



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/28/2013

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

FROM: Schani Siong - South County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00033 DIRT CLOD INDUSTRIES – Proposed minor use permit for an equipment rental office and repair shop (7,902 sf), caretaker's residence and security building (1,798 sf). Site location is 1251 Prospect St, SLO. APN: 076-512-029.

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

AR CS

### 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 Dirt Clod Industries, LLC Daytime Phone 661-345-3733  
 Mailing Address 301 Arbolada Drive, Arcadia CA Zip Code 91006  
 Email Address: jocannell@arsenalrentals.com

Applicant Name Dirt Clod Industries, LLC Daytime Phone 661-345-3733  
 Mailing Address 301 Arbolada Drive, Arcadia CA Zip Code 91006  
 Email Address: jocannell@arsenalrentals.com

Agent Name Randy Rea Daytime Phone 805 541 6294  
 Mailing Address 444 Higuera Street, Suite 201, SLO Zip Code 93401  
 Email Address: rrea@real-luker.com

### PROPERTY INFORMATION

Total Size of Site: 1.51 Acres Assessor Parcel Number(s): 070-512-029  
 Legal Description: Tract 2368 LOT #14  
 Address of the project (if known): 1251 Prospect Street, San Luis Obispo  
 Directions to the site (including gate codes): describe first with name of road providing primary access to the site then nearest roads, landmarks, etc: South on Broad St, past Airport, Left (East) on Kendall Rd, Kendall to Prospect. Site is at intersection.  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
Storage for rental equipment

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Equipment Rental Office  
Repair Shop - 7,902 SF, caretakers residence & Security Bldg - 1,748 SF

### 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 10-23-13

### FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

CS/AR

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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

## APPLICATION TYPE - CHECK ALL THAT APPLY

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Emergency Permit                        | <input type="checkbox"/> Tree Permit                 | <input type="checkbox"/> Plot Plan                                | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Site Plan                               | <input checked="" type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance                                 | <input type="checkbox"/> Other            |
| <input type="checkbox"/> Conditional Use Permit/Development Plan |  | <input type="checkbox"/> Surface Mining/Reclamation Plan          |   |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver          |  | <input type="checkbox"/> Modification to approved land use permit |   |

## APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name DIRT CLD INDUSTRIES, LLC Daytime Phone 661-345-3733  
Mailing Address 301 ARBOLADA DR, ARCADIA CA Zip Code 91006  
Email Address: jocconnell@arsenalrentals.com

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

Agent Name RANDY REA Daytime Phone 805-541-6294  
Mailing Address 444 HIGUERA ST, STE 201, SLO Zip Code 93401  
Email Address: rrea@realuker.com

## PROPERTY INFORMATION

Total Size of Site: 1.51 AC Assessor Parcel Number(s): 076-512-029

Legal Description: TRACT 2368 LOT #14

Address of the project (if known): 1251 PROSPECT ST, SLO

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SOUTH ON BROAD ST, PAST AIRPORT, LEFT (EAST) ON KENDALL RD, KENDALL TO PROSPECT. SITE IS AT INTERSECTION.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
STORAGE FOR RENTAL EQUIPMENT

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): EQUIPMENT RENTAL OFFICE & REPAIR SHOP - 7,902 SF, CARETAKER'S RESIDENCE & SECURITY BLDG - 1,798 SF

## 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. TRANSCRIBED FROM ORIGINAL FOR CLARITY

Property owner signature \_\_\_\_\_ Date \_\_\_\_\_

### 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): None

Describe existing and future access to the proposed project site: There is one existing curb cut which is to be removed and (2) new will be installed.

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: Commercial/Industrial South: Vineyards (Tolosa)  
East: Water Basin West: Vacant

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

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

Buildings: 7,159 sq. feet 11 % Landscaping: 10,444 sq. feet 16 %  
Paving: 48,173 sq. feet 73 % Other (specify) \_\_\_\_\_  
Total area of all paving and structures: 55,332  sq. feet  acres  
Total area of grading or removal of ground cover: 65,776  sq. feet  acres  
Number of parking spaces proposed: 17 Height of tallest structure: 22'-3"  
Number of trees to be removed: ~10 Type: small/young street trees. To be replaced.  
Setbacks: Front 25' Right Ø Left Ø Back Ø

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: Fiero Lane Mutual  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy) Water Co.

