SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 7/20/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2015-00013 LOT 11 EAP LLC – Proposed conditional use permit for a warehouse building of 19,664 sf, including 3,520 sf of administrative offices in two stories, plus associated parking, landscaping and site improvements. Site location is 1180 Kendall Rd, San Luis Obispo. APN: 076-512-011

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

DRC2015-00013 LOT 11 EAP LLC

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

CONDITIONAL USE PERMIT/
19,664 SF WAREHOUSE BUILDING (INCLUDING 3,520 SF OF ADMINISTRATIVE
SLOSLO/ SLOC
AR CS

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Lot 11 EAP, LLC Daytime Phone 805-543-1706
Mailing Address 645 Clarion Court, San Luis Obispo, CA Zip Code 93401
Email Address: rbachmann@specialityconstruction.com

☐ Applicant Name Food Bank Coalition of SLO County Daytime Phone 805-235-0919
Mailing Address P.O. Box 2070, Paso Robles, CA Zip Code 93447
Email Address: wlewis@slofoodbank.org

☒ Agent Name 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: 1.67 acres portion of 3.03 acre parcel Assessor Parcel Number(s): 076-512-011
Legal Description: Lot 11 of Tract 2368
Address of the project (if known): 1180 Kendall Road, San Luis Obispo, CA
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 State Route 227, turn east on Kendall Road, property is on left.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant, non-native grasses. Rough grading and utility stubs completed as part of Tract Improvements

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 19,664 SF warehouse building (including 3,520 SF of administrative offices in two stories). Also includes associated parking, landscaping, and site improvements.

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 17 July 2015

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: _____
One (1) existing driveway ramp (to be relocated). One (1) additional driveway proposed.

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: Agriculture/ vacant South: Commercial Service/ office
East: Commercial Service/ office West: Commercial Service/ vacant

For all projects, answer the following: All existing structure to remain.
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 18211 sq. feet 24 % Landscaping: 23,892 sq. feet 31 %
Paving: 34127 sq. feet 45 % Other (specify) _____
Total area of all paving and structures: 52,338 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 3 acres ☐ sq. feet ☒ acres
Number of parking spaces proposed: 32 (+12 box truck) Height of tallest structure: 35'
Number of trees to be removed: 0 Type: n/a
Setbacks: Front 38' 9" Right 46' 2" Left 89' 8" Back 75' 4"

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: East 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: East 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, San Luis Obispo County

For commercial/industrial projects answer the following:
Total outdoor use area: 665 (patio) ☒ sq. feet ☐ acres
Total floor area of all structures including upper stories: 19,664 sq. feet

For residential projects, answer the following: n/a
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 2003-59, relative to granting of Tentative Map 2368 and Migitated Negative Declaration ED01-322 and Final Tract Map 2368 recorded on 10 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: 1.75 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: Tract 2368 improvement grading
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: State Route 227/ Broad 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 warehousing operations (food storage) and administrative offices.
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? .76 afy average year. .54 afy drought year
4. How many service connections will be required? 1 domestic. 1 irrigation
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: water service line stub-outs.
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: 45 feet Location of connection: south, Kendall Road
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? Compostable material
2. Name of Solid Waste Disposal Company: San Luis Garbage Company
3. Where is the waste disposal storage in relation to buildings? west 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 (SLCUSD)
2. Location of nearest police station: California Highway Patrol (CHP), 4115 Broad Street, San Luis Obispo, CA 93401
3. Location of nearest fire station: Cal Fire Station 21 (at SLO Regional Airport), 4671 Broad Street, San Luis Obispo, CA 93401
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? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   n/a. Vacant.
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. See Mitigated Negative Declaration ED01-322

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 am to 7pm
2. How many people will this project employ? 34
3. Will employees work in shifts? ☐ Yes ☒ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ☒ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
   n/a
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.
   See Mitigated Negative Declaration ED01-322

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. 34 Between 4:00 to 6:00 p.m. 34
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): _____
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 *: To be included with building permit application.

   *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:
   Tract 2368 mitigation measures as applicable.

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): ED01-322

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Building permit, land division application submitted (SUB2014-00060)

   (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.)

NEW BUILDING FOR:

THE FOOD BANK COALITION
OF
SAN LUIS OBISPO COUNTY, CA

SITE SUMMARY

LEGAL DESCRIPTION:	LOT 11 OF TRACT NO. 2368 AS SHOWN ON MAP FILED IN BOOK 28 AT PAGE 56-61, COUNTY OF SAN LUIS OBISPO, CALIFORNIA	
APN:	076-512-011	
LOCAL ZONING:	CS - COMMERCIAL SERVICES	
OVERLAY ZONING:	AR - AIRPORT REVIEW AREA	
ADJACENT USE:	NORTH	AGRICULTURE
	SOUTH	COMMERCIAL SERVICES
	EAST	COMMERCIAL SERVICES
	WEST	COMMERCIAL SERVICES
PROPOSED USE:	WAREHOUSE / OFFICE	
EXISTING USE:	VACANT LOT	
AREAS:		
GROSS LOT AREA:	1.75 ACRES	
ASPHALT HARDSCAPE:	29,118 SF	
CONCRETE HARDSCAPE:	4,969 SF	
TOTAL HARDSCAPE:	34,087 SF	
LANDSCAPING:	23,925 SF	

SETBACKS:

FRONT REQ'D / ACTUAL:	10'-0" / 38'-9"	LEFT SIDE REQ'D / ACTUAL:	0' / 69'-5"
REAR REQ'D / ACTUAL:	75'-0" / 75'-4"	RIGHT SIDE REQ'D / ACTUAL:	0' / 64'-4"

PARKING REQUIREMENTS:

- VEHICLE SPACES REQ'D:
  - WAREHOUSE: 1 SPACE / 1,000 SQ.FT. (UP TO 10,000 SF), 1 SPACE / 3,000 SF THEREAFTER
    10,000 SQ.FT. / 1,000 = 10 SPACES
    3,123 SQ.FT. / 3,000 = 2 SPACES
  - OFFICE: 1 SPACE / 400 SQ.FT. OF USE AREA
    3,520 SQ.FT. / 400 = 9 SPACES
  - TOTAL REQUIRED: 21 SPACES
- VEHICLE PARKING PROVIDED: 32 SPACES
- LOADING SPACES:
  - REQUIRED: 1 SPACE
  - PROVIDED: 1 SPACE
- ACCESSIBLE SPACES:
  - REQUIRED: 2 PER CBC TABLE 11B-208.2
  - PROVIDED: 2 SPACES
- ACCESSIBLE VAN SPACES:
  - REQUIRED: 1 FOR EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN 1
  - PROVIDED: 1 SPACES
- DESIGNATED CLEAN AIR SPACES:
  - REQUIRED: 3 PER CGBC TABLE 5.106.5.2
  - PROVIDED: 3 SPACES
- BICYCLE SPACES:
  - REQUIRED (COUNTY): 1 SPACE PER 10 PARKING SPACES = 23 / 10 = 2.3 SPACES
  - REQUIRED (CAL GREEN 5.106.4): SHORT TERM = 5% OF SHORT TERM PARKING (11 X .05) = 0.55 SPACES PROVIDED SHORT TERM = 3 SPACES (U-RACK TYPE)
    LONG TERM = 5% OF LONG TERM PARKING (21 X .05) = 1.05 SPACES PROVIDED LONG TERM = 2 SPACES (ENCLOSED BIKE LOCKERS)
  - TOTAL PROVIDED: 3 SHORT TERM AND 2 LONG TERM SPACES

BUILDING SUMMARY

PROPOSED USE:	WAREHOUSE / OFFICE		
EXISTING USE:	N/A		
CONSTRUCTION TYPE:	TYPE VB, FIRE SPRINKLERED (DESIGN BY OTHERS)		
NUMBER OF STORIES:	2 STORIES		
BUILDING HGT CALCS:	MAX. ALLOWABLE BLDG. HEIGHT		25'
	HIGH NATURAL GRADE ELEVATION		236.2'
	LOW NATURAL GRADE ELEVATION		230'
	DIFFERENCE		3.2'
	AVERAGE ELEVATION		233.1'
	PLUS MAX. HGT.		25'
	MAX. BLDG. ELEVATION ALLOWED		258.10'
	ACTUAL BLDG. HEIGHT ELEVATION		258.03'
OCCUPANCY GROUP(S):	S-2 / B		
BUILDING AREA:	1ST FLOOR	18,211	SQ.FT.
	2ND FLOOR	1,453	SQ.FT.
	TOTAL	19,664	SQ.FT.

DIRECTORY

OWNER:	THE FOOD BANK COALITION OF SLO COUNTY P.O. BOX 2070 PASO ROBLES CA 93447 TEL: (805) 238-4664 REP: WENDY LEWIS EMAIL: wlewis@slofoodbank.org
ARCHITECT:	MW ARCHITECTS, INC. 225 PRADO ROAD, SUITE G SAN LUIS OBISPO, CA 93401 TEL: (805) 544-4334 FAX: (805) 544-4330 REP: WAYNE STUART EMAIL: wayne@mwa.bz
CIVIL ENGINEER:	KEITH V. CROWE PO BOX 832 ATSCADERO, CA 93423-0832 TEL: (805) 227-4159 REP: STACIE CLEEM EMAIL: staciecleem@earthlink.net
PLANNER / LANDSCAPE ARCHITECT:	OASIS ASSOCIATES, INC. 3427 MIGUELITO COURT SAN LUIS OBISPO, CA 93401 TEL: (805) 545-4509 FAX: (805) 545-0525 REP: CAROL FLORENCE, AICP EMAIL: cmf@oasissoc.com

PROJECT DESCRIPTION

THE ARCHITECTURAL DESIGN APPROACH FOR LOT 11 TRACT 2368 AT EAST AIRPORT COMMERCE PARK IS TO CREATE A FUNCTIONAL AND AFFORDABLE COMMERCIAL DEVELOPMENT THAT IS CONSISTENT WITH THE EAST AIRPORT COMMERCE PARK DESIGN GUIDELINES FOR 'MODERN AIRPORT' AND 'MODERN AGRARIAN'.

