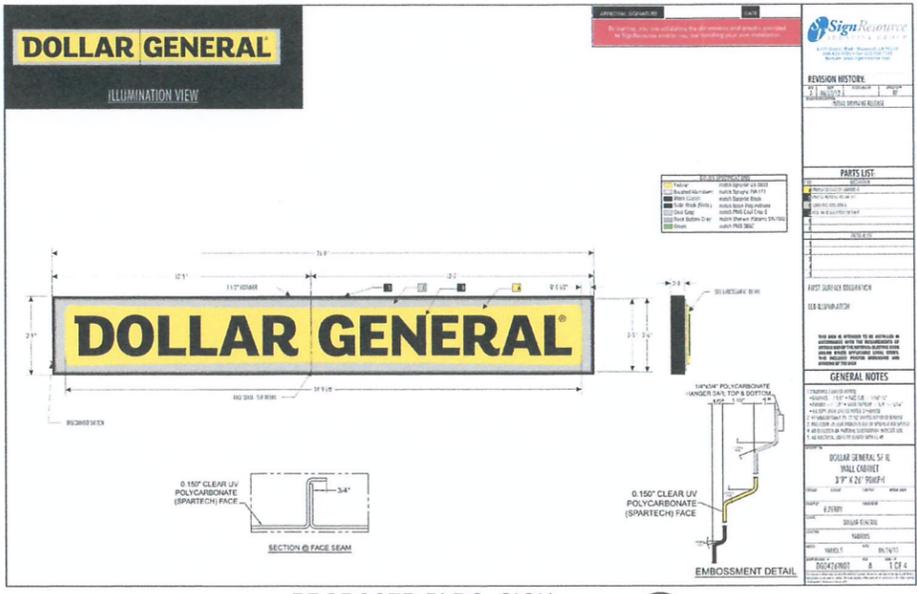
D

SIGN SPECIFICATIONS

- BUILDING SIGNS: PROVIDE CONDUIT AND WIRE FROM ELECTRICAL PANEL TO THE SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 102 WIRE WITH GROUND. BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN OF UP TO 1400 LBS.
- FINAL ELECTRICAL CONNECTIONS FOR SIGN SHALL BE THE SIGN VENDORS RESPONSIBILITY SINCE THE 1/2" BOX AND WIRES ARE IN PLACE.

SIGN NOTE

- ALL EXTERIOR BUILDING SIGN SHOWN FOR REFERENCE ONLY. EXTERIOR SIGNS TO BE UNDER A SEPARATE PERMIT.
- FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.



PROPOSED BLDG. SIGN

E

EXTERIOR FINISH AND COLORS

A	INTEGRAL PAINT SHERWIN WILLIAMS COLOR: BLACK BEAN SW 6006
B	INTEGRAL PAINT SHERWIN WILLIAMS COLOR: SOFTER TAN SW 6141
C	INTEGRAL PAINT SHERWIN WILLIAMS COLOR: ANTONIA SAGE SW 7731

EXTERIOR MATERIALS

1	PREFINISHED STUCCO TEXTURED METAL WALL PANELS
2	G.I. SHEET METAL COPING
3	EPS TRIM WITH SMOOTH PLASTER
4	PORCELAIN TILE
5	WALL PACK LIGHT FIXTURE
6	TENANT SIGN, UNDER SEPARATE PERMIT
7	HOLLOW METAL DOOR AND PAINTED TO MATCH ADJACENT SURFACE
8	ANODIZED ALUMINUM STOREFRONT WITH CLEAR INSULATED GLASS
9	CERAMIC TILE

MPA ARCHITECTS, INC.
 3578 30th Street
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 (480) 745-7862 office
 (480) 588-4150 fax

