



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 8/25/2016

TO: _____

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

PROJECT DESCRIPTION: SUB2016-00009 CO 16-0181 GREGORIO LOUIE – Proposed conditional use permit for the construction of one 45,270 SF two-story office building with site improvements. Project location is 1109 Kendall Road and 4805 Morabito Place, San Luis Obispo. APN: 076-512-022, 033, & 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



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

SUB2016-00009 CO16-0181 GREGORIO LOUIE
 Conc. Parcel Map w/ CUP
 ONE 45,270 SF TWO-STORY OFFICE
 BUILDING WITH SITE IMPROVEMENTS
 SLO/ SLOC
 AR CS

APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name LOUIE GREGORIO Daytime Phone 661-599-2247
 Mailing Address PO Box 14060 San Luis Obispo, CA Zip Code 93401
 Email Address: Lgregorio50@gmail.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 805-541-4509
 Mailing Address 3427 Miguelito Court San Luis Obispo, CA Zip Code 93401
 Email Address: 805-541-4509

PROPERTY INFORMATION

Total Size of Site: 4.05 acres Assessor Parcel Number(s): 076-512-022, 076-512-033, 076-512-034
 Legal Description: Parcel 1 and 2 of COAL 12-0024, recorded book 76 parcel maps pg 20-21
 Address of the project (if known): 1109 Kendall Road and 4805 Morabito Place, 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.: From State Route 227, East on Kendall Road. Corner of Kendall Road and Morabito Place
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant with non-native grasses; existing tract improvements include utilities, well, and stormdrains

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): one (1) 45,270 SF two-story office building with site improvements.
Parcel map CO16-0181 for 16- unit (maximum) condominium subdivision (applicable to Parcel 2 only).

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 18 Aug 16

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

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

Describe existing and future access to the proposed project site: relocate driveways on Kendall (1) and Morabito (2)

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 / EACP 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: 22,407 sq. feet 13 % Landscaping: 65,055 sq. feet 37 %
Paving: 86,778 sq. feet 50 % Other (specify) _____

Total area of all paving and structures: 109,185 sq. feet acres

Total area of grading or removal of ground cover: 3.39 sq. feet acres

Number of parking spaces proposed: 227 Height of tallest structure: 35'

Number of trees to be removed: 3 Type: street tree/ London Plane

Setbacks: Front _____ Right _____ Left _____ Back _____

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: 22,500 sq. feet acres

Total floor area of all structures including upper stories: 45,270 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

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 2.5 acres

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 2.5 acres

What will the property be used for after division: Commercial Condominium of the proposed 45,270 SF office building; maximum 16 units

Is the property part of a previous subdivision that you filed? Yes No (filed by others)

If Yes, what was the map number: Tract No: 2368 CO _____ COAL 12-0024

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: relocate driveways on Kendall (1) and Morabito (2)

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 / EACP 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: _____

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".

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 typical office use _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 1.74 afy
4. How many service connections will be required? 1 domestic, 1 recycled water, 2 fire lines
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
 Bacteriological? Yes No
 Chemical? Yes No
 Physical Yes No
 Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis(OK or Problems)
 Will Serve Letter Pump Test _____ Hours / _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

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

Sewage Disposal Information

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

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: 80' Location of connection: Kendall Road
2. What is the amount of proposed flow? 1,200 GPD
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? South of Building
- 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. See Tract 2368 approval, ED01-332

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: 6 am- 7 pm
- 2. How many people will this project employ? 100-175
- 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. 75 Between 4:00 to 6:00 p.m. 75

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
 If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
 2. If yes, is the site currently under land conservation contract? Yes No
 3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): outdoor patio areas for use by office tenants
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: development restriction on Parcel 1; development allotment per Tract COAs will be utilized by Parcel 2.

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 energy 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:
Compliance with Tract 2368 conditions of approval and post-construction stormwater requirements.
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

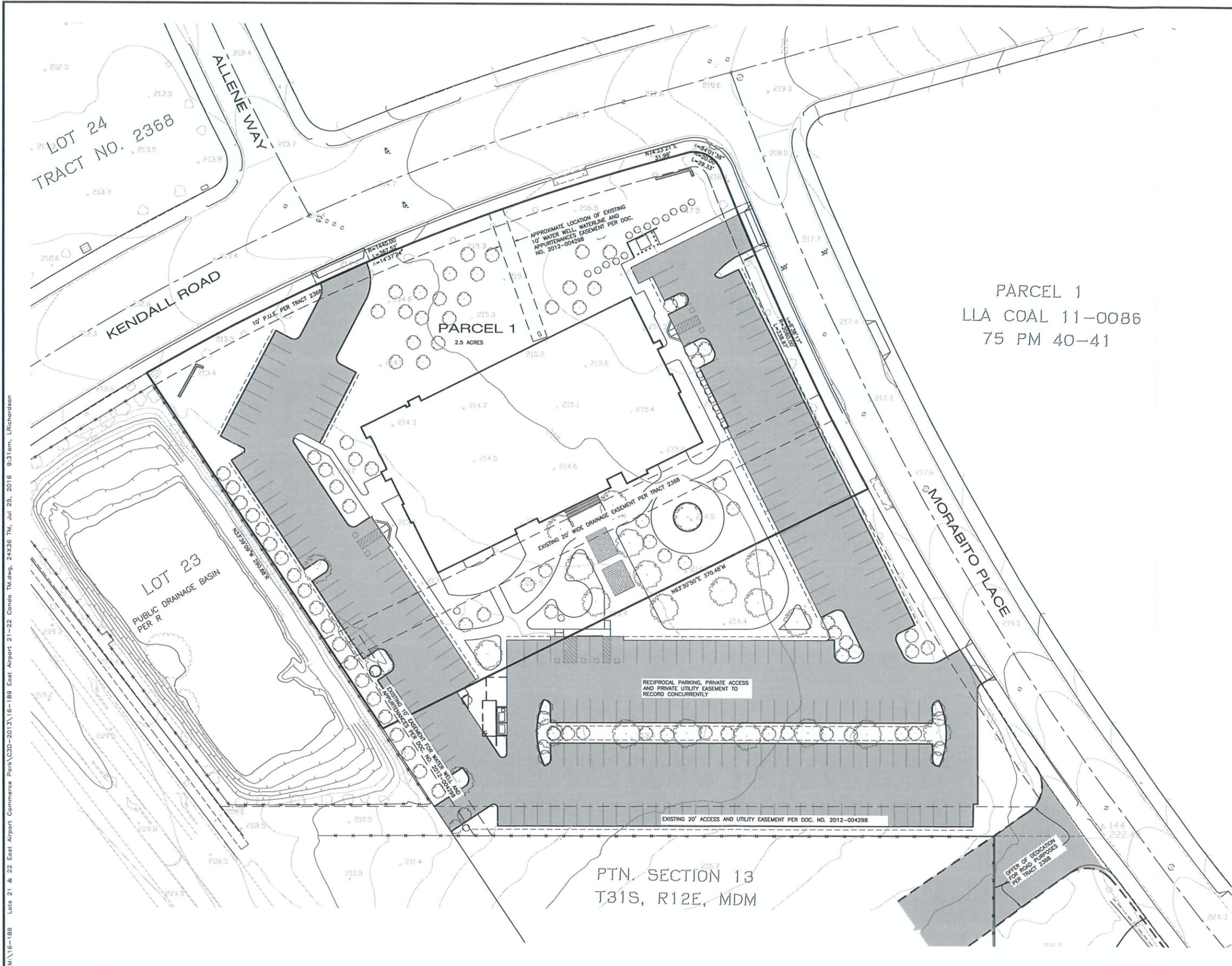
If yes, please describe and provide "ED" number(s): ED01-322

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Parcel Map for condominium purposes.