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for sewage disposal: Fiero Lane Mutual  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy) Water Co.  
(processing)

Fire Agency: List the agency responsible for fire protection: CAL-FIRE

**For commercial/industrial projects answer the following:**

Total outdoor use area: 48,173  sq. feet  acres  
Total floor area of all structures including upper stories: 8717 sq. feet

**For residential projects, answer the following:** N/A

Number of residential units: Ø 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.

## 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: 1.51 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: \_\_\_\_\_
- 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: Building is 69 feet from prospect st.

**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 Office use : Equipment Wash. Caretakers residence  
 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? \_\_\_\_\_ 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: 50'    Location of connection: STREET
2. What is the amount of proposed flow? unknown at this time 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: SLO Garbage
- 3. Where is the waste disposal storage in relation to buildings? 60 ft from bldg.
- 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 Obispo Unified
- 2. Location of nearest police station: 2 miles
- 3. Location of nearest fire station: 1 mile
- 4. Location of nearest public transit stop: 1.5 miles
- 5. Are services (grocery/other shopping) within walking distance of the project?  Yes     No  
 If yes, what is the distance? 1.5 miles feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
Grazing
- 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: Monday - Friday    Hours of Operation: 6:30 am - 5pm
- 2. How many people will this project employ? 6
- 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: Vehicle Exhaust
- 5. Will this project increase the noise level in the immediate vicinity?     Yes     No  
 If yes, please explain: Vehicles  
 (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
- 7. Will hazardous products be used or stored on-site?     Yes     No  
 If yes, please describe in detail: Diesel fuel for trucks
- 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. 6 Between 4:00 to 6:00 p.m. 6
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: \_\_\_\_\_  
This is an industrial zone parcel

**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): Outdoor employee break areas
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: Cal green building & energy codes

\*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:  
Natural lighting & ventilation, steel bldg utilizing recycled metal, Energy Efficient Hot Water Heating, High Efficiency PAU, Thermal Insulation, LED & Fluorescent Lighting

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): Mup & Bldg Permits.

(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.)



## Project Statistics

### SITE SUMMARY

APN: 076-512-029  
 Gross Lot Area: 1.51 Acres (65,776 SF)  
 Zone: CS - Commercial Service,  
 AR - Airport Review Area  
 Setbacks: Front - 25'-0" (per Title 22.108.050, 1(5))  
 Side - 0'-0" (per Title 22.10.140.E.4)  
 Rear - 0'-0" (per Title 22.10.140.F.2)  
 Height Limit: 35'-0" (per Title 22.10.090.C.1)

### BUILDING SUMMARY

#### Rental Office and Repair Shop

Use: Occupancy Groups  
 B - Office, S-1 - Repair Shop  
 Area: 1st Floor: 7,066 SF (983 SF Outdoor)  
 2nd Floor: 836 SF  
 Total: 7,902 SF

Height: ± 20'-0" A.F.G.

#### Caretaker's Residence and Security Office

Use: Occupancy Groups  
 R-3 - Residence, B - Office  
 Area: 1st Floor  
 Residence: 351 SF  
 Office: 725 SF  
 2nd Floor  
 Residence: 722 SF  
 TOTAL RESIDENCE: 1,073 SF < 1200 SF OK  
 TOTAL OFFICE: 725 SF

Height: ± 22'-3" A.F.G.

### PARKING SUMMARY

Equipment Rental Use  
 (Title 22.18.050.C.8): 6,919/500 = 13.8 Spaces  
 983/2000 = 5 Spaces

Caretaker's Residence  
 (Title 22.30.430.G) = 1 Space

Security Office  
 (Title 22.18.050.C.8): 725/400 = 1.8 Spaces

Total Parking Req'd: 17.1 = 17 Spaces  
 Total Parking Prov'd: 17 Spaces - Okay  
 Total Accessible Parking Provided: 2 Accessible Spaces

## Project Description

This project proposes the construction of a prefabricated metal building for an equipment rental company and a detached 2-story caretaker's residence and security office of conventional construction. The equipment rental building will be comprised of (3) repair bays, (1) small equipment storage bay and an office area with a partial 2nd floor storage loft. The 1st floor of the caretaker's residence will primarily contain the security office with the exception of the caretaker's bedroom and bathroom. The private 2nd floor contains the caretaker's kitchen, dining and living areas.