PROJECT
DOLLAR GENERAL
 972 K ST.
 SAN MIGUEL, CA 93451

REVISIONS

NO.	DESCRIPTION	DATE

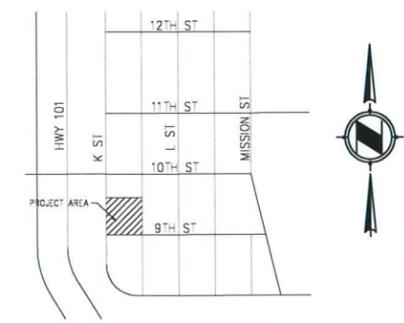
SHEET TITLE
 EXTERIOR ELEVATION

DATE: 03-23-16
 DRAWN BY: L. DALE
 CHECKED BY: SAN MIGUEL
 PROJECT: SAN MIGUEL

AS NOTED
 SHEET NUMBER
 A3

PRELIMINARY GRADING AND DRAINAGE PLAN

FOR COMMERCIAL/RETAIL DEVELOPMENT 972 K STREET SAN MIGUEL, CALIFORNIA



VICINITY MAP
NTS

OWNER
SIMONCRE ALPHA III, LLC
5111 N. SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, AZ 85250
PHONE: 480-745-1956
FAX: 480-588-4150
CONTACT: JOSH SIMON

CIVIL ENGINEER
TTG ENGINEERS
4300 N. MILLER ROAD, SUITE 122
SCOTTSDALE, AZ 85251
PHONE: 602-371-1333
FAX: 602-371-0675
CONTACT: MIKE JACKSON

DRAINAGE SUMMARY

THIS SITE HAS BEEN DESIGNED TO RETAIN THE 50-YR, 2-HR STORM EVENT IN ACCORDANCE WITH THE COUNTY OF SAN LUIS OBISPO. UNDERGROUND RETENTION SYSTEM HAS BEEN SIZE TO RETAIN ONE HUNDRED PERCENT OF THE REQUIRED VOLUME ONSITE. THE UNDERGROUND SYSTEM WILL BE PROVIDED WITH AN OUTLET CONSTRAINED BY AN ORIFICE PLATE SIZED TO MITIGATE THE INCREASE OF PEAK FLOW ASSOCIATED WITH THE PROPOSED SITE IMPROVEMENTS.

