



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/16/2014

TO: _____

FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00027 GILLESPIE – Proposed minor user permit to allow temporary events within a tent/outdoor picnic area, use of an existing residence with restrooms, use of an existing accessory building (420 sf) for dressing room/storage/stage, and a future commercial kitchen in the existing residence. Site location is 490 W Ormonde Rd, SLO. 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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

MINOR USE PERMIT

TEMPORARY EVENTS IN TENT AND
OUTDOOR PICNIC AREA, USE OF EX.
SCSLB/ SCSLB

EX RL

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: mandi@kirk-consulting.net or jamie@kirk-consulting.net

PROPERTY INFORMATION

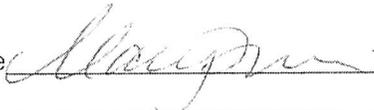
Total Size of Site: +/-28 acres Assessor Parcel Number(s): 044-301-043
 Legal Description: ptn lot 56/57 Oak Park Sub. Of RHO Corral De Piedra RM BK A, pg152 County of SLO-CC 05-031371
 Address of the project (if known): 490 W. Ormonde Rd. San Luis Obispo 93401
 Directions to the site (including gate 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: single family residence, accessory structure, parking areas-dg, access, gates, landscape water tanks, well

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Temporary Events in tent and outdoor picnic area, use of ex. residence with restrooms, use of existing accessory building (420sf) for dressing room/storage/staging; future comm'l kitchen in ex. residence structure

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 9-10-11

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

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, as-built grading-permitted
- 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 , noise study in process
(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.)

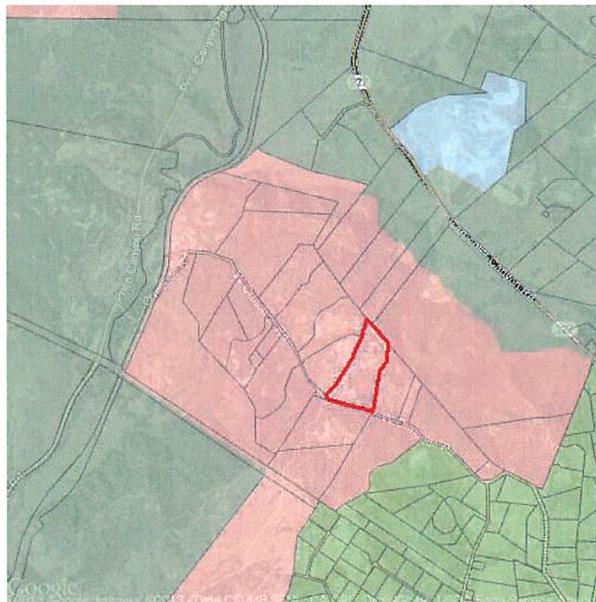


**Loriana Ranch
Minor Use Permit - Temporary Events
Supplemental Statement**

Site Context:

The proposed project site is located at 490 West Ormonde Rd. Arroyo Grande, CA (APN 044-301-043). The site is on 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.



Background

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. Information from the State Department of Conservation's Division of Oil, Gas & Geothermal Resources has been provided to verify that wells are inactive and have been capped. The property is now owned by Rob and Lori Gillespie, who purchased the property in 2005.

There have been two code violations issued for site grading onsite. The drainage basin work triggered COD2011-00437 and was closed after the applicant and County approved an erosion/restoration plan included in the application. The following violation COD2012-00117 involved unpermitted structures and as-built grading for structures, pads, landscape and parking area around the development. It has been resolved with the issuance of the following permits (PMT2013-01291, PMT2013-01292 and PMT2014-00120).

The Gillespie's submitted a Minor Use Permit (DRC2012-00086) for this exact application last year (April 2013), received referrals, and decided to withdrawal in June 2013. This application provides the same request, but with additional information now answered as requested with the County's information hold letter dated May 3, 2013.

Permit History

A building permit has been obtained for the single family residence (1,336sf with 255sf deck) PMT2013-01291 as well as the single family accessory structure-workshop (450sf) PMT2013-01292. An as-built grading permit has also been obtained for site work done in the past PMT2014-00120.

Topography

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.

Existing Uses

Two existing driveways access the site from West Ormonde Rd. Both driveways access an open area which encompasses a single family residence, storage building and landscape as well as parking areas. The owner's goal is to utilize the single family residence for their family as well as a vacation rental. The MUP's project proposal includes the utilization of these structures (with likely occupancy change) during temporary events as well as the area for a tent.



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. Event attendees will also have the ability to utilize the single family residence (1,336sf) as a vacation rental and preparation room, its restrooms and the accessory building for dressing/event staging (450sf).

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 events 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