(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)

M:\16-189 Lots 21 & 22 East Airport Commerce Park\CSD-2013\16-189 East Airport 21-22 Condo Tm.dwg, 24X36 Tm, Jul 25, 2016 9:31am, LRichardson

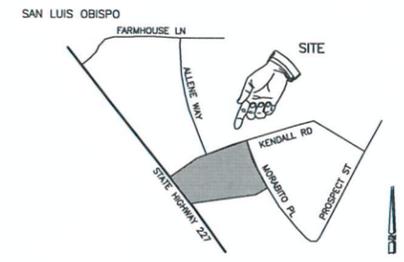


SYMBOL LEGEND:

—x—	FENCE LINE	▭	RETAINING WALL
—SS—	SEWER MAIN	□	PO&E BOX
—W—	WATER MAIN	□	GAS METER
—G—	GAS MAIN	□	TELEPHONE BOX
—ETC—	ELEC/TELEPHONE/CABLE	□	SIGNAL BOX
—OHE—	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
AP	ANGLE POINT
BM	BENCH MARK
BLDG	BUILDING
BOW	BACK OF WALK
CB	CATCH BASIN
CF	CURB FACE
CO	CLEAN OUT
COL	COLUMN
COR	CORNER
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNITS
CRN	CROWN OF STREET
DI	DROP INLET
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
FD	FOUND
FL	FLOW LINE
FF	FINISH FLOOR
FW	FACE OF WALL
HSE	HOUSE COR
GR	GRASS
GM	GAS METER
IP	IRON PIPE



VICINITY MAP
NOT TO SCALE

SITE DATA:
ADDRESS: 1109 KENDALL ROAD
ASSESSOR'S PARCEL NO. APN 076-512-022 AND 034

PLANNER / AGENT
EMILY EWER 541-4509
OASIS ASSOCIATES
3427 MIQUELITO COURT
SAN LUIS OBISPO, CA 93401

OWNER
LOUIE & SHERRY GREGORIO
P.O. BOX 14068
SAN LUIS OBISPO, CA 93406
(661)599-2247

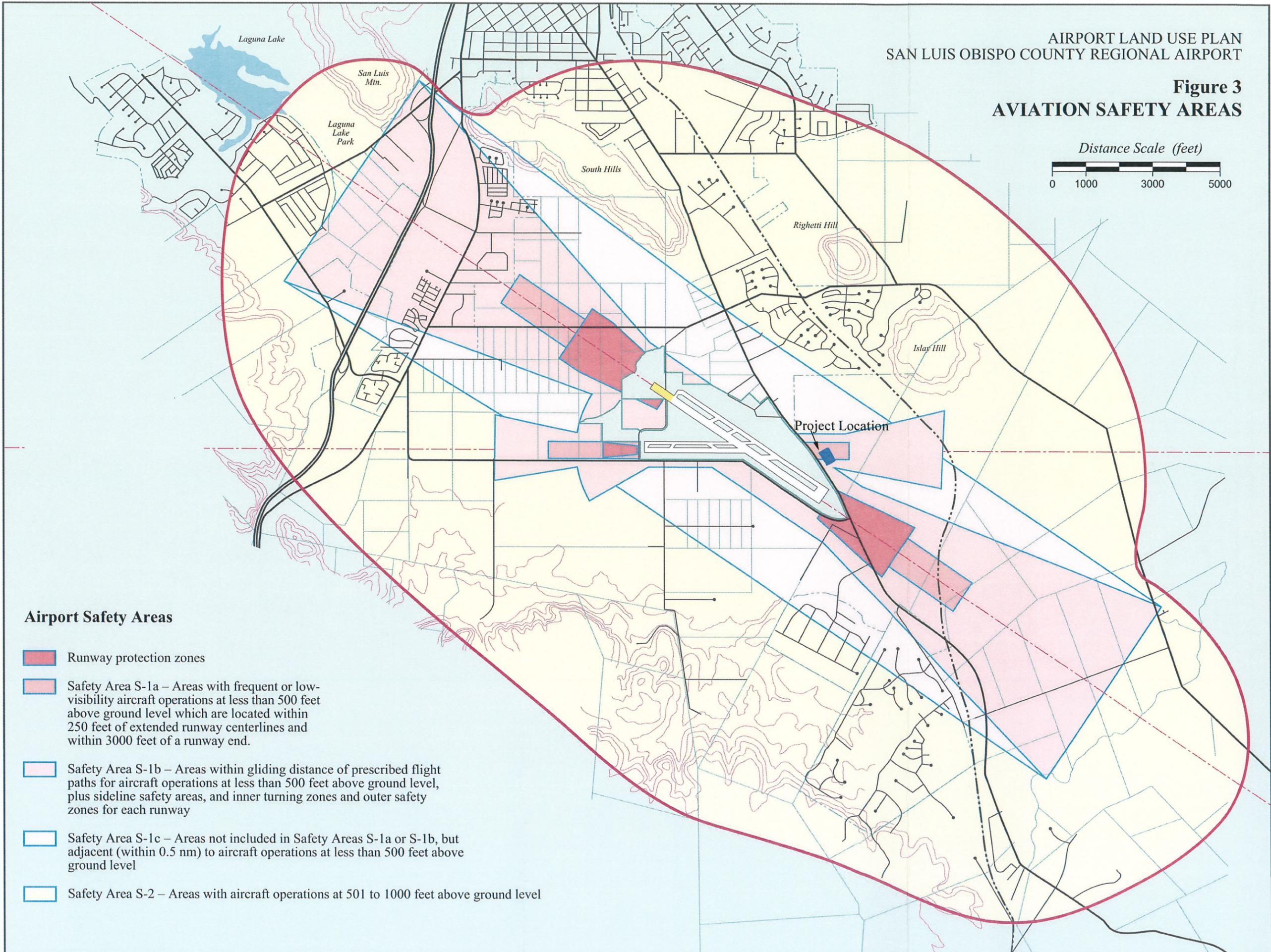
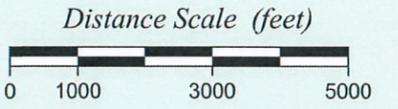


BENCH MARK:
THE BENCH MARK FOR THIS PROJECT IS A FOUND CITY OF SAN LUIS OBISPO BENCH MARK 10-369, BEING A LEAD AND TAC ON THE T.C. AT THE BCR ON THE SOUTHEASTERLY CURB OF BROAD STREET AND CAPTAIN WAY.
ELEVATION=162.96' (NGVD 29)

VESTING TENTATIVE PARCEL MAP CO 16-0181

BEING A SUBDIVISION FOR A 16 UNIT CONDOMINIUM PURPOSES OF PARCEL 2 OF LOT LINE ADJUSTMENT PARCEL COAL 12-0024 AS SHOWN ON PARCEL MAP FILED IN BOOK 76 AT PAGES 20-21, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