THE PROPOSED TWO STORY BUILDING, WHICH WILL BE LOCATED ON THE WESTERN PORTION OF LOT 11, WILL CONSIST OF A 19,664 SQUARE FOOT WAREHOUSE AND OFFICE BUILDING FOR THE FOOD BANK COALITION OF SLO COUNTY. THE PROPOSED SITE DESIGN WILL PROVIDE ADEQUATE PARKING AND LANDSCAPING TO BLEND WITH THE NATURAL SETTINGS AND PREVENT THE OBSTRUCTION OF THE ROLLING HILLS BEYOND. THE BUILDING STRUCTURE WILL BE RECTANGULAR IN SHAPE WITH AN AWNING ON THE SOUTH FACADE COMPLIMENTING THE EXTERIOR EMPLOYEE AREA. THE EXTERIOR CLADDING WILL BE A VERTICAL CORRUGATED METAL PANEL SIDING WITH A CHARCOAL AND LIGHT GRAY COLOR SCHEME. THE ROOF WILL BE AT A LOW SLOPE TO MINIMIZE BUILDING HEIGHT WHILE MAXIMIZING WAREHOUSE STORAGE CONSISTING OF A LIGHT GRAY NON-REFLECTIVE METAL PANEL.

AGENCIES

COUNTY BUILDING DEPARTMENT
ADMINISTRATION 1087 SANTA ROSA
SAN LUIS OBISPO, CA 93401
(805) 781-5200

COUNTY FIRE DEPARTMENT
625 N. SANTA ROSA
SAN LUIS OBISPO, CA 93401
(805) 543-4244

COUNTY HEALTH DEPARTMENT
2156 SIERRA WAY
SAN LUIS OBISPO, CA 93406
(805) 781-5544

COUNTY SHERIFF
1545 KANSAS AVE.
SAN LUIS OBISPO, CA
(805) 781-4540

UNDERGROUND SERVICES
800-642-2444

PACIFIC GAS & ELECTRIC
406 S. HIGUERA STREET
SAN LUIS OBISPO, CA 93401
800-743-5600

CHARTER COMMUNICATIONS
270 BRIDGE STREET
SAN LUIS OBISPO, CA 93401
(805) 544-2688

THE GAS COMPANY
750 INDUSTRIAL WAY
SAN LUIS OBISPO, CA 93401
800-427-2000

PACIFIC BELL TELEPHONE
160 SUBURBAN / P.O. BOX 8111
SAN LUIS OBISPO, CA 93403
(805) 546-7451

SHEET INDEX

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DP1-3.1	FLOOR PLAN
DP1-3.2	SECOND FLOOR PLAN
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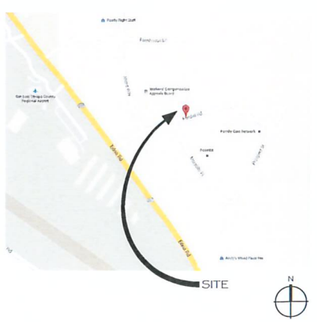
LIGHTING	
DP1-7.1	SITE PHOTOMETRICS / LIGHTING STUDY
LANDSCAPE	
L-1	CONCEPTUAL LANDSCAPE PLAN

VICINITY MAP



MW ARCHITECTS

ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4330
E-MAIL: MWA@MWA.BIZ

JOB TITLE:
EAST AIRPORT COMMERCE PARK - LOT 11-1
PROPOSED DEVELOPMENT
THE FOOD BANK COALITION OF SLO County
1180 KENDALL ROAD
SAN LUIS OBISPO, CA

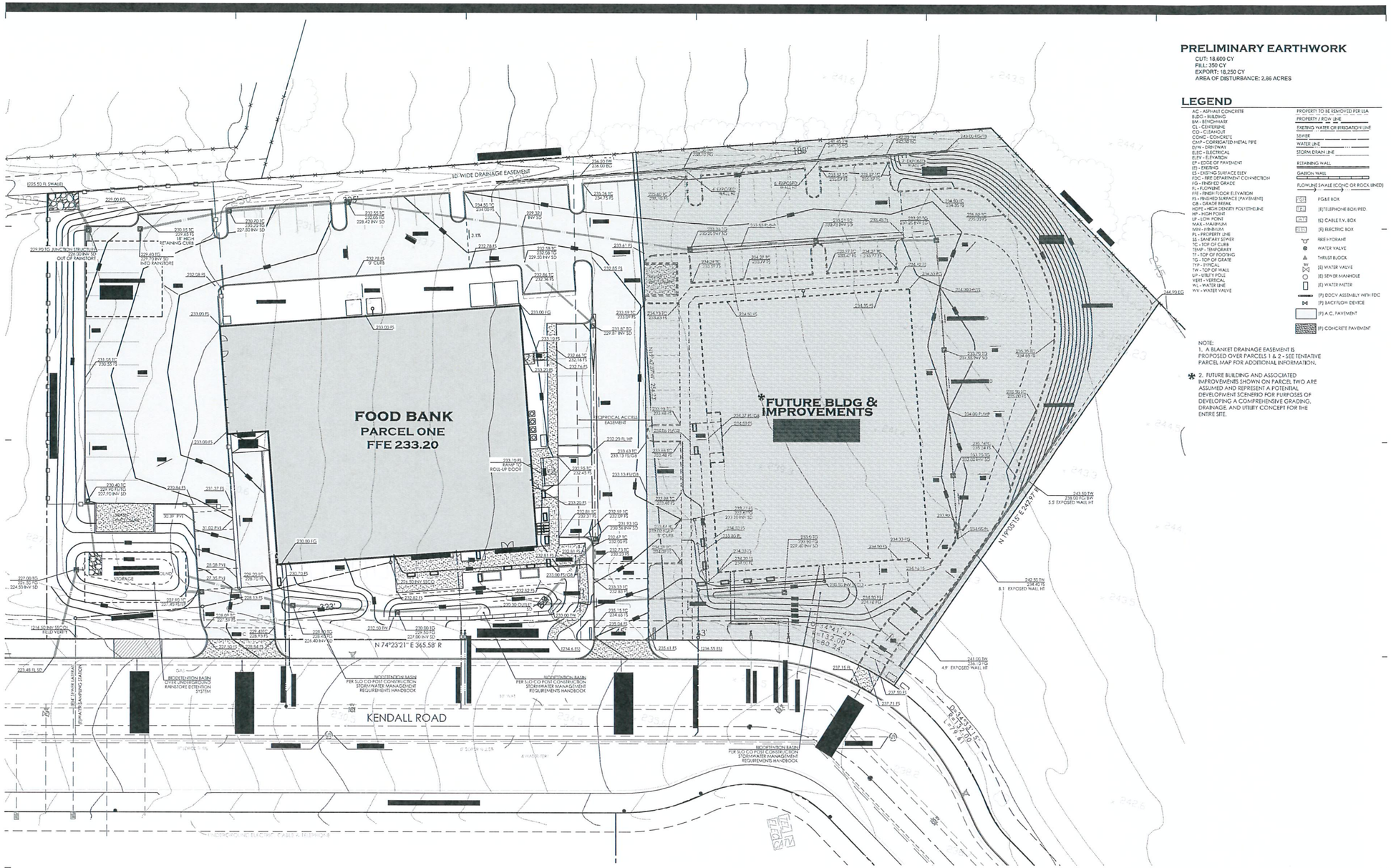
SHEET TITLE:
TITLE SHEET

BY MW ARCHITECTS. ALL COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS RESERVED IN THIS DOCUMENT AS AN ORIGINAL AND UNPUBLISHED WORK PRODUCT OF MW ARCHITECTS, AND THIS WORK SHALL NOT BE DUPLICATED, COPIED, DISCLOSED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT HAS BEEN PREPARED OR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF MW ARCHITECTS. VISUAL CONTACT WITH THIS DOCUMENT SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB. UPON DISCOVERY OF ANY VARIATION, DISCREPANCY OR OMISSION, PLEASE NOTIFY MW ARCHITECTS AND PRIOR TO PROCEEDING WITH RELATED WORK OBTAIN WRITTEN INSTRUCTION FROM MW ARCHITECTS.

