SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/29/2013

TO: _____

FROM: Stephanie Fuhs- South County Team/ Development Review

PROJECT DESCRIPTION: SUB2013-00019 COAL13-0074 BUTTONWOOD- Lot line adjustment for proposed adjustment between two parcels creating one parcel of 9.63 acres and one parcel of 3.56 acres. Project site located off Buckley Road in San Luis Obispo. APNs: 076-062-009 and 034.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No
SUB2013-00019 COAL13-0074 BUTTONWOOD P
Lot Line Adjustment
LOT LINE ADJUSTMENT - 2 PARCELS

SLO/ SLOC
AR CS

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Public Lot
- ☐ Receiving Site
- ☐ Reversion to Acreage
- ☐ Voluntary Merger
- ☒ Lot Line Adjustment
- ☐ Sending Site
- ☐ Reconsideration
- ☐ Certificate of Compliance
- ☐ Parc
- ☐ Roac
- ☐ Conc

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name BUTTONWOOD PROPERTIES LLC Daytime Phone 714-651-8991
Mailing Address 2776 BLUEBIRD CIRCLE, COSTA MESA, CA Zip Code 92626
Email Address: BBABBOTT@SBCGLOBAL.NET

☑ Applicant Name MICHAEL OLIVEIRA Daytime Phone (720) 201-5822
Mailing Address 1020 ZANG STREET, GOLDEN, CO 80401 Zip Code 80401
Email Address: mikejohnoliveira@gmail.com

☐ Agent Name MBS LAND SURVEYS Daytime Phone 805 594-1960
Mailing Address 3563 SUELDO STREET, SLO, CA Zip Code 93401
Email Address: MIKE@MBSLANDSURVEYS.COM

PROPERTY INFORMATION

Total Size of Site: 13.07 Assessor Parcel Number(s): 076-062-009 & 034
Legal Description: PCL 1, 18PM35 PTN NW¼ SEC 13, T31S, R12E MDM
Address of the project (if known): 685 BUCKLEY ROAD SAN LUIS OBISPO
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: TAKE BUCKLEY ROAD E'Y FROM SO HIGUERA, THEN PARCEL IS ON RIGHT, JUST PAST DAVENPORT.
Describe current uses, existing structures, and other improvements and vegetation on the property:

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels):
RESIDENTIAL ON LARGE PCL, INDUSTRIAL COMMERCIAL ON SMALL PCL.

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.~~ PLEASE SEE CONSENT OF LANDOWNER FORM.

Property owner signature [signature] Date AUG 13, 2013

FOR STAFF USE ONLY

Minimum Parcel Size: ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?

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): _____, identified as Assessor Parcel Number _____, 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:_____ (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:_____
   Daytime Telephone Number:_____

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

Person or entity granting consent:

Print Name: _____

Print Address: _____

Daytime Telephone Number: _____

Signature of landowner:_____ Date:_____

Authorized agent:

Print Name: _____

Print Address: _____

Daytime Telephone Number: _____

Signature of authorized agent:_____ Date:_____

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 'A' – 9.57 acres; PARCEL 'B' – 3.5 acres
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 10.11 acres & 3.0 acres
What will the property be used for after division: RESIDENTIAL & INDUSTRIAL, SAME AS NOW.
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

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: PERMANENT EASEMENT FOR BUTTONWOOD WAY – TO PARCEL 'B' (3.5 acres) W/ 6 INDUSTRIAL BLDGS, OVER EASTERN MOST 25'-0" OF PARCEL 'A' (9.5 acres)

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: BUCKLEY RD. & SLO CO. AIRPORT South: 5 acre RESIDENTIAL PROPERTIES & DRY AG FARMING
East: COMM. SERVICE, INCLD. TENNIS WAREHOUSE West: MELLO LANE & SMALL ACREAGE RESIDENTIAL

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes (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: _____
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 (COUNTY SLO)

