



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 11/19/2015

TO: _____

FROM: BRANDI CUMMINGS, 805-781-1006, BCummings@co.slo.ca.us
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: DRC2015-00056 JR PACIFIC LLC MUP, PROPOSED 14,389 SQ. FT. COMMERCIAL WAREHOUSE BUILDING, INCLUDING ASSOCIATED PARKING, LANDSCAPING AND SITE IMPROVEMENTS LOCATED AT 1180 KENDALL ROAD, 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

DRC2015-00056

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

MINOR USE PERMIT

METAL SHELL BUILDING (14,389 SF) WITH ASSOCIATED PARKING, LANDSCAPING, AND 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@SpecialtyConstruction.com

Applicant Name JR Pacific LLC Daytime Phone (805)543-1706
 Mailing Address 645 Clarion Court, San Luis Obispo, CA Zip Code 93401
 Email Address: RBachmann@SpecialtyConstruction.com

Agent Name MW Architects, INC Daytime Phone (805)544-4334
 Mailing Address 330 S. Halcyon Rd., Arroyo Grande, CA Zip Code 93420
 Email Address: Mike@MWA.bz

PROPERTY INFORMATION

Total Size of Site: 1.28 Acre Assessor Parcel Number(s): 076-512-011
 Legal Description: Lot 11 (Parcel 2) of Tract 2368, Map book 28; pages 56-61; County of San Luis Obispo
 Address of the project (if known): 1180 Kendall Rd, 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.: 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 lot.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 14,389 Sq Ft commercial warehouse building.
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 11/12/15

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): _____

Describe existing and future access to the proposed project site: New driveway and future driveway.

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: Street/road
East: Commercial service/office West: Commercial service/vacant (New Food Bank)

For all projects, answer the following:

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

Buildings: 14,389 sq. feet 25.80 % Landscaping: 8,150 sq. feet 14.6 %
Paving: 9,412 sq. feet 16.8 % Other (specify) _____

Total area of all paving and structures: 23,801 sq. feet acres

Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: 36 Height of tallest structure: 25'

Number of trees to be removed: _____ Type: _____

Setbacks: Front 37'8" Right 22'6" Left 33'0" Back 86'8"

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: 5,200 sq. feet acres

Total floor area of all structures including upper stories: 14,389 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

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

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

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 1.28 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 warehouse
 Industrial – Explain _____
- 3. What is the expected daily water demand associated with the project? .55 afy average year; .40 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 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: at property line Location of connection: Kendall Road
- 2. What is the amount of proposed flow? to be determined G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: San Luis Garbage Company
3. Where is the waste disposal storage in relation to buildings? North/West corner
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, 4115 Broad St., San Luis Obispo, CA 93401
3. Location of nearest fire station: CAL FIRE Station 21, 4671 Broad St., San Luis Obispo, CA 93401 (at SLO A/P)
4. Location of nearest public transit stop: Marigold shopping center, Broad St.
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:
Vacant land
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. MND ED01-322

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change. Shell building -to be determined

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.
See MND 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. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____

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 _____

*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

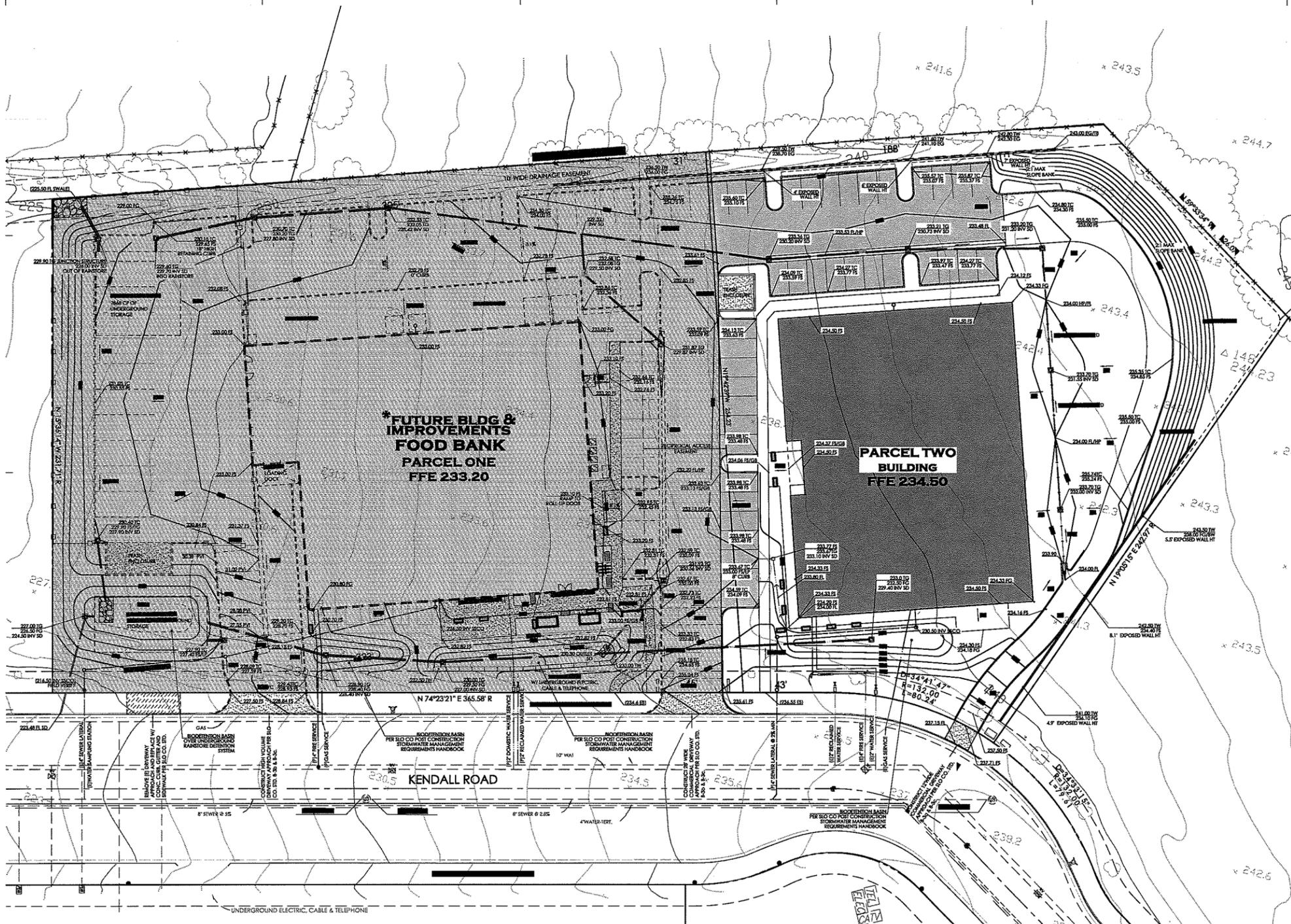
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Tract 2368 Mitigation Measures as applicable

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

(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.)



