



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/5/2015

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00062 CALIFORNIA STATE (Oso Flaco Lake Day Use Area) – Proposed minor use permit to install two ADA concrete prefabricated restrooms, reconfigure current ADA parking, replace kiosk/pay station/fee collection building, and add new picnic area. Site location is on Oso Flaco Lake Rd. APNs: 092-011-015 and -016

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

INSTALL (2) PREFAB RESTROOMS,
REPLACE KIOSK PAY STATION, NEW PICNIC
SOCST/ SOCST

AG CAZ FH LCP REC SRA
TH WET

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Oceano Dunes District Daytime Phone (805) 773-7179
 Mailing Address 340 James Way, Suite # 270 Pismo Beach, Ca. Zip Code 93449
 Email Address: _____

Applicant Name Brent Marshall Daytime Phone (805) 7737178
 Mailing Address 340 James Way, Suite # 270 Pismo Beach, Ca. Zip Code 93449
 Email Address: _____

Agent Name Curt Linse Daytime Phone (805) 773-7179
 Mailing Address 340 James Way, Suite # 270, Pismo Beach, Ca. Zip Code 93449
 Email Address: clins@parks.ca.gov

PROPERTY INFORMATION

Total Size of Site: Project Site, 1 Acre Assessor Parcel Number(s): 92-011-015 /92-011-016
 Legal Description: Oso Flaco Lake Day Use Area (California State Park & Oceano Dunes SVRA)
 Address of the project (if known): _____
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Oso Flaco Lake Road

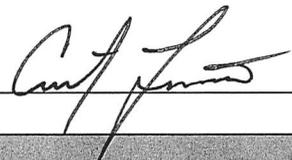
Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing Day use facility, parking lot @ trail head (ADA)

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See Attached CEQA/PEF

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 12/26/14

FOR STAFF USE ONLY
 Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

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

Describe existing and future access to the proposed project site: Same use

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? 5,000 Acres

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

North: Ag Land South: Ag Land
East: Ag Land West: DPR / OHV - Public open space

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other (specify) Open Space 5,000
Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet acres
Number of parking spaces proposed: 5 New ADA Height of tallest structure: _____
Number of trees to be removed: 5 Type: Willows
Setbacks: Front _____ Right _____ Left _____ Back _____

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 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: _____
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: _____ sq. feet acres
Total floor area of all structures including upper stories: _____ 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: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

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: 1 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: Oso Flaco Riparian
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: Plans for Buildings
- 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: Not really
- 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: _____

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

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

Sewage Disposal Information

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

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: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Current area is serviced by our own mobile sewer pumping / cleaning Trucks

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: _____
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

- 1. Name of School District: Lucia- Mar
- 2. Location of nearest police station: Gudulupe/State Parks
- 3. Location of nearest fire station: Gudulupe
- 4. Location of nearest public transit stop: Gudulupe
- 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:

- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: _____ Hours of Operation: _____
- 2. How many people will this project employ? _____
- 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: _____
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

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): _____
Public Use Area (open Space) _____
2. Will the development occur in phases? Yes No
If yes describe: As funding become available for each phase.
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
See Attached Document

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

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

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

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

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

Fish & Wildlife - Stream Bed Alteration Permit, waiting for return

Project Description

Oso Flaco Day Use Area

SEE ATTACHED DRAWINGS

This project is located in the County of San Luis Obispo and is property of the Oceano Dunes State Vehicle Recreation Area. Location is west end of Oso Flaco Lake Road north edge of the City of Guadalupe, Ca.

Scope:

The purpose of this project is to maintain a safe parking and unloading area of visitors while at Oso Flaco Lake.

The project plan shows in the attached drawings are to:

1. Install two ADA concrete prefabricated restrooms that are just off site and ready for installation with a mobile crane. Shown in drawing, these will have to be excavated with a backhoe. The approximate material removed will be 40 Cubic yards; the fill material will be relocated on the service road to assist with road base conditions in that area. A concrete apron, landing and parking will be constructed within the foot print area of the restrooms.
2. The current ADA parking will be reconfigured to accommodate one ADA Van parking site and three adjacent ADA parking site shown in project plan drawings.
3. The current guardrail will be adjusted to the current drawings to provide the necessary required ADA parking and the ADA route of access to the new picnic area, restrooms and trail head.
4. The Kiosk/Pay Station/Fee collection site will also be replaced with a concrete building to house the ADA Beach Wheel Chair for check-out, an electronic automated self-pay station if needed. This building will be a Fee collection site with power, lighting and equipment need to perform the duties required while stationed for the work shift or special events.

5. The new picnic area will include a Ramada area and ADA picnic tables with an ADA access route of travel on the outside of guard to trail head and parking and restroom facilities along with the fee collection site.
6. Oso Flaco Lake Road will receive a 3" to 4" asphalt overlay to be determined during project. Road way is 1340' x 20'.
7. All signs will be replaced as required for parking and hours of operation to include what type of use is permitted while visiting the Oso Flaco Day Use Facility.
8. Interpretation signs and or information panels to be adjusted for project as needed for ADA and public knowledge.

Project BMP's

1. **Slit fencing** to be in place during excavation and placement of the two ADA restrooms and ADA parking concrete work.
2. **Excavation**, if water is needed to be removed from area that is excavated then sediment containment areas will need to erected/built to control sediment from pumping. (mud hog pump) Removed materials will be moved same day to avoid stock piling and run off of materials. Soils materials will be relocated to the service road, again this will assist in the road base material. After soils materials have settle out in the sediment/containment areas the water can then be released into the parking lot area to naturally absorb into the ground.
3. **Notice:** Public notice posting at entrance gate and State HWY 1 and Oso Flaco Road of project site and the duration of project, this will also include ongoing communication with Resource & Interpretative Departments within the District.

Oso Flaco Day Use Area Improvements

Description of Cumulative Impacts

The plans for the parking and picnic area improvements include information on the Oso Flaco causeway culverts. These corrugated metal pipe culverts connect the upper and lower portions of Oso Flaco Lake. These culverts are reaching the end of their useful life and will need to be replaced within the next three to five years. When the project plans were prepared for the Oso Flaco Day Use Area, the Department initially envisioned replacing the culverts concurrently with the parking and picnic area improvements. However, the Department was not able to secure funding to replace the culverts.