The outside areas include equipment wash, fuel and storage.

## Sheet Index

MUP-1	Title Sheet / Project Information
MUP-2	Site Plan
MUP-3	Equipment Rental Building Floor Plans
MUP-4	Equipment Rental Building Perspective Images
MUP-5	Caretaker's Residence and Security Office Building Floor Plans and Perspective Images
C-1	Preliminary Grading Plan
L-1	Conceptual Planting Plan

## Vicinity Map



SHEET TITLE: Title Sheet/Project Information

PROJECT TITLE:

# Dirt Clod Industries

CLIENT: Dirt Clod Industries, LLC  
 ADDRESS: 301 Arbolada Drive  
 Arcadia, CA

PLOT DATE: 10.25.13

PURPOSE: Minor Use Permit

PROJECT NO.: 13125

1251 Prospect Street  
 San Luis Obispo, CA

SHEET  
MUP - 1

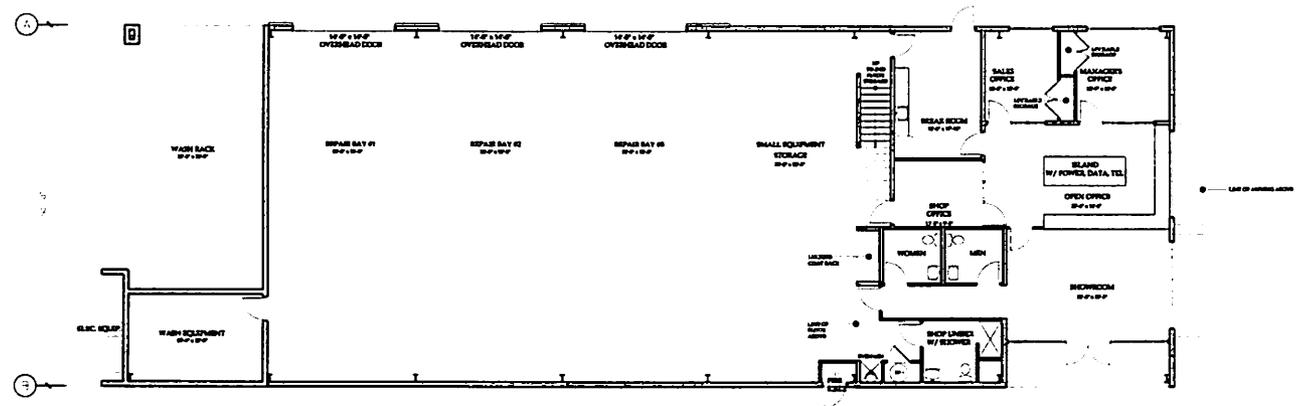
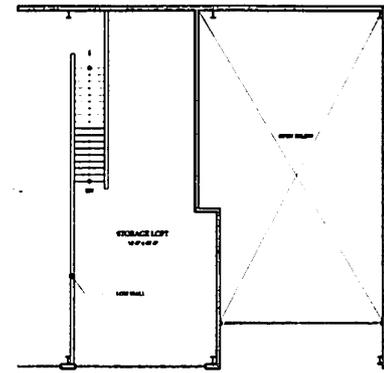
1 OF 5 SHEETS

The drawings within are copyrighted and are  
 subject to copyright protection as an  
 "Architectural Work" under section 112 of  
 the copyright act of 1976, as amended,  
 copyright December 1993, and subject to  
 Architectural Works Copyright Protection Act  
 of 1990.



444 Highway Street Suite 201  
 San Luis Obispo Ca. 93401  
 phone: 805.541.6294 fax: 805.541.2739  
 www.realarchitect.com





1st FLOOR AREA: 7,066 SF (INCLUDES 983 SF COVERED WASH AREA)  
 2ND FLOOR STORAGE: 136 SF  
 TOTAL AREA: 7,202 SF

SCALE: 1/8" = 1'-0"