PRELIMINARY EARTHWORK
 CUT: 18,800 CY
 FILL: 350 CY
 EXPORT: 18,250 CY
 AREA OF DISTURBANCE: 2.66 ACRES

LEGEND

AC - ASPHALT CONCRETE	PROPERTY TO BE REMOVED PER LIA
BLDG - BUILDING	PROPERTY / ASH LINE
BM - BENCHMARK	EXISTING WATER OR IRRIGATION LINE
CL - CONCRETE	SEWER
CO - CLEANOUT	WATER LINE
CONC - CONCRETE	STORM DRAIN LINE
CMF - CORRUGATED METAL PIPE	STORMING WALL
DW - DRYWELL	STORM WALL
ELEC - ELECTRICAL	GARBAGE WALL
ELEV - ELEVATION	FLOWLINE SWALE (CONC OR ROCK LINES)
EP - EDGE OF PAYMENT	PG&E BOX
ES - EXISTING SURFACE ELEV	RT/TELEPHONE BOX/POD
FC - FIRE DEPARTMENT CONNECTION	CB/ELECTR. BOX
FG - FINISHED GRADE	EB/ELECTR. BOX
FL - FLOWLINE	FIRE HYDRANT
FR - FINISH FLOOR ELEVATION	WATER VALVE
FS - FINISHED SURFACE (PAVEMENT)	THRUST BLOCK
GS - GRADE BREAK	(S) WATER VALVE
HDPE - HIGH DENSITY POLYETHYLENE	(S) SEWER MANHOLE
HP - HIGH POINT	(S) WATER METER
HM - MANHOLE	(P) BODY ASSEMBLY WITH POC
IP - INVERT	(P) BACKFLOW DEVICE
IS - INTERIOR FINISH	(P) A.C. PAVEMENT
IT - TOP OF CURB	(P) CONCRETE PAVEMENT
ITSP - TEMPORARY	
ITF - TOP OF FOOTING	
IS - TOP OF GRADE	
ITV - TYPICAL	
ITW - TOP OF WALL	
ITP - TOP OF POLE	
ITV - VERTICAL	
ML - WATER LINE	
WV - WATER VALVE	

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 ONE ARE ASSUMED AND REPRESENT A POTENTIAL DEVELOPMENT SCENARIO FOR PURPOSES OF DEVELOPING A COMPREHENSIVE GRADING, DRAINAGE AND UTILITY CONCEPT FOR THE ENTIRE SITE.

*** FUTURE BLDG & IMPROVEMENTS
 FOOD BANK
 PARCEL ONE
 FFE 233.20**

**PARCEL TWO
 BUILDING
 FFE 234.50**

KENDALL ROAD



MW ARCHITECTS
 ARCHITECTS
 MICHAEL C. PEACHEY
 WAYNE R. STUART
 222 PIEDMONT ROAD, SUITE 5
 SAN LUIS OBISPO, CA 93401
 TEL: (805) 544-4354
 FAX: (805) 544-4350
 EMAIL: MWARCH@GMAIL.COM



KVC
 CONSULTING & TECHNOLOGY
 1180 KENDALL ROAD
 SAN LUIS OBISPO, CA 93401
 TEL: (805) 544-4354
 FAX: (805) 544-4350
 EMAIL: KVC@KVC.COM

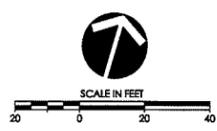
**EAST AIRPORT COMMERCE PARK - LOT 11-LOT 1 & 2
 PROPOSED DEVELOPMENT
 SLO FOOD BANK & JR PACIFIC
 1180 KENDALL ROAD
 SAN LUIS OBISPO, CA**