The initial plan for this day use improvement project was to improve the causeway, culverts, parking area and picnic area as part of one comprehensive and inter-related project. Based on funding constraints, the culvert replacement cannot commence at this time.

In the near future the Department will need to initiate a separate design and permitting process for the culvert replacement. This effort will be extremely complex and could entail impacts to wildlife, plant species, water quality, and possibly other as yet to be determined impacts. The culvert replacement will proceed on a separate track based on the funding and technical challenges involved with this work effort.

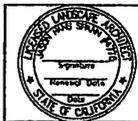
CALIFORNIA DEPARTMENT OF PARKS AND RECREATION ACQUISITION AND DEVELOPMENT DIVISION

OCEANO DUNES SVRA OSO FLACO PARKING AND ROAD ACCESS

CSFM # XX-XX-XX-XXXX



ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229



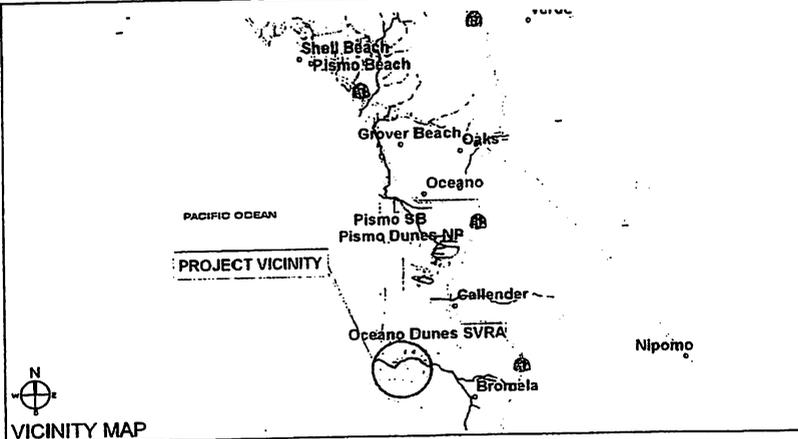
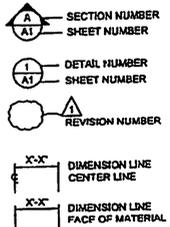
Approval of this plan does not authorize or require any indication of liability from applicable regulations. Final approval is subject to final inspection. One set of approved plans shall be available on the project site at all times.

Prepared by: _____ Date: _____
Checked by: _____ Date: _____

DESIGNED BY: J. SPANIN
DRAWN BY: J. SPANIN
CHECKED BY: SOLLENBERGER
DATE: 06-29-10

REVISIONS	DATE

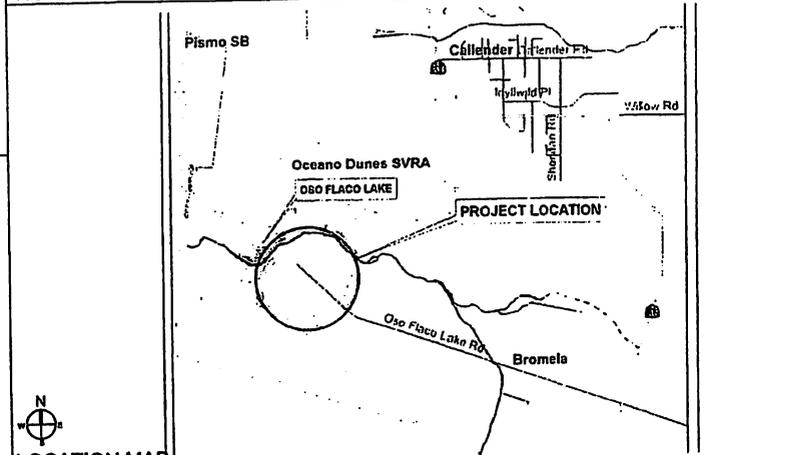
- 1-ALL MATERIALS SHOWN OR NOTED ON THE PLANS ARE NEW UNLESS CALLED OUT OTHERWISE.
- 2-THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS SHOWN OR DIMENSIONED HERE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STATE REPRESENTATIVE FOR RESOLUTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- 3-ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE FOLLOWING LISTED CODES, AND ALL OTHERS HAVING JURISDICTION OVER THE WORK.
2007 EDITION OF THE CALIFORNIA BUILDING CODE.
2007 EDITION OF THE CALIFORNIA FIRE CODE.
2007 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
2007 EDITION OF THE CALIFORNIA MECHANICAL CODE.
2007 EDITION OF THE CALIFORNIA PLUMBING CODE.
2007 EDITION OF THE CALIFORNIA PLUMBING CODE.
FEDERAL ACCESSIBILITY STANDARDS.
- 4-CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST SAFETY RULES AND REGULATIONS OF ALL AUTHORITIES AND AGENCIES HAVING JURISDICTION OVER THE WORK.
- 5-ALL WORK SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. WHERE DETAILED INFORMATION OR CLARIFICATION IS REQUIRED, THE MATTER SHALL BE REFERRED TO THE STATE REPRESENTATIVE FOR WRITTEN RESOLUTION.
- 6-THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS, BUT SHALL RELY ONLY ON THE WRITTEN DIMENSIONS GIVEN. IF A DISCREPANCY OCCURS OR NO DIMENSION IS GIVEN, THE CONTRACTOR SHALL NOTIFY THE STATE REPRESENTATIVE FOR WRITTEN CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.



