



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/10/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2013-00076 LAND CONSERVANCY OF SLO – Proposed site plan for development of a public park. Site location is 1290 Mesa View Dr, Arroyo Grande.
APN: 091-151-005.

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

SITE PLAN

SITE PLAN FOR DEVELOPMENT OF A PUBLIC PARK

SC/ CALG

FH RS SRA

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name The Land Conservancy of SLO County Daytime Phone 805-544-9096
 Mailing Address PO Box 12206 San Luis Obispo, CA Zip Code 93406
 Email Address: kailad@lcslo.org

Applicant Name Same as above Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Caron Architecture Daytime Phone 805-627-1875
 Mailing Address 1404 Broad St. San Luis Obispo, CA Zip Code 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 8.43 acres Assessor Parcel Number(s): 091-151-005

Legal Description: _____

Address of the project (if known): Not 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.: Turn left off of Hwy 1 onto Callender Road, make the 1st left. Gate code, please contact LCSLO.

Describe current uses, existing structures, and other improvements and vegetation on the property: Current uses include open space, passive recreation. Split rail fence, information kiosk, and recently planted oak trees.

PROPOSED PROJECT Public Park
 Describe the proposed project (inc. sq. ft. of all buildings): Please see attached project Description. Construction of parking area, accessible parking, a picnic area, playground, accessible viewing platform, trails.

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 [Signature] Date 2/27/14

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): Not Applicable

Describe existing and future access to the proposed project site: existing access is off Calender Road. Future access will remain but will be improved per the plans. Emergency access will be provided by at the intersection w/ Hwy 1.

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? 43.28 acres

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: open space South: Roadway and residential
East: residential West: Highway and 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: <u>1861</u> sq. feet <u>5</u> %	Landscaping: _____ sq. feet _____ %	<i>several acres of restoration</i>
Paving: <u>934</u> sq. feet <u>2</u> %	Other (specify) <u>Trail, parking, Access</u> <u>35,935 sq ft</u> <u>93</u> %	

Total area of all paving and structures: 2795 sq. feet acres
Total area of grading or removal of ground cover: 38,750 sq. feet acres
Number of parking spaces proposed: 2 ADA Height of tallest structure: 10 ft
Number of trees to be removed: None Type: N/A
Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: On-site well Shared well Other None
 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 N/A
 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: CalFire

For commercial/industrial projects answer the following:

Total outdoor use area: N/A sq. feet acres
Total floor area of all structures including upper stories: N/A sq. feet

For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: N/A
Total floor area of all structures including upper stories, but not garages and carports: N/A
Total of area of the lot(s) minus building footprint and parking spaces: N/A

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%: 3 acres
Steep slopes over 30%: 2 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Black Lake Canyon Peat Bogs/Wetlands on property
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- 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: Highway 1 and Callender Road

Water Supply Information

1. What type of water supply is proposed? **NOT APPLICABLE**
 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 **NOT APPLICABLE**

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: **NOT APPLICABLE**

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 NOT APPLICABLE

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 Man School District
2. Location of nearest police station: SLO Sheriff's Office, 1681 Front St. Oceano
3. Location of nearest fire station: Cal Fire, 2391 Willow Road, A.G. 93420, 0.8 miles
4. Location of nearest public transit stop: unknown
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:
open space, and one home, which no longer exists.
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No in the vicinity.
 If yes, please describe: Two sites and seven cultural resource surveys.
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 NOT APPLICABLE

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 NOT APPLICABLE

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): Project includes trails, open space, ADA accessible boardwalk and overlook, playground, picnic areas.
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: e
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: Coastal Conservancy placed restrictions that limit use to protection of natural resources and public access.

Energy Conservation Information NOT APPLICABLE

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:
Erosion control, revegetation of areas infested w/ invasive species using native, local plants, minimizing disturbed areas, see Project Description.

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: please see botanical report w/in attached Stewardship plan.
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): Not Applicable

(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.)

