



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/26/2013

TO: _____

FROM: Karen Nall, Development Review (805) 781-5606

PROJECT DESCRIPTION: DRC2012-00086 GILLESPIE- Minor Use Permit for up to 50 temporary events in a tent and picnic area with the use of a(350sf) restroom and a(420 sf) storage building. 28 acre site located off Ormonde Road in San Luis Obispo. APN: 044-301-043.

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

MINOR USE PERMIT

MUP FOR UP TO 50 TEMPORARY EVENTS IN TENT AND OUTDOOR PICNIC AREA, USE OF SLB/ RSLB EX RL KBN

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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
- Modification to approved land use permit

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Rob and Lori Gillespie Daytime Phone _____
 Mailing Address 345 Tally Ho Rd Arroyo Grande, Ca Zip Code 93420
 Email Address: _____

Applicant Name Loriana Ranch Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Kirk Consulting-Mandi Pickens Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Road, Atascadero, CA Zip Code 93422
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: +/-28 acres Assessor Parcel Number(s): 044-301-043
 Legal Description: ptn lot 56/57 Oak Park Sub. Of RHO Corral De Piedra RM BK A, pg152 County of SLO-CC 05-031371
 Address of the project (if known): 490 W. Ormonde Rd. San Luis Obispo 93401
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SR 227 (Broad St.) south continue past airport, right on Price Canyon Rd left onto Ormonde Rd, thru crossing, and up hill. Property is on left hand side-call for gate accessibility
 Describe current uses, existing structures, and other improvements and vegetation on the property: Restroom Bldg (350sf), parking areas-dg, access, gates, landscape- storage bldg (420sf)

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Temporary Events in tent and outdoor picnic area, use of ex. restroom building (350sf) and use of storage building (420sf) for dressing room/storage/staging

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 4.2.13

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

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

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): 490 W. Ormonde Rd. SLO, CA 93401 identified as Assessor Parcel Number 044-301-043 for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: MUP-Temporary Events specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.

2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.

3. If prior notice is required for an entry to survey or inspect the property. Please contact:

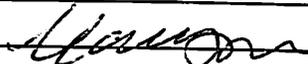
Print Name: Rob Gillespie
Daytime Telephone Number: 805-235-8036

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

Person or entity granting consent:

Print Name: Rob Gillespie
Print Address: 345 Tally Ho Rd. Arroyo Grande, CA 93420
Daytime Telephone Number: 805-473-9133
Signature of landowner:  Date: 3-28-13

Authorized agent:

Print Name: Kirk Consulting-Jamie Kirk/Mandi Pickens
Print Address: 8830 Morro Road, Atascadero, CA 93422
Daytime Telephone Number: 805-461-5765
Signature of authorized agent:  Date: 3-28-13

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): none

Describe existing and future access to the proposed project site: Access will come from existing, gated driveways off of W. Ormonde Rd. Access to meet Cal Fiere standards. Driveways access points meet PW sight distance requirements. Access meets LUO Sec.22.30.610D1

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: RL- SFR
East: RL- SFR

South: RL-SFR
West: RL/AG-SFR

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: existing bldgs sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: none proposed sq. feet acres

Number of parking spaces proposed: see proj. description Height of tallest structure: ' - ex. barn

Number of trees to be removed: none Type: _____

Setbacks: Front +850' Right 250' Left 140' Back 370'

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-SLO stations

For commercial/industrial projects answer the following:

Total outdoor use area: see project description 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: +/- 3 acres
Moderate slopes of 10-30%: +/-15 acres
Steep slopes over 30%: +10 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: None
- 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: utilized ex. disturbed areas from oil fields-access, buildings are on piers
- 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 temporary events _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____ supplemental portable restrooms may be desired during events
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: well and water storage tanks _____
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

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: Integrated Waste Management Authority
- 3. Where is the waste disposal storage in relation to buildings? rear
- 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 Unified School District
- 2. Location of nearest police station: Pismo Beach Police Station
- 3. Location of nearest fire station: Cal Fire-San Luis Obispo stations
- 4. Location of nearest public transit stop: San Luis Obispo Airport
- 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:
Oil fields-mining extractive resource area
- 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: refer to project description Hours of Operation: refer to project description
- 2. How many people will this project employ? refer to project description
- 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: paved access, dg parking area, remainder is landscape
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: will abide by County Noise Ordinance
 (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: none
- 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): _____
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: water conservation-refer to project description

*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:
The use of existing structures and access, no site disturbance.

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): ABC

(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.)