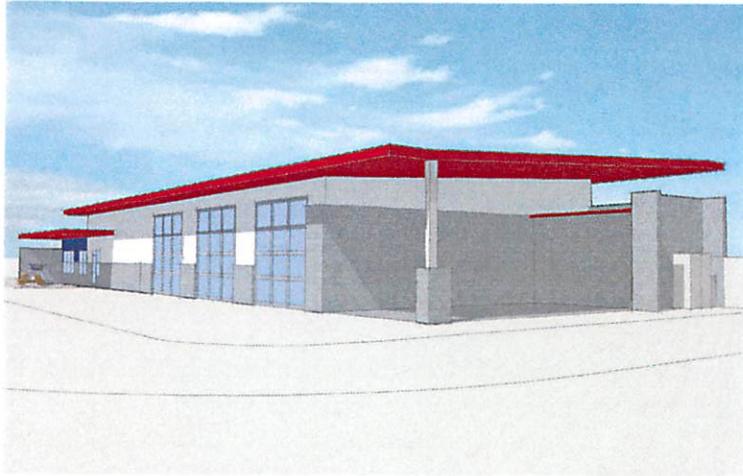


SHEET TITLE: Equipment Rental Building Floor Plans  
 CLIENT: Dirt Clod Industries, LLC  
 ADDRESS: 301 Arbolada Drive  
 Arcadia, CA  
 PLOT DATE: 10.25.13  
 PURPOSE: Minor Use Permit  
 PROJECT NO.: 13125

PROJECT TITLE:  
**Dirt Clod Industries**

1251 Prospect Street  
 San Luis Obispo, CA

SHEET  
**MUP - 3**  
 3 OF 5 SHEETS  
 The drawings within are copyrighted and are subject to copyright protection as an "architectural work" under section 102 of the copyright act of 1976, as amended December 1990, and control on architectural works copyright protection act of 1990.



WASH RACK FROM REAR YARD



AERIAL VIEW FROM PROSPECT STREET



APPROACH FROM PROSPECT STREET



BREAK AREA FROM REAR YARD



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SHEET TITLE: Equipment Rental Perspective Images

CLIENT: Dirt Clod Industries, LLC  
ADDRESS: 301 Arbolada Drive  
Arcadia, CA  
PLOT DATE: 10.25.13  
PURPOSE: Minor Use Permit  
PROJECT NO.: 13125

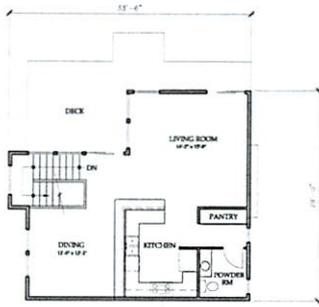
PROJECT TITLE:

# Dirt Clod Industries

1251 Prospect Street  
San Luis Obispo, CA

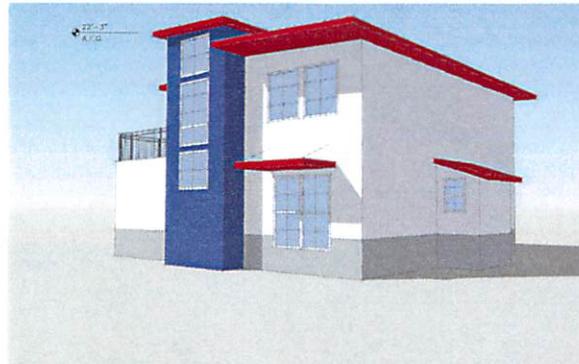
SHEET MUP - 4  
4 OF 5 SHEETS

The drawings within are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the copyright Act of 1976, U.S.C., as amended December 1995, and known as Architectural Works Copyright Protection Act of 1990.

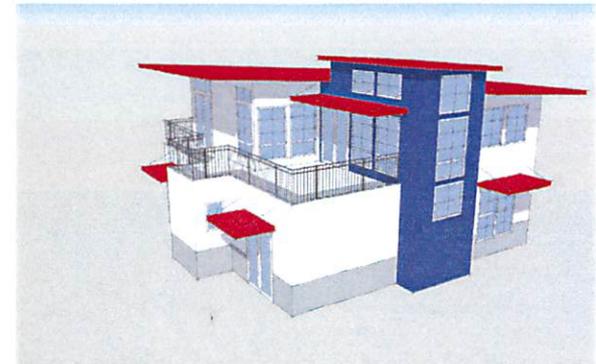


**2nd Floor Plan**

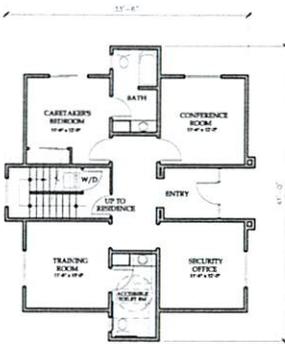
Caretaker's Residence: Kitchen, Dining, Living: 722 SF  
 Caretaker's Residence: Deck (Unconditioned): 271 SF  
 2nd Floor Total Area: 993 SF



