



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 8/5/2016

TO: _____

FROM: Cindy Chambers (805-781-5608 or cchambers@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2016-00005 GHAZALY –Proposed mixed use development: 8,200 SF commercial, (4) 800 SF Studio. Project location is 1020 Division St, Nipomo.
APN(s): 092-451-048

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

DRC2016-00005

GHAZALY

SITE PLAN

MIXED USE DEVELOPMENT: 8,200 SQFT.
COMMERCIAL, (4) 800 SQFT. STUDIO
SCSC/ NIPO
CR

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name GEORGE GHAZALY Daytime Phone 805.550.4430
Mailing Address 215 SOUTH MESA RD NIPOMO Zip Code 93444
Email Address: gghazaly@hotmail.com

Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Agent Name MICHAEL PEACHEY / C.J. HORSTMAN Daytime Phone 805.544.4334
Mailing Address 330 S. HALCYON ROAD APT 20 GRANDR, CA Zip Code 93420
Email Address: mikep@mwa.bz / christopherh@mwa.bz

PROPERTY INFORMATION

Total Size of Site: 26,863 SQ. FT. Assessor Parcel Number(s): 092-451-048
Legal Description: LOT 48 QE PARCEL MAP 92-45 JAN LUIS OBISPO COUNTY.
Address of the project (if known): 1020 DIVISION ST. NIPOMO, CA
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: DIRECTLY ACCESSIBLE FROM HAZEL LN & DIVISION ST.

Describe current uses, existing structures, and other improvements and vegetation on the property:
VACANT LOT

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): MIXED USE DEVELOPMENT:
8,200 SQ.FT. COMMERCIAL, (4) 800 SQ.FT. STUDIO RESIDENCE UNITS, 2 GAS PUMPS

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 George Ghazaly Date 7-14-16

FOR STAFF USE ONLY

OTHER INFORMATION

Legal Lot Verification - how the parcel(s) was legally created.

Abandoned oil and gas wells - if applicable - information is available from the California Division of Oil & Gas, Post Office Box 227, Santa Maria, California 93456, (805) 925-2686.

SUPPLEMENTAL INFORMATION

The following information may be required to be submitted before a review of the application can be completed. If you had a pre-application meeting, and items are checked on this checklist, they are required to be submitted with your application.

- Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180 et seq.
- Fire Safety Plan prepared pursuant to Section 22.52/23.05.080 et seq.
- Preliminary Grading/Drainage Plan - when required by Section 22.52/23.05.020 & .040
- Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- Archeological Report - where required, submit two copies.
- Botanical Report - where required, submit two copies.
- Biological Report - where required, submit two copies.
- Building Site Envelopes - on site layout plan show all areas proposed for development, or areas proposed to be excluded from development.
- Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- Traffic Study - where required, submit two copies.
- Geologic Report - where required, submit two copies.
- Visual Analysis - for applications that propose development along significant visual corridors (such as Highway 101 and 1).
- Location, size, design and text of all existing and proposed signs. *Sign Plan*
- Location and design of solid waste disposal facilities - as required by Section 22.10.150/23.04.280.
- Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided.
- Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- Water will-serve letter OR Well pump test (4-72 hour).
- Sewer will-serve letter OR Percolation tests.
- County Public Works road requirements.
- Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan.
- Cost Accounting Agreement.

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
1020 DIVISION ST., identified as Assessor Parcel Number
022-451-048, for which a construction permit, land use permit, land
division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county
requesting an approval for: DEVELOPING A VACANT LOT (specify type of project, for example:
addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: Michael Peachey
Daytime Telephone Number: 805.704.9470
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

PERSON OR ENTITY GRANTING CONSENT:

Print Name: GEORGE GHAZALY
Print Address: 215 SOUTH MESA RD NIPOMO, 93444
Daytime Telephone Number: 805 550 4430
Signature of landowner: George Ghazaly Date: 7-14-16

AUTHORIZED AGENT:

Print Name: MIKE PEACHEY & C.J. HORSTMAN (M/W ARCHITECTS)
Print Address: 330 S. HALCYON ROAD ARROYO GRANDE, CA 93420
Daytime Telephone Number: 544.4334 EX 104
Signature of authorized agent: _____ Date: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: EXISTING VACANT LOT → NEW MIXED USE COMERCIAL DEVELOPMENT W/ 2 GAS PUMPS & 4 RESIDENTIAL UNITS

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: HAZEL LN.
East: DIVISION RD.

South: RESIDENTIAL (RI)
West: RESIDENTIAL (RI)

For all projects, answer the following:

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

Buildings: 9,330 sq. feet 34.7 % Landscaping: 4,272 sq. feet 15.9 %

Paving: 12,831.8 sq. feet 47.8 %

Other (specify) _____

Total area of all paving and structures: 22,161.8 sq. feet acres

Total area of grading or removal of ground cover: BALANCED / 0 sq. feet acres

Number of parking spaces proposed: 20

Height of tallest structure: _____

Number of trees to be removed: 0

Type: _____

Setbacks: Front 20' Right 20' Left 5' Back 5'

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

Community System - List the agency or company responsible for provision: GOLDEN STATE WATER

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: NCSD

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

Fire Agency: List the agency responsible for fire protection: LOCAL NON-VHFHS2

For commercial/industrial projects answer the following:

Total outdoor use area: 750 SQ FT. sq. feet acres

Total floor area of all structures including upper stories: 12,600 sq. feet

For residential projects, answer the following:

Number of residential units: 4 Number of bedrooms per unit: 1

Total floor area of all structures including upper stories, but not garages and carports: 3,200 SQ FT. (RES.)

