



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 8/23/2016

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

**FROM:** Jay Johnson (805-781-4573 or jgjohnson@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** DRC2016-00002 MONARCH DUNES – Proposed minor use permit for the construction of a 32,000 SF mini storage facility. Project location is off Highway 1, in the Woodlands area of Nipomo.  
APN(s): 091-509-002 & 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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\_\_\_\_\_

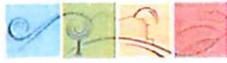
Date

\_\_\_\_\_

Name

\_\_\_\_\_

Phone



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### 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

DRC2016-00002

MONARCH DUNE

MINOR USE PERMIT

MINI STORAGE

SCSC/ WDLD

JGJ

CS

### APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name LRE Management Company, LLC (Paul) Daytime Phone 805-489-6700  
 Mailing Address 1112 E Grand Avenue, Arroyo Grande, CA Zip Code 93420  
 Email Address: paul@divcapital.net

Applicant Name same as Landowner Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name RRM Design Group, Pat Blote, architect Daytime Phone 805-543-1794  
 Mailing Address 3765 S Higuera Street, SLO, CA Zip Code 93401  
 Email Address: plblote@rrmdesign.com

### PROPERTY INFORMATION

Total Size of Site: 2.28 acres (2 parcels) Assessor Parcel Number(s): 091-509-002 & 003

Legal Description: Woodlands Tract 2341 Unit 1, lot 1301 & 1302

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.: highway 1 north to Via Entrada

Describe current uses, existing structures, and other improvements and vegetation on the property: undeveloped business park parcels

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): self storage facility approximately 32,000 sf

### 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 *Paul Blote* Date 8/5/16

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): not applicable

Describe existing and future access to the proposed project site: Via Entrada existing roadway

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: undeveloped business park parcels South: water treatment plant

East: undeveloped business park parcels West: open space future golf course

### For all projects, answer the following:

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

Buildings; 32,000 s.f. = 32% Landscape; 22,000 s.f. = 22% %

Paving; 45,000 s.f. = 46% Other (specify) \_\_\_\_\_

Total area of all paving and structures: 77,000 s.f.  sq. feet  acres

Total area of grading or removal of ground cover: site is pre-graded  sq. feet  acres

Number of parking spaces proposed: 5 spaces Height of tallest structure: 20 feet

Number of trees to be removed: none Type: \_\_\_\_\_

Setbacks: Front 40 feet approx. Right 5 feet approx. Left 30 feet approx. Back 30 feet approx.

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

Community System - List the agency or company responsible for provision: Woodlands 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: Woodlands 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: Calfire

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

Total outdoor use area: 200 s.f.  acres

Total floor area of all structures including upper stories: 32,000 s.f. approx.

### 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: \_\_\_\_\_ sf

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_ sf



**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? 100 g.p.d.
- 4. How many service connections will be required? one
- 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? N/A  
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. N/A  
 Well Driller's Letter     Water Quality Analysis ( OK or  Problems)  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours / \_\_\_\_\_ GPM  
 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: N/A

- 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    If 'Yes', please attach.
- 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: 100 feet    Location of connection: Via Entrada
- 2. What is the amount of proposed flow? 100 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: \_\_\_\_\_ South County Sanitary Services \_\_\_\_\_
- 3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_ adjacent to office \_\_\_\_\_
- 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: \_\_\_\_\_ Lucia Mar school district \_\_\_\_\_
- 2. Location of nearest police station: \_\_\_\_\_ SLO County Sheriff substation, Nipomo \_\_\_\_\_
- 3. Location of nearest fire station: \_\_\_\_\_ Calfire station, Nipomo \_\_\_\_\_
- 4. Location of nearest public transit stop: \_\_\_\_\_ n/a \_\_\_\_\_
- 5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?  
 Yes     No

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: \_\_\_\_\_ agricultural \_\_\_\_\_
- 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: \_\_\_\_\_ 7 days per week \_\_\_\_\_ Hours of Operation: \_\_\_\_\_ 7am to 6pm \_\_\_\_\_
- 2. How many people will this project employ? \_\_\_\_\_ two \_\_\_\_\_
- 3. Will employees work in shifts?     Yes     No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
 Yes     No    If yes, please explain: \_\_\_\_\_
- 5. Will this project increase the noise level in the immediate vicinity?     Yes     No  
 If yes, please explain: \_\_\_\_\_  
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: \_\_\_\_\_ n/a \_\_\_\_\_
- 7. Will hazardous products be used or stored on-site?     Yes     No  
 If yes, please describe in detail: \_\_\_\_\_
- 8. Has a traffic study been prepared?     Yes     No    If yes, please attach a copy.
- 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. \_\_\_\_\_ 10 trips \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_ 10 trips \_\_\_\_\_

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: n/a

**Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): n/a
2. Will the development occur in phases?  Yes  No  
 If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No  
 If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
 If yes, please describe: shared access easement granted to adjacent treatment plant

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: n/a

\*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:  
to minimize visual impacts landscape screening will be included at west, north, and east property edges
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?