SHEET NUMBER	SHEET TITLE
T-1	COVER SHEET
L-1	PROJECT AREA
L-2	SITE PLAN ENTRANCE AND PARKING
L-3	SITE PLAN ROAD 1
L-4	SITE PLAN ROAD 2
L-5	DETAIL SITE PLAN PARKING AREA
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS
D-4	DETAILS
D-5	DETAILS
D-6	DETAILS

GENERAL NOTES	
1. BUILDING CONSTRUCTION TYPE	XX
2. OCCUPANCY CLASSIFICATION	X
3. NUMBER OF STORIES	1
4. ACTUAL BUILDING HEIGHT	10 FT
5. BUILDING AREA IN SQUARE FEET	320
6. AREA OF PROJECT IN SQUARE FEET	60,000 SQ FT
7. ALLOWABLE AREA PER C.B.C.	XXX SQ FT
8. AREA AND/OR HEIGHT INCREASES	NONE
9. FIRE SPRINKLERED (YES OR NO)	NO
10. FIRE ALARM (YES OR NO)	NO
11. OTHER FIRE PROTECTION SYSTEMS IF ANY	FIRE EX.
12. SMOKE CONTROL SYSTEM (YES OR NO)	NO

SEE FOLLOWING SHEETS FOR MATERIAL LEGENDS



SHEET INDEX

APPROVAL

BUILDING CODE REVIEW

MATERIAL LEGEND

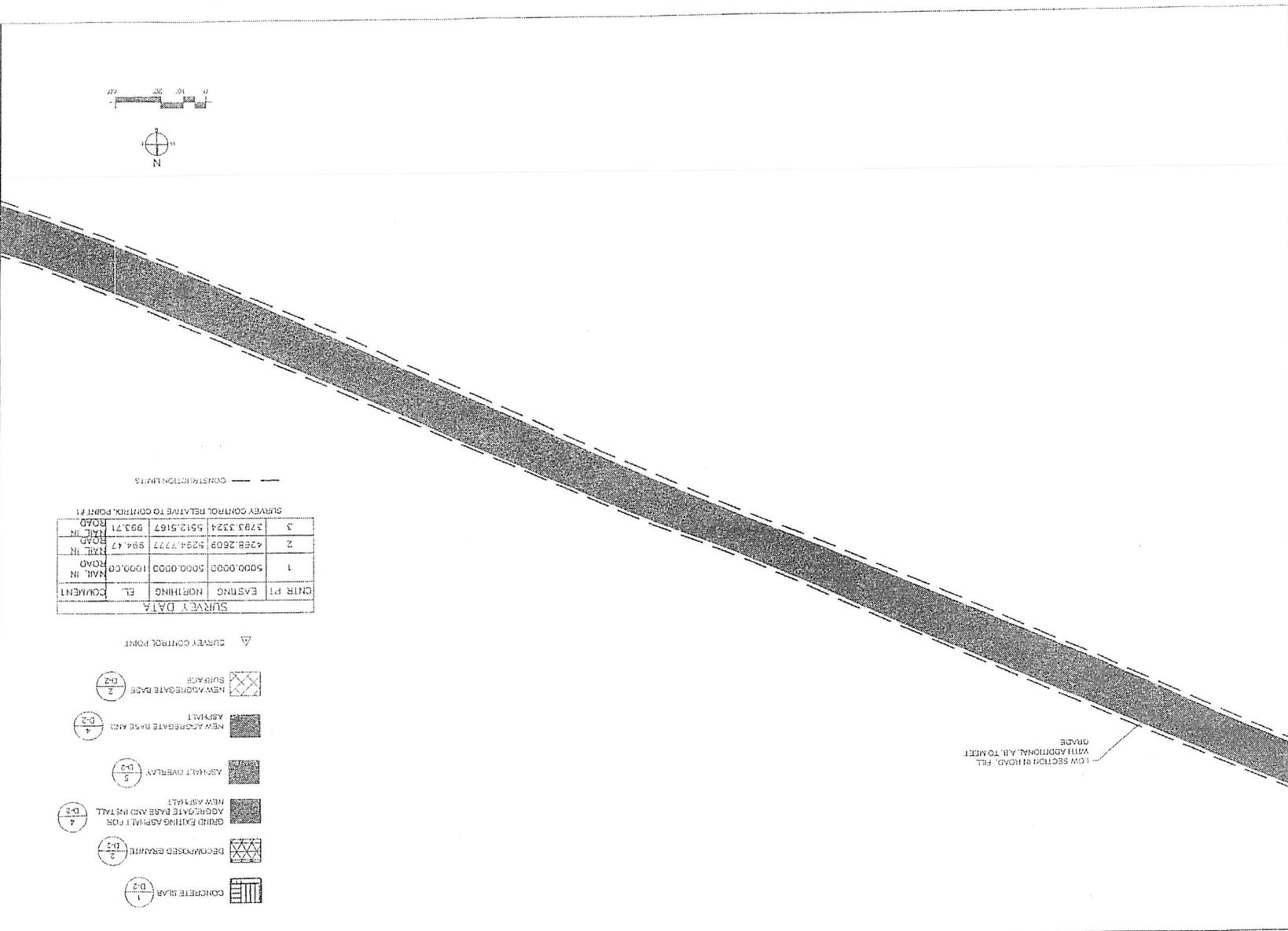
LOCATION MAP

OCEANO DUNES SVRA
OSO FLACO PARKING AND ROAD ACCESS
COVER SHEET

DRAWING NO.
30087.1

SHEET NO.
T-1

1 OF 12



LOW SECTION IN ROAD. FILL WITH ADDITIONAL A.B. TO MEET GRADE

SURVEY DATA

CHIR PT	EASTING	NORTHING	EL.	COMMENT
1	5000.0000	5000.0000	1000.00	ROAD
2	4288.2808	5284.7777	894.47	ROAD
3	3793.3324	5512.5167	893.71	ROAD

CONSTRUCTION LIMITS

- 1 CONCRETE SLAB
- 2 DECOMPOSED GRANITE
- 3 GRIND EXISTING ASPHALT FOR AGGREGATE BASE AND INSTALL NEW ASPHALT
- 4 AGGREGATE BASE AND ASPHALT OVERLAY
- 5 ASPHALT OVERLAY
- 6 NEW AGGREGATE BASE AND ASPHALT
- 7 NEW AGGREGATE BASE
- 8 SURFACE
- 9 SURVEY CONTROL POINT

