



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/8/2015

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

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

**PROJECT DESCRIPTION:** SUB2014-00060 CO15-0041 PEDP INC – Proposed parcel map to divide one parcel of 3.03 acres into two parcels of 1.67 acres and 1.36 acres. Site location is 1180 Kendall Rd, San Luis Obispo. APN: 076-512-011

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2014-00060 CO15-0041 PEDP INC

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit  Tree Permit  Minor Use Permit
- Conditional Use Permit/Development Plan  Plot Plan
- Curb, Gutter & Sidewalk Waiver  Other  Site Plan
- Surface Mining/Reclamation Plan  Zoning Clearance
- Amendment to approved land use permit  Variance

Parcel Map

LAND DIVISION OF PARCEL TO CREATE 2 PARCELS; PARCEL 1 - 1.67 ACRES, PARCEL SLOSLO/ SLOC

AR CS

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name PEDP, Inc Daytime Phone 805-541-9004  
Mailing Address 684 Higuera Street, Suite B, San Luis Obispo, CA Zip Code 93401  
Email Address: nick@nktcommercial.com

Applicant Name Lot 11 EAP, LLC Daytime Phone 805-543-1706  
Mailing Address 645 Clarion Court, San Luis Obispo, CA Zip Code 93401  
Email Address: rbachmann@specialtyconstruction.com

Agent Name Oasis Associates, Inc Daytime Phone 805-541-4509  
Mailing Address 3427 Miguelito Court, San Luis Obispo, CA Zip Code 93401  
Email Address: cmf@oasisassoc.com

## PROPERTY INFORMATION

Total Size of Site: 3.03 ac. Assessor Parcel Number(s): 076-512-011  
Legal Description: Lot 11 of Tract 2368  
Address of the project (if known): 1180 Kendall Road, San Luis Obispo, CA  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From State Route 227, turn east on Kendall Road, property is on left.

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

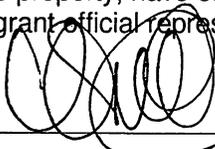
Vacant, non-native grasses. Rough grading and utility stubs completed as part of Tract Improvements

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Land division of parcel to create 2 parcels;  
Parcel 1- 1.67 acres. Parcel 2- 1.36 acres.

## 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 29 May 2015

**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?: 1.67 and 1.36 acres  
Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 3.03 ac  
What will the property be used for after division: future commercial development  
Is the property part of a previous subdivision that you filed?  Yes  No  
If Yes, what was the map number:  Tract No: 2368  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  
Completed with Tract 2368 improvements

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

**Describe existing and future access** to the proposed project site: existing curb cut on Kendall Road,

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

North: Agriculture/ vacant South: Commerical Service/ office  
East: Commerical Service/ office West: Commerical Service/ vacant

**Proposed water source:**  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: East Fiero Lane Mutual Water Co.  
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: East Fiero Lane Mutual Water Co.  
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):** Paid at part of Tract 2368 approval

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)

Acreeage of open space: \_\_\_\_\_ Average slope of open space: \_\_\_\_\_

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

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Specify the proposed ownership and method of maintenance of the open space: \_\_\_\_\_

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**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".

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

**Your site plan will also need to show the information requested here:**

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 3.03 acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: Tract 2368 improvements grading
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: SR 227 / Broad Street

**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 office and/or warehousing  
 Industrial – Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? tbd
4. How many service connections will be required? 2 domestic, 2 irrigation
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
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: at street    Location of connection: Kendall Road
2. What is the amount of proposed flow?    tbd \_\_\_\_\_ 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 Co.
- 3. Where is the waste disposal storage in relation to buildings? tbd
- 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: Broad Street
- 3. Location of nearest fire station: Broad Street
- 4. Location of nearest public transit stop: Marigold Shopping Center
- 5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
 If yes, what is the distance? \_\_\_\_\_ feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: Vacant.
- 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.    See Tract 2368 records

