SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 8/26/2016

TO: _____

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

PROJECT DESCRIPTION:
DRC2016-00009 SLOTOWN PROPERTIES LLC – Proposed minor use permit for the construction of two one-story office and warehouse commercial buildings; Parcel 1 building 8,198 SF (with mezzanine), and Parcel 2 building 16,029 SF.
SUB2016-00007 SLOTOWN PROPERTIES LLC – Proposed two-parcel subdivision to create 0.73 and 1.52 acre parcels.
APN(s): 076-512-025

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

DRC2016-00009 SLOTOWN PROP

MINOR USE PERMIT

OFFICE WAREHOUSE COMMERCIAL BUILDINGS (2)
SLOSLO/ SLOC

SUB2016-00007 CO16-0152 SLOTOWN PROP

Parcel Map

2 LOT PARCEL MAP

SLOSLO/ SLOC
AR CS

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Public Lot ☐ Receiving Site ☐ Reversion to Acreage
- ☐ Condominium (new or conversion) ☐ Sending Site
- ☐ Road Abandonment ☐ Road Name
- ☐ Tract Map ☒ Parcel Map ☐ Lot Line Adjustment
- ☐ Amendment to approved land division

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name SLO TOWN PROPERTIES, LLC Daytime Phone
Mailing Address 682 Vetter Lane Arroyo Grande, CA Zip Code 93420
Email Address: jmotter@floorconnection.com

☐ Applicant Name same as owner Daytime Phone
Mailing Address Zip Code
Email Address:

☐ Agent Name OASIS ASSOCIATES, INC. / C.M. Florence, AICP Daytime Phone
Mailing Address 3427 Miguelito Court San Luis Obispo, CA Zip Code 93401
Email Address: cmf@oasisassoc.com

PROPERTY INFORMATION

Total Size of Site: 2.25 acres Assessor Parcel Number(s): 076-512-025
Legal Description: LOT 25 OF TRACT 2368, BOOK 28 PAGES 56 THROUGH 61,
Address of the project (if known): 4725 Allene Way
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Broad Street, East on Farmhouse Lane, South on Allene Way

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant, with non-native grasses. Existing tract improvements: utility vaults and wells.

PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): Two-parcel subdivision (CO16-0152) to create .73 and 1.52 acre parcels
Minor use permit for two (2) one-story office and warehouse commercial buildings. Parcel 1 bldg: 8,198 SF (with mezzanine). Parcel 2 bldg: 16,029 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 _____ Date 15 Aug 16

FOR STAFF USE ONLY

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): 4725 Allene Way, San Luis Obispo, CA, identified as Assessor Parcel Number 076-512-025, 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: Subdivision and Land Use Permit (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: Jim Motter

4. Daytime Telephone Number: 805-441-4952

5. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property
   _____

Person or entity granting consent:

Print Name: SLO Town Properties, LLC; James Motter

Print Address: 682 Vetter Lane Arroyo Grande, CA 93420

Daytime Telephone Number: 805-441-4952

Signature of landowner: _____ Date: _____

Authorized agent:

Print Name: Oasis Associates, Inc.; C.M. Florence, AICP

Print Address: 3427 Miguelito Court, San Luis Obispo, CA 93401

Daytime Telephone Number: 805-541-4509

Signature of authorized agent: _____ Date: 15 Aug 16

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Project Information:

What is the proposed density or parcel size?: Parcel 1: .73 acres. Parcel 2: 1.52 acres

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 2.25

What will the property be used for after division: Commercial development; office and warehouse

Is the property part of a previous subdivision that you filed? ☐ Yes ☒ No

If Yes, what was the map number: ☐ Tract No: _____ ☐ CO _____ ☐ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? ☒ Yes ☐ No

Building permits or other approval? ☐ Yes ☒ No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☒ No
off-site improvements completed with Tract 2368

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? _____

Describe existing and future access to the proposed project site: Access from Allene Way. 1 existing driveway to remain. 1 additional driveway proposed.

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

North: Commercial Service / Vacant South: Commercial Service / Vacant

East: Commercial Service / Office West: Commercial Service / Tract Stormwater Basin

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

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

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

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____

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

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

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

List available or proposed utilities: ☒ Gas ☒ Telephone ☒ Electricity ☒ Cable TV

Adjustments: Are you requesting any adjustments? ☐ Yes ☒ No If Yes, please complete:

☐ Parcel & site design (21.03.010(c)) ☐ Access & circulation design (21.03.010(d))

☐ Flood hazard & drainage (21.03.010(e)) ☐ Water supply (21.03.010(f))

☐ Sewage Disposal (21.03.010(g)) ☐ Public Utilities (21.03.010(h))

☐ Road Exception (21.03.010(d))

Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

❑ Dedicate property for park & recreation purposes ☒ Pay the in-lieu fee

❑ Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

_____

Specify the proposed ownership and method of maintenance of the open space: _____

_____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- ❑ New housing project containing 11 or more dwelling units or parcels; OR
- ❑ Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- ❑ Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

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): n/a

Describe existing and future access to the proposed project site: Allene Way. 1 (e) driveway to remain; 1 driveway proposed.

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

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Commercial Service / Vacant South: Commercial Service / Vacant
East: Commercial Service / Office West: Commercial Service / Tract Stormwater Basin

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 24659 sq. feet 22 % Landscaping: 42515 sq. feet 43 %
Paving: 23562 sq. feet 24 % Other (specify) _____
Total area of all paving and structures: 48221 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 2.25 ☐ sq. feet ☒ acres
Number of parking spaces proposed: 95 Height of tallest structure: 35'
Number of trees to be removed: 0 Type: _____
Setbacks: Front 12 Right 5 Left 69 Back 55

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: Fiero Lane Mutual Water Company
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: Fiero Lane Mutual Water Company
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: 2400 ☒ sq. feet ☐ acres
Total floor area of all structures including upper stories: 24,227 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: _____ sf
Total of area of the lot(s) minus building footprint and parking spaces: _____ sf

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: 2.25 acres
   Moderate slopes - 10-20%: _____ acres
   20-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
   If yes, please explain: Grading associated with Tract 2368 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: Broad Street/State Route 227.

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 General domestic office and warehouse use
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? .98 afy
4. How many service connections will be required? 2 domestic; 2 landscape
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? ☒ Yes ☐ No
   Bacteriological? ☐ Yes ☐ No
   Chemical? ☐ Yes ☐ No
   Physical ☐ Yes ☐ No
   Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis (☐ OK or ☐ Problems)
   ☒ Will Serve Letter ☐ Pump Test _____ Hours_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☐ No
4. Has a piezometer test been completed?
   ☐ Yes ☐ No 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 Location of connection: Allene Way
2. What is the amount of proposed flow? 500 G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: San Luis Garbage Company

3. Where is the waste disposal storage in relation to buildings? West of buildings
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
   ☒ Yes ☐ No

Community Service Information

1. Name of School District: San Luis Coastal Unified School District
2. Location of nearest police station: California Highway Patrol, 4115 Broad Street
3. Location of nearest fire station: Cal Fire Station, Broad Street
4. Location of nearest public transit stop: Marigold Center, Broad Street
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: Vacant. formerly seasonal grazing pasture.
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.

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 *: n/a project will comply with Title 24 standards
   *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:
   on-site stormwater management. compliance with Tract 2368 conditions of approval.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☒ Yes ☐ No
   If yes, please describe and provide "ED" number(s): ED01-322

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Minor use permit for proposed office and warehouse buildings and related site improvements.

   (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.)

DRC2016-00009 SLOTOWN PROP

MINOR USE PERMIT

OFFICE WAREHOUSE COMMERCIAL BUILDINGS (2)
SLOSLO/ SLOC

SUB2016-00007 CO16-0152 SLOTOWN PROP

Parcel Map

2 LOT PARCEL MAP

SLOSLO/ SLOC
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Mailing Address 682 Vetter Lane Arroyo Grande, CA Zip Code 93420
Email Address: jmotter@floorconnection.com

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Legal Description: LOT 25 OF TRACT 2368, BOOK 28 PAGES 56 THROUGH 61,
Address of the project (if known): 4725 Allene Way
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PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): Two-parcel subdivision (CO16-0152) to create .73 and 1.52 acre parcels
Minor use permit for two (2) one-story office and warehouse commercial buildings. Parcel 1 bldg: 8,198 SF (with mezzanine). Parcel 2 bldg: 16,029 SF.

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FOR STAFF USE ONLY

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Project Information:

What is the proposed density or parcel size?: Parcel 1: .73 acres. Parcel 2: 1.52 acres

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 2.25

What will the property be used for after division: Commercial development; office and warehouse

Is the property part of a previous subdivision that you filed? ☐ Yes ☒ No

If Yes, what was the map number: ☐ Tract No: _____ ☐ CO _____ ☐ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

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Building permits or other approval? ☐ Yes ☒ No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☒ No
off-site improvements completed with Tract 2368

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

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

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____

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List available or proposed utilities: ☒ Gas ☒ Telephone ☒ Electricity ☒ Cable TV

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☐ Road Exception (21.03.010(d))

Briefly describe the reasons for the request _____

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How are you proposing to meet the requirements of the Quimby Ordinance:

❑ Dedicate property for park & recreation purposes ☒ Pay the in-lieu fee

❑ Request credit for common open space (if you are choosing this option, please complete below)

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- ❑ New housing project containing 11 or more dwelling units or parcels; OR
- ❑ Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- ❑ Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

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): n/a

Describe existing and future access to the proposed project site: Allene Way. 1 (e) driveway to remain; 1 driveway proposed.

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
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Total area of grading or removal of ground cover: 2.25 ☐ sq. feet ☒ acres
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Number of trees to be removed: 0 Type: _____
Setbacks: Front 12 Right 5 Left 69 Back 55

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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: 2.25 acres
   Moderate slopes - 10-20%: _____ acres
   20-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
   If yes, please explain: Grading associated with Tract 2368 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: Broad Street/State Route 227.

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 General domestic office and warehouse use
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? .98 afy
4. How many service connections will be required? 2 domestic; 2 landscape
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? ☒ Yes ☐ No
   Bacteriological? ☐ Yes ☐ No
   Chemical? ☐ Yes ☐ No
   Physical ☐ Yes ☐ No
   Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis (☐ OK or ☐ Problems)
   ☒ Will Serve Letter ☐ Pump Test _____ Hours_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information

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

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☐ No
4. Has a piezometer test been completed?
   ☐ Yes ☐ No 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 Location of connection: Allene Way
2. What is the amount of proposed flow? 500 G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: San Luis Garbage Company

3. Where is the waste disposal storage in relation to buildings? West of buildings
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
   ☒ Yes ☐ No

Community Service Information

1. Name of School District: San Luis Coastal Unified School District
2. Location of nearest police station: California Highway Patrol, 4115 Broad Street
3. Location of nearest fire station: Cal Fire Station, Broad Street
4. Location of nearest public transit stop: Marigold Center, Broad Street
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: Vacant. formerly seasonal grazing pasture.
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.

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 *: n/a project will comply with Title 24 standards
   *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:
   on-site stormwater management. compliance with Tract 2368 conditions of approval.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☒ Yes ☐ No
   If yes, please describe and provide "ED" number(s): ED01-322

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Minor use permit for proposed office and warehouse buildings and related site improvements.

   (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.)

See Land Division Application for information

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: _____
3. Where is the waste disposal storage in relation to buildings? _____
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 (1/2 mile or closer) of the project? ☐ Yes ☐ No

Historic and Archeological Information

1. Please describe the historic use of the property: _____
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: typically Monday- Friday Hours of Operation: 6am-7pm
2. How many people will this project employ? tbd
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. _____ 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

See Land Division Application for 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: _____

PROJECT SUPPLEMENT
TO THE LAND DIVISION AND MINOR USE PERMIT APPLICATION FOR

Lot 25 of Tract 2368
4725 Allene Way, San Luis Obispo, CA
August 2016

I. INTRODUCTION

The East Airport Commerce Park is a prime location to establish a new business or expand an existing business in the community of San Luis Obispo. The proposed subdivision and development of 47255 Allene Way (Lot 25 of Tract 2368 – APN 076-512-025) will provide the opportunity for businesses be established or relocated to the business park and provide greater flexibility and independent development and operations of the proposed buildings.

II. PROJECT TEAM

A. PROJECT APPLICANT
SLO TOWN PROPERTIES, LLC
c/o James Motter, Manager
682 Vetter Lane
Arroyo Grande, CA 93420
805-441-4952
wlewis@slofoodbank.org

B. APPLICANT'S AGENT
OASIS ASSOCIATES, INC.
c/o C.M. Florence, AICP
3427 Miguelito Court
San Luis Obispo, CA 93401
(805) 541-4509
cmf@oasisassoc.com

C. ARCHITECT
GARY W. MADJEDI ARCHITECT
c/o Gary W. Madjedi, AIA, NCARB
330 Acero Place
Arroyo Grande, CA 93420
805-473-2731
gmadjedi@gwmarchitect.com

D. CIVIL ENGINEER
KVC CIVIL ENGINEERING
c/o Keith Crowe, PE & Stacie Gleim
P.O. Box 1583
Paso Robles, CA 93447
(805) 227-4159
staciegleim@earthlink.net

E. LANDSCAPE ARCHITECT
OASIS ASSOCIATES, INC.
c/o Scott Wright, ASLA
3427 Miguelito Court
San Luis Obispo, CA 93401
(805) 541-4509
scott@oasisassoc.com

F. LAND SURVEYOR
MBS LAND SURVEYS
c/o Michael B. Stanton, PLS
3563 Sueldo Street, Unit Q
San Luis Obispo, CA 93401
(805) 594-1960
mike@mbslandsurveys.com

III. PROJECT DESCRIPTION

This Land Division and Minor Use Permit application is being submitted for a proposed minor subdivision and commercial development at 4725 Allene Way (Lot 25 of Tract 2368 / East Airport Commerce Park).

The proposed subdivision of the 2.25-acre Commercial Service (C-S) zoned parcel would create two (2) parcels. Tentative parcel map CO 16-0152 (MBS Land Surveyors, May, 11 2016) has been prepared. The two (2) parcels are proposed with the following acreage.

Table 1. Proposed Acreage

Parcel	Gross Acreage
Parcel 1	**.73**
Parcel 2	**1.52**

Access to the parcels is provided by driveways on Allene Way. The development includes a new shared driveway. The subdivision application proposes a reciprocal access easement, in addition to easements for drainage and utilities. The shared access is consistent with Tract Conditions of Approval 29.B. that "parking lot design shall consider and be designed, where feasible, for connections to adjacent property parking lots." The existing driveway curb cut will be used as a second access point for Parcel 2.