OCEANO DUNES SVRA
 OSO FLOOD PARKING AND ROAD ACCESS
SITE PLAN - ROAD 1

SHEET NO. **L-3**
 DRAWING NO. **30067A**

DATE: _____
 REVISIONS: _____

DRAWN BY: _____
 CHECKED BY: _____
 DATE: 08-29-2010
 PROJECT: OSO FLOOD PARKING AND ROAD ACCESS
 CLIENT: J. SPAN


 CALIFORNIA STATE PARKS
 ACQUISITION & DEVELOPMENT DIVISION
 600 Capitol Mall
 Sacramento, CA 95833

File: C:\Users\jspann\Desktop\OSD Flaco\OSD Flaco.dwg, User: jspann, Date: 05/28/2010, 10:45:00 AM, Plot: 05/28/2010, 10:45:00 AM, Plotter: HP DesignJet T1100, Plot Style: HP-DesignJet T1100.ctb, Scale: 1:1, Sheet: 6 of 12



ACQUISITION & DEVELOPMENT DIVISION
 One Capitol Mall
 Sacramento, CA
 95814-2229



APPROVED FOR THE STATE OF CALIFORNIA
 Approval of this plan and specification is given on the condition that the contractor shall be responsible for the proper installation and maintenance of all work shown on this plan.

Prepared by: _____ Date: _____
 Checked by: _____ Date: _____
 Drawn by: _____ Date: _____

DESIGNED BY: J SPANN
 DRAWN BY: J SPANN
 CHECKED BY: COLLEEN BRIDGER
 DATE: 05-28-2010

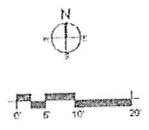
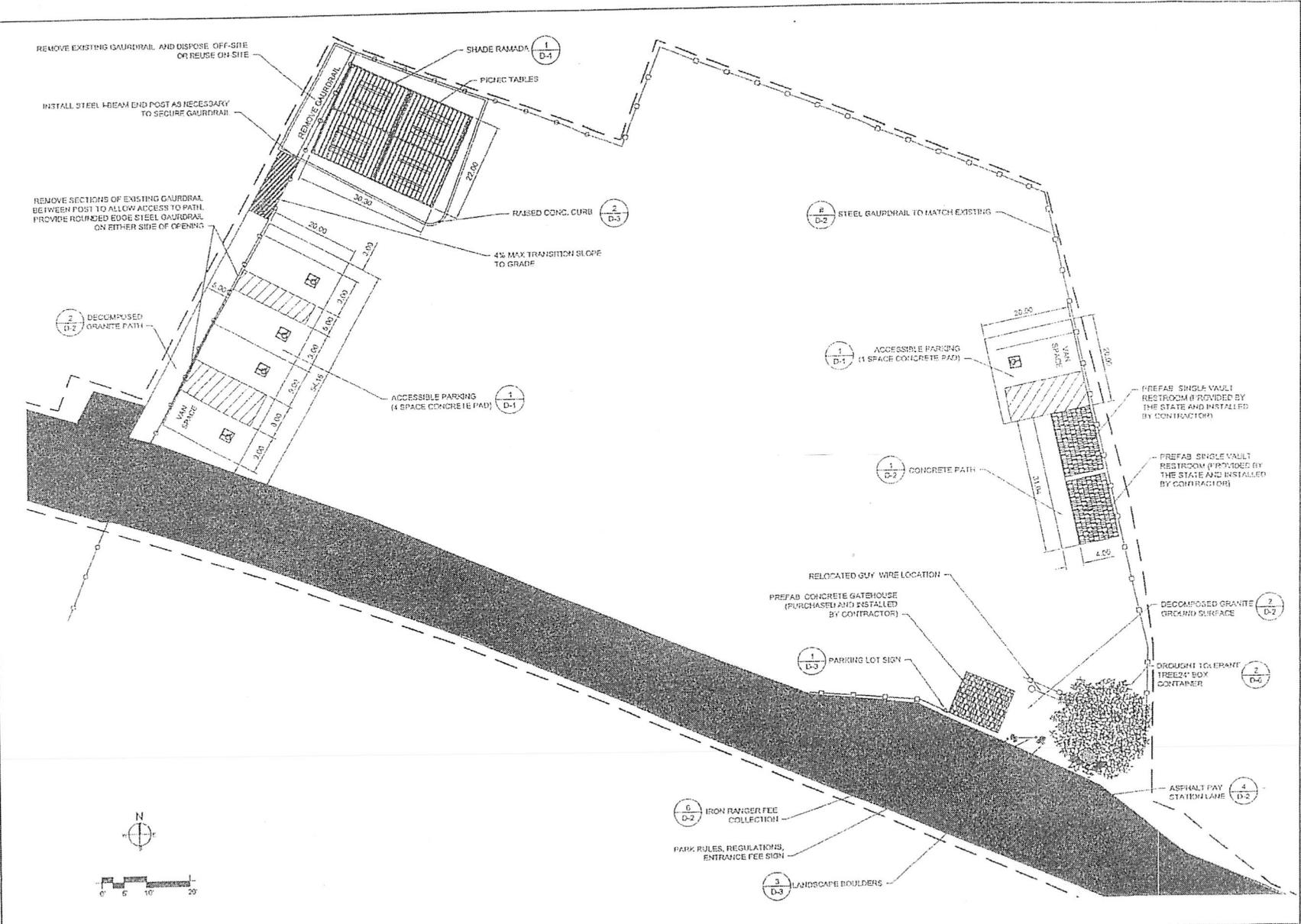
NO.	REVISIONS	DATE

OCEANO DUNES SVRA
 OSD FLACO PARKING AND ROAD ACCESS
DETAIL SITE PLAN PARKING AREA

DRAWING NO.
 30087.6

SHEET NO.
L-5

6 OF 12





ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229



CALIFORNIA STATE PARKS
Approved of this plan does not constitute approval of any materials of the author from applicable regulations. Plans approved by the Department of Parks and Recreation. One set of approved plans shall be available on the project site at all times.
Reviewed by: Date:
DPR ACCESS COMPLIANCE DIVISION
COORDINATION:
Reviewed by: Date:
ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL'S OFFICE AND OFFICE OF THE SUPERVISOR OF SALES AND RECREATION, RECREATION SERVICE DIVISION.