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: N/A

☐ 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: _____

_____

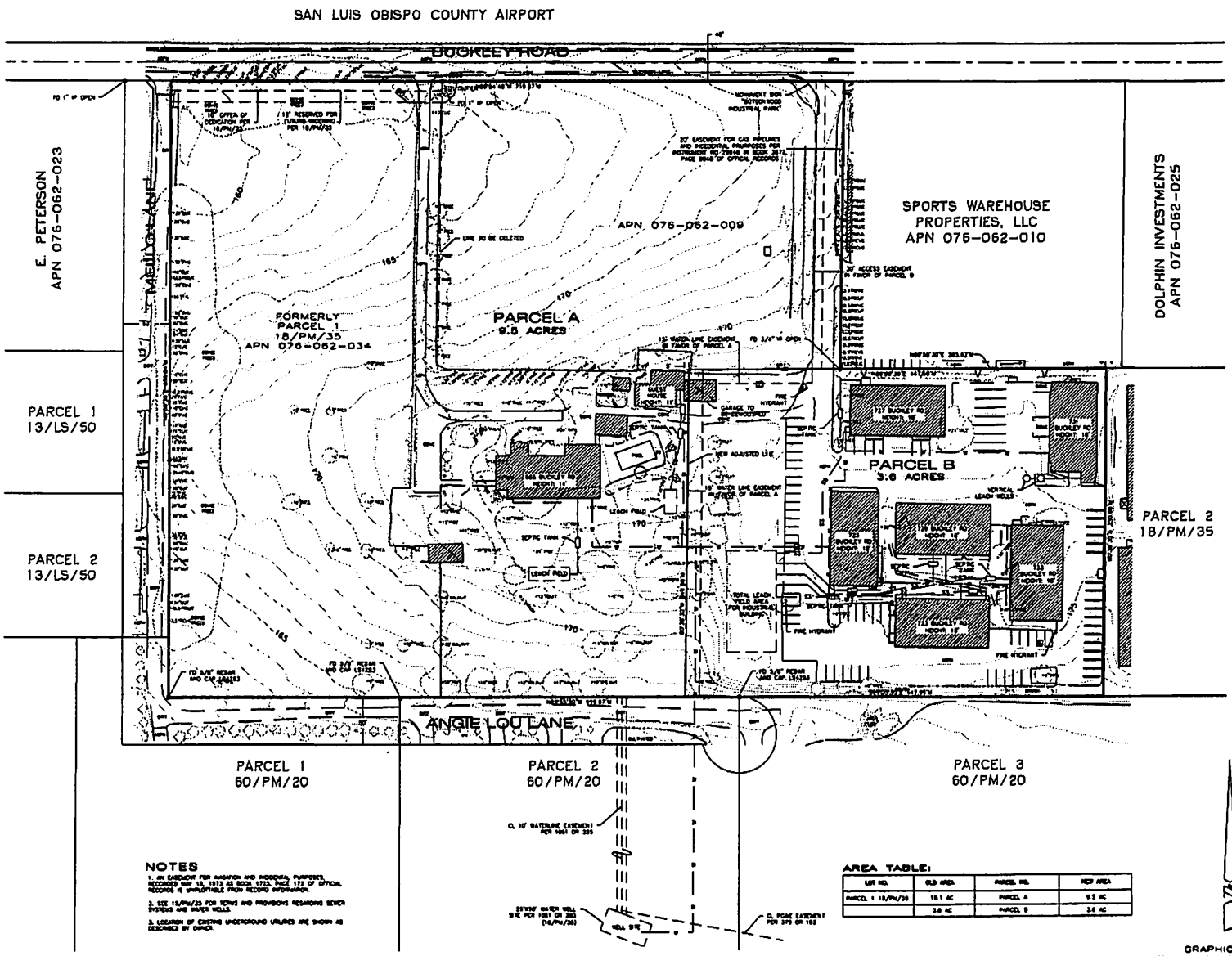
Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

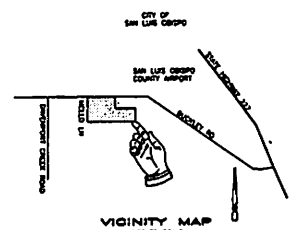
Is your project a: N/A

☐ 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".





VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND:

- FENCE LINE
- DROP INLET AT CURB
- DROP INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- 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

ABREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	CB	CRADLE BREAK
BM	BENCH MARK	GM	GAS METER
BOW	BACK OF WALK	HP	HIGH POINT
CB	CATCH BASIN	LT	LIGHT
CF	CURB FACE	MH	MANHOLE
CO	CLEAN OUT	PP	POWER POLE
COR	CORNER	PVC	POLYVINYL PIPE
CONC	CONCRETE	RB	REBAR
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
CMU	CONCRETE MASONRY UNITS	R10	CANOPY RADIUS
CRN	CROWN OF STREET	SD	STORM DRAIN
DI	DROP INLET	SL	POINT ON SLOPE
EC	EXISTING GRADE	SS	SEWER
EP	EDGE OF PAVEMENT	STP	STEP
FD	FOUND	STR	STAIRS
FL	FLOW LINE	TOP	TOP OF SLOPE
FF	FINISH FLOOR	TOE	TOE OF SLOPE
FOW	FACE OF WALL	TOW	TOP OF WALL
HSE	HOUSE COR	W	WATER
CR	CRASS	WL	WALL
GM	GAS METER	WM	WATER METER
IP	IRON PIPE	WV	WATER VALVE
RWL	RAW WATER LINE		
SE	SECONDARY EFFLUENT		
TERT	TERTIARY IRRIGATION		

LICENSED LAND SURVEYOR
MICHAEL E. STANTON
LIC. NO. 5702
STATE OF CALIFORNIA

PROJECT DATA

1. PROJECT ADDRESS: 885 BUCKLEY ROAD
2. ZONING: CS - COMMERCIAL SERVICE
3. ASSESSOR'S PARCEL NO: 076-062-009, 034
4. WATER SUPPLY: PRIVATE WELL
5. SEWAGE DISPOSAL: PRIVATE SEPTIC
6. GAS: SOUTHERN CALIFORNIA GAS CO
7. ELECTRICITY: PG&E
8. TELEPHONE: PACIFIC BELL
9. EXISTING AREA: 10.1 AND 3.6 ACRES
10. PROPOSED AREA: 9.5 AND 3.6 ACRES
11. PROPOSED USE: COMMERCIAL
12. REASON FOR REQUEST: ALIGN PROPERTY LINES WITH USES (RESIDENTIAL AND COMMERCIAL SEPARATED)

