SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/25/2014

TO: _____

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00082 MAINO – Proposed minor use permit to construct a 12,007 sf one-story commercial building with associated landscaping, parking and site development. Site location is 1133 Farmhouse Ln, San Luis Obispo. APN: 076-512-005

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

DRC2013-00082 MAINO THOMAS M

MINOR USE PERMIT

12,007 SF ONE-STORY BUILDING WITH ASSOCIATED LANDSCAPING, PARKING, AND SLO/ SLOC

AR CS

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Thomas M. Maino, et al Daytime Phone 805-543-7411
Mailing Address PO Box 1347, San Luis Obispo, CA Zip Code 93406
Email Address: tom@mainoslo.com

☐ Applicant Name Tom Maino c/o Maino Construction, Inc. Daytime Phone 805-543-7411
Mailing Address 3599 Sueldo Street, Ste. 200 San Luis Obispo, CA Zip Code 93401
Email Address: tom@mainoslo.com

☐ Agent Name C.M Florence AIPC/ Oasis Associates, Inc. Daytime Phone 805-541-4509
Mailing Address 3427 Miguelito Court, San Luis Obispo, CA Zip Code 93401
Email Address: CMF@oasisassoc.com

PROPERTY INFORMATION

Total Size of Site: 1.08 acres Assessor Parcel Number(s): 076-512-005
Legal Description: Tract 2368, Lot 5. County of San Luis Obispo recorded map August 10, 2006. Book 28 page 56-61
Address of the project (if known): 1133 Farmhouse Lane, San Luis Obispo, CA 93401
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Broad Street/ Hwy 227, east on Farmhouse Lane.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant lot with streetfront trees, non-native seasonal grasses.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 12,007 SF one-story building with associated landscaping, parking, and site development

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 20 MARCH 14

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

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

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

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

Describe existing and future access to the proposed project site: Existing access on Farmhouse Lane to be relocated (to the east) New driveway on Allene Way

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? 1.19 ac

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Agriculture / House & Storage South: Commercial Service / Light Manufacturing & Office
East: Commercial Service / Outdoor Storage West: Commercial Service / Vacant

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 12,007 sq. feet 26 % Landscaping: 16,296 sq. feet 34 %
Paving: 18,742 sq. feet 40 % Other (specify) _____
Total area of all paving and structures: 30,749 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 1.08 ☐ sq. feet ☒ acres
Number of parking spaces proposed: 30 Height of tallest structure: 28'
Number of trees to be removed: 1 Type: Sycamore (1.5" diameter street tree)
Setbacks: Front 63' Right 2' Left 24' Back 83'

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: Fiero Lane Mutual Water Co.
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: Fiero Lane Mutual Water Co.
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.

* See resolution 2030-59 Relative to Granting Tentative Track 2368 and Mitigated Negative Declearation ED01-322 Final Tract Map 2368 Recorded August 2006

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: 1.08 acres
   Moderate slopes of 10-30%: _____ 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: Grading for Tract improvements
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: Highway 227

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 typical office use
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? less than 0.34afy (drought), 0.47afy (normal)
4. How many service connections will be required? one (1) potable, one (1) recycled
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: connections to community water system
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 N/A

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: 65' Location of connection: Allene Way
2. What is the amount of proposed flow? 250 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 Company
3. Where is the waste disposal storage in relation to buildings? Enclosure east of building
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 School District
2. Location of nearest police station: California Highway Patrol, 4115 Broad Street
3. Location of nearest fire station: Cal Fire Station, Broad Street
4. Location of nearest public transit stop: Marigold Shopping Center, Broad Street
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? 1 mile feet/miles

Historic and Archeological Information *

1. Please describe the historic use of the property:
   N/A
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: 7:00 am - 5:00 pm
2. How many people will this project employ? 25
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 emissions
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
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. 25 Between 4:00 to 6:00 p.m. 25
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 N/A

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): N/A
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: see Preliminary Title Report, attached

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: built for photovoltaic installation, high efficiency water faucets, and glazing and clearstory venting windows

*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:
   Native and drought tolerant planting; on-site bioswale water filtration.

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): ED 01-322

Other Related Permits

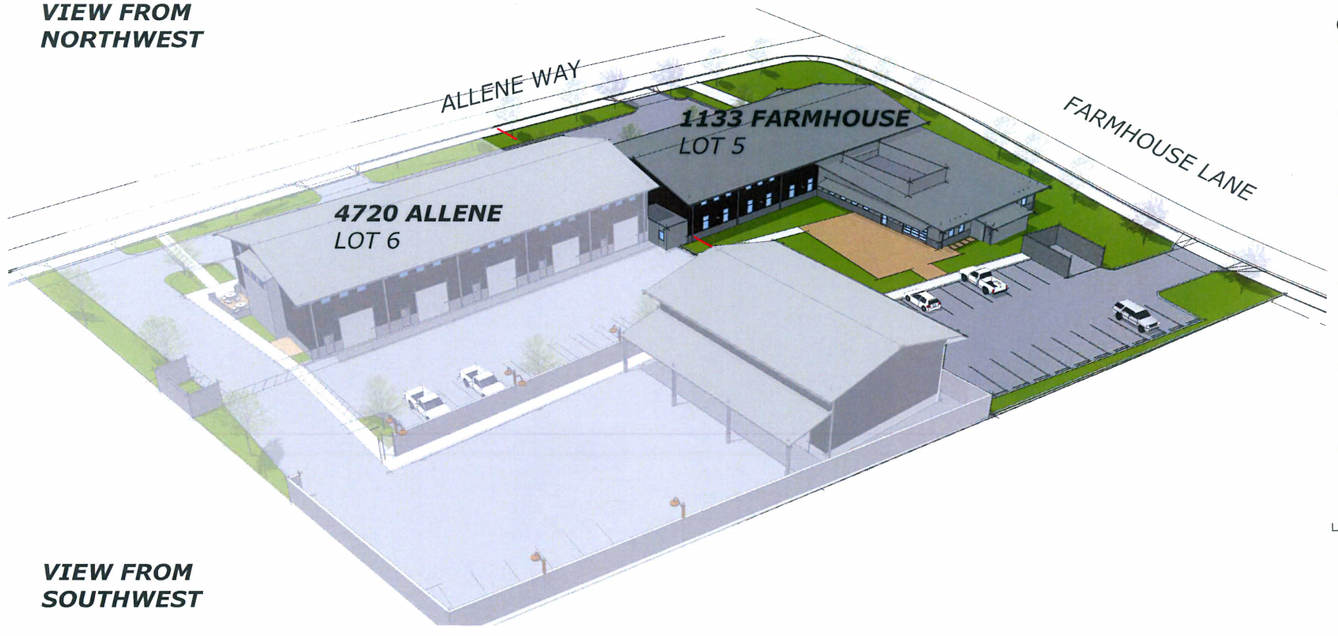
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): N/A

   (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.)

MAINO DEVELOPMENT

1133 Farmhouse Lane, San Luis Obispo, California

VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

PROJECT DATA

PROJECT DESCRIPTION

A PROPOSAL FOR A NEW 12,007 SF COMMERCIAL DEVELOPMENT INCLUDING ONE SINGLE STORY, COMMERCIAL USE, METAL FABRICATED STRUCTURES ATTACHED TO A PREVIOUSLY APPROVED BUILDING ON A SEPARATE ADJACENT LOT (SHOWN FADED) UNDER SAME OWNERSHIP.