REVISIONS:

JOB NUMBER: 15489
DATE: 07.17.2015
APPL. NO.: XXXX
SHEET NUMBER: DP1-1.0

F:\MW Arch\Proj\15489 East Airport Commerce Park Lot 11\Civil\Dwg\Sheet\DP1-1.0 TITLE SHEET.dwg, 7/17/2015 1:48:13 PM, dmcco



PRELIMINARY EARTHWORK

CUT: 18,600 CY
FILL: 350 CY
EXPORT: 18,250 CY
AREA OF DISTURBANCE: 2.86 ACRES

LEGEND

AC - ASPHALT CONCRETE
B.C.R. - BUILDING
BM - BENCHMARK
CL - CENTERLINE
CO - CLEANOUT
CONC - CONCRETE
CMP - CORRUGATED METAL PIPE
D/W - DRIVEWAY
ELEC - ELECTRICAL
ELEV - ELEVATION
EP - EDGE OF PAVEMENT
(E) - EXISTING
ES - EXISTING SURFACE ELEV
FDC - FIRE DEPARTMENT CONNECTION
FG - FINISHED GRADE
FL - FLOWLINE
FFE - FINISH FLOOR ELEVATION
FS - FINISHED SURFACE (PAVEMENT)
GB - GRADE BREAK
HDPE - HIGH DENSITY POLYETHELINE
HP - HIGH POINT
LP - LOW POINT
MAX - MAXIMUM
MIN - MINIMUM
PL - PROPERTY LINE
SS - SANITARY SEWER
TC - TOP OF CURB
TEMP - TEMPORARY
TF - TOP OF FOOTING
TG - TOP OF GRATE
TYP - TYPICAL
TW - TOP OF WALL
UP - UTILITY POLE
VERT - VERTICAL
WL - WATER LINE
WV - WATER VALVE

PG&E BOX
(E)TELEPHONE BOX/PED.
(E) CABLE T.V. BOX
(E) ELECTRIC BOX
FIRE HYDRANT
WATER VALVE
THRUST BLOCK
(E) WATER VALVE
(E) SEWER MANHOLE
(E) WATER METER
(P) DDCV ASSEMBLY WITH FDC
(P) BACKFLOW DEVICE
(P) A.C. PAVEMENT
(P) CONCRETE PAVEMENT

NOTE:
1. A BLANKET DRAINAGE EASEMENT IS PROPOSED OVER PARCELS 1 & 2 - SEE TENTATIVE PARCEL MAP FOR ADDITIONAL INFORMATION.

* 2. FUTURE BUILDING AND ASSOCIATED IMPROVEMENTS SHOWN ON PARCEL TWO ARE ASSUMED AND REPRESENT A POTENTIAL DEVELOPMENT SCENERIO FOR PURPOSES OF DEVELOPING A COMPREHENSIVE GRADING, DRAINAGE, AND UTILITY CONCEPT FOR THE ENTIRE SITE.

SCALE IN FEET
20 0 20 40

MW ARCHITECTS
ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4330
E-MAIL: MWA@MWA.BZ

KVC
CIVIL ENGINEERING & HYDROLOGY
Keith V. Crowe, P.E.
P.O. Box 6332, Atascadero, CA 93423-6332
Phone: (805) 462-0675
KVCrowe@Charter.net

R.C.E. No. 31,581
Expires 12/15
CIVIL
STATE OF CALIFORNIA

JOB TITLE
EAST AIRPORT COMMERCE PARK - LOT 1 I 1 - LOT 1 & 2
PROPOSED DEVELOPMENT
SLO FOOD BANK & JR PACIFIC
1180 KENDALL ROAD
SAN LUIS OBISPO, CA

SHEET TITLE
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

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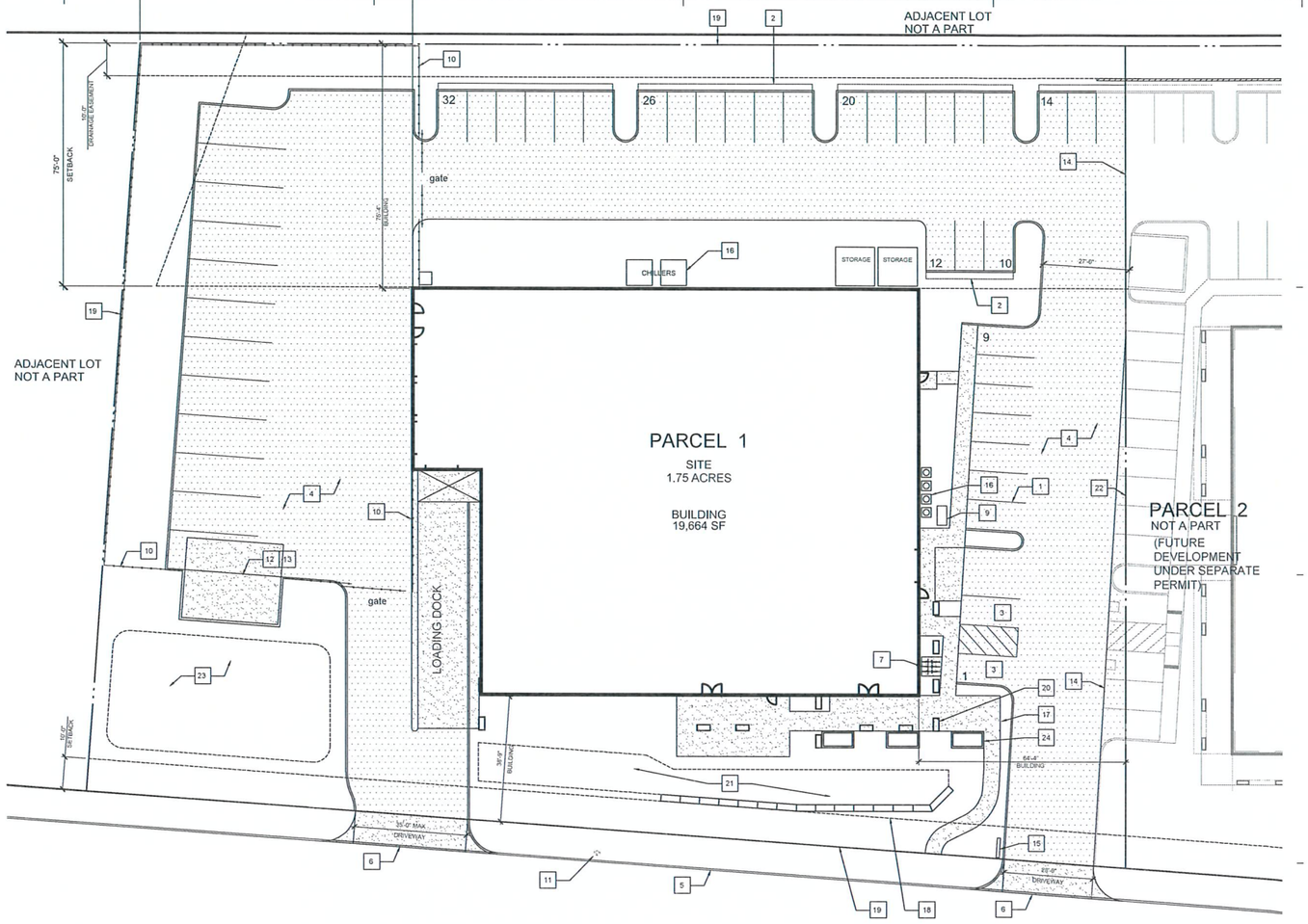
REVISIONS

JOB NUMBER	SHEET NUMBER
15489	C1.0
DATE: 07.01.2015	
APPL. NO.: XXXX	



SITE PLAN

0 8' 16' 32'

RN TRUE

REFERENCE NOTES

1. PARKING SPACE STRIPED TO SAN LUIS OBISPO COUNTY STANDARDS - 9'-0" X 18'-0", TYPICAL
2. 30" CAR OVERHANG
3. ACCESSIBLE PARKING SPACE STRIPED TO SAN LUIS OBISPO COUNTY STANDARDS - 9'-0" X 18'-0" SPACE WITH EITHER 8'-0" VAN LOADING OR 5'-0" LOADING ZONE
4. PAVING SURFACE, REFER TO CIVIL DRAWINGS
5. EXISTING CURB, SIDEWALK AND GUTTER
6. NEW HIGH VOLUME COMMERCIAL DRIVEWAY, PER SLO COUNTY STANDARDS
7. 3 BIKE SPACES (SINGLE U-RACKS)
8. NOT USED
9. 2 BIKE SPACES (WITHIN ENCLOSED AND LOCKABLE LOCKERS)
10. NEW FENCE, TYPE TBD, CONFIRM WITH CLIENT
11. EXISTING FIRE HYDRANT(S)
12. TRASH ENCLOSURE PER SLO COUNTY STANDARDS, BOX TRUCK PARKING IS PROPOSED TO BE SCHEDULED BY THE OWNER SO THAT ACCESS TO THE TRASH ENCLOSURE SHALL BE UNOBSTRUCTED ON WASTE PICKUP DAYS.
13. 8' TALL CMU BLOCK WALL, REFER TO CIVIL DRAWINGS
14. NOT USED
15. FUTURE MONUMENT SIGN WITH ACCENT LIGHTING, TO BE A SEPARATE DEFERRED SUBMITTAL.
16. MECHANICAL UNITS
17. CONCRETE HARDSCAPE, REFER TO LANDSCAPE DRAWINGS
18. UTILITY EASEMENT, REFER TO CIVIL DRAWINGS
19. EXISTING PROPERTY LINE
20. DECORATIVE COLUMNS, SEE FLOOR PLAN AND ELEVATIONS
21. LANDSCAPED BIO-SWALE, REFER TO CIVIL & LANDSCAPE DRAWINGS.
22. PROPOSED PROPERTY LINE, SUBDIVISION OF LOT UNDER SEPARATE SUBMITTAL, REFERENCE COUNTY APPLICATION SUB2014-00060
23. BIO DETENTION AREA. REFER TO CIVIL DRAWINGS
24. RAISED PLANTER BEDS, SEE LANDSCAPE