OWNERS

CONTACT: BARBARA ABBOTT
BUTTONWOOD PROPERTIES
PHONE: 714-851-8991
EMAIL: BBABBOTT@SBCGLOBAL.NET

BUTTONWOOD PROPERTIES
2778 BLUEBIRD DR.
COSTA MESA, CA 92626

BENCH MARK:

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

ELEVATION=168.43' (NAVD 88)

NOTES

1. AN EASEMENT FOR INGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 13, 1973 AS BOOK 1723, PAGE 172 OF OFFICIAL RECORDS IS UNPLOTTABLE FROM RECORD INFORMATION.
2. SEE 18/PM/35 FOR TERMS AND PROVISIONS REGARDING SEWER SYSTEMS AND WATER WELLS.
3. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS DESCRIBED BY OWNER.

AREA TABLE:

LOT NO.	OLD AREA	PARCEL NO.	NEW AREA
PARCEL 1 18/PM/35	10.1 AC	PARCEL A	9.5 AC
	3.6 AC	PARCEL B	3.6 AC

PRELIMINARY MAP
FOR
LOT LINE ADJUSTMENT
COAL 13-0074

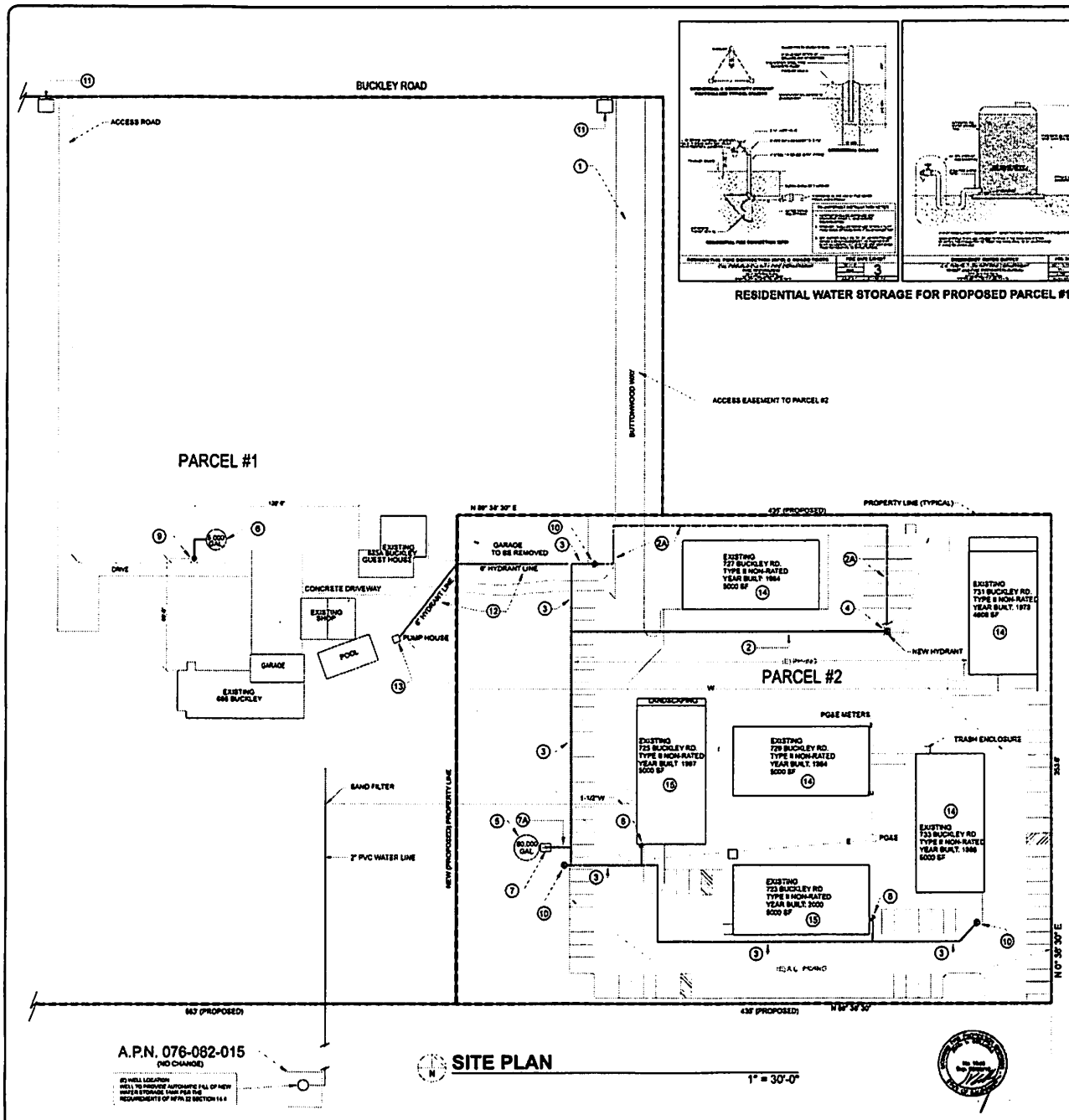
A PORTION OF THE NW 1/4 OF SEC 13, T31S, R12E, M.D.M. AND PARCEL 1 OF PARCEL MAP CO 75-156 FILED IN BOOK 18, AT PAGE 35 OF PARCEL MAPS IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF BUTTONWOOD PROPERTIES