RETENTION REQUIRED

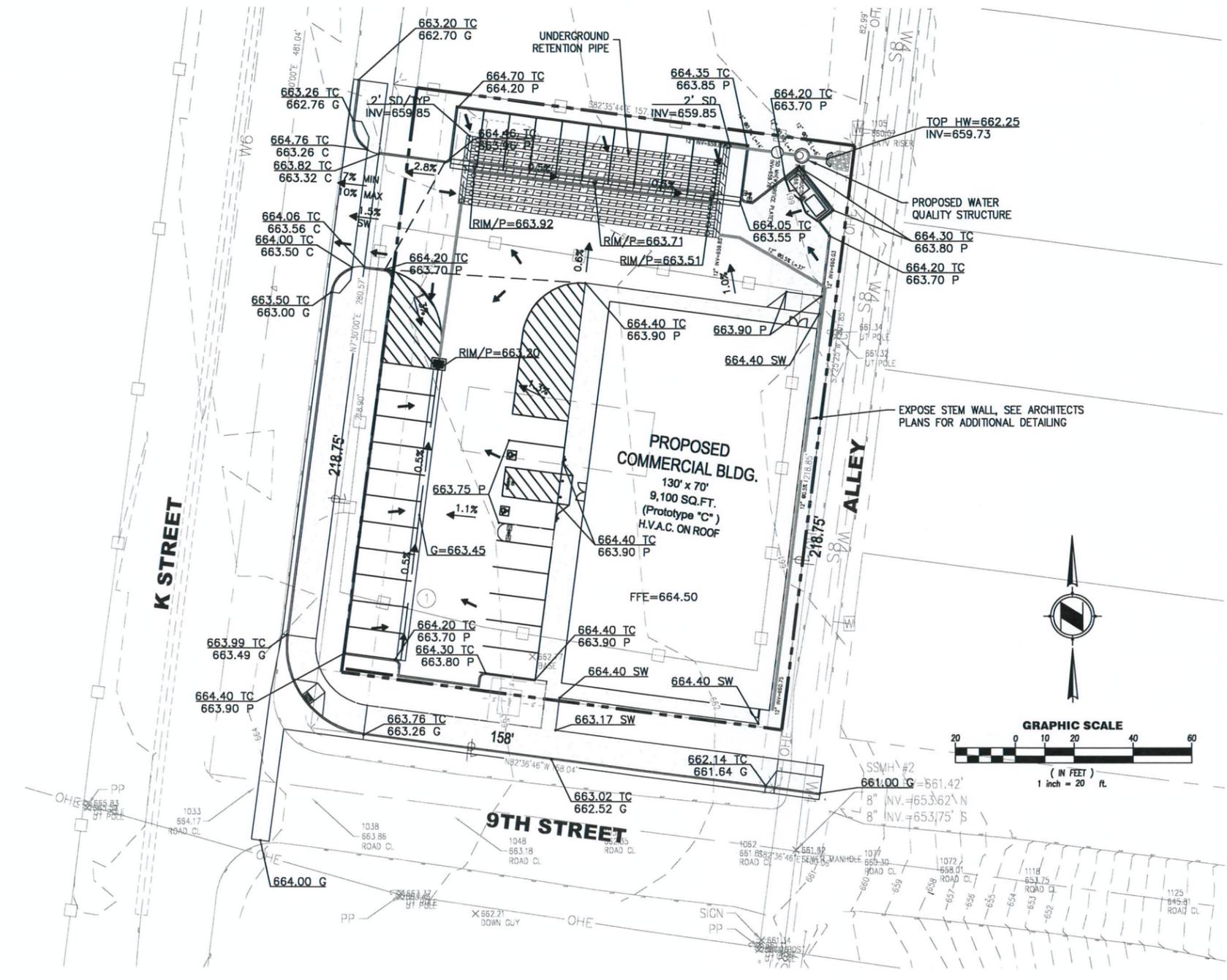
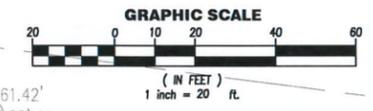
$V=C \times P_{50-yr-2hr} \times A$
C=0.80
 $P_{50-yr-2hr}=1.28$ INCHES
A=29,809 SF
REQUIRED VOLUME=2,544 CF

RETENTION PROVIDED

UNDERGROUND RETENTION VOLUME PROVIDED = 2,544 CF
VOLUME PROVIDED BY 810 LINEAR FEET OF 24-INCH STORM DRAIN PIPE.

LEGEND

- 661.00 P SPOT ELEVATION
- PROPERTY BOUNDARY
- CENTER LINE
- GRADE BREAK
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- 1581 PROPOSED MINOR CONTOUR
- 1580 PROPOSED MAJOR CONTOUR
- SAWCUT LINE
- FLOW ARROW
- SEWER CLEAN OUT
- WATER SERVICE
- 1.0% PROPOSED SLOPE
- GR GRATE
- INV INVERT
- IE INVERT ELEVATION
- LF LINEAL FEET
- S SLOPE
- FT FOOT
- N NORTH
- E EAST
- W WEST
- S SOUTH
- TC TOP OF CURB ELEVATION
- FS FINISHED SURFACE ELEVATION
- TW TOP OF WALL
- GB GRADE BREAK
- SW SIDEWALK
- FFE FINISHED FLOOR ELEVATION
- P PAVEMENT
- HW HEAD WALL
- SD STORM DRAIN



COMMERCIAL/RETAIL DEVELOPMENT 972 K ST SAN MIGUEL, CALIFORNIA	PRELIMINARY GRADING AND DRAINAGE PLAN
811 Know what's below. Call before you dig.	
PREPARED UNDER THE DIRECT SUPERVISION OF: ANDREW S. MIZEREK DATE 03-22-16 R.C.E. No. 74456 EXPIRES JUNE 30, 2017	JOB NO. 0616009.00 SCALE 1" = 20' DATE MARCH 2016 SHEETS 1 OF 1
C1.0	