**Figure 3
AVIATION SAFETY AREAS**



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



A SHELL BUILDING FOR:
GREGORIO COMMERCIAL
 EAST AIRPORT COMMERCIAL PARK
 01109 KENDALL ROAD

SITE SUMMARY

ADDRESS:	1109 KENDALL ROAD & 4805 MORABITO PLACE SAN LUIS OBISPO, CA
LEGAL DESCRIPTION:	PARCELS 1 AND 2 OF PARCEL MAP COAL 12-0024 (FORMERLY LOTS 21 AND 22, TRACT 2368), SAN LUIS OBISPO, CALIFORNIA
APN:	076-512-022, 033, 034
LOCAL ZONING:	CS
OVERLAY ZONING:	AIRPORT SAFETY ZONE
ADJACENT USE:	NORTH VACANT LAND SOUTH VACANT LAND EAST OFFICE WEST DRAINAGE BASIN
PROPOSED USE:	FUTURE OFFICES
EXISTING USE:	VACANT LAND
GROSS LOT AREA:	4.0 ACRES
PARKING REQUIREMENTS:	
• VEHICLE SPACES REQ'D:	1 SPACE / 400 SQ FT. OF GROSS FLOOR AREA
ASSUMED OFFICES:	45,270 / 400 = 113.175
• PARKING PROVIDED:	
REGULAR PROVIDED:	225 SPACES
COMPACT PROVIDED:	NONE
TOTAL PROVIDED:	225 SPACES
• ACCESSIBLE SPACES:	
REQUIRED:	7 PER CBC TABLE 11B-6
PROVIDED:	7 SPACES
• VAN SPACES:	
REQUIRED:	1 FOR EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN 1
PROVIDED:	1 SPACE
• BICYCLE SPACES:	
LONG TERM:	CALGREEN GOVERNS
REQUIRED:	227 X .05 = 11
PROVIDED:	12 SPACES
SHORT TERM:	LOCAL AGENCY GOVERNS
REQUIRED:	227/10 = 23
PROVIDED:	23 SPACES

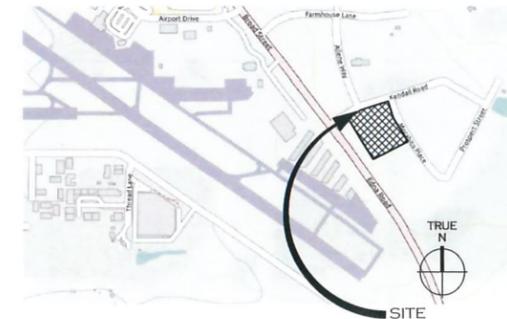
BUILDING SUMMARY

PROPOSED USE:	SHELL BUILDING - PROPOSED FUTURE OFFICES		
CONSTRUCTION TYPE:	TYPE VB, FIRE SPRINKLERED (DESIGN BY OTHERS)		
NUMBER OF STORIES:	2 STORY		
BUILDING HGT CALCS:	MAX. ALLOWABLE BLDG. HEIGHT	35'-0"	ZONING GOVERNS
	HIGH NATURAL GRADE ELEVATION	218.4	
	LOW NATURAL GRADE ELEVATION	211.6	
	DIFFERENCE	6.8	
	AVERAGE ELEVATION	215	
	PLUS MAX. HGT.	35	
	MAX. BLDG. ELEVATION ALLOWED	250	
	ACTUAL BLDG. HEIGHT ELEVATION	250	
OCCUPANCY GROUP(S):	FUTURE 'B'		
BUILDING AREA:	1ST FLOOR:	22,407 SQ. FT.	
	2ND FLOOR:	22,863 SQ. FT.	
	TOTAL:	45,270 SQ. FT.	

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW TWO-STORY 45,270 SQUARE FOOT COMMERCIAL SHELL BUILDING AND ASSOCIATED SITE IMPROVEMENTS. ANTICIPATED FUTURE USE OF BUILDING IS SINGLE OR MULTI-TENANT OFFICE USE.

VICINITY MAP



DIRECTORY

OWNER:	LOUIE GREGORIO PO BOX 14060 SAN LUIS OBISPO, CALIF 93401 TEL: 661-599-2247 FAX: (805) 546-0525 EMAIL: LGREGORIO50@GMAIL.COM	LANDSCAPE ARCHITECT:	OASIS ASSOCIATES 3427 MIGUELITO COURT SAN LUIS OBISPO, CA 93401 TEL: (805) 541-4509 FAX: (805) 546-0525 REP: SCOTT WRIGHT EMAIL: SCOTT@OASISASSOC.COM
ARCHITECT:	MW ARCHITECTS, INC 225 PRADO ROAD, SUITE G SAN LUIS OBISPO, CA 93401 TEL: (805) 544-4334 FAX: (805) 544-4330 REP: WAYNE STUART EMAIL: waynes@mwa.bz	PLANNING CONSULTANT:	OASIS ASSOCIATES 3427 MIGUELITO COURT SAN LUIS OBISPO, CA 93401 TEL: (805) 541-4509 FAX: (805) 546-0525 REP: CAROL FLORENCE EMAIL: CMF@OASISASSOC.COM
CIVIL ENGINEER:	KEITH V. CROWE, PE PO BOX 832 ATASCADERO, CA 93423-0832 TEL: (805) 464-0978 TEL: (805) 464-0975 REP: STACIE GLEIM EMAIL: staciegleim@earthlink.net		

SHEET INDEX

DP1	TITLE SHEET
DP2	SITE PLAN
DP3	FIRST FLOOR PLAN
DP3.1	SECOND FLOOR PLAN
DP4	EXTERIOR ELEVATIONS
DP5	KEY DESIGN FEATURES
C1.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
L-1	CONCEPTUAL LANDSCAPE PLAN
E1	SITE PHOTOMETRIC PLAN



ARCHITECTS:
 MICHAEL C. PEACHEY
 WAYNE R. STUART
 330 S. HALCYON ROAD
 ARROYO GRANDE, CA 93420
 TEL: (805) 544-4334
 FAX: (805) 944-6268
 E-MAIL: MWA@MWA.BZ