SITE NOTES

A. SEE SHEET 'DP1-7.0' FOR SITE LIGHTING FIXTURE LOCATIONS, PROPOSED TYPES AND PHOTOMETRIC STUDY.

B. SEE CIVIL DRAWINGS FOR, PROPERTY LINE DESCRIPTIONS, EASEMENTS, GRADING AND SITE UTILITIES.

MW ARCHITECTS
ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4330
E-MAIL: MWARMWA.BZ

JOB TITLE
EAST AIRPORT COMMERCE PARK - LOT 11-1
PROPOSED DEVELOPMENT
THE FOOD BANK COALITION OF SLO COUNTY
1180 KENDALL ROAD
SAN LUIS OBISPO, CA

SHEET TITLE
SITE PLAN

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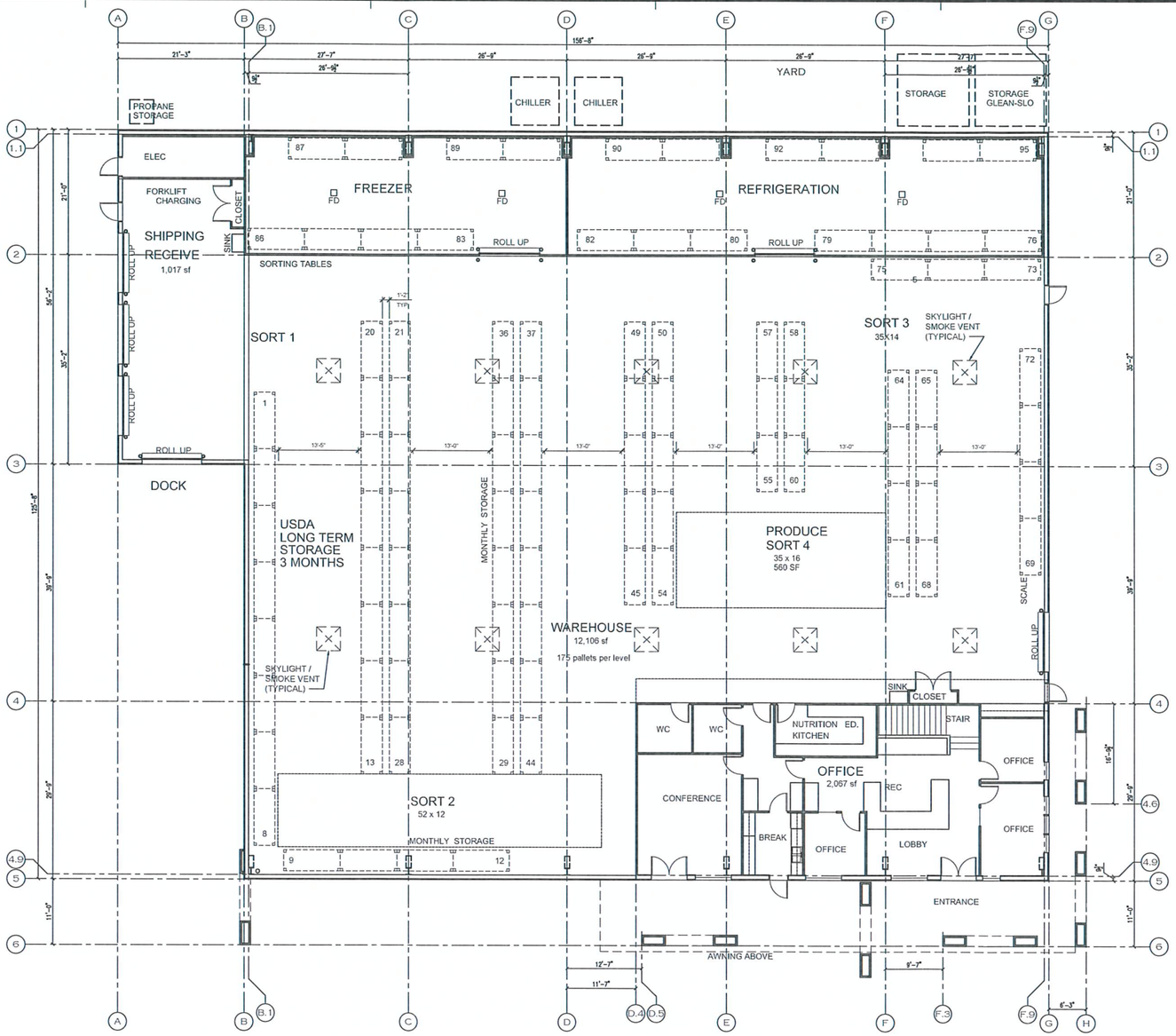
REVISIONS

JOB NUMBER 15489
DATE 07.17.2015
APPL. NO. XXXX
SHEET NUMBER DP1-2.0



FLOOR PLAN

0 4' 8' 16'

RN TRUE

MW ARCHITECTS

ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE C
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4330
EMAIL: MW@MWA.BZ

JOB TITLE
EAST AIRPORT COMMERCE PARK - LOT 11-1
PROPOSED DEVELOPMENT
THE FOOD BANK COALITION OF SLO COUNTY
1180 KENDALL ROAD
SAN LUIS OBISPO, CA

SHEET TITLE
FLOOR PLAN

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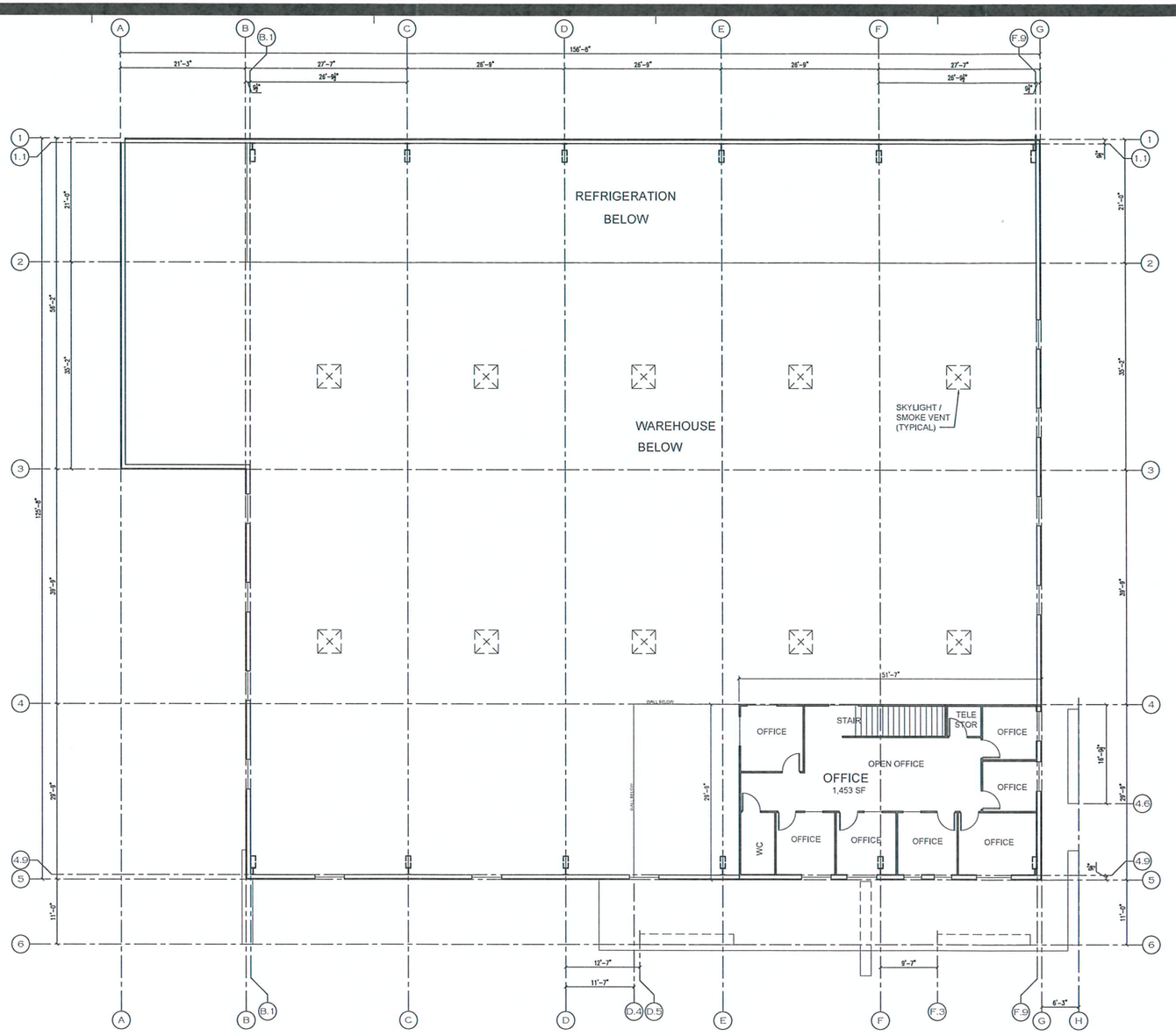
REVISIONS

JOB NUMBER	SHEET NUMBER
15489	DP1-3.1
DATE: 07.17.2015	
APPL. NO.: XXXX	



SECOND FLOOR PLAN

MW ARCHITECTS

ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4330
E-MAIL: MW@MWA.BIZ

JOB TITLE
EAST AIRPORT COMMERCE PARK - LOT 11-1
PROPOSED DEVELOPMENT
THE FOOD BANK COALITION OF SLO COUNTY
1180 KENDALL ROAD
SAN LUIS OBISPO, CA