KATHLEEN'S CANYON OVERLOOK

CALLENDER RD., ARROYO GRANDE, CA

PROJECT DATA

ALL WORK TO CONFORM TO APPLICABLE BUILDING CODES INCLUDING BUT NOT LIMITED TO:

- A. 2013 CALIFORNIA BUILDING CODE
- B. 2013 CALIFORNIA MECHANICAL CODE
- C. 2013 CALIFORNIA PLUMBING CODE
- D. 2013 CALIFORNIA ELECTRICAL CODE
- E. 2008 CALIFORNIA TITLE 24, CA STATE ENERGY STANDARDS
- F. 2013 FIRE CODE (FIC) BASED ON 2009 IFC.
- G. 2013 CALIFORNIA GREEN BUILDING CODE (CALGREEN.)

SITE INFO:

APN: 091-151-005
 ADDRESS: NO KNOWN ADDRESS
 LOT SIZE: 8.43 ACRES
 BUILDING SF: N/A
 ZONING: RS

PROJECT DESCRIPTION:

CONSTRUCTION OF A PARKING AREA WITH ACCESSIBLE PARKING, AN ACCESSIBLE PICNIC AREA, A PICNIC AND PLAYGROUND AREA AND AN ACCESSIBLE VIEWING PLATFORM.

PROJECT TEAM

OWNER

LAND CONSERVANCY OF SAN LUIS OBISPO COUNTY
 1137 PACIFIC STREET, SUITE A
 SAN LUIS OBISPO, CALIFORNIA 93401
 PHONE: 805.544.9096
 CONTACT: KAILA DETTMAN

ARCHITECT

CARON DESIGN INC.

1404 BROAD ST.
 SAN LUIS OBISPO, CALIFORNIA 93401
 PHONE: 805.627.1875
 CONTACT: JOEL SNYDER

SURVEYOR

MSB LAND SURVEYS

3563 SUELDO STREET, UNIT Q
 SAN LUIS OBISPO, CALIFORNIA 93401
 PHONE: 805.594.1960
 CONTACT: MIKE STANTON

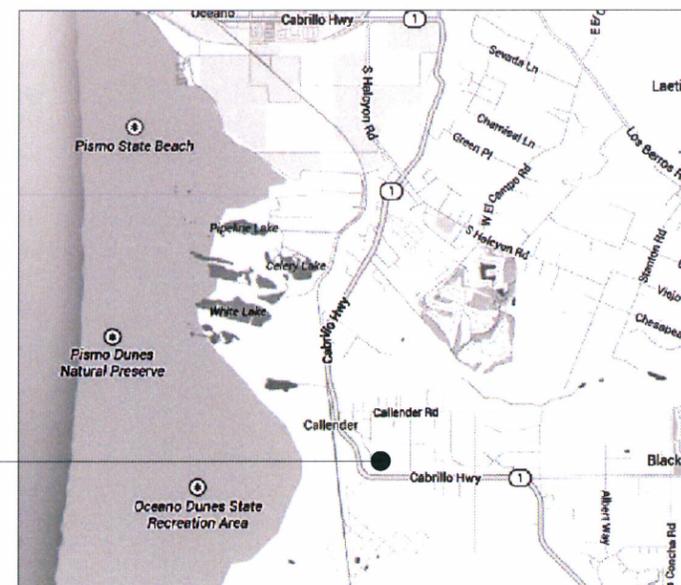
DRAWING INDEX

T-0.00 TITLE SHEET
 SURVEY

ARCHITECTURAL:

- A-1.00 SITE PLAN
- A-2.00 VIEWING PLATFORM PLANS, ELEVATIONS & SECTIONS

VICINITY MAP



PROJECT SITE: _____

caron

KATHLEEN'S CANYON OVERLOOK

CALLENDER ROAD
 ARROYO GRANDE, CA

washington 2505 3rd Ave., Suite 300c, Seattle, WA 98121 • california 1404 Broad St., San Luis Obispo, CA 93401 • www.caronarchitecture.com