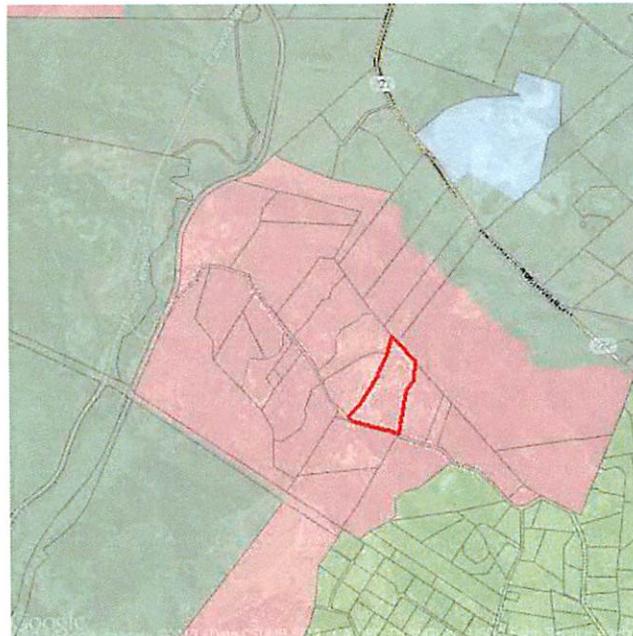


**Loriana Ranch
Minor Use Permit - Temporary Events
Supplemental Statement**

Site Context:

The proposed project site is located at 490 West Ormonde Rd Arroyo Grande, CA (APN 044-301-043). The site is a +/- 28 acre legal parcel (C.C. 05-031371). The project site is located on the San Luis Obispo/Arroyo Grande Fringe within the San Luis Bay Rural Land Use Category and zoned Rural Lands with an Extractive Resource Area combining designation.

The site is surrounded mostly by Rural Lands (RL) zoned property. The northern adjacent parcel is zoned RL and has a single family residence and accessory structures, the southern adjacent parcel is separated by a hill, is zoned RL, and has a single family residence and accessory structures. The western property is also zoned RL with a single family residence and the eastern property is zoned both RL and AG with equestrian and single family residential uses. The easterly property's immediate zoning is RL (abuts to subject property) while the AG zoned portion abuts SR 227.



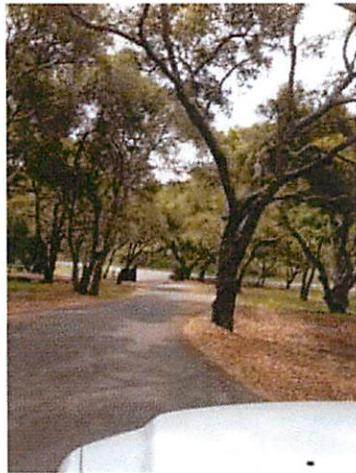
Structure Siting and Existing Uses:

The site has an Extractive Resources Area combining land use designation and was previously utilized for an oil mining operation. Several existing trails traverse the site, which were previously utilized for the oil operation. Oil operation ended in the early 2000's. The property is now owned by Rob and Lori Gillespie, who purchased the property in 2005.

The overall site's topography has moderate to high slopes. The majority of the site is saturated with dense brush and oak groves which provide shelter for the site. There are several dirt trails

that traverse the site which were once part of the mining operation. Areas that were previously disturbed by the mining operation are proposed to be repurposed for overall site access.

Two existing driveways access the site from West Ormonde Rd. Both driveways access an open area which encompasses two small structures, landscape as well as parking areas. The site has two unpermitted structures (restroom and storage building) which are subject to a code enforcement case (COD 2012-00117). The MUP's project proposal will bring the two buildings into compliance and will be utilized for event accessory buildings.



Proposed Project:

The proposed project is a request for a Minor Use Permit to allow Temporary Events on the project site. The applicant is requesting to hold the temporary events within a tent and other outdoor picnic areas onsite. The identified event locations are nestled in a bowl-like setting, where it is surrounded by hills, mounds and oak groves, all which create a natural buffer.

Temporary Events Program:

No more than 50 events shall take place onsite during one calendar year

- 10 events with no more than 500 attendees
- 20 events with no more than 350 attendees
- 10 with no more than 250 attendees

Event Types:

Event types (hypothetically and not limited to):