JULY 2013 SCALE:1"=50'

MBS
MICHAEL E. STANTON, PLS 5702
3563 SUELDO STREET, UNIT G
SAN LUIS OBISPO, CA 93401
805-384-1990

SHEET 1 OF 1 JOB No. 13-155



SITE PLAN

1" = 30'-0"

RESIDENTIAL WATER STORAGE FOR PROPOSED PARCEL #1

KEY NOTES:

1. (E) FIRE DEPT. ACCESS ROAD - FIRE DEPARTMENT APPARATUS ACCESS ROAD DESIGN AND CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT STANDARDS. A 20'-0" MIN. WIDTH, MINIMUM 13'-6" CLEARANCE ALL WEATHER ACCESS ROAD SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES FOR EMERGENCY ACCESS. ROAD TO BE CAPABLE OF SUPPORTING 40,300 LB. EMERGENCY VEHICLE

2. OPTION 1:
NEW 8" C900 CL150 PVC UG FIRE SERVICE TO (N) PRESSURIZED HYDRANT.
INSTALLATION TO COMPLY WITH THE PROVISIONS OF NFPA 24

2A. OPTION 2:
NEW 6" C900 CL150 PVC UG FIRE SERVICE TO (N) PRESSURIZED HYDRANT.
INSTALLATION TO COMPLY WITH THE PROVISIONS OF NFPA 24.

3. (E) 6" C900 CL150 PVC UG FIRE SERVICE TO (E) HYDRANTS AND EXISTING FIRE SPRINKLER SYSTEMS

4. INSTALL NEW PRESSURIZED FIRE HYDRANT AS SHOWN, LOCATED PER THE DIRECTION OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARDS.

MINIMUM FIRE FLOW TO BE 791 GPM AT 20 PSI IN ADDITION TO FIRE SPRINKLER SYSTEM DEMAND

PROVIDE PROTECTIVE BOLLARDS PER SAN LUIS OBISPO COUNTY STANDARDS

INSTALL SIGN LABELING HYDRANT LOCATION AND/OR INSTALL 3" BLUE REFLECTOR IN ACCESS ROAD ADJACENT TO HYDRANT.

5. INSTALL NEW STEEL 80,000 GALLON WATER STORAGE TANK AS SHOWN TO PROVIDE A MINIMUM OF 54,000 GALLONS DEDICATED FIRE WATER STORAGE, WITH AUTOMATIC FILL (AT ALL TIMES). TANK TO SERVE AS SUPPLY FOR ON-SITE FIRE HYDRANTS AND FIRE SPRINKLER SYSTEMS. FIRE PUMP TANKS MUST BE FITTED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 22 WITH REGARD TO SIGHT GAGE AND VENT SYSTEMS

DOMESTIC AND PROCESS WATER STORAGE REQUIREMENTS ARE IN ADDITION TO ABOVE AMOUNTS. TANK CONNECTIONS FOR DOMESTIC AND PROCESS WATER DEMANDS ARE TO BE LOCATED ABOVE MINIMUM LEVEL OF WATER REQUIRED FOR FIRE PROTECTION.

TANK TO SUPPLY WATER IN ACCORDANCE WITH THE PROVISIONS OF NFPA 22 TO THE FIRE PUMP TO SUPPLY THE FIRE SPRINKLER SYSTEM.

6. INSTALL NEW 5000 GALLON DRAFT TANK FOR RESIDENCE FIRE PROTECTION

7. INSTALL NEW NFPA RATED FIRE PUMP, MINIMUM 750 GPM @ 65 PSI DISCHARGE, LOCATED ADJACENT TO NEW WATER STORAGE TANK, WITH CONTROLLER AND JOCKEY PUMP, TO SUPPLY THE (E) FIRE SPRINKLER SYSTEMS AND DRAFT HYDRANTS ON THE PROPERTY.

PUMP EQUIPMENT AND INSTALLATION TO BE IN ACCORDANCE WITH THE PROVISIONS OF NFPA 20. PROVIDE A TEST RECIRCULATION BYPASS BACK TO THE TANKS, AND PROVIDE A TEST HEADER FOR ANNUAL CERTIFICATION TESTING. PUMP TO BE INSTALLED IN WEATHER PROTECTIVE PUMP HOUSE.

THE FIRE PUMP IS TO BE CERTIFIED AT INITIAL START UP TEST BY A REPRESENTATIVE OF THE PUMP MANUFACTURER. PUMP IS TO BE TESTED WEEKLY IN ACCORDANCE WITH THE PROVISIONS OF NFPA 25. ANY FAILURES IN PUMP PERFORMANCE, INCLUDING THE INABILITY TO START UP AUTOMATICALLY UPON SYSTEM DEMAND, MUST BE CORRECTED IMMEDIATELY.