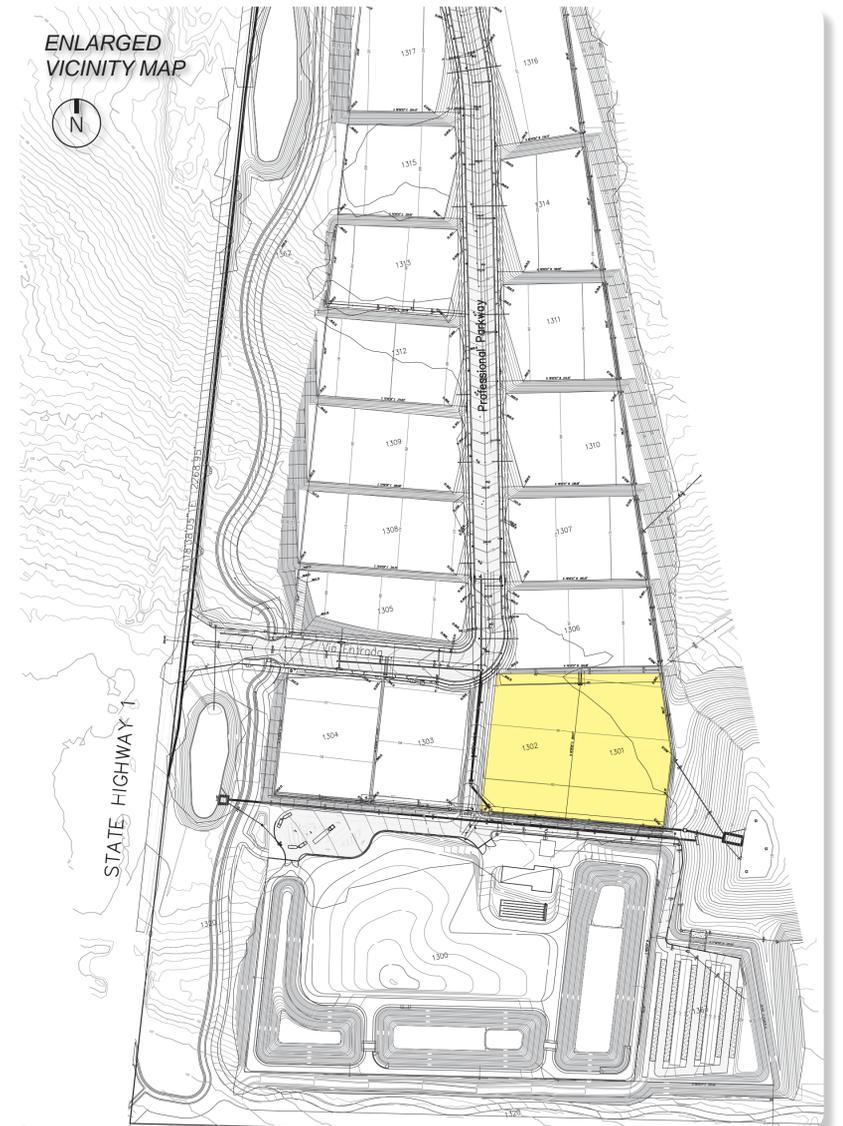
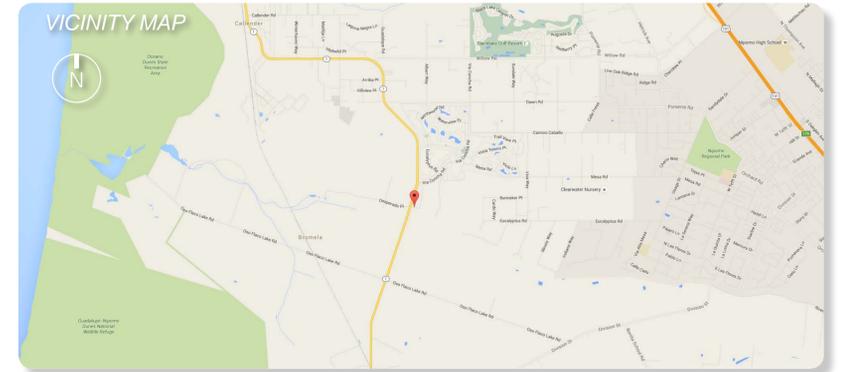
Yes       No

If yes, please describe and provide "ED" number(s): 1998 Woodlands Final E.I.R

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): land use and building permit by County of SLO

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)



### CONTACT INFORMATION

Applicant: LRE Management Company, LLC,  
Paul Laughton

Architect &  
Landscape Arch: RRM Design Group  
3765 South Higuera Street  
Suite 102  
San Luis Obispo, CA 93401  
Phone: (805) 543-1794

Civil Engineer: Wallace Group  
612 Clarion Court  
San Luis Obispo, CA 93401  
Phone: (805) 544-4011

### PROJECT SUMMARY

Address: Lots 1301 & 1302,  
Tract 2341  
Nipomo, CA 93444

Apn: 091-509-002 and  
091-509-003

Zoning: Woodlands Specific Plan

Lot area: 2.28 acres (99,315)

Building area: 32,000 sf

Lot Coverage: 32,000 / 99,315  
32 %

### PROJECT DESCRIPTION

New Self-Storage facility consisting of one office building and seven storage buildings, totaling approximately 32,000sf.

### SHEET INDEX

A1 Title Sheet  
A2 Site Plan  
A3 Elevations  
A4 Colors & Materials  
C1 Preliminary Grading Plan  
L1 Landscape Plan



