



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 3/8/2016

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

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

**PROJECT DESCRIPTION:** DRC2015-00093 ONSORC LLC – Proposed minor use permit for a new 11,350 sf metal building with future mezzanine. Site location is Farmhouse Lane, San Luis Obispo. APN: 076-512-003

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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.

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\_\_\_\_\_

Date

\_\_\_\_\_

Name

\_\_\_\_\_

Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00093

WADE CROSNO C

## 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

NEW 11,350 SF METAL BUILDING WITH  
FUTURE MEZZANINE.  
SLOSLO/ SLOC

AR CS

## APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Wade Crosno c/o Onsrc, L.L.C. Daytime Phone 805/343-7437  
Mailing Address 819 Sheridan Road Arroyo Grande, CA Zip Code 93420  
Email Address: wade@crosnoconstruction.com

Applicant Name Steve Rigor c/o Arris Studio Architects Daytime Phone 805/547-2240  
Mailing Address 1306 Johnson Ave. San Luis Obispo, CA Zip Code 93401  
Email Address: srigor@arris-studio.com

Agent Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 43,996 SF (1.01 Acres) Assessor Parcel Number(s): 076-512-003

Legal Description: Lot 3 in Tract TR 2368

Address of the project (if known): \_\_\_\_\_

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Proceed south on Broad Street, turn left on Farmhouse Land

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Vacant land, rough graded as part of Tract 2368. Roads, utilities and curb/gutter have been installed along Farmhouse

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New 11,350 SF metal building with future mezzanine

## 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 [Signature] Date 2/25/16

**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: \_\_\_\_\_  
New 11,350 SF metal building and associated site improvements

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: Farmhouse Lane South: Vacant Land  
East: Vacant Land West: Vacant Land

### For all projects, answer the following:

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

Buildings: 11,350 sq. feet 25.8 % Landscaping: 10,249 sq. feet 23.3 %

Paving: 25,197 sq. feet 57.3 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 36,547  sq. feet  acres

Total area of grading or removal of ground cover: 43,996  sq. feet  acres

Number of parking spaces proposed: 21 SPACES Height of tallest structure: 32'-6"

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: \_\_\_\_\_

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: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

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

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

Total outdoor use area: 12,300  sq. feet  acres

Total floor area of all structures including upper stories: 11,350 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:                      1.01 acres  
Moderate slopes of 10-30%:                                      0 acres  
Steep slopes over 30%:    0 acres
2. Are there any springs, streams, lakes or marshes on or near the site?       Yes    No  
If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area?       Yes    No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?     Yes    No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site?                       Yes    No  
If yes, please explain:      Grading as part of Tract improvements
6. Has a grading plan been prepared?     Yes    No  
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?       Yes    No
8. Is a railroad or highway within 300 feet of your project site?                       Yes    No
9. Can the proposed project be seen from surrounding public roads?                       Yes    No  
If yes, please list: \_\_\_\_\_

**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 \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? <sup>1</sup> \_\_\_\_\_
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach. \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements?  
Bacteriological?     Yes     No  
Chemical?     Yes     No  
Physical     Yes     No  
Water analysis report submitted?     Yes     No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter     Water Quality Analysis     OK or     Problems  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

**Please attach any letters or documents to verify that water is available for the proposed project.**

**Sewage Disposal Information**

**If an on-site (individual) subsurface sewage disposal system will be used:**

Not Applicable

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?    N/A 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: Stubbed to site    Location of connection: \_\_\_\_\_
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

**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 Trash Company
3. Where is the waste disposal storage in relation to buildings? Dumpster on site
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: \_\_\_\_\_
2. Location of nearest police station: \_\_\_\_\_
3. Location of nearest fire station: \_\_\_\_\_
4. Location of nearest public transit stop: \_\_\_\_\_
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.

**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 thru Friday    Hours of Operation: 7 am to 7 pm
2. How many people will this project employ? Not available at this time.
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.

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 \*: \_\_\_\_\_

\*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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

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

(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.)

# FARMHOUSE LANE - LOT 3

San Luis Obispo, California



Farmhouse Lane - Lot 3  
San Luis Obispo County  
for:  
Onsorc L.L.C.

Date: FEBRUARY 22, 2016

Scale:

NO SCALE

Sheet:

**A0.0**

# FARMHOUSE LANE - LOT 3

San Luis Obispo, California

## PROJECT DIRECTORY

### TENANT

Onsorc L.L.C.  
819 SHERIDAN ROAD  
ARROYO GRANDE, CA 93420  
ATTN: WADE CROSNO  
PHONE: (805) 343-7437  
EMAIL: WADE@CROSNOCONSTRUCTION.COM

### ARCHITECT

ARRIS STUDIO ARCHITECTS  
1306 JOHNSON AVENUE  
SAN LUIS OBISPO, CA 93401  
ATTN: STEVE RIGOR  
PHONE: (805) 547-2240  
EMAIL: SRIGOR@ARRIS-STUDIO.COM

### CIVIL ENGINEER

ABOVE GRADE ENGINEERING  
1304 BROAD STREET  
SAN LUIS OBISPO, CA 93401  
ATTN: HARRY HAMILTON  
PHONE: (805) 540-5115  
EMAIL: HARRY@ABOVEGRADEENGINEERING.COM

## PROJECT STATISTICS

### SITE STATISTICS

ADDRESS	FARMHOUSE LANE
APN	076-512-003
TRACT	TR 2368 LOT 3
SITE AREA	1.01 ACRES (43,996 SF)
ZONING	CS (COMMERCIAL)
USE	VACANT
EXISTING USE	OFFICE / WAREHOUSE
PROPOSED USE	

### BUILDING STATISTICS

TYPE OF CONSTRUCTION	TYPE VB
SPRINKLERS	YES (NFPA-13)
OCCUPANCIES	B / F-1 / S-2
BUILDING HEIGHT	
ALLOWABLE	35'-0"
PROPOSED	30'-1"

ALLOWABLE BUILDING AREA  
1.01 ACRE LOT/44.49 ACRES X 500,00 SF = 11,350 SF

PROPOSED BUILDING AREA	11,350 SF
OFFICE	3,500 SF
WAREHOUSE	7,850 SF

### PARKING

PARKING REQUIRED	
WAREHOUSE (7,850 SF X $\frac{1 \text{ SPACE}}{1,500 \text{ SF}}$ )	5 SPACES
OFFICE (3,500 SF X $\frac{1 \text{ SPACE}}{300 \text{ SF}}$ )	12 SPACES
TOTAL REQUIRED	17 SPACES

PARKING PROVIDED 21 SPACES

## PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE CONSTRUCTION OF A 11,350 SQUARE FOOT COMMERCIAL BUILDING ON LOT 3 OF TRACT 2368.

THE BUILDING WILL BE USED FOR OFFICE AND WAREHOUSE SPACE. THE PROPOSED BUILDING WILL BE ONE-STORY WITH A MEZZANINE FOR FUTURE OFFICES.

SITWORK INCLUDES RELOCATING THE DRIVEWAY APRON. THE PROPOSED PARKING LOT WILL ACCOMMODATE AND MEET OFFICE AND WAREHOUSE REQUIREMENTS. ACCESSIBLE PARKING SPACES ARE LOCATED NEAR THE OFFICE ENTRANCE.