DESIGNED BY: J SPANN
DRAWN BY: J SPANN
CHECKED BY: SOLENER BERGER
DATE: 06-29-2010

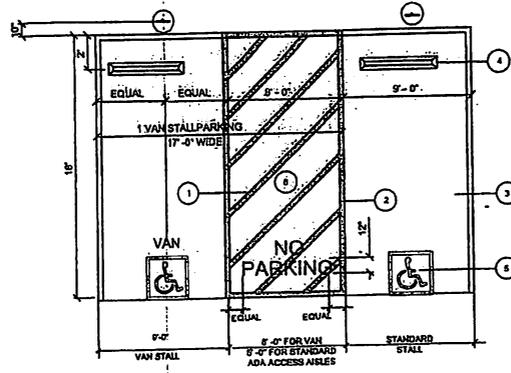
NO.	REVISIONS	DATE
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OCEANO DUNES SVRA
OSO FLACO PARKING AND ROAD ACCESS
DETAILS

DRAWING NO.
30087.7

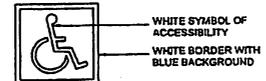
SHEET NO.
D-1

7 OF 12



- NOTES:
- 4" WIDE PAINTED WHITE LINES, TYPICAL. 45 DEGREE LINES SHALL BE 36" ON CENTER. "NO PARKING" TEXT SHALL BE HELVETICA NARROW FONT STYLE, WHITE LETTERING AT 12" TALL. CENTER TEXT AS DIAGRAMMED.
 - PERIMETER OF ACCESS AISLE TO BE BLUE 4" WIDE LINE.
 - ADA PARKING PAD TO BE CONCRETE PER DETAIL.
 - INSTALL WHEEL STOPS PER DETAIL.
 - INSTALL ADA SYMBOL PER DETAIL.
 - ACCESSIBLE PARKING STALLS AND AISLEWAY NOT EXCEED 1.5% SLOPE IN ANY DIRECTION.

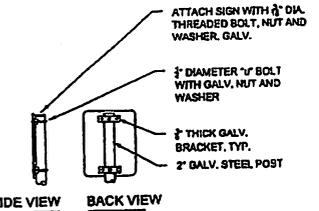
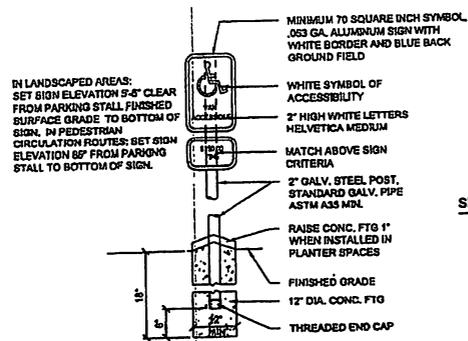
SYMBOL SIZE
1.5x1.5' PEDESTRIAN AREAS
3'x3' PARKING STALL.



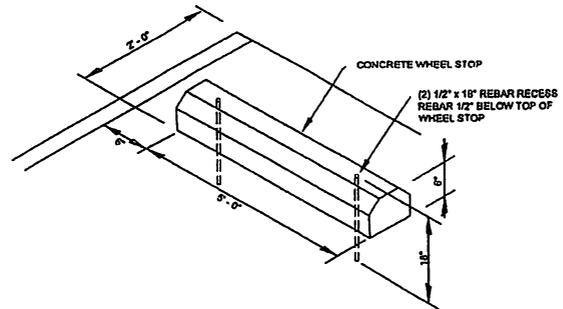
NOTE:
LOCATE SYMBOL AT REAR LIMIT OF PARKING STALL

- 2 INTERNATIONAL SYMBOL
SCALE@22X34 1" = 1'-0"

- 1 ADA 90 DEGREE ANGLE PARKING STALLS
SCALE@22X34 1/4" = 1'-0"



NOTE:
1. "VAN ACCESSIBLE" SIGN OCCURS AT LOCATION SHOWN ON PLANS. ALL OTHER SIGNS TO BE TYPICAL ACCESSIBLE PARKING SIGNS.
2. CENTER SIGNS ON PARKING STALLS.
3. VERIFY SIGN LOCATION PRIOR TO INSTALLATION WITH THE STATE'S REPRESENTATIVE.
4. BORDER SYMBOLS AND LETTERING TO BE REFLECTIVE.



- 4 WHEEL STOP
SCALE@22X34 1" = 1'-0"

- 3 ADA SIGN AND FOOTING DETAIL
SCALE@22X34 1" = 1'-0"

File: 062800000_Dwg.dwg, 07/14/10 11:25:00, P:\062800000_Dwg.dwg, User: jspann, Date: June 30 2010, 4:41:00 PM, User: jspann



ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3232



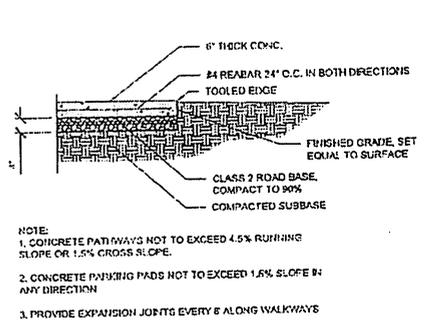
DESIGNED BY: J. SPANN
DRAWN BY: J. SPANN
CHECKED: SOLLEBERGER
DATE: 02-23-2010

REVISIONS	DATE

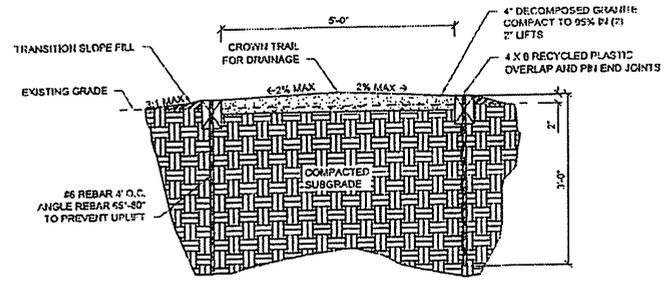
OCEANO DUNES SVRA
OSC FLACO PARKING AND ROAD ACCESS
DETAILS

PROJECT NO.
30067.8

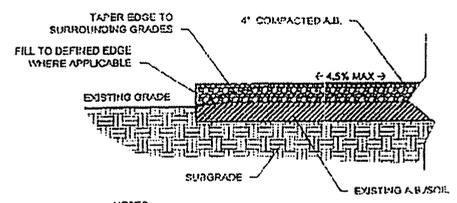
D-2
8 OF 12



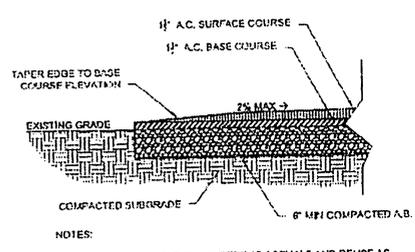
1 CONCRETE SLAB DETAIL
SCALE @ 2X3/4 3/4" = 1'-0"