**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**    N/A to land division

- 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** N/A to land division

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:  
Tract 2368 mitigation measures as applicable. \_\_\_\_\_  
\_\_\_\_\_

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): n/a for land division \_\_\_\_\_

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

**PROJECT STATEMENT/SUPPLEMENT**  
*to the application for the proposed*  
***Lot 11 (Tract 2368) Subdivision***  
**Tentative Parcel Map CO 15-0041**

APN# 076-512-011  
1180 Kendall Road  
San Luis Obispo, CA 93401  
29 May 2015

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**I. PROJECT INTRODUCTION**

Lot 11 EAP, LLC is requesting a land division of a Commercial Service zoned property in the East Airport Commerce Park. The subdivision will allow businesses be established or relocated to the business park and provide greater autonomy of real property and independent development.

**II. PROJECT TEAM**

**A. Project Applicant**

LOT 11 EAP, LLC  
c/o Rudy Bachmann  
645 Clarion Court  
San Luis Obispo, CA 93401  
Phone (805) 543-1709  
rbachmann@specialityconstruction.com

**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. Project Civil Engineer & Surveyor**

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

### III. PROJECT DESCRIPTION

Lot 11 is located in Tract 2368, the East Airport Commerce Park (APN: 076-512-011). The property has been assigned addresses, 1180 Kendall Road. The proposed project consists of the subdivision of the 3.03-acre Commercial Service zoned parcel into two (2) parcels. A vesting tentative parcel map (CO 15-0041, MBS Land Surveyors, May 2015) has been prepared. The two (2) parcels are proposed with the following acreage:

Parcel	Gross Acres
Parcel 1	1.67
Parcel 2	1.36

Access to the parcels is provided by a driveway on Kendall Road with a proposed common driveway easement. The tract conditions of approval encourage adjoining lots share driveways and access.

### IV. PROPERTY HISTORY AND EXISTING CONDITIONS

#### A. Project History

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

Exhibit B-1 of the 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). Exhibit B-2 of the Resolution includes Conditions of Approval that provide guidelines to be applied for all development within the tract.

#### B. Surrounding Zoning/ Use

- North – Agriculture / Vacant
- South – Commercial Service / Office
- East – Commercial Service / Office
- West – Commercial Service / Vacant

#### C. Existing Conditions

There are twenty-four (24) buildable lots (1-12, 15-22, 24, 25 & 29). The East Airport Fiero Lane Mutual Water Company facilities are located on Lot 28. Lots 23 and 26 are storm water 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.

The subject property is currently vacant. Future development of the subject property is currently being prepared and will be

**D. Tract Conditions of Approval**

Based on environmental mitigations, the maximum building square footage for the entire tract development is not to exceed 500,000 SF. Lots are allotted building square footage calculated by lot size.

Lot 16 (before subdivision) is allotted 34,052 SF<sup>1</sup> of building development. To maintain consistent application of the tract building square footage, the proposed parcels would be allotted square footage in proportion to the gross acreage of each parcel as follows:

Parcel	Building Allotment Calculation	Parcel Building Allotment (SF)
<b>Parcel 1</b>	1.00 gross acre/ 3.03 acre (existing parcel size) x 34,052 SF (existing allotted SF development) =	18,768
<b>Parcel 2</b>	1.41 gross acres/ 3.03 acre (existing parcel size) x 34,052 SF (existing allotted SF development) =	15,284

Water use was similarly allotted to each lot. Lot 11 is allocated .94 acre feet/ year (afy) for a drought year and 1.31 afy for an average year. The proposed parcels would be allocated the following water use:

Parcel	Drought Year Water Allotment Calculation	Parcel Drought Year Water Allotment (afy)
<b>Parcel 1</b>	1.67 gross acre/ 2.41 acre (existing parcel size) x .94 afy (existing water allotment) =	.52
<b>Parcel 2</b>	1.36 gross acre/ 2.41 acre (existing parcel size) x .94 afy (existing water allotment) =	.42

Parcel	Average Year Water Allotment Calculation	Parcel Average Year Water Allotment (afy)
<b>Parcel 1</b>	1.67 gross acre/ 2.41 acre (existing parcel size) x 1.31 afy (existing water allotment) =	.72
<b>Parcel 2</b>	1.36 gross acre/ 2.41 acre (existing parcel size) x 1.31 afy (existing water allotment) =	.59

<sup>1</sup> 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 11 = 3.03 acres/44.49 acres x 500,000 SF = 34,052 square feet

The resulting subdivided parcel would 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.