The proposed development consists of two (2) commercial shell buildings; which will be on separate parcels after completion of the subdivision. The proposed development of the parcels has been designed to meet the development standards as a single parcel and also for the final subdivided parcel configuration. Therefore, unless otherwise noted, property and development standards provided in this document use the proposed parcel sizes and related property lines. The Proposed Building 1 (on Parcel 1) is a 8,198 square foot (SF) warehouse and office building with a small 198 SF mezzanine to access a second floor deck area. It is anticipated that this building will be approximately 60% warehouse area and 40% office area. Building 2 (on Parcel 2) is a one-story 16,029 SF commercial shell building with expected future tenants to be warehouse and office uses. The project site design also includes associated parking, landscaping, and site improvements.

A. PROPERTY HISTORY

On August 14, 2003, the Planning Commission approved Resolution No. 2003-59 – Vesting Tentative Tract Map 2368 and a Conditional Use Permit for a 58 acre/ 26-lot commercial service zoned subdivision. The Tract Map and Conditional Use Permit were supported by a Mitigated Negative Declaration (ED01-322).

Exhibit B-1 of the Planning Commission Resolution includes the Conditions of Approval associated with the improvements associated with the tract. All tract improvements have been constructed and approved by the County and other agencies (e.g., CalTrans) or paid through via in-lieu fees (e.g., into both the City and County of San Luis Obispo fee programs). Exhibit B-2 of the Resolution includes

Conditions of Approval that provide guidance for all development within the tract, and specific conditions for the development of Lot 25.

B. Surrounding Zoning/Uses

North – Commercial Service / Vacant
South – Commercial Service / Vacant
East – Commercial Service / Office
West – Commercial Service / EACP Stormwater Basin

C. Existing Conditions

There are twenty-six (26) buildable lots with Tract 2638/East Airport Commerce Park. The Fiero Lane Mutual Water Company facilities are located on Lot 28. Lots 23 and 26 are stormwater basins that collect drainage from the entire tract. Lot 27 is a remainder lot. Several developments are entitled, under construction, or completed within the tract. In the ensuing years since the final map for Tract 2368 was recorded, four (4) minor subdivisions have been approved, the noted current number of parcels reflect the recorded subdivisions.

The subject property is currently vacant. There are two (2) non-potable water wells located on the subject property. These wells are currently not actively being used, and will remain in place. The existing access easement to the adjacent stormwater basin will be relocated and has been incorporated into the project design.

IV. LAND DIVISION

Based on environmental mitigations, the maximum building square footage for the entire tract development is not to exceed 500,000 SF. Parcels are allotted building square footage calculated by lot size. Lot 25 (before subdivision) is allotted 25,287 SF[1] of building development. To maintain consistent application of the tract building square footage allotment, the proposed parcels would be allotted building areas in proportion to the gross acreage of each new parcel, as follows:

Table 2. Proposed Building Allotment/Parcel

Parcel #	Gross Acres	Building Allotment Calculation	Parcel Building Allotment (SF)
Parcel 1	0.73	0.73 gross acres/ 2.25 acre (existing parcel size) x 25,287 SF (existing allotted SF development) =	**8,204**
Parcel 2	1.52	1.52 gross acre/ 2.25 acre (existing parcel size) x 25,287 SF (existing allotted SF development) =	**17,082**

Water use was similarly allotted to each lot. Lot 25 is allocated .70 acre feet/year (afy) for a drought year and .98 afy for an average year. The proposed parcels would be allocated the following water use:

[1] Individual lot acreage (gross)/"project" acreage (44.49) x 500,000 SF = max building SF/Lot. *(Tract CUP Condition #3, modified by Reso #2011-028)* Therefore, Lot 25 = (2.25 acres)/44.49 acres x 500,000 SF = 25,287 square feet

Table 3. Drought Year Water Allotment/Parcel

Parcel	Drought Year Water Allotment Calculation	Drought Year Water Allotment (afy)
Parcel 1	0.73 gross acre/ 2.25 acre (existing parcel size) x .70 afy (existing water allotment) =	**.23**
Parcel 2	1.52 gross acre/ 2.25 acre (existing parcel size) x .70 afy (existing water allotment) =	**.47**

Table 4. Average Year Water Allotment/Parcel

Parcel	Average Year Water Allotment Calculation	Average Year Water Allotment (afy)
Parcel 1	0.73 gross acre/ 2.25 acre (existing parcel size) x 1.65 afy (existing water allotment) =	**.32**
Parcel 2	1.52 gross acre/ 2.25 acre (existing parcel size) x 1.65 afy (existing water allotment) =	**.66**

The resulting subdivided parcels comply with the tract conditions. The subdivision would maintain the same overall tract building development square footage, water use, and waste water discharge capacity, as currently conditioned.

A. Existing Environmental Review

The tract subdivision was supported by a Mitigated Negative Declaration (ED01-322). The proposed subdivision would not change the overall tract development capacity, and therefore, tract mitigation measures would remain applicable and effective to the proposed land division. For example, water, waste water and traffic mitigations are based upon the overall tract development square footage. The 500,000 SF limitation of building development for the tract as a whole remains unchanged with the proposed subdivision. Mitigations measures for individual developments are embedded in the tract conditions of approval (Resolution No. 2003-59, Exhibit B-2 Conditional Use Permit Conditions). The conditions are addressed in this supplement, a Tract Conditions of Approval Comparison Table can be provided, if required. Specific to Lot 25, the project is designed with various exterior plans, depths, roof heights, and materials consistent with Condition of Approval 7.F. Additionally, the project does not include any loud, noise generating equipment, consistent with Condition of Approval 26.

B. Land Division Ordinance & Policy Conformance

The following items are intended to specifically address the proposed land division aspect of the proposed project. Additional information regarding the proposed structures and uses is found in the Minor Use Permit Section of this document.

1. Real Property Division- Title 21

The proposed subdivision complies with the County ordinances (noted below) and the Subdivision Map Act. The future development of the two (2) proposed parcels will include site improvements, including drainage and grading, pursuant to Subdivision Map Act §§ 66411 and 66411.1.a. The

resulting parcels will organize infrastructure and access to minimize development impacts while maintaining the ability for the property to be developed to its full potential.

2. LUO- Tile 22: Subdivision in Commercial and Office Categories- §22.22.090

Subdivision standards are based on the zoning category of a given parcel. In the Commercial and Office categories, minimum parcel size is established by available community services (water/waste water treatment). The proposed parcels will utilize the established community water system and community waste water system. Based on these existing systems, the minimum allowable parcel size is 6,000 SF. The proposed parcels exceed the minimum parcel size for the Commercial category.

3. LUO San Luis Obispo Urban Area Standards §22.96.040

The subject property is within the San Luis Obispo Planning Area and the San Luis Obispo Urban Area Standards apply to the property. The urban standards limit some uses allowed in the CS zone. The area-wide standards are applicable to land use entitlement and development, the proposed use, and building development will conform to the applicable standards for the San Luis Obispo Planning Area, as discussed in the Minor Use Permit Section below.

4. LUO Combining Designation: Airport Review (AR) Area §22.96.020

The subject property is within the AR combining designation which requires review by the Airport Land Use Commission. Standards for the AR combining designation were reviewed at part of the establishment of the commercial tract. The proposed land division and development are consistent with conditions and mitigations previously approved by the Airport Land Use Commission.

5. San Luis Obispo County Airport Land Use Plan (ALUP)

The Airport Land Use Plan ("ALUP") provides standards and regulations for development and land uses. Land division is not within the scope of the ALUP. The subject property is within Airport Safety Area S-1b. Current and future developments are subject to the applicable use, density, and noise requirements of the ALUP, as discussed in the Minor Use Permit Section below.

V. MINOR USE PERMIT

The Minor Use Permit application includes a request for the development of two (2) commercial buildings and associated improvements, as follows:

- 8,198 SF commercial shell building with 198 SF mezzanine (located on the proposed Parcel 1);
- 16,029 SF one-story commercial shell building (located on the proposed Parcel 2);
- 95 vehicle parking spaces;
- Related grading, drainage, and landscaping.

Lot 25 has a land use designation of Commercial Service (C-S). Future tenants of the shell buildings may include future office and/or warehouse uses and, therefore, the buildings are designed to accommodate a single or multiple tenants. The proposed commercial buildings and anticipated uses are allowable in the Commercial Service land use designation. The Minor Use Permit is required due

to the proposed site disturbance.[2] The proposed project complies with the County Land Use Ordinance development standards, as outlined below.

Parcel 1 and 2 of Lot 25 are designed with a comprehensive design for grading and drainage to provide the most efficient and effective drainage and stormwater control for the property and also allows for shared access. (See Preliminary Grading and Drainage Plan, KVC Civil Engineering). The reciprocal easements for this design are addressed as part of the land division and parcel map. The total site disturbance of 2.25 acres is consistent with project characteristics for a Minor Use Permit requirement.

Sheet A100 (Gary W. Madjedi Architects, August 2, 2016) depicts the project layout on the subject property with the proposed subdivision. The proposed development for each parcel is below the allotted building square footage for the new parcels as calculated in the Subdivision section above.

Table 5. Proposed Building Allotment and Proposed Building Size

Parcel	Building SF Allotment	Proposed Building SF
Parcel 1	**8,204**	**8,198**
Parcel 2	**17,082**	**16,029**
Total	**25,286**	**24,227**

A. Architectural Design

The East Airport Commerce Park's building aesthetic is guided by the tract's *Architectural Design Guidelines – East Airport Commerce Park*, November 2007, as administered by the Architectural Control Committee, which considers and approves the architectural style, related improvements and details of each site. To date, the tract's architectural styles – "modern agrarian" and "airport contemporary" have been interpreted into exceptionally interesting and high quality structures. These structures and related improvements have set the stage for all subsequent development.

The proposed buildings have been designed in a "Modern Agrarian" style incorporating varied roof heights and color elements for visual interest. Awnings are provided throughout the project for both weather protection and enhance the agrarian vernacular. The materials include standing seam metal roofing and vertical metal siding above a concrete wainscot. The buildings include insets and pop-out elements, and areas contrasting siding to provide horizontal articulation.

The variable setbacks of the buildings enhances view corridor from the public right-of-way. Building 2 provides a large outdoor area to the southeast, protected from the prevailing winds in the area and interfaces with the street front. Parking areas are connected with two shared entries.

[2] Minor Use Permit is required for projects with a site disturbance of 1 to 3 acres. (LUO §22.08.030, Table 2.3 Project-Based Permit Requirements) and per the Tract Condition of Approval #48 (Resolution No. 2003-59). The estimated warehouse use area (16,576 SF) and office use area (7,651 SF) would require a site plan review.

B. Landscape Architectural Design

The landscape architectural design, depicted on Sheet L-1/Conceptual Landscape Plan consists of selectively placed trees and shrubs, of appropriate height and species, to create an aesthetically pleasing and functional planting design. The planting scheme is designed with ornamental trees to provide shade for exterior use areas and the parking field, to frame desirable views of the hills, and to screen utilitarian areas, while considering the constraints posed by the property's proximity to the airport. Native and naturalized drought-tolerant plants have been proposed throughout.

The main entry plaza, located on the south side of the Parcel 2 building, takes advantage of the preferred solar exposure and wind protection. The area is demarcated with a low-height concrete seat-wall and central raised planter planted with a specimen shade tree. Benches and tables are provided for outdoor seating. Pedestrian and accessible paths of travel have been designed to connect the adjoining parking lots and access ways between buildings.

The design also employs low impact design ("LID") principles. A large portion of the landscape areas have vegetated bioswales that will be planted with native grasses, sedges, and rushes to enhance water quality prior to stormwater entering the tract's stormwater basin(s). Landscape boulders and cobble are also placed along the bioswale to enhance its appearance.

The proposed irrigation system will utilize a drip type irrigation system controlled by an evapotranspiration (ET) weather-based clock (utilizing rain, solar and temperature sensors) that will provide water savings of greater than 10% over baseline supplemental irrigation use. Plant material has also been designed with conservation in mind and it is expected that water use will be reduced by over 20% subsequent to post-establishment of the plant material. The irrigation system utilizes all non-potable water.

VI. County Land Use Ordinance ("LUO") Development Standards

A. Building Height – LUO §22.10.090

The proposed building heights are 32 and 35 feet in height and comply with the LUO development standard for the Commercial Service land use designation.

B. Setbacks – LUO §22.10.140

The following table provides the County required setbacks in the Commercial Service land use category and the proposed building setbacks. The proposed building is in conformance with the minimum setback standards for the property. Setbacks are noted based on the proposed subdivision property lines.

Table 6. Setbacks

Setback	Required Setback (ft)	Parcel 1 Provided Setback (ft)	Parcel 2 Provided Setback (ft)
Front (Allene Way)	10	95	12
Side	0	5	69
Side [a)]	0	39	37
Rear	0	55	56

a) to proposed property line per parcel map CO16-0152

C. Parking – LUO §22.18.050

For purposes of parking, the proposed use of the Building 1 includes both office and warehouse use. Building 2 is calculated as an office use. The proposed parking meets the required parking for the expected warehouse and office uses. (See Table 7. Parking Requirements) and allows for future flexibility for a greater variety of potential warehouse and office tenants while maintain consistency with the Minor Use Permit level of permit for office use area.

Table 7. Parking Requirements

Use	Parking Spaces Required	Calculation	Parking Required	Parking Provided
Bldg 1 Office (other)	1 space per 400 sq. ft.	3,050 SF/ 400	7.6	
Bldg 1 Warehouse	1 space per 1,000 sq. ft. (1st 10K/SF)	5,148 SF /1,000	5.2	
	1 space per 3,000 sq. ft. (>10K/SF	n/a /3,000		
		Subtotal	**5.2**	25 (Parcel 1)
Bldg 2 Office (other)	1 space per 400 sq. ft.	16,029 SF/ 400	40	
		Subtotal	**40**	70 (Parcel 2)
		TOTAL	**45**	**95**

The proposed parcels 1 and 2 provide adequate parking for the respective buildings on each parcel. A reciprocal access easement is included as part of the proposed subdivision.

Five (5) accessible spaces are included, which meets the ADA and LUO requirements. The project will meet the requirement for bicycle parking by providing a minimum of six (6) bicycle parking spaces.

VII. AIRPORT LAND USE PLAN COMPATIBILITY

The San Luis Obispo Airport Land Use Plan provides policies and a set of criteria to evaluate the compatibility of proposed projects in the airport referral area. Tract 2368 and related improvements were reviewed by the Airport Land Use Commission with a recommendation for approval to the

Planning Commission. The Conditional Use Permit Conditions of Approval (Airport Safety COA 13-16) provide guidance for individual development. The attached Conditions of Approval Conformance Table provides a comparison of the original Conditional Use Permit Conditions of Approval (Resolution No. 2003-59, Exhibit B-2) and the proposed development related to airport compatibility. (See Appendix B)

A. Land Use Compatibility

Since the approval and recordation of Tract 2368, the extension of runway 25 has been relocated to the west side of runway 29-11. The relocation modified the locations of the Airport Safety Areas (See Appendix A for Airport Area Safety Map) The subject property is located in Airport Safety Area S-1b. Section 5.3 – Land Use Compatibility Table allows Office and Warehousing in both Airport Safety Areas, provided that the maximum non-residential density of the use is limited to the values specified in Table 7 of the Airport Land Use Plan (see "Density" section below).