Path: F:\6660\TTG Projects\2016\0616009.00 - San Miguel\Improvement Plans\DC-SAN-MIGUEL-PRE-CD.dwg plotted 3/22/2016 1:06 PM saved 3/22/2016 12:02:28 PM

REVISIONS

NO.	DESCRIPTION

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Gripp, Landscape Architecture of any errors, discrepancies or variations from the information shown by these drawings. Written dimensions shall have precedence over scaled dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

All designs, ideas and information shown on these drawings and specifications are the property of Eric E. Gripp, Landscape Architecture. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Eric E. Gripp, Landscape Architecture. Verbal contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.



**PRELIMINARY
NOT FOR CONSTRUCTION**

CLIENT: SUITE 200,
 Simon CRE
 5111 N. SCOTTSDALE ROAD
 SCOTTSDALE, AZ. 85250
 Contact: Jared Atkisson
 DIRECTOR OF CONSTRUCTION
 jared.atkisson@simoncre.com
 (480) 745-7862 :office
 (480) 588-4150 :fax

PROJECT:
 A PROPOSED COMMERCIAL DEVELOPMENT FOR:



972 K STREET
 SAN MIGUEL, CA 93451

SHEET DESCRIPTION
 Conceptual
 Landscape Plan

DATE: 03/22/16
SCALE: 1" = 20'
DRAWN BY: Eric Gripp
SHEET NUMBER

**PRL-1
 of 1**

PLANT SCHEDULE

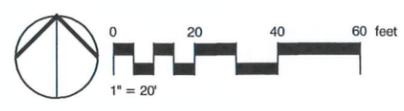
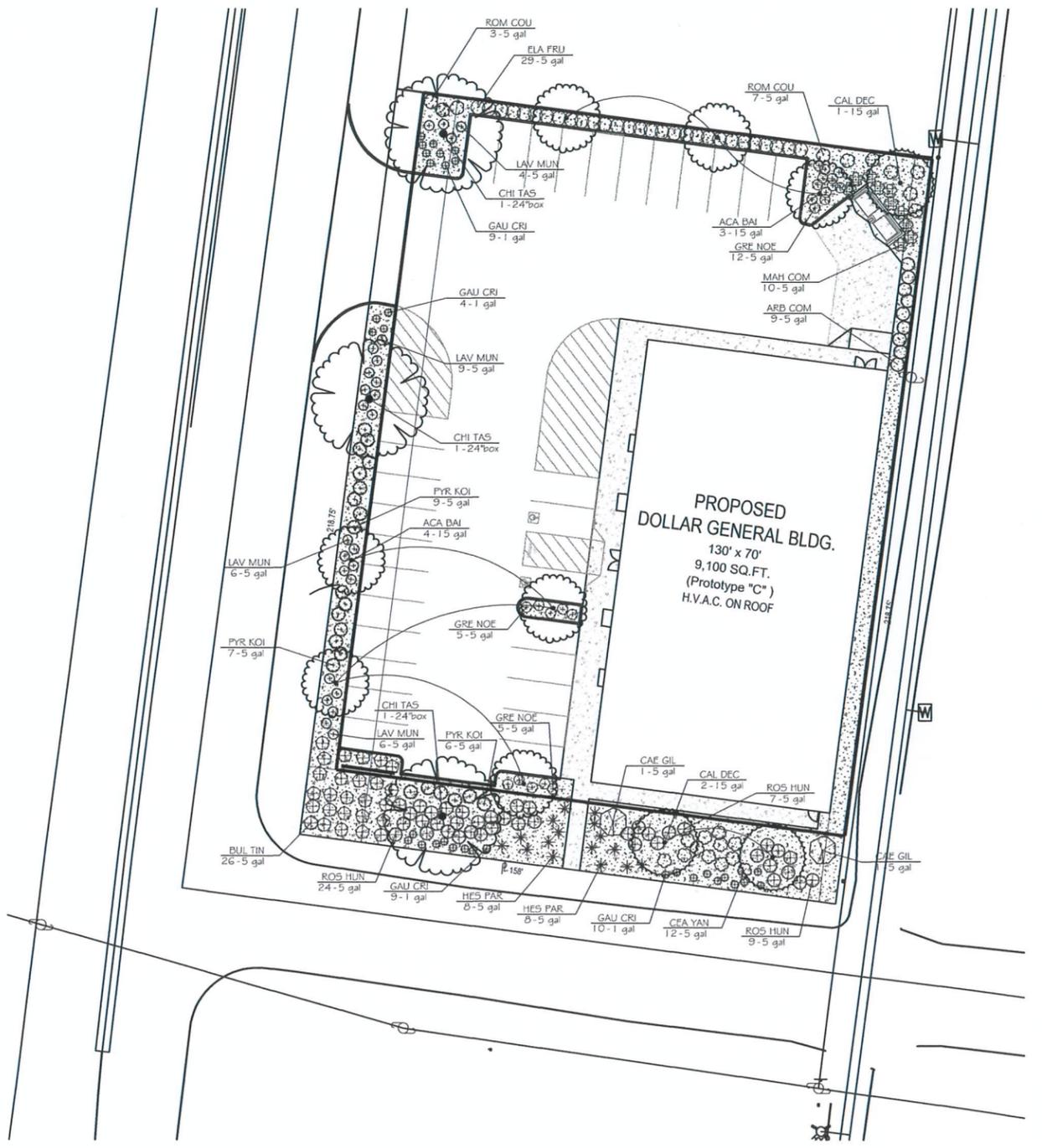
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	
	ACA BAI	Acacia baileyana / Bailey Acacia WUCOLS REG. 4 - L	15 gal	
	CAL DEC	Calocedrus decurrens / Incense Cedar WUCOLS REG. 4 - M	15 gal	
	CHI TAS	x Chitalpa tashkentensis / Chitalpa WUCOLS REG. 4 - L	24"box	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	
