



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 11/09/2015

TO: _____

FROM: Stephanie Fuhs, 805-781-5721, sfuhs@co.slo.ca.us
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: DRC2015-00054 J&R SLO PROPERTIES LLC MUP, PROPOSED CONSTRUCTION OF NEW 12,400 SF+/- ADMINISTRATIVE BUILDING W/SITE IMPROVEMENTS AND STORM AND WATER TREATMENT FACILITIES, LOCATED AT 1025 FARM HOUSE LANE 0.8 MILES SOUTH OF TANK FARM RD AT THE EAST CORNER OF FARM HOUSE ROAD AND SR 227, SAN LUIS OBISPO APN: 076-512-001

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

APPLICATION TYPE - CHECK ALL THAT APPLY

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

DRC2015-00054

J & R SLO PROPEI

MINOR USE PERMIT

CONSTRUCTION OF NEW 12,400 SF +/-
ADMINISTRATIVE BUILDING IS CURRENTLY
SLOSLO/ SLOC

AR CS

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name J & R SLO Properties, LLC Daytime Phone 805.254.4713
Mailing Address 689 Tank Farm Road, Suite 240 SLO CA Zip Code 93401
Email Address: _____

Applicant Name Same as applicant Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Agent Name George F. Garcia, AIA Daytime Phone 783.1880
Mailing Address garcia architecture+design, 1308 Monterey St, Ste 230, SLO CA Zip Code 93401
Email Address: george@garciaarchdeisgn.com

PROPERTY INFORMATION

Total Size of Site: 1.18AC(gross). 1.11AC(net) Assessor Parcel Number(s): 076-512-001

Legal Description: Lot 1 Tract 2368, 28MB56-61

Address of the project (if known): 1025 Farm House Lane

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SR 227 (Broad Street) south from San Luis Obispo, located 0.8 miles south of Tank Farm Road at the east corner of Farm House Road and SR 227.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Property is currently vacant, with full frontage improvements and utilities stubbed on-site, non-native seasonal grasses.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Construction of new 12,400 SF +/- administrative building with site improvements and storm water treatment facilities

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____

Date 10/30/15

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): None requested

Describe existing and future access to the proposed project site: Existing and future access to project site is via SR 227 (Broad Street) and Farm House Lane

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Commercial Services - vacant

South: Commercial Services - drainage basin

East: Commercial Services - vacant

West: Public Facilities - SLO County Regional Airport

For all projects, answer the following:

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

Buildings: 5,470 sq. feet 11.3 %

Landscaping: 12,140 sq. feet 25.1 %

Paving: 25,362 sq. feet 52.5 %

Other (specify) Basin: 5,380 SF 11.1%

Total area of all paving and structures: 30,832 sq. feet acres

Total area of grading ~~or removal of ground cover~~: 45,150 sq. feet acres

Number of parking spaces proposed: 62 Height of tallest structure: 34.6'

Number of trees to be removed: _____ Type: _____

Setbacks: Front 10' Right 50' Left _____ Back _____
(Farm House Rd) (Hwy 227)

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

Community System - List the agency or company responsible for provision: Fiero Lane Water Company

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)
(refer to attached Fiero Lane Water Company Will-Serve letter, 10.26.15)

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: Fiero Lane Water Company

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)
(refer to attached Fiero Lane Water Company Will-Serve letter, 10.26.15)

Fire Agency: List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 0 sq. feet acres

Total floor area of all structures including upper stories: 12,400 +/- sq. feet

~~For residential projects, answer the following:~~

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

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

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

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 1.15 acres
Moderate slopes of 10-30%: 0.04 acres
Steep slopes over 30%: 0.01 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application. (see sheet C1.1)
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Original lot grading per Tract 2368 improvements (circa 2006)
- Has a grading plan been prepared? Yes No
If yes, please include with application. (see sheet C1.1)
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: 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? (refer to attached Fiero Lane Water Company Will-Serve letter, 10.26.15)
 Residential Agricultural - Explain _____
 Commercial/Office - Explain Water use to be for building occupants, separate water for landscaping
 Industrial - Explain _____
- 3. What is the expected daily water demand associated with the project? 0.48afy(normal), 0.34afy(drought)
- 4. How many service connections will be required? One domestic meter to be installed to existing stubbed on-site service
- N/A 5. Do operable water facilities exist on the site? One landscape meter to be installed to existing stubbed tertiary water
 Yes No If yes, please describe: _____
- N/A 6. Has there been a sustained yield test on proposed or existing wells? Unknown
 Yes No If yes, please attach. _____
- N/A 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
- N/A 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.
(refer to attached Fiero Lane Water Company Will-Serve letter, 10.26.15)