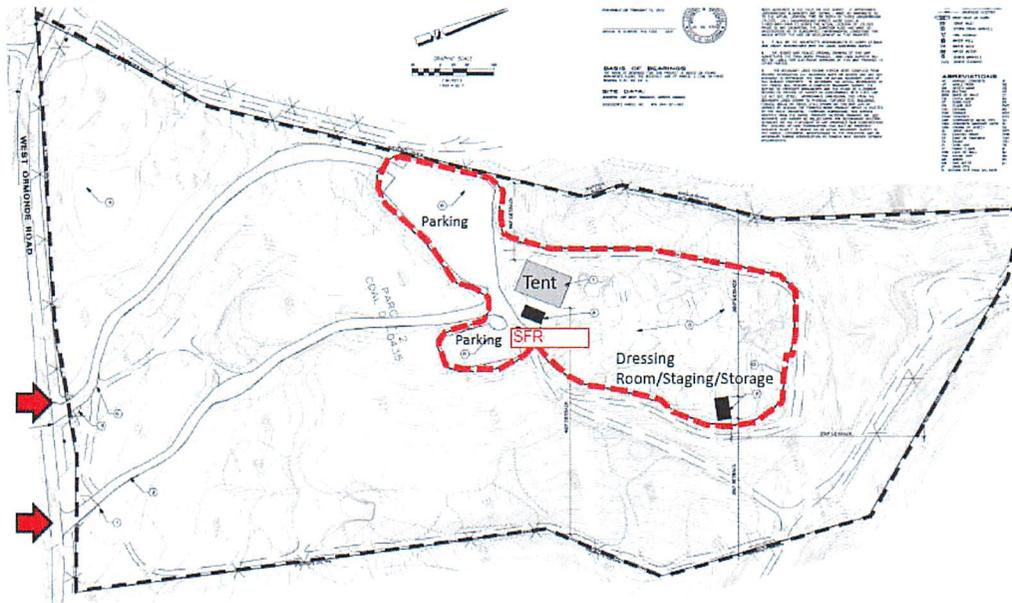
Operation

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

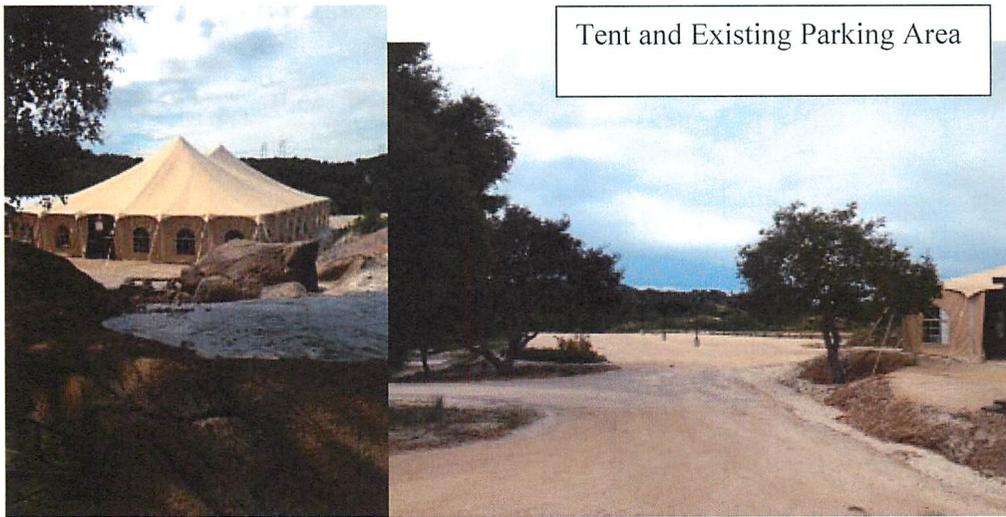
Initially food will be provided by a licensed caterer and prepared off-site. The owners would like the option to convert the existing kitchen in the residence into a commercial kitchen at some point in the future.

Non-Profit Events:

The Events and Activities listed above do not include Non-Profit Events. The Land Use Ordinance currently exempts non-profit events from a land use permit according to Section 22.30.610 (1c). 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.



Temporary Events Location Exhibit



Environmental

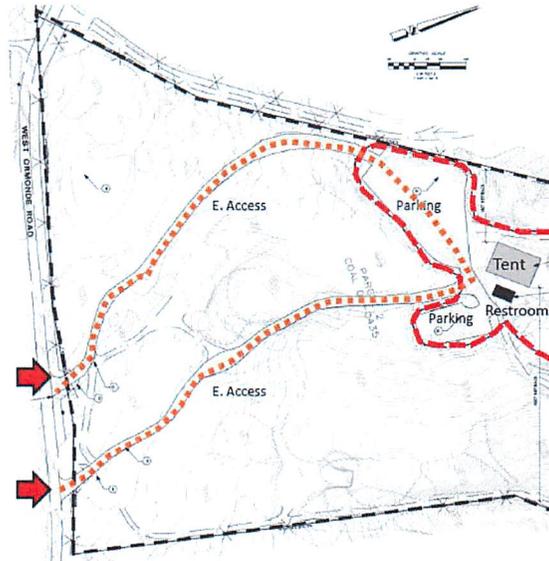
Traffic

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. An RSA was recommended by Public Works in their original referral and this information is forthcoming.

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)

Water Usage Estimates

The following information provides estimates on water usage for the various types of events proposed and on a total annual basis. This represents water usage for 50 days out of the year. The remainder water usage represents existing annual usage.

- Existing Annual Water Usage Estimate- Residence + Landscape (based on 14,500sf landscaped area)= +/- 1.5 acre-feet annually
- Temporary Events Total Annual Water Usage Estimate= 145,000 gallons annually (0.44 acre-feet annually)
 - 500 guests* 10 gallon per person * 10 events/year= 50,000 gallons annually
 - 350 guests * 10 gallons per person * 20 events/year= 70,000 gallons annually
 - 250 guests * 10 gallons per person * 10 events/year= 25,000 gallons annually

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.



A California Corporation

Letter of Transmittal

Date: September 15, 2014

To: Holly Phipps

Cc: Bill Robeson

RE: Loriana Ranch/Gillespie-MUP Response to Original Information Hold Letter from DRC2012-00086

Timeline

- **9/11/14-** MUP Submittal
 - Includes response to information hold from previous MUP application included in this memo

Background MUP Response to Info Hold

The following project submittal is for a Minor Use Permit- to allow Temporary Events at 490 W. Ormonde Rd. San Luis Obispo, CA.

The same project was initially submitted on April 3, 2013 for a MUP (DRC 2012-00086) and underwent the referral process and received an information hold letter on May 3, 2013.

The following serves as a response to this information request in addition to the updated project application/description submitted on 9-11-14:

DRC2012-00086 / Gillespie
Page 2

Items Required for Acceptance

Based upon preliminary review, the following items are required before your project can be accepted as ***complete for processing***.

1. As built Plans. Provide plans for all as built grading, pond construction, electrical and plumbing.
 1. As-Built Plans for grading and construction of existing structures (along with associated electrical and plumbing) have been submitted and issued under PMT2014-00120, PMT2013-01291 and PMT2013-01292. Pond construction was part of a code enforcement case COD2011-00437 and was closed/resolved based on a copy of the pond restoration activity attached.

2. Provide proposed grading plans.

2. No additional grading activity is requested onsite. Improvements are existing and permitted as referenced in response #1.

3. Botanical report prepared by a qualified consultant on the county's approved consultant list.

4. In addition to 3. above, provide verification from a qualified botanist that no impacts to sensitive species occurred as a result of all as built site disturbance and construction.

5. Biological report prepared by a qualified consultant on the county's approved consultant list.

6. In addition to 5. above, provide documentation from a qualified biologist that no impacts to sensitive species occurred as a result of all as built site disturbance, and construction. Provide an oak tree impact and mitigation plan to address all as built impacted and removed trees and all proposed tree removal and impacts.

3-5. Biological Response: The applicant is suggesting a site visit with the biologist to observe habitat and likelihood of sensitive species and potential mitigation to assume presence of sensitive species if any.

7. Acoustical analysis prepared by a qualified consultant on the county's approved consultant list.

7. Acoustical study proposal requests have gone out as of 9-10-14. We anticipate completion of this report by the beginning of October 2014.