Total of area of the lot(s) minus building footprint and parking spaces: 6,884 SQ FT.

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: ALL acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ 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.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- 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: HAZEL LN. / DIVISION ST.

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Golden State Water
 Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain 3 COMMERCIAL TENET SPACES
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
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: (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? 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: 50' Location of connection: Division/Hazel
2. What is the amount of proposed flow? To be Determined. G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: South County Sanitation District
3. Where is the waste disposal storage in relation to buildings? Trash enclosure
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: 4490 10TH STREET, GUADALUPE, CA 93434
3. Location of nearest fire station: STATION 22 2391 WILLOW RD AG, CA 93420
4. Location of nearest public transit stop: TEFFT RT GRILLO
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? ON SITE feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
VACANT LOT
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 week Hours of Operation: 5am - 12pm
2. How many people will this project employ? 4-5 employees
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift
5-1am • 1 employee / 1am-12pm • 2-3 employees
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: No
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: Gasoline in buried Tank 3000 gallons
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): Affordable Housing
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: _____

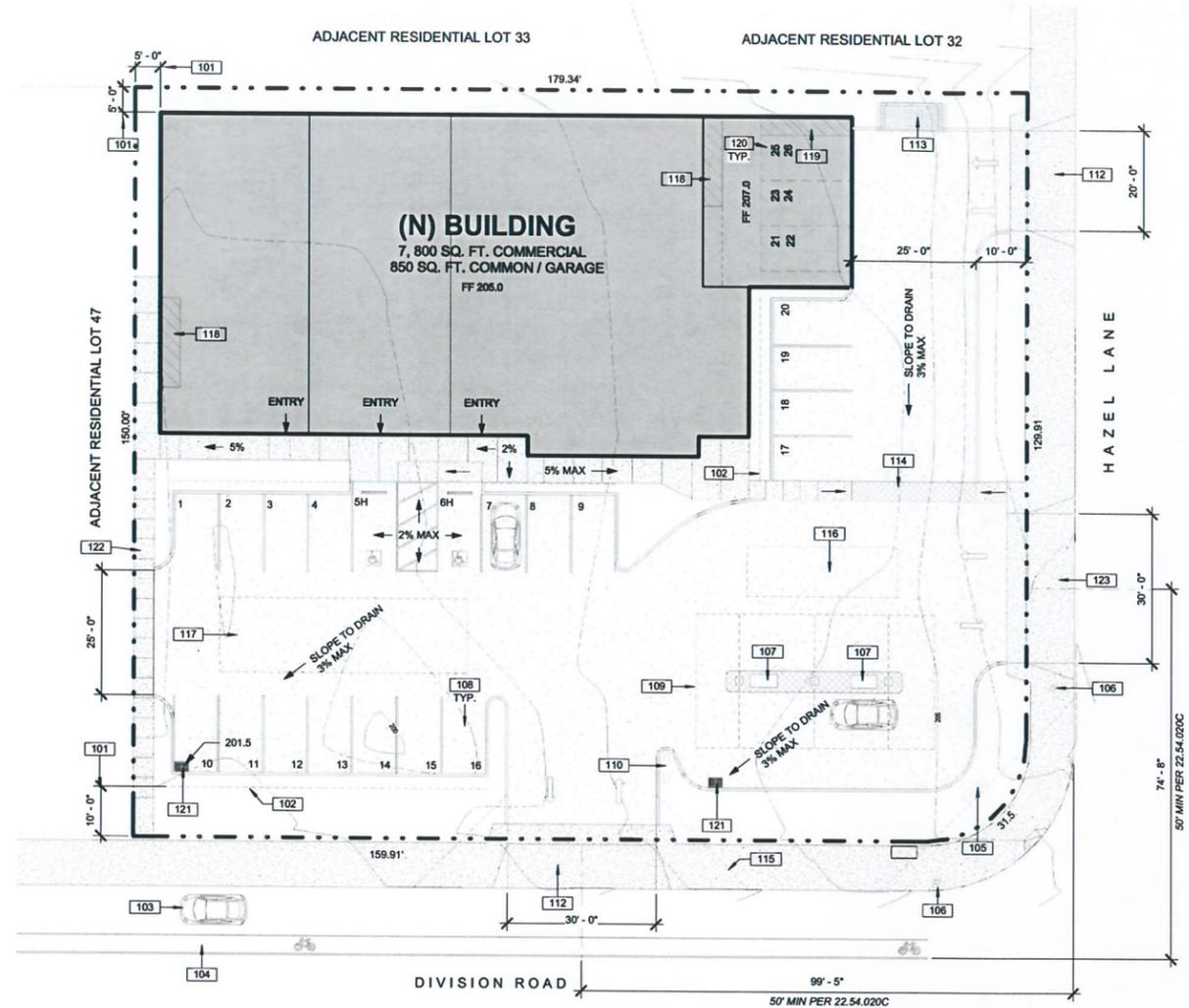
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

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.)