B. Density

Project density is based upon the allowed density in Airport Safety Area S-1b. Tract 2368 was reviewed and approved by the Airport Land Use Commission with a 60-foot wide by 1,000-foot long paved area designated for emergency landings (i.e., Kendall Road), a de facto Airport Compatible Open Space (ACOS). The ACOS allows for an increase in site density; up to 50 persons per acre within Safety Area S-1b. Based on the size of the subject property the allowed density for the project site is 113 persons. (See Table 8)

Table 8. ALUP Density

Parcel (Proposed)	Safety Area S-1b Density (w/ACOS)	Parcel size within Safety Area	Allowed Project Density
Parcel 1	50 person/acre	.73 acres	37 persons
Parcel 2	50 person/acre	1.52 acres	76 persons
	Totals	**2.25 acres**	**113 persons**

The proposed buildings' warehouse and office use density, as calculated from Table 8 of the ALUP (Non-residential land use densities), results in 20 persons for Building 1 and 80 persons for Building 2. This density is consistent with the allowable ALUP density.

C. Noise

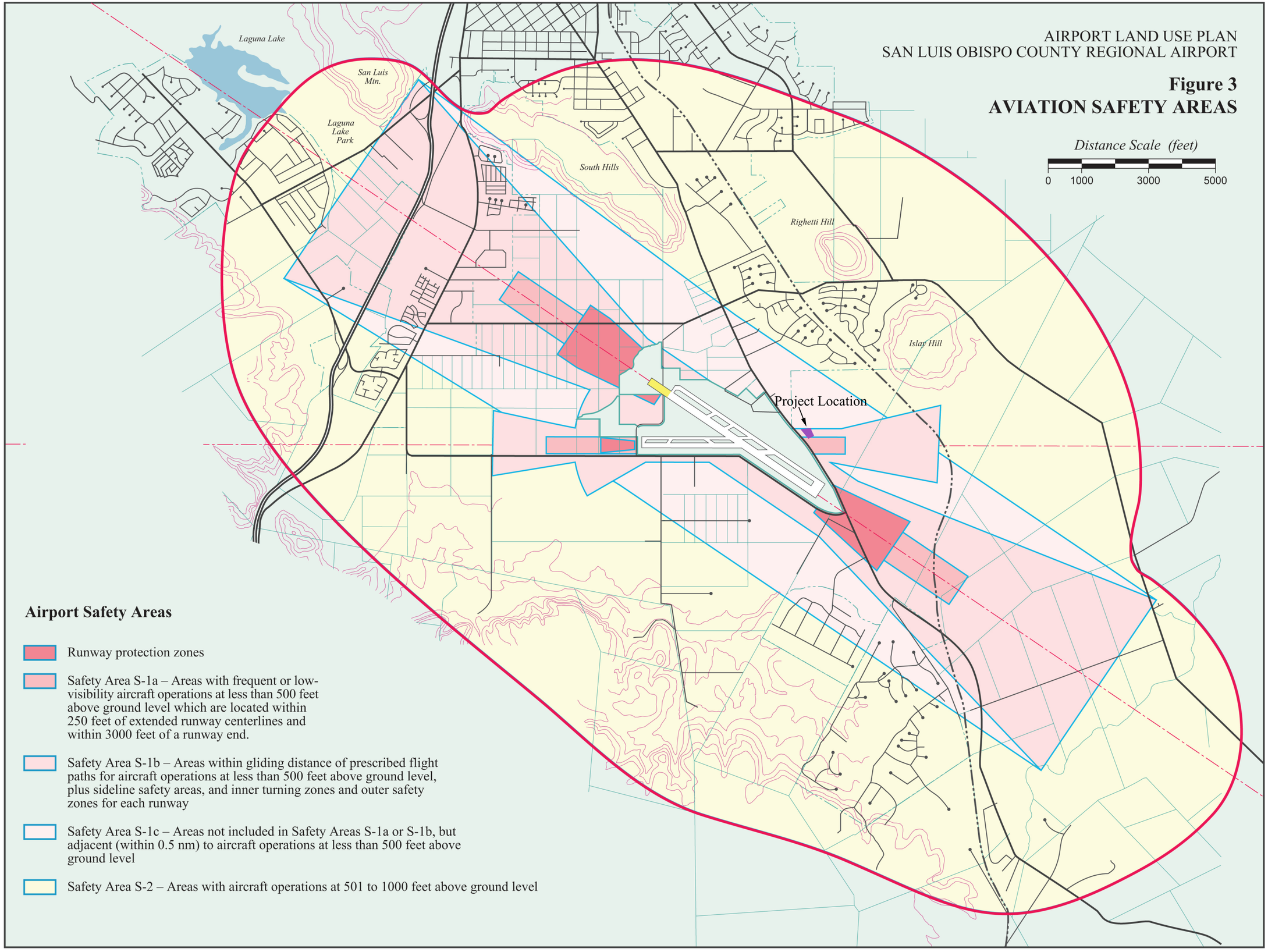
The Airport Land Use Plan requires individual developments to incorporate noise attenuation mitigation measures depending on the location of the development and its relationship to the Airport. Warehousing is not considered a noise sensitive land use. The Tract 2368 Conditions of Approval item 15.J. requires interior noise levels to achieve a 45 dB CNEL interior noise level. Standard construction techniques such as insulated walls, roof, and windows will achieve interior noise level consistent with the Tract conditions of approval.

AIRPORT LAND USE PLAN
SAN LUIS OBISPO COUNTY REGIONAL AIRPORT

Figure 3
AVIATION SAFETY AREAS

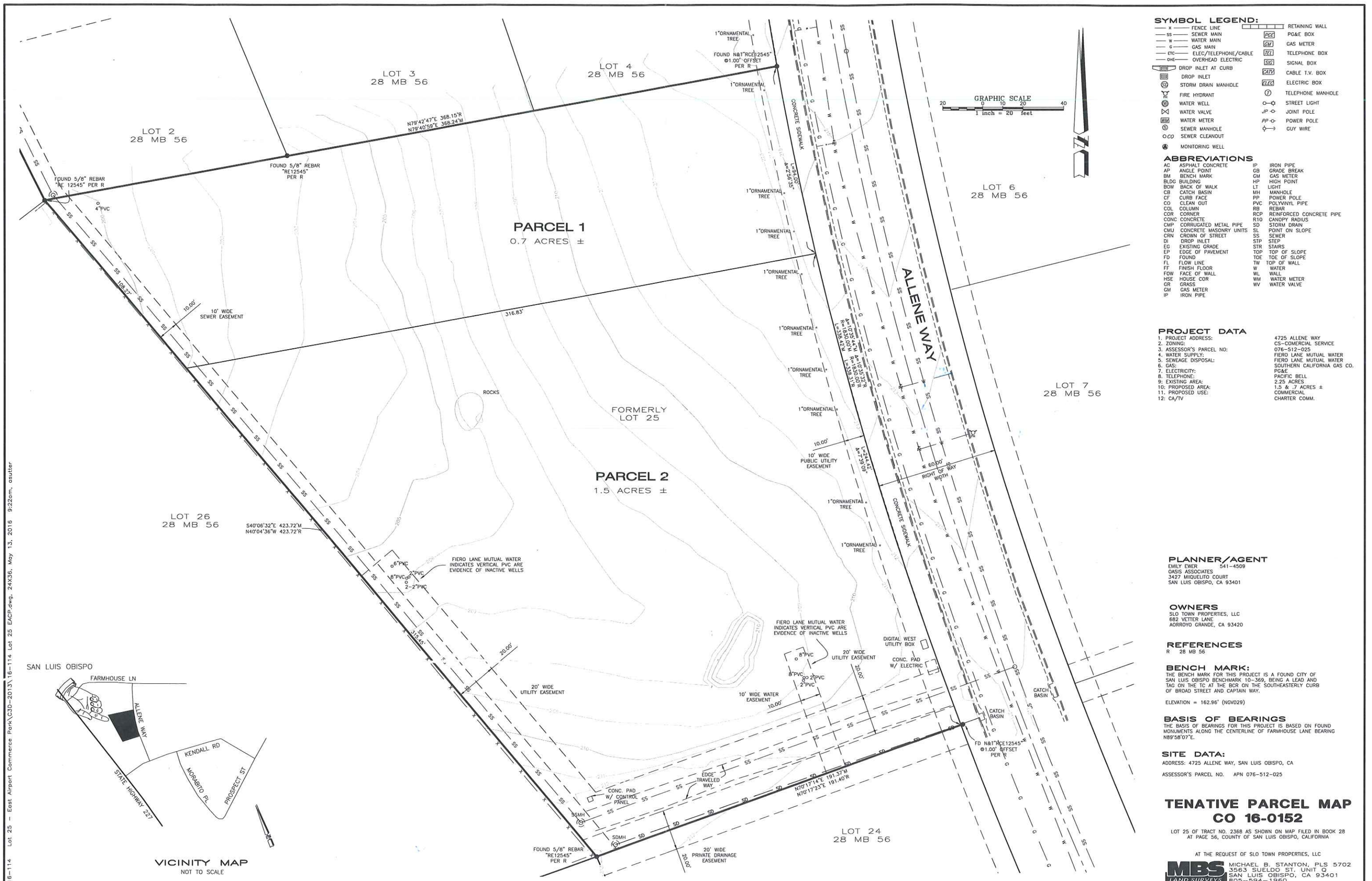
Distance Scale (feet)

0 1000 3000 5000



Airport Safety Areas

- Runway protection zones
- Safety Area S-1a – Areas with frequent or low-visibility aircraft operations at less than 500 feet above ground level which are located within 250 feet of extended runway centerlines and within 3000 feet of a runway end.
- Safety Area S-1b – Areas within gliding distance of prescribed flight paths for aircraft operations at less than 500 feet above ground level, plus sideline safety areas, and inner turning zones and outer safety zones for each runway
- Safety Area S-1c – Areas not included in Safety Areas S-1a or S-1b, but adjacent (within 0.5 nm) to aircraft operations at less than 500 feet above ground level
- Safety Area S-2 – Areas with aircraft operations at 501 to 1000 feet above ground level



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND:

- FENCE LINE
- SEWER MAIN
- WATER MAIN
- GAS MAIN
- ELEC/TELEPHONE/CABLE
- OVERHEAD ELECTRIC
- DROP INLET AT CURB
- DROP INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- MONITORING WELL
- RETAINING WALL
- PG&E BOX
- GAS METER
- TELEPHONE BOX
- SIGNAL BOX
- CABLE T.V. BOX
- ELECTRIC BOX
- TELEPHONE MANHOLE
- STREET LIGHT
- JOINT POLE
- POWER POLE
- GUY WIRE

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
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FOW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

PROJECT DATA

1. PROJECT ADDRESS:	4725 ALLENE WAY
2. ZONING:	CS-COMERCIAL SERVICE
3. ASSESSOR'S PARCEL NO:	076-512-025
4. WATER SUPPLY:	FIERO LANE MUTUAL WATER
5. SEWAGE DISPOSAL:	FIERO LANE MUTUAL WATER
6. GAS:	SOUTHERN CALIFORNIA GAS CO.
7. ELECTRICITY:	PG&E
8. TELEPHONE:	PACIFIC BELL
9: EXISTING AREA:	2.25 ACRES
10: PROPOSED AREA:	1.5 & .7 ACRES ±
11. PROPOSED USE:	COMMERCIAL
12: CA/TV	CHARTER COMM.

PLANNER/AGENT

EMILY EWER 541-4509
OASIS ASSOCIATES
3427 MIGUELITO COURT
SAN LUIS OBISPO, CA 93401

OWNERS

SLO TOWN PROPERTIES, LLC
682 VETTER LANE
ARROYO GRANDE, CA 93420

REFERENCES

R 28 MB 56

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS A FOUND CITY OF SAN LUIS OBISPO BENCHMARK 10-369, BEING A LEAD AND TAG ON THE TC AT THE BCR ON THE SOUTHEASTERLY CURB OF BROAD STREET AND CAPTAIN WAY.

ELEVATION = 162.96' (NGVD29)

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: 4725 ALLENE WAY, SAN LUIS OBISPO, CA

ASSESSOR'S PARCEL NO. APN 076-512-025

TENATIVE PARCEL MAP CO 16-0152

LOT 25 OF TRACT NO. 2368 AS SHOWN ON MAP FILED IN BOOK 28 AT PAGE 56, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF SLO TOWN PROPERTIES, LLC

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

May 13, 2016 JOB #16-114

M:\16-114 Lot 25 - East Airport Commerce Park\C3D-2013\16-114 Lot 25 EACP.dwg, 24X36, May 13, 2016 9:22am, asutter

LAND USE APPLICATION FOR

LOT 25 OF THE EAST AIRPORT COMMERCE PARK
SLO TOWN PROPERTIES, LLC

SITE INFORMATION

SITE COVERAGE

PARCEL 1 *			
BUILDINGS	8,625 SF		26.8 %
HARDSCAPE	13,234 SF		41.1 %
LANDSCAPE	10,328 SF		32.1 %
TOTAL	32,187 SF		
PARCEL 2 *			
BUILDINGS	16,034 SF		24.3 %
HARDSCAPE	35,787 SF		54.2 %
LANDSCAPE	14,223 SF		21.5 %
TOTAL	66,044 SF		

PARKING CALCULATION

PARCEL 1 *			
OFFICE	3,050	1/400	7.6
WAREHOUSE	5,148	1/1000	5.2
TOTAL			12.8
PROVIDED (2 HC)			25
PARCEL 2 *			
OFFICE	16,029	1/400	40.1
PROVIDED (3 HC)			70

* Parcel 1 and 2 as proposed on tentative parcel map CO 16-0152

PROJECT INFORMATION

CBC CONSTRCUTION TYPE: V-B (Sprinklered)

PROPOSED USE: WAREHOUSE / OFFICE

NO. OF STORES: 1 (Mezzanine on Parcel 1)

ZONING: CS (COMMERCIAL SERVICE)

COMBINIG DESIGNATION: AIRPORT REVIEW (Safety Areas S-1b, S-1c)

APN: 076-512-015

ADDRESS: 4725 ALLENE WAY
SAN LUIS OBISPO, CA

EXISTING SITE AREA: 2.25 Ac

BUILDING AREA:

PARCEL 1 *	8,198 SF
PARCEL 2 *	16,029 SF
	24,227 SF

BUILDLING MAX HEIGHT (Max Allowable Bldg height = 35'):

PARCEL 1 *	
Hi/Lo/Ave Natural Grade	211.36 / 202.98 / 207.17
Allowable Bldg. Max.	242.17
Proposed Height Elevation	210.84 + 28.17 = 239.01 OK
PARCEL 2 *	
Hi/Lo/Ave Natural Grade	212.80 / 206.00 / 209.4
Allowable Max.	244.40
Proposed Height Elevation	211.28 + 33.08 = 244.36 OK

* Parcel 1 and 2 as proposed on tentative parcel map CO 16-0152

PROJECT DESCRIPTION

THIS PROJECT IS FOR A MINOR USE PERMIT WITH TWO TYPE V-B, PRE-ENGINEERED METAL BUILDINGS ON LOT 25 OF THE EAST AIRPORT COMMERCE PARK IN SAN LUIS OBISPO, CALIFORNIA. THE PROJECT HAS PARCELS 1 AND 2 AS PROPOSED ON TENTATIVE PARCEL MAP CO 16-0152.