SHEET TITLE
SECOND FLOOR PLAN

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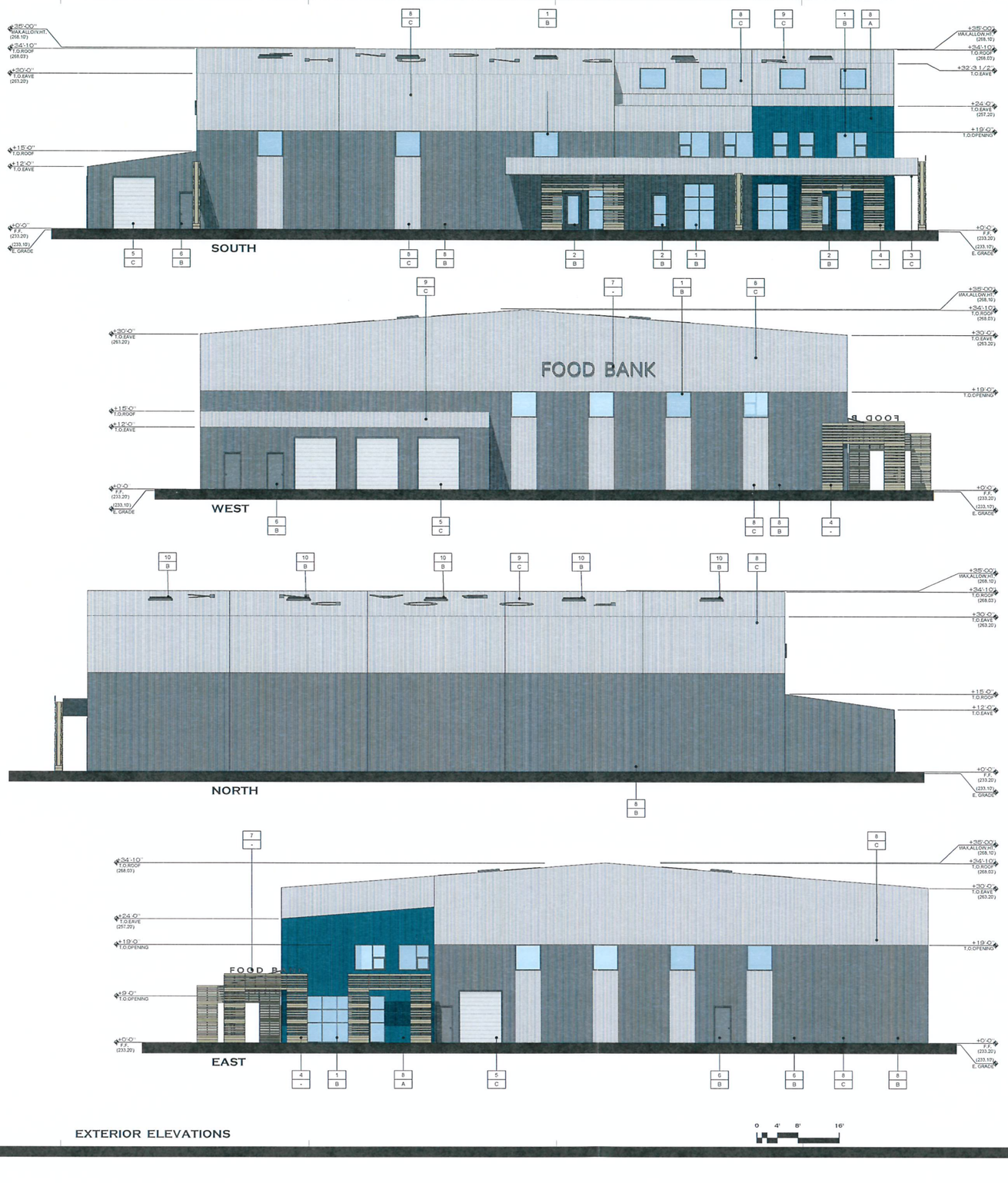
REVISIONS

JOB NUMBER	SHEET NUMBER
15489	DP1-3.2
DATE: 07.17.2015	
APPL. NO.: XXXX	



MATERIAL AND COLOR DESIGNATIONS

MATERIAL DESIGNATION
COLOR DESIGNATION

MATERIAL DESIGNATIONS

1 ALUMINUM STOREFRONT-STYLE WINDOW, REFER TO FLOOR PLAN
2 ALUMINUM STOREFRONT-STYLE DOOR, REFER TO FLOOR PLAN
3 AWNING WITH METAL ROOFING
4 RE-PURPOSED SHIPPING PALLETS
5 STEEL ROLL-UP DOOR
6 STEEL MAN DOOR, REFER TO FLOOR PLAN
7 SIGNAGE, UNDER DEFERRED SUBMITTAL
8 VERTICAL CORRUGATED METAL SIDING
9 METAL ROOFING, NON-REFLECTIVE
10 SKYLIGHT

COLOR DESIGNATIONS

A BLUE
B MEDIUM GRAY
C LIGHT GRAY

EXTERIOR ELEVATIONS

0 4' 8' 16'

MW ARCHITECTS
ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4330
E-MAIL: MWARMWA.BIZ

JOB TITLE
EAST AIRPORT COMMERCE PARK - LOT 11-1
PROPOSED DEVELOPMENT
THE FOOD BANK COALITION OF SLO COUNTY
1180 KENDALL ROAD
SAN LUIS OBISPO, CA

SHEET TITLE
EXTERIOR ELEVATIONS

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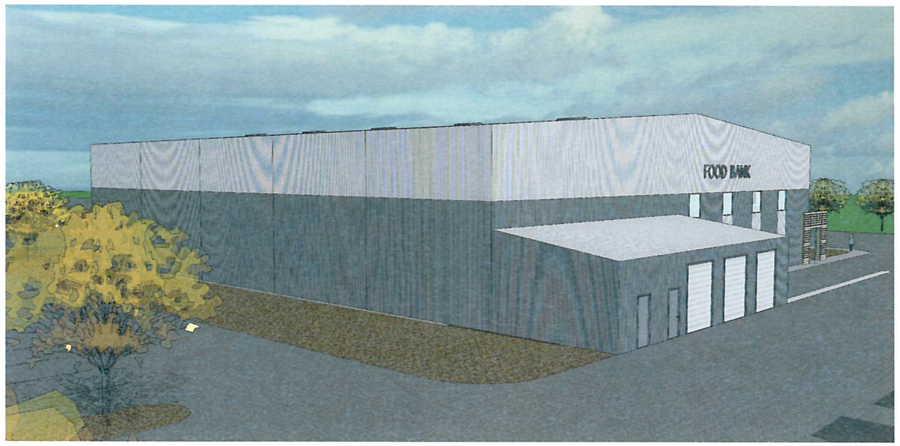
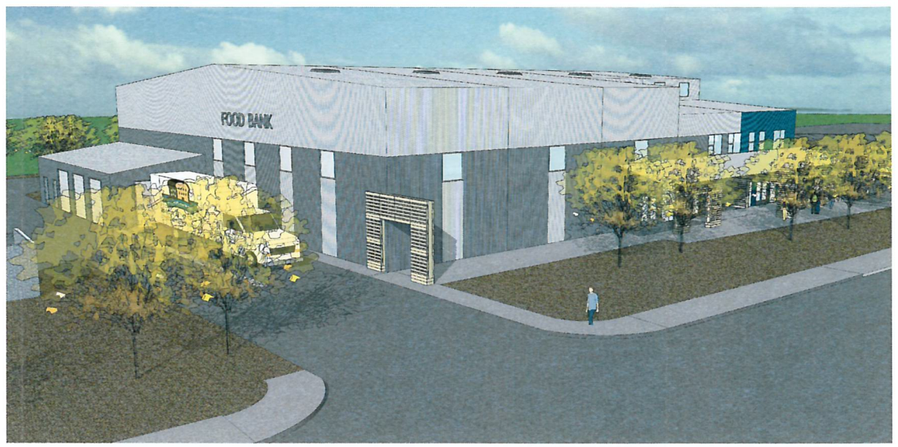
REVISIONS

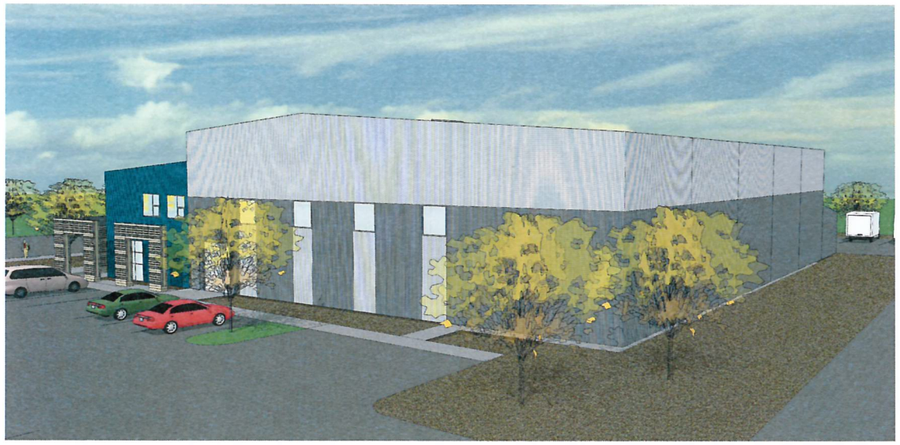
JOB NUMBER 15489
DATE 07.17.2015
APPL. NO. XXXX
SHEET NUMBER DP1-4.1



NORTHWEST



SOUTHWEST



NORTHEAST

SOUTHEAST

EXTERIOR PERSPECTIVES

MW ARCHITECTS

ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-6330
E-MAIL: MWA@MWA.BIZ

JOB TITLE
EAST AIRPORT COMMERCE PARK - LOT 11-I
PROPOSED DEVELOPMENT
THE FOOD BANK COALITION OF SLO COUNTY
1180 KENDALL ROAD
SAN LUIS OBISPO, CA