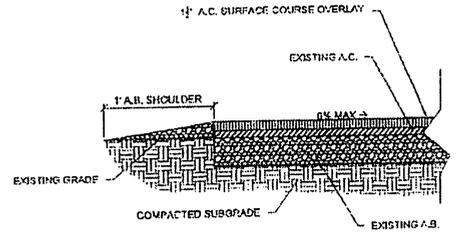
2 DECOMPOSED GRANITE PATH
SCALE @ 2X3/4 1" = 1'-0"



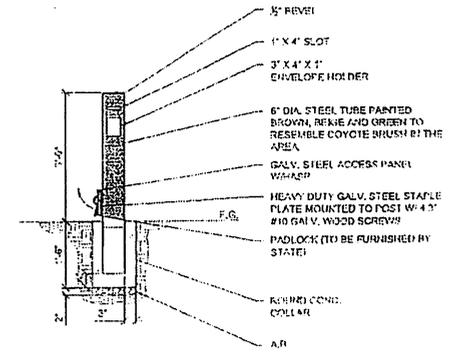
2 AGGREGATE BASE DETAIL
SCALE @ 2X3/4 1" = 1'-0"



4 ASPHALT PAVEMENT
SCALE @ 2X3/4 1" = 1'-0"

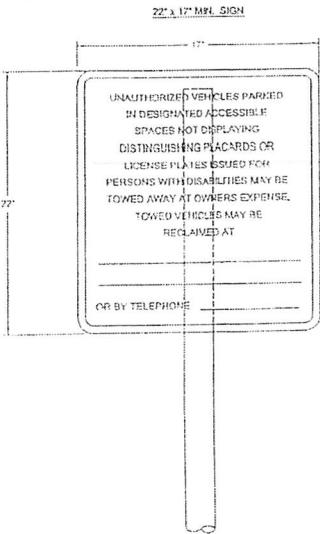


5 ASPHALT OVERLAY
SCALE @ 2X3/4 1" = 1'-0"



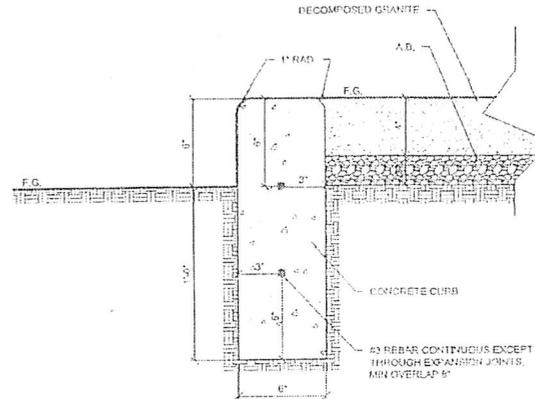
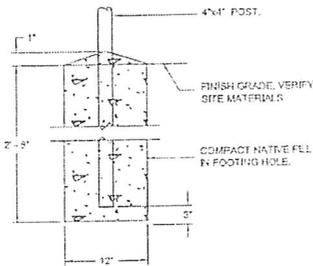
6 IRON RANGER DETAIL
SCALE @ 2X3/4 3/4" = 1'-0"

P:\AC\Oceano_Dunes_SVRA\011112\Drawings\011112.dwg (Project) - 02/23/2010 10:45:23 AM - 25/25 (1 of 1) - 25/25 (1 of 1)



NOTE: PRIOR TO FABRICATION AND INSTALLATION OF SIGN, CONTRACTOR SHALL VERIFY REQUIRED ADDRESS AND TELEPHONE NUMBER TO BE PLACED ON THE SIGN WITH THE STATE REPRESENTATIVE AND SHALL PROVIDE A SIGN WITH THOSE NUMBERS.

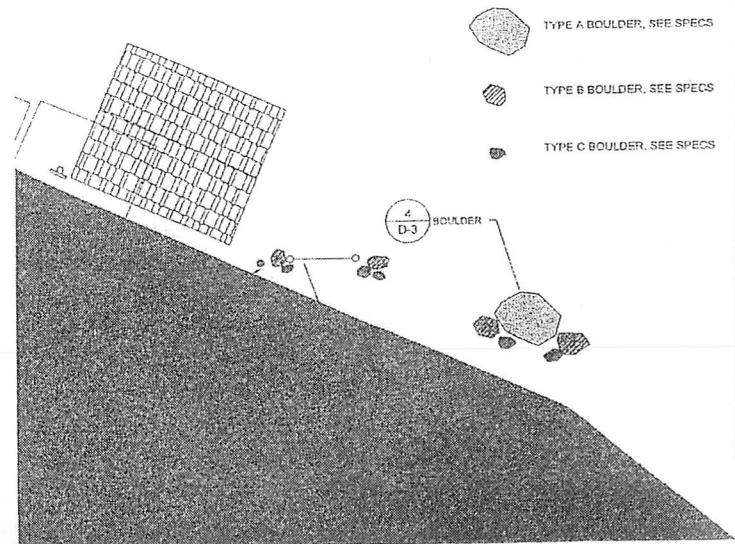
SEE ACCESSIBLE PARKING SIGN DETAIL, THIS SHEET, FOR FASTENERS, POST ATTACHMENTS AND POST FOOTINGS.