JOB TITLE

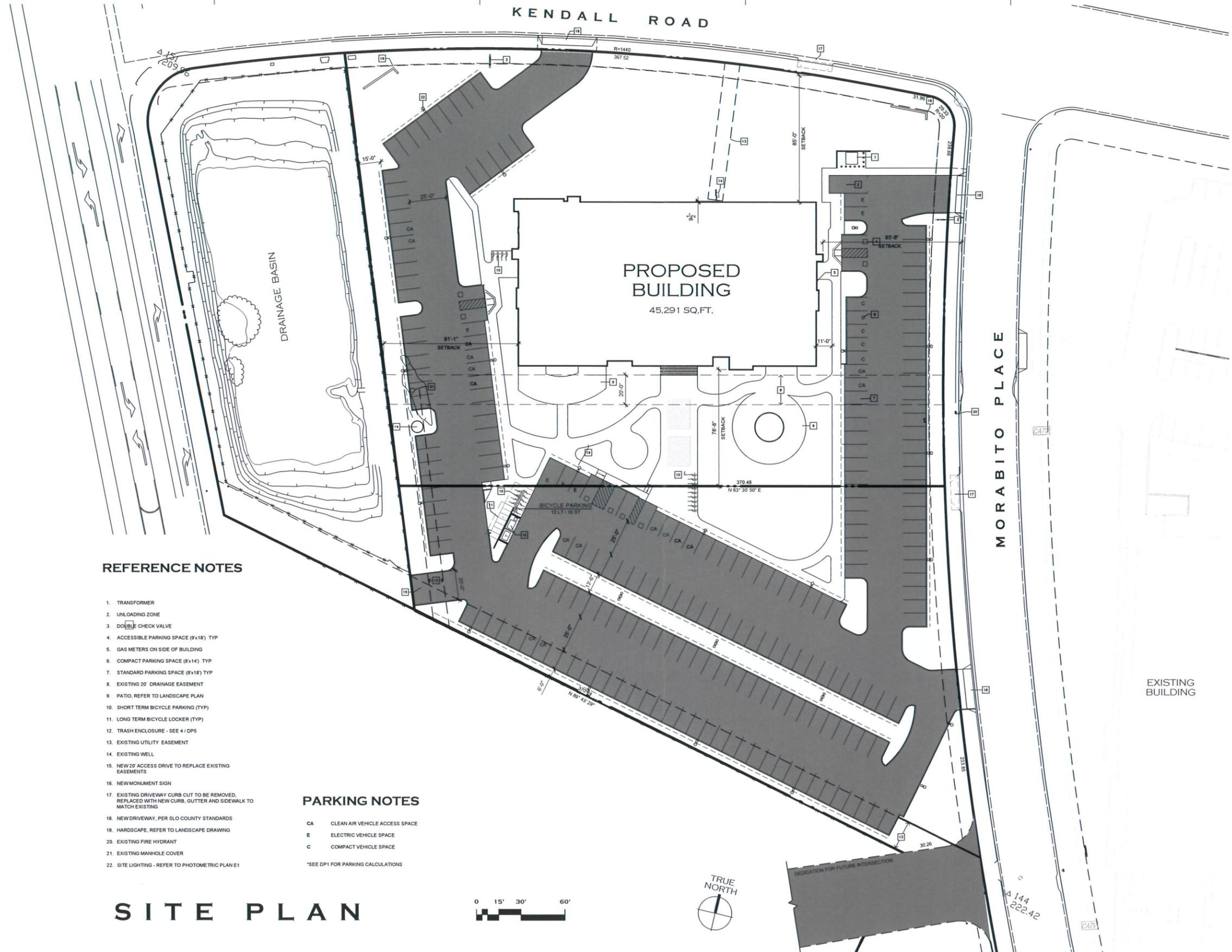
TITLE SHEET

SHEET TITLE

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REVISIONS

JOB NUMBER	SHEET NUMBER
DATE	DP1
APPL. NO.	



KENDALL ROAD

MORABITO PLACE

PROPOSED BUILDING
45,291 SQ.FT.

EXISTING BUILDING

REFERENCE NOTES

1. TRANSFORMER
2. UNLOADING ZONE
3. DOUBLE CHECK VALVE
4. ACCESSIBLE PARKING SPACE (8'x18') TYP
5. GAS METERS ON SIDE OF BUILDING
6. COMPACT PARKING SPACE (8'x14') TYP
7. STANDARD PARKING SPACE (9'x18') TYP
8. EXISTING 20' DRAINAGE EASEMENT
9. PATIO, REFER TO LANDSCAPE PLAN
10. SHORT TERM BICYCLE PARKING (TYP)
11. LONG TERM BICYCLE LOCKER (TYP)
12. TRASH ENCLOSURE - SEE 4 / DPS
13. EXISTING UTILITY EASEMENT
14. EXISTING WELL
15. NEW 30' ACCESS DRIVE TO REPLACE EXISTING EASEMENTS
16. NEWMONUMENT SIGN
17. EXISTING DRIVEWAY CURB CUT TO BE REMOVED, REPLACED WITH NEW CURB, GUTTER AND SIDEWALK TO MATCH EXISTING
18. NEW DRIVEWAY, PER SLO COUNTY STANDARDS
19. HARDSCAPE, REFER TO LANDSCAPE DRAWING
20. EXISTING FIRE HYDRANT
21. EXISTING MANHOLE COVER
22. SITE LIGHTING - REFER TO PHOTOMETRIC PLAN E1

PARKING NOTES

- CA CLEAN AIR VEHICLE ACCESS SPACE
 - E ELECTRIC VEHICLE SPACE
 - C COMPACT VEHICLE SPACE
- *SEE DP1 FOR PARKING CALCULATIONS

SITE PLAN



ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
330 S. HALCYON ROAD
ARROYO GRANDE, CA 93420
TEL: (805) 544-4334
FAX: (805) 904-6268
E-MAIL: MWA@MWA.BZ

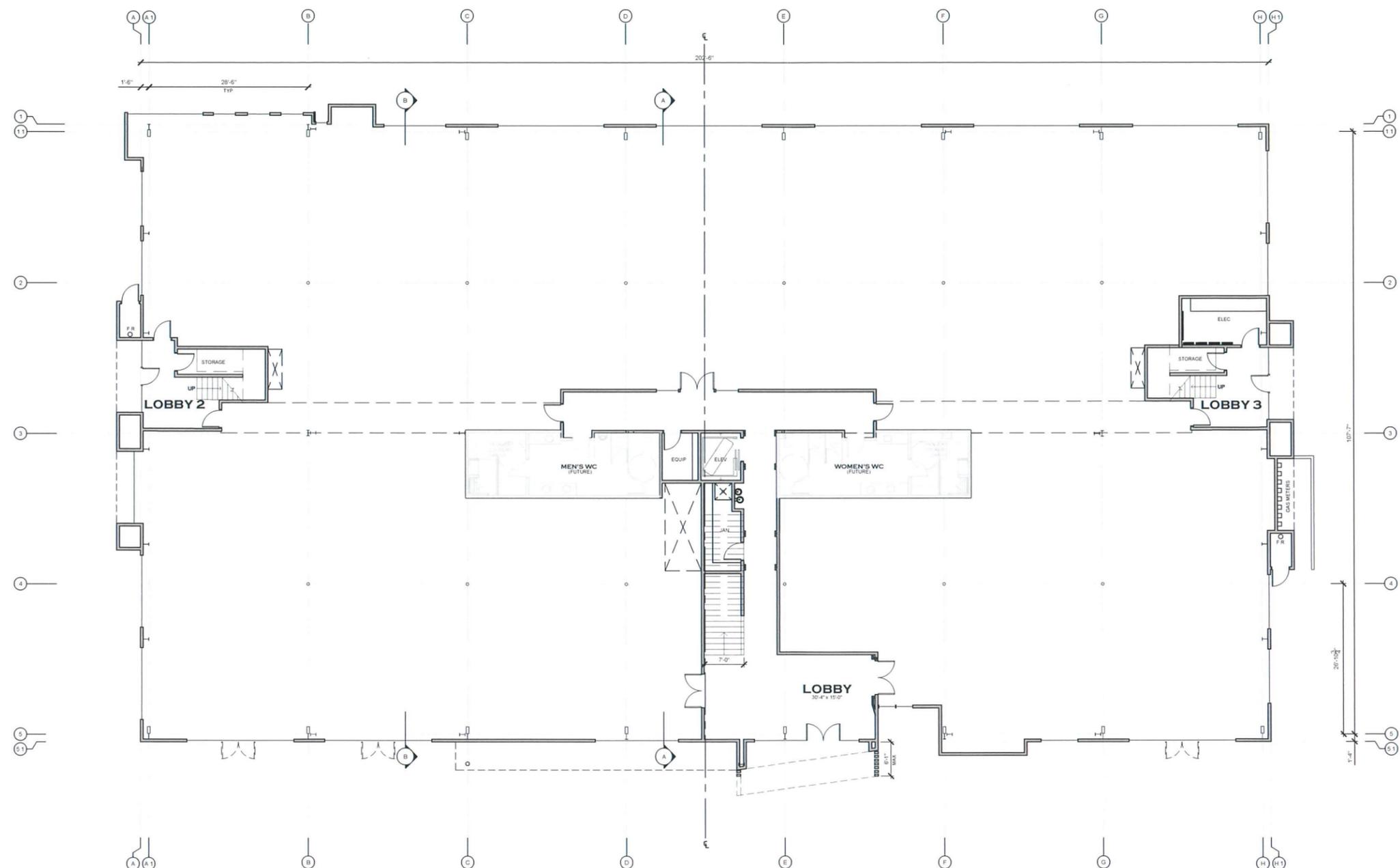
A SHELL BUILDING FOR:
GREGORIO COMMERCIAL PARK
EAST AIRPORT COMMERCIAL PARK
01109 KENDALL ROAD
SAN LUIS OBISPO, CALIF

SITE PLAN

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

REVISIONS

JOB NUMBER 16523	SHEET NUMBER
DATE --	DP2
APPL. NO. --	



1ST FLOOR PLAN



ARCHITECTS:
 MICHAEL C. PEACHEY
 WAYNE R. STUART
 330 S. HALCYON ROAD
 ARROYO GRANDE, CA 93420
 TEL: (805) 544-4334
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JOB TITLE
 A SHELL BUILDING FOR:
GREGORIO COMMERCIAL PARK
 EAST AIRPORT COMMERCIAL PARK
 01109 KENDALL ROAD
 SAN LUIS OBISPO, CALIF