SHEET TITLE
EXTERIOR PERSPECTIVES

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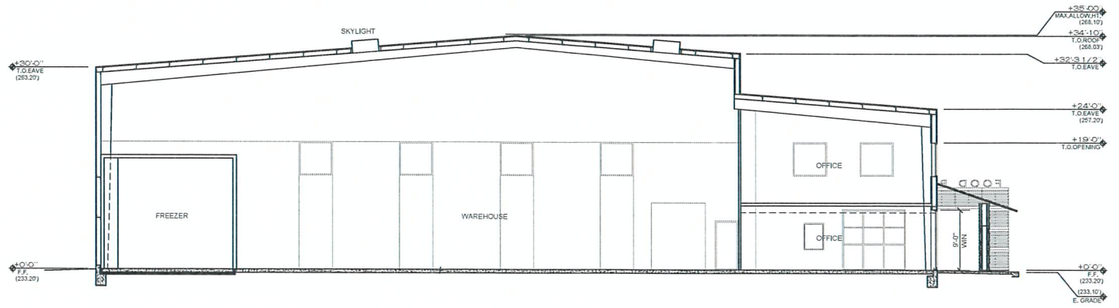
REVISIONS

JOB NUMBER 15489
DATE 07.17.2015
APPL. NO. XXXX
SHEET NUMBER DP1-5.0



NORTH - SOUTH BUILDING SECTION

0 4' 8' 16'

MW ARCHITECTS

ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4320
E-MAIL: MWA@MWA.BIZ

JOB TITLE
EAST AIRPORT COMMERCE PARK - LOT 11-1
PROPOSED DEVELOPMENT
THE FOOD BANK COALITION OF SLO COUNTY
1180 KENDALL ROAD
SAN LUIS OBISPO, CA

SHEET TITLE
BUILDING SECTION

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REVISIONS

JOB NUMBER
15489

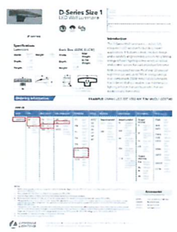
DATE
07.17.2015

APPL NO
XXXX

SHEET NUMBER
DP1-6.0

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B1	0	Lithonia Lighting	DSXB LED 16C 700 40K SYM	D-SERIES BOLLARD WITH 16 4000K LEDS OPERATED AT 700mA AND SYMMETRIC DISTRIBUTION	LED	1	DSXB_LED_16C_700_40K_SYM.ies	2054.802	0.95	39
	D1	4	Lithonia Lighting	LDN6 40/15 L06AR	1500LM 80CRI 4000k 6" LED COMMERCIAL DOWNLIGHT	LED	1	LDN6_40_15_L06AR.ies	1690.44	0.95	26
	S1	2	Lithonia Lighting	DSX0 LED 20C 1000 40K T5M MVOLT	DSXD LED WITH (1) 20 LED LIGHT ENGINES, TYPE T5M OPTIC, 4000K, @ 1000mA	LED	1	DSX0_LED_20C_1000_40K_T5M_MVOLT.ies	7047.922	0.95	71.97
	S2	6	Lithonia Lighting	DSX0 LED 20C 1000 40K T2M MVOLT HS	DSXD LED WITH (1) 20 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_20C_1000_40K_T2M_MVOLT_HS.ies	5070.674	0.95	71.41
	S3	2	Lithonia Lighting	DSX0 LED 20C 1000 40K T4M MVOLT HS	DSXD LED WITH (1) 20 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_20C_1000_40K_T4M_MVOLT_HS.ies	4834.188	0.95	71.67
	W1	5	Lithonia Lighting	DSXW1 LED 10C 700 40K TFTM MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 700mA.	LED	1	DSXW1_LED_10C_700_40K_TFTM_MVOLT.ies	2401.239	0.95	26.2
	W2	1	Lithonia Lighting	WSTM LED 1A 40K 120 DIFS	WSTM LED WITH 1 BOARD, 4000K CCT, 120 VOLT, DIFFUSE GLASS LENS	SAMSUNG 2323	1	WSTM_LED_1A_40K_120_DIFS.ies	733.346	0.95	8.9

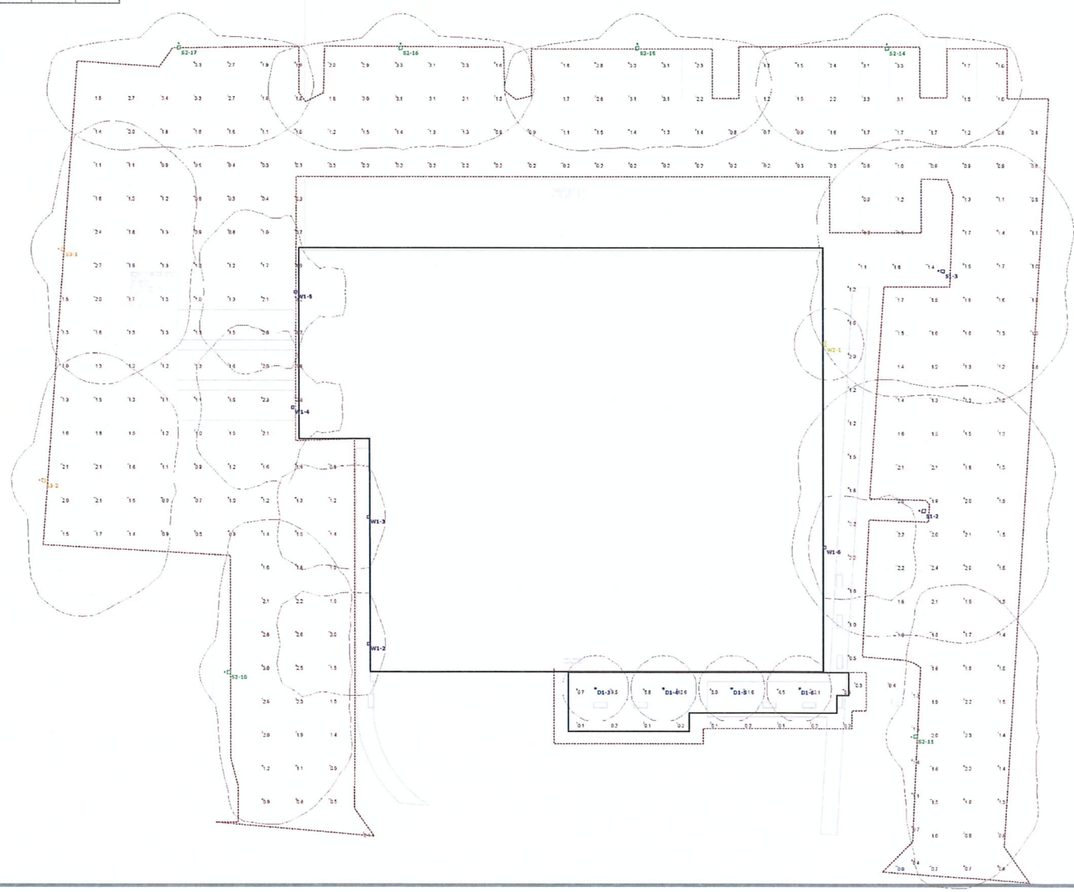


Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTRANCE	+	3.8 fc	12.1 fc	0.1 fc	121.0:1	38.0:1
PARKING LOT	+	1.5 fc	3.4 fc	0.0 fc	N/A	N/A
WALKWAY	+	1.3 fc	2.2 fc	0.3 fc	7.3:1	4.3:1

Luminaire Locations

		Location					
No.	Label	X	Y	Z	MH	Orientation	Tilt
3	D1	301.67	-374.58	9.70	9.70	0.00	0.00
4	D1	322.05	-374.58	9.70	9.70	0.00	0.00
5	D1	342.43	-374.58	9.70	9.70	0.00	0.00
6	D1	362.65	-374.58	9.70	9.70	0.00	0.00
2	S1	398.61	-321.49	16.00	16.00	94.15	0.00
3	S1	404.43	-249.87	16.00	16.00	94.15	0.00
1	S3	141.29	-243.60	16.00	16.00	93.97	0.00
2	S3	135.41	-312.52	16.00	16.00	94.89	0.00
10	S2	190.79	-369.72	16.00	16.00	90.00	0.00
11	S2	396.25	-388.95	16.00	16.00	90.00	0.00
14	S2	389.23	-182.15	12.00	12.00	178.41	0.00
15	S2	314.44	-182.15	12.00	12.00	178.41	0.00
16	S2	243.51	-182.15	12.00	12.00	178.41	0.00
17	S2	177.31	-182.15	12.00	12.00	178.41	0.00
2	W1	234.11	-361.34	17.00	17.00	270.00	0.00
3	W1	234.13	-323.46	17.00	17.00	270.00	0.00
4	W1	211.61	-290.75	10.00	10.00	270.00	0.00
5	W1	212.55	-256.36	10.00	10.00	270.00	0.00
6	W1	370.03	-332.45	17.00	17.00	90.00	0.00
1	W2	369.80	-271.82	9.00	9.00	90.00	0.00



Plan View

Designer

Date
6/15/2015
Scale
Not to Scale
Drawing No.