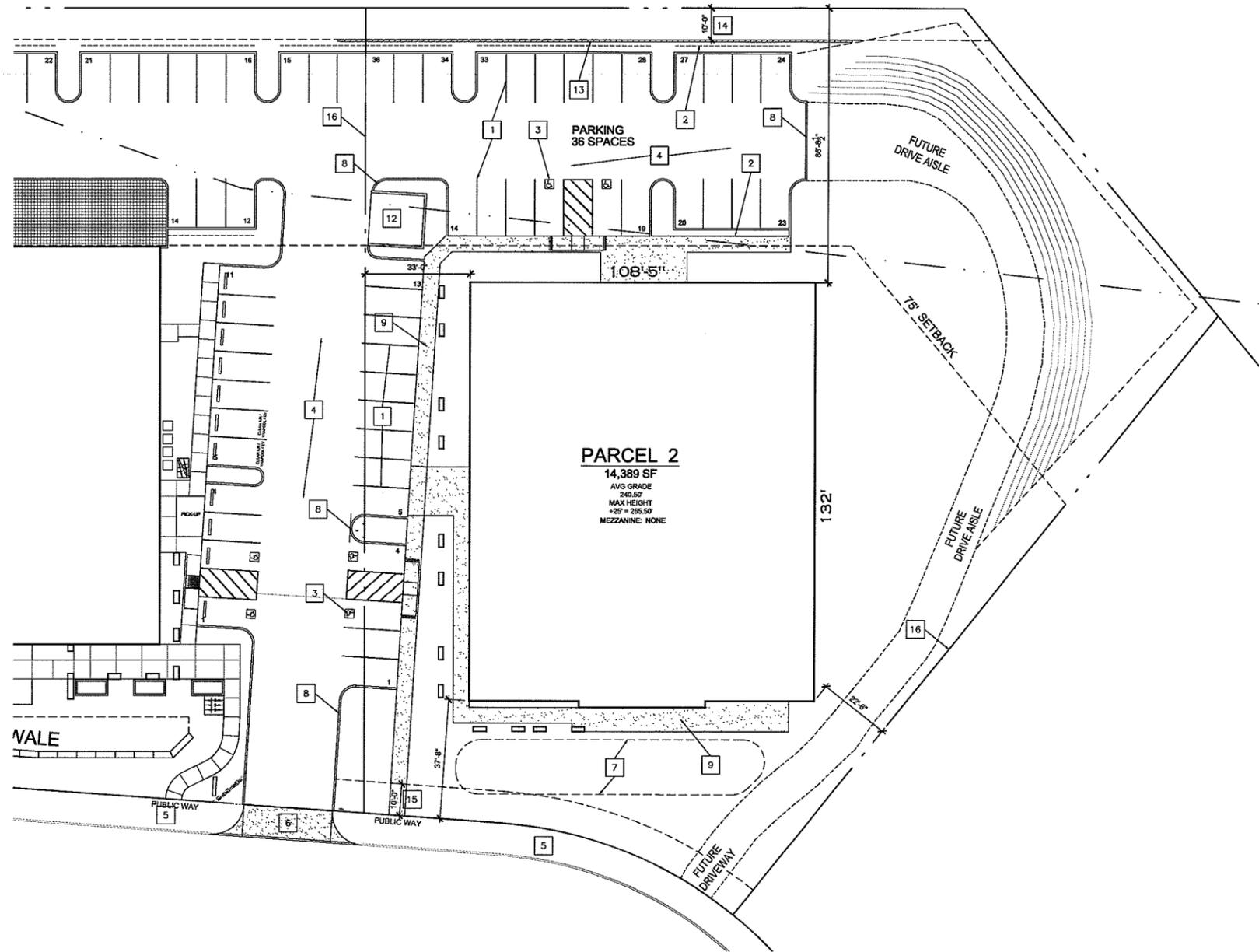
**PRELIMINARY GRADING,
 DRAINAGE & UTILITY
 PLAN**

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 REPRODUCED, COPIED, DISSEMINATED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PROVIDED OR ASSIGNED TO AND THE PARTY HERETO 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 VIOLATION, DISCREPANCY OR OMISSION, PLEASE NOTIFY MW ARCHITECTS AND PRIOR TO PROCEEDING WITH RELATED WORK OBTAIN WRITTEN RESOLUTION FROM MW ARCHITECTS.

REVISIONS

JOB NUMBER	15489
DATE	08.12.2015
APPL. NO.	XXXX
SHEET NUMBER	C1.0





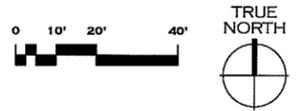
SITE PLAN

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 DRIVEWAY, PER SLO COUNTY STANDARDS
- 7 BIO-RETENTION BASIN, PER SLO POST CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS.
- 8 NEW CONCRETE CURB
- 9 NEW CONCRETE SIDEWALK
- 10 NEW TRANSFORMER
- 11 EXISTING FIRE HYDRANT(S)
- 12 TRASH ENCLOSURE PER SLO COUNTY STANDARDS
- 13 CMU BLOCK WALL, REFER TO CIVIL DRAWINGS.
- 14 DRAINAGE EASEMENT
- 15 UTILITY EASEMENT, REFER TO CIVIL DRAWINGS
- 16 EXISTING PROPERTY LINE

SITE NOTES

- 1 FUTURE MONUMENT SIGNS (NOT SHOWN) WITH ACCENT LIGHTING WILL BE A SEPARATE SUBMITTAL.
- 2 SEE SHEET 'E1' FOR SITE LIGHTING PHOTOMETRIC STUDY.



MW ARCHITECTS



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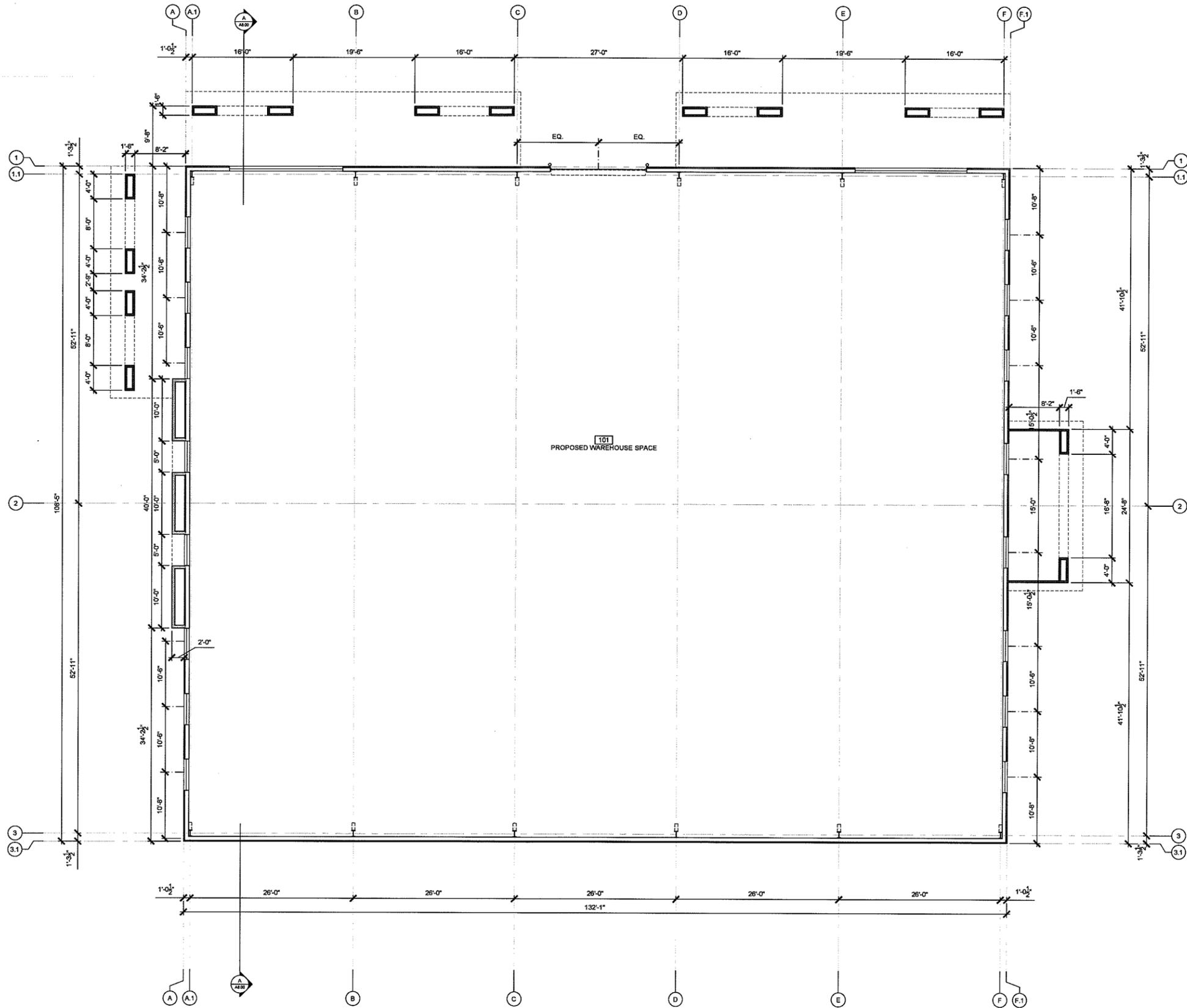
JOB TITLE
EAST AIRPORT COMMERCIAL PARK - LOT 112
PROPOSED DEVELOPMENT
JR PACIFIC
 1180 KENDELL ROAD
 SAN LUIS OBISPO CA

SHEET TITLE
SITE PLAN

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REVISIONS

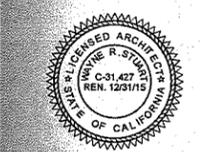
JOB NUMBER 15490	SHEET NUMBER DP2.2.0
DATE 11/09/15	
APPL. NO.	