REFERENCE NOTES

- [101] SETBACK
- 102 2'-6" WHEEL STOP OVERHANG
- 103 (E) STREET PARKING
- 104 (E) BICYCLE LANE
- 105 (N) MONUMENT SIGN SEE SIGN PLAN DP2
- 106 (E) TEL. POLE
- 107 GAS PUMP
- 108 TYP PARKING SPACE 9' x 18'
- 109 ROOF OVER (N) GAS PUMPS
- 110 (N) PRICE SIGN
- 112 DRIVEWAY PER SLO COUNTY PUBLIC WORKS STANDARDS B-3a
- 113 TRASH ENCLOSURE
- 114 DECORATIVE PAVERS
- 115 LINE OF SIGHT BOUNDARY
- 116 10'X30' BURIED GAS STORAGE
- 117 BURIED STORMWATER DETENTION - LOCATION TBD, SIZE AND TYPE TO BE DETERMINED BY CIVIL ENGINEER (BURRIED HORIZONTAL AND/OR DRY WELL TYPES TO BE CONSIDERED)
- 118 STAIRS TO RESIDENTIAL UNITS ABOVE
- 119 ELECTRICAL & MECHANICAL CABINET
- 120 VERTICAL TANDEM PARKING SPACES IN ACCORDANCE WITH LUO 22.18.050.5A
- 121 STORM WATER DRAIN
- 122 4' SIDEWALK TO PUBLIC WAY 4.75% - 5% MAX. SLOPE
- 123 (E) DRIVEWAY TO BE MODIFIED IN ACCORDANCE WITH SLO COUNTY PUBLIC WORKS STANDARDS B-3a

SITE SUMMARY

1020 DIVISION ST. NIPOMO, CA 93444

APN: 092-451-048

CURRENT USE: VACANT LOT

PROPOSED USE: MIXED USE: (3) COMMERCIAL LEASE SPACES, (2) GAS PUMPS, (6) SINGLE BEDROOM UNITS OR (3) 2 BEDROOM UNITS



SITE AREA STATISTICS



- BUILDING FOOTPRINT
8,472.18 SQ. FT.
 - OTHER HARDSCAPE:
1,525.37 SQ. FT.
 - PARKING LOT:
12013.30 SQ. FT.
 - LANDSCAPE AREA:
4,332.83 SQ. FT.
- TOTAL SITE AREA: 26,863 SQ. FT.
LANDSCAPE: 4,332.83 / 26,863 = 16.13%

PARKING STATISTICS

L:1 COMMERCIAL		REQ. PARKING
LEASE 1	SALES 2800SF STOCK 1200 SF	9.33 2
LEASE 2	SALES 1300 SF STOCK 500 SF	4.3 0.83
LEASE 3	SALES 1300 SF STOCK 500 SF	4.3 0.83
LEASE SUBTOTAL		7,600 SF
GARAGE COMMON		700 SF 150 SF
L:2 RESIDENTIAL		
6 UNITS- 1 BED. EA. OR 3 UNITS - 2 BED. EA.	800 SF	6.0
GUEST PARKING	1:4	1.5
TOTALS:	14,000 SF	29.09
MIXED USE REDUCTION	80%	23.272
PARKING PROVIDED		26.0



MW ARCHITECTS



ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
330 S. HALCYON ROAD
ARROYO GRANDE, CA 93420
TEL: 805.544.4334
FAX: 805.904.6268
MWA@MWA.BZ

A SITE PLAN FOR
NIPOMO GROCER
NIPOMO, CA

SITE PLAN

JOB TITLE

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

REVISIONS

#	DATE	DESCRIPTION

JOB NUMBER SHEET NUMBER

16525

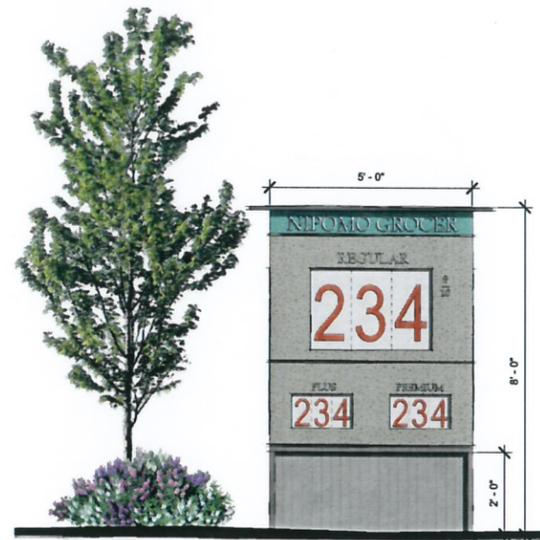
DATE

7.28.16

APPL. NO:

DP1

SITE PLAN

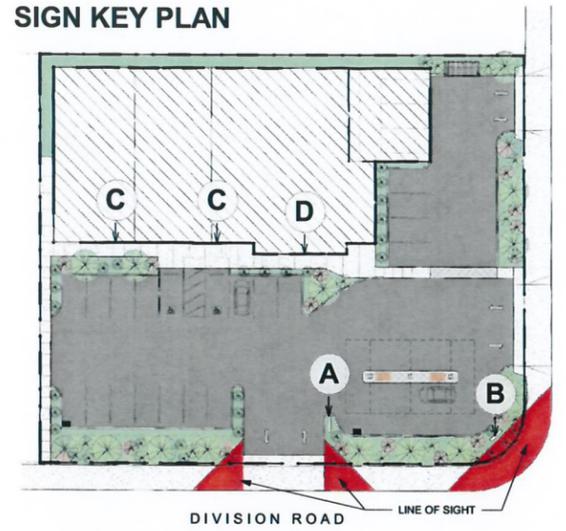


SIGN A



SIGN B

SIGN KEY PLAN

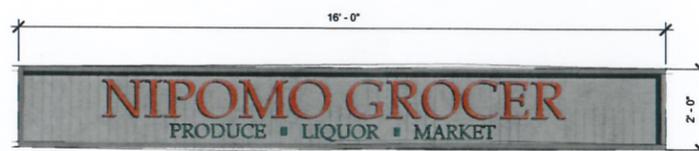


SIGN AREA STATISTICS

SIGN	SIGN AREA
A	40 SQ. FT. (TWO SIDES ALLOWABLE PER 22.20.050A)
B	13 SQ. FT. (TWO SIDES ALLOWABLE PER 22.20.050A)
C	7.5 SQ. FT. x 2
D	32 SQ. FT.
TOTAL PROVIDED	100 SQ. FT.
TOTAL ALLOWABLE:	100 SQ. FT. PER 22.20.06



SIGN C



SIGN D



CONCEPTUAL SIGN PLAN



MW ARCHITECTS



ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
330 S. HALCYON ROAD
ARROYO GRANDE, CA 93420
TEL: 805.544.4334
FAX: 805.904.6268
MWA@MWA.BZ

A SITE PLAN FOR
NIPOMO GROCER
NIPOMO, CA

JOB TITLE

SHEET TITLE
CONCEPTUAL SIGN PLAN

SHEET TITLE

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REVISIONS

#	DATE	DESCRIPTION

JOB NUMBER	SHEET NUMBER
16525	DP2
DATE	
7.28.16	
APPL. NO:	



MW ARCHITECTS



ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
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ARROYO GRANDE, CA 93420
TEL: 805.544.4334
FAX: 805.904.8268
MWA@MWA.BZ

A SITE PLAN FOR
NIPOMO GROCER
NIPOMO, CA

JOB TITLE

CONCEPTUAL LANDSCAPE
PLAN

SHEET TITLE

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REVISIONS		
#	DATE	DESCRIPTION

JOB NUMBER	SHEET NUMBER
16525	DP3
DATE	
7.28.16	
APPL. NO:	

HARDSCAPING & GROUNDCOVER

-  PAVERS
-  CONCRETE WALKWAY
-  AC PAVING
-  MULCH OF VARIOUS VARIETIES SEE NOTE

PLANTING KEY

-  COUNTY APPROVED TREE #1
-  COUNTY APPROVED TREE #2
-  COUNTY APPROVED TREE #3
-  COUNTY APPROVED SHRUB #1
-  COUNTY APPROVED SHRUB #2
-  COUNTY APPROVED SHRUB #3