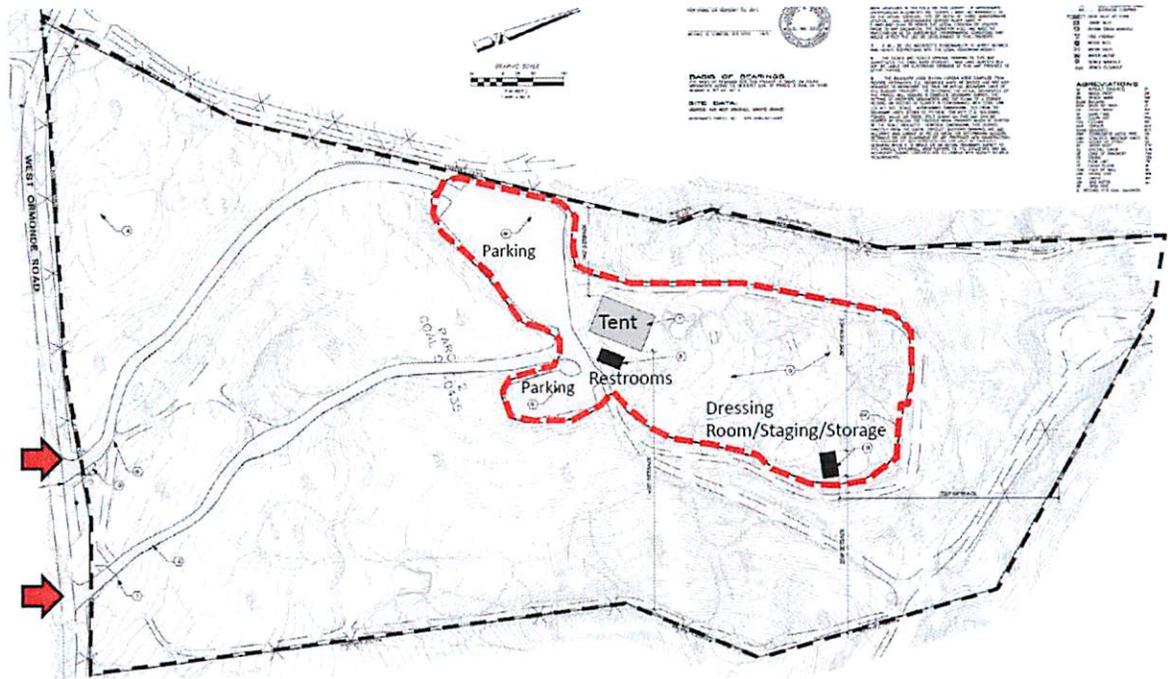
- Agriculture Food & Craft Shows
- Educational or Corporate Seminars
- Class Reunions
- Birthday Celebrations
- Harvest Festivals
- Holiday Parties
- Flower Shows or Festivals
- Family Reunions
- Food Festivals
- Wine Symposiums
- Weddings

Non-Profit Events:

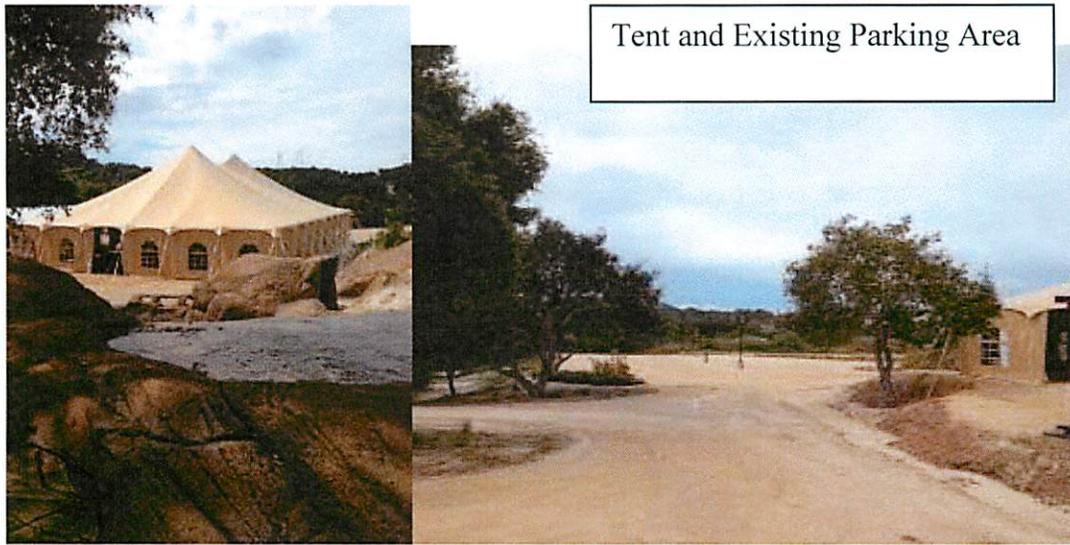
The Events and Activities listed above do not include Non-Profit Events. The Land Use Ordinance currently does not regulate Non-Profit Events. Loriana Ranch intends to continue to make the

property available for use by local non-profits for fundraising activities. The ownership understands the important and vital services non-profit organizations provide to the local community. It is part of the ownership philosophy that the Temporary Event program at Loriana Ranch include a 'give-back' component and that Non-Profit events at the site are not restricted unintentionally.

Hours: Events are proposed to be held from the hours of 10am to 10pm.



Temporary Events Location Exhibit



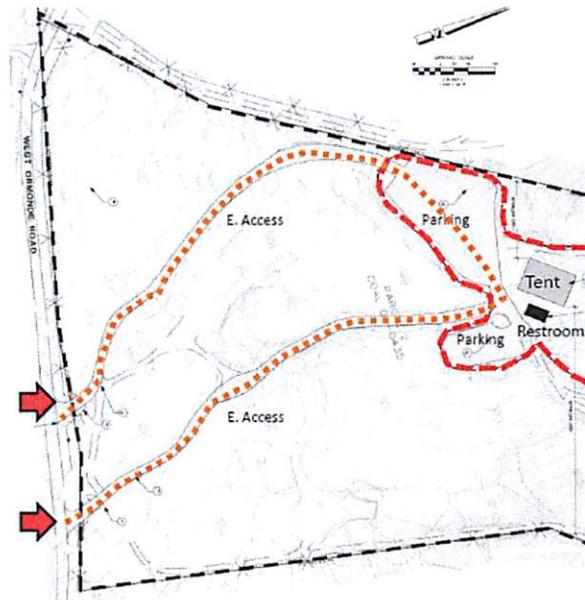
Environmental Impacts:

Traffic

A sight distance survey has been conducted in order to determine if the existing primary and secondary access would meet the County's sight distance requirements. Both driveways met the required sight distance. The applicants are suggesting that a transportation plan with alternative carpooling transportation be provided for events over 350 attendees. Please refer to the enclosed '*Sight Distance/Site Access Study*' prepared by Orosz Engineering, dated March 21, 2013 for additional information.