GENERAL SITE INFORMATION

PROJECT ADDRESS:	1133 FARMHOUSE LANE SAN LUIS OBISPO, CA 93401
LEGAL DESCRIPTION:	LOT 5 OF TRACT NO. 2368 ACCORDING TO MAP FILED IN BOOK 28, PAGES 56-61, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
A.P.N.:	076-512-005
ZONING:	CS - COMMERCIAL SERVICE AR - AIRPORT REVIEW AREA
COMMUNITY AREA:	SAN LUIS OBISPO URBAN AREA
PLANNING AREA:	SAN LUIS OBISPO
OTHER:	ROAD FREE AREA - SLO FRINGE FAA HEIGHT RESTRICTIONS
LOT SIZE:	1.08 ACRES or 47,044 S.F.

CONTACT INFORMATION

OWNER:	TOM MAINO 3599 SUELDO STREET, STE. 200 SAN LUIS OBISPO, CA 93401 PHONE: (805) 542-9550
ARCHITECT:	JIM DUFFY ARCHITECTURE JIM DUFFY, C-30770 1404 BROAD STREET SAN LUIS OBISPO, CA 93401 PHONE: (805) 540-8896
PLANNER:	OASIS ASSOCIATES INC. CAROL FLORENCE LANDSCAPE ARCHITECTURE & PLANNING 3427 MIGUELITO COURT SAN LUIS OBISPO, CA 93401 PHONE: (805) 541-4509
SURVEYOR:	VOLBRECHT SURVEYS ALAN L. VOLBRECHT, NO. 5201 P.O. BOX 299 SAN LUIS OBISPO, CA 93401 PHONE: (805) 781-9296
CIVIL ENGINEER:	ABOVE GRADE ENGINEERING SCOTT STOKES 1304 BROAD STREET SAN LUIS OBISPO, CA 93401 PHONE: (805) 540-5115
ELECTRICAL ENGINEER:	THOMA ELECTRIC CHRIS JOSE 3562 EMPLEO STREET SAN LUIS OBISPO, CA 93401 PHONE: (805) 543-3850
LANDSCAPE ARCHITECT:	OASIS ASSOCIATES INC. SCOTT WRIGHT LANDSCAPE ARCHITECTURE & PLANNING 3427 MIGUELITO COURT SAN LUIS OBISPO, CA 93401 PHONE: (805) 541-4509

SHEET INDEX

A1.0	TITLE SHEET
A1.1	COLOR PERSPECTIVE FROM FARMHOUSE LANE
A2.0	SITE PLAN
A3.0	FLOOR PLANS
A4.0	EXTERIOR ELEVATIONS
C-1	PRELIMINARY GRADING & DRAINAGE PLAN
C-2	COMPOSITE UTILITY PLAN
L-1	CONCEPTUAL LANDSCAPE PLAN
EP1.0	PHOTOMETRIC SITE PLAN

BUILDING AREA

MAIN BUILDING	11,700 S.F.
MECHANICAL	231 S.F.
CONNECTION (LOT 5)	76 S.F.
TOTAL AREA	12,007 S.F.
CONNECTION (LOT 6)	123 S.F.

BUILDING LOT COVERAGE

BUILDING COVERAGE	12,301 S.F.
HARDSCAPE	18,742 S.F.
*INCLUDES 13,343 S.F. ASPHALT & 3,752 S.F. CONC. SIDEWALK & 1,647 S.F. PATIO	
LANDSCAPE	16,001 S.F.

SETBACKS

FRONT SETBACK	10'
SIDE & REAR SETBACKS	0'

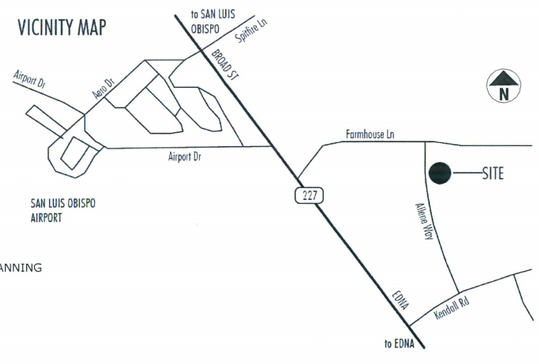
MAXIMUM BUILDING HEIGHT

ALLOWED	257.00'
(224'+220')/2 = 222'+35'	
PROPOSED	249.00'
221'+28' = 249.00'	

PARKING

REQUIRED	30 SPACES TOTAL - INCLUDING (2) SPACE FOR HC
12,007 S.F./400 FOR OTHER OFFICE	4 SHORT-TERM BIKE SPACES LOCATED ON RACK
PROPOSED	30 SPACES - INCLUDING (2) HC
	4 SHORT-TERM BIKE SPACES LOCATED ON RACK

VICINITY MAP



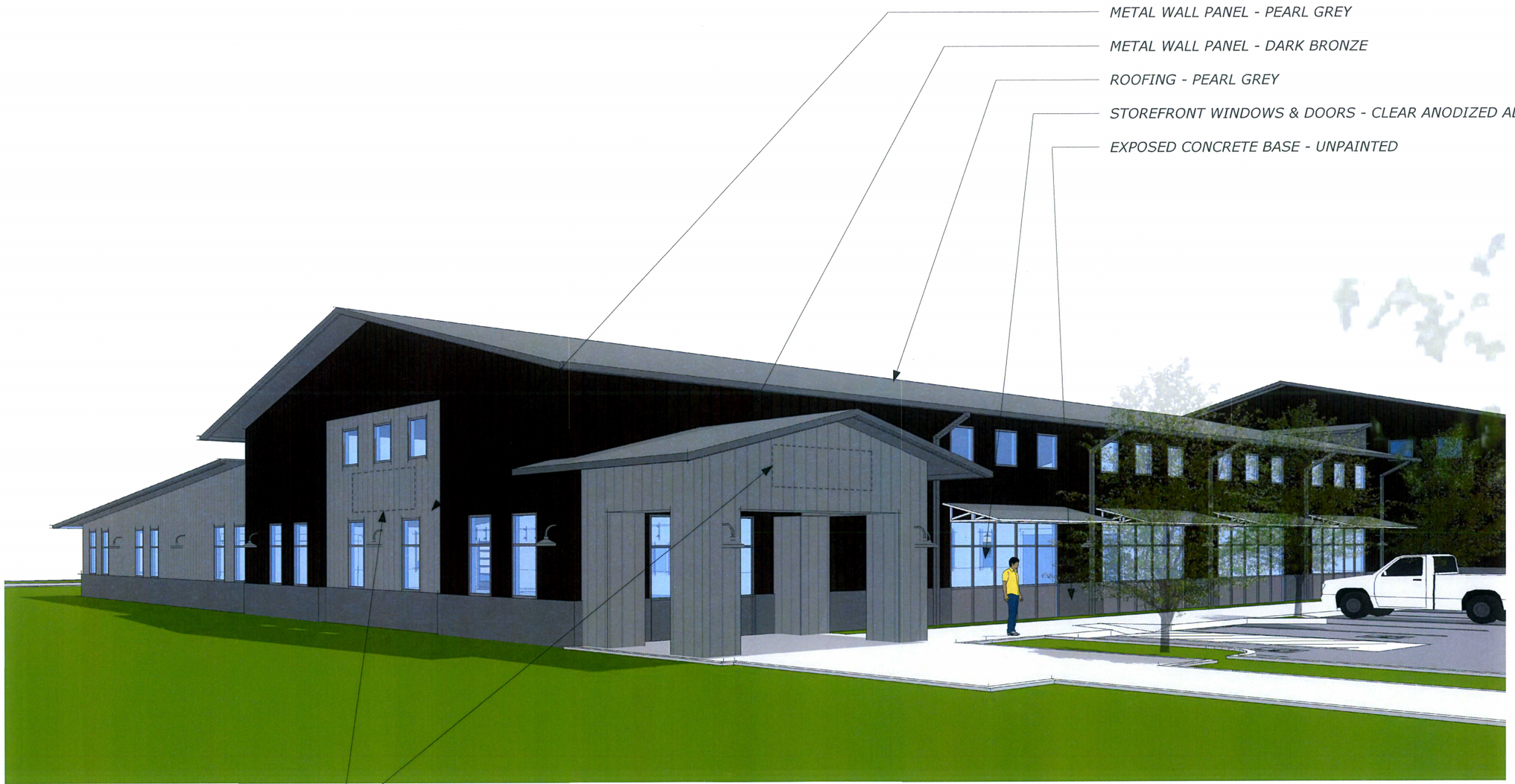
JIM DUFFY ARCHITECTURE
1404 BROAD STREET
SAN LUIS OBISPO CA 93401
805.540.8896
jd@jimduffyarch.com
www.jimduffyarch.com