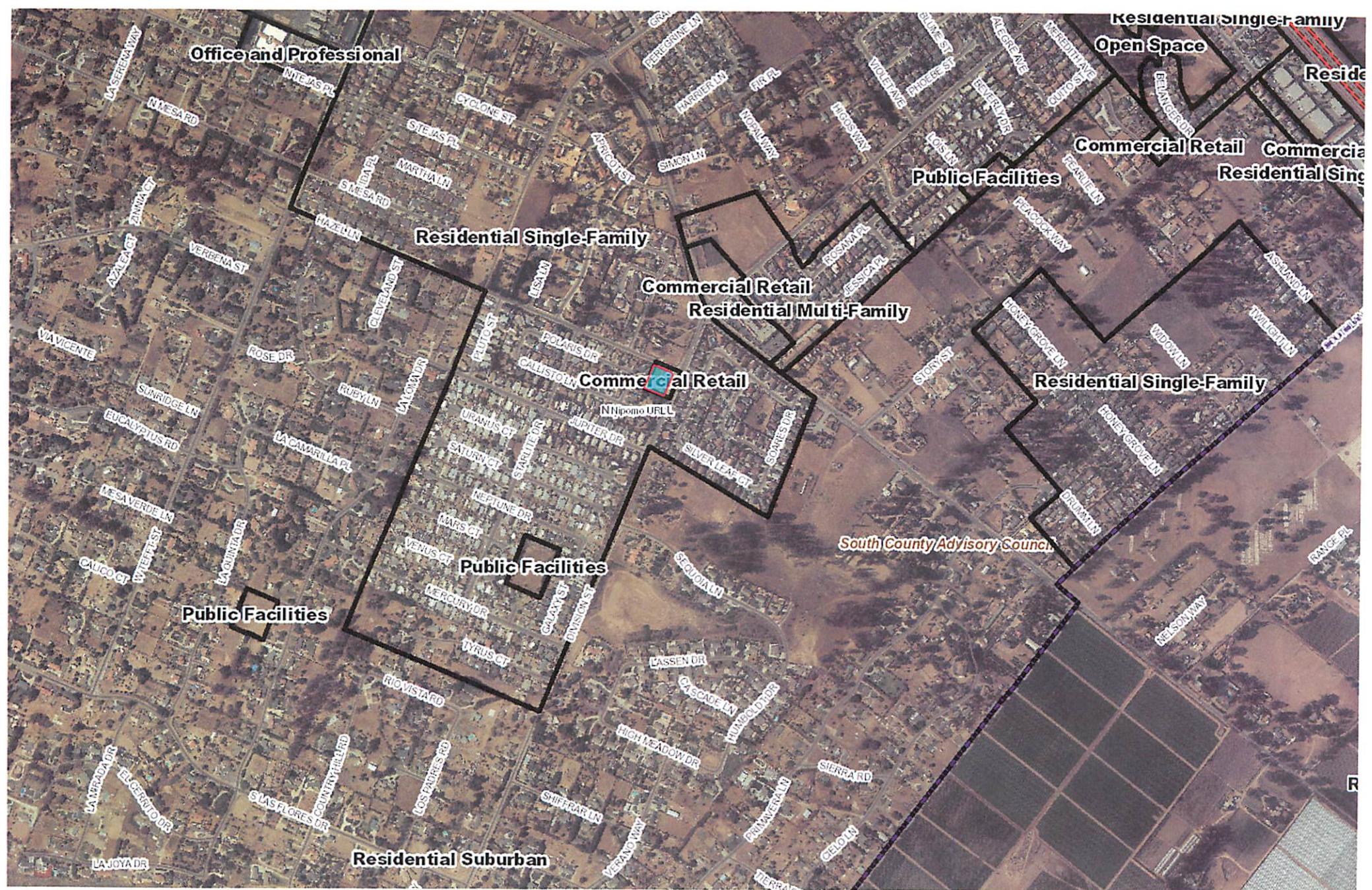
PLANTING PALLET

- TREES**
 ARBUTUS 'MARINA' / AROMOA ARBUTUS
 GLEDITSIA TRIACANTHOS 'INERMIS' / THORNLESS HONEY LOCUST
 LAGERSTROMEMIA INDICA 'TUSCARPRA' / CRAPE MYRTLE (RED)
 AND OTHERS APPROVED BY COUNTY
- SHRUBS**
 ANIGOZANTHOS 'BIG RED' / RED KANGAROO PAW
 CALLISTEMON 'LITTLE JOHN' DWARF BOTTLE BRUSH
 RAPHIOLEPIS INDICA 'PINK LADY' / INDIA HAWTHORN (PINK)
 RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY
 AND OTHERS APPROVED BY COUNTY
- MULCH**
 A VARIETY OF MULCHES WILL BE SLEECTED, MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER RIVER ROCK, RIVER PEBBLES, DECOMPOSED GRANITE OR 'WALK-ON' BARK.