8. Road safety analysis prepared by a qualified consultant on the county's approved consultant list in order to determine the project impacts to Ormonde Road as well as appropriate mitigation.

9. The site distance report prepared by OEG is based upon average speed but should be based upon prevailing speed. While some engineering judgement may still be required to make a full determination, this judgement should be adequately described or documented in the report. Please have OEG revise and resubmit as appropriate.

8. A request for proposal for a RSA has been sent out as of 9-10-14. The RSA scope will be based on the number of attendees proposed and will adhere to provisions and scope based on the Board of Resolution 2008-152. We recently worked with a traffic engineer on a similar study for the number of proposed attendees and worked closely with the Public Works Department on this scope.

9. The sight distance report prepared by OEG is being updated currently and will be provided by the end of September.

10. Describe the number of non-profit events anticipated to occur on site annually and the anticipated number of attendees.

10. The applicant has successfully hosted non-profit events in the past, compliant with Section 22.30.610 (A1.c) of the County LUO. The applicant would anticipate hosting 5- 10 non-profit annually; however these are exempt events under Section 22.30.610 (A1.c) and are not part of this application as they are currently exempt from the temporary event section of the LUO.

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.

1. **Public events.** No land use permit is required for:
 - a. Events occurring in approved theaters, convention centers, meeting halls or other approved public assembly facilities; or
 - b. Admission free events held at a public park or on other land in public ownership when conducted with the approval of the public agency having jurisdiction, provided that the event is conducted in compliance with all applicable provisions of this Title; or
 - c. Other free admission events which are eight hours or less in duration and are operated by non-profit organizations.

11. Please submit a revised site plan which includes the location of existing water wells and water storage tanks and all septic tanks. Please also provide well pump tests.

11. An updated site plan has been included with the new MUP submittal which identifies well, water tank and septic areas. The application also includes copies of the recent well pump tests which was conducted and provided to the County associated with permits PMT2013-01291 and PMT2013-01292.

12. Provide an estimate of the daily water consumption anticipated. Breakdown estimates for landscaping verses events.

12. The following information provides estimates on water usage for the various types of events proposed and on a total annual basis. This represents water usage for 50 days out of the year. The remainder water usage represents existing annual usage.

- Existing Annual Water Usage Estimate- Residence + Landscape (based on 14,500sf landscaped area)= +/- 1.5 acre-feet annually
- Temporary Events Total Annual Water Usage Estimate= 145,000 gallons annually (0.44 acre-feet annually)
 - 500 guests * 10 gallon per person * 10 events/year= 50,000 gallons annually
 - 350 guests * 10 gallons per person * 20 events/year= 70,000 gallons annually
 - 250 guests * 10 gallons per person * 10 events/year= 25,000 gallons annually

13. Provide a description of any food service planned for the proposed events.

13. Events will be catered from an outside licensed caterer. Initially the operation will have off-site caterers prepare food offsite and bring in for events. The applicant would like the opportunity to prepare food onsite at some point in the near future by converting the existing residence kitchen into a commercial kitchen (as noted on the floor plan).

14. Provide exact dimension of proposed parking areas.

14. Parking area dimensions are provided on the site. The overflow parking areas total 54,000 sf which can accommodate events under 350 guests (350 guests/2.5 persons per vehicle * 400sf per vehicle = 56,000sf). These areas have been permitted (grading permit PMT2014-00120) and a copy of this plan is attached (please note the parking areas involve areas 1 and 2). For events over 500 guests, the operation proposes to include a traffic control plan which will require alternative transportation (shuttles). This type of operation has been approved with other temporary event projects which included much larger number of attendees. The applicant is willing to prepare a transportation plan and have it approved as part of this project.

15. Provide documentation that all oil wells previously on-site were properly abandoned.

15. Oil wells onsite have been capped and closed and are inactive. Refer to attached documentation from the California Department of Conservation-Division of Oil, Gas, & Geothermal Resources. We also reached out to the California State Mineral Resource Board to inquire if any pertinent information was in their files and their response was that they did not have any record of mining activity, refer to email attached from this agency.

16. Are there existing oil leases on-site? If yes, please provide copies.

16. Oil leases do not exist onsite.

17. Please provide a mineral resource report prepared by a geologist or mining engineer that evaluates: (1) The estimated extent and commercial value of any mineral resources located on the site or known to be within the vicinity of the proposed uses; (2) The feasibility of extracting the identified mineral resources within a reasonable time before development of the proposed use; (3) The feasibility of conducting resource extraction operations at the same time as the proposed use.

17. Mineral resource geologists could not be located in this County. We have called around the state and have found a few prospects that may be able to provide assistance to this rare study. It is unknown how long this documentation will take or the cost. We hope to have an update on this soon.

18. The October 6, 2009 interpretation of Temporary Events. Staff's prohibited new permanent structures for temporary and directed staff to only allow interior remodel of existing structures in order to meet building occupancy and ADA requirements with no exterior expansion allowed. How do you plan to address this issue regarding the two as built structures?.

18. The two structures onsite are as-built but permitted structures. Both structures will need to satisfy building code for occupancy changes to be utilized for events which would include ADA and any other necessary code driven upgrades. The existing improvements and proposal meet the intent of the Board's temporary event interpretation.

19. We have not received any responses back from Environmental Health, Cal Fire, APCD or the Agriculture Department and will forward responses once received.