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: 30' Location of connection: Farm House Lane
- 2. What is the amount of proposed flow? _____ G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No
 (Refer to attached Fiero Lane Water Company Will-Serve letter 10.26.15)

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
- 3. Where is the waste disposal storage in relation to buildings? On East side of new building, see site plan.
- 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 School District
- 2. Location of nearest police station: SLO Police Department, 3.8 miles
- 3. Location of nearest fire station: 0.1 mile
- 4. Location of nearest public transit stop: 0.9 mile
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 0.8 mile feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Parent undeveloped parcel developed into commercial/industrial lot subdivision Tract 2368 in 2006, subject parcel has been vacant since.
- 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. (refer to 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: 8-5
- 2. How many people will this project employ? Approximately 35-40
- 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: 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.
 (refer to 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. 30-40+/- Between 4:00 to 6:00 p.m. 30-40+/-
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): None
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: Refer to preliminary title report

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): Minor Use Permit, 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.)

Reference Notes

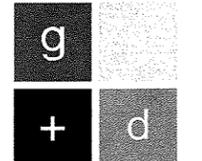
- 1 EXISTING CONCRETE CURB, GUTTER AND DETACHED SIDEWALK TO REMAIN
- 2 EXISTING CONCRETE CURB, GUTTER AND SIDEWALK TO REMAIN
- 3 EXISTING FIRE HYDRANT
- 4 EXISTING P&E PAD MOUNTED TRANSFORMER
- 5 EXISTING STORM DRAIN DROP INLET
- 6 EXISTING ACCESSIBLE CURB RAMPS TO REMAIN
- 7 NEW TRASH ENCLOSURE WITH ROOF
- 8 NEW EXTERIOR STAR STRUCTURE
- 9 OUTLINE OF BUILDING ABOVE
- 10 OUTLINE OF ROOF ABOVE
- 11 NEW CONCRETE FLATWORK
- 12 LANDSCAPED AREA
- 13 EXISTING DRAINAGE EASEMENT PER 1859 OR 800
- 14 EXISTING SPLIT RAIL WOOD FENCE TO REMAIN
- 15 EXISTING WOOD POST AND WROUGHT IRON FENCE SURROUNDING EXISTING DRAINAGE BASIN TO REMAIN
- 16 EXISTING PEDESTAL MOUNTED DUAL-METER ELECTRICAL ENCLOSURE
- 17 PCC PAVING WITH INTEGRAL 1.5" GUTTER
- 18 EXISTING STORM DRAIN TO DRAINAGE BASIN, ALIGNMENT AND DEPTH NOT VERIFIED.
- 19 NEW FLUSH 6" CONCRETE CURB AT ACCESSIBLE PARKING SPACES AND OFFLOAD AREAS
- 20 TRANSITION FROM FLUSH CURB (0" CF) TO 6" CURB
- 21 BIOSWALE
- 22 BASIN OVERFLOW SWALE @ 2% SLOPE TO UNDERWALK DRAIN
- 23 NEW UNDERWALK DRAIN PER COUNTY STANDARD D-4
- 24 INTERIM LOT DRAINAGE SWALE FOR LOT 2. THE INTERIM SWALE INTO FLOW LINE OF EXISTING SWALE AS SHOWN. INTERIM SWALE TO BE ABANDONED AT TIME LOT 2 IS DEVELOPED.
- 25 NEW DRAINAGE SWALE. THE NEW SWALE INTO EXISTING SWALE FLOW LINE AT ADJACENT TRACT BASIN.
- 26 ROCK LINED SWALE INTO BASIN.
- 27 3' WIDE CONCRETE SWALE
- 28 NEW CONCRETE CURB AND GUTTER
- 29 AREA OF AC PAVING
- 30 STORM DRAIN JUNCTION BOX
- 31 NEW FLUSH CONCRETE CURB
- 32 EXISTING 10' PUBLIC UTILITY EASEMENT
- 33 PROVIDE 3' WIDE OPENINGS IN CURB FACE FOR SURFACE WATER FLOW
- 34 PROVIDE 3' WIDE OPENINGS IN CURB FACE FOR OVERFLOW
- 35 PROVIDE TALL/RETAINING CURB
- 36 PROVIDE 6" THICK, 1.5" TALL HEADWALL FOR STORM DRAIN INTO BASIN
- 37 MULTIPLE 4" UNDERWALK DRAIN PIPES FOR BIOSWALE
- 38 WATERPROOFED BUILDING RETAINING WALL AT BASIN

Design Exception

DESIGN EXCEPTION TO SLO COUNTY STANDARD DRAWING D-10.
MODIFICATION OF REQUIRED 5' BENCH AROUND ENTIRE BASIN SEE LAYOUT THIS SHEET.