## DRAWING INDEX

### ARCHITECTURAL SHEETS

A0.0	COVER SHEET
A1.0	PROJECT DATA
A2.0	OVERALL SITE PLAN
A2.1	CONCEPTUAL LANDSCAPING PLAN
A3.0	SCHEMATIC GROUND FLOOR PLAN
A3.1	SCHEMATIC MEZZANINE PLAN
A4.0	CONCEPTUAL EXTERIOR ELEVATIONS
A4.1	CONCEPTUAL EXTERIOR ELEVATIONS
A5.0	ENTRY PERSPECTIVE
A5.1	WAREHOUSE PERSPECTIVE

### CIVIL SHEETS

	TOPOGRAPHIC SURVEY
C-1	PRELIMINARY GRADING & DRAINAGE PLAN
C-2	PRELIMINARY UTILITY PLAN

## VICINITY MAP



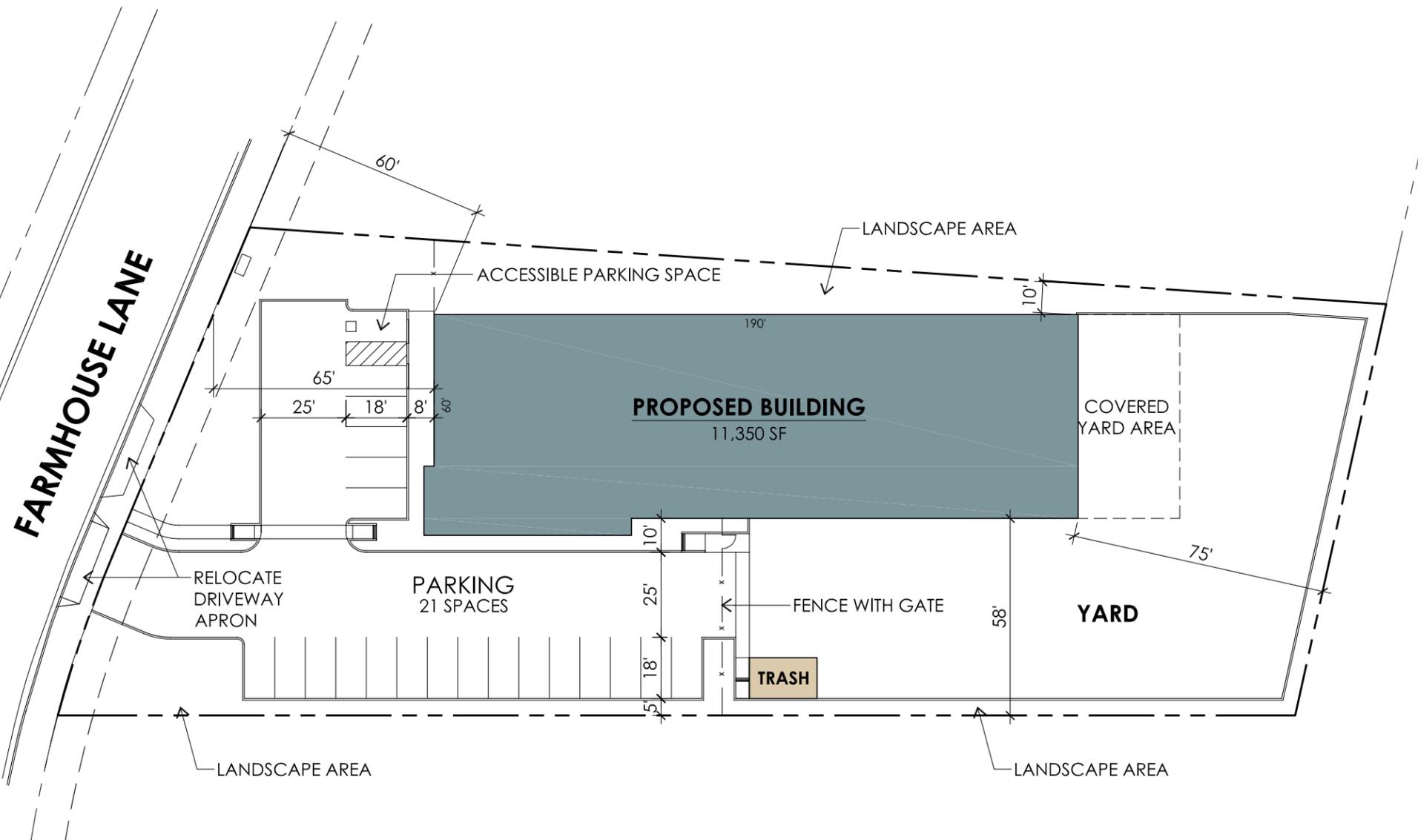
Farmhouse Lane - Lot 3  
San Luis Obispo County  
for:  
Onsorc L.L.C.

Date: FEBRUARY 22, 2016

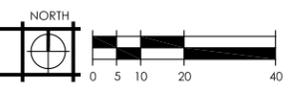
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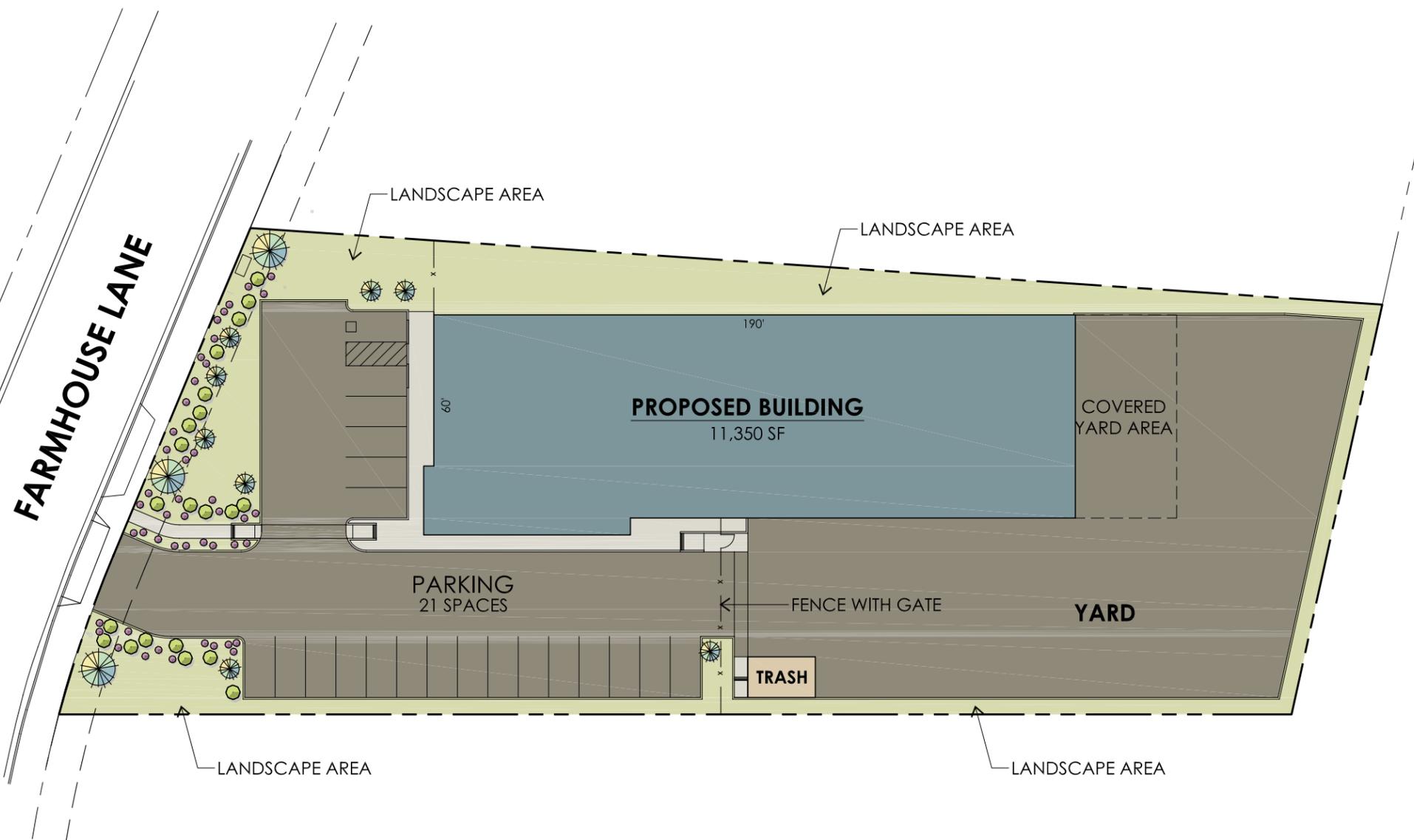