Parking

The site has existing areas, that are non combustibile and under 10% slope, where event parking can occur. These areas are decomposed granite and can accommodate up to 350 guests according to event parking requirements set forth in Section 23.030.610D.2. Any number of events that propose more than 350 attendees will be required to have carpooling mechanisms/alternative transportation and will necessitate a transportation plan. Parking attendants will be present on the site at all events.



Temporary Events Access/Parking Exhibit

Fire Safety

The site is designated within a Very High Fire zone with an estimated 10 minute or less emergency response time. Existing fire suppression and secondary access is provided for fire safety during events. All structures proposed to be utilized by the public have more than adequate room surrounding them to be accessed in the event of an emergency. Additional Cal Fire measures (such as additional water storage for fire suppression) will be addressed in the project fire safety plan. Cal Fire Captain Inspector Dennis Byrnes attended a site visit on March 28, 2013 with the applicant and Kirk Consulting (Mandi Pickens) to assess the proposal.

Noise

The nearest neighbor is +500' feet away from the proposed event site area (tent location). The event site is sheltered by topography and dense oak groves. Amplified music will mostly be

played inside the tent; however the applicant would also like the opportunity to hold outdoor amplified music at the outdoor event areas so long as it will be in compliance with the County Noise Ordinance. An acoustical engineer will be conducting a study and analyzing all outdoor areas proposed for amplified music, in order to prove that outdoor amplified music will be compliant with County standards. This report is forthcoming.

Visual

The event site area is tucked back away on the site and is surrounded by dense shrub vegetation and oak groves. The site area cannot be seen from Ormonde Drive.

Combining Designation

The site is designated within an EX-Extractive Resource Area zone.

Water & Conservation Measures

Landscape Water Conservation Measures

- Small amounts of turf are onsite. The turf variety is Dwarf Enduro which is highly drought & heat tolerant (only needs to be watered a few times/week). <http://greenfieldsturf.com/productinfo.html>
- Drought tolerant landscape- Ceanothus, Vinca & ferns
- Mulch is used for more efficient maintenance-moisture retention
- Irrigation is monitored-use Rainbird pop heads (with sams) which have built-in check valve, which keeps the water inside the line when its shut off.

Indoor Conservation Measures

- All High Efficiency Toilets (1.28 gallons per flush or less)
- On demand hot water heater under the sinks (using almost no electricity)

Land Use Element and Inland Land Use Ordinance Consistency:

Temporary Events

Temporary Events are a Recreation, Education and Public Assembly Use defined by Table 2-2 of the County LUO that is an allowable use in a Rural Lands land use category, subject to specific use standards set forth in Section 22.30.610.

County Land Use Ordinance Compliance:

The application is to hold temporary events onsite in compliance with County Land Use Ordinance Section 22.30.610.

22.30.610 - Temporary Events

Where allowed by Section 22.06.030, temporary events are subject to the standards of this Section. (Swap meets are subject to the standards of Section 22.30.530 - Sales Lots and Swap Meets.)

A. Permit requirements. Minor Use Permit approval, except as follows.

B. Time limit. A temporary event shall be held in a single location for no longer than 12 consecutive days, or four successive weekends, except where a different time limit is established by other applicable provisions of the County Code or through Minor Use Permit approval.

This application is for a Minor Use Permit for Temporary Events. The Temporary Events will fall within the time limit set forth in LUO Section 22.30.610B as stated above.

C. Location. The site of any temporary event other than public events and parades shall be located no closer than 1000 feet to any Residential Single-Family land use category.

The site is surrounded by properties designated as Rural Lands.

D. Site design standards. All temporary events are subject to the following standards, regardless of whether a land use permit is required, except where alternate standards are established by Chapters 6.56 or 8.64 of the County Code.

1. Access. Outdoor temporary events shall be provided a minimum of two unobstructed access points, each a minimum of 18 feet wide, from the event site to a publicly maintained road.

2. Parking. Off-street parking shall be provided private events as follows with such parking consisting at minimum, of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material.

a. Seated spectator events. One parking space for each 12 square feet of seating area.

b. Exhibit event. One parking space for each 75 square feet of exhibit area.

3. Fire protection. Facilities to be provided as required by the County Fire Department.

4. Water supply and sanitation. Facilities to be provided as required by the Health Department.

There are two, existing unobstructed access points to the event site to a publicly maintained road (W. Ormonde Road). Both existing access points comply with County and Cal Fire access standards for temporary events. Two designated and existing event parking areas are identified on the site plan; which are under 10% slope. Existing fire suppression and other fire protection measures will be evaluated by Cal Fire as part of the MUP review process and for future building permits.