REVISION	DATE
PERMIT SET	02.25.14
OWNER APPROVAL BY	
DATE	
STAMP	
PROJECT NUMBER	2013.173
PRINCIPAL IN CHARGE RADIM BLAZEI, A.I.A.	
PROJECT TEAM J.S. J.O.	
REVIEWED J.S. DRAWN J.O.	
SHEET TITLE	COVER SHEET

SHEET NUMBER
T-0.00



SYMBOL LEGEND:

x	FENCE LINE	[Symbol]	RETAINING WALL
SS	SEWER MAIN	[Symbol]	PG&E BOX
W	WATER MAIN	[Symbol]	GAS METER
G	GAS MAIN	[Symbol]	TELEPHONE BOX
ETC	ELEC/TELEPHONE/CABLE	[Symbol]	SIGNAL BOX
OHE	OVERHEAD ELECTRIC	[Symbol]	CABLE T.V. BOX
[Symbol]	DROP INLET AT CURB	[Symbol]	ELECTRIC BOX
[Symbol]	DROP INLET	[Symbol]	TELEPHONE MANHOLE
[Symbol]	STORM DRAIN MANHOLE	[Symbol]	STREET LIGHT
[Symbol]	FIRE HYDRANT	[Symbol]	JOINT POLE
[Symbol]	WATER WELL	[Symbol]	POWER POLE
[Symbol]	WATER VALVE	[Symbol]	GUY WIRE
[Symbol]	WATER METER		
[Symbol]	SEWER MANHOLE		
[Symbol]	SEWER CLEANOUT		

ABBREVIATIONS:

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

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON 2009.
 MICHAEL B. STANTON, PLS 5702 DATE _____



- SURVEYOR'S NOTES:**
- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
 - ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-442-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
 - THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MISS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
 - THE BOUNDARY LINES SHOWN ALONG HIGHWAY 1 AND CALLENDER ROAD REPRESENT ACTUAL STREET RIGHT OF WAYS. HOWEVER THE EAST AND NORTH LINES OF THE PROPERTY WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762).

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS CAL TRANS CONTROL MONUMENT SLO1-PM 7.07 BEING A 1" IP WITH CAP PER 75 RS 8 N 576073.038 CCS27 E 1223511.755 CCS27 EL 87.129 (NAVD88)

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON AN INVERSE BETWEEN FOUND CAL TRANS MONUMENTS AS FOLLOWS:
 CAL TRANS CONTROL MONUMENT SLO1-PM 7.07 BEING A 1" IP & CAP PER 75 RS 8 N 576073.038 CCS27 E 1223511.755 CCS27 EL 87.129 (NAVD88) AND
 CAL TRANS CONTROL MONUMENT STA 48+28.10 50' RT BEING A 1" IP & CAP PER 75 RS 8 N 575812.008 CCS27 E 1223543.084 CCS27

BEARING S 23° 26' 23" E BEARINGS ARE ON STATE PLANE GRID CCS27 ZONE 5 WITH MAPPING ANGLE OF 01° 28' 48"

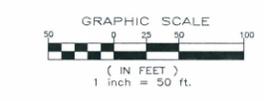
SITE DATA:
 ADDRESS: NO KNOWN ADDRESS
 ASSESSOR'S PARCEL NO. APN 091-151-005

TOPOGRAPHIC MAP
 A PORTION OF LOT 1 AND PORTIONS OF BLOCK 1 AND 2, OF DIV. A POMEROY'S RESUB. OF PORTION OF THE LOS BERROS TRACT AS SHOWN ON MAP FILED IN BOOK 4 AT PAGE 109, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA
 AT THE REQUEST OF THE LAND CONSERVANCY OF SAN LUIS OBISPO

JANUARY, 2014 SCALE: 1"=40'
 MICHAEL B. STANTON, PLS 5702
 3563 SUELDO ST. UNIT Q
 SAN LUIS OBISPO, CA 93401
 805-594-1960