	ARB COM	Arbutus unedo "Compacta" / Dwarf Strawberry Tree WUCOLRES REG. 4 - L	5 gal	
	BUL TIN	Bulbine frutescens "Tiny Tangenne" / Tiny Tangenne Bulbine WUCOLS REG. 3 - L	5 gal	
	CAE GIL	Caesalpinia gillesii / Yellow Bird of Paradise WUCOLS REG. 4 - L	5 gal	
	CEA YAN	Ceanothus gneussii horizontalis "Yarkee Point" / California Lilac WUCOLS REG. 3 - L	5 gal	
	ELA FRU	Elaeagnus pungens "Fruittlandia" / Silverberry WUCOLS REG. 4 - L	5 gal	
	GAU CRI	Gaura indheimen "Crimson Butterflies" / Hot Pink Gaura WUCOLS REG. 3 - M	1 gal	
	GRE NOE	Grevillea x "Noella" / Grevillea WUCOLS REG. 4 - L	5 gal	
	HES PAR	Hesperaloe parviflora / Red Yucca WUCOLS REG. 4 - L	5 gal	
	LAV MUN	Lavandula angustifolia "Munstead" / Munstead English Lavender WUCOLS REG. 3 - L	5 gal	
	MAH COM	Mahonia aquifolium "Compacta" / Compact Oregon Grape WUCOLS REG. 4 - M	5 gal	
	PYR KOI	Pyracantha koidzumii "Santa Cruz" / Santa Cruz Pyracantha WUCOLS REG. 4 - L	5 gal	
	ROM COU	Romneya coulteri / Matilija Poppy WUCOLS REG. 4 - L	5 gal	
	ROS HUN	Rosmarinus officinalis "Huntington Carpet" / Huntington Carpet Rosemary WUCOLS REG. 3 - L	5 gal	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	BARK	Forest Bark Mulch / Bark 2" Min. Depth 4" Max. Depth	None	

LANDSCAPE NOTES:

- LANDSCAPE AREA (NOT INCLUDING R.O.W.) 6,804 S.F. = 22% OF NET SITE AREA.
- NO TURF AREAS.
- AGRONOMICAL SOILS REPORT SHALL BE PERFORMED AND SOILS AMENDED AS REQUIRED.
- COMPACTION SHALL BE NO GREATER THAN 85% IN ALL LANDSCAPE AREAS
- FINISH LANDSCAPE GRADES SHALL BE 1/2" BELOW FINISHED SURFACES.
- SLOPES SHALL BE MAXIMUM 3:1 GRADE.