**OVERALL SITE PLAN**



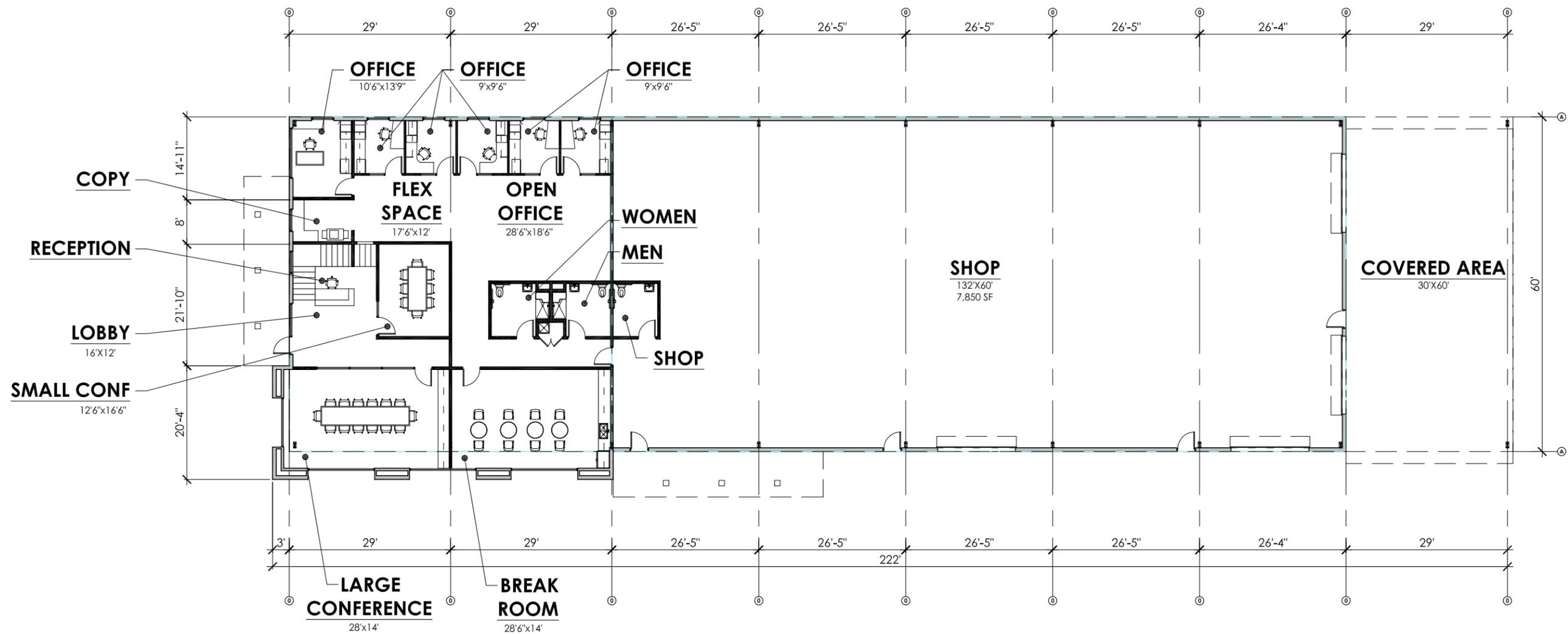
Farmhouse Lane - Lot 3  
 San Luis Obispo County  
 for:  
 Onsrc L.L.C.

Date: FEBRUARY 22, 2016  
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 22x34 SHEET: 1" = 20'-0"  
 Sheet: **A2.0**

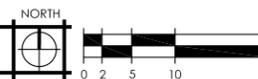


## LEGEND

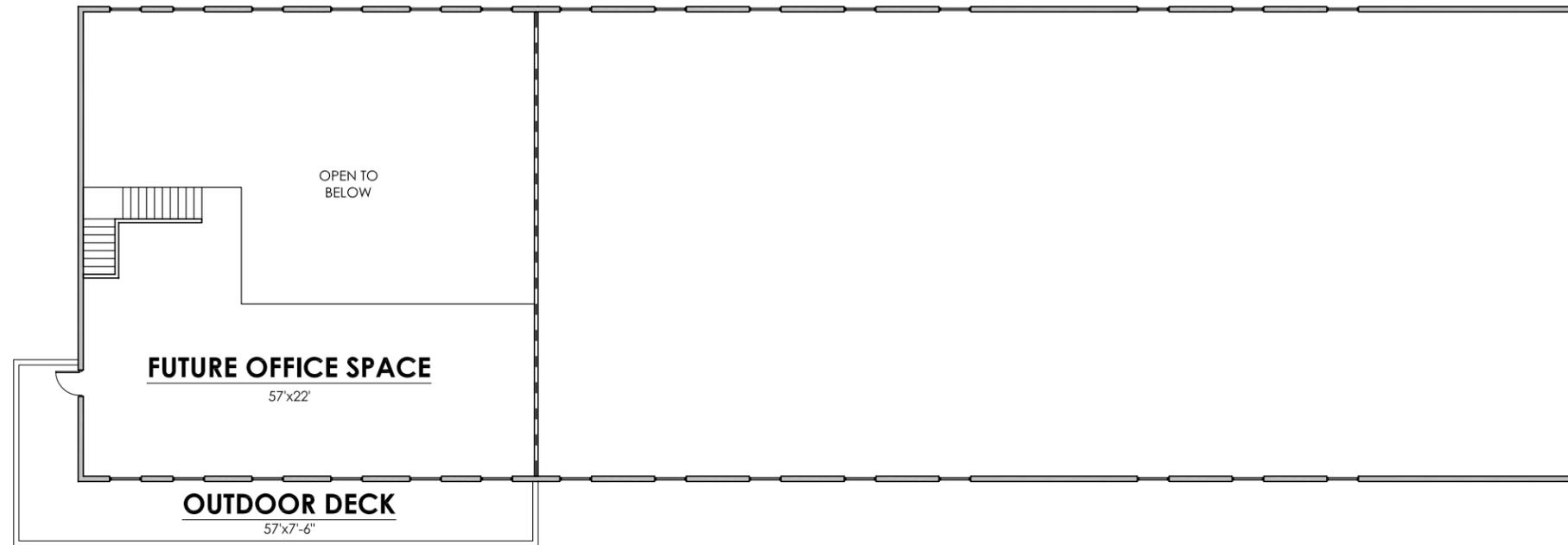
- 
**GROUND COVER**  
 ROSEMARINUS OFFICINALIS HYBRIDS  
 TEUCRIUM CHAMAEDRYS  
 SANTOLINA CHAMAECYPARISSUS  
 SANTOLINA VIRENS  
 APTEJIA
- 
**IMPERVIOUS PAVING**  
 WALKWAYS
- 
**PARKING LOT**
- 
**MEDIUM/SMALL DECIDUOUS TREE**  
 PISTACIA CHINENSIS  
 PYRUS CALLERYANA  
 ARBUTUS 'MARINA'
- 
**SMALL ACCENT TREE**  
 MAGNOLIA 'LITTLE GEM'  
 LAGESTROEMIA FAUREI HYBRID  
 CHITALPA TASHKENTENSIS
- 
**SHRUBS & COLORFUL PERENNIALS**  
 LAVENDER SPP.  
 CARPENTERIA CALIFORNICA  
 BERBERIS SPP.  
 DIETES VEGETA  
 SALVIA LEUCANTHA  
 SALVIA GREGGII  
 FEIJOA SELLOWIANA  
 FRIGERON GLAUCUS  
 ARCHILLEA SPP.  
 HEUCHERA SPP.