SHEET INDEX

SHEET NO.	SHEET NAME
GENERAL	
G100	COVER SHEET
CIVIL	
C1.0	PRELIMINARY GRADING AND DRAINAGE
C2.0	PRELIMINARY UTILITY PLAN
ARCHITECTURAL	
A100	PRELIMINARY SITE PLAN
A210	PARCEL 1 FLOOR PLANS
A211	PARCEL 1 ROOF PLAN & SOUTH ELEVATION
A212	PARCEL 1 ELEVATIONS & 3D IMAGES
A220	PARCEL 2 FLOOR PLAN
A221	PARCEL 2 ELEVATIONS
A222	PARCEL 2 NORTH ELEVATION & 3D IMAGES
LANDSCAPE	
L-1	CONCEPTUAL LANDSCAPE PLAN

PROJECT DIRECTORY

OWNER: SLO TOWN PROPERTIES, LLC
c/o James Motter, Manager
682 Vetter Lane
San Luis Obispo, CA 93420
(805) 441-4952

CONTRACTOR: D.A. CRAGHEAD CONSTRUCTION, INC.
3765 Higuera Street ST., Suite 130
San Luis Obispo, CA 93401
(805) 541-9027

ARCHITECT: GARY W. MADJEDI, ARCHITECT
330 Acero Place
Arroyo Grande, CA 93420
(805) 473-2731

CIVIL ENGINEER: KEITH V. CROWE, P.E.
P.O. Box 832
Atascadero, CA 93423
(805) 464-0975

PLANNER/ LANDSCAPE ARCHITECT: OASIS ASSOCIATES, INC.
3427 Migulito Court
San Luis Obispo, CA 93401
(805) 545-4509

VICINITY MAP

330 Acero Place
Arroyo Grande, CA 93420
F: (805) 980-4073
T: (805) 473-2731
gmadjedi@madjedi.com

GARY W. MADJEDI, ARCHITECT

D.A. CRAGHEAD CONSTRUCTION, INC
3765 S. Higuera St., Ste. 130
San Luis Obispo, CA 93401

THIS DRAWING IS AN INSTURMENT OF SERVICE AND IT, AND THE IDEAS IT DEPICTS, ARE THE PROPERTY OF MADJEDI DESIGN MANAGMENT. MADJEDI DESIGN MANAGEMENT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER., NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF MADJEDI DESIGN MANAGEMENT. THE USER OF THIS PLAN IS RESPONSIBLE FOR DETERMINING IF IT IS THE MOST CURRENT SIGNED AND SELAED DOCUMENT AND WHAT, IF ANY CHANGE DRAWINGS APPLY TO IT.

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EAST AIRPORT COMMERCE
PARK - LOT 25
PARCEL 1 & 2 (Proposed)
4725 ALLENE WAY
SAN LUIS OBISPO, CA

APN:076-512-025

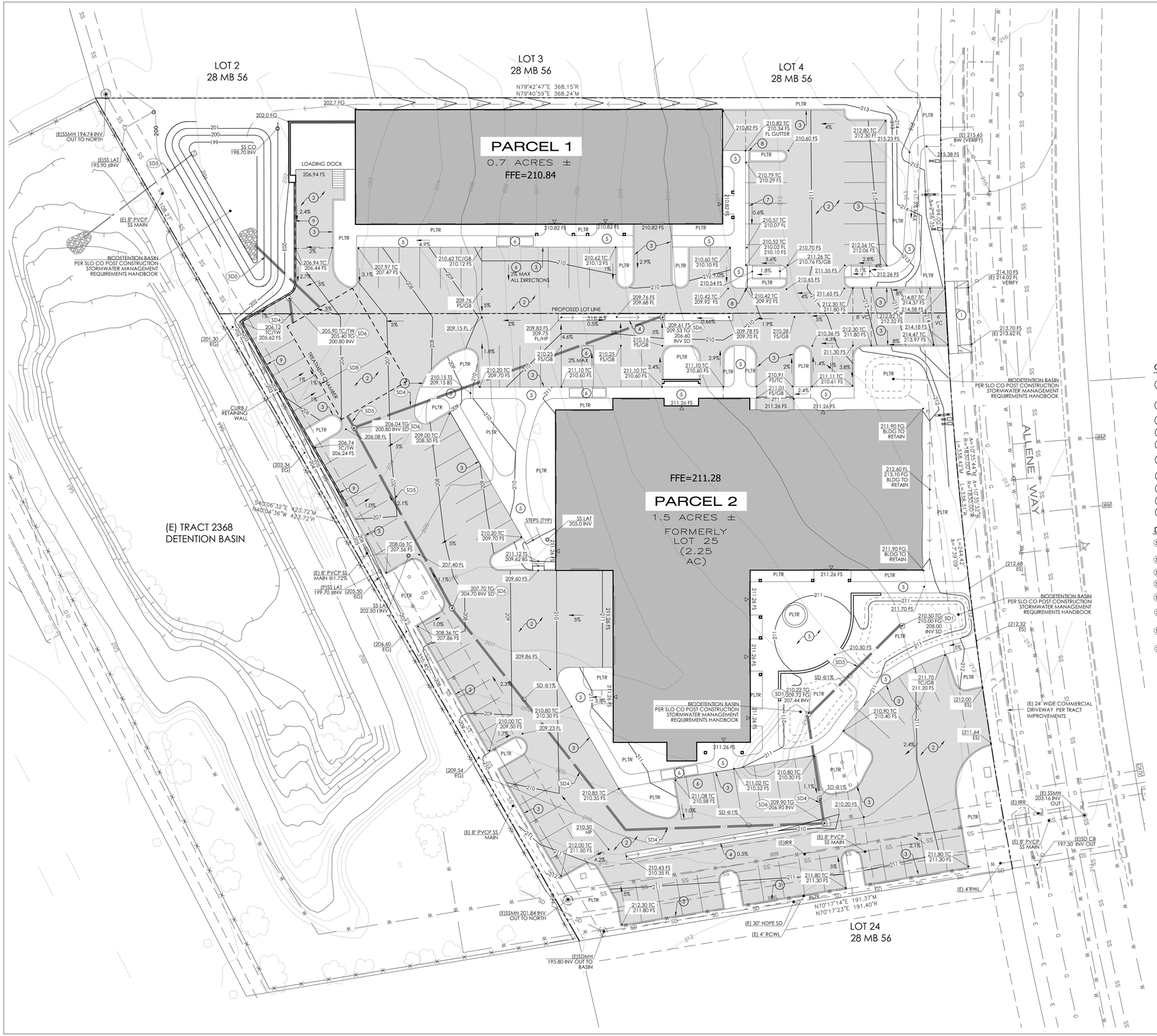
for

SLO TOWN PROPERTIES, LLC
c/o James Motter, Manager
682 Vetter Lane
Arroyo Grande, CA 93420

MARK	DATE	DESCRIPTION
PROJECT NO:		16051
DATE:		8/8/2016
STATUS:		MINOR USE PERMIT

SHEET NAME:
COVER SHEET

SHEET NO:
G100



PRELIMINARY EARTHWORK

CUT: 1500 CY
FILL: 3900 CY
IMPORT: 3900 CY
TOTAL AREA OF DISTURBANCE: 2.2 ACRES

LEGEND

AC - ASPHALT CONCRETE
BLDG - BUILDING
BM - BENCHMARK
CL - CENTERLINE
CO - CLEANOUT
CONC - CONCRETE
CMP - CORRIGATED METAL PIPE
D/W - DRIVEWAY
ELEC - ELECTRICAL
ELEV - ELEVATION
EP - EDGE OF PAVEMENT
(E) - EXISTING
EG - EXISTING GRADE
ES - EXISTNG SURFACE ELEV
FDC - FIRE DEPARTMENT CONNECTION
FG - FINISHED GRADE
FL - FLOWLINE
FFE - FINISH FLOOR ELEVATION
FS - FINISHED SURFACE (PAVEMENT)
GB - GRADE BREAK
HDPE - HIGH DENSITY POLYETHELINE
HP - HIGH POINT
LP - LOW POINT
MAX - MAXIMUM
MIN - MINIMUM
PL - PROPERTY LINE
SS - SANITARY SEWER
TC - TOP OF CURB
TEMP - TEMPORARY
TF - TOP OF FOOTING
TG - TOP OF GRATE
TYP - TYPICAL
TW - TOP OF WALL
UP - UTILITY POLE
VERT - VERTICAL
WL - WATER LINE
WV - WATER VALVE

PROPERTY / ROW LINE
EXISTING WATER OR IRRIGATION LINE
SEWER
WATER LINE
STORM DRAIN LINE
FLOWLINE SWALE (CONC OR ROCK LINED)
FIRE HYDRANT / FDC
WATER VALVE
MONUMENT
(E) WATER VALVE
(E) SEWER MANHOLE
(N)SEWER CLEANOUT
(E) UTILITY BOX
(E) STORM DRAIN MANHOLE
(N) STORM DRAIN MANHOLE
(N)DOUBLE CHECK ASSEMBLY
(N) STORM DRAIN CATCH
(N) BACKFLOW DEVICE

CONSTRUCTION NOTES:

1. CONSTRUCT 25' WIDE COMMERCIAL DRIVEWAY APPROACH PER SLO COUNTY STD AND SPECIFICATIONS.
2. CONSTRUCT A.C. PAVING - 3.5" A.C. OVER 7" CLASS II BASE OVER 12" MIN SUBGRADE COMPACTED 95% RELATIVE DENSITY. SEE SOILS REPORT FOR ADDITIONAL INFORMATION.
3. CONSTRUCT 6" CONCRETE CURB.
4. CONSTRUCT 36" WIDE CONCRETE RIBBON GUTTER.
5. CONSTRUCT CONCRETE SIDEWALK/FLATWORK (WIDTH PER PLAN).
6. PROVIDE DISABLED RAMP AND/OR DETECTABLE WARNING OR PARKING STALL STRIPING AND SIGNAGE PER ARCHITECTURAL PLANS. PROVIDE 2% MAX SLOPE ALL DIRECTIONS FOR DISABLED SPACE AND LOADING ZONE.
7. CONSTRUCT 6" CONCRETE CURB AND 12" GUTTER.
8. CONSTRUCT CONCRETE UNDERSIDEWALK DRAIN OR U-CHANNEL.
9. CONSTRUCT 2' TO 5' CONCRETE RETAINING WALL.
10. TRASH ENCLOSURE PER ARCH PLANS.

DRAINAGE NOTES:

SD1. PROVIDE AND INSTALL 8" ADS CATCH BASIN WITH NON-TRAFFIC RATED GRATE. PROVIDE ATRIUM GRATE IN LANDSCAPE AREAS.
SD2. NOT USED.
SD3. PROVIDE & INSTALL 6" PVC STORM DRAIN PIPE.
SD4. PROVIDE & INSTALL 8" HDPE STORM DRAIN PIPE.
SD5. PROVIDE & INSTALL 12" HDPE STORM DRAIN PIPE.
SD6. PROVIDE & INSTALL 18" X 18" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATED. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.
SD7. PROVIDE & INSTALL 24"X24" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATE. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.
SD8. INSTALL CONTECH UNDERGROUND 36" CMP DETENTION SYSTEM WITH TREATMENT CHAMBER - SIZE = 3500 CF OF STORAGE VOLUME.

NOTE

1. ALL EXISTING PUBLIC UTILITY INFORMATION IS PER TRACT IMPROVEMENT ASBUILT PLANS. FIELD VERIFY SIZE, DEPTH, LOCATION AND MATERIAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT DISCREPANCIES TO ENGINEER OF RECORD.
2. SEE TENTATIVE PARCEL MAP FOR ADDITIONAL EASEMENT INFORMATION.