7A. 7.5 IN NEW 6" C900 CL150 PVC UG FIRE SERVICE FROM NEW PUMP TO (E) 6" UNDERGROUND FIRE SERVICE. INSTALLATION TO COMPLY WITH THE PROVISIONS OF NFPA 24

8. (E) AUTOMATIC FIRE SPRINKLER SYSTEM RISER LOCATION. OUTSIDE BUILDING

9. INSTALL NEW RESIDENTIAL FIRE CONNECTION 4" X 2-1/2" WITH PROTECTIVE BOLLARDS
SEE SLO COUNTY EXHIBITS 2 AND 3

FIRE DEPARTMENT CONNECTION TO BE A MINIMUM OF 50'-0" AND A MAXIMUM OF 100'-0" AWAY FROM STRUCTURE(S)

10. EXISTING HYDRANTS

11. PROVIDE FIRE DEPARTMENT KNOX BOX AT ANY INSTALLED GATES
PROVIDE ADDRESS PER CAL FIRE / SLOC STANDARDS

12. (E) 6" UNDERGROUND FIRE SERVICE TO BE ABANDONED

13. (E) PUMP TO BE REMOVED AS PART OF FIRE PROTECTION SYSTEM.

14. NO FIRE SPRINKLER SYSTEM INSTALLED

15. (E) ORDINARY HAZARD FIRE SPRINKLER SYSTEM INSTALLED

SCOPE OF WORK

BUTTONWOOD PROPERTIES LLC IS PROPOSING A LOT LINE ADJUSTMENT TO TWO EXISTING PARCELS. APN 076-082-024 (16.11 ACRES) AND APN 076-082-015, IN ORDER TO FULLY SEPARATE THE RESIDENTIAL AND COMMERCIAL AREAS INTO TWO NEW PARCELS #1 AND #2. THE EXISTING AND PROPOSED PARCELS ARE INDICATED IN EXHIBITS 1 AND 2 ON THIS SHEET.

THE NEW PARCEL BOUNDARIES CREATED BY THE LOT LINE ADJUSTMENT3 WOULD PLACE THE EXISTING NON-COMPLIANT FIRE PROTECTION WATER SOURCE AND PUMP THAT CURRENTLY SUPPLIES THE COMMERCIAL BUILDINGS ONTO THE RESIDENTIAL PARCEL (PROPOSED PARCEL #1). THIS ARRANGEMENT IS NOT ACCEPTABLE PER COUNTY STANDARDS, AND A NEW FIRE WATER STORAGE SUPPLY AND FIRE PUMP WILL BE REQUIRED TO BE LOCATED ON THE COMMERCIAL PARCEL (PARCEL #2)

THE PROPOSED SCOPE OF WORK INCLUDES THE INSTALLATION AND CONNECTION OF A NEW DEDICATED FIRE WATER STORAGE TANK AND FIRE PUMP ON THE PROPOSED PARCEL #2, SOLELY DEDICATED TO THE FIRE PROTECTION SYSTEMS SERVING THE EXISTING BUILDINGS ON PARCEL #2

A NEW DRAFT WATER STORAGE TANK AND DRAFT HYDRANT WILL BE REQUIRED TO BE CONSTRUCTED AND LOCATED ON PARCEL #1 TO PROVIDE FIRE PROTECTION IN ACCORDANCE WITH COUNTY STANDARDS.

THE PROJECT IS TO COMPLY WITH THE 2016 CALIFORNIA FIRE CODE, THE 2016 CALIFORNIA BUILDING CODE, AND ALL APPLICABLE COUNTY CODES AND STANDARDS

GENERAL NOTES

THIS MASTER FIRE PROTECTION PLAN INCLUDES THE INSTALLATION OF THE FOLLOWING FIRE PROTECTION SYSTEMS IN SUPPORT OF THE CONSTRUCTION OF THE NEW WINERY BUILDINGS

1. FIRE DEPARTMENT APPARATUS ACCESS ROAD DESIGN AND CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT STANDARDS A 20'-0" MIN. WIDTH, MINIMUM 13'-6" CLEARANCE ALL WEATHER ACCESS ROAD SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES FOR EMERGENCY ACCESS. ROAD TO BE CAPABLE OF SUPPORTING 40,000 LB EMERGENCY VEHICLE
2. NEW 6" C900 CLASS 150 UNDERGROUND FIRE SERVICE LINES TO SUPPLY ONE NEW SITE HYDRANT. TO BE INSTALLED AND INSPECTED PER NFPA 24 REQUIREMENTS
3. INSTALL NEW FIRE HYDRANT AS SHOWN, LOCATED PER THE DIRECTION OF SAN LUIS OBISPO COUNTY FIRE DEPARTMENT DEVELOPMENT STANDARDS. MINIMUM FIRE FLOW TO BE 791 GPM AT 20 PSI