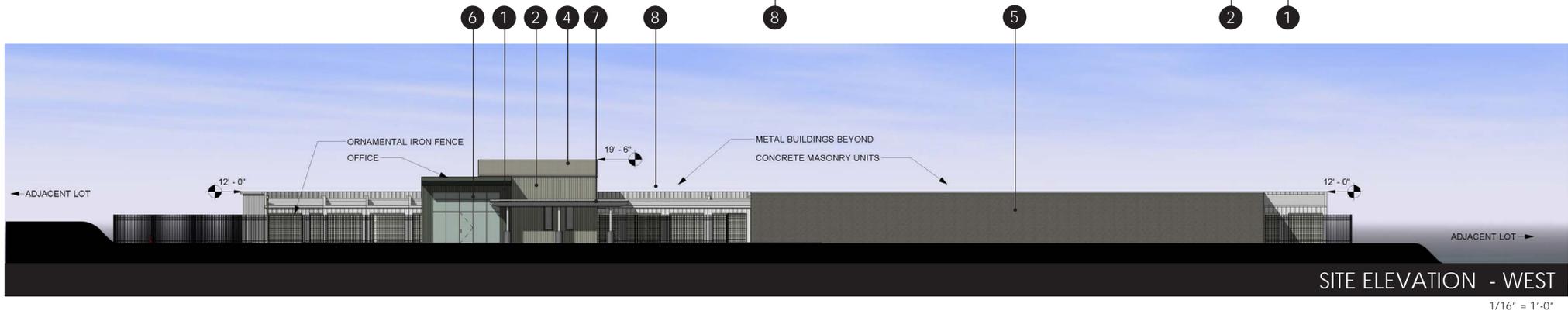
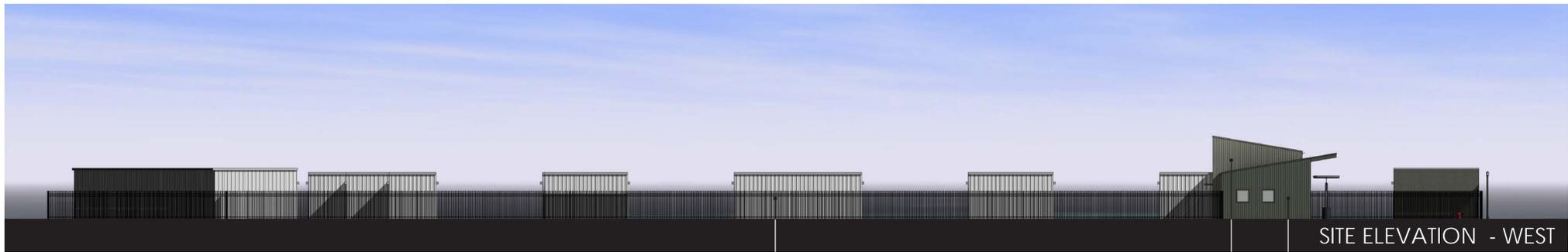
**WOODLANDS BUSINESS PARK SELF STORAGE • Site plan**



#0458-01-CO16 | 08.11.2016



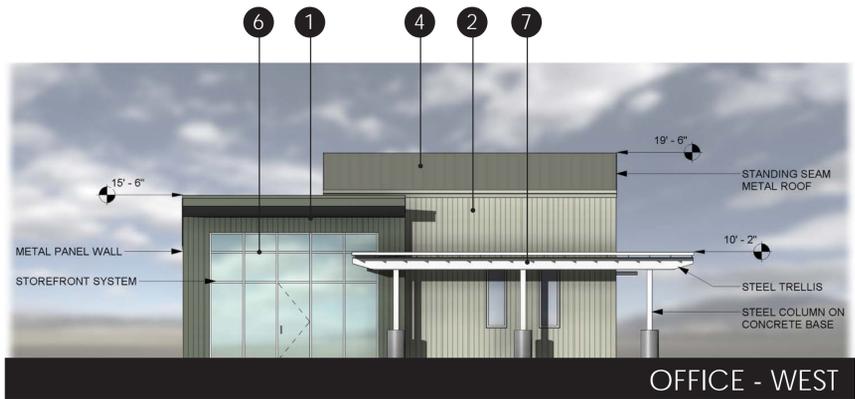
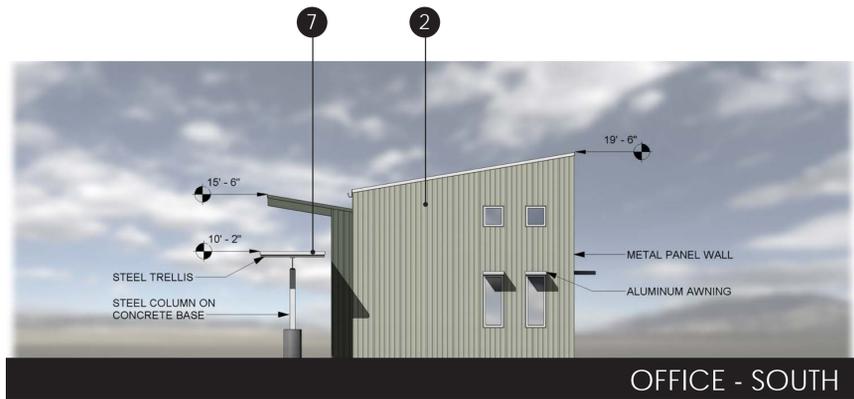
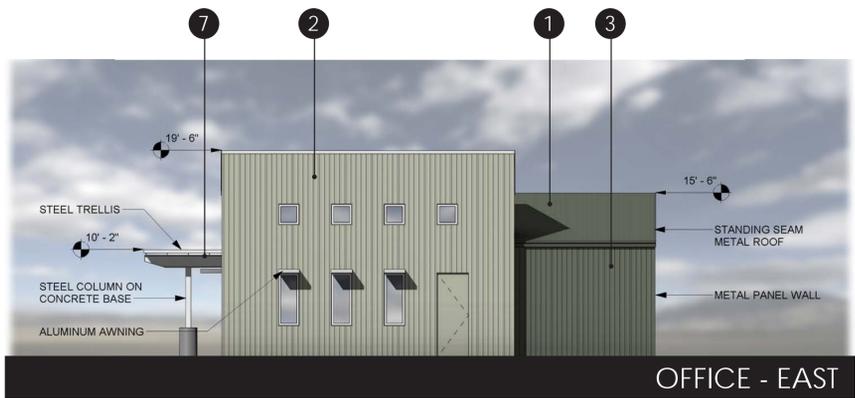
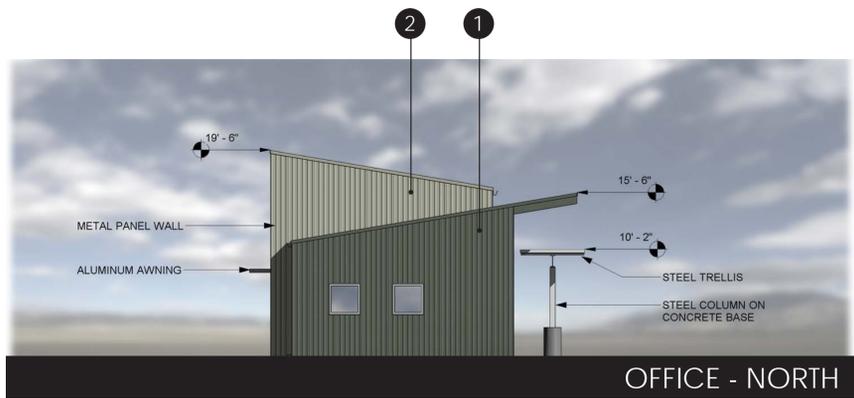
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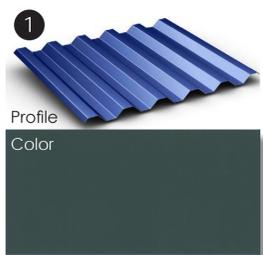