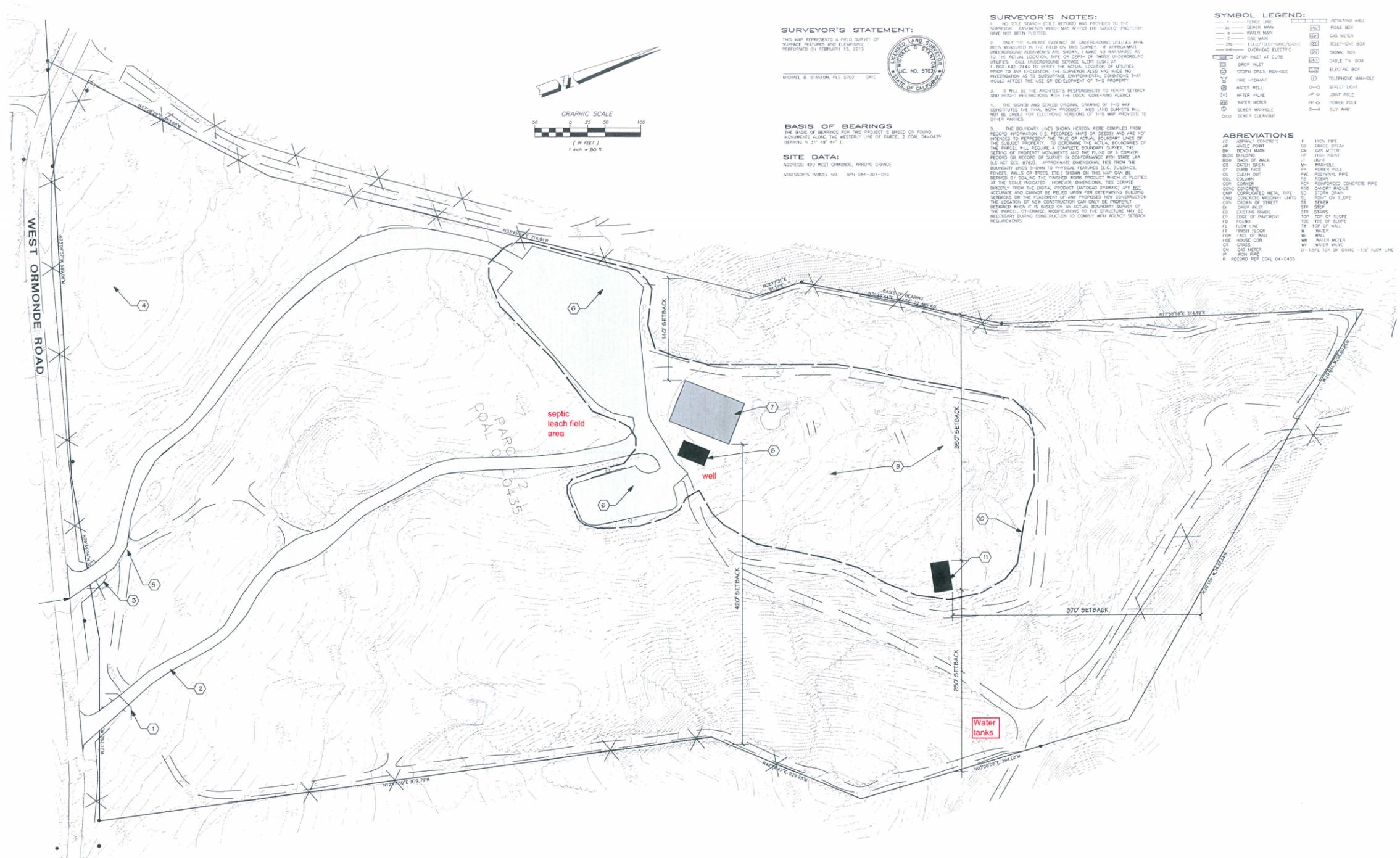
19. When the original MUP was withdrawn, each agency was contacted for input and the following information was received:

Environmental Health: referral never received

Cal Fire- A site visit was conducted upfront, prior to the original MUP submittal, with Fire captain Dennis Byrnes in March 2013 in which he provided a detailed list of items necessary in which he would develop a fire safety plan. The applicant never received a formal fire safety plan for the MUP. However we would like to continue to keep Captain Byrnes in the loop and have him respond as we have met in the past onsite and he has commented on requirements, much of which have already been implemented.

APCD-referral never received

Ag Dept- No concerns- refer to attached email dated 6/14/13 from Lynda Auchinachie. The adjacent properties remain the same.



SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON FEBRUARY 15, 2013.

MICHAEL B. STANTON, PLS 5702 DATE: _____



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE WESTERN LINE OF PARCEL 2 COAL 04-0435 (BEARING N 31° 49' 44" E).

SITE DATA:
 ADDRESS: 490 WEST ORMONDE, ARROYO GRANDE
 ASSESSOR'S PARCEL NO. APN 044-301-043

SURVEYOR'S NOTES:

- NO TELE SEARCH (FILE REPORT) WAS PROVIDED TO THE SURVEYOR. FACSIMILES 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 THESE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-485-5844 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. REVISIONS AND SUPPLEMENTS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
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SYMBOL LEGEND:

—	FENCE LINE	□	RETAINING WALL
—	SEWER MAIN	□	POLE BOX
—	WATER MAIN	□	GAS METER
—	GAS MAIN	□	TELEPHONE BOX
—	ELEC/TELEPHONE/CABLE	□	SIGNAL BOX
—	OVERHEAD ELECTRIC	□	CABLE T.Y. BOX
—	DROP INLET AT CURB	□	ELECTRIC BOX
○	DROP INLET	□	TELEPHONE MAN-HOLE
○	STOP/DRAIN MAN-HOLE	□	STREET LIGHT
○	MAN-HOLE	□	JOINT POLE
○	WATER WELL	□	POWER POLE
○	WATER VALVE	□	GUT WIRE
○	WATER METER		
○	SEWER MANHOLE		
○	SEWER CLEANOUT		

ABBREVIATIONS

AC	ASPHALT CONCRETE	BI	BIRD PIPE
AD	ANGLE POINT	BU	BURIED SIGN
BM	BENCH MARK	GM	GAS METER
BUILD	BUILDING	HP	HIGH POINT
BW	BACK OF WALK	LI	LIGHT
CB	CATCH BASIN	MP	MAN-HOLE
CF	CURB FACE	PH	POWER POLE
CO	CORN OUT	PP	POLYETHYLENE PIPE
CO	CORNER	RE	REBAR
CC	CORNER	REP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	RS	RAISED SLOPE
CMP	COMPLICATED METAL PIPE	SD	STORM DRAIN
CONC	CONCRETE	SP	SPOT ON SLOPE
CMS	CONCRETE MASONRY UNIT	SS	SEWER
CNS	CROWN OF STREET	STR	STAIR
ED	EXISTING GRADE	STP	STOP
ES	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FLOOR LINE	TOT	TOP OF SLOPE
FL	FLOOR LINE	TR	TRIP OF WALL
FF	FINISH FLOOR	W	WATER
FM	FACE OF WALL	WM	WATER METER
HSE	HOUSE COR	WV	WATER VALVE
CS	CRASS	GN	GAS METER
GN	GAS METER	RP	IRON PIPE
IR	IRON PIPE	R	RECORD PER COAL 04-0435

SITE PLAN

1" = 80'-0"

--- TEMPORARY EVENT USE AREA

SITE PLAN NOTES:

- EXISTING ACCESS GATE.
- EXISTING AC PRIMARY ACCESS ROAD, 20' MINIMUM WIDTH.
- EXISTING GATE.
- EXISTING RETENTION POND.
- SECONDARY ACCESS ROAD. IMPROVE EXISTING TRAIL ROAD TO 18' MINIMUM WIDTH ALL WEATHER SURFACE ACCESS ROAD PER CAL FIRE REQUIREMENTS.
- PARKING AREA.
- TENT AREA.
- SFR.
- LANDSCAPE AREA.
- TEMPORARY EVENT USE AREA.
- STAGING, STORAGE, DRESSING ROOM BUILDING.