#### **E. 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 effective. 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 (as noted above) and is embedded within the tract conditions of approval which all lot developments must comply.

Mitigations measures for individual developments are embedded in the tract conditions of approval (Resolution No. 2003-59, Exhibit B-2 Conditional Use Permit Conditions). These conditions are addressed and reviewed with the land use entitlement and building permit process. Any future development of the proposed parcels would be subject to the same review process as currently required for Lot 11.

There are mitigation measures that are applicable to specific lots. Those mitigation measures specifically applicable to Lot 11 (e.g., setback requirements) would be applicable to both of the proposed subdivided parcels, and are noted within the tract conditions of approval (Resolution No. 2003-59, Exhibit B-2 Conditional Use Permit Conditions).

### **V. ORDINANCE & POLICY CONFORMANCE**

#### **A. 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 would entail 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.

#### **B. LUO- Tile 22: Subdivision in Commercial and Office Categories- §22.22.090**

Subdivisions 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 proposed systems, the minimum allowable parcel size is 6,000 SF. The proposed parcels exceed the minimum parcel size for the Commercial category.

#### **C. LUO San Luis Obispo Planning Area- Area-wide Standards §22.108.020**

The subject property is within the San Luis Obispo Planning Area. The area-wide standards are applicable to land use entitlement and development, which is not the scope of this land division application.

Nonetheless, future developments will conform to the applicable standards for the San Luis Obispo Planning Area.

**D. LUO San Luis Obispo Urban Area Standards §22.108.050**

The San Luis Obispo Urban Area Standards limit some uses allowed in the CS zone. Additionally, the proposed project is within the noted Airport Area, which requires discretionary review for parcels under 20 acres. The proposed parcels sizes of one (1) acre and greater are consistent with nearby developments and subdivided property in the noted Airport Area.