CONCEPTUAL LANDSCAPE PLAN





Office and Professional

Residential Single-Family
Open Space

Residential Single-Family

Public Facilities

Commercial Retail
Commercial Residential Single-Family

Commercial Retail
Residential Multi-Family

Commercial Retail

Residential Single-Family

Public Facilities

South County Advisory Council

Public Facilities

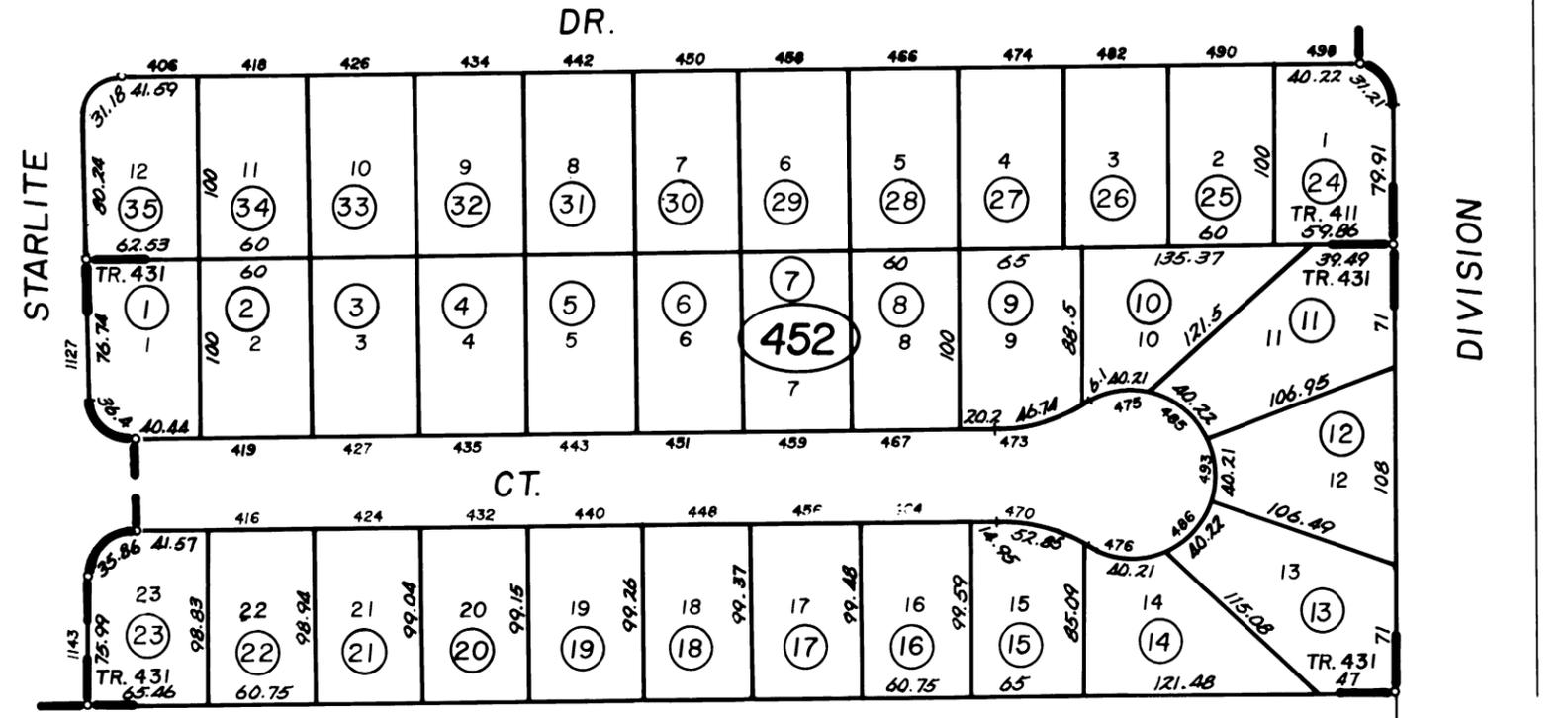
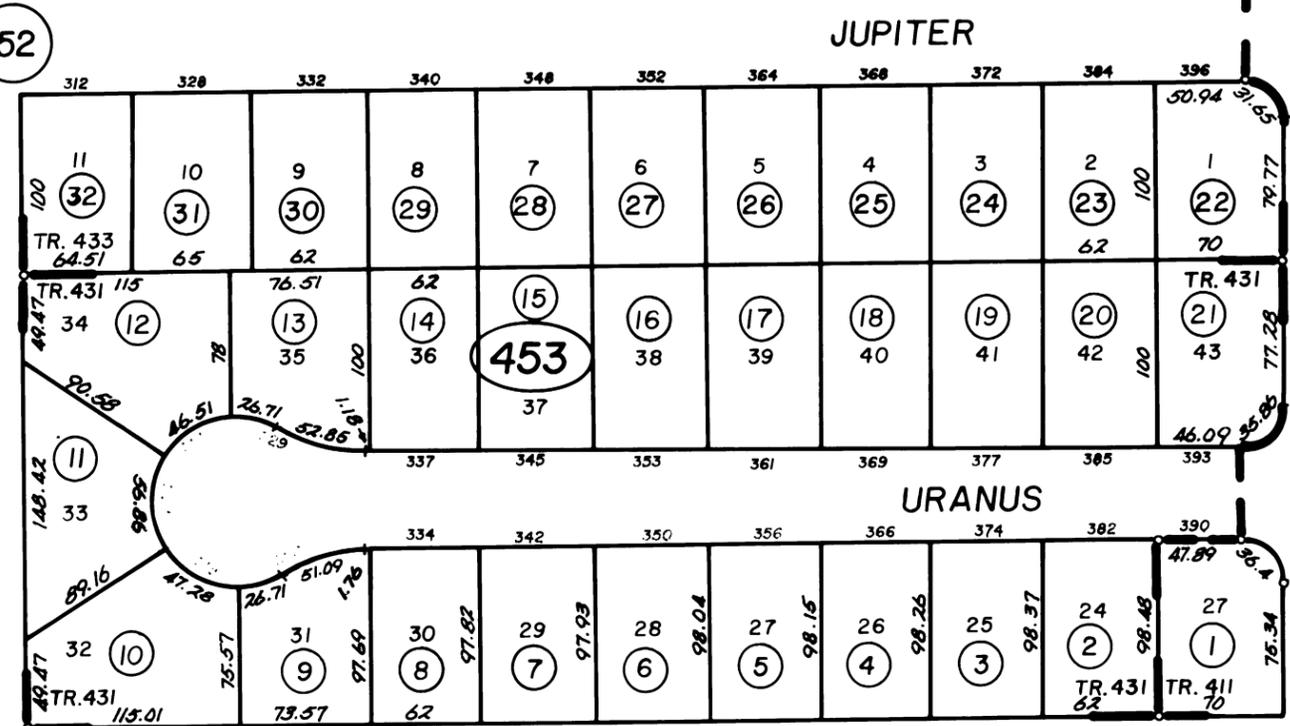
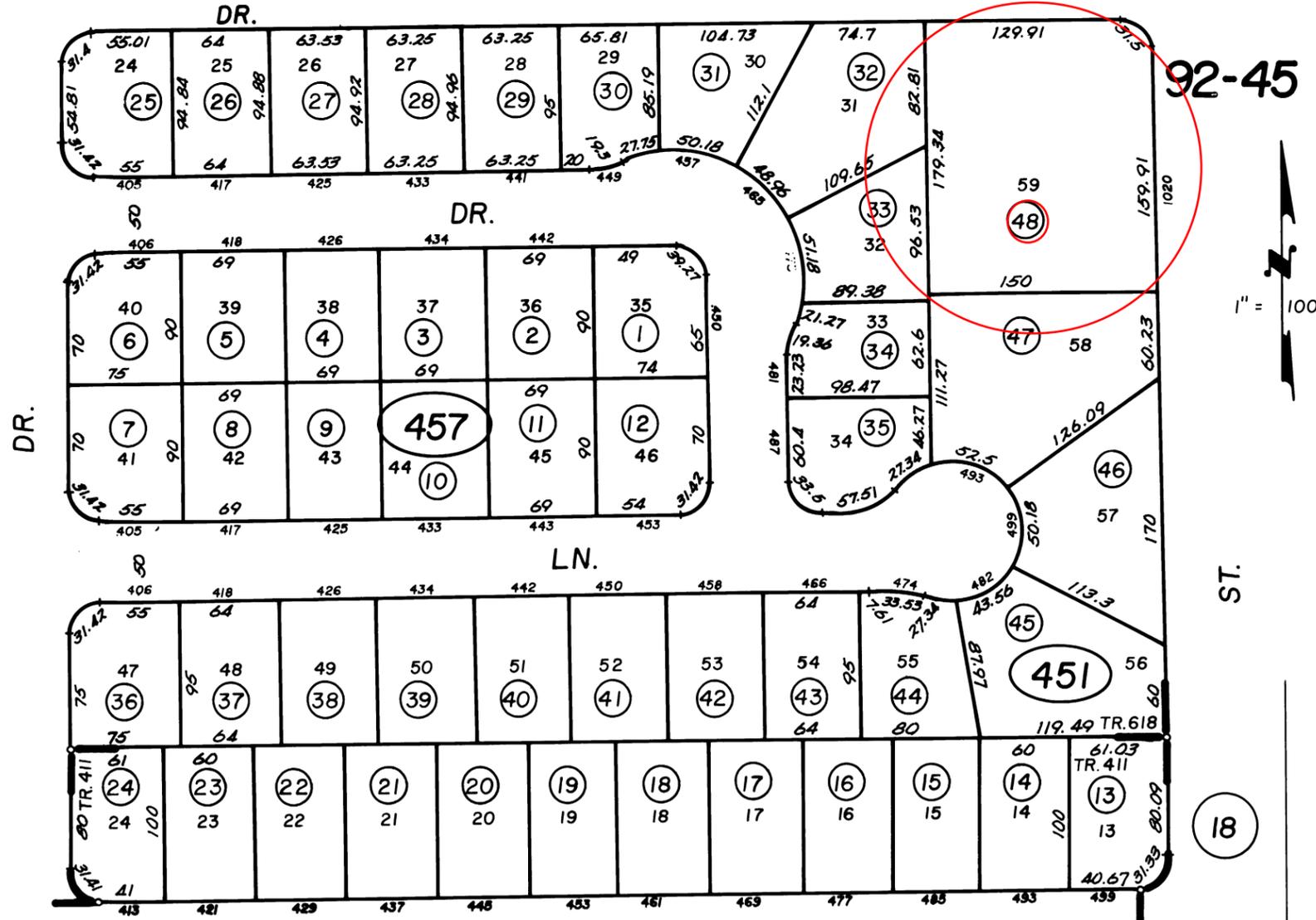
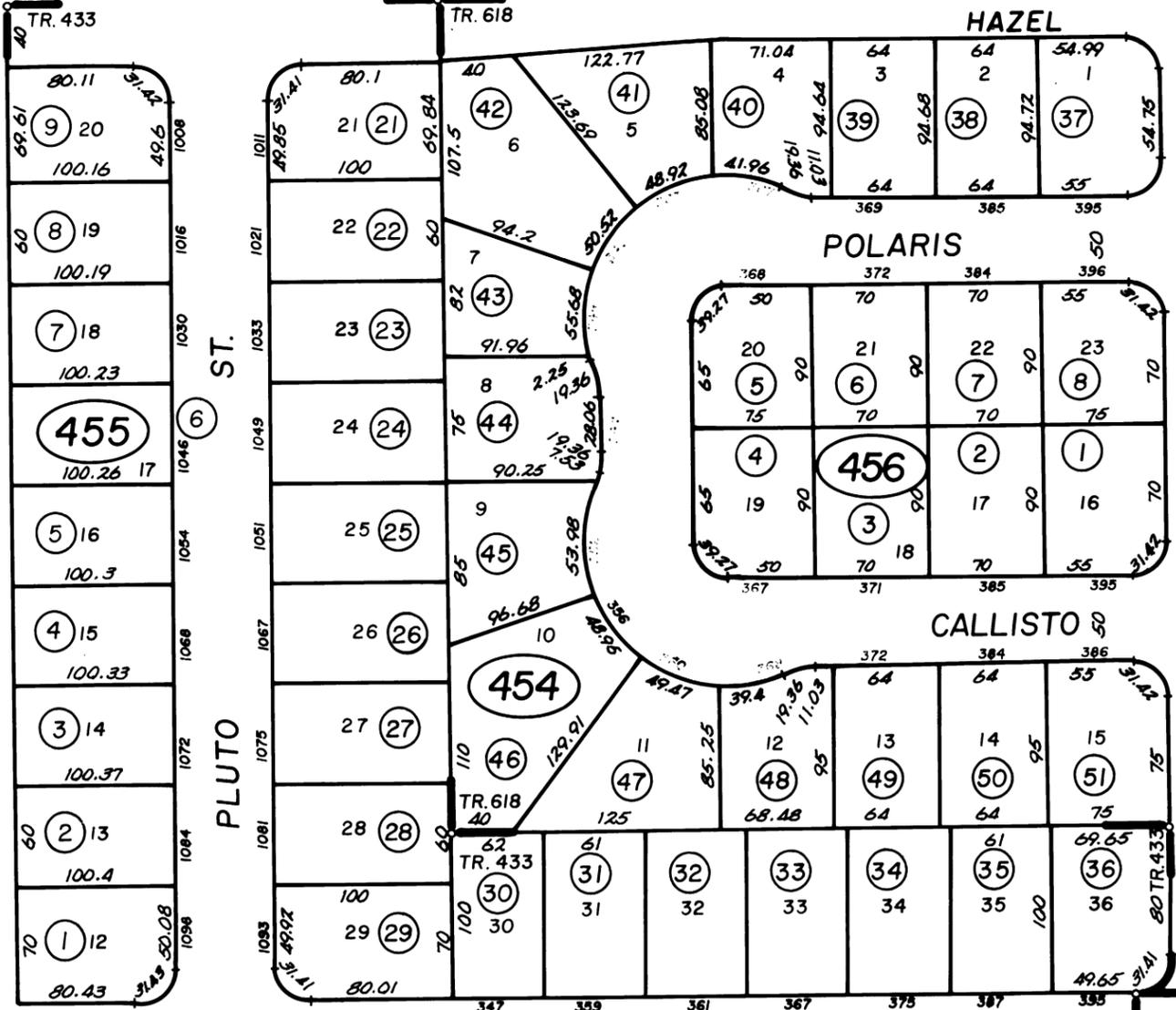
Residential Suburban