Summary

MW ARCHITECTS

ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4330
E-MAIL: MWA@MWA.BIZ

JOB TITLE
EAST AIRPORT COMMERCE PARK - LOT 11-1
PROPOSED DEVELOPMENT
THE FOOD BANK COALITION OF SLO COUNTY
1180 KENDALL ROAD
SAN LUIS OBISPO, CA

SHEET TITLE
SITE PHOTOMETRICS

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REVISIONS

JOB NUMBER 15489
DATE 07.17.2015
APPL. NO. XXXX
SHEET NUMBER DP1-7.0

PROPOSED PLANT MATERIAL

PROPOSED PLANT LIST

	TREES	SIZE	WUCOLS*	NOTES
A	PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE	15 GAL	M	LARGE DECIDUOUS
B	QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL	L	LARGE EVERGREEN
C	KOELREUTERIA PANICULATA / GOLDENRAIN TREE	15 GAL	M	DECIDUOUS, FLOWERING
D	MELALEUCA QUINQUENERVIA / CAJEPUT TREE	15 GAL	M	EVERGREEN, UPRIGHT FORM
E	CITRUS VARIETIES: ORANGE, LEMON, LIME	15 GAL	M	EDIBLE FRUIT TREES
F	VARIOUS FRUIT VARIETIES: PEACH, PLUM, APRICOT, AVOCADO	15 GAL	M	EDIBLE FRUIT TREES
	SHRUBS			
G	ARCTOSTAPHYLOS 'HOWARD MCMINN' / MANZANITA	5 GAL	L	PINK FLOWERS
H	CARPENTERIA CALIFORNICA / BUSH ANENOME	5 GAL	L	WHITE FLOWERS, SHADE TOLERANT.
I	CEANOTHUS THYRSIFLORUS / COASTAL MOUNTAIN LILAC	5 GAL	L	PURPLE FLOWERS
J	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	L	RED BERRIES, WHITE FLOWERS
K	RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY	5 GAL	L	MOUNDING SHRUB W/ RED BERRIES
L	RHUS INTEGRIFOLIA / LEMONADE BERRY	5 GAL	L	MOUNDING SHRUB W/ WHITE FLOWERS
M	SALVIA SPS. / SAGE	5 GAL	L	FLOWERING
	PERENNIALS			
N	ACHILLEA MILLEFOLIUM / YARROW	1 GAL	L	YELLOW FLOWERS
O	PENSTEMON 'MARGARITA BOP' / MARGARITA PENSTEMON	1 GAL	L	PURPLE FLOWERING PERENNIAL
P	PHLOMIS FRUTICOSA / JERUSALEM SAGE	1 GAL	L	YELLOW FLOWERS
Q	SALVIA SPS. / SAGE	1 GAL	L	FLOWERING
	ORNAMENTAL GRASS			
R	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	L	BLUE FOLIAGE FOLIAGE
S	MISCANTHUS SINENSIS 'ADIAGO' / MAIDEN GRASS	1 GAL	L	TAN STALKS
T	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	1 GAL	L	STRAW COLORED STALKS
	GROUNDCOVER			
U	BACCHARIS PIL. 'PIGEON POINT' / DWARF COYOTE BRUSH	1 GAL	L	GOOD SLOPE COVER
V	ROSMARINUS OFFIC. 'PROSTRATUS' / TRAILING ROSEMARY	1 GAL	L	BLUE FLOWERS
	BIOSWALE			
W	LEYMUS CONDENSATUS 'CANYON PRINCE' / WILD RYE	1 GAL	M	BLUE/GREEN FOLIAGE
X	JUNCUS PATENS / GREY RUSH	1 GAL	M	VERTICAL FORM
Y	CHONDROPETALUM TECTORUM / CAPE RUSH	1 GAL	M	VERTICAL FORM
Z	CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE	1 GAL	M	MEADOW GRASS, DROUGHT TOLERANT

*WUCOLS (WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES) IS A GUIDE TO HELP IDENTIFY IRRIGATION WATER NEEDS OF PLANT SPECIES DEVELOPED BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2000.

KEYNOTE LEGEND [#]

1 RAISED VEGETABLE PLANTER, TYP. OF 3
2 AT-GRADE VEGETABLE PLANTERS
3 FRUIT AND CITRUS TREES
4 GRAVEL OR DECOMPOSED GRANITE PATH
5 DECORATIVE CONCRETE PAVING
6 GABION RETAINING WALL
7 BIOSWALE (PER CIVIL PLANS)
8 TABLE AND CHAIRS (BY OWNER)
9 BENCH, TYP. (BY OWNER)
10 EMPLOYEE USE PATIO
11 BUILDING ENTRY PATIO
12 EXISTING STREET TREES TO REMAIN
13 LANDSCAPE SCREENING
14 DETENTION BASIN (PER CIVIL PLANS)
15 NATIVE GRASS AND WILDFLOWER HYDROSEED MIX
16 BIOSWALE PLANT MATERIAL
17 EXISTING DRAINAGE EASEMENT
18 EXISTING P.U.E.
19 BIKE RACK (3 BIKES)
20 BIKE LOCER (2 BIKES)
21 DECOMPOSED GRANITE SURFACE

CONCEPTUAL LANDSCAPE PLAN

PROPOSED HARDSCAPE / LANDSCAPE MATERIALS

WATER CONSERVATION STATEMENT

THE CONCEPTUAL LANDSCAPE PLAN, CONCURRENT WITH THE PLANTING AND IRRIGATION CONSTRUCTION DOCUMENTS, PLAN INSTALLATION, RELATED SPECIFICATIONS AND NOTES, QUALIFIES THIS PROJECT AS ONE WHICH EMBRACES THE FOLLOWING CURRENT WATER CONSERVATION TECHNOLOGY AND METHODOLOGIES:

1. UTILIZATION OF STATE OF THE ART IRRIGATION CONTROLLER(S) ALLOWING FOR PRECISION INCREMENTAL WATER SCHEDULING IN ALL HYDROZONES.
2. USE OF DRIP-TYPE AND/OR MICROSPRAY SYSTEMS ONLY.
3. INTEGRATED PLANT DESIGN. PLANT PALETTES HAVE BEEN FORMED TO REFLECT PARALLEL WATERING REQUIREMENTS WITHIN EACH HYDROZONE GROUP.
4. PLANTS INSTALLED WITH MOISTURE RETENTIVE SOIL AMENDMENTS, ENABLING STRONG ROOT AND PLANT GROWTH, WITH THE USE OF LESS WATER.
5. 2" DEEP MULCHING OF ALL PLANT BASINS AND PLANTING AREAS, INHIBITING EVAPORATION.
6. USE OF LOW WATER USE PLANTS.

EVERGREEN AND DECIDUOUS PLANTS, MOST REQUIRING LOW WATER USE HAVE BEEN SPECIFICALLY SELECTED AND USED RELATIVE TO THE FUNCTIONS THEY WILL PROVIDE. THE PROPER PLACEMENT OF PLANTINGS WILL OFFER PASSIVE-SOLAR ACCESS, WIND DEFLECTION AND SCREENING THROUGHOUT THE SEASONS. THE PLANTING DESIGN COMPLIMENTS THE SITE'S ARCHITECTURE WITH RESPECT TO SCALE, TEXTURES AND 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.
4. PURSUANT TO CONDITIONS OF APPROVAL 7A (CONDITIONAL USE PERMIT TRACT 2368, 8/14 /03), THE PROPOSED BUILDING WILL BE 50% SCREENED (AT PLANT MATURITY) AS VIEWED FROM HWY 227.
5. PURSUANT TO CONDITIONS OF APPROVAL 7B, ALL PARKING AREAS AND OUTSIDE STORAGE AREAS WILL BE 100% SCREENED (AT PLANT MATURITY) AS VIEWED FROM HWY 227.

MW ARCHITECTS

ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
229 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4330
E-MAIL: MWA@MWA.BZ

OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING
3427 MIGUELITO COURT
SAN LUIS OBISPO
CALIFORNIA 93401
P 805.541.4509
F 805.546-0525
RLA 2248 CLARB #757