**Color & Material Legend**

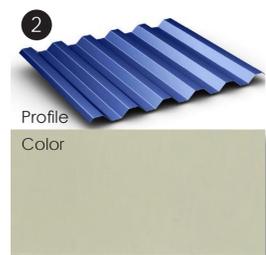
See A-4 for Graphic Samples

- 1 Metal Panels, Vertical Corrugated  
McElroy Metal, Mega Rib  
Slate Gray
- 2 Metal Panels, Vertical Corrugated  
McElroy Metal  
Sandstone
- 3 Standing Seam Metal Roof  
McElroy Metal  
Slate Gray
- 4 Standing Seam Metal Roof  
McElroy Metal  
Sandstone
- 5 Concrete Masonry Units  
Air Vol Block, Inc.  
Color # 60B4076
- 6 Storefront System,  
Kawneer  
Clear Anodized Aluminum
- 7 Steel, Painted  
Kelly-Moore  
Aluminum Sky KM5820-2
- 8 Metal Panels, Storage Units  
Mako Steel,  
Ivory





1  
Metal Panels, Vertical Corrugated  
McElroy Metal, Mega Rib  
Slate Gray



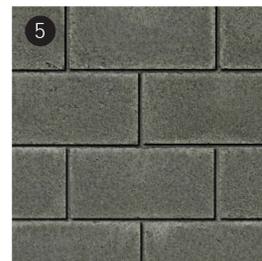
2  
Metal Panels, Vertical Corrugated  
McElroy Metal, Mega Rib  
Sandstone



3  
Metal Panels, Vertical Corrugated  
McElroy Metal, Medallion-Lok  
Slate Gray



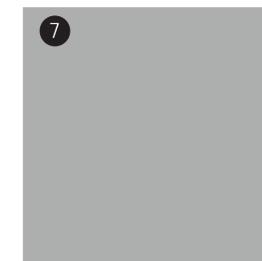
4  
Metal Panels, Vertical Corrugated  
McElroy Metal, Medallion-Lok  
Sandstone



5  
Precision Concrete Masonry Unit  
Air Vol Block, Inc.  
Color # 60B4076



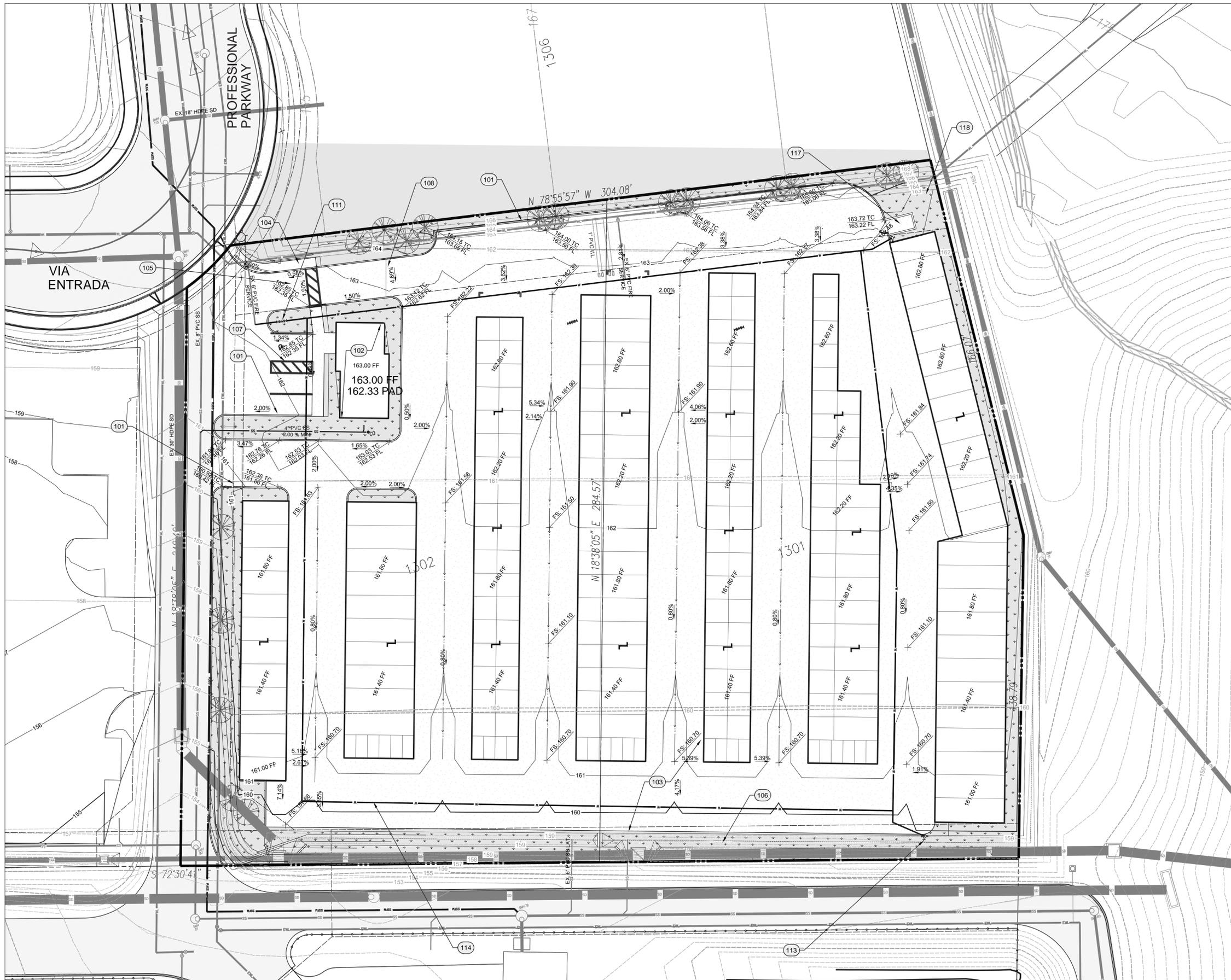
6  
Storefront System,  
Kawneer  
Clear Anodized Aluminum