R



092-451-048

Nipomo URL



Tr. 411, Galaxy Park Add. No.1, R.M. Bk. 8, Pg. 6
 Tr. 431, Galaxy Park Add. No.2 R.M. Bk. 8, Pg.10
 Tr. 433, Galaxy Park Add. No.3 R.M. Bk. 8, Pg.29

Tr. 618, R.M. Bk. 10, Pg. 33

This Map Is Prepared For Assessment Purposes Only.

Assessor's Map Bk. 92 - Pg. 45
 County of San Luis Obispo, Calif.

Rev. 1/24/82

1" = 100'

18



Parcel Summary Report For Parcel # 092-451-048

8/5/2016
12:28:42PM

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 GARIBAY HUGO C
 700 SANDYDALE NIPOMO CA 93444-9515

OWN GARIBAY LIVING TRUST

OWN GARIBAY MARICELA B

Address Information

Status **Address**
 P 01020 DIVISION ST NIPO

Lot Information:

<u>Tract / Twshp</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>
618	0000	0059	Nipomo	South County P	CR			Y	SS	D890041P

Parcel Information

Status **Description**
 Active TR 618 LT 59

Notes
 OK TO TAKE A TIME EXTENSION CHECK ON ON THIS MAP TRACT 2797 SWC/KBN 9/29/15.

Tax Districts
 0472007 - REVISED LOT LAYOUT AND ARCHITECTURAL ELEVATIONS APPROVED IN SUBSTANTIAL CONFORMANCE WITH PC APPROVAL. SEE FILE FOR REVISED PARCELS AND SITE PLANS. SEF
 LUCIA MAR
 SAN LUIS OBISPO JT(27,40)
 COASTAL SAN LUIS
 SAN LUIS
 NO. 04



Parcel Summary Report For Parcel # 092-451-048

8/5/2016
12:28:43PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 01

AREA NO. 01, ZONE F

AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2016-00005

REC

Primary Parcel

Description:

MIXED USE DEVELOPMENT: 8,200 SQFT. COMMERCIAL, (4) 800 SQFT. STUDIO RESIDENCE UNITS, 2 GAS PUMPS.

PRE2015-00067

MET

Primary Parcel

Description:

MIXED USE PROJECT - RESIDENTIAL AND COMMERCIAL RETAIL.

SUB2005-00140

PTX

Primary Parcel

Description:

MIXED USE/PUD 4 LOT TRACT MAP SINGLE FAMILY/COMMERCIAL