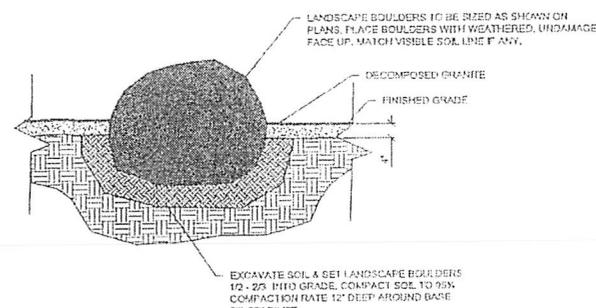
NOTES:
1. PROVIDE EXPANSION JOINTS EVERY 6'

1 PARKING LOT SIGN
SCALE: 22X34 1" = 1'-0"

2 RAISED CURB
SCALE: 22X34 3" = 1'-0"



-  TYPE A BOULDER, SEE SPECS
-  TYPE B BOULDER, SEE SPECS
-  TYPE C BOULDER, SEE SPECS



EXCAVATE SOIL & SET LANDSCAPE BOULDERS 12" - 24" INTO GRADE, COMPACT SOIL TO 95% COMPACTION RATE 12" DEEP AROUND BASE TO STABILIZE.

4 BOULDER
SCALE: 22X34 3/4" = 1'-0"

3 BOULDER PLAN
SCALE: 22X34 3" = 1'-0"



ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3228



DESIGNED BY: J. SPAHN
CHECKED BY: J. SPAHN
DATE: 05-28-2012

REVISIONS	DATE

OCEANO DUNES SVRA
OSO FLACO PARKING AND ROAD ACCESS

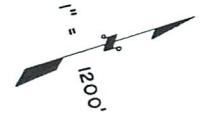
DETAILS

DRAWING NO.
30067.9

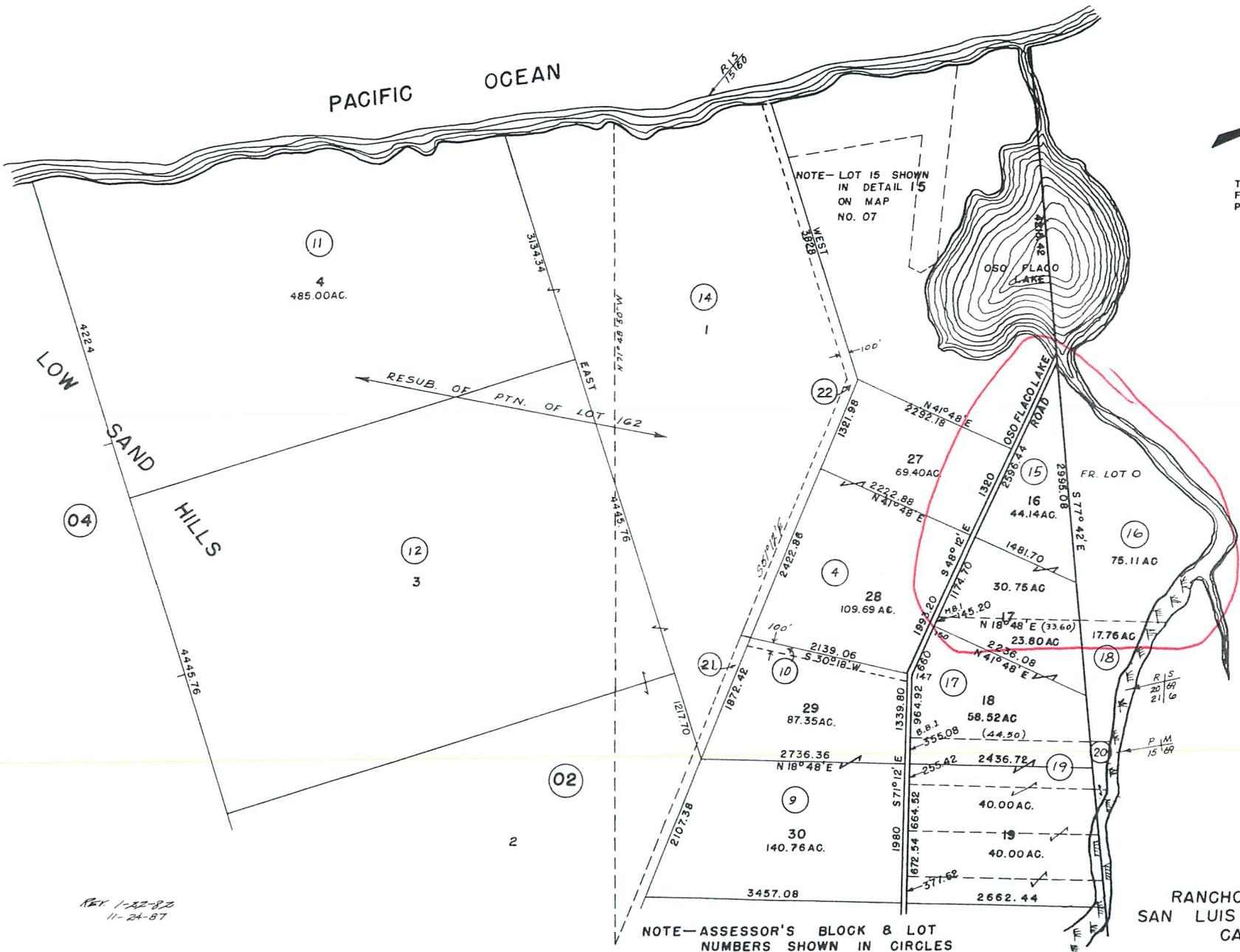
SHEET NO.
D-3

9 of 12

D:\GIS\work\Drawings\30067.9\30067.9.dwg, User: jspahn, Date: 05/28/2012 10:58:00 AM, Plot: 30067.9.dwg