7  
Steel, Painted  
Kelly-Moore  
Aluminum Sky KM5820-2



8  
Metal Panels, Vertical Corrugated  
McElroy Metal, Multi-Rib  
Ivory



REFERENCE NOTES	
101	CONCRETE CURB PER CO STD
102	OFFICE BUILDING (SEE ARCHITECTS PLANS FOR DETAILS)
103	REINFORCED CONCRETE SLAB (SECTION TO BE DETERMINED)
104	CONCRETE SIDEWALK PER SLO CO STD C-4
105	24' WIDE COMMERCIAL-INDUSTRIAL DRIVEWAY PER SLO CO STD B-3a & B-3c
106	ACCESS RAMP PER CALTRANS STD A88A CASE 'C'
107	VAN ACCESSIBLE PARKING DELINEATION & SIGNAGE PER CALTRANS STD A90A
108	AUTOMATIC GATE FOR SITE SECURITY
109	EX. WATER METER BOX W/ EX 1" SERVICE. INSTALL 1" METER AND LATERAL TO POINT OF CONNECTION (DOMESTIC).
110	EX. WATER METER BOX W/ EX 1" SERVICE. INSTALL 3/4" METER AND LATERAL TO POINT OF CONNECTION (LANDSCAPE).
111	6" DOUBLE DETECTOR CHECK ASSEMBLY. CONNECT TO EX. 6" PVC FIRE WATER LINE WITH DDCA PER CITY OF SLO STANDARD No. 6420
112	6" C900 DR-18 FIRELINE LATERAL & FIRE DEPARTMENT CONNECTION (FDC)
113	FIRE HYDRANT PER SLO CO STD W-2
114	6" C900 DR-18 FIRELINE
115	SANITARY SEWER CLEAN OUT PER SLO CO STD S-2
116	4" SANITARY SEWER LATERAL PER SLO CO STD S-3
117	TRASH INCLOSURE BY OTHERS
118	FENCING BY OTHERS

**GRAPHIC SCALE**  
 0 10 20 40  
 (IN FEET)  
 1 IN = 20 FT

**VEGETATED SWALE SECTION**  
 Scale: NTS

**BROADCAST S&S SEED MIX**  
 S&S SEED MIX: ORNAMENTAL LOW GROWING NATIVE MIX  
 • CAMISSONIA CHEIRANTHIFOLIA (BEACH EVENING PRIMROSE)  
 • COLLINSIA HETEROPHYLLA (CHINESE HOUSES)  
 • ERIOPHYLLUM CONFERTIFLORUM (GOLDEN YARROW)  
 • ESCHSCHOLZA CALIFORNICA (CALIFORNIA POPPY)  
 • LASTERIA CALIFORNICA (DWARF GOLDFIELDS)  
 • UNANTHUS GRANDIFLORUS (GIANT UNANTHUS)  
 • LOTUS SCOPARIUS (DEERWEED)  
 • LUPINUS HIRTSUTUS (STINGING LUPINE)  
 • LUPINUS NANUS (LUPINE)  
 • MIMULUS AURANTIACUS (LONGFLORESTICKY MONKEYFLOWER)  
 • MIMULUS AURANTIACUS PLUNICEUS (MISSION RED MONKEYFLOWER)  
 • MUHLENBERGIA MICROSPERMAL (LITSEED MUHLY)  
 • SYRINCHUM BELLIDIFOLIUM (EYED GRASS)  
 • VULPIA MICROSTACHYS (SMALL FESCUE)  
 INSTALLED AT 35 LBS OF MIX PER ACRE