FLOOR PLAN



MW ARCHITECTS



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JOB TITLE
 EAST AIRPORT COMMERCIAL PARK - LOT 114
 PROPOSED DEVELOPMENT
 JR PACIFIC
 1180 KENDELL ROAD
 SAN LUIS OBISPO CA

FLOOR PLAN

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REVISIONS

JOB NUMBER	SHEET NUMBER
15490	DP23.0
DATE	
11/09/15	
APPL. NO.	

Schedule	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
Size 0	D1		9	Lithonia Lighting	LDN6 35/10 L06AR	1000LM BUCKLE 3500K 6" LED COMPOUND DOWNLIGHT	LED	1	LDN6_35_10_L06AR.lvs	1085.769	0.95	17.97
	S1		2	Lithonia Lighting	DS90 LED 20C 1200 40K 100 HOOTL HG	DS90 LED WITH (1) 20 LED LIGHT BRACKET, TYPE 14M OPTIC, 4000K, & 1200MA WITH HOOD/SHIELD SIDE SHIELD	LED	1	DS90_LED_20C_1000_40K_14M_HOVLJT_HG.lvs	4814.188	0.95	71.67
	S2		6	Lithonia Lighting	DS18 LED 16C 40K 50M	DS-SERIES BOLLARD WITH 16 4000K LEDS OPERATED AT 700MA AND DISTRIBUTED DISTRIBUTION	LED	1	DS18_LED_16C_700_40K_50M.lvs	2054.802	0.95	39
	W1		3	Lithonia Lighting	WSTM LED 1A 40K 120 OPS	WSTM LED WITH 1 4000K LED, 700MA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	SANSUNG 2323	1	WSTM_LED_1A_40K_120_OUFS.lvs	733.346	0.95	8.9
	W2		8	Lithonia Lighting	WSTM LED 1 1000W 50K 50M HOVLJT	WSTM LED WITH 1 HOOD/SHIELD, 700MA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	LED	1	WSTM_LED_1_1000W_50K_50M_HOVLJT.lvs	1926.783	0.95	24

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min	Symbol
NORTH AWNING	3.7 fc	6.7 fc	1.1 fc	6.1:1	3.4:1	+
SOUTH AWNING	4.6 fc	6.2 fc	2.6 fc	2.4:1	1.8:1	+
EAST AWNING 1	4.7 fc	6.6 fc	2.1 fc	3.1:1	2.2:1	+
EAST AWNING 2	4.7 fc	6.6 fc	2.7 fc	2.4:1	1.7:1	+
PARKING LOT	0.8 fc	5.7 fc	0.0 fc	N/A	N/A	+
SOUTH SIDE ENTRY AREA	0.7 fc	2.3 fc	0.1 fc	23.0:1	7.0:1	+
WEST PARKING LOT	1.0 fc	1.4 fc	0.6 fc	2.3:1	1.7:1	+

Luminaire Locations

No.	Label	X	Y	Z	MH	Orientation	Tilt
10	D1	521.47	-278.89	12.81	12.81	0.00	0.00
11	D1	462.26	-292.44	12.95	13.25	0.00	0.00
16	D1	462.26	-370.42	12.95	13.25	0.00	0.00
17	D1	476.42	-420.49	12.58	12.58	0.00	0.00
18	D1	494.84	-420.49	12.58	12.58	0.00	0.00
19	D1	462.26	-327.99	12.95	13.25	0.00	0.00
20	D1	462.26	-406.08	12.95	13.25	0.00	0.00
21	D1	462.26	-310.13	12.95	13.25	0.00	0.00
22	D1	462.26	-386.84	12.95	13.25	0.00	0.00
1	S1	478.05	-273.94	16.00	16.00	0.00	0.00
1	S1	399.12	-346.78	16.00	16.00	90.00	0.00
2	S1	549.20	-274.04	16.00	16.00	0.00	0.00
2	S1	403.18	-276.22	16.00	16.00	90.00	0.00
1	S2	395.27	-414.88	16.00	16.00	90.00	0.00
1	S2	549.26	-209.51	3.50	3.50	0.00	0.00
2	S2	527.16	-221.93	3.50	3.50	0.00	0.00
3	S2	496.45	-209.37	3.50	3.50	0.00	0.00
4	S2	464.93	-221.93	3.50	3.50	0.00	0.00
5	S2	434.22	-209.37	3.50	3.50	0.00	0.00
6	S2	402.97	-221.93	3.50	3.50	0.00	0.00
1	W1	467.64	-349.16	15.00	15.00	270.00	0.00
8	W1	370.49	-297.38	9.00	9.00	90.00	0.00
9	W1	477.05	-425.01	9.00	9.00	180.00	0.00
1	W2	575.77	-298.72	13.75	13.75	90.00	0.00
2	W2	575.77	-401.16	14.00	14.00	90.00	0.00
5	W2	575.77	-362.83	14.00	14.00	90.00	0.00
6	W2	575.77	-336.09	14.00	14.00	90.00	0.00
7	W2	457.47	-328.20	9.00	9.00	270.00	0.00
8	W2	457.47	-292.30	9.00	9.00	270.00	0.00
9	W2	457.47	-371.04	9.00	9.00	270.00	0.00
10	W1	495.67	-425.01	9.00	9.00	180.00	0.00
22	W1	371.03	-362.28	17.00	17.00	90.00	0.00
10	W2	457.47	-406.22	9.00	9.00	270.00	0.00