   PROVIDE PROTECTIVE BOLLARDS PER SAN LUIS OBISPO COUNTY STANDARDS
4. UNDERGROUND FIRE SERVICE PIPING TO HAVE THRUST BLOCKS, VALVES AND ALL APPURTENANCES TO BE INSTALLED PER THE REQUIREMENTS OF NFPA 24
5. INSTALL NEW STEEL 80,000 GAL WATER STORAGE TANK AS SHOWN TO PROVIDE A MINIMUM OF 54,000 GALLON DEDICATED FIRE WATER STORAGE, WITH AUTOMATIC FILL. TANK TO SERVE AS SUPPLY FOR ON-SITE DRAFT FIRE HYDRANT & FIRE SPRINKLER SYSTEM / FIRE PUMP CISTERN MUST BE FITTED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 22 WITH REGARD TO SIGHT GAGE AND VENT SYSTEM

   DOMESTIC AND PROCESS WATER STORAGE REQUIREMENTS ARE IN ADDITION TO ABOVE AMOUNTS. TANK CONNECTIONS FOR DOMESTIC AND PROCESS WATER DEMANDS ARE TO BE LOCATED ABOVE MINIMUM LEVEL OF WATER REQUIRED FOR FIRE PROTECTION.
6. INSTALL NEW NFPA RATED FIRE PUMP, MINIMUM 750 GPM @ 65 PSI DISCHARGE, LOCATED ADJACENT TO NEW WATER STORAGE CISTERN, WITH CONTROLLER & JOCKEY PUMP TO SOLELY SUPPLY FIRE SPRINKLER SYSTEMS FOR THE PROPOSED WINERY PUMP EQUIPMENT AND INSTALLATION TO BE IN ACCORDANCE WITH THE PROVISIONS OF NFPA 20. PROVIDE A TEST RECIRCULATION BYPASS BACK TO THE SUPPLY TANK, AND PROVIDE A TEST HEADER FOR ANNUAL CERTIFICATION TESTING

   THE FIRE PUMP IS TO BE CERTIFIED AT INITIAL STARTUP TEST BY A REPRESENTATIVE OF THE PUMP MANUFACTURER. PUMP IS TO BE TESTED WEEKLY IN ACCORDANCE WITH THE PROVISIONS OF NFPA 25. ANY FAILURES IN PUMP PERFORMANCE, INCLUDING THE INABILITY TO START AUTOMATICALLY UPON SYSTEM DEMAND, MUST BE CORRECTED IMMEDIATELY.
7. REFER TO COLLINGS AND ASSOCIATES, LLC "FIRE PROTECTION ENGINEERING MASTER PLAN SUMMARY REPORT", DATED 09/13/13, FOR SUPPORTING DOCUMENTATION

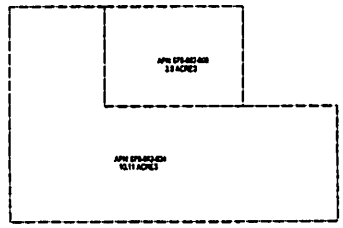
DEFERRED SUBMITTAL & FIELD NOTES:

1. PROPOSED WATER TANK, FIRE PUMP INSTALLATION, UNDERGROUND FIRE SERVICE PIPING INSTALLATION DETAILS, HYDRANT INSTALLATION DETAILS, THRUST BLOCK DETAILS AND GENERAL INSTALLATION DETAILS ARE TO BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL AND PERMIT BY INSTALLING CONTRACTOR(S)

BUILDING SUMMARY / BUILDING CODE DATA

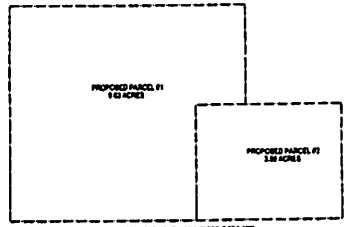
LOT LINE ADJUSTMENT PROJECT
BUCKLEY ROAD
SAN LUIS OBISPO, CA

665 BUCKLEY RD	3,057 S.F.	(E) RESIDENCE
665A BUCKLEY RD	1,057 S.F.	(E) GUEST HOUSE
727 BUCKLEY RD	5,000 S.F.	
731 BUCKLEY RD.	4,800 S.F.	
725 BUCKLEY RD.	5,000 S.F.	
723 BUCKLEY RD	5,000 S.F.	
729 BUCKLEY RD.	5,000 S.F.	
733 BUCKLEY RD	5,000 S.F.	
CONST. TYPE	TYPE II-NR	



EXISTING PARCELS

NO SCALE



PROPOSED LOT LINE ADJUSTMENT

NO SCALE

THESE DRAWINGS, SPECIFICATIONS, CALCULATIONS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE SOLE PROPERTY OF COLLINGS AND ASSOCIATES. ALL RIGHTS ARE RESERVED FOR THE SPECIFIC PROJECT FOR WHICH THESE PLANS ARE PREPARED. REPLICATION OR REPRODUCTION OF ANY KIND, FOR ANY PURPOSE, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF COLLINGS AND ASSOCIATES IS PROHIBITED

IT IS THE CLIENT'S RESPONSIBILITY PRIOR TO BID OR BEGINNING CONSTRUCTION TO NOTIFY THE ENGINEER IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN NOTIFICATION ACKNOWLEDGING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE CONTRACTOR PRIOR TO THE START OF CLIENT'S SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION OF THESE PROCEEDINGS ARE NOT FOLLOWED.