SCALE IN FEET
20 0 20 40

PRELIMINARY NOT FOR CONSTRUCTION

KVC CIVIL ENGINEERING & HYDROLOGY
Keith V. Crowe, P.E.
P.O. Box 832, Atascadero, CA 93423
Phone & Fax: (805) 464-0975
KVCrowe@Charter.net

REGISTERED PROFESSIONAL ENGINEER
KEITH V. CROWE
Lic. No. 31,581
Expires 12/14
CIVIL
STATE OF CALIFORNIA

Project:
Lot 25
Parcel 1 & 2
Tract 2368
Commercial
Development

Site Address:
4725 Allene Way

Client:

Sheet Contents:
Preliminary
Grading &
Drainage Plan

Date:
August 11, 2016
Revised:

Job No:
Lot 25

Sheet:
C1.0
of:

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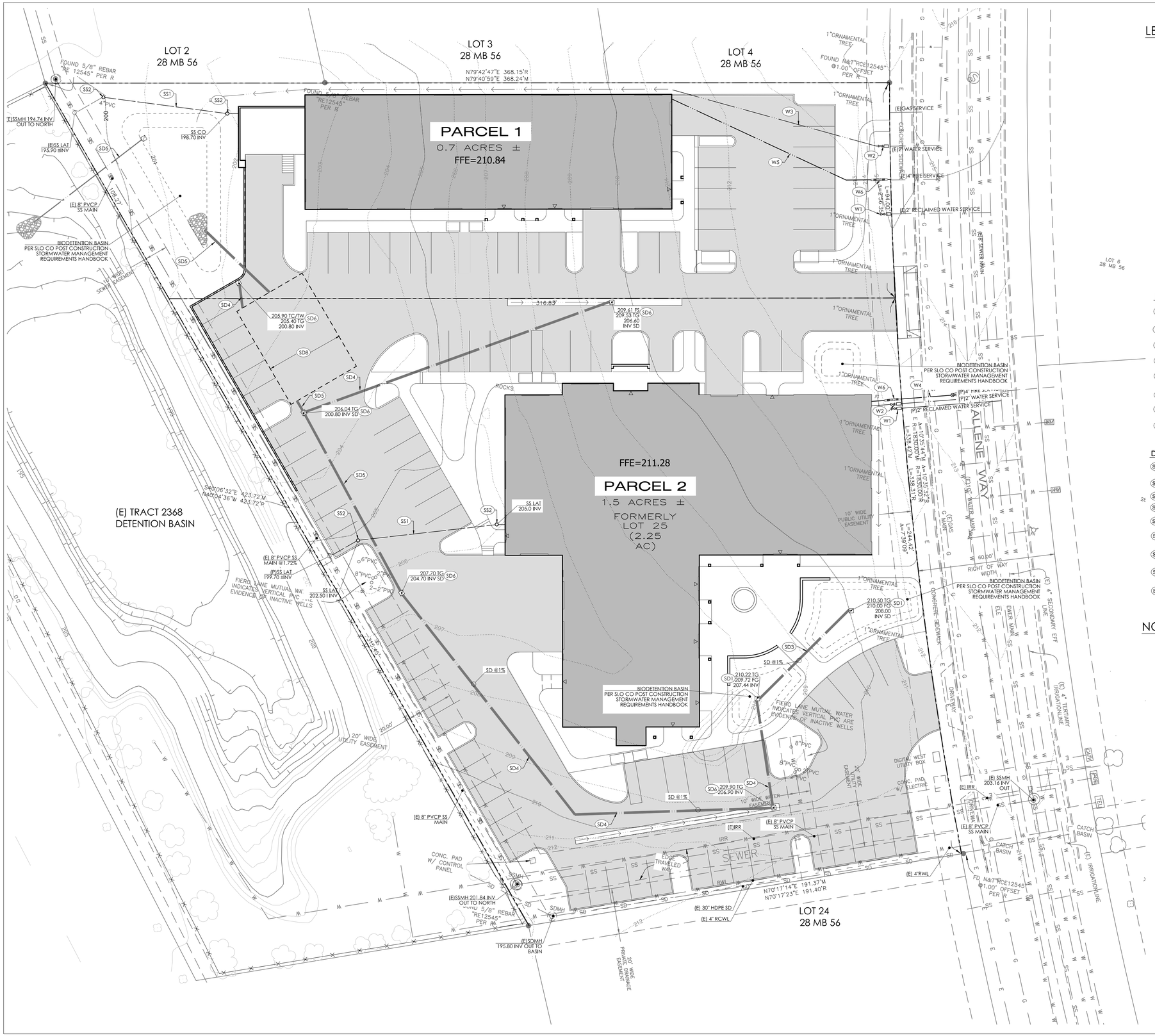

LEGEND

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(E) STORM DRAIN MANHOLE
(N) STORM DRAIN MANHOLE
(N)DOUBLE CHECK ASSEMBLY
(N) STORM DRAIN CATCH
(N) BACKFLOW DEVICE

UTILITY NOTES:

W1 EXISTING 1" RECYCLED WATER METER AND 11/2" WATER SERVICE FOR LANDSCAPE.. INSTALL RECYCLED WATER WARNING TAGS PER CPC CHAPTER 16. SEE LANDSCAPE PLANS FOR ADDITIONAL INFO.

W2 PROVIDE AND INSTALL NEW 11/2" WATER METER & 2" PVC SCH 80 WATER SERVICE AND COUNTY APPROVED LEAD FREE R.P. BACKFLOW DEVICE.

W3 PROVIDE AND INSTALL 2" PVC SCH 80 WATER SERVICE. PROVIDE 30" MIN COVER.

W4 PROVIDE AND INSTALL NEW 6" PVC FIRE SERVICE PER SLO COUNTY STD'S. FIRE SPRINKLER ENGINEER TO VERIFY SERVICE SIZE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

W5 PROVIDE AND INSTALL NEW 4" PVC FIRE SERVICE PER SLO COUNTY STD'S. FIRE SPRINKLER ENGINEER TO VERIFY SERVICE SIZE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

W6 PROVIDE AND INSTALL AND PROVIDE DOUBLE CHECK VALVE ASSEMBLY.

SS1 PROVIDE AND INSTALL 4" PVC SDR35 SEWER LATERAL AT 2% MIN SLOPE PER SLO COUNTY STD'S AND SPECIFICATIONS.

SS2 PROVIDE AND INSTALL NEW SEWER CLEANOUT.

DRAINAGE NOTES:

SD1 PROVIDE AND INSTALL 8" ADS CATCH BASIN WITH NON-TRAFFIC RATED GRATE. PROVIDE ATRIUM GRATE IN LANDSCAPE AREAS.

SD2 NOT USED.

SD3 PROVIDE & INSTALL 6" PVC STORM DRAIN PIPE.

SD4 PROVIDE & INSTALL 8" HDPE STORM DRAIN PIPE.

SD5 PROVIDE & INSTALL 12" HDPE STORM DRAIN PIPE.

SD6 PROVIDE & INSTALL 18" X 18" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATED. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.

SD7 PROVIDE & INSTALL 24"X24" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATE. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.

SD8 INSTALL CONTECH UNDERGROUND 36" CMP DETENTION SYSTEM WITH TREATMENT CHAMBER - SIZE = 3500 CF OF STORAGE VOLUME.

SD9 PROVIDE & INSTALL 4" PVC ROOF DRAIN EXTENSION. OUTLET AT CURB FACE. CONCRETE PAVEMENT OR CONCRETE SPLASH BLOCK.

NOTE

1. ALL EXISTING PUBLIC UTILITY INFORMATION IS PER TRACT IMPROVEMENT ASBUILT PLANS. FIELD VERIFY SIZE, DEPTH, LOCATION AND MATERIAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT DISCREPANCIES TO ENGINEER OF RECORD.
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Lot 25
Parcel 1 & 2
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Commercial
Development

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Date:
August 11, 2016

Revised:

Job No:
Lot 25

Sheet:
C2.0
of:

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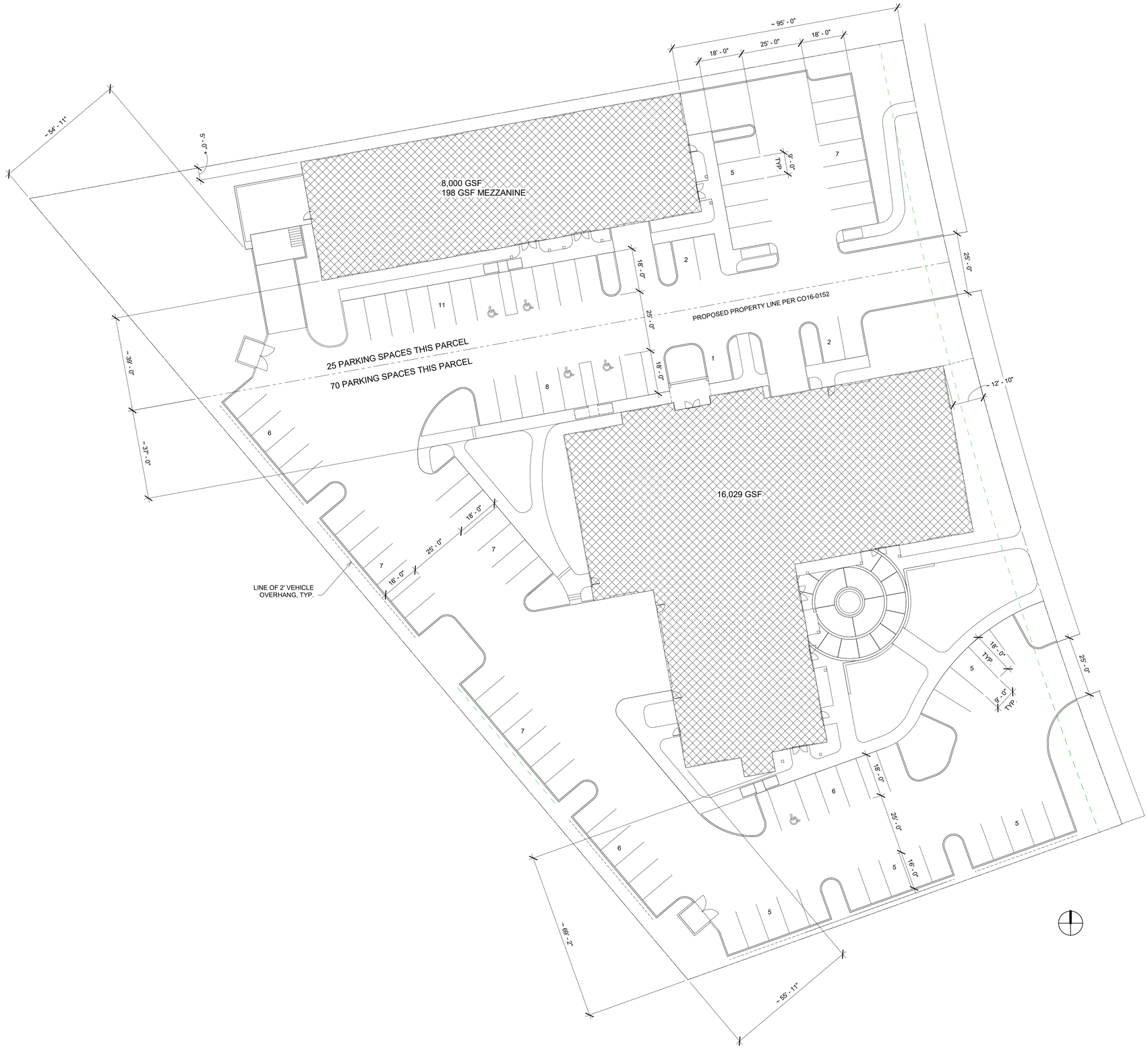

1 PRELIMINARY SITE PLAN
1" = 20'-0"

330 Acero Place
Arroyo Grande, CA 93420
F: (805) 980-4073
T: (805) 473-2731
gmadjedi@madjedi.com

GARY W. MADJEDI, ARCHITECT

D.A. CRAGHEAD CONSTRUCTION, INC
3765 S. Higuera St., Ste. 130
San Luis Obispo, CA 93401

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EAST AIRPORT COMMERCE PARK - LOT 25
PARCEL 1 & 2 (Proposed)
4725 ALLENE WAY
SAN LUIS OBISPO, CA

APN:076-512-025

for

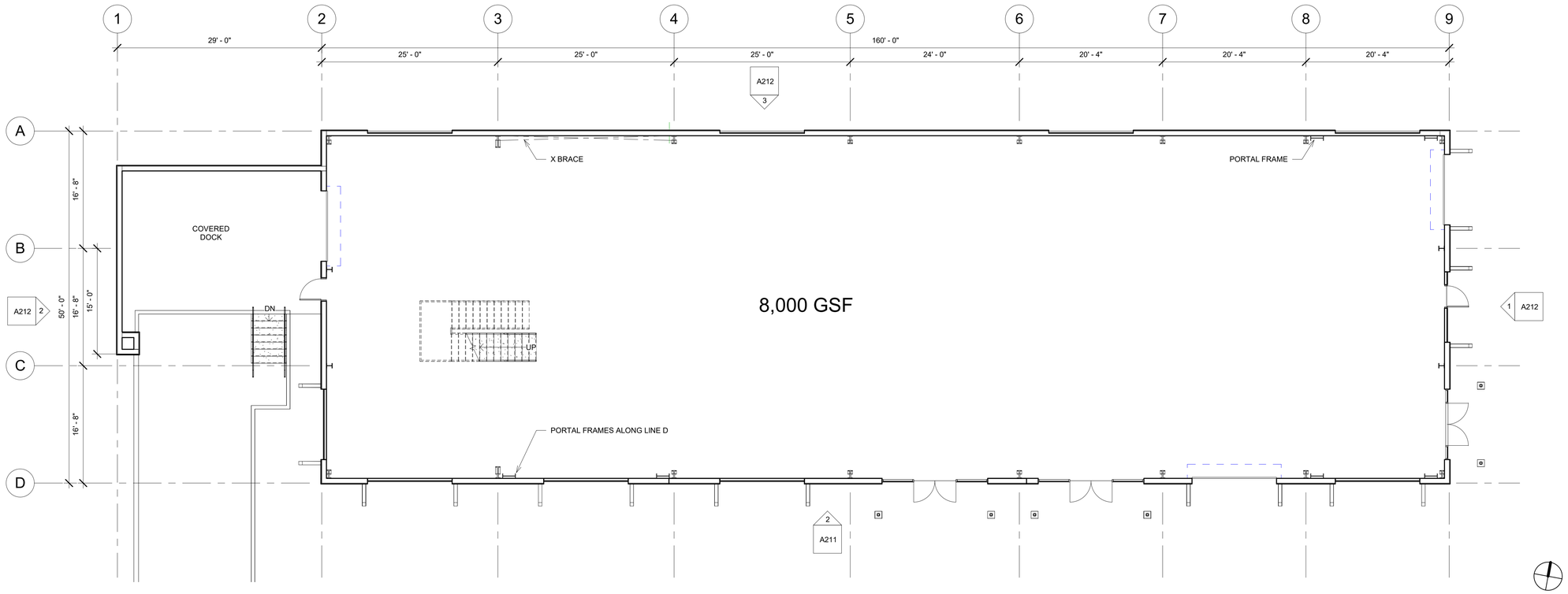
SLO TOWN PROPERTIES, LLC
c/o James Motter, Manager
682 Vetter Lane
Arroyo Grande, CA 93420

MARK	DATE	DESCRIPTION

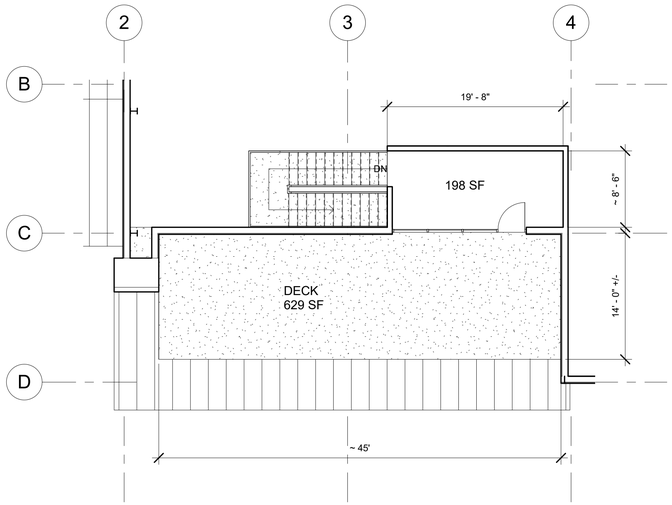
PROJECT NO: 16051
DATE: 8/8/2016
STATUS: MINOR USE PERMIT