Building Height

PER SHEET AS1.1, AVERAGE NATURAL GRADE (ANG) IS 200.0
ALLOWED:
MAXIMUM BUILDING HEIGHT ALLOWED = 35'
ANG + 35' = MAXIMUM ALLOWED HEIGHT ELEVATION
200.0' + 35' = 235.0' MAXIMUM ALLOWED HEIGHT ELEVATION
PROPOSED:
PROPOSED BUILDING HEIGHT = 34.5'
198.45FF + 34.5' = 233.95', <235.0' MAXIMUM ALLOWED



garcia architecture + design
1308 monterey street, # 230
san luis obispo
california 93401
ph: 805.783.1880
fx: 805.783.1881
www.garciaarchdesign.com
George Garcia, AIA C-24640

consultant:
HODGE COMPANY
867 Pacific Street, Suite 120
San Luis Obispo, CA 93401
Phone: (805) 215-8753
Fax: (805) 540-5241

project:

Harris Admin Building
1025 Farm House Ln.
San Luis Obispo, CA 93401

applicant / owner:

J&R SLO Properties
689 Tank Farm Road
Suite 240
San Luis Obispo, CA 93401

sheet title:

Preliminary Grading and Drainage Plan

revision:

REV	DESCRIPTION	DATE
1	Schematic Client Review Set	08.25.15
2	MAP 1st Submitted to County	10.22.15

legal stuff:

The use of these plans and specifications shall be restricted to the use of the original site for which they were prepared and publication thereof is expressly limited to such use unless otherwise approved by the architect. The design and specifications remain with garcia architecture + design without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.
© 2015 garcia architecture + design

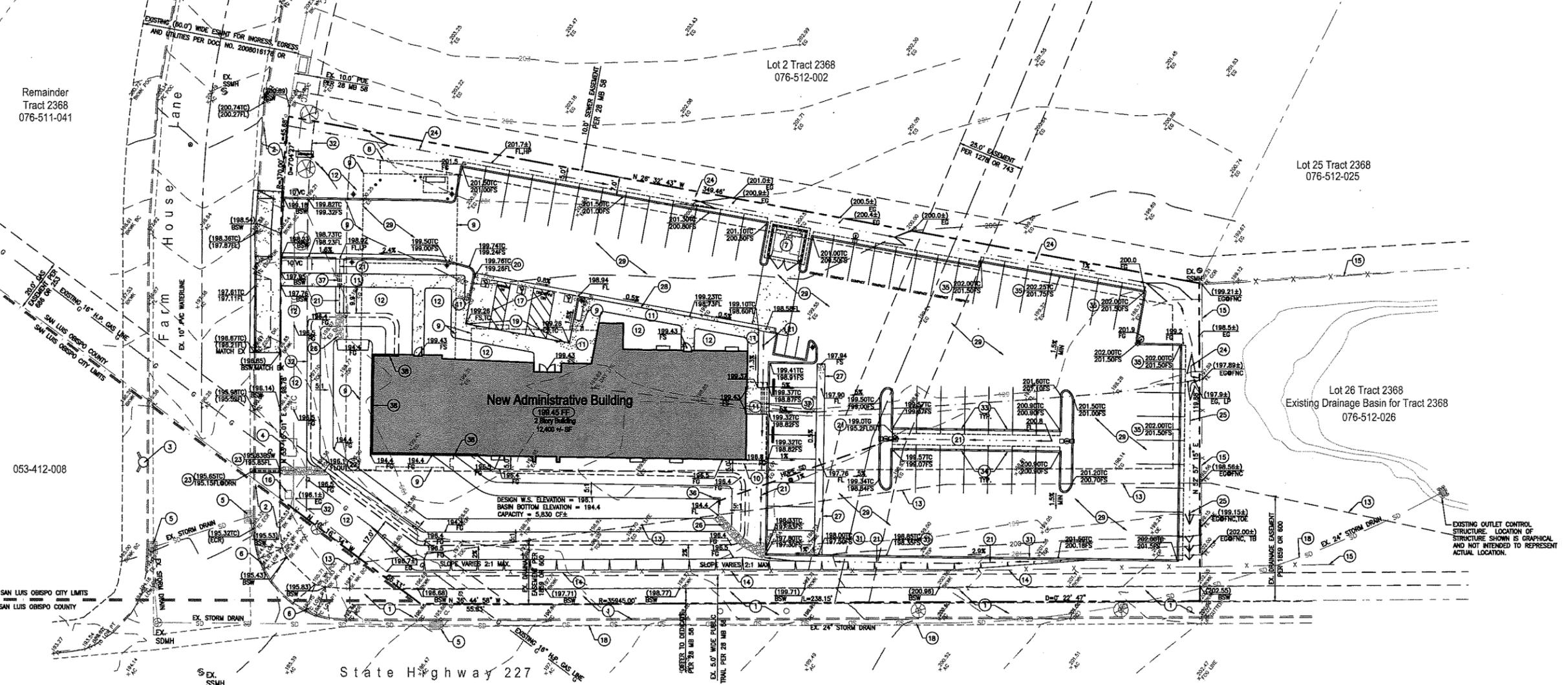
sheet data:

go+d job no: 20150 623
CAD file: C1.1.dwg
drawn by: go+d
plot date:

sheet:

at least two days before you dig

C1.1



Preliminary Grading and Drainage Plan

SCALE: 1" = 20'