CAL TRANS CONTROL MONUMENT SLO1-PM 7.07 BEING A 1" IP WITH CAP PER 75 RS 8 N 576073.038 CCS27 E 1223511.755 CCS27 EL 87.129 (NAVD88)

CAL TRANS CONTROL MONUMENT STA 48+28.10 50' RT BEING A 1" IP & CAP PER 75 RS 8 N 575812.008 CCS27 E 1223543.084 CCS27



GRAPHIC LEGEND:

-  EXISTING DENSE TREES AND BRUSH TO REMAIN.
-  EXISTING SLOPE \geq 15% - NON-DISTURBED AREA
-  ACCESSIBLE PATH OF TRAVEL SLOPE \leq 5%

PATH OF TRAVEL NOTES:

1. ACCESSIBLE PATHS SHALL BE PROVIDED FROM THE ACCESSIBLE PARKING LOADING AND UNLOADING ZONE TO THE VIEWING PLATFORM AS SHOWN WITH A MAX. SLOPE OF 1:20 UNLESS AN APPROVED RAMP IS USED.
2. THIS PATH SHALL BE A MIN. OF 48" WIDE WITH A NON-SLIP SURFACE AND SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2".
3. THIS PATH SHALL HAVE A MAX. CROSS SLOPE OF 2% AND A MAX RUNNING SLOPE OF 5%. SLOPES HIGHER THAN THIS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

SITE NOTES:

1. MAIN ENTRANCE DRIVE
2. GRAVEL PARKING AREA
3. ADA ACCESSIBLE PARKING AREA
4. ADA ACCESSIBLE PICNIC AREA
5. ADA ACCESSIBLE BOARD WALK LEADING TO VIEWING PLATFORM
6. VIEWING PLATFORM OVER PEAT BOG
7. DG WALKING PATH
8. BENCH SEATING
9. REST AREA ALONG DG WALKING PATH
10. SECONDARY ACCESS ROAD WITH BOLARDS
11. PICNIC TABLE AREA
12. PLAYGROUND AREA



Kathleen's Canyon Overlook:

A Vision for Free Public Access to Underserved Communities of the Santa Maria River Valley



1 SITE PLAN
1" = 30'-0"

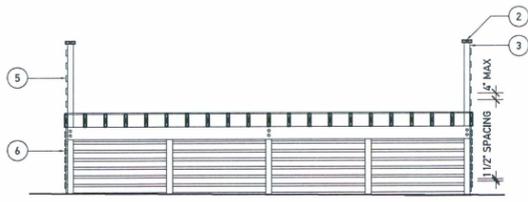
caron

KATHLEEN'S CANYON OVERLOOK

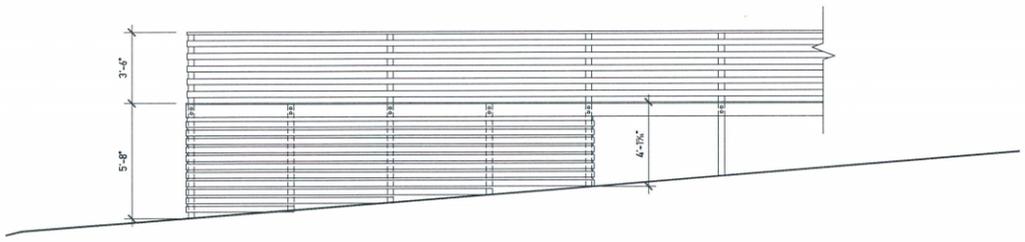
CALLENDER ROAD
ARROYO GRANDE, CA

REVISION	DATE
PERMIT SET	02.25.14
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STAMP	
PROJECT NUMBER	2013.173
PRINCIPAL IN CHARGE RADIM BLAZEJ, A.I.A.	
PROJECT TEAM J.S. J.O.	
REVIEWED J.S. DRAWN J.O.	
SHEET TITLE	SITE PLAN