SHEET NAME:
PRELIMINARY SITE PLAN

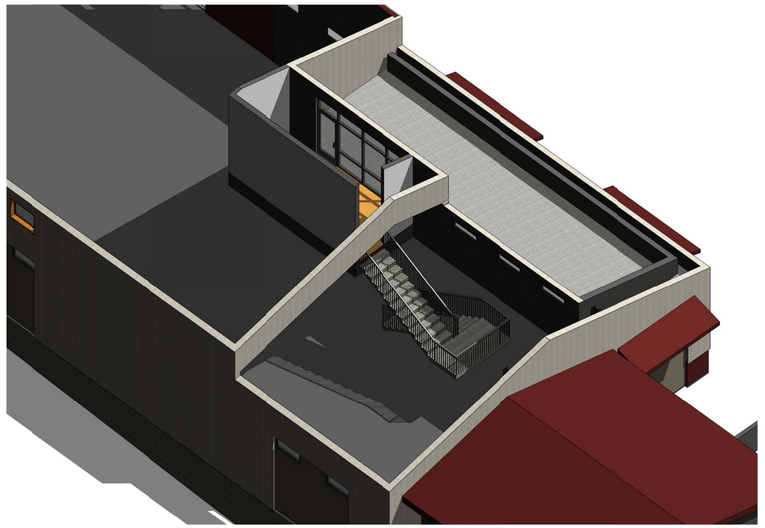
SHEET NO:
A100



1 PRELIMINARYLEVEL 1 FLOOR PLAN
1/8" = 1'-0"



2 PRELIMINARY MEZZANINE PLAN
1/8" = 1'-0"



3 INTERIOR VIEW OF MEZZANINE DECK

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GARY W. MADJEDI, ARCHITECT

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PARCEL 1 (Proposed)
4725 ALLENE WAY
SAN LUIS OBISPO, CA

APN:076-512-025

for

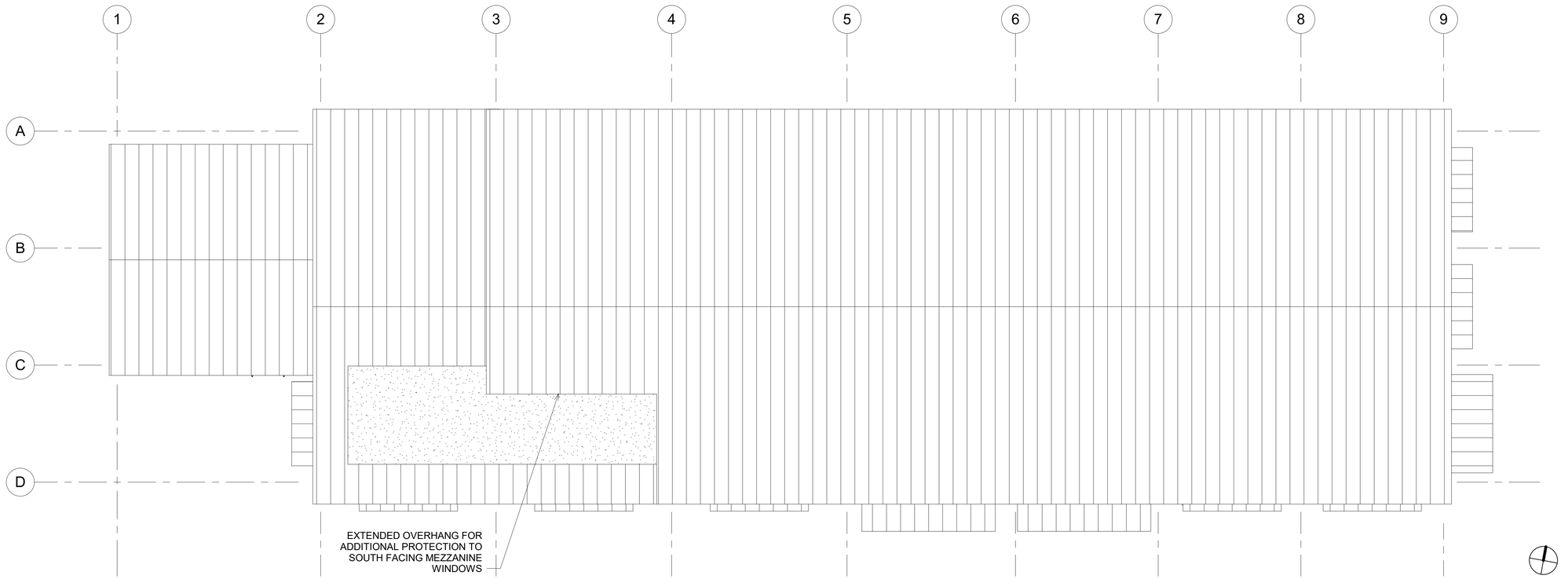
SLO TOWN PROPERTIES, LLC
c/o James Motter, Manager
682 Vetter Lane
Arroyo Grande, CA 93420

MARK	DATE	DESCRIPTION

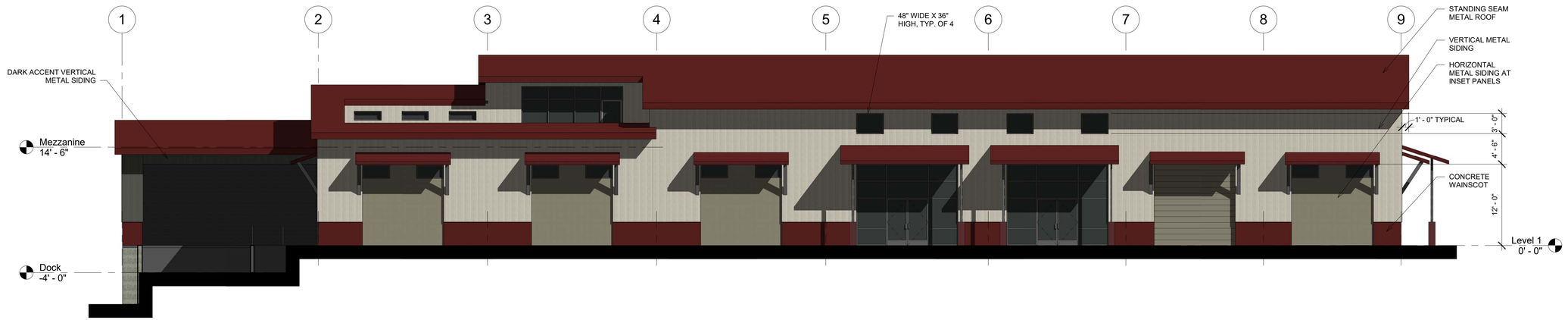
PROJECT NO: 160501
DATE: 8/2/2016
STATUS: MINOR USE PERMIT

SHEET NAME:
PARCEL 1 FLOOR PLANS

SHEET NO:
A210



1 ROOF PLAN
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"

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PARCEL 1 (Proposed)
4725 ALLENE WAY
SAN LUIS OBISPO, CA

APN:076-512-025

for

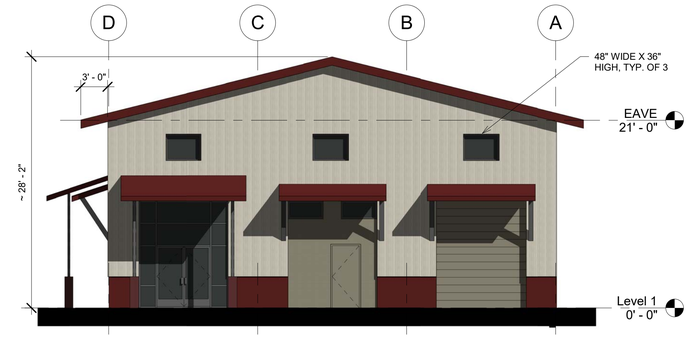
SLO TOWN PROPERTIES, LLC
c/o James Motter, Manager
682 Vetter Lane
Arroyo Grande, CA 93420

MARK	DATE	DESCRIPTION

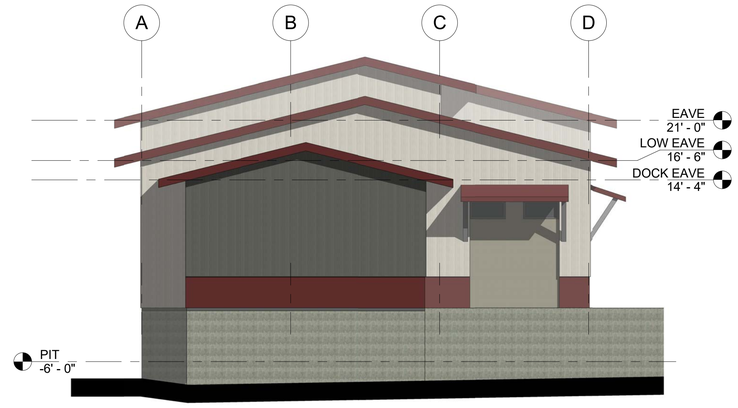
PROJECT NO:	160501
DATE:	8/2/2016
STATUS:	MINOR USE PERMIT

SHEET NAME:
PARCEL 1 ROOF PLAN & SOUTH ELEVATION

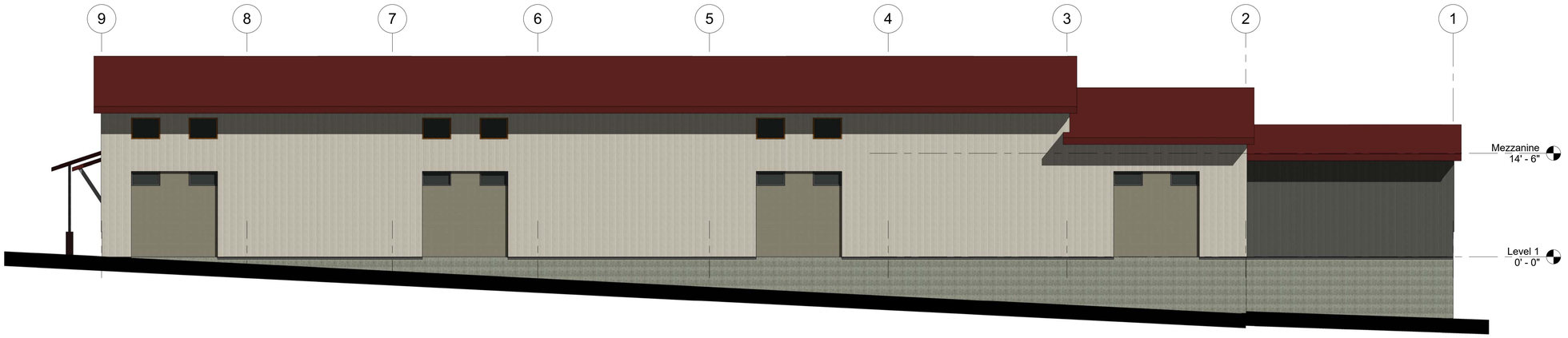
SHEET NO:
A211



1 EAST
1/8" = 1'-0"



2 WEST
1/8" = 1'-0"



3 NORTH
1/8" = 1'-0"

4 VIEW FROM SOUTHEAST
12" = 1'-0"

5 VIEW FROM SOUTHWEST
12" = 1'-0"

6 IMAGE OF MEZZANINE DECK
12" = 1'-0"

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SAN LUIS OBISPO, CA

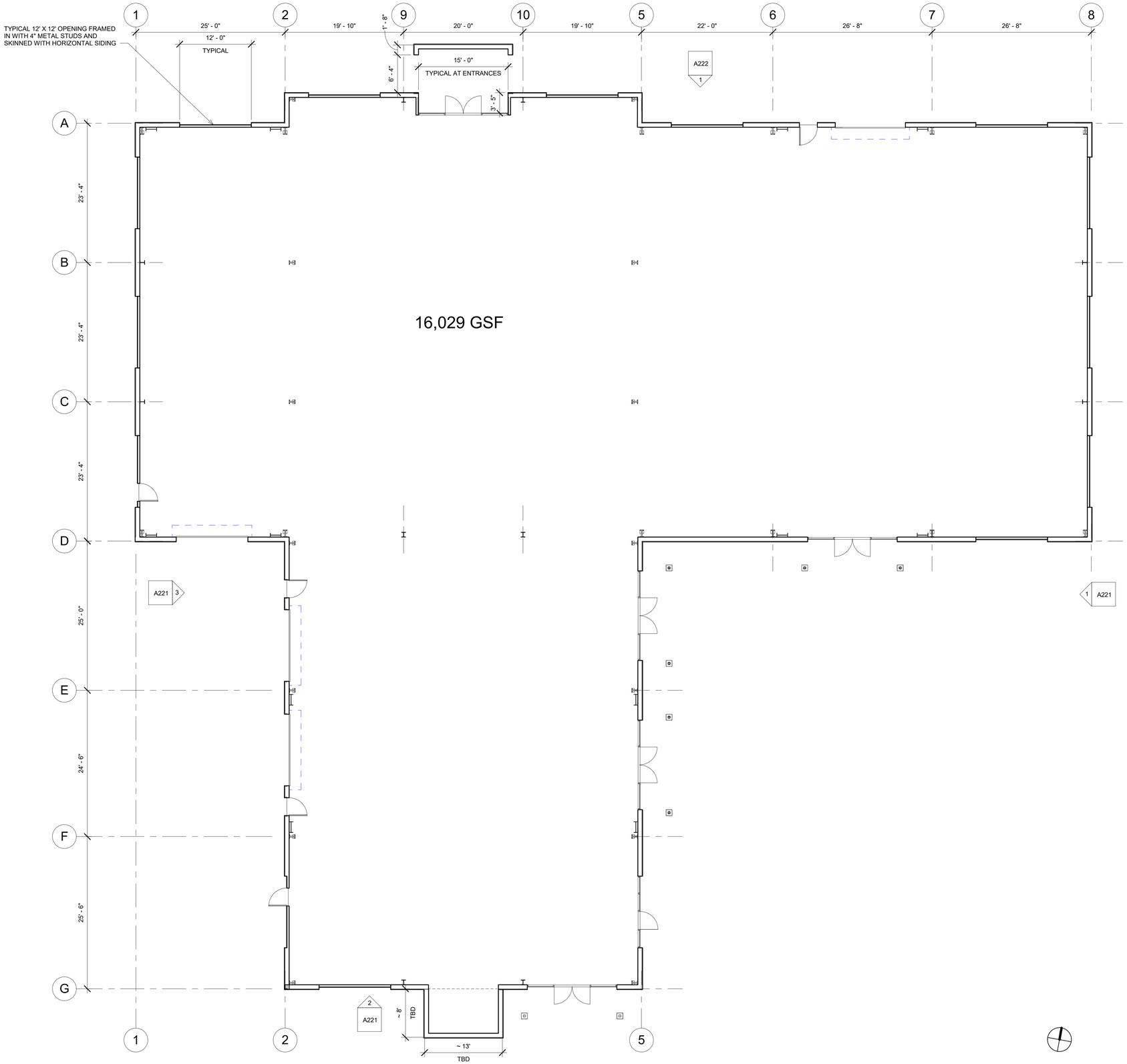
APN:076-512-025

for

SLO TOWN PROPERTIES, LLC
c/o James Motter, Manager
682 Vetter Lane
Arroyo Grande, CA 93420