VIEW FROM NORTH



AERIAL VIEW

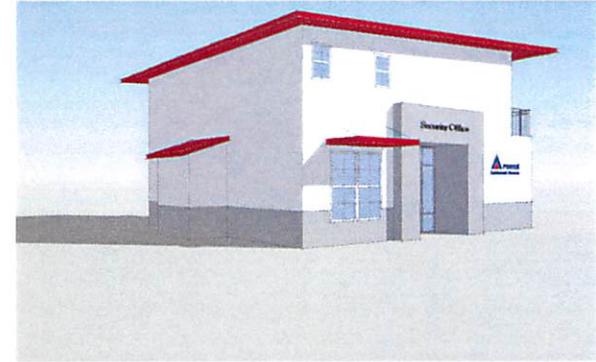


**1st Floor Plan**

Security Office, Training, Conference: 725 SF  
 Caretaker's Residence: 351 SF  
 1st Floor Total Area: 1,076 SF  
 2nd Floor Total Area (from above): 993 SF  
 TOTAL AREA: 2,069 SF



VIEW FROM SOUTH



VIEW OF SECURITY OFFICE FROM MAIN BUILDING

**CARETAKER'S RESIDENCE AND SECURITY OFFICE**

SCALE: 1/8" = 1'-0"



SHEET TITLE: Caretaker's Residence and Security Office Floor Plans and Perspective Images

PROJECT TITLE:

**Dirt Clod Industries**

CLIENT: Dirt Clod Industries, LLC  
 ADDRESS: 301 Arbolada Drive  
 Arcadia, CA  
 PLOT DATE: 10.25.13  
 PURPOSE: Minor Use Permit  
 PROJECT NO.: 13125