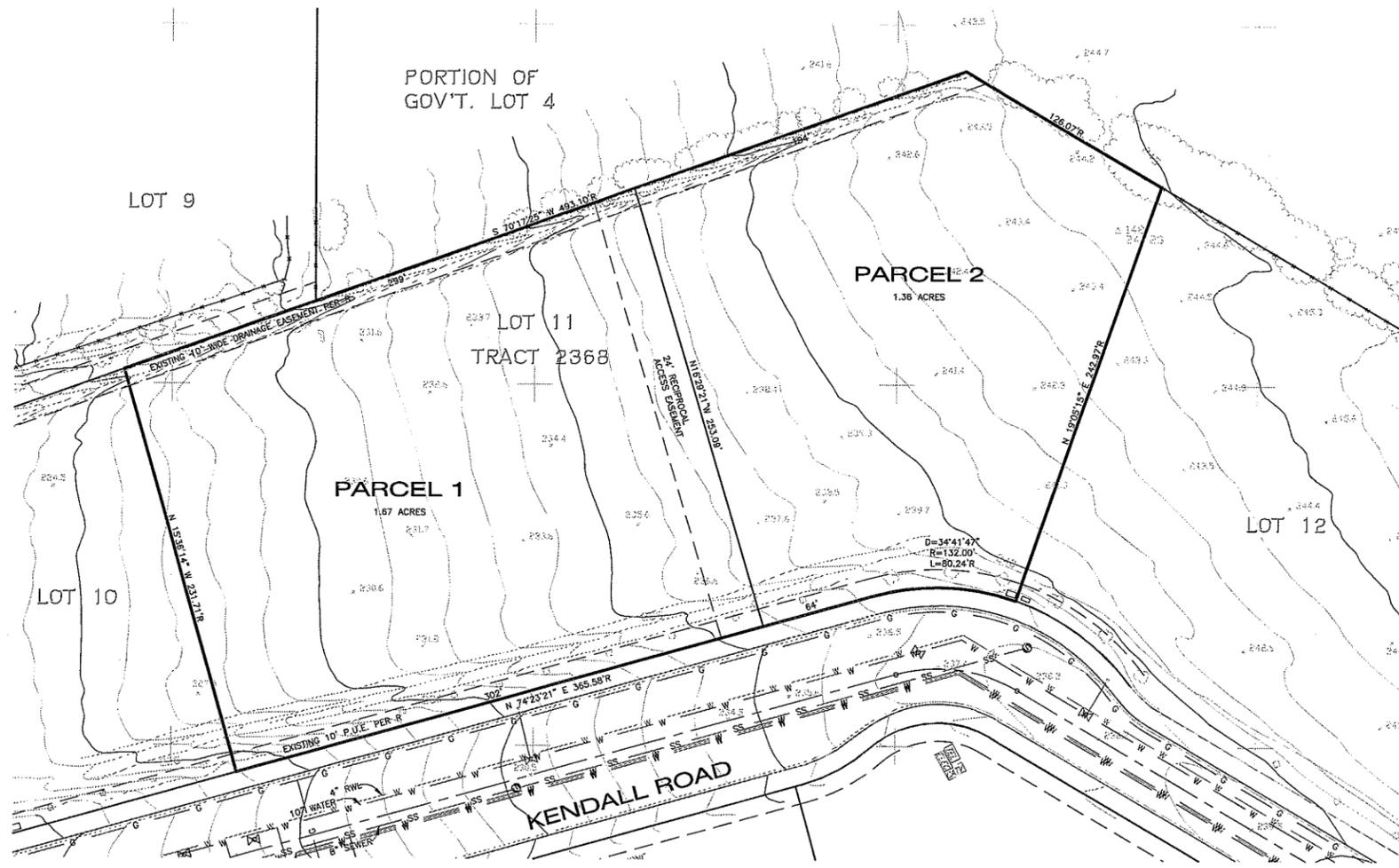
**E. LUO Combining Designation: Airport Review (AR) Area §22.14.030**

The subject property is within the AR combining designation which requires review by the Airport Land Use Commission. Standards for the AR combining designation are applicable to land use entitlement and development, which is not within the scope of this proposed land division.

**F. 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 and S-1c. Current and future developments are subject to the applicable use, density, and noise requirements of the ALUP.

LA 15-124 Lot 11 at EACP (Kendall Road, SLO)\C3D-2013\15-124 Lot 11 EACP Tentative Parcel Map.dwg, 24X36 TPA, May 29, 2015 10:42am, LRRichardson



**SYMBOL LEGEND:**

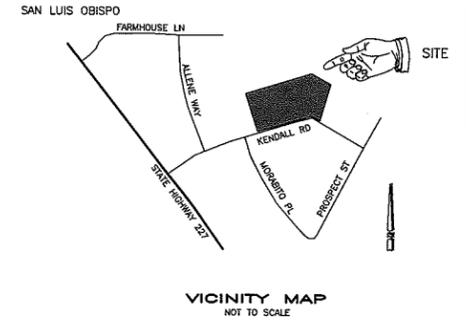
-x-	FENCE LINE	[ ]	RETAINING WALL
-ss-	SEWER MAIN	[ ]	PG&E BOX
-w-	WATER MAIN	[ ]	GAS METER
-g-	GAS MAIN	[ ]	TELEPHONE BOX
-etc-	ELEC/TELEPHONE/CABLE	[ ]	SIGNAL BOX
-ohc-	OVERHEAD ELECTRIC	[ ]	CABLE T.V. BOX
[ ]	DROP INLET AT CURB	[ ]	ELECTRIC BOX
[ ]	DROP INLET	[ ]	TELEPHONE MANHOLE
[ ]	STORM DRAIN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