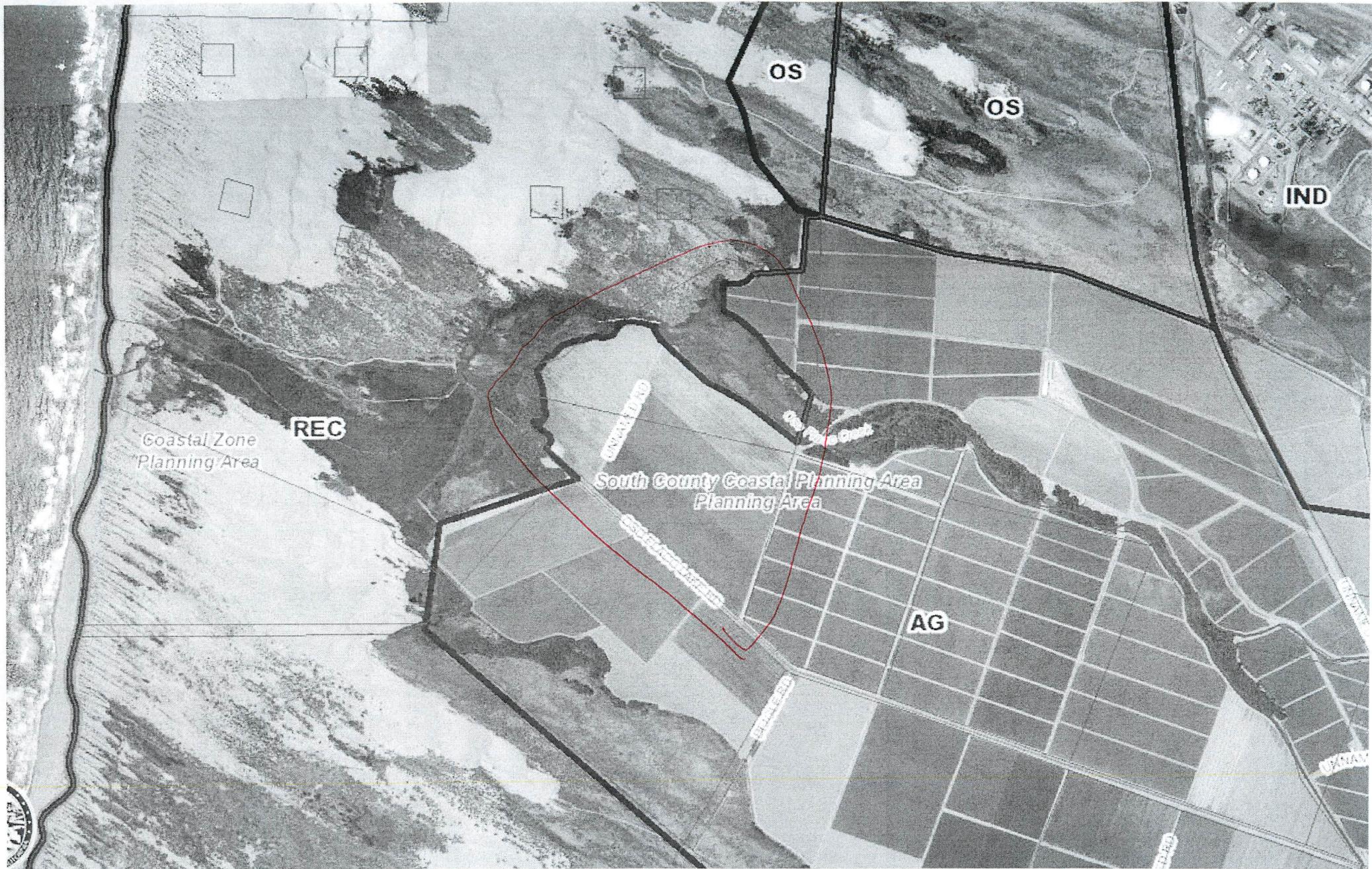
This Map Is Prepared For Assessment Purposes Only.



RAT 1-22-82
11-24-87

NOTE-ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES

RANCHO GUADALUPE
SAN LUIS OBISPO COUNTY
CALIFORNIA



Coastal Zone
Planning Area

REC

South County Coastal Planning Area
Planning Area

OS

OS

IND

AG





Parcel Summary Report For Parcel # 092-011-015

1/5/2015
10:16:48AM

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 CALIF STATE OF

Address Information

Status Address

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>
092011	015	0001	South Cty. Coas	South County (	FH	TH	WET	N		
092011	015	0002	South Cty. Coas	South County (	SRA	CAZ		N		
CO74-	166	A-PT	South Cty. Coas	South County (	REC	AG	LCP	Y	L3	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	075.00AC VACANT

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
CACHUMA JT(15,40,42)
NO. 04
AREA NO. 21
SANTA MARIA VALLEY JT(40,42)
COUNTY-ZONE NO. 04
SAN LUIS



Parcel Summary Report For Parcel # 092-011-015

1/5/2015
10:16:49AM

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:

DRC2014-00062

Case Status:

REC

Primary Parcel

Description:

INSTALL (2) PREFAB RESTROOMS, REPLACE KIOSK PAY STATION, NEW PICNIC AREA WITH RAMADA AND PAVING OF OSOS FLACO RD.



Parcel Summary Report For Parcel # 092-011-016

1/5/2015
10:17:07AM

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 CALIF STATE OF

Address Information

Status Address

P 02920 OSO FLACO LAKE RD SOCST

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>
092011	016	0001	South Cty. Coas	South County (FH	TH	WET	N			
092011	016	0002	South Cty. Coas	South County (SRV	SRA	CAZ	N			
CO74-	166	A-PT	South Cty. Coas	South County (REC	AG	LCP	Y		L3	

Parcel Information

Status Description

Active 075.11AC VACANT

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
COASTAL SAN LUIS
SAN LUIS
NO. 04
AREA NO. 21



Parcel Summary Report For Parcel # 092-011-016

1/5/2015
10:17:07AM

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:

PMT2012-01340

FNL

Primary Parcel

Description:

REPLACEMENT 100 AMP ELECTRIC SERVICE FOR AG WELL - 15 HP

DRC2014-00062

REC

Related Parcel

Description:

INSTALL (2) PREFAB RESTROOMS, REPLACE KIOSK PAY STATION, NEW PICNIC AREA WITH RAMADA AND PAVING OF OSOS FLACO RD.