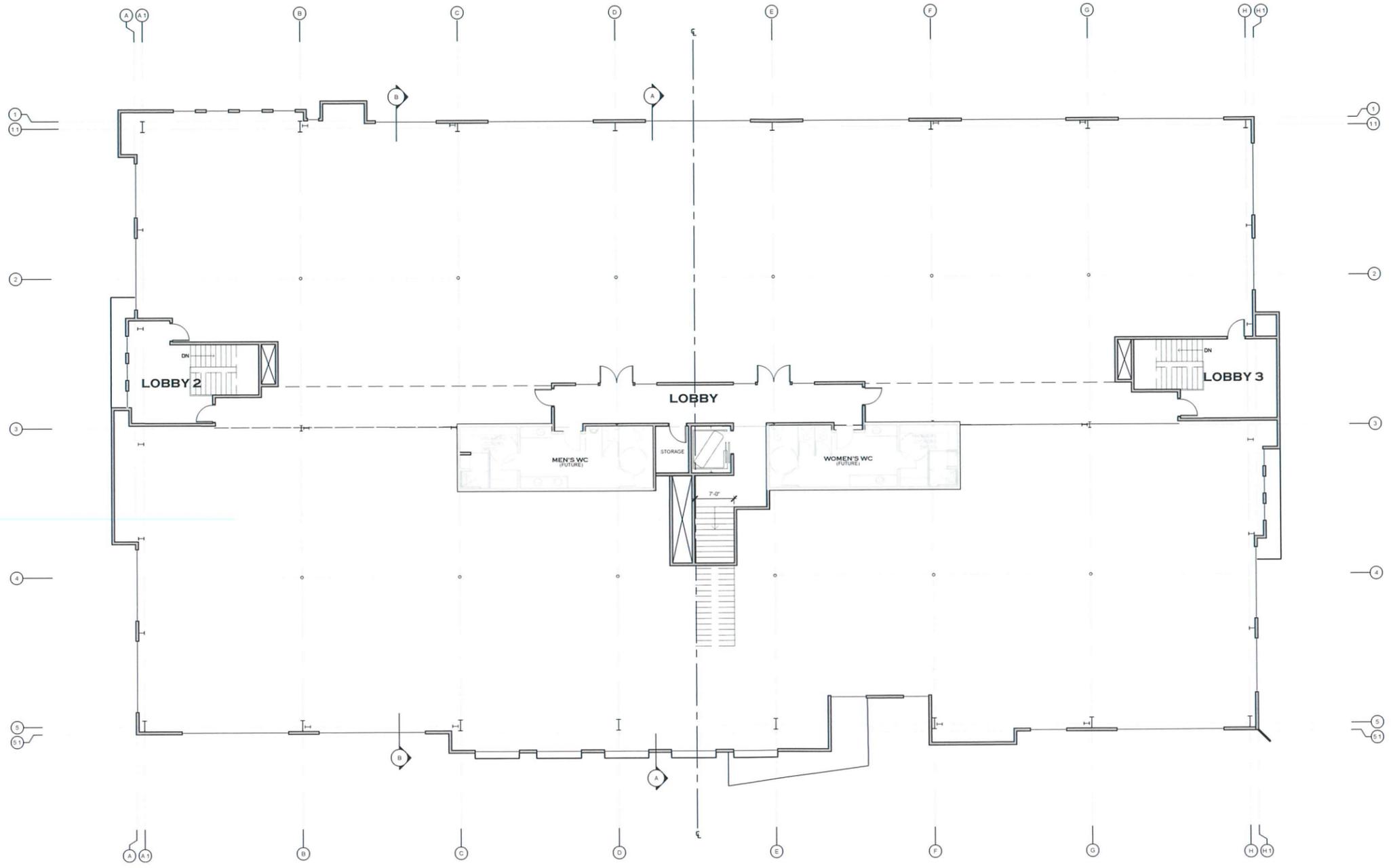
SHEET TITLE
1ST FLOOR PLAN

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REVISIONS

NO.	DESCRIPTION

JOB NUMBER 16523	SHEET NUMBER DP3
DATE --	
APPL. NO. --	



2ND FLOOR PLAN



ARCHITECTS:
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 WAYNE R. STUART
 330 S. HALCYON ROAD
 ARROYO GRANDE, CA 93420
 TEL: (805) 544-4334
 FAX: (805) 904-6268
 E-MAIL: MWA@MWA.BZ

A SHELL BUILDING FOR:
GREGORIO COMMERCIAL PARK
 EAST AIRPORT COMMERCIAL PARK
 01109 KENDALL ROAD
 SAN LUIS OBISPO, CALIF

JOB TITLE
2ND FLOOR PLAN
 SHEET TITLE

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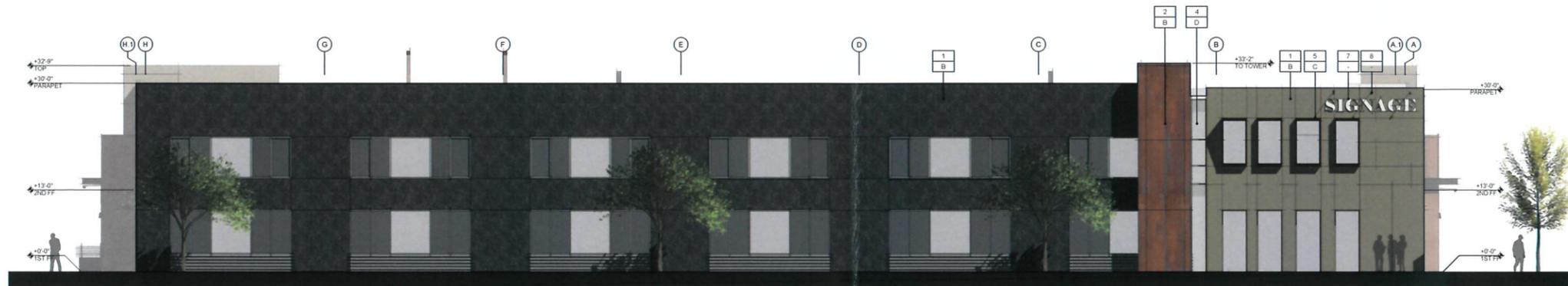
REVISIONS
 -- --

JOB NUMBER
 16523
 DATE
 --
 APPL. NO.
 --

SHEET NUMBER
DP3.1



SOUTH



NORTH



EAST



WEST

ELEVATION NOTES

1. COMMERCIAL CEMENT PLASTER SIDING
2. COR-TEN RUSTED STEEL PANELS
3. CORRUGATED METAL SIDING
4. STOREFRONT GLAZING
5. STEEL WINDOW BOXES
6. STOREFRONT MULLION SYSTEM
7. LOCATION OF SIGNAGE - PER SIGN PLAN OF A SEPARATE PERMIT
8. WALL MOUNTED SIGN LIGHTING

COLOR DESIGNATIONS

- A. PAINTED BENJAMIN MOORE - GRAVEL GRAY
- B. FACTORY FINISH CLEAR
- C. PAINTED BENJAMIN MOORE - SPACE BLACK
- D. FROSTED GLAZING
- E. CLEAR GLAZING
- F. 50% TINTED GLAZING



EXTERIOR ELEVATIONS



MW ARCHITECTS



ARCHITECTS:
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WAYNE R. STUART
330 S. HALCYON ROAD
ARROYO GRANDE, CA 93420
TEL: (805) 544-4334
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JOB TITLE