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	REBAR	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
FW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
OR	ORASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

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



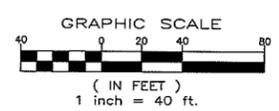
**SITE DATA:**  
 ADDRESS: 1180 KENDALL ROAD  
 ASSESSOR'S PARCEL NO. APN 076-512-011

**PLANNER / AGENT**  
 EMILY EWER 841-4509  
 OASIS ASSOCIATES  
 3427 MIQUELITO COURT  
 SAN LUIS OBISPO, CA 93401

**OWNER**  
 LOT 11 EAP, LLC  
 C/O C.M. FLORENCE, AICP AGENT  
 OASIS ASSOCIATES, INC.  
 3427 MIQUELITO COURT  
 SAN LUIS OBISPO, CA 93401



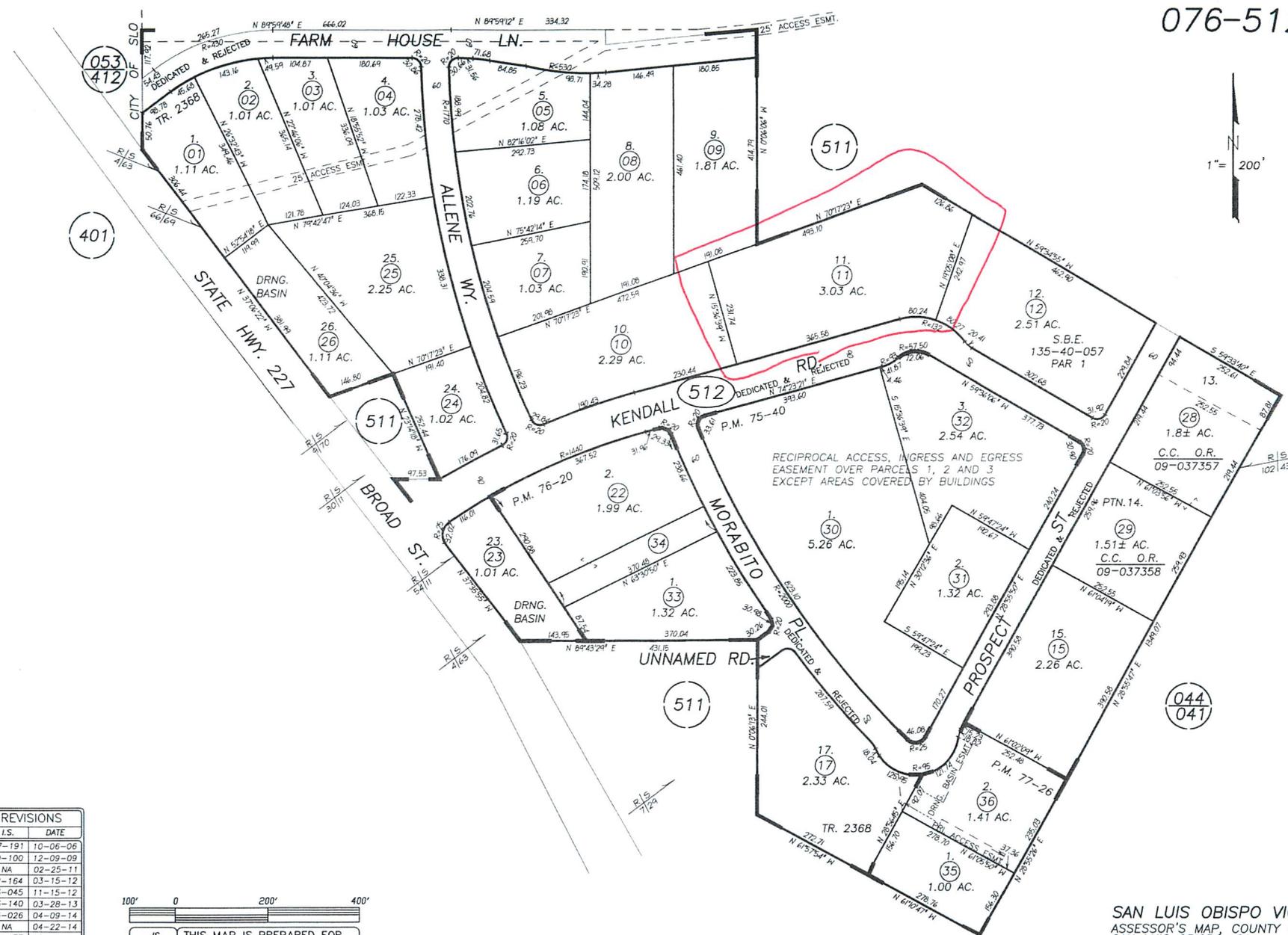
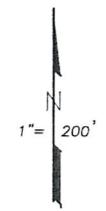
**BENCH MARK:**  
 THE BENCH MARK FOR THIS PROJECT IS A FOUND CITY OF SAN LUIS OBISPO BENCH MARK 10-369, BEING A LEAD AND TAC ON THE T.C. AT THE COR ON THE SOUTHEASTERLY CURB OF BROAD STREET AND CAPTAIN WAY.  
 ELEVATION=162.96' (NGVD 29)