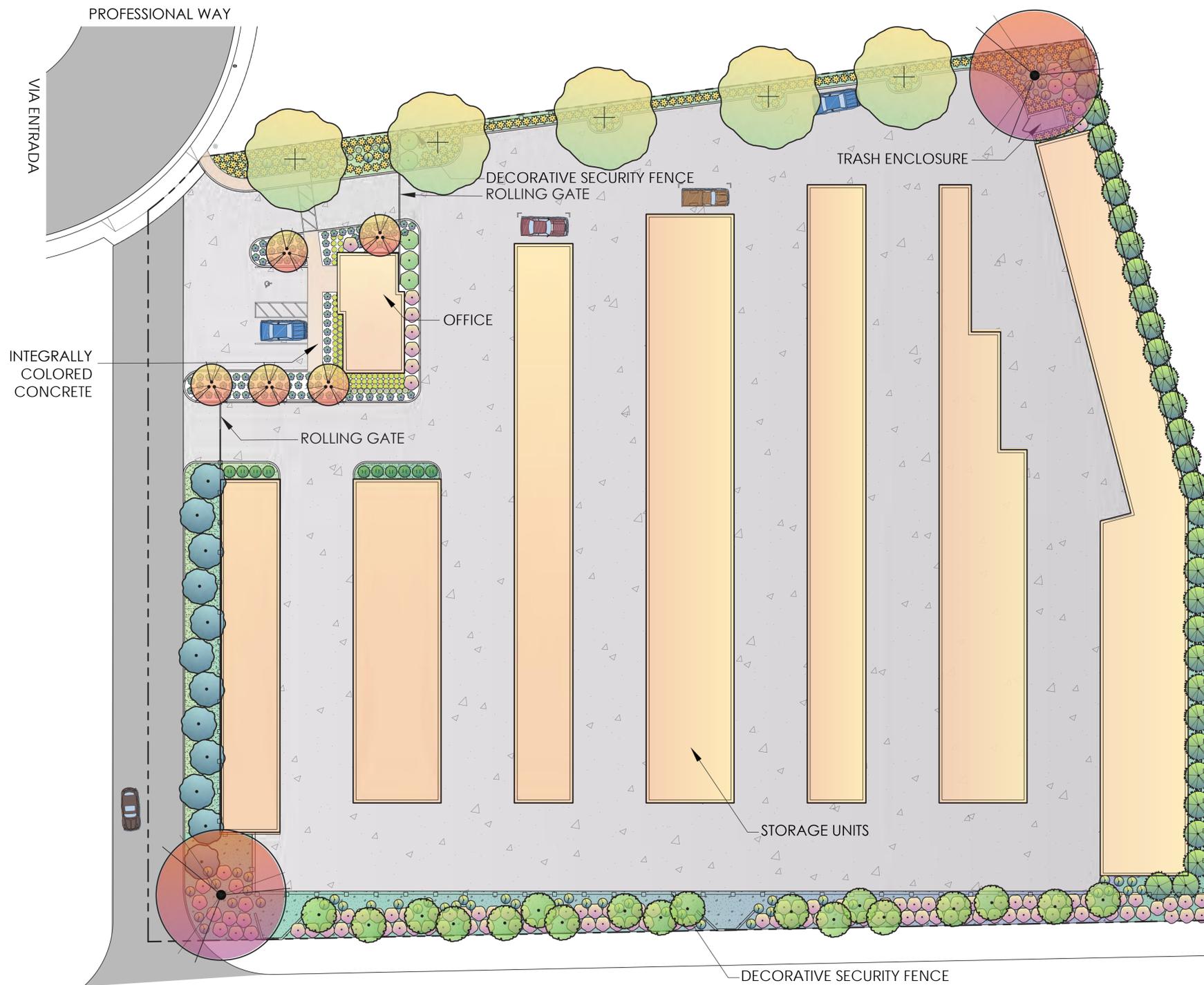
**Varying slope and ponding levels:** Varying slope and ponding levels. This bioretention planting area has sloped edges. Plants in the bottom area will be inundated during storms (Zone A). Those planted on the sideslopes are above the level of ponding, but will experience seasonally wet conditions (Zone B).

# WOODLANDS BUSINESS PARK SELF STORAGE • Preliminary Grading Plan



**WALLACE GROUP**  
 612 CLARION COURT  
 SAN LUIS OBISPO, CA 93401  
 T 805 544-4011 F 805 544-4294  
 www.wallacegroup.us

#0458-01-CO16 | 08.11.2016



**PLANTING SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	CONT	
	ARBUTUS X 'MARINA'	ARBUTUS MULTI-TRUNK	24"BOX	
	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	15 GAL	
	CHORSIA SPECIOSA 'MAJESTIC BEAUTY' TM	MAJESTIC BEAUTY SILK FLOSS TREE	24"BOX	
	JUNIPERUS SCOPULARUM 'WITCHITA BLUE'	WITCHITA BLUE JUNIPER	15 GAL	
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GAL	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	
	AGAVE ATTENUATA 'NOVA'	BLUE CLONE	5 GAL	
	AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	
	ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	5 GAL	
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	
	VERBENA BONARIENSIS 'LOLLIPOP'	DWARF PURPLE TOP	1 GAL	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SP
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	2" o.c.
	SENECIO MANDRALISCAE 'BLUE CHALK STICKS'	SENECIO	4" POT	1"

**PLANTING DESIGN CRITERIA:**

THE PLANT PALETTE ABOVE IS COMPRISED OF PLANT MATERIAL KNOWN TO SURVIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE MAJORITY OF SPECIES PROPOSED WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED (MIN. 85%) WITH THE REMAINDER REQUIRING LOW TO MODERATE IRRIGATION (15%). THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED BELOW LEFT WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION SET FORTH IN THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

**PROJECT DATA AND WATER USE:**

TOTAL SITE AREA: 99,315 SF  
 TOTAL LANDSCAPED AREA: 13,092 SF

TURF: 0 SF  
 LOW (DROUGHT TOLERANT): 11,129 SF  
 MODERATE: 1,963 SF  
 HIGH (THIRSTY): 0 SF

TOTAL MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 202,085.49 GAL/YEAR  
 TOTAL ESTIMATED WATER USE (ETWU) = 102,467.58 GAL/YEAR  
 PERCENTAGE USED OF MAWA = 50.71%

**IRRIGATION DESIGN CRITERIA:**

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS.