EXTERIOR ELEVATIONS

SHEET TITLE

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REVISIONS

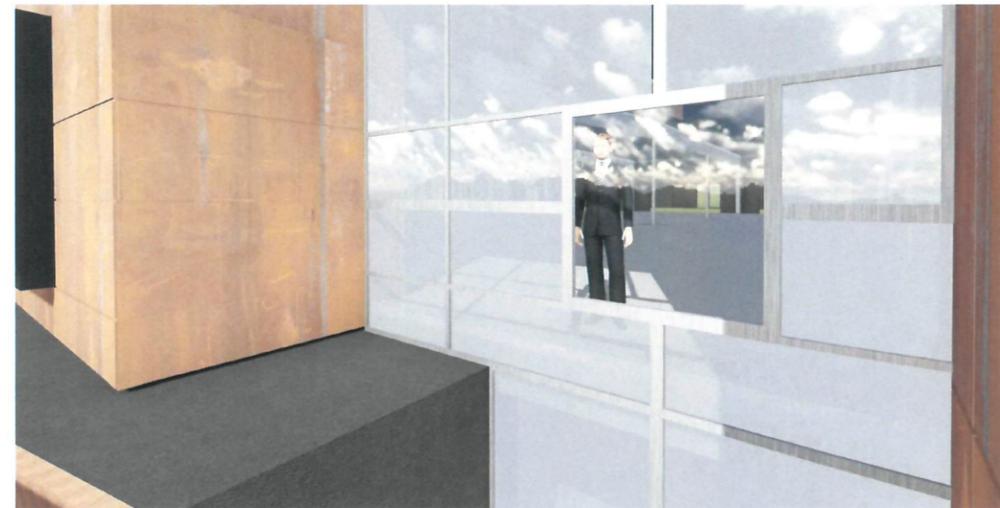
JOB NUMBER	SHEET NUMBER
DATE 6.1.16	DP4
APPL. NO.	



1 SUN SHADE & LIGHT SHELF SYSTEM



2 STEEL WINDOW BOX - SHADES



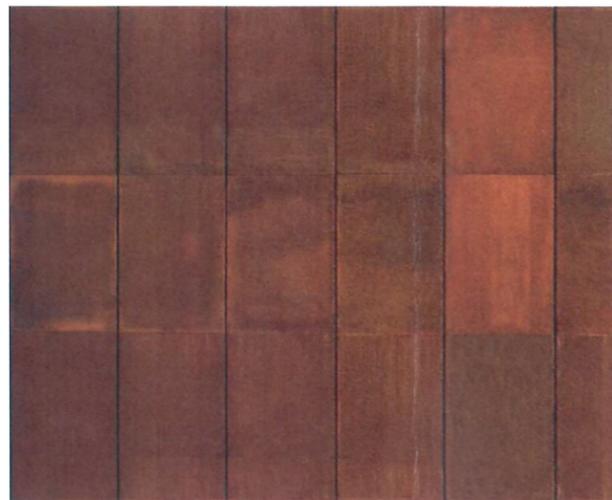
3 DIFFUSED GLASS STOREFRONT



4 BICYCLE STORAGE / TRASH ENCLOSURE



5 ENTRY AWNING



5 RUSTED CORTEN STEEL PANELS



6 OUTDOOR PATIOS



MW ARCHITECTS



ARCHITECTS:
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JOB TITLE

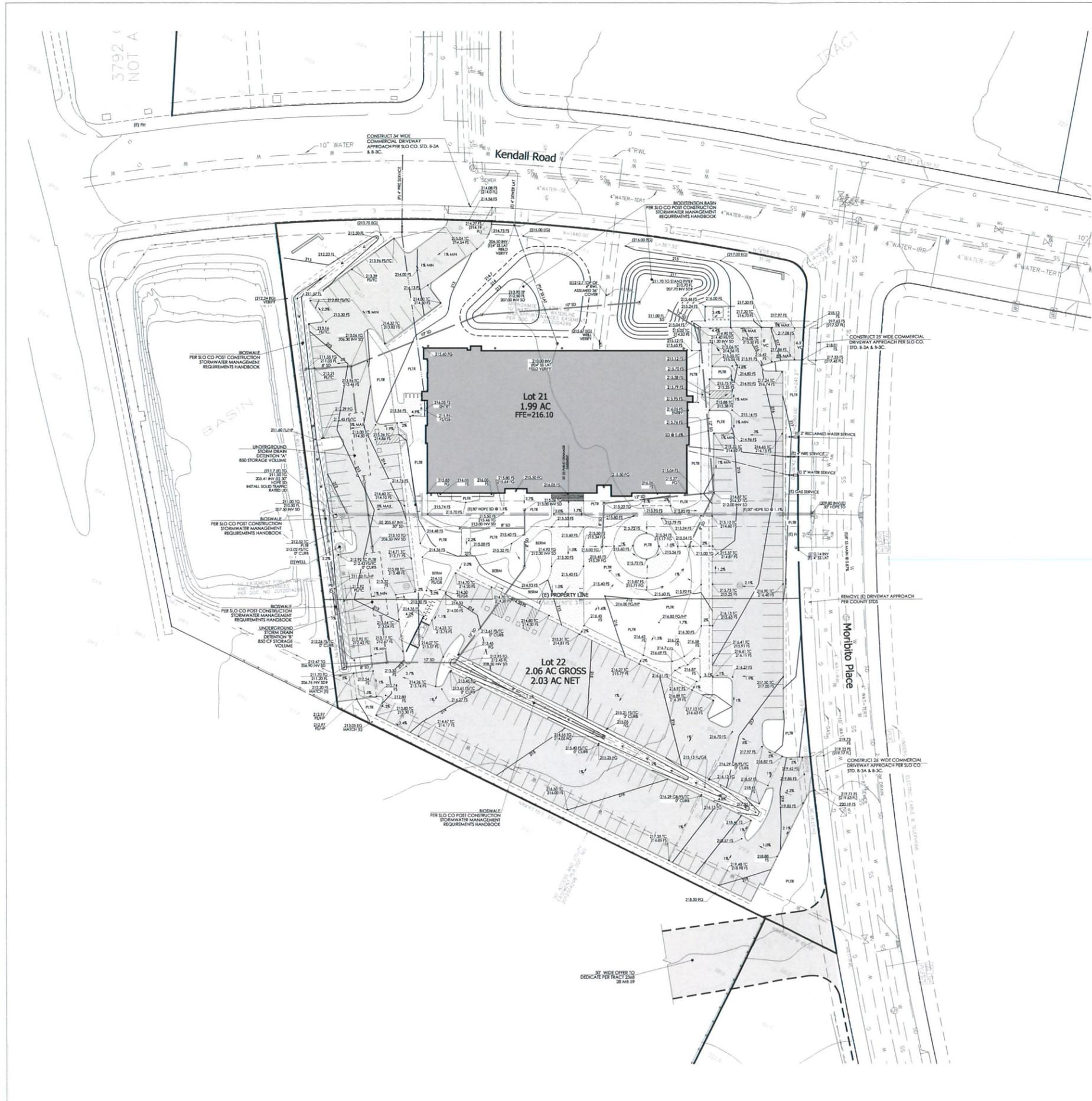
EXTERIOR PERSPECTIVES

SHEET TITLE

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REVISIONS

JOB NUMBER	SHEET NUMBER
DATE	DP5
APPL. NO.	