MARK	DATE	DESCRIPTION

PROJECT NO:	160501
DATE:	8/2/2016
STATUS:	MINOR USE PERMIT
SHEET NAME:	PARCEL1 ELEVATIONS & 3D IMAGES
SHEET NO:	A212



1 GROUND LEVEL FLOOR PLAN
1/8" = 1'-0"

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4725 ALLENE WAY
SAN LUIS OBISPO, CA

APN: 076-512-025

for

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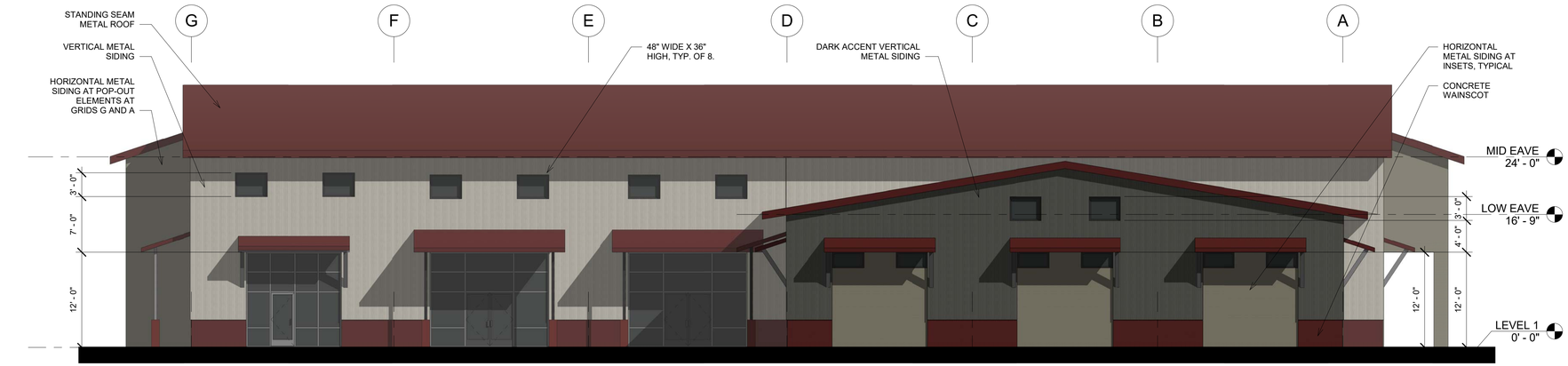
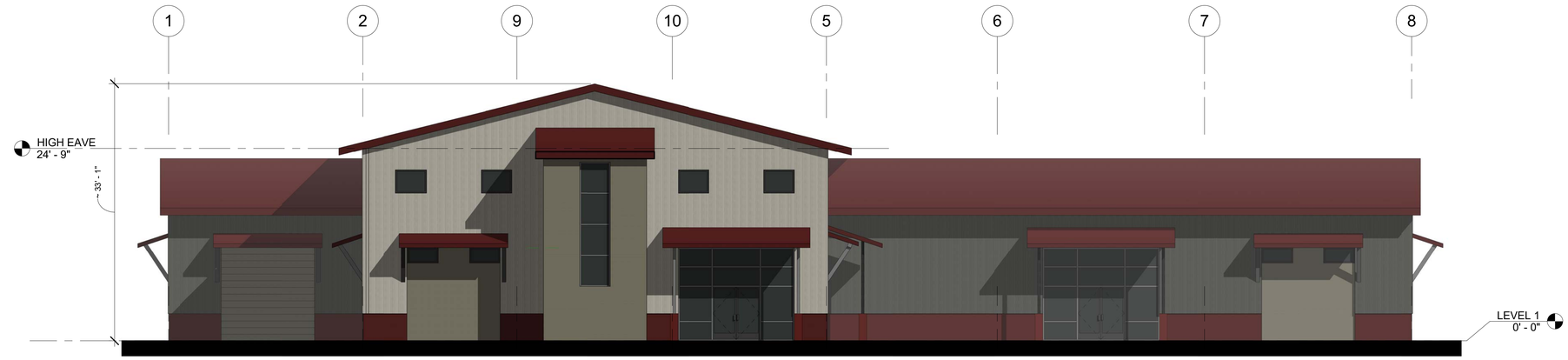
c/o James Motter, Manager
682 Vetter Lane
Arroyo Grande, CA 93420

MARK	DATE	DESCRIPTION

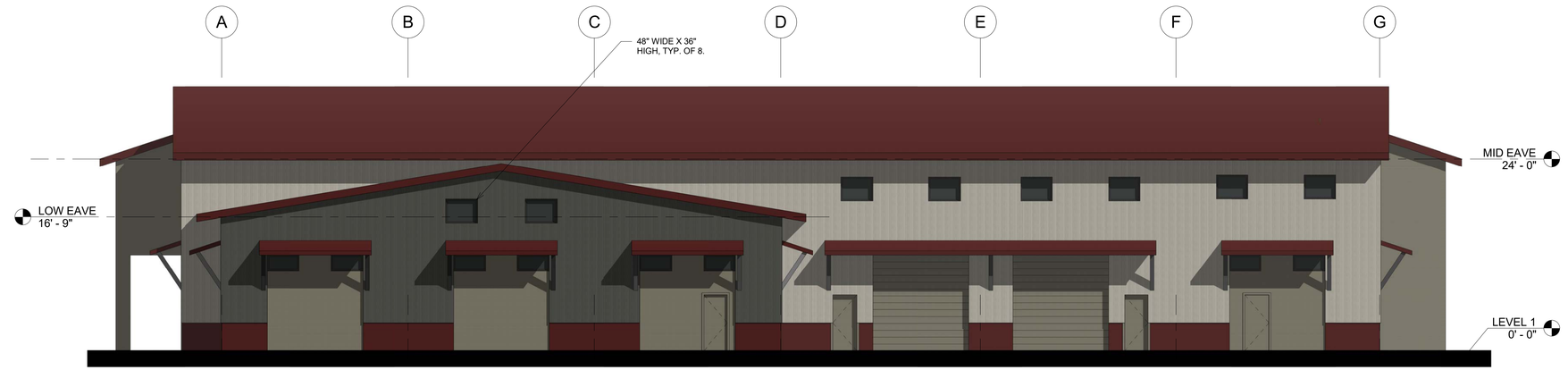
PROJECT NO: 160501
DATE: 8/8/2016
STATUS: MINOR USE PERMIT
SHEET NAME: PARCEL 2 FLOOR PLAN
SHEET NO: A220



1 EAST
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



3 WEST
1/8" = 1'-0"

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PARCEL 2 (Proposed)
4725 ALLENE WAY
SAN LUIS OBISPO, CA

APN: 076-512-025

for

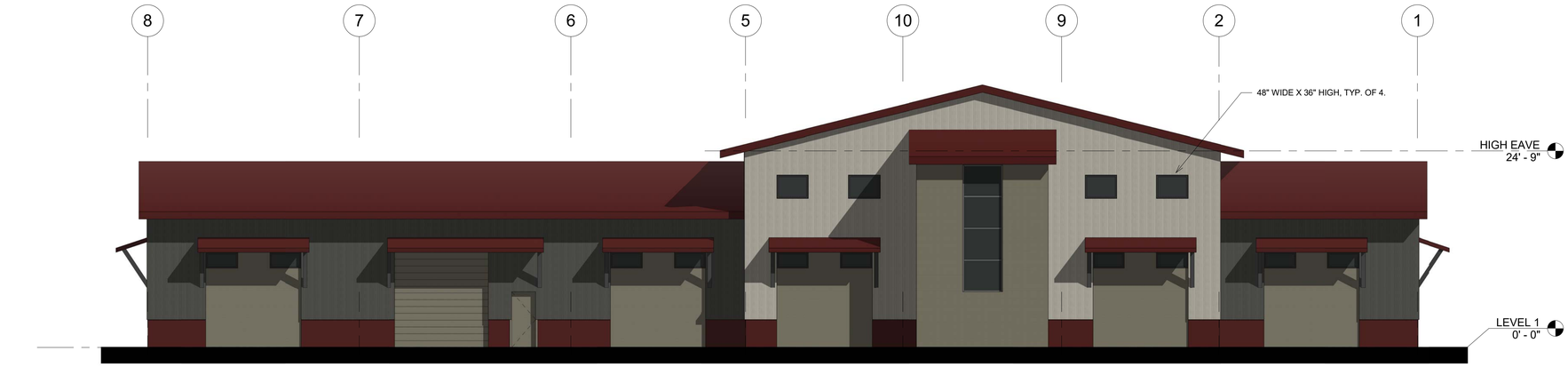
SLO TOWN PROPERTIES, LLC
c/o James Motter, Manager
682 Vetter Lane
Arroyo Grande, CA 93420

MARK	DATE	DESCRIPTION

PROJECT NO: 160501
DATE: 8/8/2016
STATUS: MINOR USE PERMIT

SHEET NAME:
PARCEL 2 ELEVATIONS

SHEET NO:
A221



1 NORTH
1/8" = 1'-0"

3 VIEW FROM SOUTHWEST
12" = 1'-0"

2 VIEW FROM SOUTHEAST
12" = 1'-0"

5 VIEW FROM NORTHEAST
12" = 1'-0"

4 VIEW FROM NORTHWEST
12" = 1'-0"

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SAN LUIS OBISPO, CA

APN: 076-512-025

for

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c/o James Motter, Manager
682 Vetter Lane
Arroyo Grande, CA 93420

MARK	DATE	DESCRIPTION

PROJECT NO: 160501
DATE: 8/8/2016
STATUS: MINOR USE PERMIT

SHEET NAME:
PARCEL 2 NORTH ELEVATION & 3D IMAGES

SHEET NO:
A222

WATER CONSERVATION STATEMENT

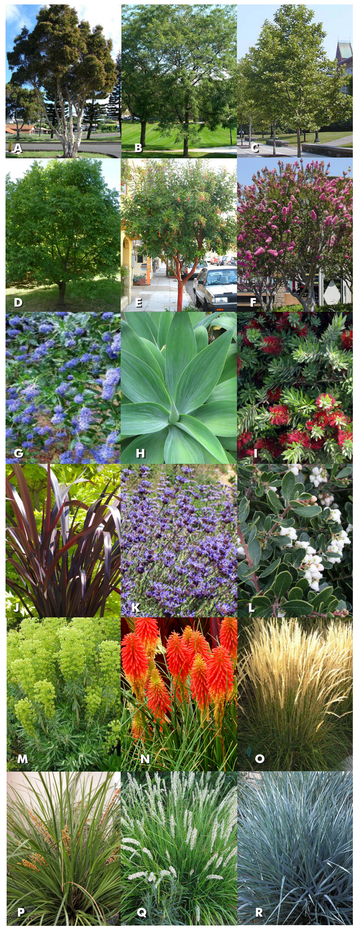
THE CONCEPTUAL LANDSCAPE PLAN, CONCURRENT WITH THE PLANTING AND IRRIGATION CONSTRUCTION DOCUMENTS, PLAN INSTALLATION, RELATED SPECIFICATIONS AND NOTES, QUALIFIES THIS PROJECT AS ONE WHICH EMBRACES THE FOLLOWING CURRENT WATER CONSERVATION TECHNOLOGY AND METHODOLOGIES:

1. UTILIZATION OF STATE OF THE ART IRRIGATION CONTROLLER(S) ALLOWING FOR PRECISION INCREMENTAL WATER SCHEDULING IN ALL HYDROZONES.
2. USE OF DRIP-TYPE AND/OR MICROSPRAY SYSTEMS ONLY.
3. INTEGRATED PLANT DESIGN. PLANT PALETTES HAVE BEEN FORMED TO REFLECT PARALLEL WATERING REQUIREMENTS WITHIN EACH HYDROZONE GROUP.
4. PLANTS INSTALLED WITH MOISTURE RETENTIVE SOIL AMENDMENTS, ENABLING STRONG ROOT AND PLANT GROWTH, WITH THE USE OF LESS WATER.
5. 2" DEEP MULCHING OF ALL PLANT BASINS AND PLANTING AREAS, INHIBITING EVAPORATION.
6. USE OF LOW WATER USE PLANTS.
7. THE PROPER PLACEMENT OF PLANTINGS WILL OFFER PASSIVE-SOLAR ACCESS, WIND DEFLECTION AND SCREENING THROUGHOUT THE SEASONS.

CONCEPT NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATABILITY WITH THE MACRO/MICROCLIMATIC CONDITIONS OF THE REGION AND SITE; TOLERANCE OF WIND; TOLERANCE OF DROUGHT CONDITIONS; LONGEVITY; SCREENING CAPABILITIES; AND OVERALL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW-GALLONAGE HEADS FOR TURF AND LARGE GROUND COVER AREAS. A DRIP-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE BUBBLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, NARRATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.
4. PURSUANT TO CONDITIONS OF APPROVAL 7A (CONDITIONAL USE PERMIT TRACT 2368, 8/14 /03), THE PROPOSED BUILDING WILL BE 50% SCREENED (AT PLANT MATURITY) AS VIEWED FROM HWY 227.
5. PURSUANT TO CONDITIONS OF APPROVAL 7B, ALL PARKING AREAS AND OUTSIDE STORAGE AREAS WILL BE 100% SCREENED (AT PLANT MATURITY) AS VIEWED FROM HWY 227.