1251 Prospect Street  
 San Luis Obispo, CA

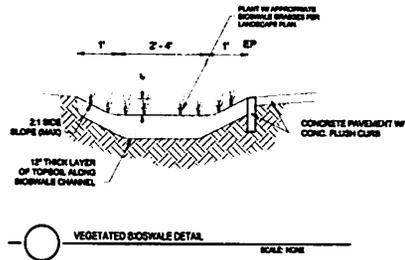
**SHEET**  
**MUP - 5**

SHEET 5 OF 5 SHEETS

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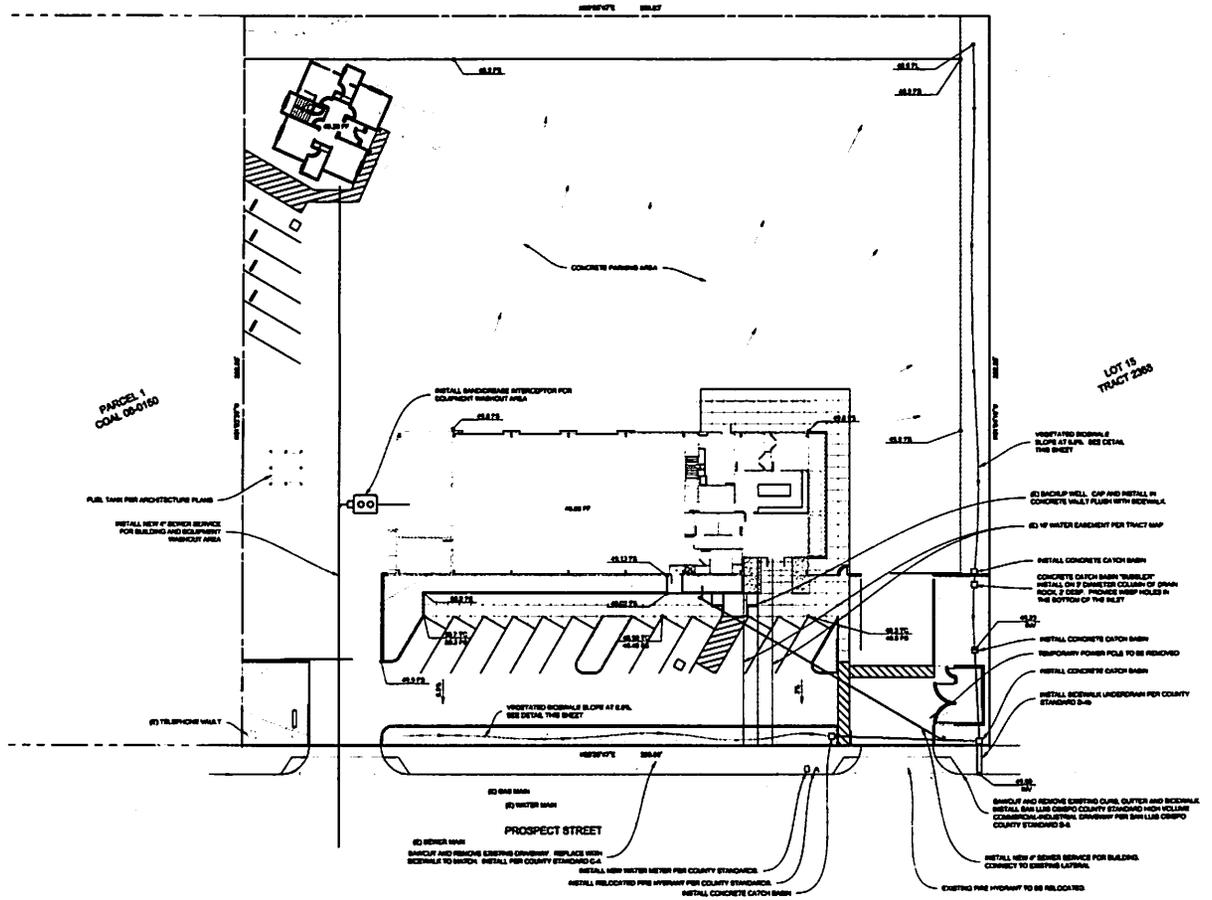
**EXHIBIT A NOTES**

AS PART OF A LARGER IMPROVEMENT, THIS PROJECT WILL UPGRADE THE STREET APPROXIMATELY TO HANDLE THE INCREASE IN STORMWATER RUNOFF FROM THE SITE. THIS PROJECT WILL UPGRADE TWO (2) UNPAVED, DETACHED COURTYARDS AND A BIOSWALE. THE PROJECT WILL FIRST STORMWATER RUNOFF FROM THE USE OF A BIOSWALE. THE PROJECT IS DESIGNED TO RUN THE MAJORITY OF THE SITE TO THE TWO BIOSWALES. THE FIRST DRAINAGE AREA INCLUDES THE BUILDING AND THE SURROUNDING PARKING IN FRONT OF THE BUILDING AND REPRESENTS 1.6 ACRES OF IMPERVIOUS AREA. THE SECOND DRAINAGE AREA INCLUDES THE PARKING IN FRONT OF THE BUILDING AND INCLUDES 6.88 ACRES OF IMPERVIOUS AREA.

A FLOOD BASED MAP IS REQUIRED TO TREAT THE 50th PERCENTILE STORM EVENT

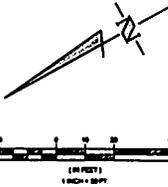
THE 50th PERCENTILE STORM FOR THE LARGER AREA RESULTS IN AN 80th PERCENTILE FLOW OF 8.28 CFS. THE LARGER BIOSWALE IS 8'6" LONG, WITH A LONGITUDINAL SLOPE OF 0.8% A FLOW OF 8.28 CFS AND A CROSS SECTION OF THE BIOSWALE SIMILAR TO THE DETAIL ABOVE. THE FLOW CAN BE MONITORED WITH A DEPTH OF 2" AND A MINIMUM CONTACT TIME OF 10 MINUTES.

THE 50th PERCENTILE STORM FOR THE SMALLER AREA RESULTS IN AN 80th PERCENTILE FLOW OF 4.88 CFS. THE SMALLER BIOSWALE IS 10'6" LONG, WITH A LONGITUDINAL SLOPE OF 1% A FLOW OF 4.88 CFS AND A CROSS SECTION OF THE BIOSWALE SIMILAR TO THE DETAIL ABOVE. THE FLOW CAN BE MONITORED WITH A DEPTH OF 2" AND A MINIMUM CONTACT TIME OF 10 MINUTES.