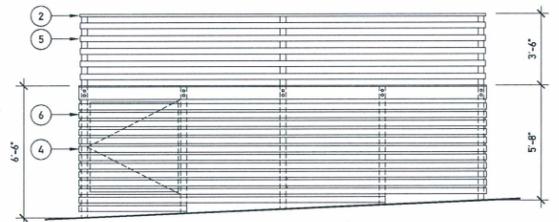
SHEET NUMBER
A-1.00



7 SECTION
1/4" = 1'-0"



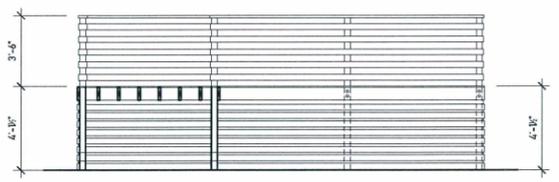
6 WEST ELEVATION
1/4" = 1'-0"



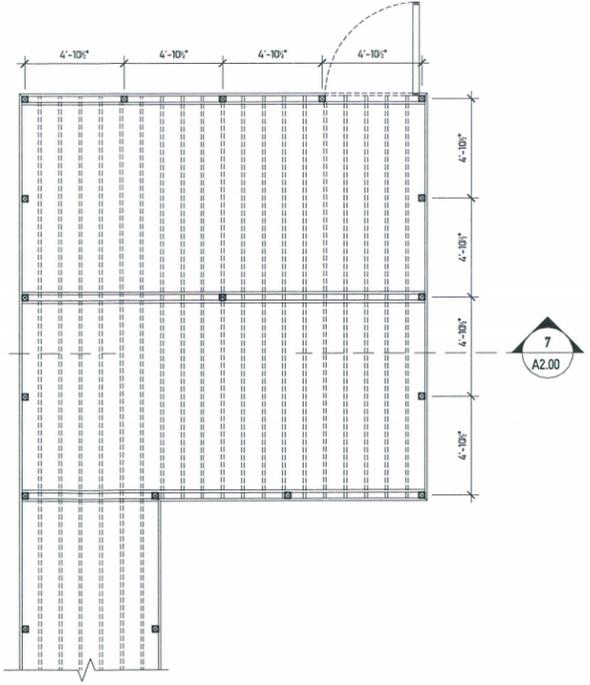
5 NORTH ELEVATION
1/4" = 1'-0"



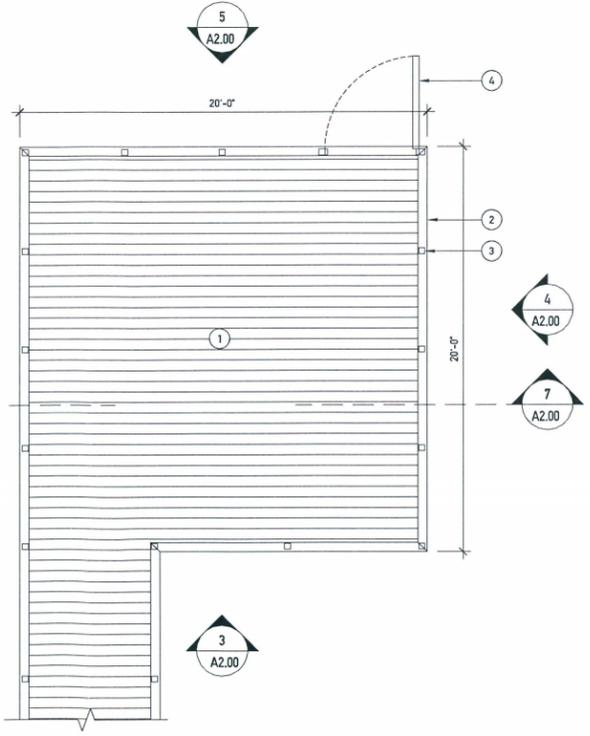
4 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