ABBREVIATIONS

1	100' ELEVATION
2	200' ELEVATION
3	300' ELEVATION
4	400' ELEVATION
5	500' ELEVATION
6	600' ELEVATION
7	700' ELEVATION
8	800' ELEVATION
9	900' ELEVATION
10	1000' ELEVATION
11	1100' ELEVATION
12	1200' ELEVATION
13	1300' ELEVATION
14	1400' ELEVATION
15	1500' ELEVATION
16	1600' ELEVATION
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28	2800' ELEVATION
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30	3000' ELEVATION
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79	7900' ELEVATION
80	8000' ELEVATION
81	8100' ELEVATION
82	8200' ELEVATION
83	8300' ELEVATION
84	8400' ELEVATION
85	8500' ELEVATION
86	8600' ELEVATION
87	8700' ELEVATION
88	8800' ELEVATION
89	8900' ELEVATION
90	9000' ELEVATION
91	9100' ELEVATION
92	9200' ELEVATION
93	9300' ELEVATION
94	9400' ELEVATION
95	9500' ELEVATION
96	9600' ELEVATION
97	9700' ELEVATION
98	9800' ELEVATION
99	9900' ELEVATION
100	10000' ELEVATION

NOTES:

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
2. THE LOCATION OF THE CAMP IS SHOWN BY THE RED DASHED LINE.
3. THE CAMP IS SITUATED ON A SLOPE OF APPROXIMATELY 10%.
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BASIS OF MEASUREMENT

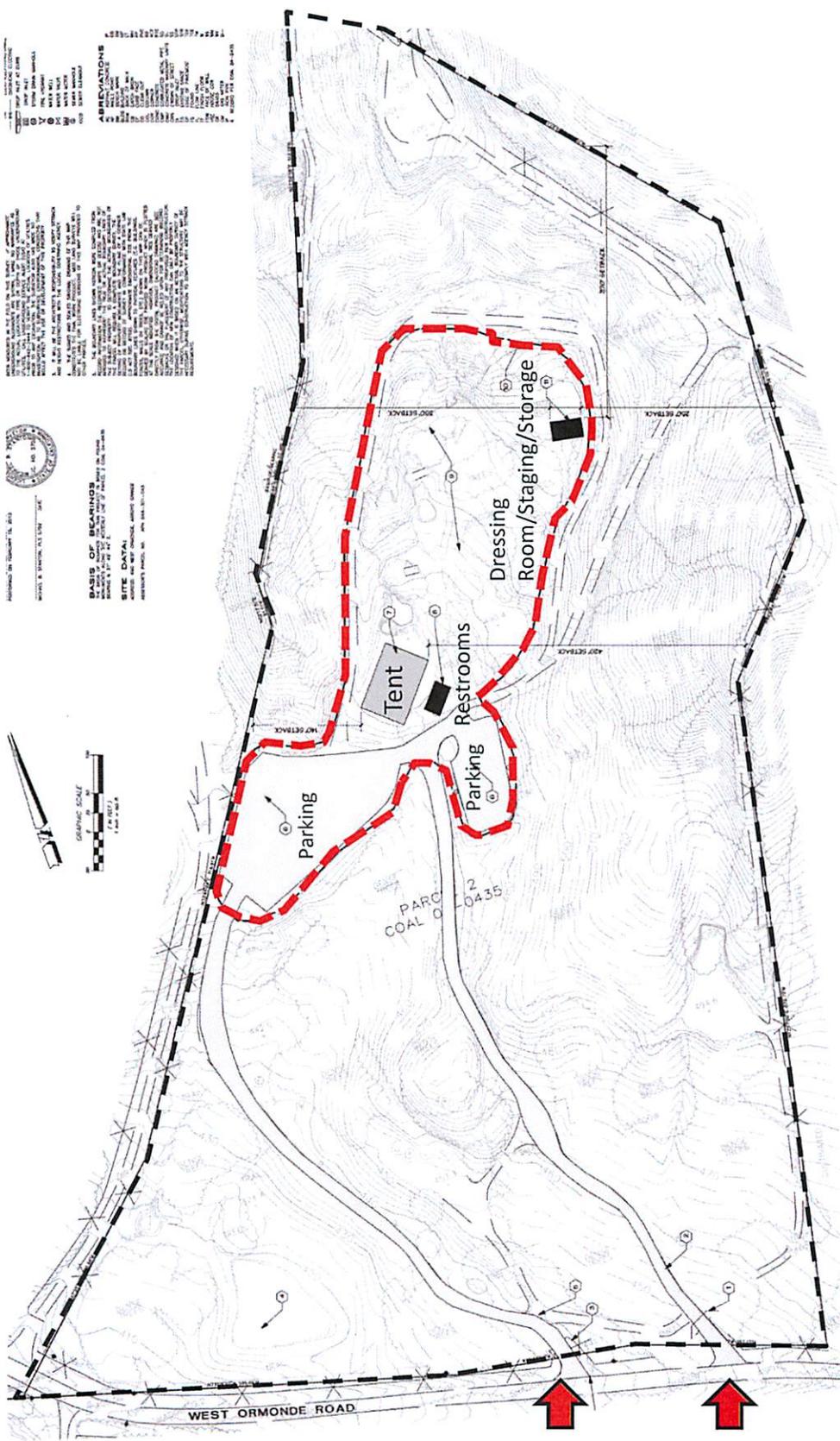
ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.