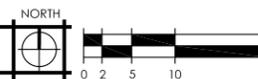
**PROPOSED GROUND FLOOR PLAN**



	Farmhouse Lane - Lot 3		Date: FEBRUARY 22, 2016
	San Luis Obispo County		Scale: 1" = 20'-0"
	for:		22x34 SHEET: 1" = 10'-0"
	Onsorc L.L.C.		Sheet: <b>A3.0</b>



**PROPOSED MEZZANINE PLAN**



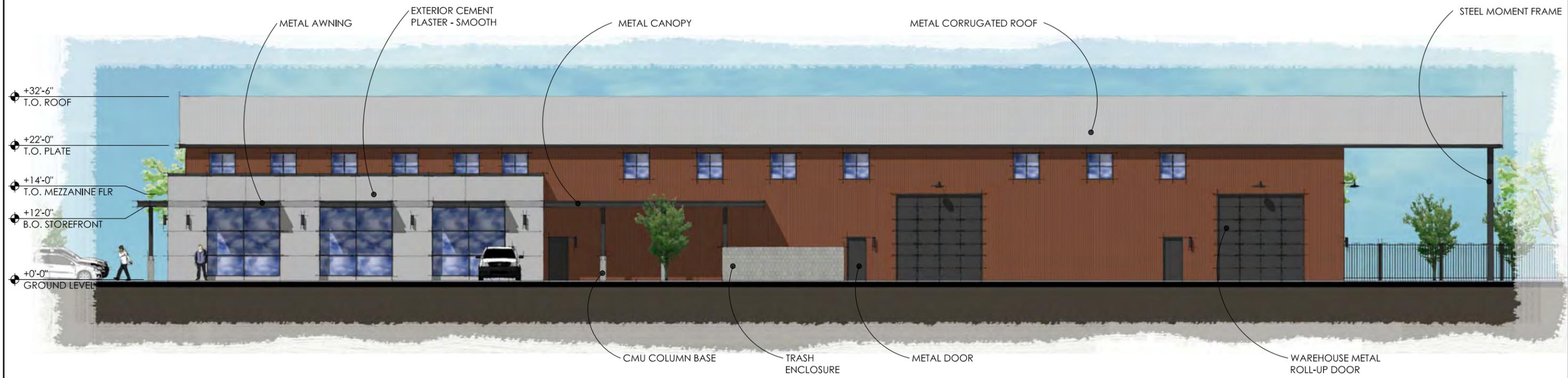
Farmhouse Lane - Lot 3  
 San Luis Obispo County  
 for:  
 Onsrc L.L.C.

Date: FEBRUARY 22, 2016  
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 22x34 SHEET: 1" = 10'-0"  
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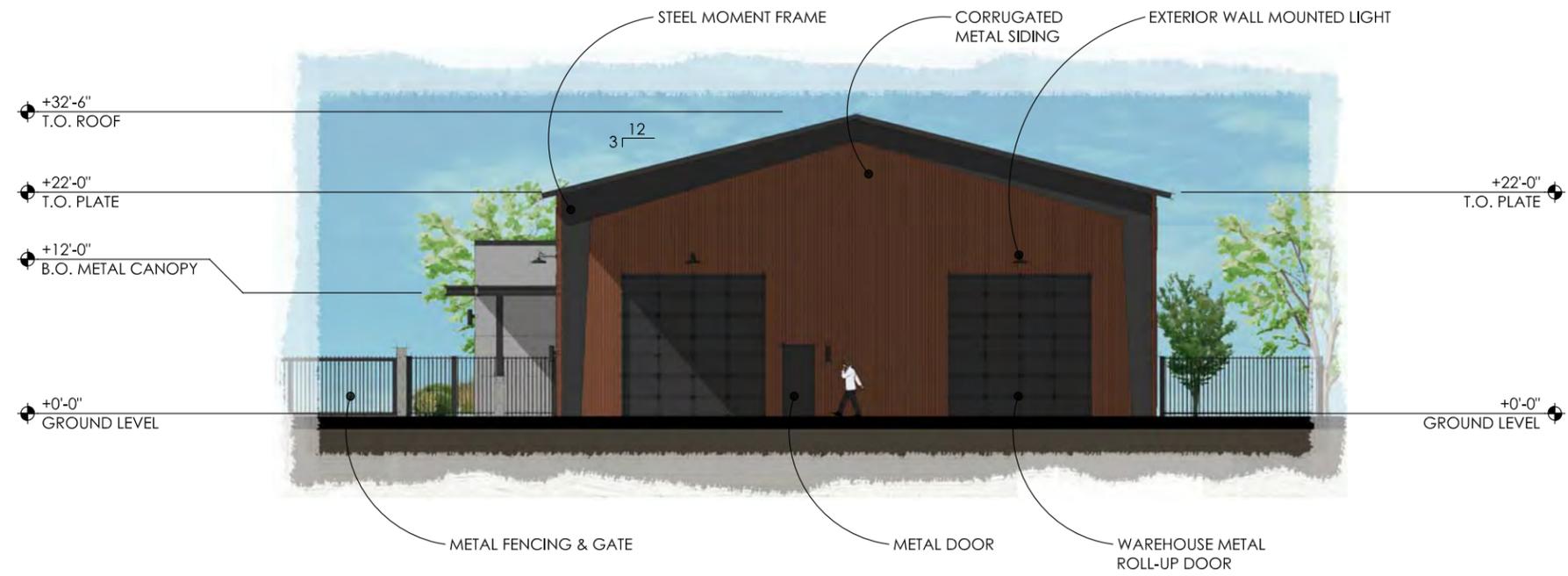


WALL MOUNTED EXTERIOR LIGHT FIXTURE  
 HINKLEY LIGHTING SHELTER COLLECTION  
 #1326HE-LED  
 DARK SKY COMPLIANT  
 15-1/2"h x 4-1/2"w ALUMINUM LED SCONCE  
 HEMATITE FINISH