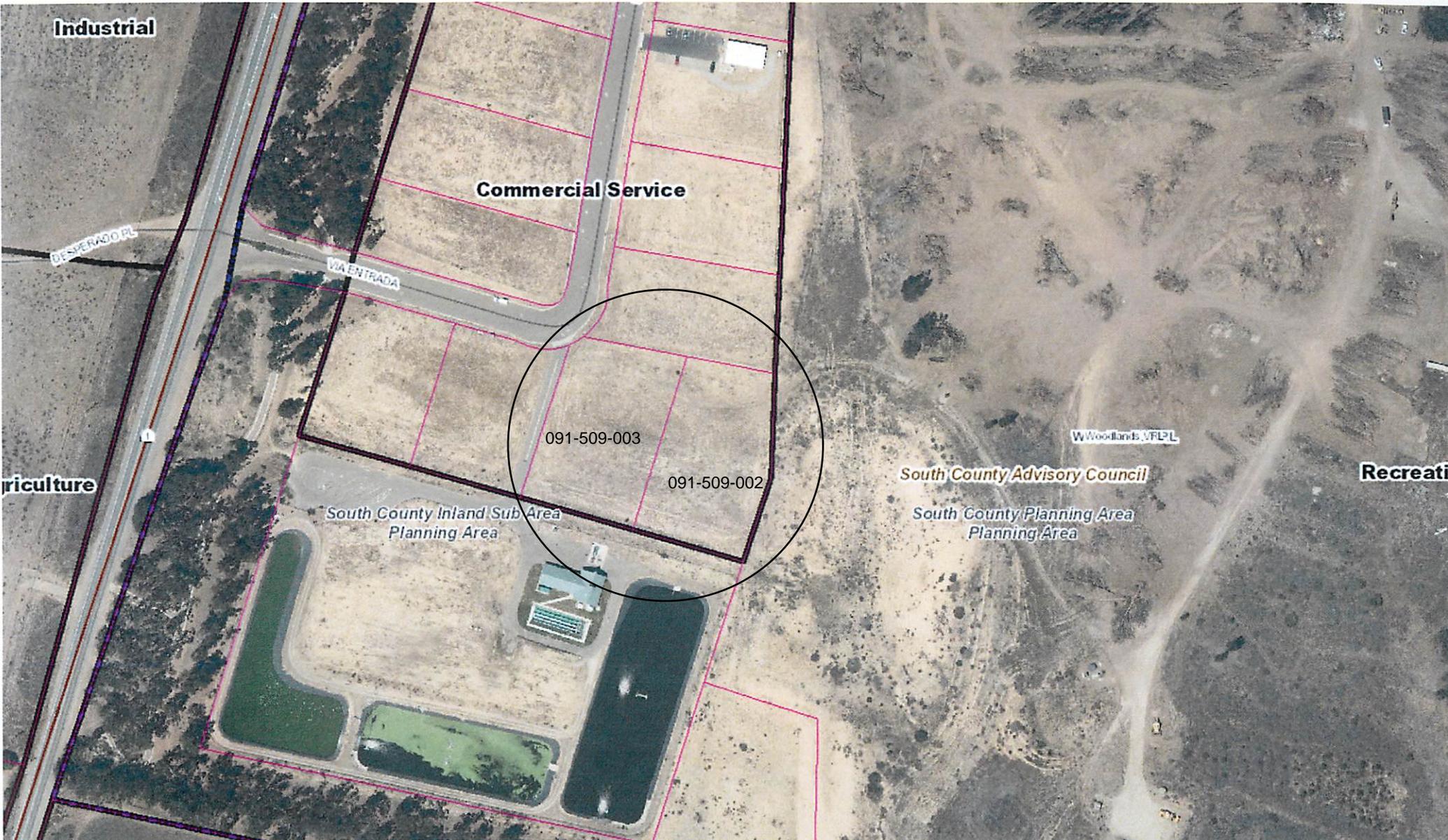
A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL SHRUBS AND GROUND COVER AREAS WILL BE IRRIGATED ON INDIVIDUAL HYDROZONES BASED ON SOLAR AND WIND EXPOSURE, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

DRIP AND BUBBLER IRRIGATION WILL BE USED TO APPLY WATER TO THE PLANT ROOT ZONES AT A RATE THAT IT CAN INFILTRATE TO IMPROVE IRRIGATION EFFICIENCY. LOW FLOW SPRINKLER HEADS WILL BE USED WHERE NEEDED TO APPLY WATER UNIFORMLY AND SLOWLY.