IRRIGATION NOTES:

- FULLY AUTOMATIC, WATER EFFICIENT DRIP IRRIGATION SYSTEM WILL BE INSTALLED FOR THE ENTIRE PROJECT
- THE IRRIGATION CONTROLLER FEATURES WILL INCLUDE:
 CT BASED SELF ADJUSTING STATION RUN TIME
 MULTIPLE PROGRAM CAPABILITIES
 MULTIPLE REPEAT CYCLE CAPABILITIES
 FLEXIBLE CALENDAR PROGRAM





Residential Rural

*Calaveras River Sub Area
Planning Area*

Commercial Retail

Commercial Retail

Residential Multi-Family

Residential Single-Family

Commercial Retail

10TH STS OFF-RAMP

10TH STN ON RAMP

10TH STN OFF-RAMP

CAVALERO

101

K ST

9TH ST

L ST

S San Miguel URL'L

MISSION ST

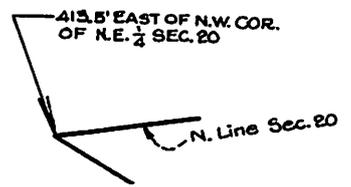
SAN LUIS OBISPO RD

SAN MIGUEL AVE

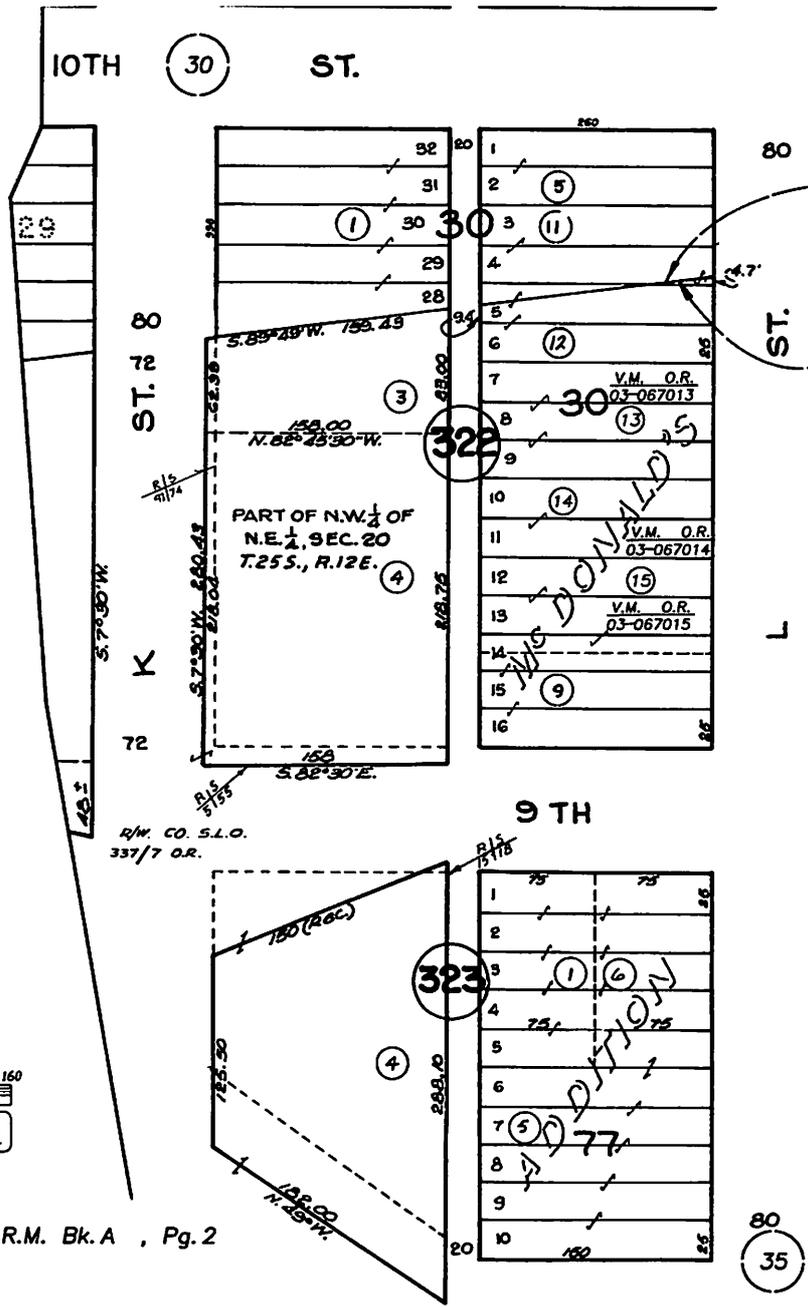
SAN MIGUEL AVE

In

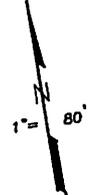




U. S. HIGHWAY NO. 101



Sly. Bndry. of Town of San Miguel
Nly. Bndry. of McDonald's Addition



39

REVISIONS	
L.S.	DATE
04-101	09-10-03



MCDONALDS ADD, TOWN OF SAN MIGUEL , R.M. Bk. A , Pg. 2

33

34

35



Parcel Summary Report For Parcel # 021-322-004

4/6/2016
1:23:24PM

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 SCHMITZ LYNNE B
 PO BOX 474 PASO ROBLES CA 93447-0474
OWN SCHMITZ LYNNE B LIVING TRUST

Address Information

Status **Address**
P 00972 K ST SMIG

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>
T25S	R12E	20P	San Miguel	North County I CR				Y		
APV.C01-	296	0001	San Miguel	North County I				N		