**VESTING TENTATIVE PARCEL MAP CO 15-0041**

LOT 11 OF TRACT 2368 AS SHOWN ON MAP FILED IN BOOK 28 AT PAGES 55-61, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

MAY 2015 SCALE: 1"=40'  
**MBS** LAND SURVEYS  
 MICHAEL B. STANTON, PLS 5702  
 3563 SUELDLO ST. UNIT C  
 SAN LUIS OBISPO, CA 93401  
 805-594-1960  
 May 29, 2015 JOB #15-124



076-511

401

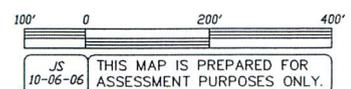
511

512

511

044  
041

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



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

City of San Luis Obispo

CR

AIRPORT DR

San Luis Obispo Sub Area North  
Planning Area  
San Luis Obispo Planning Area

San Luis Obispo URL

PF

TRINCEBEE

WARRIHOUSE LN

VALLEY VIEW

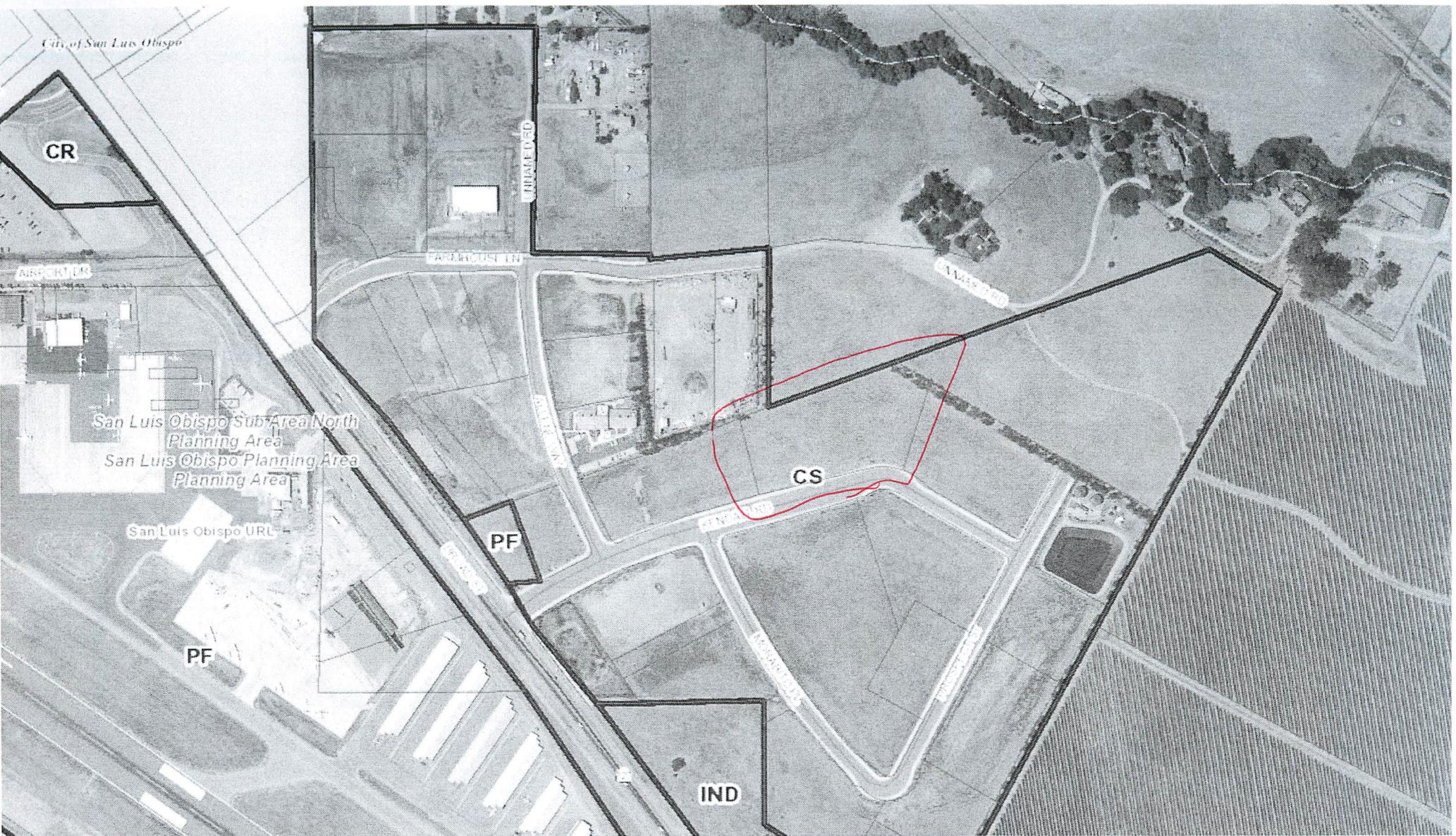
PF

IND

CS

PANORAMA

CLAYBERRY





# Parcel Summary Report For Parcel # 076-512-011

6/5/2015  
3:52:24PM

## 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    PEDP INC  
684 HIGUERA ST STE B SLO CA 93401-3550  
OWN    PEDP INC A CA CORP

### Address Information

Status            Address  
P                    01180 KENDALL RD SLOC

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