Maino Development
1133 Farmhouse Lane
San Luis Obispo, California

TITLE SHEET

DATE:	March 17, 2014
SCALE:	As Noted
JOB:	2014-001
DRAWN:	RE/KL
REVISIONS:	

SHEET #
A1.0



NOTE: METAL PANEL PAINT COLORS ARE BASED ON SMARTKOTE COOL COATINGS

VIEW FROM NORTHWEST

JIM DUFFY ARCHITECTURE
1404 BROAD STREET
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Maino Development
1133 Farmhouse Lane
San Luis Obispo, California

COLOR PERSPECTIVE
FROM FARMHOUSE

DATE: March 17, 2014
SCALE: As Noted
JOB: 2014-001
DRAWN: RB/KL
REVISIONS:

SHEET #
A1.1

GRAPHIC SCALE: 1"=20'

SITE PLAN — PROPERTY LINE

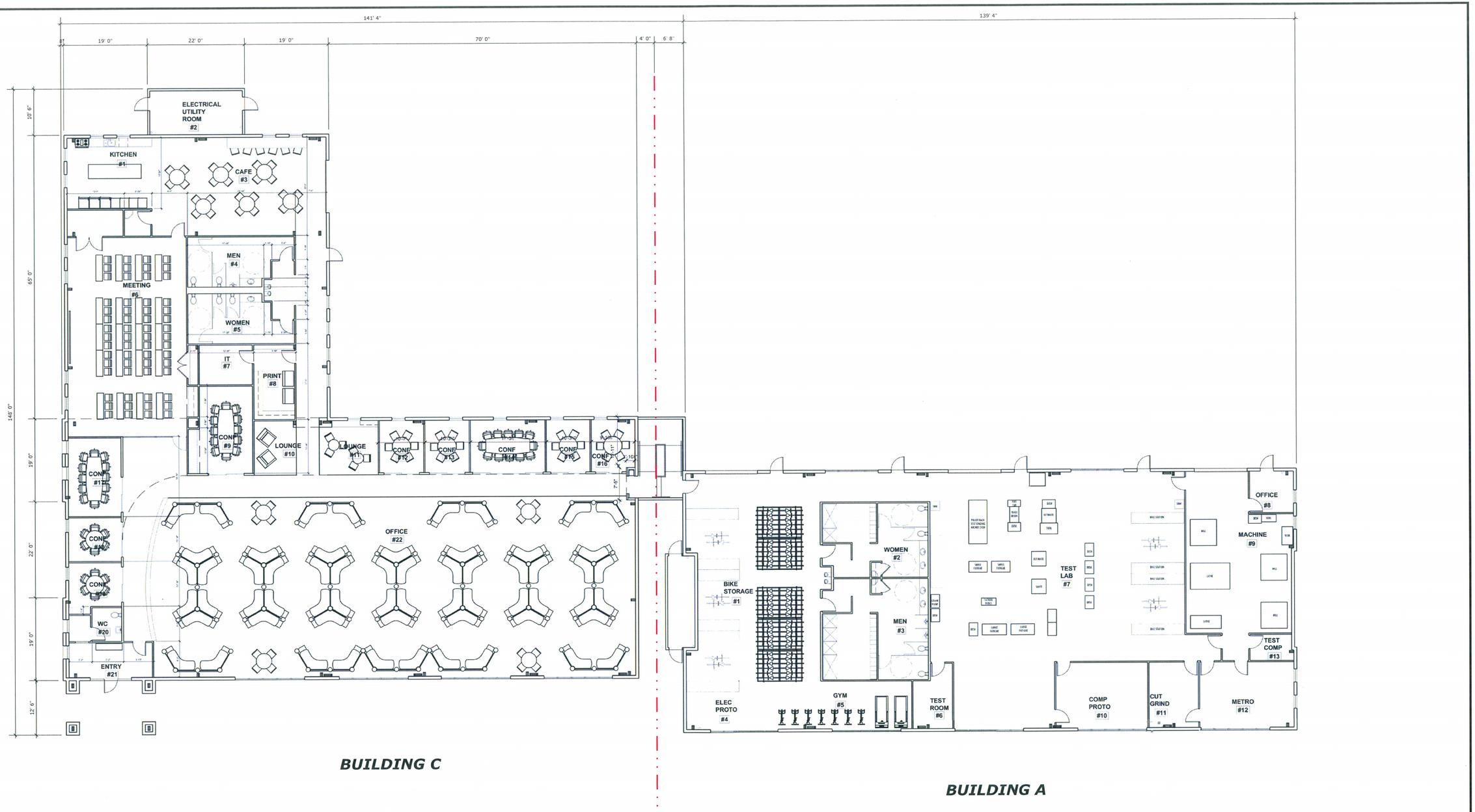
JIM DUFFY ARCHITECTURE
1404 BROAD STREET
SAN LUIS OBISPO CA 93401
805.540.8896
jd@jimduffyarch.com
www.jimduffyarch.com

Maino Development
1133 Farmhouse Lane
San Luis Obispo, California

SITE PLAN

DATE: March 17, 2014
SCALE: As Noted
JOB: 2014-001
DRAWN: RB JKL
REVISIONS:

SHEET # A2.0



BUILDING FLOOR PLAN

JIM DUFFY ARCHITECTURE
1404 BROAD STREET
SAN LUIS OBISPO CA 93401
805.540.8896
jd@jimduffyarch.com
www.jimduffyarch.com