PRELIMINARY EARTHWORK
 CUT: 2200 CY
 FILL: 1100 CY
 EXPORT: 1100 CY
 TOTAL AREA OF DISTURBANCE: 3.9 ACRES

LEGEND

AC - ASPHALT CONCRETE	PROPERTY / ROW LINE
BDO - BENCHMARK	EXISTING WATER OR IRRIGATION LINE
CL - CENTERLINE	SEWER
CO - CATCHOUT	WATER LINE
CONC - CONCRETE	STORM DRAIN LINE
CMP - CORRUGATED METAL PIPE	FLOWLINE SWALE (CONC OR ROCK LINED)
DWY - DRIVEWAY	
ELEC - ELECTRICAL	
ELEV - ELEVATION	
EP - EDGE OF PAVEMENT	
EX - EXISTING	
EG - EXISTING GRADE	
ES - EXISTING SURFACE ELEV	
FDC - FIRE DEPARTMENT CONNECTION	
FG - FINISHED GRADE	
FL - FLOWLINE	
FRE - FINISH FLOOR ELEVATION	
FS - FINISHED SURFACE (PAVEMENT)	
GB - GRADE BREAK	
HOPE - HIGH DENSITY POLYETHYLENE	
HP - HIGH POINT	
LF - 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 GRADE	
TIP - TYPICAL	
TW - TOP OF WALL	
UP - UTILITY POLE	
VERT - VERTICAL	
WL - WATER LINE	
WV - WATER VALVE	

Keith V. Crowe, P.E.
 P.O. Box 832, Alamo, CA 94503
 Phone & Fax: (925) 444-0713
 KVCrowe@Comcast.net



Project:
Lot 21/22 - Tract 2368
Commercial Development
 Site Address:
 1109 Kendall Road

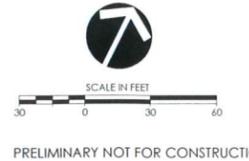
Client:
Lou Gregorio
 P.O. Box 14880
 San Luis Obispo, CA 93401

Sheet Contents:
 Preliminary
 Grading, Drainage & Utility
 Plan

Date:
 June, 2016
 Revised:

Job No:
 Lot 21-22 EACP

Sheet:
C1.0
 of



PRELIMINARY NOT FOR CONSTRUCTION

\Users\kcrowe\My Documents\Lot 21 - 22 - Sheet - Grading, Drainage & Utility Plan\Lot 21-22 EACP.dwg - 10/14/16 - 4:22:16 PM - Ground Up

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 COMPATIBILITY 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.

KEYNOTE LEGEND #

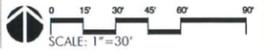
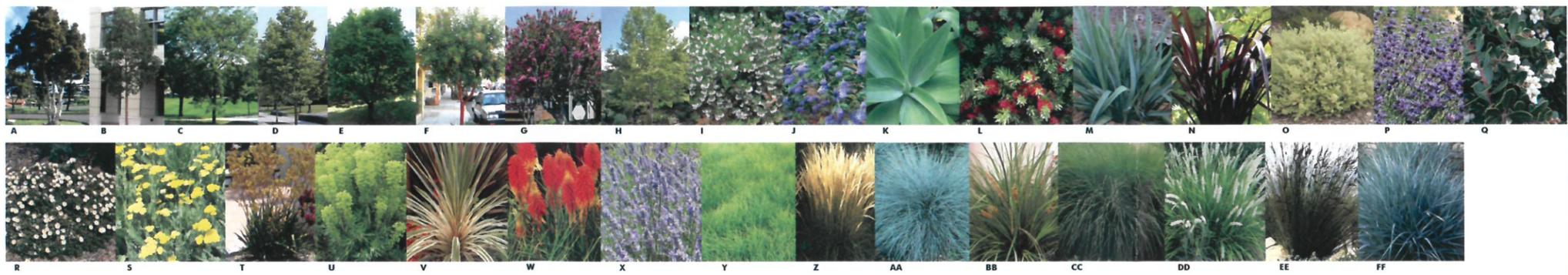
- 1 ENHANCED PAVING AT ENTRY SPINE
- TENANT PATIO WITH ENHANCED PAVING, TABLES AND BENCHES.
- COMMON USE PATIO WITH ENHANCED PAVING, TABLES AND BENCHES.
- RAISED PLANTER WITH SPECIMEN TREE
- SHADE PERGOLA OVER PATIO
- SEMI-CIRCULAR BUILT-IN BENCH SEATING
- LOW (3' TALL) FREESTANDING GARDEN WALL
- DECORATIVE WIND SCREEN / FENCE
- BIKE RACK/LOCKERS LOCATION
- DECOMPOSED GRANITE OR GRAVEL PASSIVE USE PATH WITH BOULDERS AND BENCHES
- PROJECT SIGNAGE
- BIOSWALE PLANT MATERIAL (SEE PLANT LEGEND FOR TYPES)
- CANOPY SHADE TREES IN PARKING LOT
- DETENTION BASIN WITH NATIVE GRASS & WILD FLOWER HYDROSEED MIX
- 5 BENCHES, TYP.



PROPOSED PLANT PALETTE

BOTANICAL / COMMON NAME	SIZE	DESCRIPTION
EVERGREEN TREES		
A GEUERA PARVIFLORA / AUSTRALIAN WILLOW	24" BOX	GREEN FOLIAGE, UPRIGHT FORM, WHITE BARK
B MELALEUCA QUINQUENERVA / CAJUPUT TREE	24" BOX	REDDISH BARK; UPRIGHT FORM
C TRISTANIA CONFERTA / BRISBANE BOX	24" BOX	
DECIDUOUS TREES		
D OLEA EUROPAEA 'SWAN HILL' / FRUITLESS OLIVE	24" BOX	GREEN LACY FOLIAGE, CANOPY SHADE TREE, FALL COLOR
E PLATANUS x ACERIFOLIA 'BLOODGOOD' / LONDON PLANE	15 GAL	
F ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE	24" BOX	FLOWERING; REDDISH BARK
G LAGERSTROEMIA INDICA CLTVS. / CRAFT MYRTLE	24" BOX	FLOWERING TREE; DECIDUOUS
H PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	15 GAL	LARGE SCALE; DECIDUOUS
I QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL	LARGE SCALE; EVERGREEN
BIOSWALE TREES		
J CEANOTHUS GRIS. HOR. 'CARMEL CREEPER' / CEANOTHUS	1 GAL	PINK/WHITE FLOWERS; LOW WATER-USE
K ARCTOSTAPHYLOS SPS. / MANZANITA	5 GAL	WHITE FLOWERS; LOW WATER-USE
L CISTUS SALVIFOLIUS / SAGELEAF ROCKROSE	1 GAL	WHITE FLOWERS; LOW WATER-USE
M ROSEMARINUS OFFICINALIS CLTVS. / ROSEMARY	1 GAL	FLOWERING; LOW WATER-USE
PERENNIALS / ACCENTS		
N ANGIOSANTHOS CLTVS. / KANGAROO PAW	1 GAL	YELLOW FLOWERS; LOW WATER-USE
O EUPHORBIA CHARACIAS WULFENII 'SHORTY' / SPURGE	5 GAL	FLOWERING; LOW WATER-USE
P CORDYLIN 'TORBAY DAZZLER' / DAZZLER GRASS PALM	5 GAL	CHARTREUSE FOLIAGE; LOW WATER-USE
Q KNIPHOFIA UVARIA / RED HOT POKER	1 GAL	GRASS-LIKE ACCENT; LOW WATER-USE
R X LAVANDULA SPS. / LAVENDER	1 GAL	FLOWERING; LOW WATER-USE
ORNAMENTAL GRASSES		
S CAREX PRAEGRACILIS / WESTERN MEADOW SEDGE	1 GAL	LOW WATER-USE MEADOW GRASS
T CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	LOW WATER-USE MEADOW GRASS
U FESTUCA 'SISKIYOU BLUE' / BLUE FESCUE	1 GAL	GREEN FOLIAGE WITH TAN STALKS
V LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH	1 GAL	BLUE/GREY FOLIAGE
W MUHLBERGIA RIGENS / DEER GRASS	1 GAL	FRESH GREEN FOLIAGE
X SESLERIA 'GREENLEE' / GREENLEE MOOR GRASS	1 GAL	TAN COLORED STALKS; LOW WATER-USE
Y CHONDRPETALUM TECTORUM / CAPE RUSH	5 GAL	UPRIGHT FORM
Z JUNCUS PATENS / GREY RUSH	1 GAL	CA. NATIVE
AA LEYMUS CONDENSATUS 'CANYON PRINCE' / WILD RYE	1 GAL	BLUE FOLIAGE