2368	0000	0011	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

### Parcel Information

Status    Description  
Active    TR 2368 LT 11

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. 04  
AREA NO. 21



# Parcel Summary Report For Parcel # 076-512-011

6/5/2015  
3:52:24PM

## 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:**

PRE2014-00047

MET

Primary Parcel

**Description:**

PHASE 1 DEVELOPMENT OF APPROX 15,000 SF WAREHOUSE AND DISTRIBUTION FACILITY. POTENTIAL SUBDIVISION OF LOT 11 INTO 2 PARCELS.

SUB2014-00060

REC

Primary Parcel

**Description:**

LAND DIVISION OF PARCEL TO CREATE 2 PARCELS; PARCEL 1 - 1.67 ACRES, PARCEL 2 - 1.36 ACRES

G880015M

AUT

Related Parcel

**Description:**

GP AMEND TO CHANGE AG TO MULTI-USE

PMT2004-00465

FNL

Related Parcel

**Description:**

GRADING - TEMPORARY ACCESS ROAD

S000007U

RDD

Related Parcel

**Description:**

PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

S980133L

RDD

Related Parcel

**Description:**

LOT LINE ADJUSTMENT

SUB2004-00243

APV

Related Parcel

**Description:**

PROP TO RENAME AND RELOCATE FARMHOUSE LN (HEARING REQUIRED) AND NEW ROAD NAMES FOR TRACT 2368