**Industrial**

**Commercial Service**

DESPERADO PL

VA ENTRADA

091-509-003

091-509-002

Woodlands VRLPL

**Agriculture**

South County Inland Sub Area  
Planning Area

South County Advisory Council

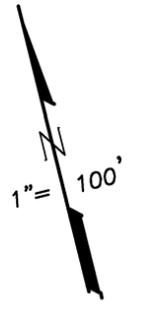
**Recreati**

South County Planning Area  
Planning Area

508



091-21, 22, 26 & 092-41



500

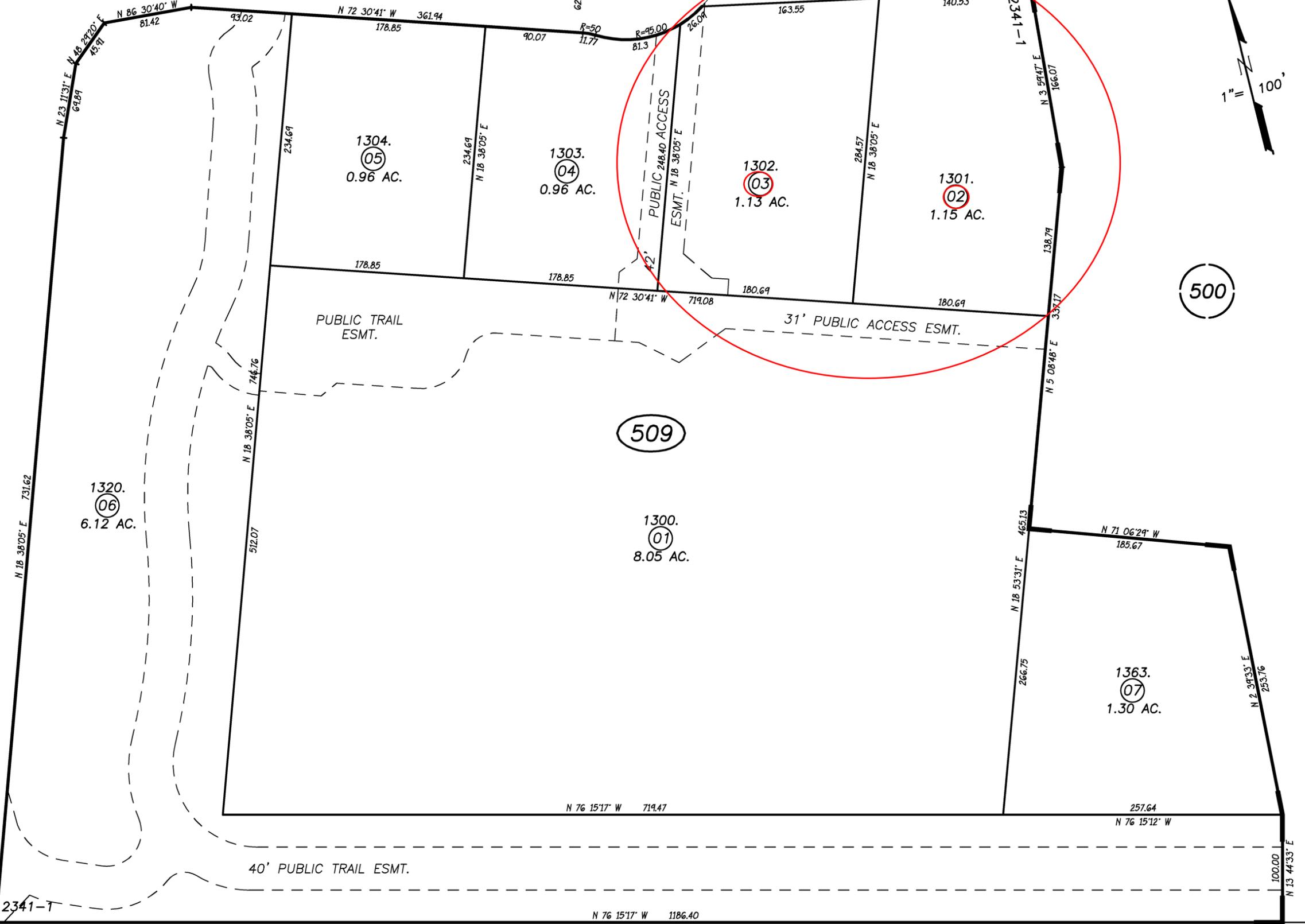
092  
41

STATE HWY. 1

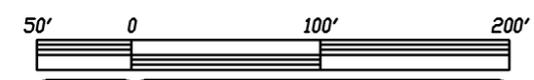
TR. 2341-T

TR. 2341-1

RD. OFFERS VIA ENTRADA (REJECTED)



REVISIONS	
I.S.	DATE
06-163	10-31-05
NA	02-01-13



LZ  
10-31-05

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

092  
02



# Parcel Summary Report For Parcel # 091-509-002

8/23/2016  
11:06:27AM

## 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    MONARCH DUNES LLC  
1640 TRILOGY PARKWAY NIPOMO CA 93444-  
OWN    MONARCH DUNES LLC A DE LLC

### Address Information

**Status**            **Address**

P            01365 PROFESSIONAL PY WDL D

### Lot Information:

<u>Tract / Townshp</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>
2341 U1	0000	1301	WOODLANDS	South County P	CS			Y	SC	

### Parcel Information

**Status**    **Description**

Active    TRACT 2341-1 LT 1301

### Notes

### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
COASTAL SAN LUIS  
SAN LUIS  
NO. 04  
AREA NO. 21



# Parcel Summary Report For Parcel # 091-509-002

8/23/2016  
11:06:27AM

## 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:**

DRC2016-00002            REC            Primary Parcel

**Description:**

MINI STORAGE

D990195D            CMP            Related Parcel

**Description:**

PHASE 1A DEVELOPMENT PLAN WOODLANDS

DRC2015-00040            REC            Related Parcel

**Description:**

MASTER CONDITIONAL USE PERMIT FOR WOODLANDS BUSINESS PARK DEVELOPMENT

G810039M            WIT            Related Parcel

**Description:**

LU CHANGE AG TO RSF & URL & USL ADJUST

G940005S            CMP            Related Parcel

**Description:**

SPECIFIC PLAN(WOODLANDS) RES/GOLF/COMM

S990187U            PTX            Related Parcel

**Description:**

TENTATIVE TRACT & DEV PLAN

SUB2004-00250            APV            Related Parcel

**Description:**

PROP ROAD NAMES FOR WOODLAND (29 NAMES)



# Parcel Summary Report For Parcel # 091-509-003

8/23/2016  
11:07:28AM

## 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    MONARCH DUNES LLC  
          1640 TRILOGY PARKWAY NIPOMO CA 93444-

OWN    MONARCH DUNES LLC A DE LLC

### Address Information

#### Status              Address

P              01375 PROFESSIONAL PY WDL D

### Lot Information:

<u>Tract / Twncshp</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>
2341 U1	0000	1302	WOODLANDS	South County P	CS			Y	SC	

### Parcel Information

#### Status      Description

Active      TRACT 2341-1 LT 1302

### Notes

### Tax Districts

LUCIA MAR  
 SAN LUIS OBISPO JT(27,40)  
 COASTAL SAN LUIS  
 SAN LUIS  
 NO. 04  
 AREA NO. 21



# Parcel Summary Report For Parcel # 091-509-003

8/23/2016  
11:07:28AM

## 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:**

D990195D                      CMP                      Related Parcel

**Description:**

PHASE 1A DEVELOPMENT PLAN WOODLANDS

DRC2015-00040                      REC                      Related Parcel

**Description:**

MASTER CONDITIONAL USE PERMIT FOR WOODLANDS BUSINESS PARK DEVELOPMENT

DRC2016-00002                      REC                      Related Parcel

**Description:**

MINI STORAGE

G810039M                      WIT                      Related Parcel

**Description:**

LU CHANGE AG TO RSF & URL & USL ADJUST

G940005S                      CMP                      Related Parcel

**Description:**

SPECIFIC PLAN(WOODLANDS) RES/GOLF/COMM

S990187U                      PTX                      Related Parcel

**Description:**

TENTATIVE TRACT & DEV PLAN

SUB2004-00250                      APV                      Related Parcel

**Description:**

PROP ROAD NAMES FOR WOODLAND (29 NAMES)