Legend

- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- WM WATER METER
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE
- C GAS LINE
- ETC ELEC., TELE. & CABLE CONDUITS
- OR OFFICIAL RECORDS
- MB MAP BOOK
- PUE PUBLIC UTILITIES EASEMENT
- PH FIRE HYDRANT
- O/S OFFSET
- DRWY DRIVEWAY
- BSW BACK OF SIDEWALK
- EG EXISTING GROUND
- FNC FENCE
- TC TOP OF CURB
- FL FLOWLINE
- FS FINISH SURFACE
- TOE TOE OF BANK
- TB TOP OF BANK
- H.P. HIGH PRESSURE
- EX EXISTING
- GB GRADE BREAK
- PCC PORTLAND CEMENT CONCRETE
- FLOUT FLOWLINE CUT
- VC VERTICAL CURVE



DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

Progress Print

Preliminary Plant Materials List



Street Trees / Screen Trees

GEJERA PARVIFOLIA / AUSTRALIAN WILLOW
OLEA EUROPEA / EUROPEAN OLIVE (FRUITLESS)
QUERCUS AGRIFOLIA / COAST LIVE OAK



Small Trees

ARBUTUS 'MARINA' / 'MARINA' ARBUTUS
MELALEUCA LINARIIFOLIA / FLAXLEAF PAPERBARK



Accent Trees

CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
CHILOPSIS LINEARIS / DESERT WILLOW (MULTI-TRUNK)
COTINUS COGGYGRIA / SMOKE TREE (MULTI-TRUNK)



Low Water Use Shrubs

ALYOGYNE HUEGELII / BLUE HIBISCUS
ANIGOZANTHOS 'BIG RED' / RED KANGAROO PAW
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' MANZANITA
BACCHARIS PILULARIS v. PILULARIS COYOTE BRUSH
CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH
CEANOTHUS 'CONCHA' / CONCHA WILD LILAC
HETEROMELES ARBUTIFOLIA / TOYON
LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE
MUHLENBERGIA RIGENS / DEER GRASS
RHAMNUS CALIFORNICA 'EVE CASE' COFFEEBERRY
RHUS INTEGRIFOLIA / LEMONADEBERRY
SALVIA 'ALLEN CHICKERING' / SAGE



Stormwater Basin Adapted Plants 2'-4'

CAREX TUMULICOLA / BERKELEY SEDGE
CHONDROPETALUM TECTORUM / CAPE RUSH
JUNCUS PATENS / COMMON RUSH
PENNISETUM 'ORIENTALE' / ORIENTAL FOUNTAIN GRASS
LOMANDRA LONGIFOLIA BREEZE
MISCANTHUS TRANSMORRENENSIS

Mulch

MULCH ALL GROUND COVER AND PLANTER AREAS
WITH 3" MINIMUM LAYER 'WALK-ON' BARK.



Spreading Groundcover

BACCHARIS PILULARIS 'PIGEON POINT' PROSTRATE COYOTE BRUSH
CISTUS 'SUNSET' / SUNSET ROCKROSE
COPROSMA KIRKII (NO COMMON NAME)
NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS
PENNISETUM 'ORIENTALE' / ORIENTAL FOUNTAIN GRASS
ROSMARINUS OFFICINALIS / 'HUNTINGTON CARPET' (NCN)
SENECIO MANDRALISCAE / BLUE CHALK STICKS
TEUCRIUM CHAMAEDRYS / GERMANDER

Tract COA Compliance:

- COA 6 AND 7 SEE NOTES BELOW ON PLAN.
- COA 35 SEE WELO CALCULATION ON THIS SHEET.
- COA 37 IRRIGATION EQUIPMENT SHALL BE PURPLE FOR RECYCLED WATER.
- COA 38 THE USE OF LOW AND VERY LOW WATER DEMAND PLANTS ENSURES THAT 25% WATER REDUCTION REGIME CAN BE TOLERATED SUCCESSFULLY DURING DROUGHT CONDITIONS.