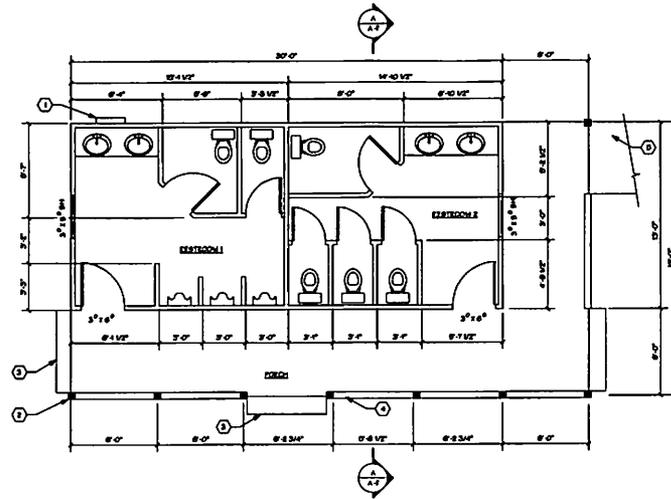
SITE DATA:

DATE: 10/15/10

DRAWN BY: [Name]

CHECKED BY: [Name]





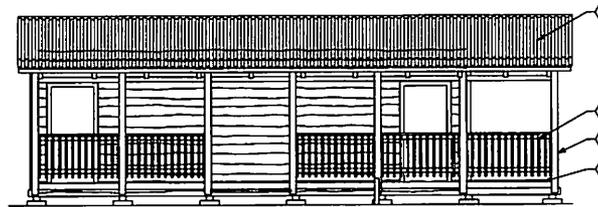
RESTROOM FLOOR PLAN 1/4" = 1'-0"
BUILDING AREA: 300 SQUARE FEET

FLOOR PLAN NOTES:

1. ELECTRIC SUB PANEL
2. 8" x 8" FLOOR POST TYPICAL
3. WOOD STAIR, 12" x 8" RUN/12"
4. 40" HIGH OAKED EAL WITH 2" x 6" TOP EAL AND 2" x 4" INTERMEDIATE EALS AND 2" x 6" PICKETS AT 6" V/C
- OC. THE FLOOR DOES NOT EXCEED 30" ABOVE GRADE AT ANY POINT.
6. WOOD BOARD WALK.



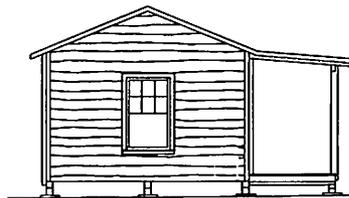
RIGHT ELEVATION 1/4" = 1'-0"



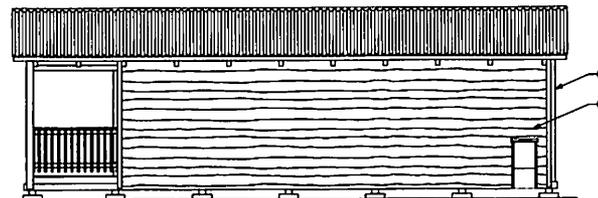
FRONT ELEVATION 1/4" = 1'-0"

ELEVATION NOTES:

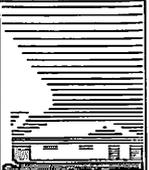
1. GALVANNEZED STEEL CORRUGATED ROOFING
2. DECORATIVE PORCH RAILING
3. 2" x 6" TOP EAL
4. 2" x 6" PICKETS SUPPORTS TOP AND BOTTOM. PICKETS BY RAZED BALCH THAT A 4" DIA. OTHERS WILL NOT
5. 4" x 8" FLOOR POST
6. WOOD PORCH
7. 4" x 4" LIME EDGE CORNER TIZAL
8. LIVE EDGE LAPPED WOOD BEARD.



LEFT ELEVATION 1/4" = 1'-0"



BACK ELEVATION 1/4" = 1'-0"



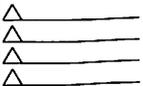
**J. D. Brannon
Architect**

P. O. Box 14245
San Luis Obispo, CA
93406
(805) 236-8036
jdb@brannonato.com

These drawings (2) instruments of service and are the property of J. D. Brannon, Architect. All design and other information on this drawing are for use on the specified project and shall not be used without the approval and written consent of J. D. Brannon, Architect.