Parcel Information

Status **Description**
Active TN SAN MIGUEL T25S R12E PTN SEC 20

Notes
SEPTEMBER, 2003: PREVIOUS SALE LOT WAS UNPERMITTED. NEW SALES LOT WOULD NEED A LAND USE PERMIT.

Tax Districts
SAN MIGUEL
PASO ROBLES JT(27,40) (SB1537)
SAN LUIS OBISPO JT(27,40)
SAN MIGUEL
NO. 01
AREA NO. 21
SAN MIGUEL



Parcel Summary Report For Parcel # 021-322-004

4/6/2016
1:23:24PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

99157 FNL Primary Parcel

Description:

INSTALL ELEC METER, REPL SEWER & WATER LINES

A7718 FNL Primary Parcel

Description:

REPLACE EXISTING WATER AND SEWER LINES

COD2014-00347 REC Primary Parcel

Description:

OWNER COMPLAINT: TENANT IS STORING MOBILE ROOMS/OFFICES - ZONED CR)

D030072P WIT Primary Parcel

Description:

SITE PLAN FOR AUTO SALES LOT

DRC2015-00109 REC Primary Parcel

Description:

NEW 9,100 SQ. FT. GENERAL RETAIL STORE, AND RELATED INFRASTRUCTURE, INCLUDING ASSOCIATED PARKING, LANDSCAPING, LIGHTING, BUILDING SIGNS, STORM DRAINS.

P020282P DEN Primary Parcel

Description:

RV SALES

P990666Z APP Primary Parcel

Description:

RETAIL GIFTS AND PRODUCE

PMT2002-22088 EXP Primary Parcel

Description:

INSTALL AWNING AND PATIO ENCL

PRE2007-00086 REC Primary Parcel

Description:

PRE2015-00047 MET Primary Parcel

Description:

9,100 SQ. FT. COMMERCIAL BUILDING

S010009C RDD Primary Parcel

Description:

PROP 2 CERT OF COMP