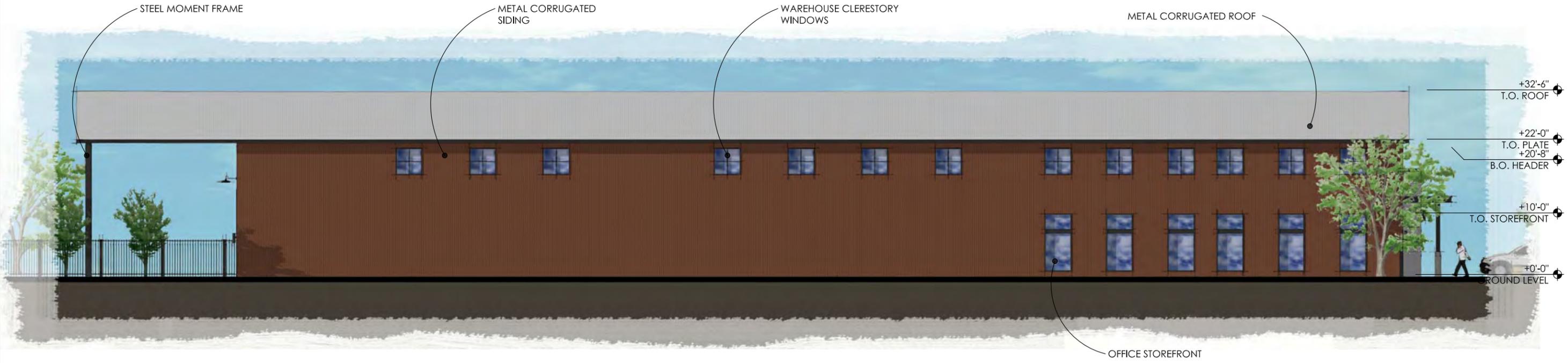
## CONCEPTUAL EXTERIOR ELEVATION - NORTH (FRONT)



## CONCEPTUAL EXTERIOR ELEVATION - WEST (SIDE)



**CONCEPTUAL EXTERIOR ELEVATION - SOUTH (REAR)**



**CONCEPTUAL EXTERIOR ELEVATION - EAST (SIDE)**



ENTRY PERSPECTIVE



Farmhouse Lane - Lot 3  
San Luis Obispo County  
for:  
Onsorc L.L.C.