PARCEL 1  
COAL 00-0150

LOT 15  
TRACT 2005



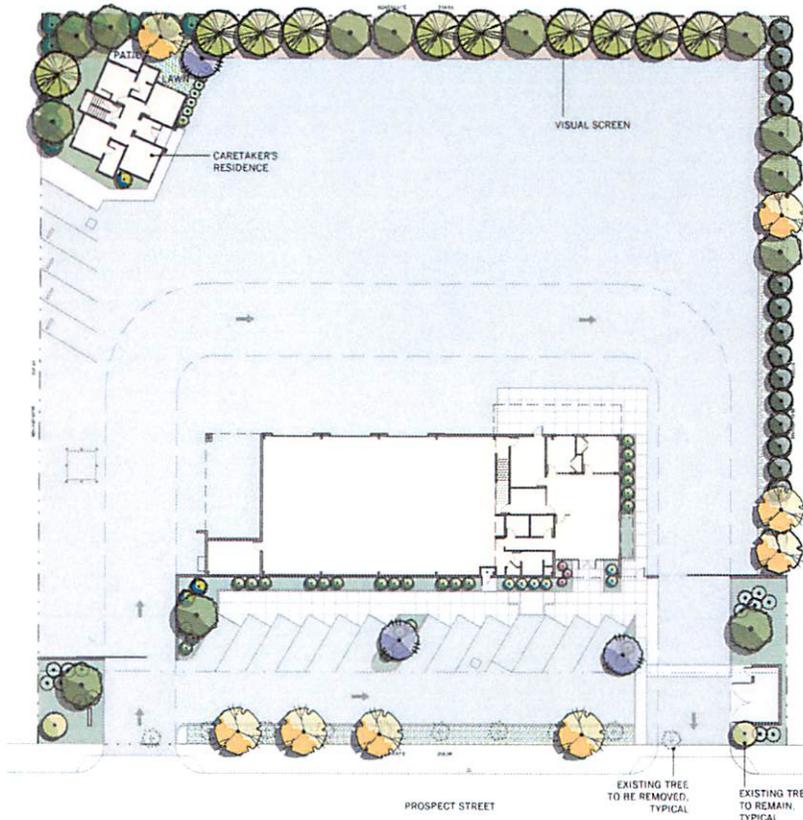
**ABOVE  
GRADE  
ENGINEERING**  
1204 Laurel Street, Santa Ana, CA 92701  
PHONE: (714) 543-3113 • FAX: (714) 543-1610

**DIRT CLOUD INDUSTRIES, LLC**

PRELIMINARY GRADING PLAN

C-1

SEPTEMBER 19, 2013



**LEGEND**

**STREET TREES**

- Medium/Small Broadleaf Deciduous Tree**  
Platanus x acerifolia/Plane Tree
- Evergreen Tree**  
Gouera parvifolia/Australian Willow  
Tristania conferta/Brisbane Box
- Existing Trees**

**PROJECT TREES**

- Visual Screen, Conifer & Broadleaf Evergreen Tree**  
Cupressus arizonica glabra/Smooth Arizona Cypress  
Eucalyptus sideroxyon/ironbark
- Medium Broadleaf Evergreen & Deciduous Tree**  
Fraxinus velutina/Rio Grande/Rio Grande Ash  
Eucalyptus nicotii/Nichol's Peppermint Leaf  
Tristania conferta/Brisbane Box
- Small Broadleaf Evergreen Accent Tree**  
Arbutus marina/Strawberry Tree  
Tristania laurina/NCH

**BIOSWALE**

- Deciduous & Evergreen Trees**  
Platanus x acerifolia/Plane Tree  
Melaleuca quinquenervia/Galeout Tree

**Groundcover/Shrubs**

- Chondropetalum elaeagnatum/Cape Rush
- Myrica californica/Pacific Wax Myrtle
- Juncea patena/California Grey Rush
- Juncea effusa/Soft Rush
- Hemiprocallis x Movie/Orange Evergreen Daylily
- Baccharis pilularis/Pigeon Point
- Carex tumulicola/Berkeley Sedge
- Carex lasiocoma/Orange-colored Sedge
- Carex praegracilis (C. panax)/California Field Sedge