2 SCHEMATIC FRAMING PLAN
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

- # PLAN NOTES:
1. PT DECK BOARDS
 2. 2X6 PT WOOD RAILING CAP
 3. 4X4 PT WOOD POSTS
 4. BLIND DOOR FOR ACCESS TO TOOL STORAGE
 5. 1X6 PT HORIZONTAL FENCE BOARDS @ GUARDRAILS
 6. 1X6 PT HORIZONTAL BOARD AND BATTEN FENCE BOARDS @ BELOW DECK TOOL STORAGE AREA.

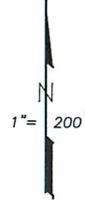
caron

KATHLEEN'S CANYON OVERLOOK
CALLENDER ROAD
ARROYO GRANDE, CA

washington 2505 3rd Ave., Suite 300c, Seattle, WA 98121 • california 1404 Broad St., San Luis Obispo, CA 93401 • www.caronarchitecture.com

REVISION	DATE
PERMIT SET	02.25.14
OWNER APPROVAL BY	
DATE	
STAMP	
PROJECT NUMBER	2013.173
PRINCIPAL IN CHARGE RADIM BLAZEJ, A.I.A.	
PROJECT TEAM J.S. J.O.	
REVIEWED J.S. DRAWN J.O.	
SHEET TITLE	VIEWING PLATFORM PLANS, ELEVATIONS & SECTIONS

SHEET NUMBER
A-2.00



091-15



075
30

067 AC
151

05
12.78± AC.

14

16

PTN. 1
PTN. 2
CALLENDER RD.