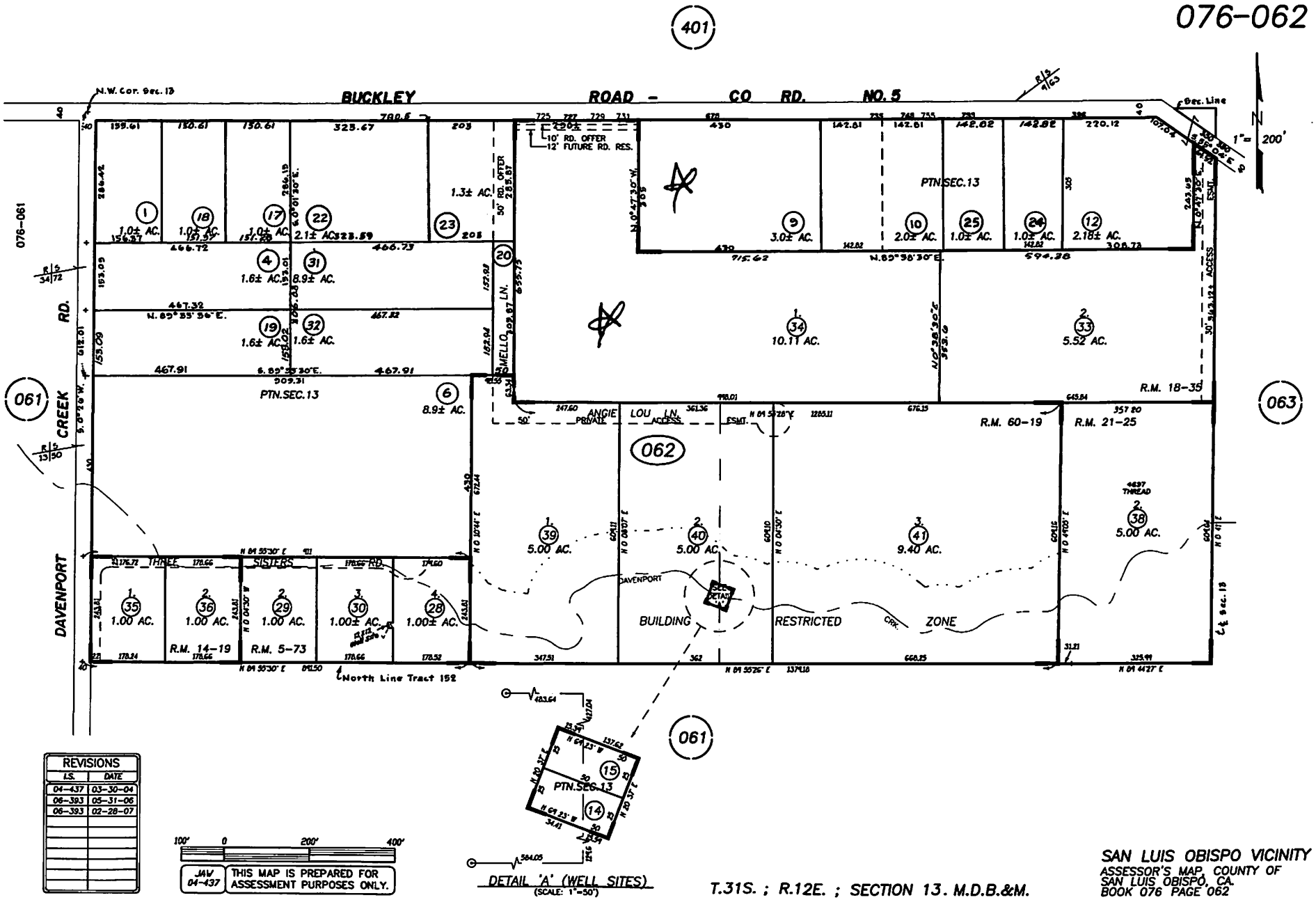
PLAN REVISIONS			
REV #	DATE	BY	DESCRIPTION AND LOCATION
1			
2			
3			
4			
5			
6			

COLLINGS & ASSOCIATES
Fire Protection Engineering
[illegible]
Phone [illegible] Fax [illegible]
[illegible]

Buttonwood Industrial Park
735 Buckley Rd.
San Luis Obispo, CA
Master Fire Protection Plan

SCALE: AS NOTED
DRAWN BY: [illegible]
DATE: [illegible]
SHEET: MFPP-1
[illegible]