**J. D. Brannon
Architect**

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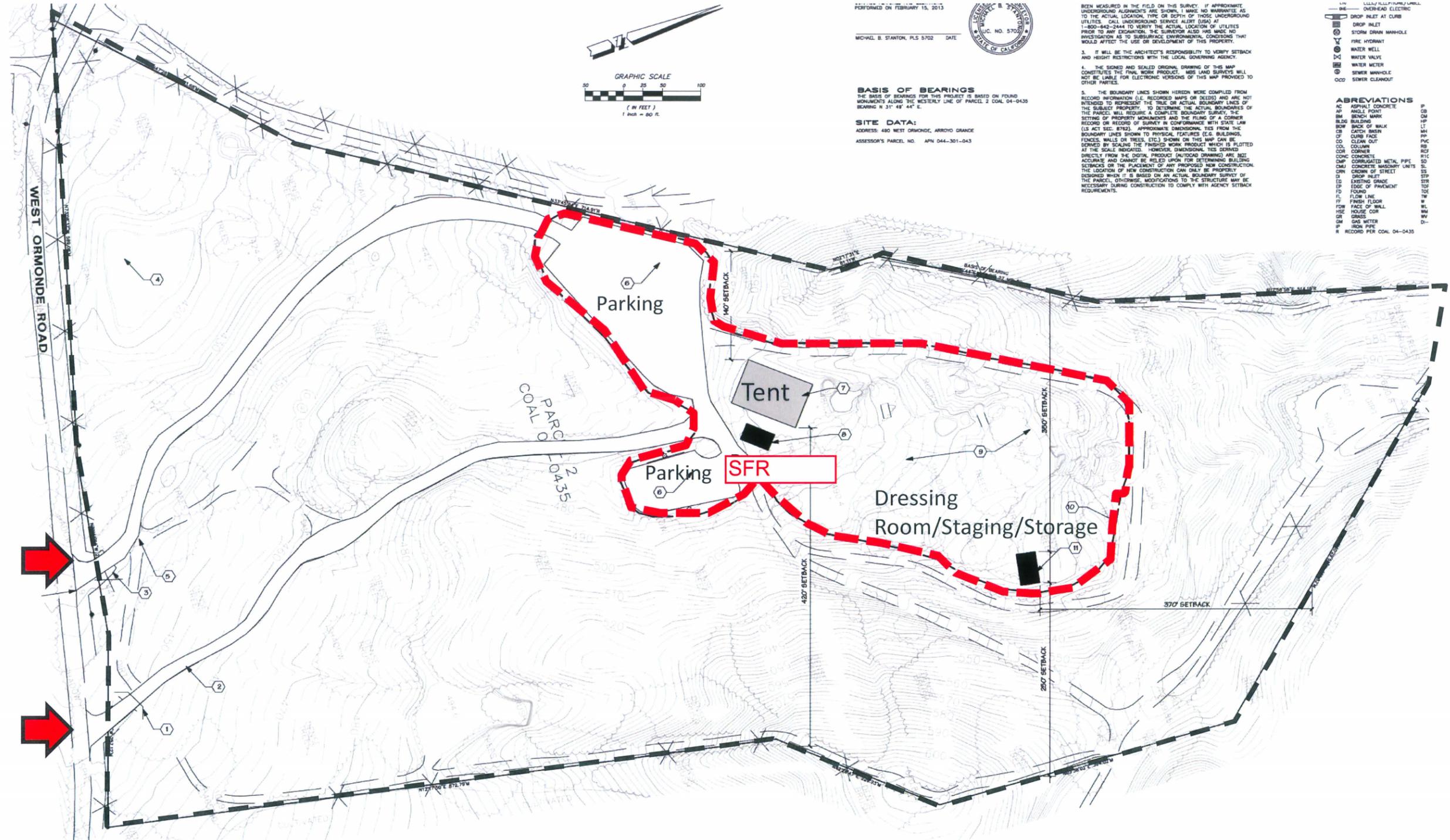
These drawings are instruments of service and are the property of J. D. Brannon, Architect. All design and other information on the drawings are for use on the specified project and shall not be used without the expressed written consent of J. D. Brannon, Architect.