Date: FEBRUARY 22, 2016  
Scale: NOT TO SCALE  
Sheet: **A5.0**

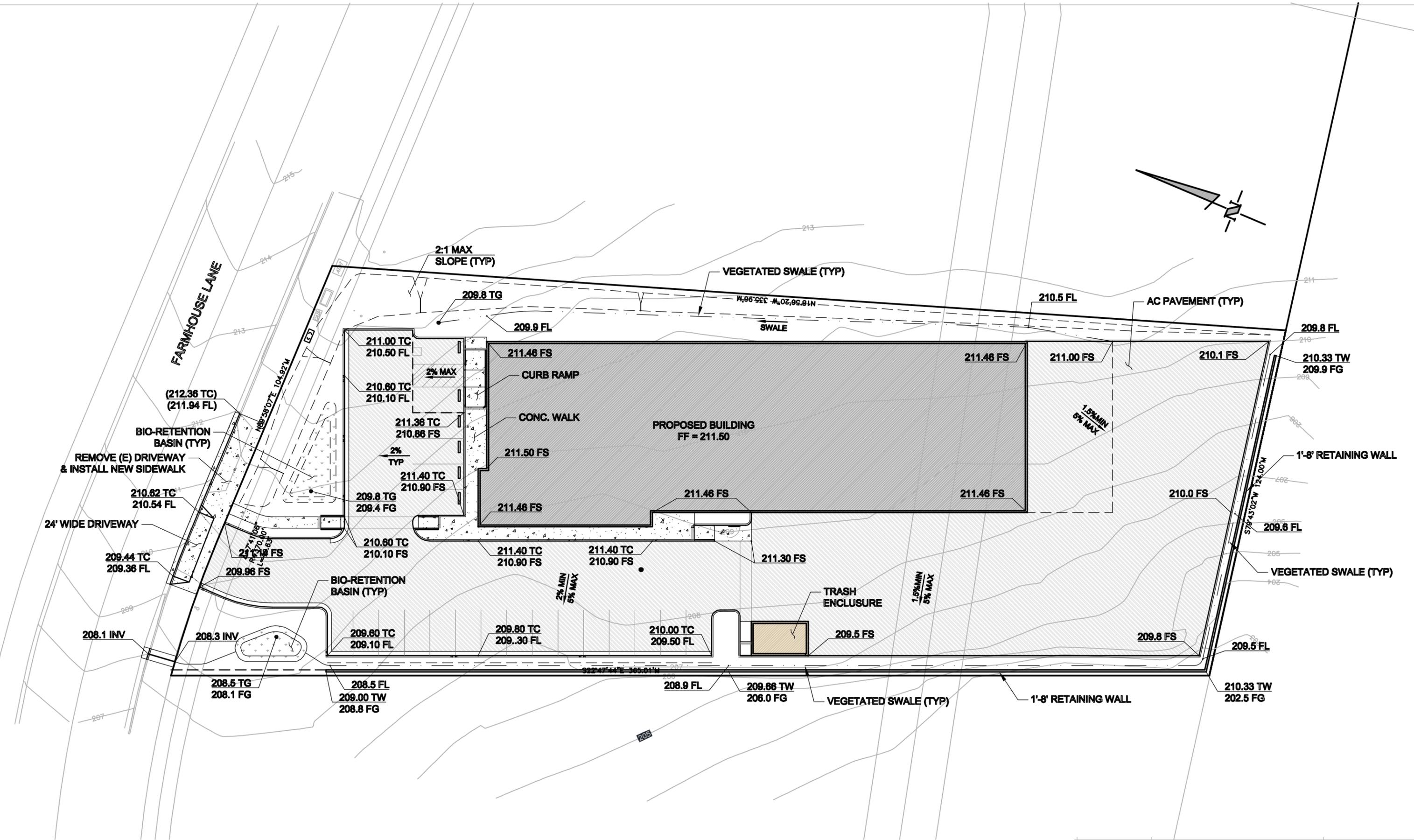


**WAREHOUSE PERSPECTIVE**



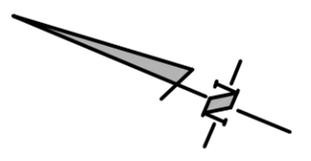
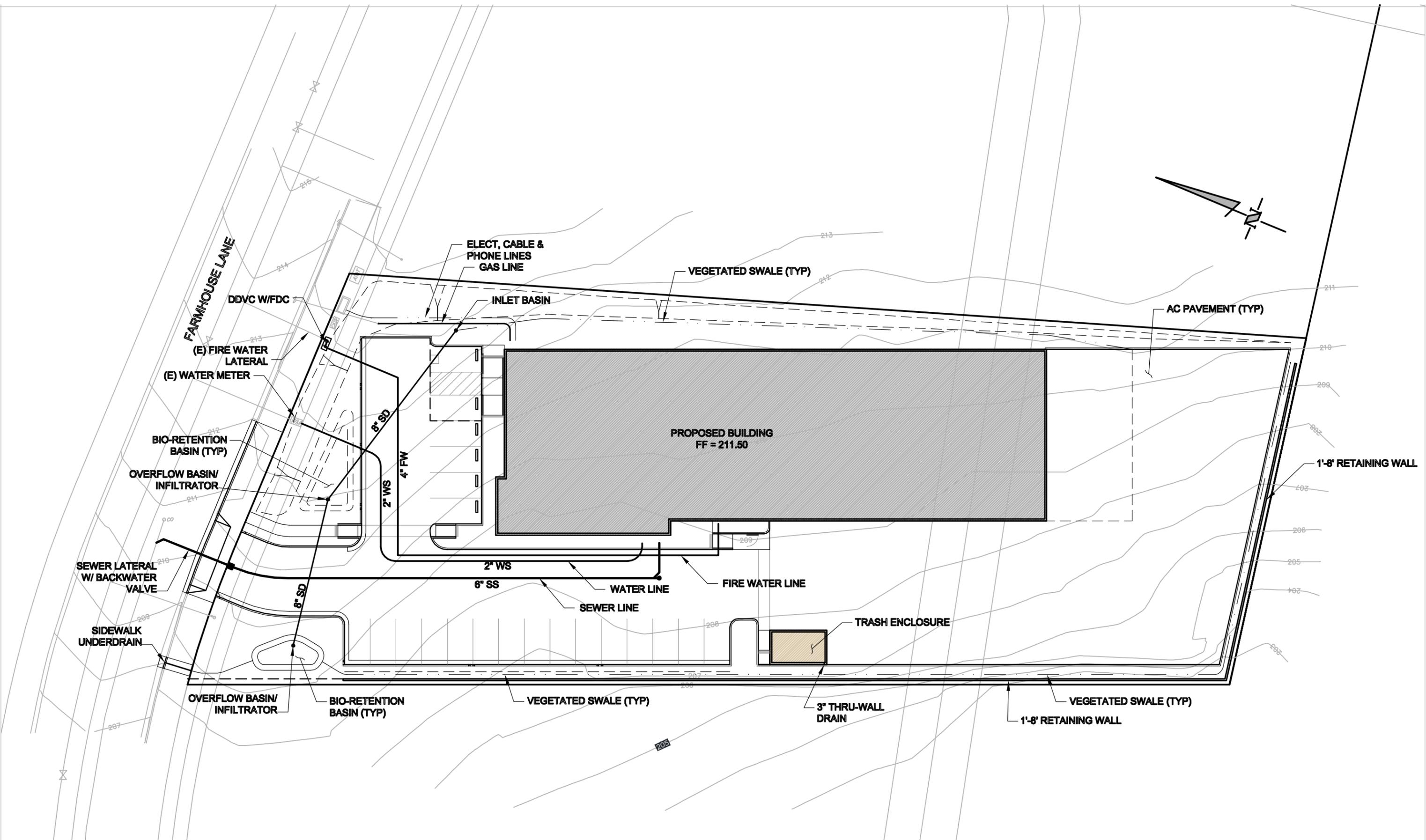
Farmhouse Lane - Lot 3  
San Luis Obispo County  
for:  
Onsorc L.L.C.

Date: FEBRUARY 22, 2016  
Scale: NOT TO SCALE  
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PRELIMINARY GRADING PLAN

<b>ABOVE GRADE ENGINEERING</b> 1504 Broad Street San Luis Obispo, CA 93401 phone: 805 540-9115 fax: 805 540-9716 www.abovegrade.com	<b>Farmhouse Lane - Lot 3</b> San Luis Obispo County for: <b>Onsorc L.L.C.</b>	DATE: JANUARY 29, 2016 SCALE: 1" = 30' SHEET: C-1

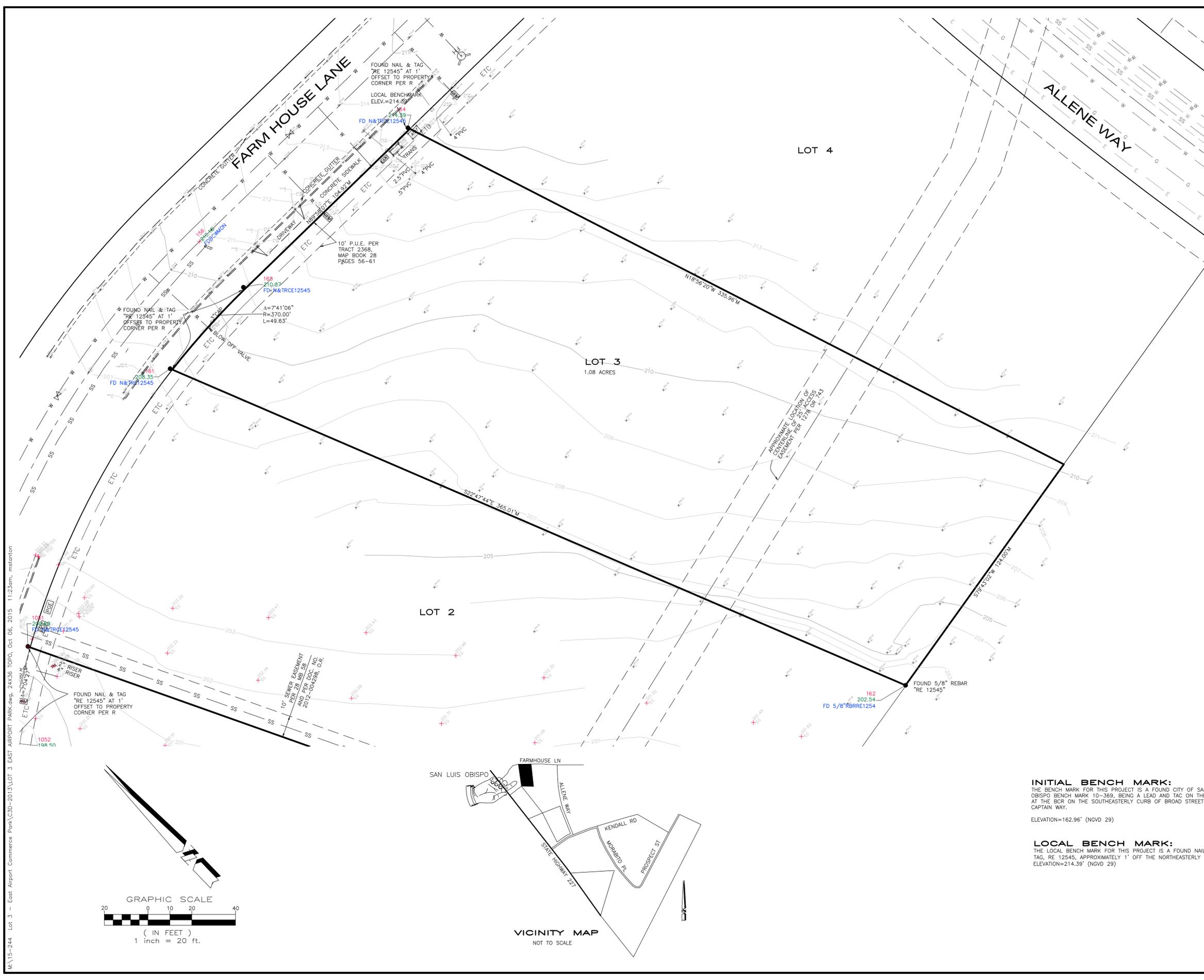


PRELIMINARY UTILITY PLAN

**ABOVE  
GRADE  
ENGINEERING**  
1504 Broad Street  
San Luis Obispo, CA 93401  
phone: 805 540-9115  
fax: 805 540-9716  
www.abovegrade.com

**Farmhouse Lane - Lot 3**  
San Luis Obispo County  
for:  
**Onsorc L.L.C.**

Date: **JANUARY 29, 2016**  
Scale: **1" = 30'**  
Sheet: **C-2**



**SYMBOL LEGEND:**

x	FENCE LINE	RETAINING WALL	
SS	SEWER MAIN	PG&E BOX	
W	WATER MAIN	GM	GAS METER
G	GAS MAIN	TM	TELEPHONE BOX
ETC	ELEC/TELEPHONE/CABLE	SB	SIGNAL BOX
OHE	OVERHEAD ELECTRIC	CTV	CABLE T.V. BOX
DI	DROP INLET AT CURB	EB	ELECTRIC BOX
DI	DROP INLET	TMH	TELEPHONE MANHOLE
SDM	STORM DRAIN MANHOLE	SL	STREET LIGHT
FH	FIRE HYDRANT	JP	JOINT POLE
WW	WATER WELL	PP	POWER POLE
WV	WATER VALVE	GW	GUY WIRE
WM	WATER METER	FM	FOUND MONUMENT AS NOTED
SMH	SEWER MANHOLE	FCM	FOUND CENTERLINE MONUMENT PER R
SC	SEWER CLEANOUT		
MW	MONITORING WELL		

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FB	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
HC	HANDICAP		
IP	IRON PIPE		

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

**SURVEYOR'S STATEMENT:**

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON SEPTEMBER 17, 2015.