WST LED Architectural Wall Scones

D-Series Size 0 LED Area Luminaire

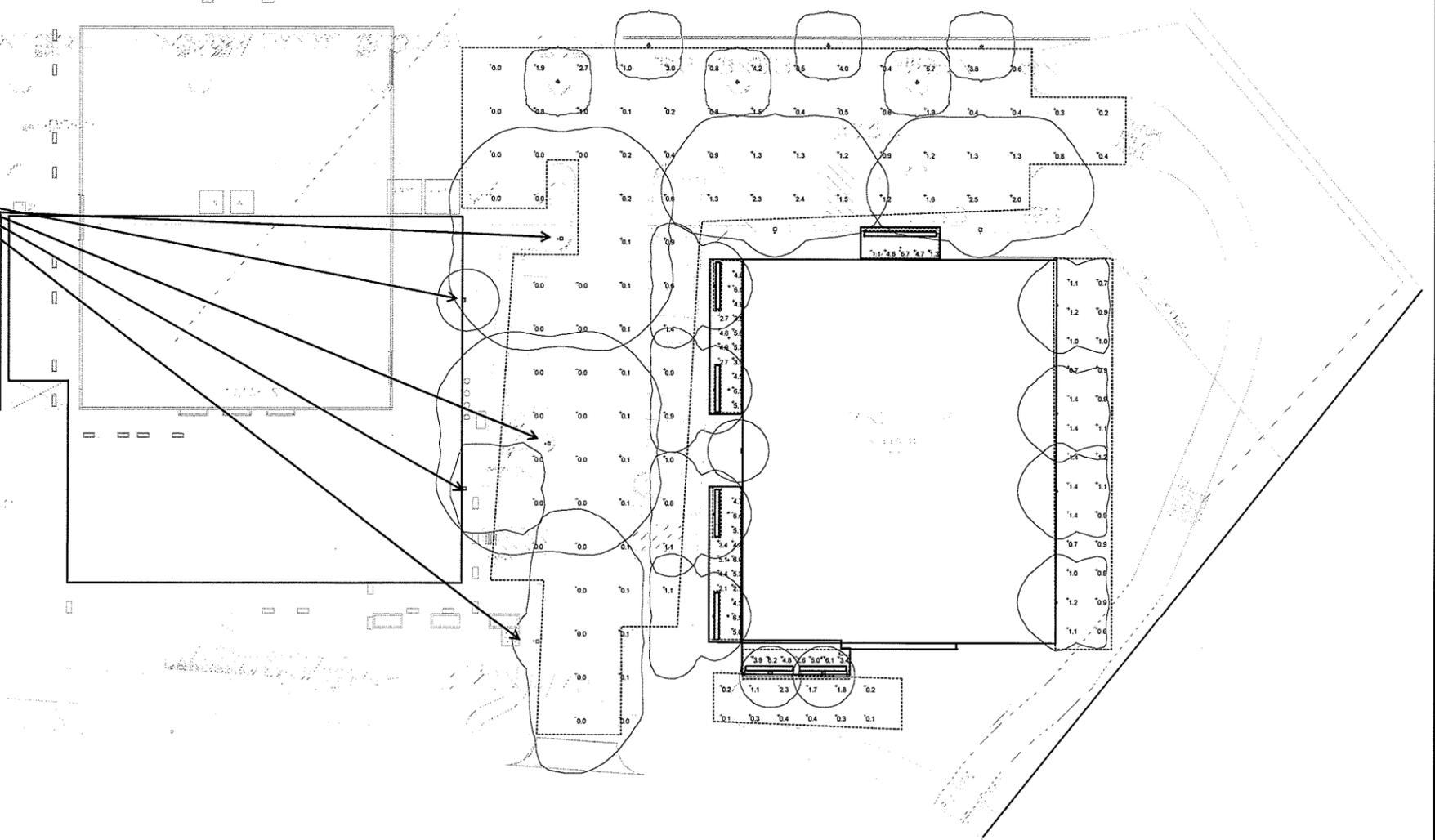
D-Series Size 1 LED Wall Luminaire

D-Series LED Scones

WSTM LED LED Max Wall Scones

LDN6

FOODBANK FIXTURES ARE NOT PART OF THE CALCULATIONS. LIGHTING FOR THE FOODBANK IS FOR ILLUSTRATION ONLY. THE FOODBANK LIGHT FIXTURES WILL PROVIDE SIGNIFICANT CONTRIBUTION TO THIS PARKING LOT.



MW ARCHITECTURE
EAST AIRPORT PARKING LOT 11-2

Designer
STEVE DOMINGUEZ
686/701-8156
6/15/2015
Scale
Not to Scale
Drawing No.

Summary

DP2-6.0

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 / CAJUPUT TREE	15 GAL	M	EVERGREEN. UPRIGHT FORM

SHRUBS

E	ARCTOSTAPHYLOS 'HOWARD McMINN' / MANZANITA	5 GAL	L	PINK FLOWERS
F	CARPENTERIA CALIFORNICA / BUSH ANEMONE	5 GAL	L	WHITE FLOWERS. SHADE TOLERANT.
G	CEANOTHUS THYRSIFLORUS / COASTAL MOUNTAIN LILAC	5 GAL	L	PURPLE FLOWERS
H	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	L	RED BERRIES, WHITE FLOWERS
I	RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY	5 GAL	L	MOUNDING SHRUB W/ RED BERRIES
J	RHUS INTEGRIFOLIA / LEMONADE BERRY	5 GAL	L	MOUNDING SHRUB W/ WHITE FLOWERS
K	SALVIA SPS. / SAGE	5 GAL	L	FLOWERING

PERENNIALS

L	ACHILLEA MILLEFOLIUM / YARROW	1 GAL	L	YELLOW FLOWERS
M	PENSTEMON 'MARGARITA BOP' / MARGARITA PENSTEMON	1 GAL	L	PURPLE FLOWERING PERENNIAL
N	PHLOMIS FRUITICOSA / JERUSALEM SAGE	1 GAL	L	YELLOW FLOWERS
O	SALVIA SPS. / SAGE	1 GAL	L	FLOWERING

ORNAMENTAL GRASS

P	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	L	BLUE FOLIAGE FOLIAGE
Q	MISCANTHUS SINENSIS 'ADIAGO' / MAIDEN GRASS	1 GAL	L	TAN STALKS
R	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	1 GAL	L	STRAW COLORED STALKS