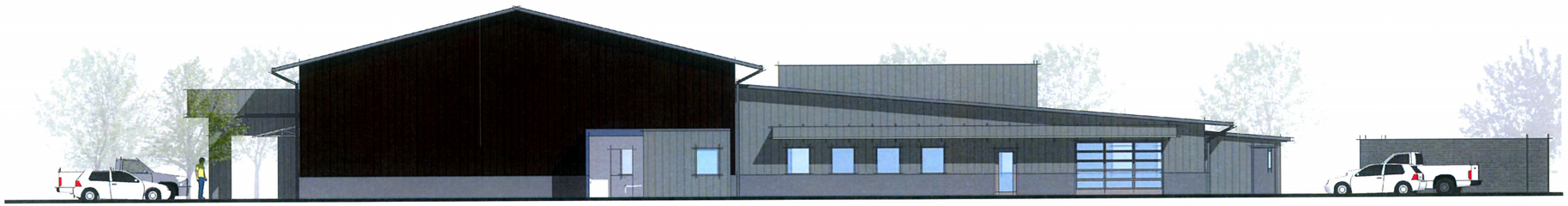
Maino Development
1133 Farmhouse Lane
San Luis Obispo, California

FLOOR PLAN

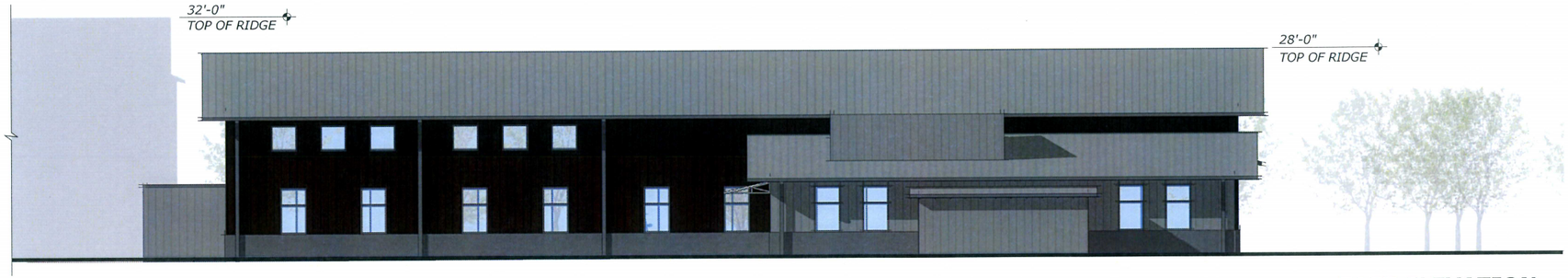
DATE: March 17, 2014
SCALE: As Noted
JOB: 2014-001
DRAWN: RB/KL
REVISIONS:

SHEET #
A3.0

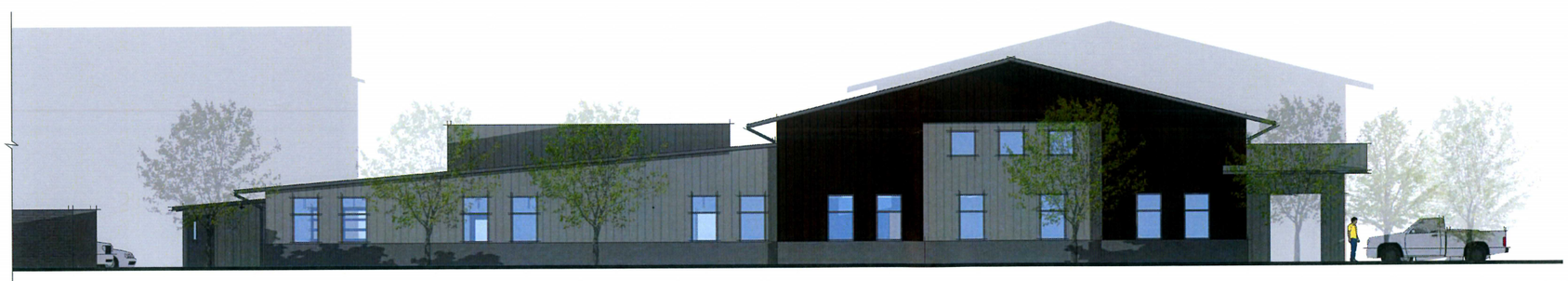
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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

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1404 BROAD STREET
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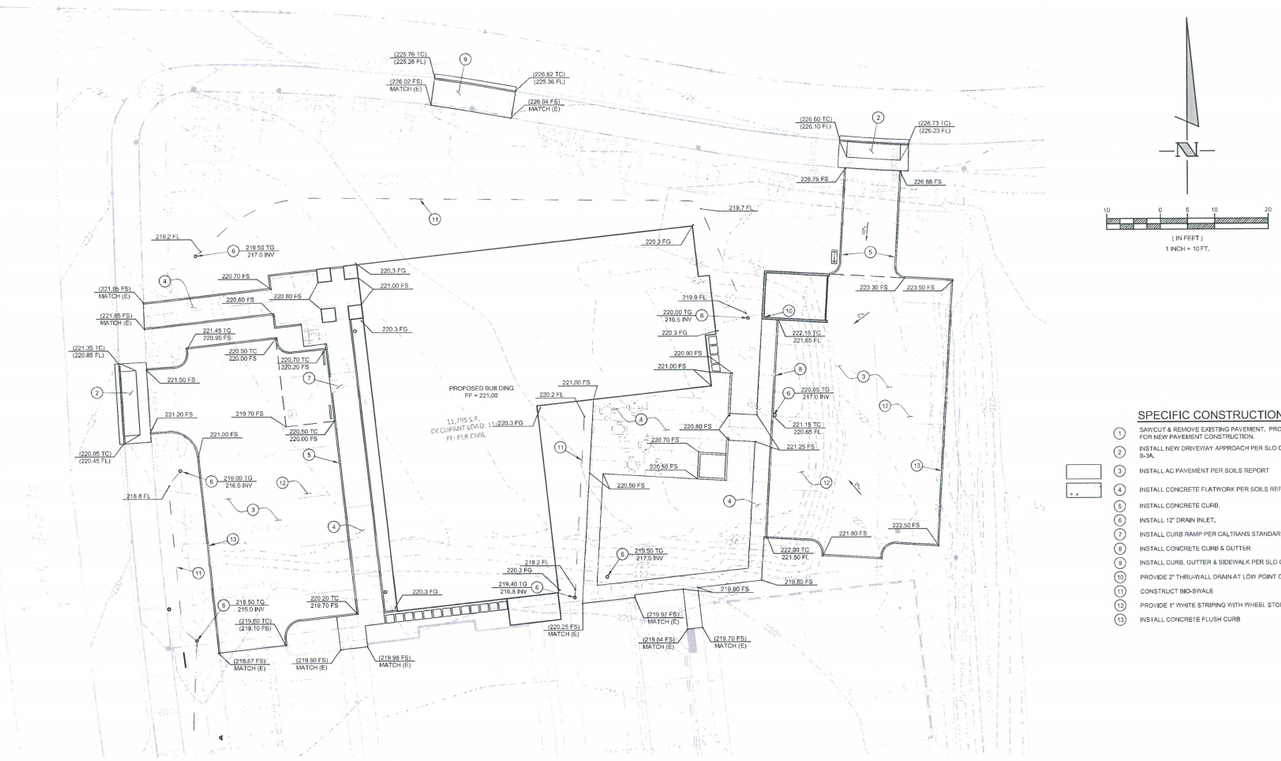
805.540.8896
jd@jimduffyarch.com
www.jimduffyarch.com

Maino Development
1133 Farmhouse Lane
San Luis Obispo, California

ELEVATIONS

DATE: March 17, 2014
SCALE: As Noted
JOB: 2014.001
DRAWN: RB/KL
REVISIONS:

SHEET #
A4.0



SPECIFIC CONSTRUCTION NOTES

1. SAWCUT & REMOVE EXISTING PAVEMENT. PROVIDE CLEAN JOIN LINE FOR NEW PAVEMENT CONSTRUCTION.
2. INSTALL NEW DRIVEWAY APPROACH PER SLO CO STANDARD DRAWING B-3A.
3. INSTALL AC PAVEMENT PER SOILS REPORT
4. INSTALL CONCRETE FLATWORK PER SOILS REPORT
5. INSTALL CONCRETE CURB.
6. INSTALL 12" DRAIN INLET.
7. INSTALL CURB RAMP PER CALTRANS STANDARD A88A.
8. INSTALL CONCRETE CURB & GUTTER
9. INSTALL CURB, GUTTER & SIDEWALK PER SLO CO STANDARD DWG.
10. PROVIDE 2" THRU-WALL DRAIN AT LOW POINT OF TRASH ENCLOSURE.
11. CONSTRUCT BIO-SWALE
12. PROVIDE 1" WHITE STRIPING WITH WHEEL STOP FOR PARKING.
13. INSTALL CONCRETE FLUSH CURB

ABOVE GRADE ENGINEERING
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
SCOTT J. STOKES
No. 58256
CIVIL
STATE OF CALIFORNIA

DATE:

MAINO FARMHOUSE PROJECT

PRELIMINARY GRADING & DRAINAGE PLAN

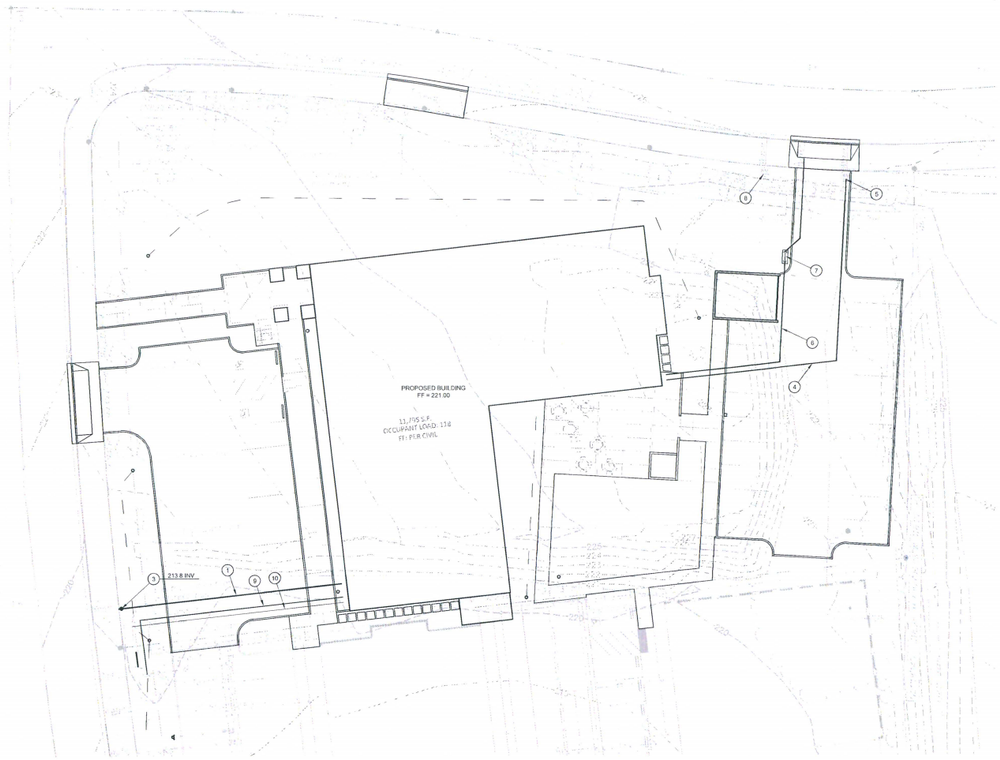
NO.	REVISION	DATE

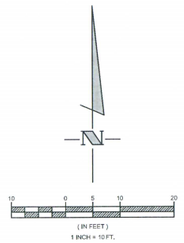
DESIGNED: SJS
DRAWN BY: DWB
JOB NUMBER: 13161

SHEET:
C-1

DATE: March 14, 2014

PLOT BY: Derrick PLOT DATE: Mar 18, 2014 - 10:57am Drawing name: N:\2013\13161-MainoFarmhouse\Engineering\Condocs\Sheetfiles - Civil\13161-C1-GD.dwg





SPECIFIC CONSTRUCTION NOTES

1. INSTALL 4" SDR-35 PVC SEWER LINE. SEE TRENCH BACKFILL DETAIL 'G' ON SHEET C-4. PIPE SLOPE TO BE 1% MIN.
2. INSTALL BACKWATER VALVE.
3. CONNECT TO EXISTING SEWER LATERAL STUB-OUT & INSTALL CLEANOUT. CONTRACTOR TO VERIFY (E) INVERT PRIOR TO CONSTRUCTION.
4. INSTALL 2" PVC WATERLINE, TO SERVE DOMESTIC USE, 36" MINIMUM COVER OVER TOP OF PIPE
5. CONNECT TO EXISTING WATER LATERAL STUB-OUT & INSTALL 1-1/2" METER. CONTRACTOR TO VERIFY (E) STUB-OUT LOCATION PRIOR TO CONSTRUCTION.
6. CONSTRUCT NEW 6" C900 PVC CL200 FIRE WATERLINE, 36" MINIMUM COVER OVER TOP OF PIPE. INSTALL CONCRETE THRUST BLOCKS AT ALL BEND FITTINGS AND VALVES.
7. CONNECT TO EXISTING WATER LATERAL STUB-OUT & INSTALL 6" DDCV WFDC. CONTRACTOR TO VERIFY (E) STUB-OUT LOCATION PRIOR TO CONSTRUCTION.
8. CONNECT TO EXISTING RECYCLED WATER LATERAL STUB-OUT & INSTALL 1-1/2" METER. CONTRACTOR TO VERIFY (E) STUB-OUT LOCATION PRIOR TO CONSTRUCTION.
9. GAS SERVICE LINE. COORDINATE WITH GAS COMPANY DESIGN FOR SIZE & TYPE OF PIPING PRIOR TO INSTALLATION FROM STREET TO METERS.
10. INSTALL JOINT UTILITY TRENCH, 30" MINIMUM COVER OVER TOP OF PIPE.

NOTE:
PROVIDE U.S.C. APPROVED CROSS CONNECTION DEVICE AT FIRE, DOMESTIC & IRRIGATION SERVICES.