JOB TITLE
EAST AIRPORT COMMERCE PARK - LOT 11-1
PROPOSED DEVELOPMENT
SLO FOOD BANK
1180 KENDALL ROAD
SAN LUIS OBISPO, CA

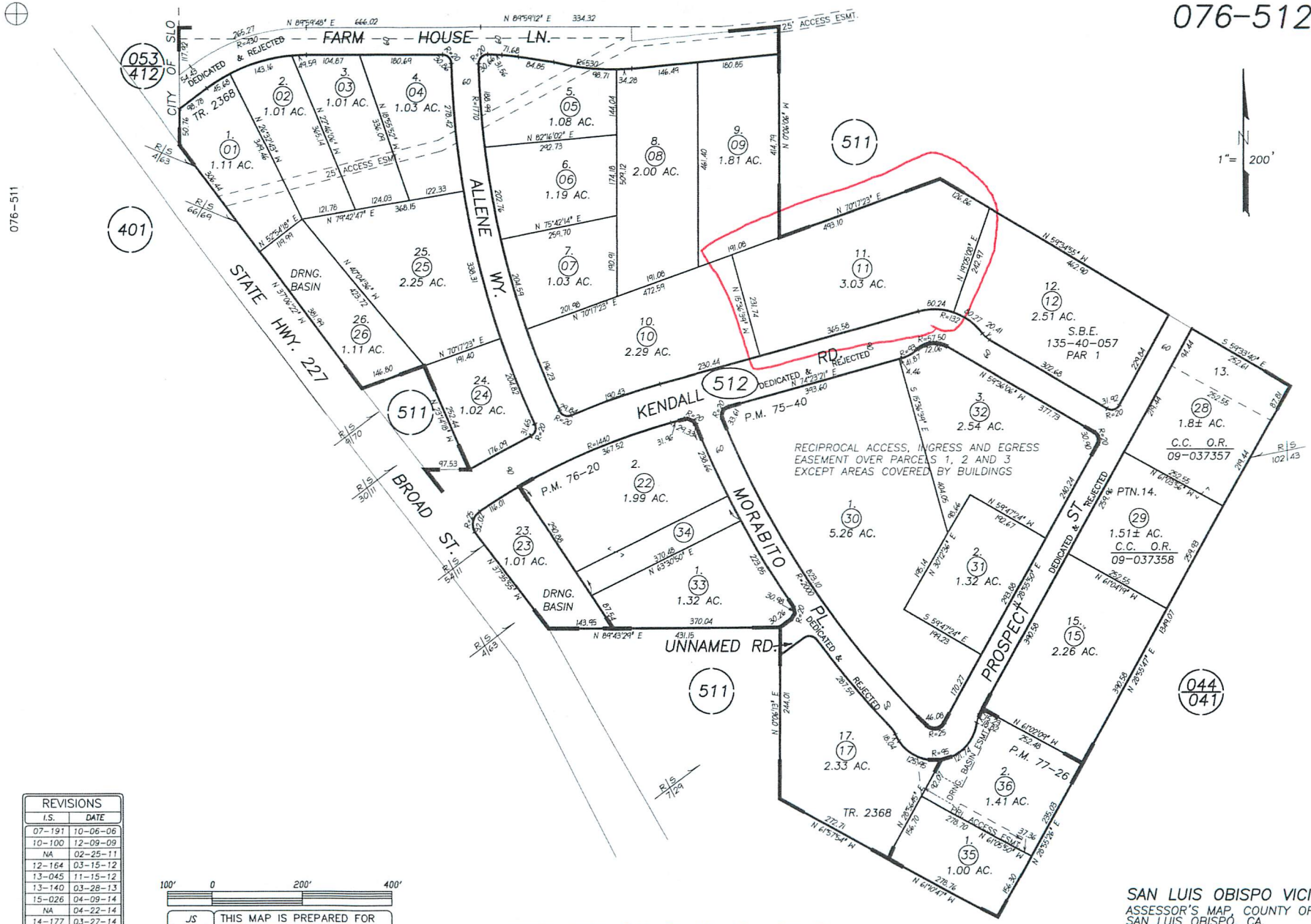
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

BY MW ARCHITECTS. ALL COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS RESERVED THIS DOCUMENT AS AN ORIGINAL AND UNPUBLISHED WORK PROJECT OF MW ARCHITECTS, AND THIS WORK SHALL NOT BE SUPPLIED, COPIED, DISCLOSED, OR USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT HAS BEEN PREPARED OR ASSIGNED TO ANY 3RD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF MW ARCHITECTS. VISUAL CONTACT WITH THIS DOCUMENT SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THIS JOB. UPON DISCOVERY OF ANY VARIATION, DISCREPANCY OR OMISSIONS, PLEASE NOTIFY MW ARCHITECTS AND HOLD TO PROCEEDING WITH RELATED WORK UNLESS WRITTEN RESOLUTION FROM MW ARCHITECTS

REVISIONS

JOB NUMBER	SHEET NUMBER
15489	L-1
DATE	
06.26.2015	
APPL. NO.	
XXXX	

076-512



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
15-026	04-09-14
NA	04-22-14
14-177	03-27-14

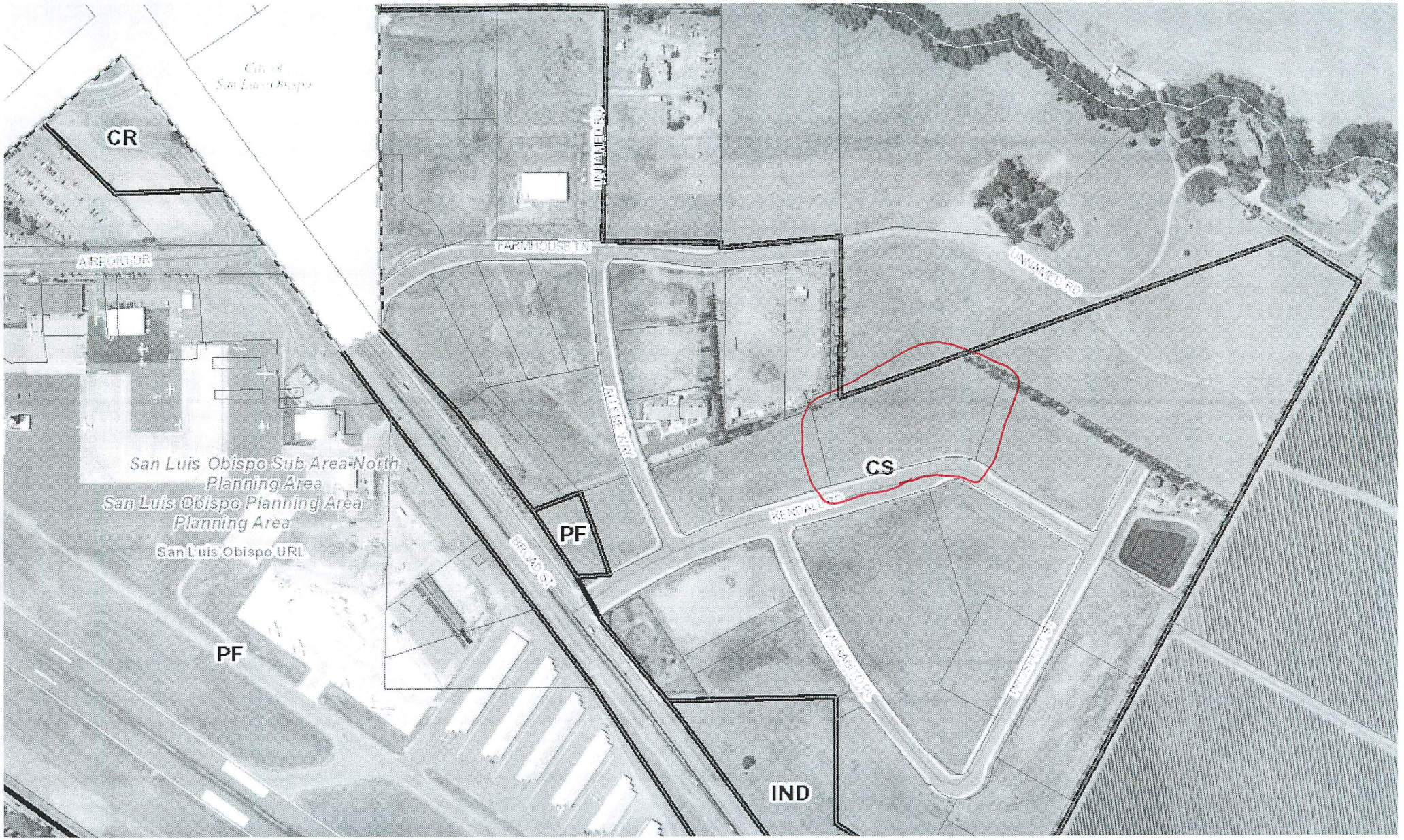
100' 0 200' 400'

JS 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


CR
AIRPORT DR
FARMHOUSE LN
UNNAMED RD
CS
KENDALL RD
PF
BROAD ST
San Luis Obispo Sub Area North
Planning Area
San Luis Obispo Planning Area
Planning Area
San Luis Obispo URL
PF
IND

Parcel Summary Report For Parcel # 076-512-011

7/20/2015
1:10:22PM

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	LOT 11 EAP LLC
	645 CLARION CT SLO CA 93401-8177
OWN	LOT 11 EAP LL A CA LLC

Address Information

Status	Address
P	01180 KENDALL RD SLOC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
2368	0000	0011	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

Parcel Information

Status	Description
Active	TR 2368 LT 11

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 # 076-512-011

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:	
DRC2015-00013	REC	Primary Parcel

Description:
19,664 SF WAREHOUSE BUILDING (INCLUDING 3,520 SF OF ADMINISTRATIVE OFFICES IN 2 STORIES). ALSO INCLUDES ASSOCIATED PARKING, LANDSCAPING, AND SITE IMPROVEMENTS.

PRE2014-00047	MET	Primary Parcel

Description:
PHASE 1 DEVELOPMENT OF APPROX 15,000 SF WAREHOUSE AND DISTRIBUTION FACILITY. POTENTIAL SUBDIVISION OF LOT 11 INTO 2 PARCELS.

SUB2014-00060	ACC	Primary Parcel

Description:
PARCEL MAP TO DIVIDE ONE PARCEL OF 3.03 AC INTO TWO PARCELS OF 1.67 AC AND 1.36 AC.

G880015M	AUT	Related Parcel

Description:
GP AMEND TO CHANGE AG TO MULTI-USE

PMT2004-00465	FNL	Related Parcel

Description:
GRADING - TEMPORARY ACCESS ROAD

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 REQURIED) AND NEW ROAD NAMES FOR TRACT 2368