076-062



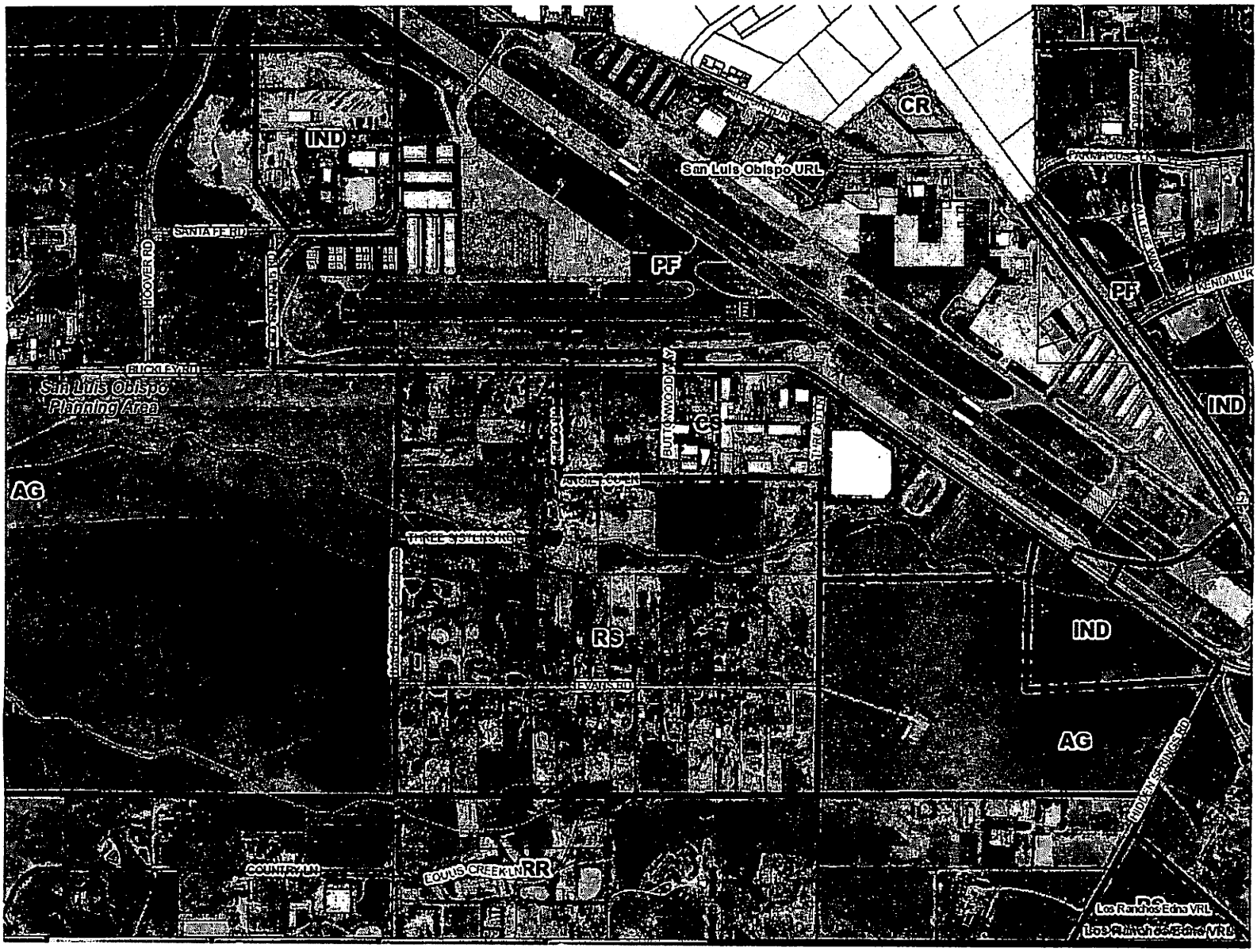
REVISIONS	
I.S.	DATE
04-437	03-30-04
06-393	05-31-06
06-393	02-28-07

100' 0 200' 400'

JAW 04-437 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T.31S. ; R.12E. ; SECTION 13. M.D.B.&M.

SAN LUIS OBISPO VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 062



IND
CR
San Luis Obispo URL
PARKHOUSE LN
SANTA FE RD
HOOVER RD
PF
PF
KENDALL RD
BUCKLEY RD
San Luis Obispo
Planning Area
IND
CS
AG
THREE SISTERS RD
RS
IND
EVANS RD
AG
MIDDLE SPRINGS RD
COUNTRY LN
LOUIS CREEK LN
RR
Los Ranchos Edna VRL

Parcel Summary Report For Parcel # 076-062-009

8/16/2013
4:34:02PM

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	BUTTONWOOD PROPERTIES LLC 2776 BLUEBIRD CIR COSTA MESA CA 92626-
OWN	BUTTONWOOD PROPERTIES LLC A CA LLC

Address Information

Status	Address
P	00675 BUCKLEY RD RSLO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
T31S	R12E	13P	San Luis Obisp	San Luis Obis	CS	AR		Y		

Parcel Information

Status	Description
Active	T31S R12E PTN SEC 13 LESS 50% MIN RTS

Notes
THIS APN IS ONE LEGAL PARCEL PER DEED 1336 OR 222. JSM 2/19/13

Tax Districts
SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
AREA NO. 21
SAN LUIS
NO. 04
AREA NO. 22 (AIRPORT AREA SPECIFIC PLAN)

Parcel Summary Report For Parcel # 076-062-009

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:	
E020172	RES	Primary Parcel

Description:
OWNER REQUESTED VEHICLE ABATEMENT

SUB2013-00019	REC	Primary Parcel

Description:
LOT LINE ADJUSTMENT - 2 PARCELS