PROPOSED PLANT SPECIES

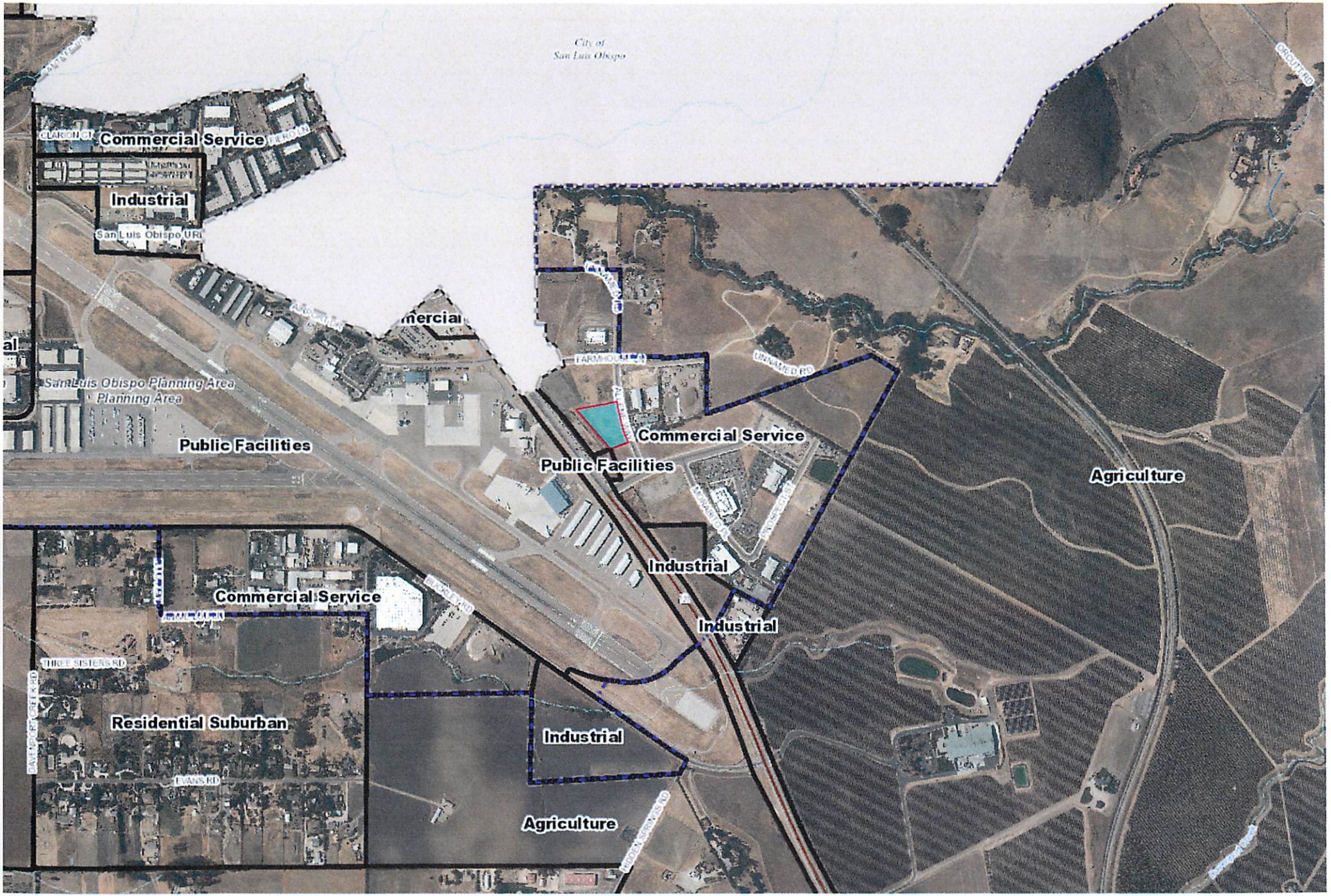


PROPOSED PLANT PALETTE

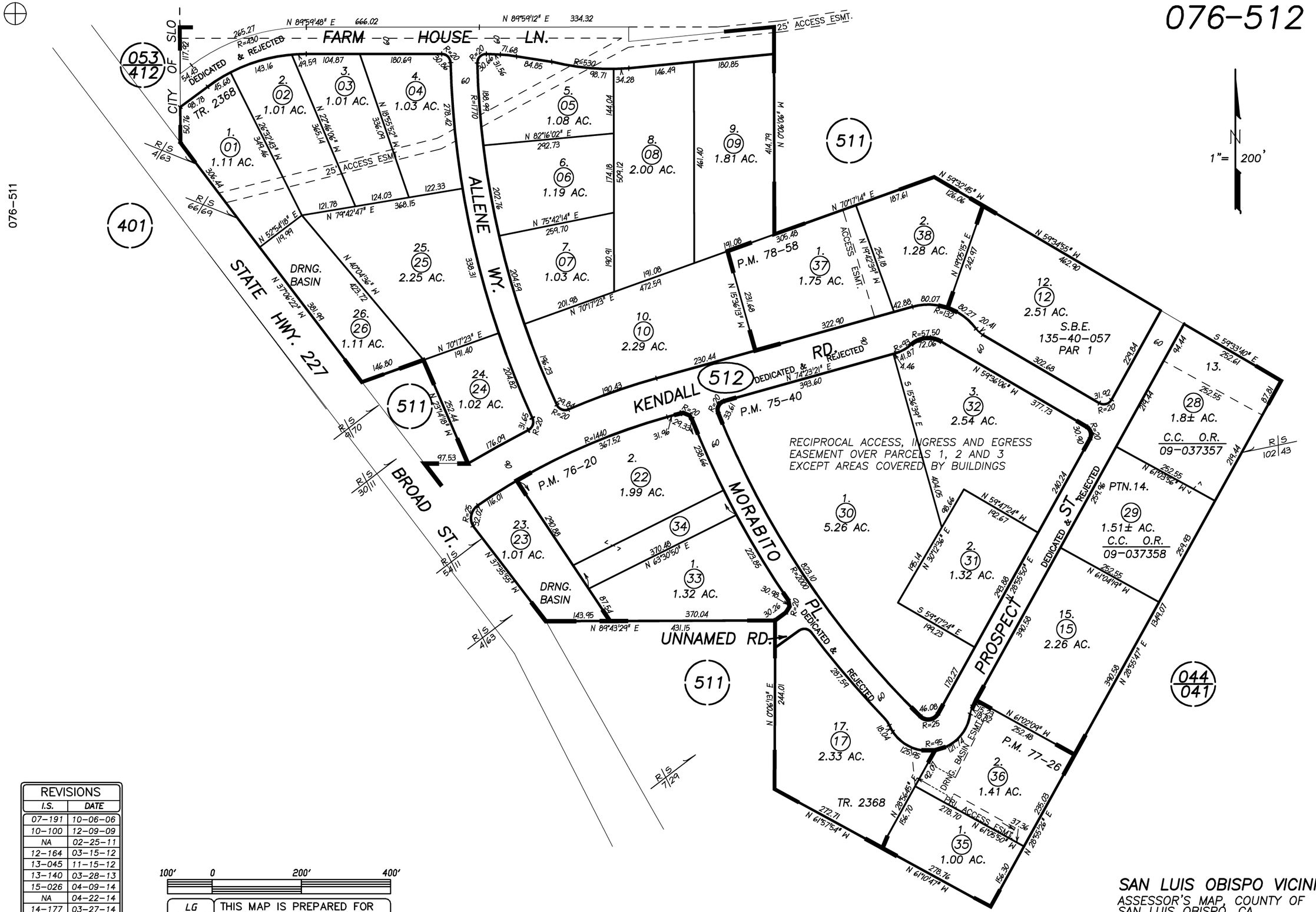
	BOTANICAL / COMMON NAME	SIZE	DESCRIPTION
	EVERGREEN TREES		
	GEIJERA PARVIFLORA/ AUSTRALIAN WILLOW	24" BOX	GREEN FOLIAGE.
A	MELALEUCA QUINQUENERVIA / CAJEPUT TREE	24" BOX	UPRIGHT FORM. WHITE BARK
	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX	REDDISH BARK; UPRIGHT FORM
	DECIDUOUS TREES		
B	GLEDITSIA TRIACANTHOS 'MORAINE' / MORAINE LOCUST	24" BOX	GREEN LACY FOLIAGE
C	PLATANUS x ACERIFOLIA 'BLOODGOOD' / LONDON PLANE	15 GAL	CANOPY SHADE TREE
D	PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	FALL COLOR
	ACCENT TREES		
E	ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE	24" BOX	FLOWERING; REDDISH BARK
F	LAGERSTROEMIA INDICA CLTVS. / CRAPE MYRTLE	24" BOX	FLOWERING TREE; DECIDUOUS
	OLEA EUROPAEA 'SWAN HILL' / FRUITLESS OLIVE	36" BOX	FRUITLESS VARIETY
	BIOSWALE / BASIN TREES		
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	15 GAL	LARGE SCALE; DECIDUOUS
	QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL	LARGE SCALE; EVERGREEN
	LARGE SCALE SHRUBS AND GROUNDCOVER		
	ARCTOSTAPHYLOS SPS. / MANZANITA	5 GAL	PINK/WHITE FLOWERS; LOW WATER-USE
G	CEANOTHUS GRIS. HOR. 'CARMEL CREEPER' / CEANOTHUS	1 GAL	PURPLE FLOWERS; SPREADING
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	RED BERRIES, WHITE FLOWERS
	RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY	5 GAL	GREEN FOLIAGE; ROUNDED FORM
	SMALL-MEDIUM SCALE SHRUBS		
H	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL	SUCCULENT; LOW WATER USE
I	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL	RED FLOWERS; LOW WATER-USE
	DIANELLA CERULEA 'CASSA BLUE' / TASMAN FLAX LILY	5 GAL	BLUE/GREY STRAP-LIKE LEAVES
J	PHORMIUM CLTVS. / NEW ZEALAND FLAX	5 GAL	COLORFUL ACCENT
	OLEA EUROPAEA 'LITTLE OLLIE' / DWARF OLIVE	5 GAL	DWARF OLIVE; LOW WATER USE
	WESTRINGIA 'MORNING LIGHT/ COASTAL ROSEMARY	5 GAL	VARIEGATED LEAVES/ LOW WATER-USE
K	SALVIA SPS. / SAGE	5 GAL	FLOWERING; LOW WATER-USE
	GROUND COVER		
L	ARCTOSTAPHYLOS SPS. / MANZANITA	1 GAL	PINK/WHITE FLOWERS; LOW WATER-USE
	CISTUS SALVIIFOLIUS / SAGELEAF ROCKROSE	1 GAL	WHITE FLOWERS; LOW WATER-USE
	ROSEMARINUS OFFICINALIS CLTVS. / ROSEMARY	1 GAL	FLOWERING; LOW WATER-USE
	PERENNIALS / ACCENTS		
	ACHILLEA MILLEFOLIUM 'MOONSHINE' / YARROW	1 GAL	YELLOW FLOWERS; LOW WATER-USE
	ANIGOZANTHOS CLTVS. / KANGAROO PAW	1 GAL	FLOWERING; LOW WATER-USE
M	EUPHORBIA CHARACIAS WULFENII `SHORTY` / SPURGE	5 GAL	CHARTREUSE FOLIAGE; LOW WATER USE
N	CORDYLINE 'TORBAY DAZZLER' / DAZZLER GRASS PALM	15 GAL	GRASS-LIKE ACCENT; LOW WATER USE
	KNIPHOFIA UVARIA / RED HOT POKER	1 GAL	FLOWERING; LOW WATER-USE
	LAVANDULA SPS. / LAVENDER	1 GAL	PURPLE FLOWERS. LOW WATER-USE
	ORNAMENTAL GRASSES		
	CAREX PRAEGRACILIS / WESTERN MEADOW SEDGE	1 GAL	LOW WATER-USE MEADOW GRASS
O	CALAMAGROSTIS 'KARL FOERSTER'/ FEATHER REED GRASS	1 GAL	GREEN FOLIAGE WITH TAN STALKS
	FESTUCA 'SISKIYOU BLUE'/ BLUE FESCUE	1 GAL	BLUE/GREY FOLIAGE
P	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH	1 GAL	FRESH GREEN FOLIAGE
	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	TAN COLORED STALKS; LOW WATER-USE
Q	SESLERIA `GREENLEE` / GREENLEE MOOR GRASS	1 GAL	GREEN FOLIAGE WITH TAN STALKS
	BIOSWALE SPECIES		
	CHONDROPETALUM TECTORUM / CAPE RUSH	5 GAL	UPRIGHT FORM
	JUNCUS PATENS / GREY RUSH	1 GAL	CA. NATIVE
R	LEYMUS CONDENSATUS 'CANYON PRINCE' / WILD RYE	1 GAL	BLUE FOLIAGE

KEYNOTE LEGEND

1 ENTRY PLAZA
2 SEATWALL +18" HEIGHT
3 RAISED PLANTER WITH SEATWALL CAP
4 COLORED CONCRETE PAVING
5 TABLES AND BENCHES, TYP.
6 CONCRETE PATH
7 CANOPY SHADE TREE(S)
8 BASIN WITH NATIVE GRASSES AND WILDFLOWERS
9 LOCAL STONE LANDSCAPE BOULDERS IN BASIN
10 EXISITING TREE TO REMAIN
11 LARGE PERIMETER SHRUBS
12 BIKE RACK LOCATION


City of
San Luis Obispo
Commercial Service
Industrial
San Luis Obispo UR
San Luis Obispo Planning Area
Planning Area
Public Facilities
Commercial Service
Public Facilities
Agriculture
Industrial
Industrial
Commercial Service
Residential Suburban
Industrial
Agriculture
FARMHOUSE LN
UNNAMED RD
THREE SISTERS RD
EVANS RD

City of San Luis Obispo
FARMHOUSE LN
Agriculture
076-512-025
San Luis Obispo Sub Area North Planning Area
San Luis Obispo Planning Area Planning Area
Commercial Service
San Luis Obispo URL
Public Facilities
Public Facilities
BROAD ST
ALLENE WAY



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
16-124	01-22-16

100' 0 200' 400'

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

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

SAN LUIS OBISPO VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 512

Parcel Summary Report For Parcel # 076-512-025

8/26/2016
3:47:28PM

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	SLOTOWN PROPERTIES LLC A CA LLC
	682 VETTER LN ARROYO GRANDE CA 93420-4810
OWN	SLOWTOWN PROPERTIES LLC A CA LLC

Address Information

Status	Address
P	04725 ALLENE WY SLOC

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
2368	0000	0025	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

Parcel Information

Status	Description
Active	TR 2368 LT 25

Notes

THIS PARCEL HAS BEEN PRE-ADDRESSED 6/27/07. SEE ROAD NAME FILE SUB2004-00243.

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 03
AREA NO. 21

Parcel Summary Report For Parcel # 076-512-025

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:	
DRC2016-00009	REC	Primary Parcel
Description:		
OFFICE WAREHOUSE COMMERCIAL BUILDINGS (2)		
SUB2016-00007	REC	Primary Parcel
Description:		
2 LOT PARCEL MAP		
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 EQUIPTMENT		
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 # 076-512-025

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 REQURIED) AND NEW ROAD NAMES FOR TRACT 2368