Water Efficient Landscape Note:

REFER TO WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) CALCULATION BELOW FOR WATER BUDGET.
IRRIGATION HYDROZONES SHALL BE SEPARATED WITH CONTROL VALVES AND CONTROLLER STATIONS INTO APPROPRIATE AND COMPATIBLE ZONES.
THERE ARE THREE HYDROZONES: (1) VERY LOW, (2) LOW, AND (3) MEDIUM
THERE IS NO LAWN IN THIS DESIGN. PROPOSED LANDSCAPE INCLUDES GROUND COVER, SHRUBS AND TREES.

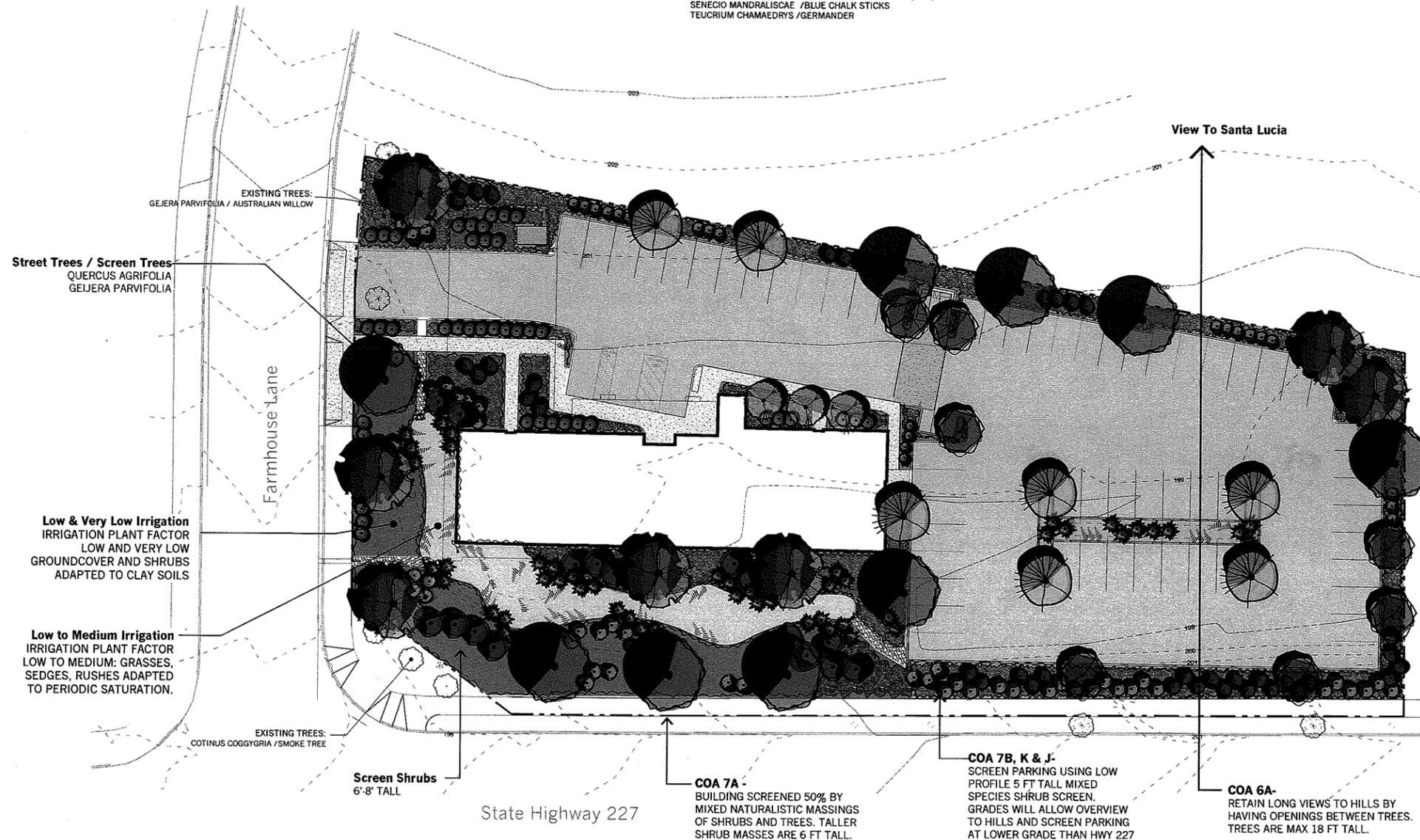


Table 1: annual

To Calculate MAWA: Maximum Applied Water Allowance	
Eto (annual)	43.8
LA	19,049
SLA	0
MAWA (gallons/year)	227,258
MAWA (inches per sq. ft.)	18.68
MAWA (inches per DAY)	0.05
Eto is not adjusted for seasonal rainfall	
MAWA = (Eto)(0.62) + ((0.45xLA) + (0.55xSLA))	