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

Job Number:
 Dr. By: JDB
 Date: April 1, 2013

Sheet Contents
 Site Plan

Sheet Number
A-1.0



PERFORMED ON FEBRUARY 15, 2013

MICHAEL B. STANTON, PLS 5702 DATE



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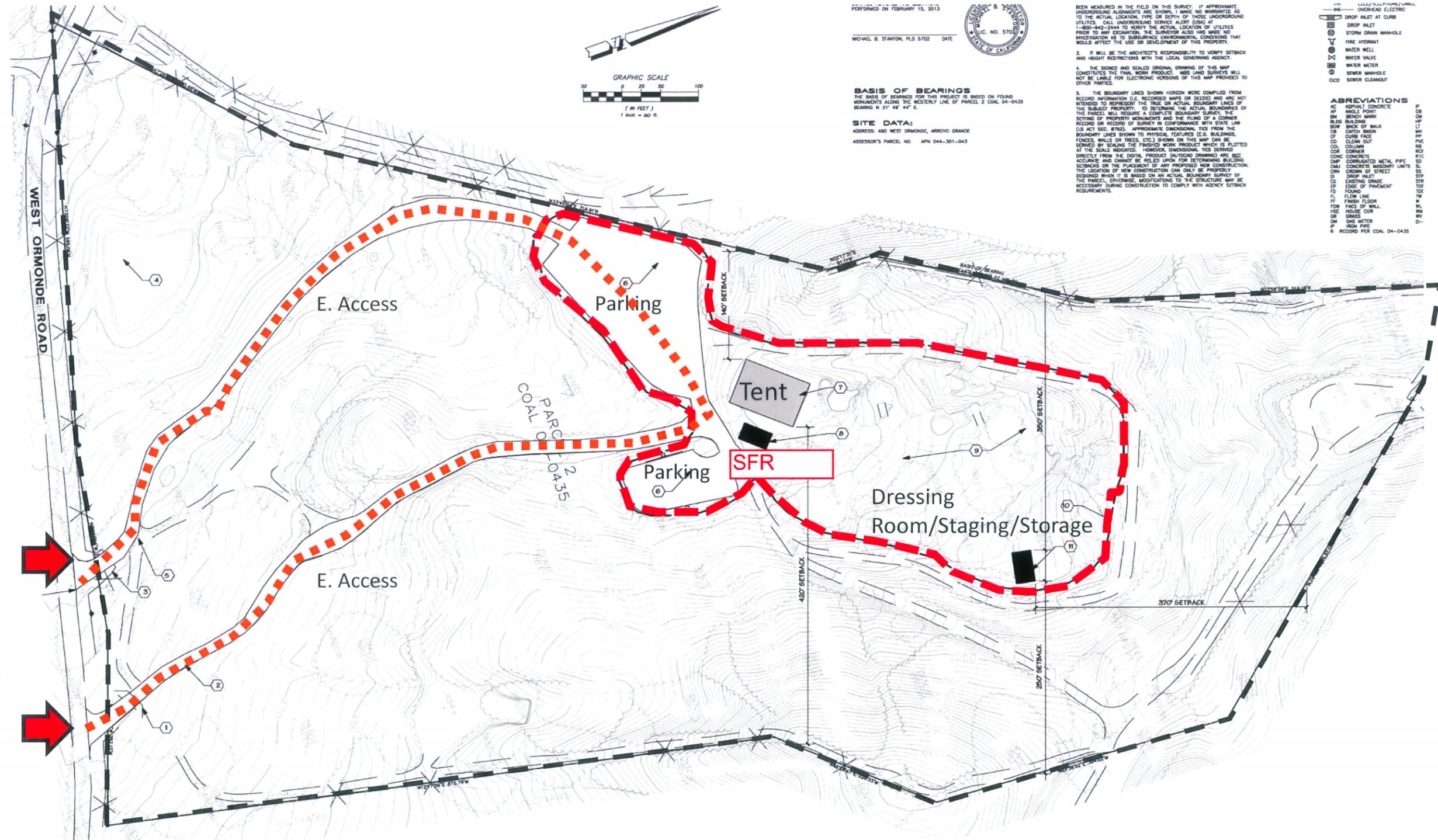
SITE DATA:

ADDRESS: 480 WEST ORMONDE, ARROYO GRANDE
ASSESSOR'S PARCEL NO. APN 044-301-043

- LULU/FULL/PARTIAL
- OVERHEAD ELECTRIC
- DROP INLET AT CURB
- DROP INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT

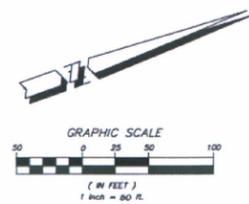
ABBREVIATIONS

- AC ASPHALT CONCRETE
- AP ANGLE POINT
- BM BENCH MARK
- BLDG BUILDING
- BFW BACK OF WALK
- CB CATCH BASIN
- CD CURB FACE
- CO CLEAN OUT
- COL COLUMN
- COR CORNER
- CONC CONCRETE
- CMP CORRUGATED METAL PIPE
- CMU CONCRETE MASONRY UNITS
- CWN CURB OF WALK
- DI DROP INLET
- EG EXISTING GRADE
- EP EDGE OF PAVEMENT
- FD FOUND
- FL FLOW LINE
- FF FINISH FLOOR
- FW FACE OF WALL
- HSE HOUSE COR
- GR GRASS
- SM SMO METER
- IP IRON PIPE
- R RECORD PER CAL 04-0435



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- LVL OVERHEAD ELECTRIC
- DROP INLET AT CURB
- DROP INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	OB	OBSCURE
BM	BENCH MARK	CM	CONCRETE
BLDG	BUILDING	HP	HIGH POINT
BWF	BACK OF WALK	LT	LEFT
CB	CATCH BASIN	MB	METAL
CF	CURB FACE	PC	POLYESTER CONCRETE
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
COL	COLUMN	RB	REINFORCED
COR	CORNER	RCF	REINFORCED CONCRETE FLOOR
CONC	CONCRETE	RIC	REINFORCED IN CONCRETE
CMP	CORRUGATED METAL PIPE	SD	STEEL
CMU	CONCRETE MASONRY UNITS	SL	SLAB
CRN	CURB OF STREET	SS	STEEL
D	DROP	STR	STREET
EG	EXISTING GRADE	SW	SOUTH WEST
EP	EDGE OF PAVEMENT	TOP	TOP
FD	FOUND	TR	TRAIL
FL	FLOOR LINE	W	WEST
FF	FRESH FLOOR	WF	WALL FACE
FBW	FACE OF WALL	WL	WELL
HSE	HOUSE COR	WV	WATER VALVE
GR	GRASS	WY	WATER YARD
GM	GAS METER	D-	DRAIN
IP	IRON PIPE		
R	RECORD PER COAL 04-0435		

DOOR SCHEDULE:

ALL GLAZING SHALL BE DIV. LITE (SEE EXT. ELEVATIONS), DUAL PANE W/ BOTH PANS TO BE TEMPERED, LOW-E GLAZING IS REQUIRED, LOW-E GLAZING

No.	Thick	Wide	High	Type (Desc.)	Hardware	REMARKS
1	1 3/4"	5'-0"	6'-8"	Wood & Glass	Lock	(2) 2'-6" x 6'-8" Doors
2	1 3/4"	3'-0"	6'-8"	Wood Louvered	Lock	Tempered glazing, both panes
3	1 3/4"	3'-0"	6'-8"	Wood & Hlf. Gl.	Lock	Fully Louvered Door w/ 1/2" Insect Screen
4	1 3/4"	2'-6"	6'-8"	Wood	Lock	Hlf. Glass Tempered glazing
5	1 3/4"	2'-6"	6'-8"	Wood	Lock	
6	1 3/4"	2'-6"	6'-8"	Wood	Lock	
7	1 3/4"	2'-6"	6'-8"	Wood	Lock	
8	1 3/4"	2'-6"	6'-8"	Wood	Latch	Packet Door w/ Flush Door Pull
9	1 3/4"	2'-6"	6'-8"	Wood	Lock	
10	1 3/4"	2'-6"	6'-8"	Wood	Lock	
11	1 3/4"	3'-0"	6'-8"	Wood	Lock	
12	1 3/4"	2'-6"	6'-8"	Wood	Lock	

WINDOW SCHEDULE:

ALL GLAZING SHALL BE DIV. LITE (SEE EXT. ELEVATIONS), DUAL PANE W/ TEMPERED GLASS (BOTH PANS HERE SAFETY GLASS IS REQUIRED), LOW-E GLAZING

No.	Wide	High	Type (Desc.)	REMARKS
A	2'-6"	5'-0"	Wood, Dbl. Hung	Divided Lite (See Ext. Elevations) TEMPERED
B	5'-6"	2'-0"	Wood, Fixed	Divided Lite (See Ext. Elevations) TEMPERED
C	3'-0"	3'-0"	Wood, Casement	Divided Lite (See Ext. Elevations) TEMPERED
D	3'-0"	5'-0"	Wood, Dbl. Hung	Divided Lite (See Ext. Elevations) TEMPERED

DOOR & WINDOW NOTES

- All doors shall be (B) Panel Wood (Solid Core).
- All new windows and glass doors shall be dual glazed, tempered (one side), low "e". Both panes shall be tempered when one side required for safety by the building code.
- All operable windows shall have insect screens.
- Windows: Wood with Ext. Clad (Marvin, Fella or equal).
- Head & jamb of doors and windows shall be trimmed as shown. Sill shall have a wood apron as indicated in window details.
- Door pressure shall not exceed 5# maximum.
- Each required accessible door shall be equipped with a 10" solid kickplate @ bottom of doors.
- Doors operable from the inside in a single lever action without use of a key, special knowledge or effort, except at "Main" exit only; sign posted "Door To Remain Unlocked When When Building Occupied." (Allowed key locking hardware.)

INTERIOR FINISH SCHEDULE:

ROOM	FLOOR	BASE	WALLS	CEILING	CEIL. HGT.	REMARKS
Entry Veranda	Concrete	Wood	Batt & Brd.	Wood	8'-0"	
Ex. Retail "A"	Hardwood	Wood	Gyp. Brd.	Wood	Varies	
New Retail "B"	Hardwood	Wood	Gyp. Brd.	Wood	Varies	
Water Tower	Concrete	Wood	Rustic Wd.	Wood	10'-0"	
Restroom	Tile	4" Tile Min. w/ Cove	*Gyp. Brd. (Green Board)	Gyp. Brd.	7'-0"	*Tile Wainscot to 4'-0" min.

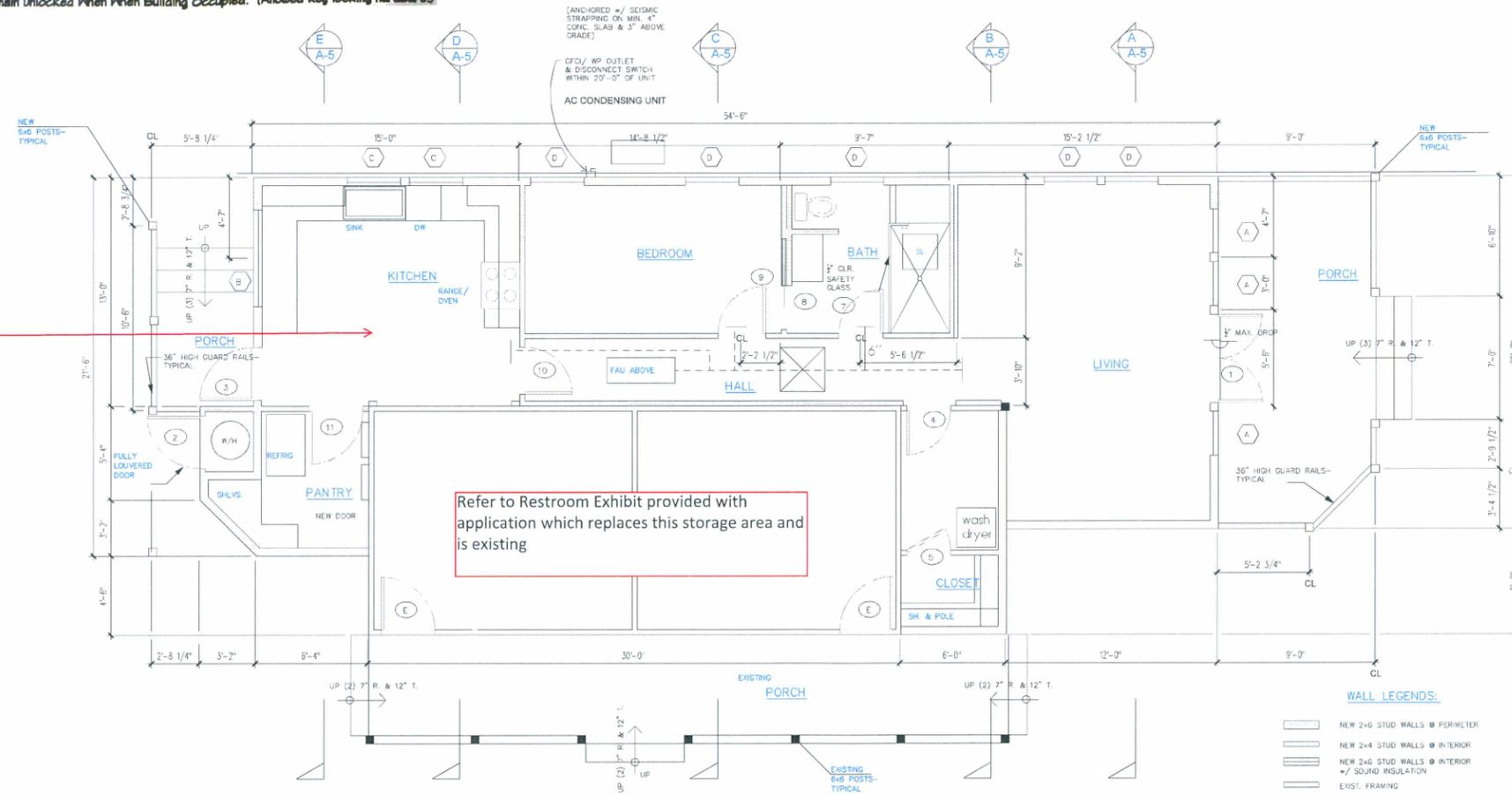
FINISH NOTES

- All doors, windows, frames and trim shall be stained.
- All new cabinets shall be stain grade.
- All new gypsum board walls and ceilings shall be 5/8" and trowel finish.
- All exterior corners at gypsum board walls shall be bull nosed.
- All bath counters shall be 36" high.