PROPOSED LANDSCAPE ELEMENTS / MATERIALS



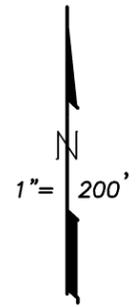


076-512-022

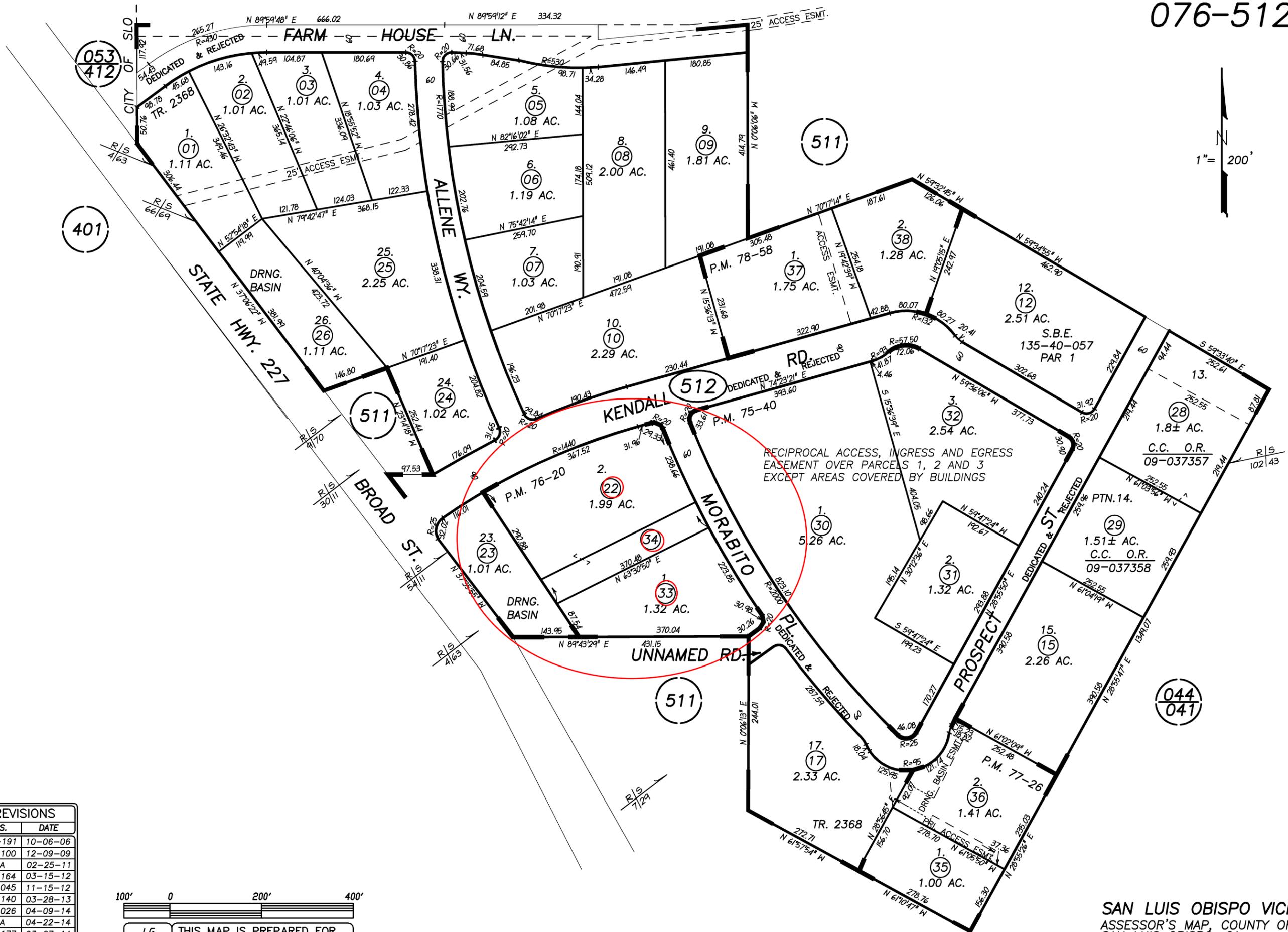
076-512-034

076-512-033

200 m



076-511



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



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





Parcel Summary Report For Parcel # 076-512-022

8/30/2016
8:30:22AM

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 GREGORIO LOUIE
 PO BOX 14060 SLO CA 93406-4060
OWN GREGORIO SHERRI

Address Information

Status **Address**
P 01109 KENDALL RD SLOC
P 04785 MORABITO PL SLOC

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL12-	0024	2P	San Luis Obisp	San Luis Obis	CS	AR		Y	L2 / SC	

Parcel Information

Status **Description**
Active PM 76/20-21 PTN PAR 2

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 # 076-512-022

8/30/2016
8:30:23AM

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:

SUB2011-00045 RDD Primary Parcel

Description:

LLA TWO LOTS OF 2.06 AND 1.99 ACRES PROPOSED TO BE ADJUSTED TO 2.55 AND 1.5 ACRES.

SUB2016-00009 REC Primary Parcel

Description:

ONE 45,270 SF TWO-STORY OFFICE BUILDING WITH SITE IMPROVEMENTS

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



Parcel Summary Report For Parcel # 076-512-033

8/30/2016
8:31:15AM

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 GREGORIO LOUIE
 PO BOX 14060 SLO CA 93406-4060
OWN GREGORIO SHERRI

Address Information

Status Address
P 04805 MORABITO PL SLOC

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL12-	0024	0001	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

Parcel Information

Status Description
Active PM 76/20-21 PAR 1

Notes

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 # 076-512-033

8/30/2016
8:31:16AM

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:

G880015M AUT Related Parcel

Description:

GP AMEND TO CHANGE AG TO MULTI-USE

S000007U RDD Related Parcel

Description:

PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

SUB2004-00243 APV Related Parcel

Description:

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

SUB2011-00045 RDD Related Parcel

Description:

LLA TWO LOTS OF 2.06 AND 1.99 ACRES PROPOSED TO BE ADJUSTED TO 2.55 AND 1.5 ACRES.

SUB2016-00009 REC Related Parcel

Description:

ONE 45,270 SF TWO-STORY OFFICE BUILDING WITH SITE IMPROVEMENTS



Parcel Summary Report For Parcel # 076-512-034

8/30/2016
8:40:09AM

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 GREGORIO LOUIE
 PO BOX 14060 SLO CA 93406-4060
OWN GREGORIO SHERRI

Address Information

Status Address

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL12-	0024	2P			CS	AR		Y	SC / L2	

Parcel Information

Status Description

Active PM 76/20-21 PTN PAR 2

Notes

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 # 076-512-034

8/30/2016
8:40:09AM

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:

G880015M AUT Related Parcel

Description:

GP AMEND TO CHANGE AG TO MULTI-USE

S000007U RDD Related Parcel

Description:

PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

SUB2004-00243 APV Related Parcel

Description:

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

SUB2011-00045 RDD Related Parcel

Description:

LLA TWO LOTS OF 2.06 AND 1.99 ACRES PROPOSED TO BE ADJUSTED TO 2.55 AND 1.5 ACRES.

SUB2016-00009 REC Related Parcel

Description:

ONE 45,270 SF TWO-STORY OFFICE BUILDING WITH SITE IMPROVEMENTS