GROUND COVER

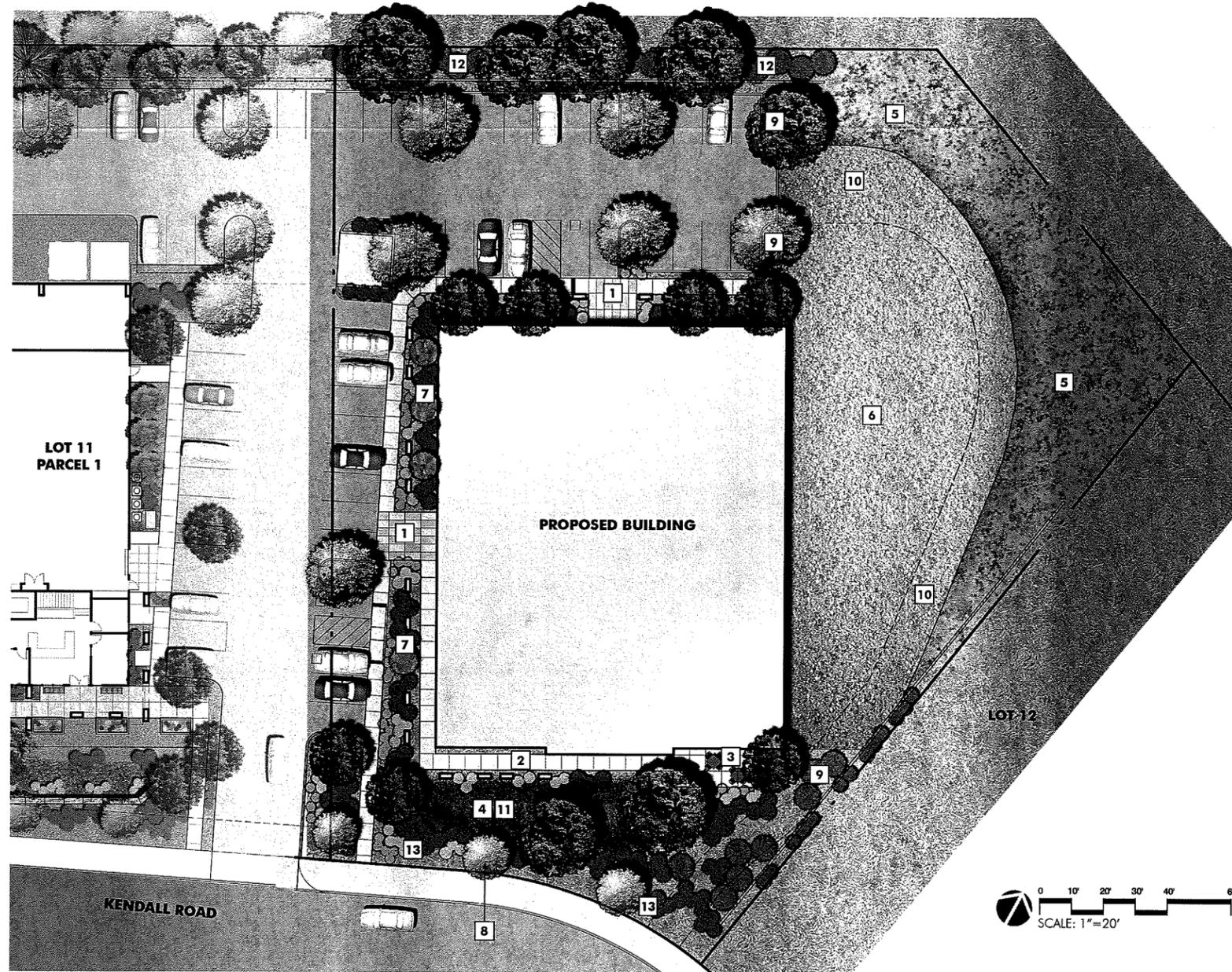
S	BACCHARIS PIL. 'PIGEON POINT' / DWARF COYOTE BRUSH	1 GAL	L	GOOD SLOPE COVER
T	ROSMARINUS OFFIC. 'PROSTRATUS' / TRAILING ROSEMARY	1 GAL	L	BLUE FLOWERS

BIOSWALE

U	LEYMUS CONDENSATUS 'CANYON PRINCE' / WILD RYE	1 GAL	M	BLUE/GREEN FOLIAGE
V	JUNCUS PATENS / GREY RUSH	1 GAL	M	VERTICAL FORM
W	CHONDROPETALUM TECTORUM / CAPE RUSH	1 GAL	M	VERTICAL FORM
X	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.

PROPOSED PLANT MATERIAL



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.

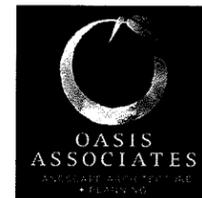
EVERGREEN AND DECIDUOUS PLANTS, MOST REQUIRING LOW WATER USE HAVE BEEN SPECIFICALLY SELECTED AND USED RELATIVE TO THE FUNCTIONS THEY WILL PROVIDE. THE PROPER PLACEMENT OF PLANTINGS WILL OFFER PASSIVE-SOLAR ACCESS, WIND DEFLECTION AND SCREENING THROUGHOUT THE SEASONS. THE PLANTING DESIGN COMPLIMENTS THE 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.

KEYNOTE LEGEND #

- 1 ENHANCED PAVING AT BUILDING ENTRIES
- 2 CONCRETE SIDEWALK
- 3 EMPLOYEE USE PATIO W/TABLES
- 4 DETENTION BASIN PER CIVIL PLANS
- 5 NON-IRRIGATED EROSION CONTROL NATIVE HYDROSEED MIX
- 6 ALL-WEATHER SURFACE
- 7 ORNAMENTAL FOUNDATION PLANTING
- 8 EXISTING STREET TREES TO REMAIN, TYP.
- 9 LANDSCAPE SCREENING OF REAR YARD
- 10 FUTURE DRIVE AISLE
- 11 BIOSWALE PLANT MATERIAL
- 12 EXISTING DRAINAGE EASEMENT
- 13 EXISTING P.U.E.



3427 MIGUELITO COURT
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CALIFORNIA 93401
P 805.541.4509
F 805.546-0525
RLA 2248 CLAR# 8907



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JOB TITLE
EAST AIRPORT COMMERCIAL PARK - LOT 11 & 12
PROPOSED DEVELOPMENT
JR PACIFIC
1180 KENDELL ROAD
SAN LUIS OBISPO, CA