**PROJECT SHRUBS AND GROUND COVER**

- Visual & Wind Screen**  
Melaleuca armillaris/Drooping Melaleuca (hedge)  
Rhamnus alaternus/Italian Buckthorn (hedge)
- Building Environments Groundcover/Shrubs 5' to 10'**  
Escallonia frutescens/Escallonia  
Melaleuca nesophila/Pink Melaleuca  
Metrosideros colinus/Springfire/NCH
- 3' to 5'**  
Berberis thunbergia/Cherry Bomb/Barberry  
Callistemon viminalis/Little John/Dwarf Bottlebrush  
Ilex cornuta/Berries Jubilee/Chinese Holly
- 1' to 3'**  
Diuret vegeta/Fortnight Lily  
Agapanthus africanus/Peter Pan/Dwarf Lily-of-the-Nile  
Anigozanthos hybrid/Kangaroo Paw  
Coloanthes dammeri/NCH  
Trachelopetrum gajmipoides/Star Jasmine  
Lantana hybrids/Lantana  
Phormium Hybrids/New Zealand Flax Hybrid  
Festuca glauca/Elijah Blue/Elijah Blue Fescue
- Wood Mulch Only**

**Water Conservation Measures**

- 1 All landscaping and irrigation systems shall be in compliance with the San Luis Obispo County water conservation standards and the State Water Efficient Landscape Ordinance.
- 2 Irrigation system shall be designed to conserve water, see note below.
- 3 Plant materials are selected for their compatibility to climactic and site conditions as well as drought tolerance.
- 4 All planters shall have a minimum 2" layer of organic mulch throughout.
- 5 Plant materials proposed shall be grouped into distinct hydrozones utilizing plants with similar water needs.

**Conceptual Irrigation Design**

Irrigation system will be controlled by an automated timer connected to an on-site rain gauge that will shut off irrigation during storm events. Irrigation circuits shall be separated into hydrozones by exposure and plant type. Underground piping shall deliver water to a low-volume, low-flow drip system.

**Dirt Clod Industries, LLC - Conceptual Planting Plan**

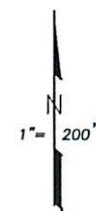
Arsenal Equipment Company - 1251 Prospect Street, San Luis Obispo, CA

Scale: 1" = 20'-0"



L-1

SEPTEMBER 19, 2013



076-511

401

511

511

511

044  
041

REVISIONS	
I.S.	DATE
07-191	10-06-06
10-100	12-09-09
NA	02-25-11
12-164	03-15-12
13-045	11-15-12
13-140	03-28-13



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





# Parcel Summary Report For Parcel # 076-512-029

10/25/2013  
11:45:59AM

## 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    DIRT CLOD INDUSTRIES LLC  
301 ARBOLADA DR    ARCADIA CA 91006-  
OWN    DIRT CLOD INDUSTRIES LLC A CA LLC

### Address Information

Status            Address  
P                    01251 PROSPECT ST SLOC

### Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL08-	0150	0002			CS	AR		Y	SC	

### Parcel Information

Status    Description  
Active    TR 2368 PTN LT 14

Notes  
THIS PARCEL HAS BEEN PRE-ADDRESSED 6/27/07. SEE ROAD NAME FILE SUB2004-00243.

Tax Districts  
SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
COUNTY-ZONE NO. 09  
SAN LUIS  
NO. 04  
AREA NO. 21



# Parcel Summary Report For Parcel # 076-512-029

10/25/2013  
11:45:59AM

## 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:**

DRC2013-00033      REC      Primary Parcel

**Description:**

EQUIPMENT RENTAL STORAGE BUSINESS

G880015M      AUT      Related Parcel

**Description:**

GP AMEND TO CHANGE AG TO MULTI-USE

PRE2008-00027      REC      Related Parcel

**Description:**

S000007U      RDD      Related Parcel

**Description:**

PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

S980133L      RDD      Related Parcel

**Description:**

LOT LINE ADJUSTMENT

SUB2004-00243      APV      Related Parcel

**Description:**

PROP TO RENAME AND RELOCATE FARMHOUSE LN (HEARING REQUIRED) AND NEW ROAD NAMES FOR TRACT 2368

SUB2008-00047      RDD      Related Parcel

**Description:**

LOT-LINE ADJUSTMENT-BETWEEN LOT 13 &14