**The Lorian Ranch
Temporary Event Center**
 490 West Ormanade Rd.
 San Luis Obispo, CA 93401

Job Number: 032
 Dr. By: JDB
 Date: April 9, 2003



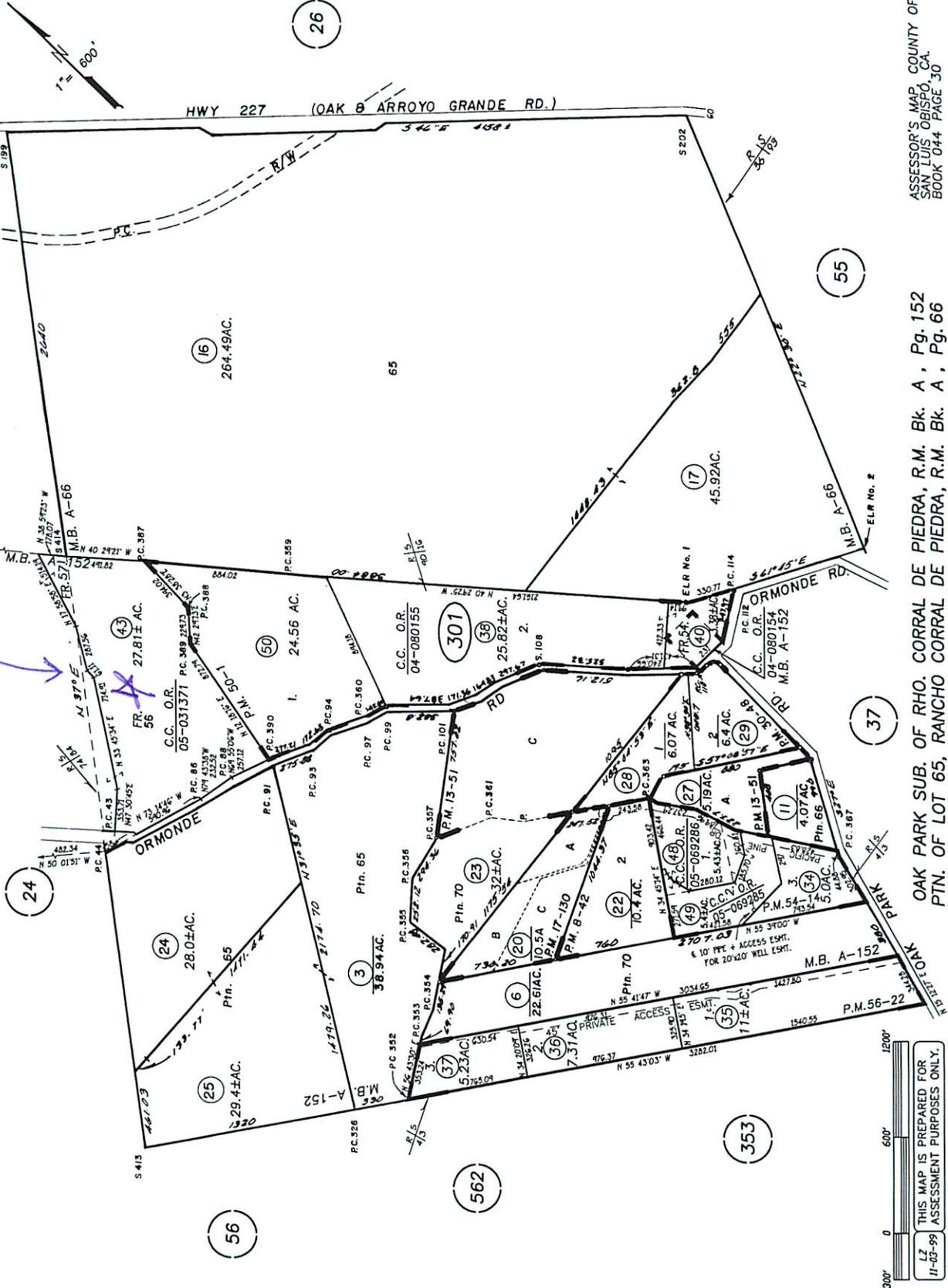
Sheet Contents:

**Restroom
Plan**

Sheet Number:

A-3.0

044-30

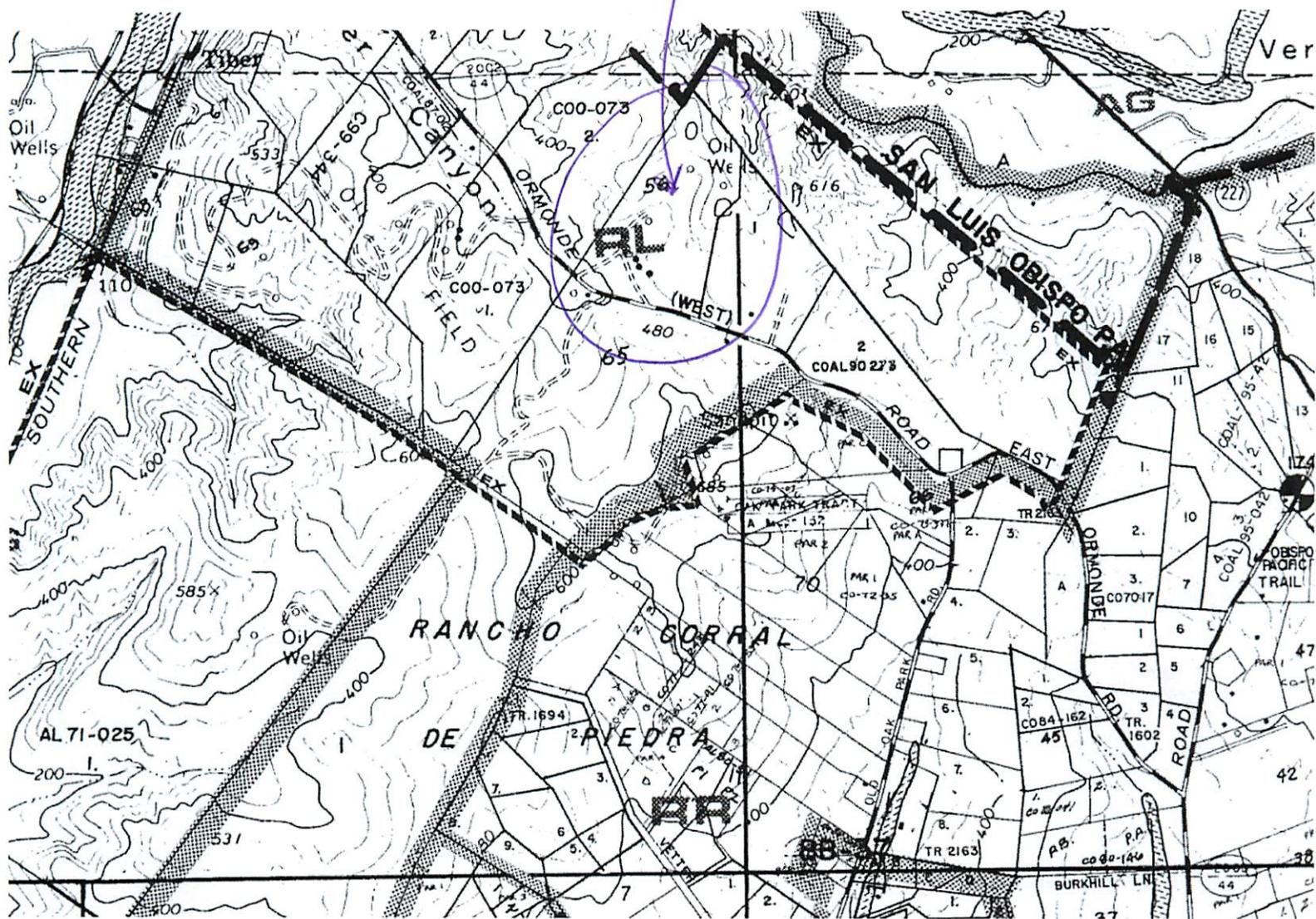


ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 044 PAGE 30

OAK PARK SUB. OF RHO. CORRAL DE PIEDRA, R.M. Bk. A, Pg. 152
PTN. OF LOT 65, RANCHO CORRAL DE PIEDRA, R.M. Bk. A, Pg. 66

REVISIONS	L.S.	DATE
	NA	01-26-05
	05-317	02-24-05
	05-317	02-25-05
	06-128	10-04-05
	06-128	10-05-05
	06-254	01-19-06
	09-276	02-04-09

300' 0 600' 1200'
THIS MAP IS PREPARED FOR
11-03-99 ASSESSMENT PURPOSES ONLY.







Parcel Summary Report For Parcel # 044-301-043

4/25/2013
4:24:16PM

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 GILLESPIE ROBERT
 345 TALLY HO RD ARROYO GRANDE CA 93420-2314
OWN GILLESPIE LORI

Address Information

Status Address
P 00490 ORMONDE RD AGFR

Lot Information:

<u>Tract / Townshp</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>
COAL04-	435	0002	San Luis Bay Rt	San Luis Bay	RL	EX		Y	MP / MG / VP	

Parcel Information

Status Description
Active OAK PK TR PTN LTS 56 & 57

Notes

Tax Districts

LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
ARROYO GRANDE CEMETERY
SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 044-301-043

4/25/2013
4:24:16PM

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:

COD2011-00437 CLD Primary Parcel

Description:

REPORTED GRADING (490 W. ORMONDE RD)

COD2012-00117 REC Primary Parcel

Description:

REPORTED USE FACILITY BEING ESTABLISHED (490 W. ORMONDE)

DRC2012-00086 REC Primary Parcel

Description:

MUP FOR UP TO 50 TEMPORARY EVENTS IN TENT AND OUTDOOR PICNIC AREA, USE OF EXISTING RESTROOM BUILDING (350 SQ FT) AND USE OF STORAGE BUILDING(420 SQ FT) FOR DRESSING ROOM/STORAGE/STAGING.

PMT2010-02121 FNL Primary Parcel

Description:

SINGLE PHASE 200 AMP PANEL FOR AG WELL

SUB2004-00044 RDD Primary Parcel

Description:

PROP 2 LOT ADJUSTMENT

S980246T RDD Related Parcel

Description:

SUBDIVISION OF 3 LOTS INTO 6 LOTS