MICHAEL B. STANTON, PLS 5702 DATE \_\_\_\_\_

- SURVEYOR'S NOTES:**
- WE HAVE ASSUMED THAT ALL EASEMENTS RECORDED PRIOR TO 2006 WERE ACCURATELY PLOTTED ON TRACT 2368 BY CENTRAL COAST ENGINEERING.
  - ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
  - IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
  - THE SIGNED AND SEALED ORIGINAL DRAWINGS OF THIS MAP CONSTITUTE THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
  - THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY. THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL, OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

**INITIAL BENCH MARK:**  
 THE BENCH MARK FOR THIS PROJECT IS A FOUND CITY OF SAN LUIS OBISPO BENCH MARK 10-369, BEING A LEAD AND TAG ON THE T.C. AT THE CORNER ON THE SOUTHEASTERLY CURB OF BROAD STREET AND CAPTAIN WAY.  
 ELEVATION=162.96' (NGVD 29)

**LOCAL BENCH MARK:**  
 THE LOCAL BENCH MARK FOR THIS PROJECT IS A FOUND NAIL AND TAG, RE 12545, APPROXIMATELY 1' OFF THE NORTHEASTERLY CORNER.  
 ELEVATION=214.39' (NGVD 29)

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF FARMHOUSE LANE BEARING N89°58'07"E.

**SITE DATA:**  
 ADDRESS: NO PHYSICAL ADDRESS  
 ASSESSOR'S PARCEL NO. APN 076-512-003

**TOPOGRAPHIC MAP**

LOT 3 OF TRACT 2368 AS SHOWN ON MAP FILED IN BOOK 28 AT PAGES 56-61, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

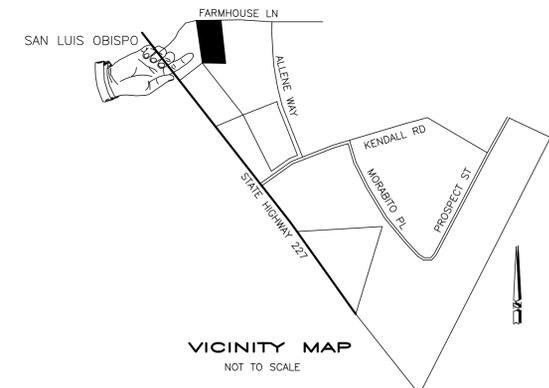
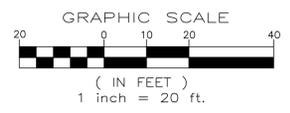
AT THE REQUEST OF WADE CROSNOW

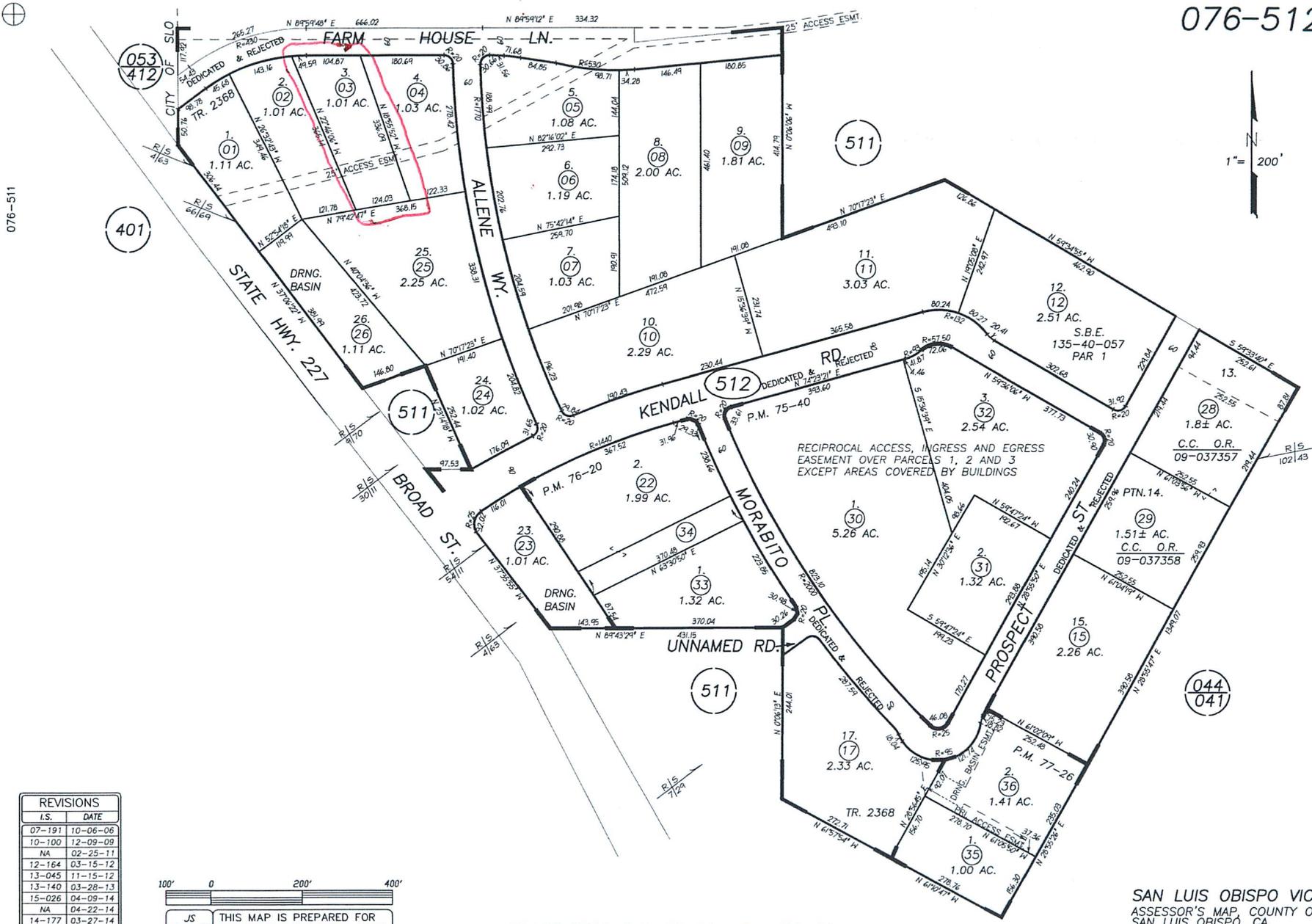
SCALE: 1"=20'