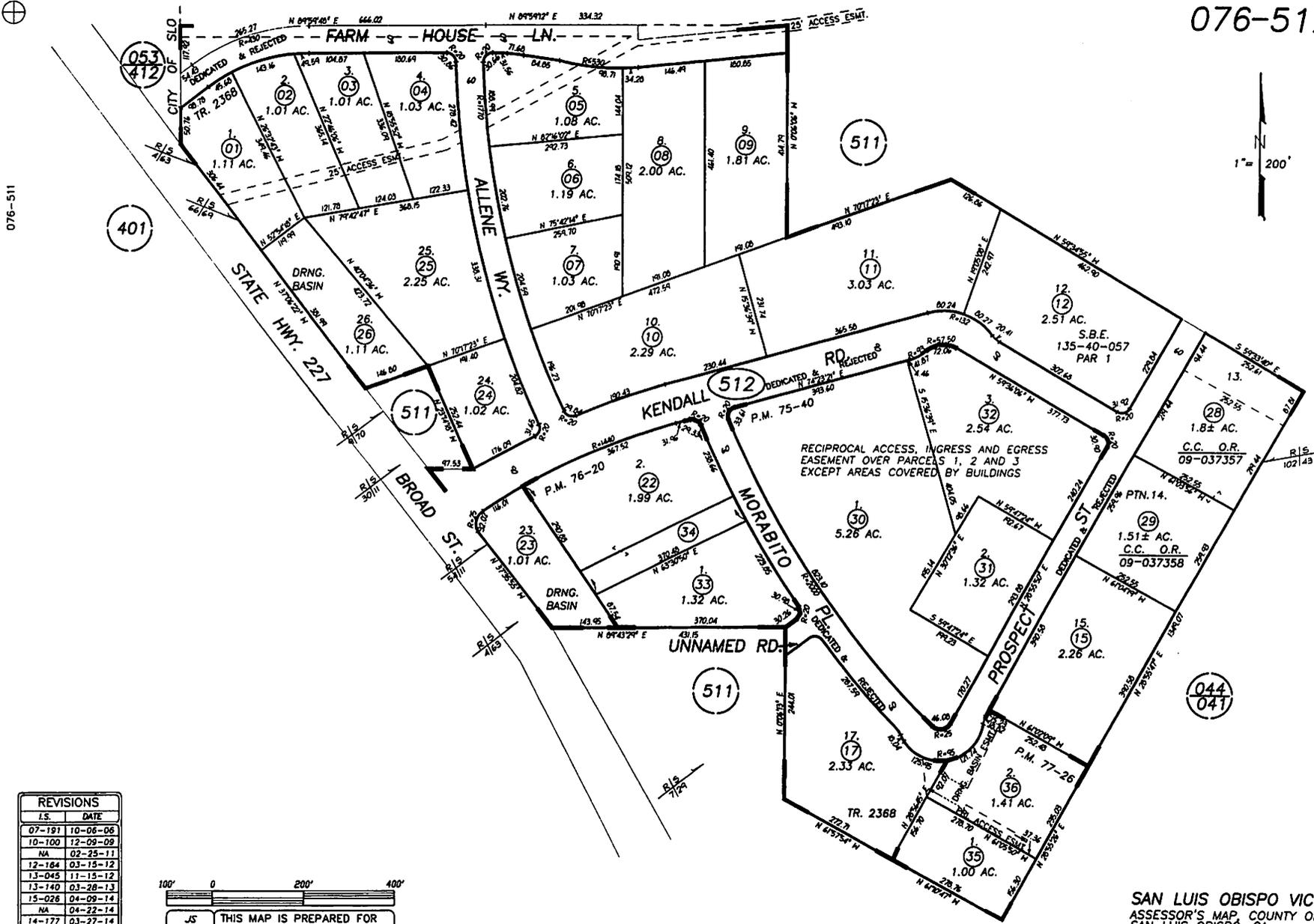
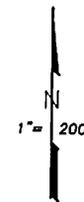
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

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REVISIONS

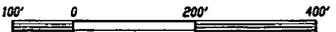
JOB NUMBER	SHEET NUMBER
15-0051	L-1
DATE	
9/15/15	
APPL. NO:	

076-512



076-511

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
15-028	04-09-14
NA	04-22-14
14-177	03-27-14

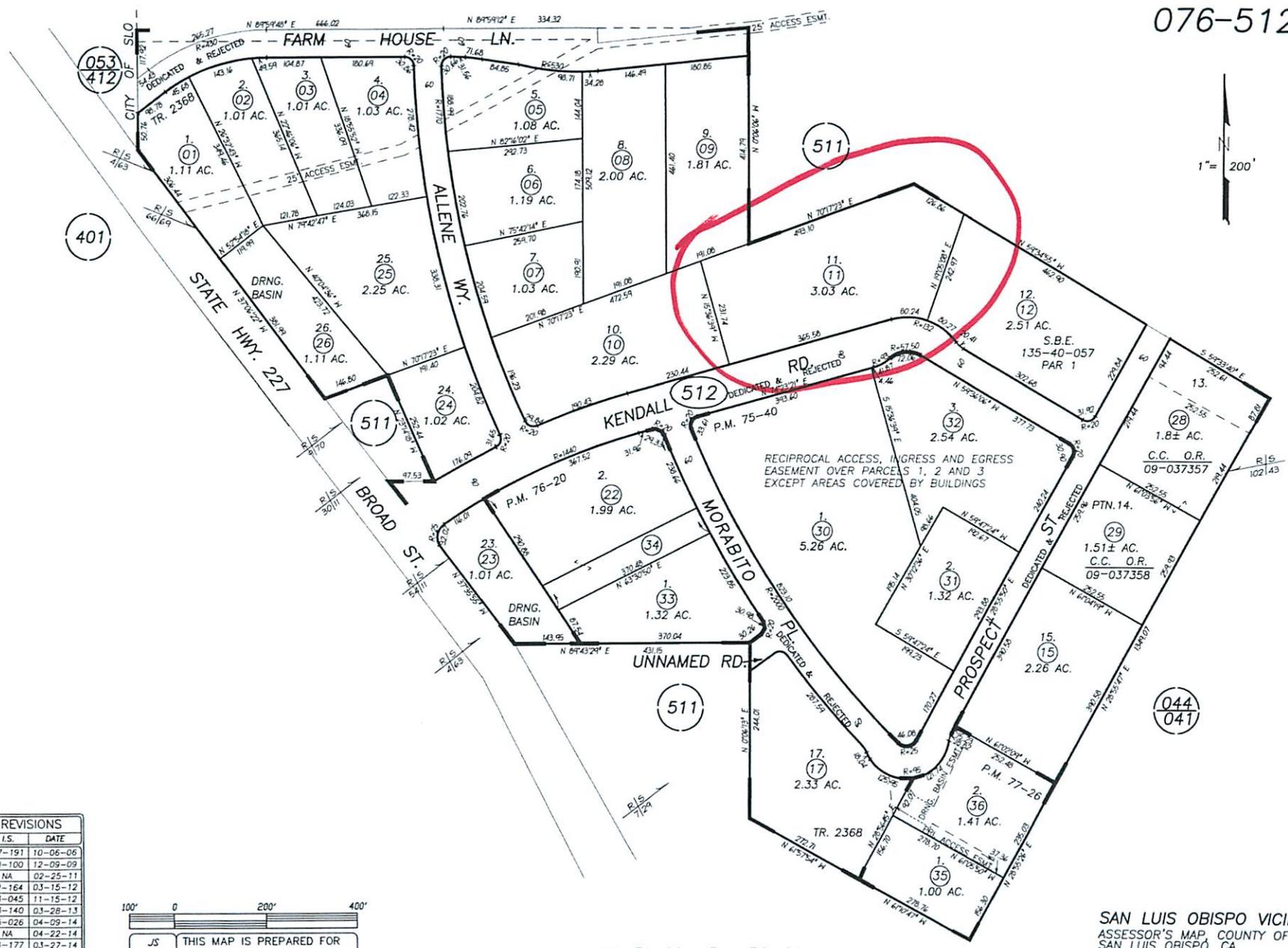
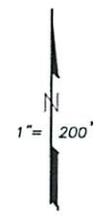