ABOVE GRADE ENGINEERING
1304 Broad Street
San Luis Obispo, CA 93401
phone: (805) 540-5115
fax: (805) 540-5116
A California Corporation
Scott Jones, PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
SCOTT J. STOLES
No. 58256
CIVIL
STATE OF CALIFORNIA

DATE:

MAINO FARMHOUSE PROJECT

COMPOSITE UTILITY PLAN

NO.	REVISION	DATE

DESIGNED: SJS
DRAWN BY: DWB
JOB NUMBER: 13161

SHEET:
C-2

DATE: March 14, 2014

PLOT BY: Derrick PLOT DATE: Mar 18, 2014 - 10:58am Drawing name: N:\2013\13161-MainoFarmhouse\Engineering\Condocs\Sheetfiles - Civil\13161-C2-UT.dwg

PROPOSED PLANT PALETTE

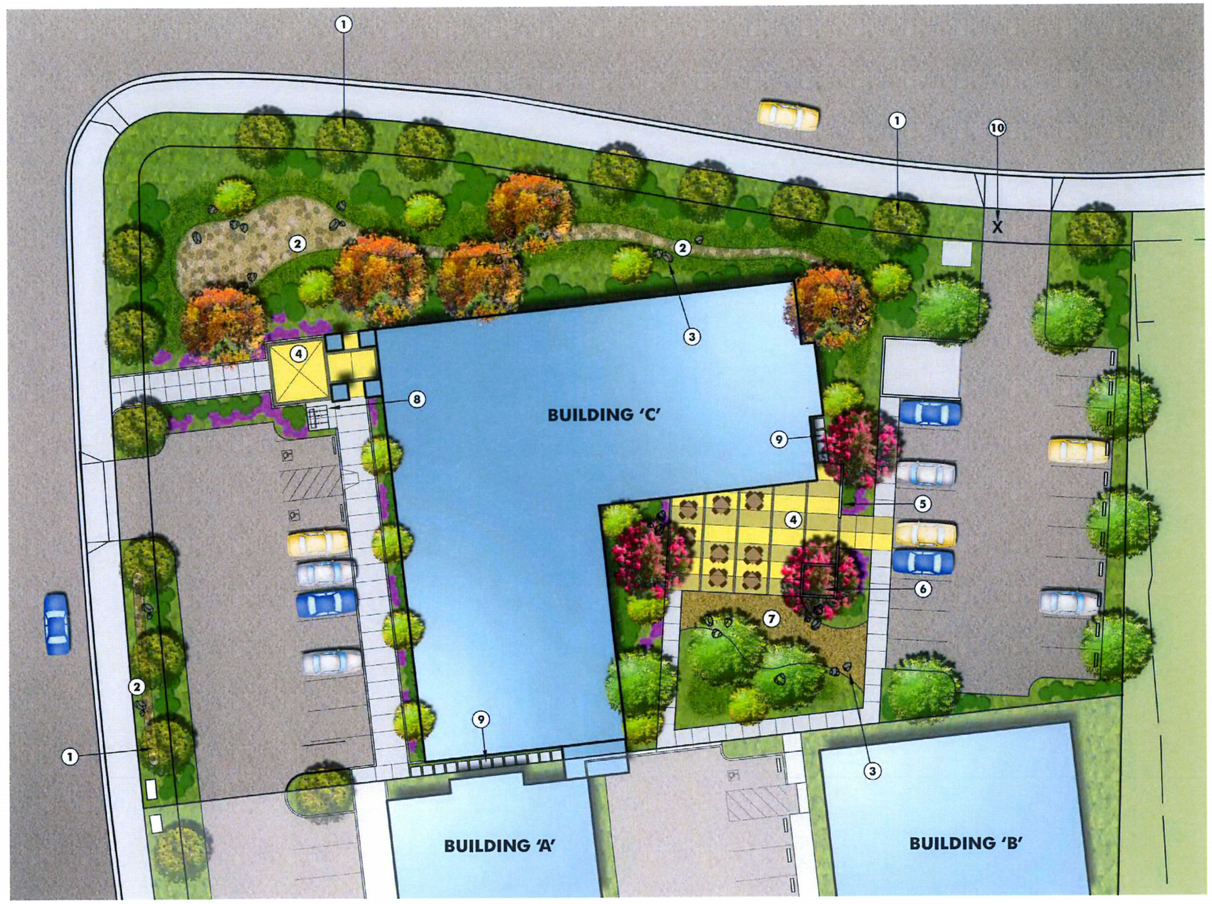
BOTANICAL / COMMON NAME	SIZE	NOTES
CANOPY TREES		
Platanus x acerifolia 'Bloodgood' / LONDON PLANE	24" BOX	LARGE CANOPY TREE
Pistacia chinensis / CHINESE PISTACHE	24" BOX	EVERGREEN; VERTICAL FORM
Platanus racemosa / CALIFORNIA SYCAMORE	15 GAL	LARGE CANOPY TREE
PEDESTRIAN-SCALE TREES		
Melaleuca quinquenervia / CAJEPUT TREE	15 GAL	WHITE BARK; VERTICAL FORM
Gleditsia triacanthos 'Sunburst' / HONEY LOCUST	24" BOX	YELLOW/GREEN NEW FOLIAGE
Pyrus calleryana 'Redspire' / ORNAMENTAL PEAR	24" BOX	WHITE FLOWERS; FALL COLOR
LARGE SHRUBS		
Leucodendrom 'Safari Sunset' / SAFARI CONEBUSH	5 GAL	YELLOW STALKS; VERT. GROWTH
Grevillea sps. / GREVILLEA	5 GAL	WEEPING FORM
Pittosporum tenuif. 'Majorie Channon' / VARIEGATED KOHUHU	5 GAL	GREY/BLUE FOLIAGE
MEDIUM SHRUBS		
Callistemon viminalis 'Little John'/ DWARF CALLISTEMON	5 GAL	GREEN FOLIAGE W/BURGUNDY
Pittosporum tobira 'Variegata' / VARIEGATED MOCK ORANGE	5 GAL	BOLD FOLIAGE; SHADE TOLERANT
Westringia fruiticosa 'Morning Light' / COAST ROSEMARY	5 GAL	COMPACT; YELLOW/GREEN FOLIAGE
SMALL SHRUBS		
Agave attenuata 'Variegata' / FOXTAIL AGAVE	5 GAL	BOLD SUCCULENT
Cistus 'Sunset' / MAGENTA ROCKROSE	5 GAL	PINK FLOWERS; DROUGHT TOLERANT
Rosmarinus 'Collingwood Ingram' / ROSEMARY	5 GAL	FLOWERING; DROUGHT TOLERANT
PERENNIALS / GRASSES / ACCENTS		
Carex divulsa / BERKELEY SEDGE	1 GAL	DEEP GREEN FOLIAGE; SHADE
Carex testacea / OANGE SEDGE	1 GAL	ORANGE FOLIAGE
Calamagrostis acut. 'Karl Foerster' / FEATHER REED GRASS	1 GAL	VERTICAL TAN FLOWER STALKS
Cordyline australis 'Sundance' / CABBAGE PALM	5 GAL	BURGUNDY FOLIAGE
Phormium sps. / NEW ZEALAND FLAX	5 GAL	BLADE-SHAPE FOLIAGE
Anigozanthos clvs. / KANGAROO PAW	1 GAL	FLOWERING PERENNIAL
GROUNDCOVER		
Cotoneaster damneri 'Lowfast' / BEARBERRY COTONEASTER	1 GAL	RED BERRIES
Cistus salviifolius / SAGELEAF ROCKROSE	5 GAL	PINK FLOWERS; DROUGHT TOLERANT
Rosmarinus officinalis 'Prostrata' / TRAILING ROSEMARY	1 GAL	FLOWERING; DROUGHT TOLERANT
BIOSWALE		
Carex praegracilis / CALIFORNIA FIELD SEDGE	1 GAL	MEADOW GRASS
Juncus patens / GREY RUSH	1 GAL	UPRIGHT GROWTH
Leymus condensatus / WILD RYE	1 GAL	BLUE FOLIAGE COLOR

CONCEPT NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATABILITY WITH THE MACRO/MICROCLIMATIC CONDITIONS OF THE REGION AND SITE; TOLERANCE OF WIND; TOLERANCE OF DROUGHT CONDITIONS; LONGEVITY; SCREENING CAPABILITIES; AND OVERALL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW-GALLONAGE HEADS FOR TURF AND LARGE GROUND COVER AREAS. A DRIP-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE BUBBLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, NARRATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.