MICHAEL B. STANTON, PLS 5702  
 3563 SUELDO ST. UNIT Q  
 SAN LUIS OBISPO, CA 93401  
 805-594-1960

October 6, 2015 JOB #15-244

M:\15-244 - Lot 3 - East Airport, Commerce Park\3D-2013\LOT 3 EAST AIRPORT PARK.dwg, 24x36 TOPO, Oct 06, 2015 11:23am, mstanton





076-511

401

511

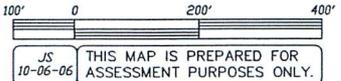
511

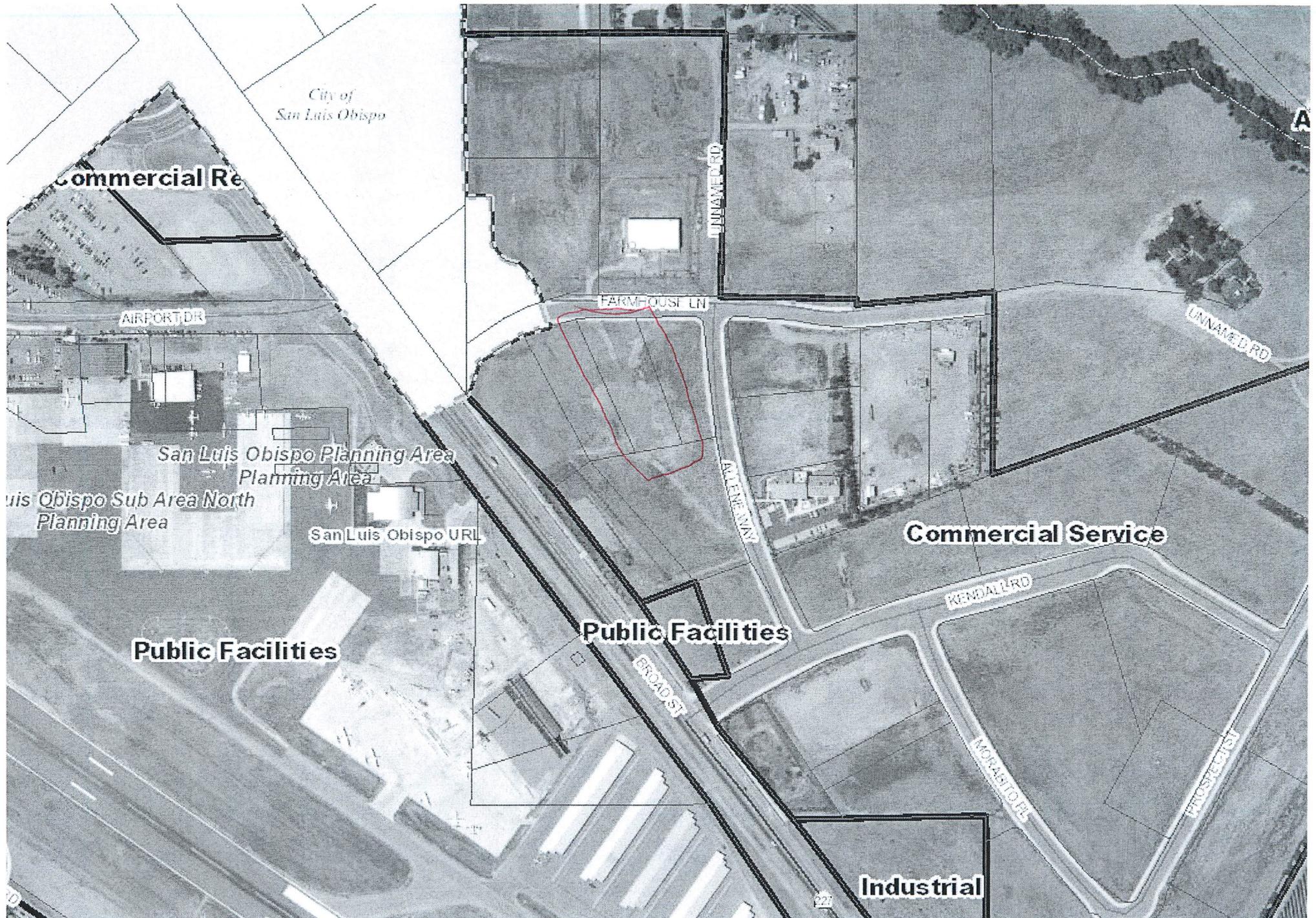
512

511

044  
041

REVISIONS	
I.S.	DATE
07-191	10-06-06
10-100	12-09-09
NA	02-25-11
12-164	03-15-12
13-045	11-15-12
13-140	03-28-13
15-026	04-09-14
NA	04-22-14
14-177	03-27-14





City of  
San Luis Obispo

**Commercial Re**

AIRPORT DR

San Luis Obispo Planning Area  
Planning Area

San Luis Obispo Sub Area North  
Planning Area

San Luis Obispo URL

**Public Facilities**

**Public Facilities**

**Commercial Service**

**Industrial**

FARMHOUSE LN

UNNAMED RD

UNNAMED RD

UNNAMED RD

KENDALL LRD

BROAD ST

MORALEJO PL

PROSECHISI

22

A



# Parcel Summary Report For Parcel # 076-512-003

3/1/2016  
10:33:33AM

## 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    ONSORC INVESTMENTS LLC  
5140 CABALLEROS AVE SLO CA 93401-7908  
OWN    ONSORC INVESTMENTS LLC A CA LLC

### Address Information

#### Status

#### Address

P            00000 FARMHOUSE 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	0003	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

### Parcel Information

#### Status

#### Description

Active    TR 2368 LT 3

#### Notes

THIS PARCEL HAS BEEN PRE-ADDRESSED 6/27/07. SEE ROAD NAME FILE SUB2004-00243. OK PER BILL ROBESON TO BRING IN A STOCK PILE PERMIT. WE WOULD LIKE TO SEE THE TIME LIMIT TO BE NOT MORE THAN 6 MONTHS. HE MAY BE ABLE TO APPLY FOR AN EXTENSION. 6 MONTHS, 600 CUBIC YARDS. SWC, EZ, BR 5/12/14

#### 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 # 076-512-003

3/1/2016  
10:33:33AM

## 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:**

DRC2015-00093 REC Primary Parcel

**Description:**

NEW 11,350 SF METAL BUILDING WITH FUTURE MEZZANINE.

PRE2011-00031 REC Primary Parcel

**Description:**

SITE ACROSS FROM THE SLO AIRPORT(BDP AND JMCK)

A3822 FNL Related Parcel

**Description:**

GRADING FOR PARKING LOT TO STORE CSTR EQUIPMENT

C1957 FNL Related Parcel

**Description:**

GRADING - STOCKPILE

COD2006-00208 CLD Related Parcel

**Description:**

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

D000256D APL Related Parcel

**Description:**

AMEND PRE DEV PLAN

D960229D APP Related Parcel

**Description:**

TEMPORARY STORAGE OF CONST EQUIPMENT

G880015M AUT Related Parcel

**Description:**

GP AMEND TO CHANGE AG TO MULTI-USE

PRE2006-00117 REC Related Parcel

**Description:**

45.76 AC

S000007U RDD Related Parcel

**Description:**

PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

S770055C RDD Related Parcel

**Description:**

PROP 2 CERT OF COMP



# Parcel Summary Report For Parcel # 076-512-003

3/1/2016  
10:33:33AM

## 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