JS
10-06-06 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

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

SAN LUIS OBISPO VICINITY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
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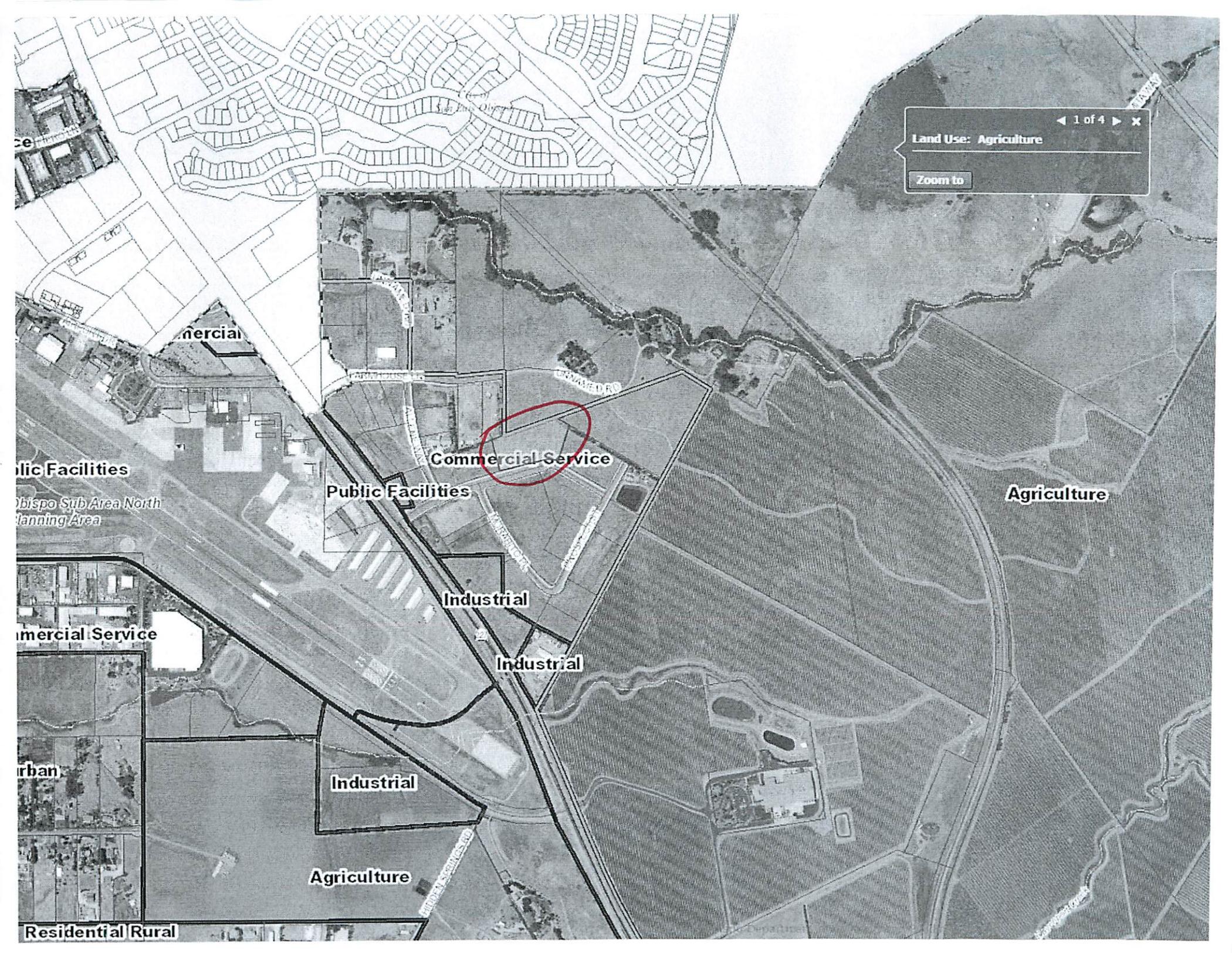
REVISIONS	
I.S.	DATE
07-191	10-06-06
10-100	12-09-09
NA	02-25-11
12-164	03-15-12
13-045	11-15-12
13-140	03-28-13
15-026	04-09-14
NA	04-22-14
14-177	03-27-14



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



◀ 1 of 4 ▶ ×

Land Use: Agriculture

Zoom to

Commercial

Public Facilities

Obispo Sub Area North
Planning Area

Public Facilities

Commercial Service

Agriculture

Industrial

Commercial Service

Industrial

Urban

Industrial

Agriculture

Residential Rural



Parcel Summary Report For Parcel # 076-512-011

11/13/2015
2:36:03PM

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:

<u>Tract / Twnshp</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>
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

11/13/2015
2:36:03PM

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:

CCM2015-00007 REC Primary Parcel

Description:

PMT2015-01120

DRC2015-00013 APV 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.

DRC2015-00056 REC Primary Parcel

Description:

METAL SHELL BUILDING (14,389 SF) WITH ASSOCIATED PARKING, LANDSCAPING, AND SITE IMPROVEMENTS.

PMT2015-01120 RVW Primary Parcel

Description:

** ELECTRONIC PLAN REVIEW ** ENGINEERED GRADING & DRAINAGE FOR PAD FOR FOOD BANK BUILDING, PARKING LOT, BIO-DETENTION BASINS, UNDERGROUND RAIN STORAGE SYSTEMS, STORM DRAIN SYSTEM, & SITE RETAINING WALL ONLY. ALL SITE UTILITIES (WATER, SEWER, ELEC, GAS ETC) AND DISABLED ACCESS TO BE REVIEWED WITH THE BUILDING. CCM CASE IS REQUIRED

PMT2015-01263 RVW Primary Parcel

Description:

** ELECTRONIC PLAN REVIEW ** OFFICES (1ST FLOOR 2,015 SF; 2ND FLOOR 1,453 SF) / WAREHOUSE (16,196 SF) (BUILDING TOTAL 19,664 SF) (FOOD BANK) (MINOR GRADING PMT2015-01120) (DRC2015-00013) (SUB2014-00060)

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 APV 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



Parcel Summary Report For Parcel # 076-512-011

11/13/2015
2:36:03PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

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