Table 2a: annual

To Calculate ETWU: Estimated Total Water Use	
Eto (annual)	43.8
PFxHA (see table 2b)	5,198
HA (see table 2b)	19,049
IE (see Table 3)	0.81
SLA	0
ETWU (gallons/season)	174,284
ETWU (inches per sq. ft.)	14.68
ETWU (per DAY)	0.04
Eto is not adjusted for seasonal rainfall	
ETWU = (Eto)(0.62) + ((PFxHA)IE) + SLA	

Table 2b

To Determine Plant Factor with Multiple Hydro Zones				
H.Z.	Water Use Type	P.F.**	HA (s.f.)	Weighted P.F.
1	VERY LOW	0.2	11,714	2,343
	LOW	0.3	4,062	1,219
	MED	0.5	3,273	1,637
	HIGH turf	0.8	0	0
			0	0
			0	0
Totals			19,049	5,198

**Plant Factor from WUCOLS, August 2000 adjusted for local microclimate and soils

ETWU IS 75% MAWA

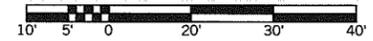
ETWU-MAWA = 0.75

Table 3: hydrozone (H.Z.) information

To Determine Average System "IE" exceeds .71					
H.Z.	Water Use Type	Sprinkler	HA	"IE"	Weighted Area
1	LOW	EMITTER	19,049	0.81	15,430
					0
					0
					0
					0
Totals			19,049		15,430
					IE is 0.81



North
Scale: 1" = 20'-0"



Preliminary Landscape Plan
Harris Admin Building

1025 Farmhouse Ln. San Luis Obispo, CA

L-1

Nov, 2, 2015



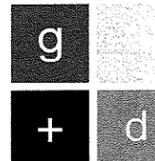
South Elevation

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



East Elevation

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



garcia architecture + design

1308 monterey street, # 230
 san luis obispo
 california 93401
 ph: 805.783.1880
 fx: 805.783.1881
 www.garciaarchdesign.com

George Garcia, AIA C-24540

seal:



consultant:

project:

Harris Admin Building
 1025 Farm House Ln.
 San Luis Obispo, CA
 93401

applicant / owner:

J&R SLO Properties
 689 Tank Farm Road
 Suite 240
 San Luis Obispo, CA
 93401

sheet title:

Elevations

revision:

rev	description	date	by
1	Schematic Client Review Set	08.23.15	gpd
2	MAP 1A: Submitted to County	09.15.15	gpd

legal stuff:

The use of these plans and specifications shall be restricted to the use of the original site for which they were prepared and publication thereof is expressly limited to such use unless otherwise approved by the architect. Title to these plans and specifications remains with garcia architecture + design without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.
 © 2015 garcia architecture + design

sheet data:

g+d job no: 20150 623
 CAD file: MIP Package 623.dwg
 drawn by: g+d
 plot date:

sheet:

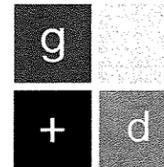
A2.2



View from Corner of Highway 227 and Farmhouse Lane



View from Highway 227



garcia architecture + design
 1308 monterey street, # 230
 san luis obispo
 california 93401
 ph: 805.783.1880
 fx: 805.783.1881
 www.garciaarchdesign.com

George Garcia, AIA C-24540

seal:



consultant:

project:

Harris Admin Building
 1025 Farm House Ln.
 San Luis Obispo, CA
 93401

applicant / owner:

J&R SLO Properties
 689 Tank Farm Road
 Suite 240
 San Luis Obispo, CA
 93401

sheet title:

**Character
 Renderings**

revision:

rev.	description	date	by
1	Schematic Client Review Set	06.23.15	gpd
2	M.P. for Submittal to County	09.04.15	gpd

legal stuff:

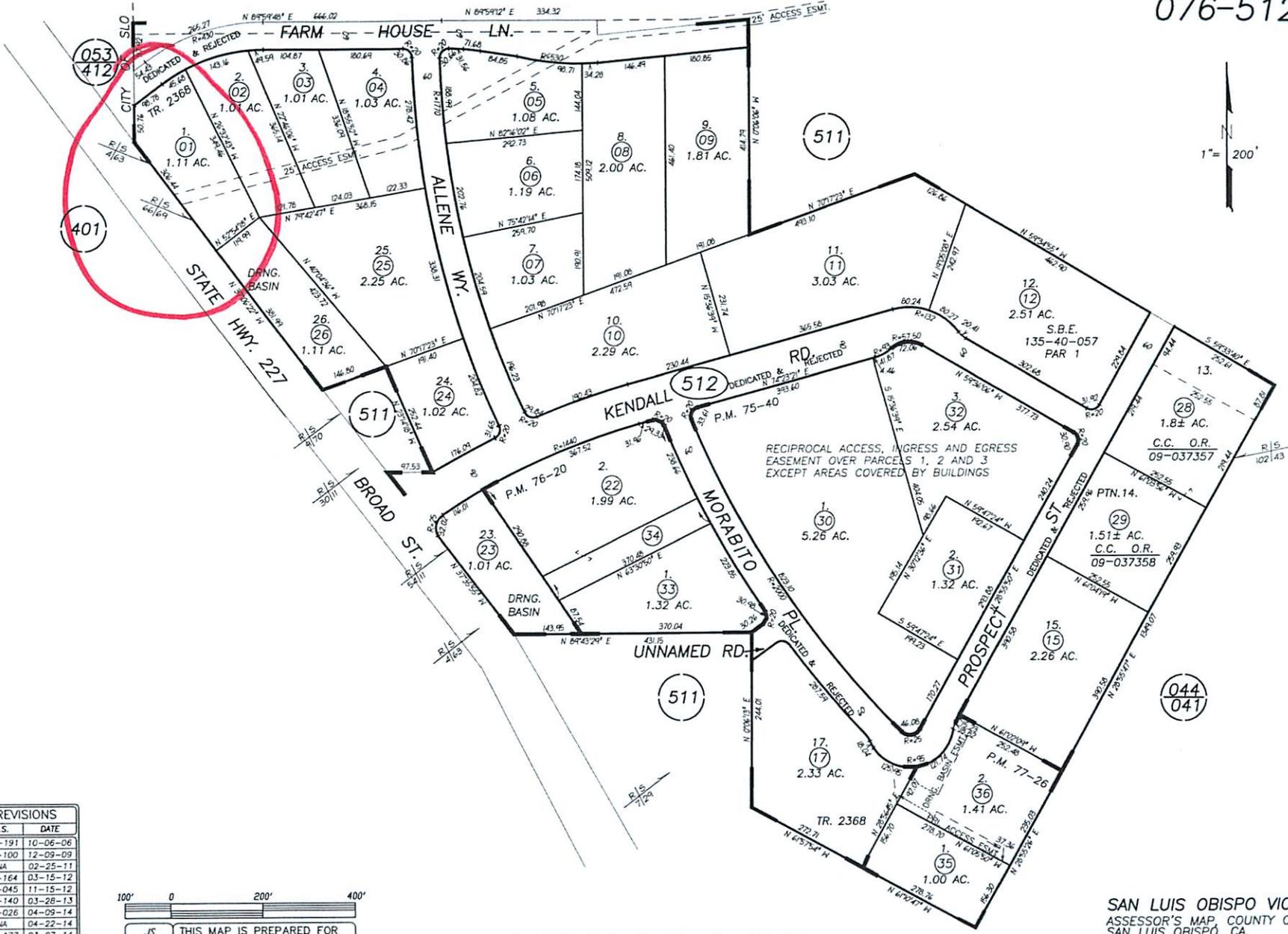
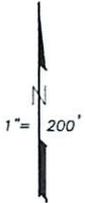
The use of these plans and specifications shall be restricted to the use of the original site for which they were prepared and publication thereof is expressly limited to such use unless otherwise approved by the architect. Title to these plans and specifications remains with garcia architecture + design without prejudice. Viewed contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions. © 2015 garcia architecture + design

sheet data:

g+d job no: 20150 623
 CAD file: M.P. Package 623.dwg
 drawn by: g+d
 plot date:

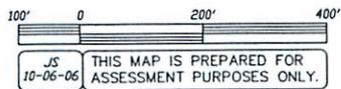
sheet:

A3.1



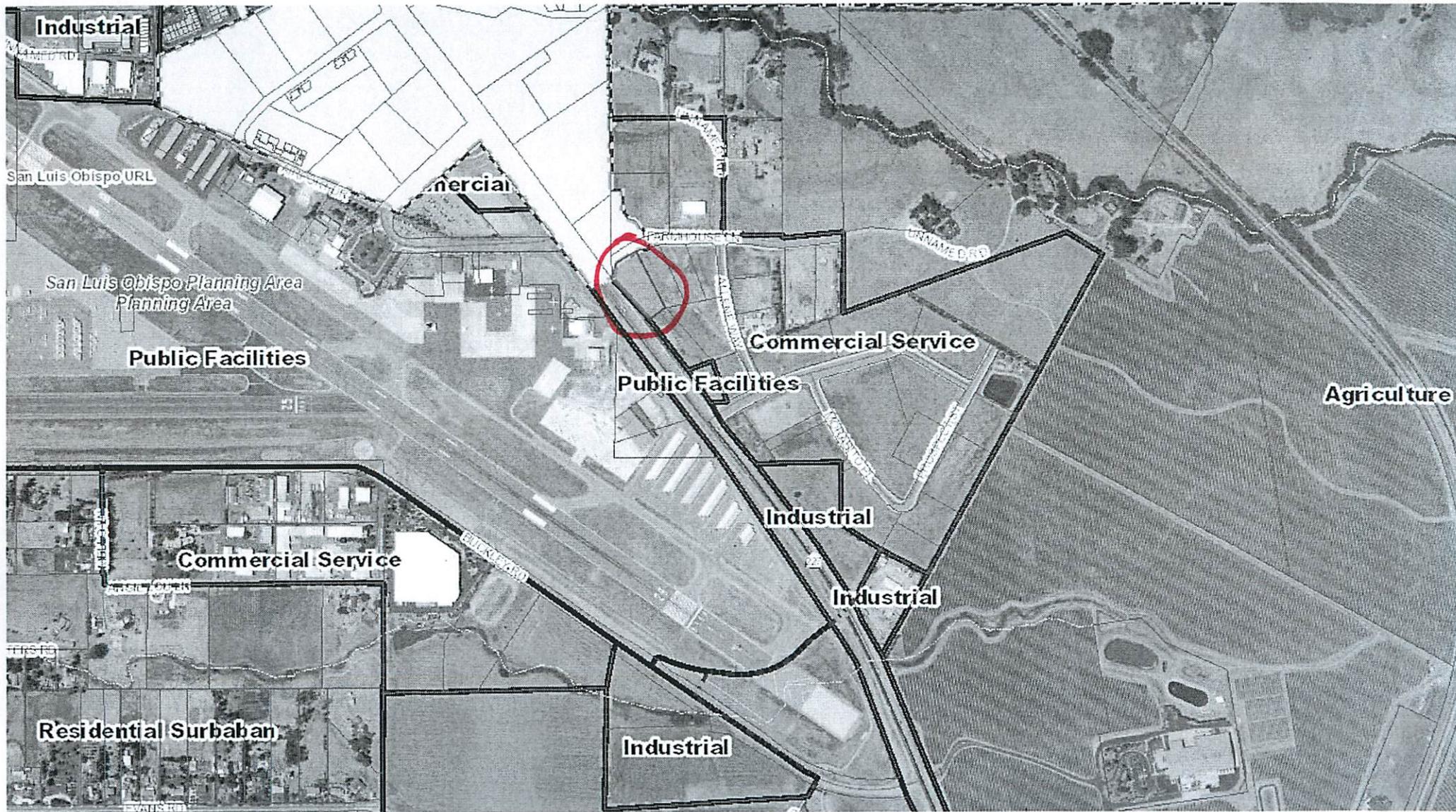
076-511

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



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





Parcel Summary Report For Parcel # 076-512-001

11/3/2015
2:17:40PM

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 J & R SLO PROPERTIES LLC
 4481 GREENBRIER PL SLO CA 93401-8387
OWN J & R SLO PROPERTIES LLC A CA LLC

Address Information

Status Address
P 01025 FARM HOUSE LN 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	0001	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

Parcel Information

Status Description
Active TR 2368 LT 1

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. 03
AREA NO. 21



Parcel Summary Report For Parcel # 076-512-001

11/3/2015
2:17:40PM

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:

A3822 FNL Primary Parcel

Description:

GRADING FOR PARKING LOT TO STORE CSTR EQUIPMENT

C1957 FNL Primary Parcel

Description:

GRADING - STOCKPILE

COD2006-00208 CLD Primary Parcel

Description:

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

D000256D APL Primary Parcel

Description:

AMEND PRE DEV PLAN

D960229D APP Primary Parcel

Description:

TEMPORARY STORAGE OF CONST EQUIPMENT

DRC2015-00054 REC Primary Parcel

Description:

CONSTRUCTION OF NEW 12,400 SF +/- ADMINISTRATIVE BUILDING IS CURRENTLY VACANT, WITH FULL FRONTAGE IMPROVMENTS.

PMT2002-25265 EXP Primary Parcel

Description:

INSTALL MOBILE HOME AS RENTAL UNIT

PRE2006-00117 REC Primary Parcel

Description:

45.76 AC

S000007U RDD Primary Parcel

Description:

PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

G880015M AUT Related Parcel

Description:

GP AMEND TO CHANGE AG TO MULTI-USE

S770055C RDD Related Parcel

Description:

PROP 2 CERT OF COMP



Parcel Summary Report For Parcel # 076-512-001

11/3/2015
2:17:40PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2004-00243

APV

Related Parcel

Description:

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