PLAN KEYNOTES (#)

1 EXISTING TREE TO REMAIN, TYP.
2 COBBLE SWALE
3 LANDSCAPE BOULDERS, TYP.
4 ENHANCED PAVING
5 LOW WALL
6 RAISED PLANTER
7 D.G. SURFACE
8 BIKE RACK
9 3' x 3' STEPPING PAVERS
10 EXISTING TREE TO BE REMOVED: PLATANUS ACERIFOLIA 2" D.B.H.



SCALE: 1" = 20'-0"
0' 20' 40' 60'

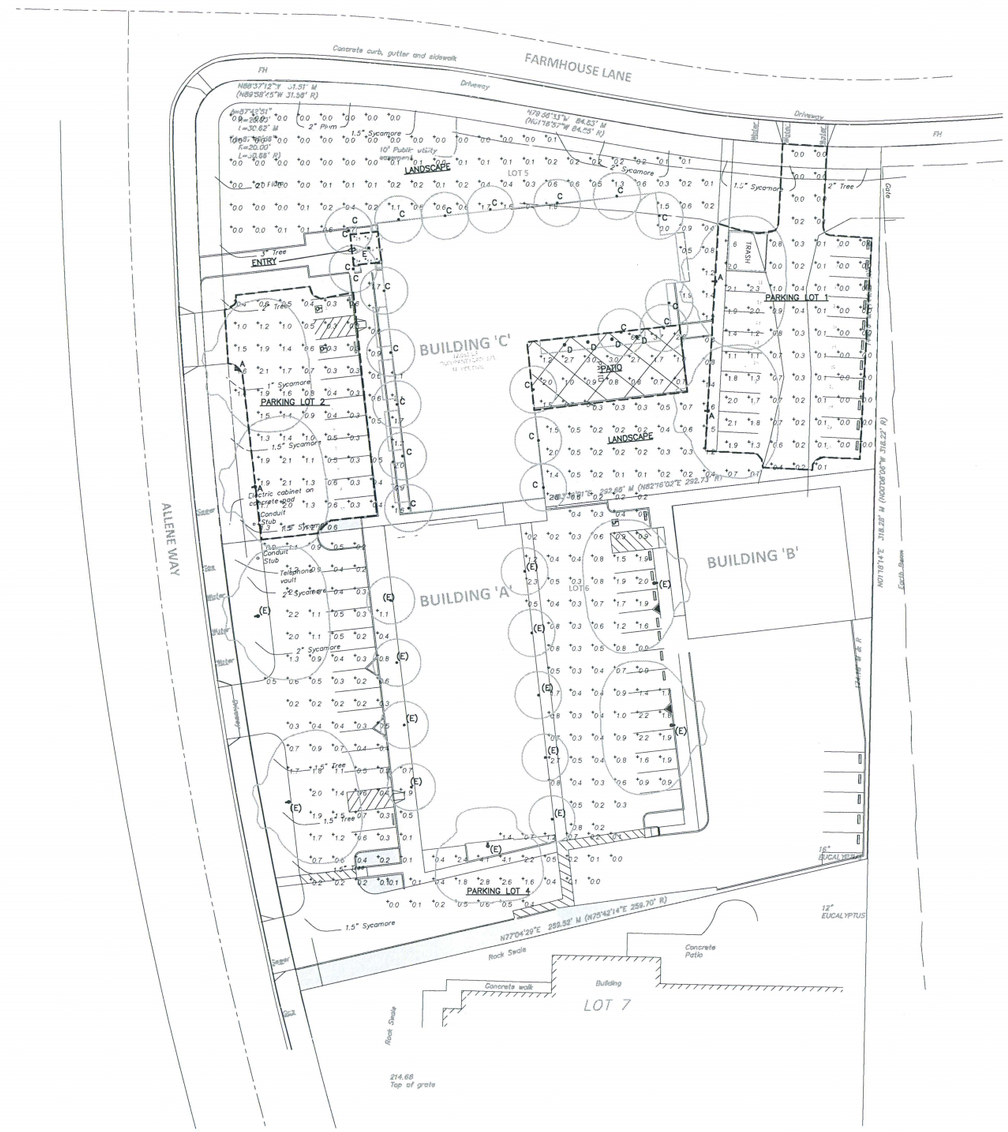
PROPOSED PLANT MATERIAL

MAINO DEVELOPMENT
1133 FARMHOUSE LANE, SAN LUIS OBISPO, CA

CONCEPTUAL LANDSCAPE PLAN
MARCH 14, 2014

L-1

OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING



PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

NORTH

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
○ ■	A	4	EH16 GCF XT 49LED 350mA 30K SR4	EH16XT LED, 1 MODULE, 49 LED, 350mA, 3000K, TYPE 4 OPTIC, TEMP 47.8C.	ONE 59-WATT LED, AIMED DOWN POS.	Absolute	0.95	59
◯	C	19	W516 E15 26PLT RTC100GL	WALL MOUNTED LUMINAIRE WITH ARM MTD AND GLOBE	(1) 26W CF QUAD-4P	1800	0.95	28
◯	D	4	MR13FL-P-MB-26P--1-120	CAST BLACK PAINTED METAL HOUSING, FABRICATED WHITE PAINTED METAL REFLECTOR, TRANSLUCENT WHITE PLASTIC DROP LENS WITH RADIAL LINEAR PRISMS.	ONE 26-WATT TRIPLE 'U' TUBE COMPACT FLUORESCENT, PHILIPS PL-T 26W/41/4P, TILTED 10-DEGREES BELOW HORIZONTAL POSITION.	1800	0.95	28
◯	E	1	W516 WMC 42PLT RTC100GL	SUSPENDED PENDANT W/GLOBE	(1) 42W CF TRIPLE-4P	3200	0.95	45
○ ■	EXISTING POLE SAME AS "A"	5	EH16 GCF XT 49LED 350mA 30K SR4	EH16XT LED, 1 MODULE, 49 LED, 350mA, 3000K, TYPE 4 OPTIC, TEMP 47.8C.	ONE 59-WATT LED, AIMED DOWN POS.	Absolute	0.95	59
◯	EXISTING WALL SAME AS "C"	9	WM1927 E15 26PLT RTC100GL	WALL MOUNTED LUMINAIRE WITH ARM MTD AND GLOBE	(1) 26W CF QUAD-4P	1800	0.95	28

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTRY	+	6.0 fc	15.4 fc	2.5 fc	6.2:1	2.4:1
FRONT PEDESTRIAN	+	1.2 fc	2.1 fc	0.5 fc	4.2:1	2.4:1
LANDSCAPE	+	0.4 fc	2.7 fc	0.0 fc	N / A	N / A
PARKING LOT 1	+	0.5 fc	2.3 fc	0.0 fc	N / A	N / A
PARKING LOT 2	+	1.0 fc	2.1 fc	0.3 fc	7.0:1	3.3:1
PATIO	+	1.9 fc	6.2 fc	0.4 fc	15.5:1	4.8:1

thoma ENGINEERING
THOMA ELECTRIC, INC.
P.O. Box 1167 – 3562 Empleo St.
San Luis Obispo, CA 93406
Phone: (805) 543-3850
Fax: (805) 543-3829
cad@thomaselec.com

REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. THOMA
NO. 10757
ELECTRICAL
STATE OF CALIFORNIA

EXPIRES: 06/30/15
THOMA #14-8036

JIM DUFFY ARCHITECTURE
1404 BROAD STREET
SAN LUIS OBISPO CA 93401
805.540.8896
jd@jimduffyarch.com
www.jimduffyarch.com

Maino Development
1133 Farmhouse Lane
San Luis Obispo, California

PHOTOMETRIC SITE PLAN

DATE: March 14, 2014
SCALE: As Noted
JOB: 2014-001
DRAWN: CJ
REVISIONS:

SHEET # EP1.0

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076-512

076-511

1" = 200'

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

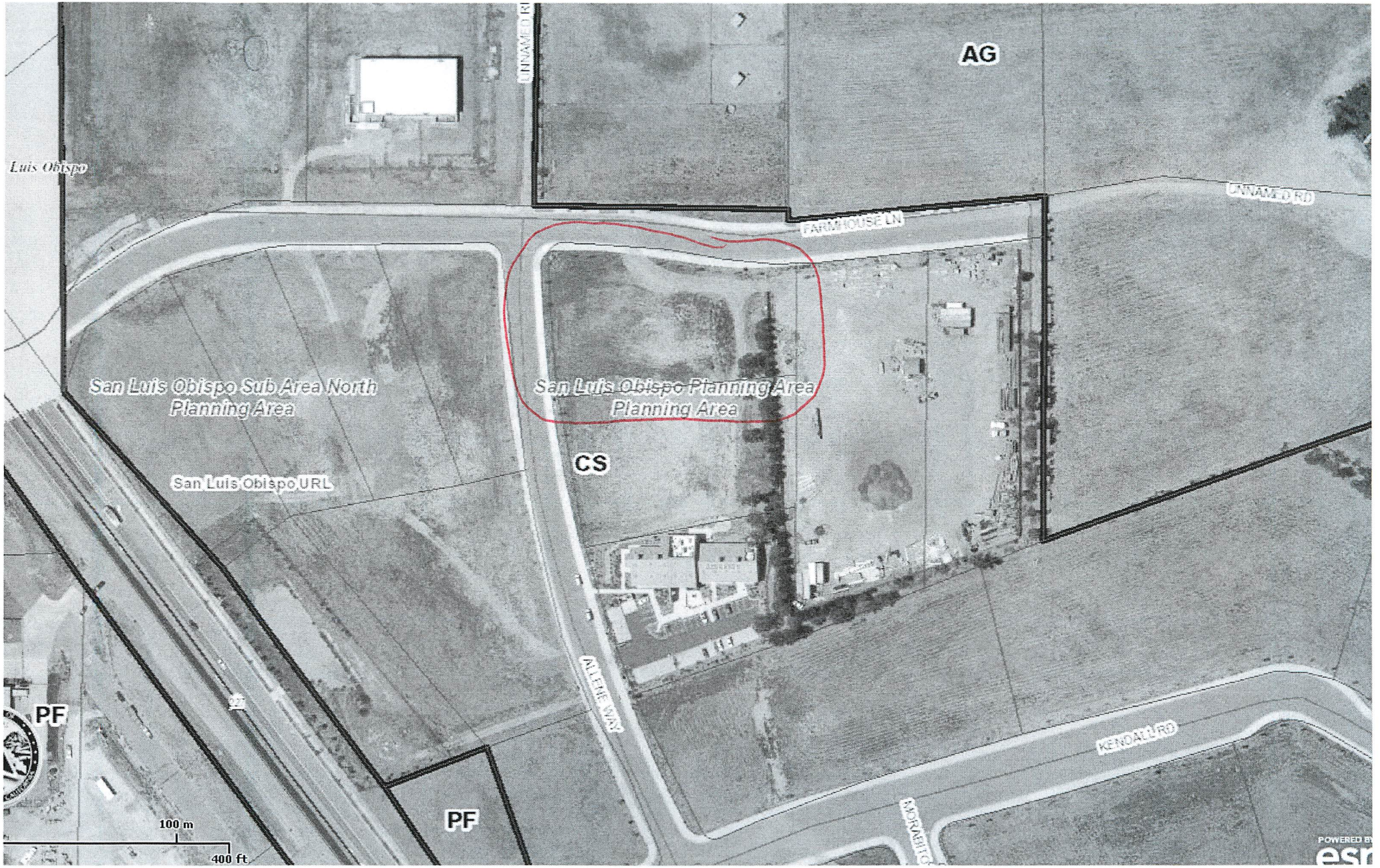
100' 0 200' 400'

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

TRACT 2368, R.M. Bk. 28 , Pg. 56-61.

SAN LUIS OBISPO VICINITY

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 512


AG
UNNAMED RI
Luis Obispo
FARMHOUSE LN
CANADA RD
San Luis Obispo Sub Area North
Planning Area
San Luis Obispo Planning Area
Planning Area
CS
San Luis Obispo URL
ALLENE WAY
KENDALL RD
MORABITO
PF
PF
100 m
400 ft
POWERED BY
esri

Parcel Summary Report For Parcel # 076-512-005

3/21/2014
1:42:34PM

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	MAINO THOMAS M
	PO BOX 1347 SLO CA 93406-1347
OWN	MAINO MICHAELINE C
OWN	MAINO MM FAMILY TRUST-SURVIVORS TRU
OWN	WHITCHER JOANNA M

Address Information

Status	Address
P	01133 FARM HOUSE LN SLOC
P	04680 ALLENE WY SLOC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
2368	0000	0005	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

Parcel Information

Status	Description
Active	TR 2368 LT 5

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

Parcel Summary Report For Parcel # 076-512-005

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

SAN LUIS
NO. 03
AREA NO. 21

Case Information

Case Number:	Case Status:	
DRC2013-00082	REC	Primary Parcel

Description:
12,007 SF ONE-STORY BUILDING WITH ASSOCIATED LANDSCAPING, PARKING, AND SITE DEVELOPMENT

PRE2013-00036	MET	Primary Parcel

Description:
PROPOSED NEW COMMERCIAL SHELL BUILDING AND SITE IMPROVEMENTS

A3822	FNL	Related Parcel

Description:
GRADING FOR PARKING LOT TO STORE CSTR EQUIPMENT

C1957	FNL	Related Parcel

Description:
GRADING - STOCKPILE

COD2006-00208	CLD	Related Parcel

Description:
STOCKPILING AND RECYCLING OF CONCRETE INTO ROAD BASE FOR SUBDIVISION. ACTIVITY NOT PERMITTED OR APPROVED THROUGH MAP

D000256D	APL	Related Parcel

Description:
AMEND PRE DEV PLAN

D960229D	APP	Related Parcel

Description:
TEMPORARY STORAGE OF CONST EQUIPTMENT

G880015M	AUT	Related Parcel

Description:
GP AMEND TO CHANGE AG TO MULTI-USE

PRE2006-00117	REC	Related Parcel

Description:
45.76 AC

S000007U	RDD	Related Parcel

Description:
PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

Parcel Summary Report For Parcel # 076-512-005

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

S770055C RDD Related Parcel

Description:

PROP 2 CERT OF COMP

SUB2004-00243 APV Related Parcel

Description:

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