152

REVISIONS	
I.S.	DATE
05-379	04-11-05

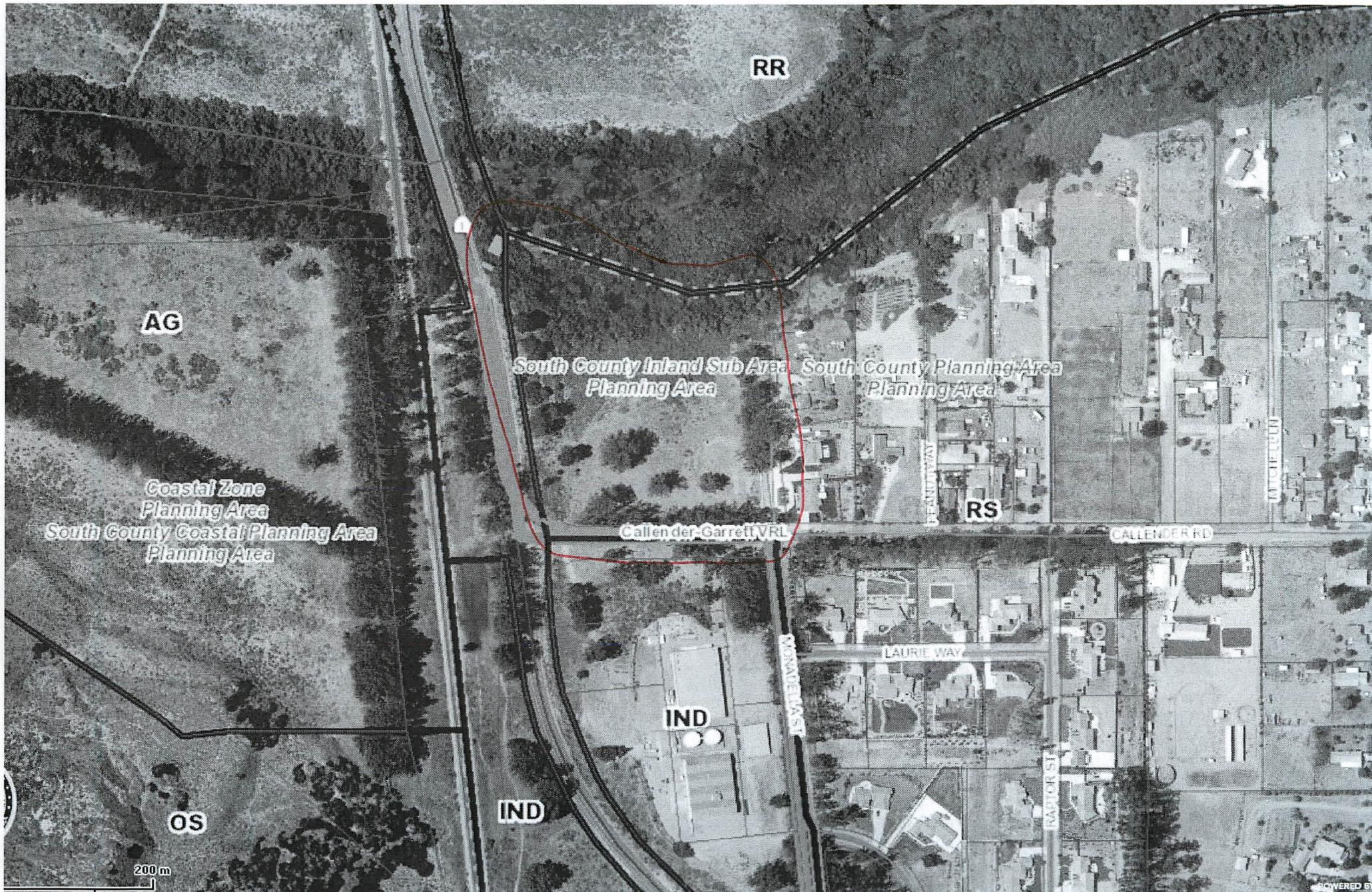


JAW
04-11-05
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

DIV. 'A', POMEROY'S RESUB. OF PTN. LOS BERROS TR., R.M. Bk. A, Pg. 109.

ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 091 PAGE 151





RR

AG

South County Inland Sub Area Planning Area
South County Planning Area

Coastal Zone Planning Area
South County Coastal Planning Area

RS

Callender-Garrett VRL

CALLENDER RD

IND

LAURIE WAY

OS

IND

ISWENSON

RAPTOR ST

MICHAEL ST

200 m

POWERED BY



Parcel Summary Report For Parcel # 091-151-005

3/3/2014
10:55:19AM

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 LAND CONSERVANCY OF SAN LUIS OBISPO

Address Information

<u>Status</u>	<u>Address</u>
P	01290 MESA VIEW DR CALG

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>
APV.C90-	008	0001	Callendar - Garr	South County				N	BK / VP	E970141L / E020065M
APV.C90-	008	0002	Callendar - Garr	South County				Y		
APV.C90-	008	0003	Callendar - Garr	South County				Y		
APV.C90-	008	0021	Callendar - Garr	South County				Y		
APV.C90-	008	0024	Callendar - Garr	South County				Y		
CLNDRTNS	0001	PTN	Callendar - Garr	South County	RS			N	LW	D930212D
CLNDRTNS	0002	PTN	Callendar - Garr	South County				N	LW	
POMDIV	A	1P	Callendar - Garr	South County	RS	FH	SRA	Y		
APV.C90-	008	0019	Callendar - Garr	South County				Y		
APV.C90-	008	0020	Callendar - Garr	South County				Y		
APV.C90-	008	0022	Callendar - Garr	South County				Y		
APV.C90-	008	0023	Callendar - Garr	South County				Y		



Parcel Summary Report For Parcel # 091-151-005

3/3/2014
10:55:20AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Parcel Information

Status Description

Active DIV A POMEROYS RESUB PTN TN SITE CALLENDER

Notes

Tax Districts

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

Case Information

Case Number:

Case Status:

C7552 FNL Primary Parcel

Description:

DEMO SFD / STORAGE BUILDING

D880447D WIT Primary Parcel

Description:

MULTIPLE INDUSTRIAL USES

D930212D CMP Primary Parcel

Description:

RECY FOOD/AG USE/STORAG

D940001P APP Primary Parcel

Description:

REALIGN/REHAB OF HWY I

D990365D WIT Primary Parcel

Description:

HOUSES/INDUSTRIAL/OPEN SPACES



Parcel Summary Report For Parcel # 091-151-005

3/3/2014
10:55:20AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2013-00076 REC Primary Parcel

Description:

SITE PLAN FOR DEVELOPMENT OF A PUBLIC PARK

E020065 RES Primary Parcel

Description:

VEH STORAGE; SUBSTANDARD BLDG

E970141 RES Primary Parcel

Description:

TOXIC STOR/RECYCLING

PRE2004-00137 REC Primary Parcel

Description:

12.78 ACRES. CURRENT OWNER- ROB ROSSI & PARTNERS. 10 LOTS APPROVED IN 1930. LOTS SUB-STANDARD BY CURRENT STANDARDS. WHAT CAN ACTUALLY BE DEVELOPED?

PRE2013-00018 MET Primary Parcel

Description:

LAND CONSERVANCY SIX ACRE CONSERVATION/EDUCATION PARK

S010045L WIT Primary Parcel

Description:

75 1/2 ACRE SINGLE FAMILY LOTS

S890460C RDD Primary Parcel

Description:

PROP 88 CERT OF COMP

S920016L WIT Primary Parcel

Description:

LOT LINE ADJUSTMENT OF 92 LOTS - WITHDRAWN

S990181L WIT Primary Parcel

Description:

LOT LINE ADJUSTMENT/CLUSTER

S990204T WIT Primary Parcel

Description:

79 LOTS

S990324L WIT Primary Parcel

Description:

ADJUST LOT LINE

ZON2010-00425 AUT Primary Parcel

Description:



Parcel Summary Report For Parcel # 091-151-005

3/3/2014
10:55:20AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

REQUEST TO REMOVE SEVEN (7) EUCALYPTUS TREES LOCATED IN LARGE STAND OF EUCALYPTUS TREES ALONG THE EASTERN EDGE OF THE PROPERTY; RECENT STORMS HAVE CAUSED ONE TREE TO FALL AND DAMAGE NEIGHBOR'S PROPERTY AND SUBJECT TREES ARE HAZARDOUS. EIGHT (8) BLUE GUM EUCALYPTUS IN ROW TARGETING ADJACENT PROPERTY, INCLUDING SHED AND ACCESS ROAD. TREES ARE AMONG A PLANTED ROW AND FOR THE MOST PART ARE LARGE AND MATURE AND ONE (1) TREE RECENTLY FAILED. FIRST TREE HAS ALTERNATE LEADERS WITH INCLUDED BARK AND LEAN. SECOND TREE HAS LEAN. THIRD TREE HAS ALTERNATE LEADERS AND LEAN. FOURTH TREE IS SMALLER UNDERSTORY TREE WITH SEVERE LEAN. FIFTH TREE HAS LEAN AND EXCESS WIND LOAD. SIXTH TREE HAS ALTERNATE LEADERS, LEAN AND EXCESS WIND LOAD. SEVENTH TREE HAS LEAN AND EXCESS WIND LOAD. EIGHTH TREE HAS LEAN AND EXCESS WIND LOAD. O.K. TO REMOVE EIGHT (8) BLUE GUM EUCALYPTUS TREES.

ZON2012-00137

REC

Primary Parcel

Description:

REQUEST TO REMOVE TWENTY-NINE (29) EUCALYPTUS TREES LOCATED AT CALENDAR ROAD AND HIGHWAY 1. O.K. TO DO APPROVAL WITH ZONING CLEARANCE PER JOHN HOFSCROER.

G810066P

ISP

Related Parcel

Description:

MODIFY SRA BOUNDARY - BLACK LAKE CANYON