SKYLIGHT SCHEDULE:

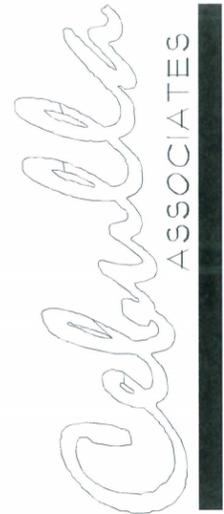
No.	Thick	Wide	High	Type (Desc.)	Hardware	REMARKS
SL	-	2'-0"	2'-0"	Wood/ Clad	By Owner	Tinted Glass/ Low "e"

Future Commercial Kitchen conversion option



FLOOR PLAN

SCALE 1/4" = 1'-0"



CEBULLA ASSOCIATES

P.O. BOX 42
 PISMO BEACH, CA 93448
 PH: 805/473-1298
 FAX: 805/473-8203

www.cebullaassociates.net

Architect: CHARLES CEBULLA
 Designer: MATT CEBULLA

PROJECT:
 NEW RESIDENCE
 490 WEST ORMONDE ROAD
 ARROYO GRANDE, CA

OWNER:
 ROBERT GILLI SPIE
 490 WEST ORMONDE ROAD
 ARROYO GRANDE, CA



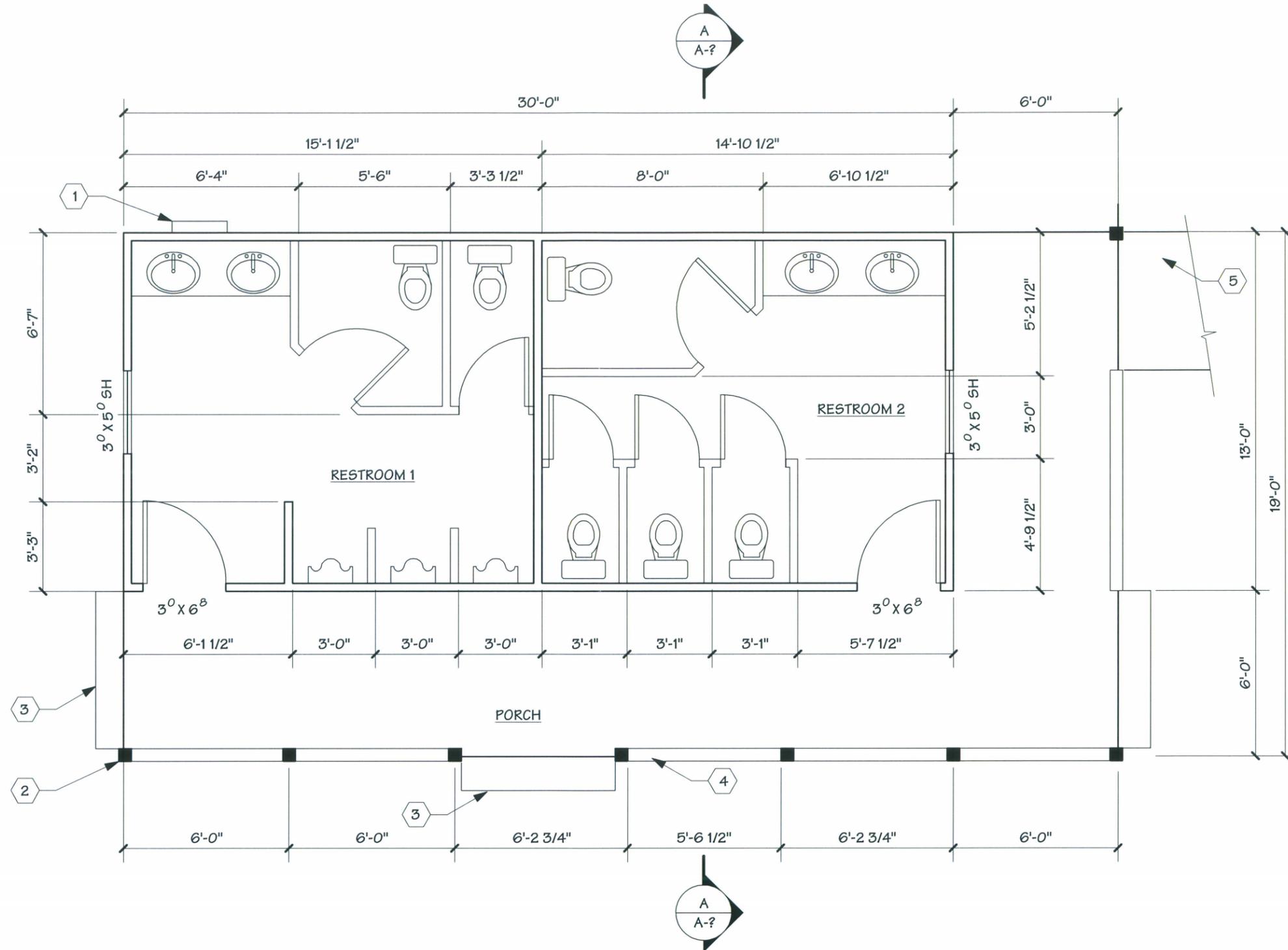
REVISIONS:
 PLAN CHECK 04-28-14
 PLAN CHECK 07-21-14

JOB # 14-111

DATE: March 12, 2014

SHEET

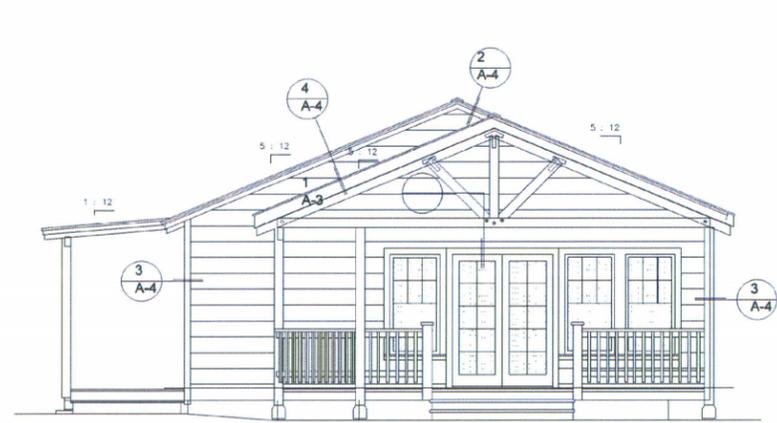
A-2



RESTROOM FLOOR PLAN

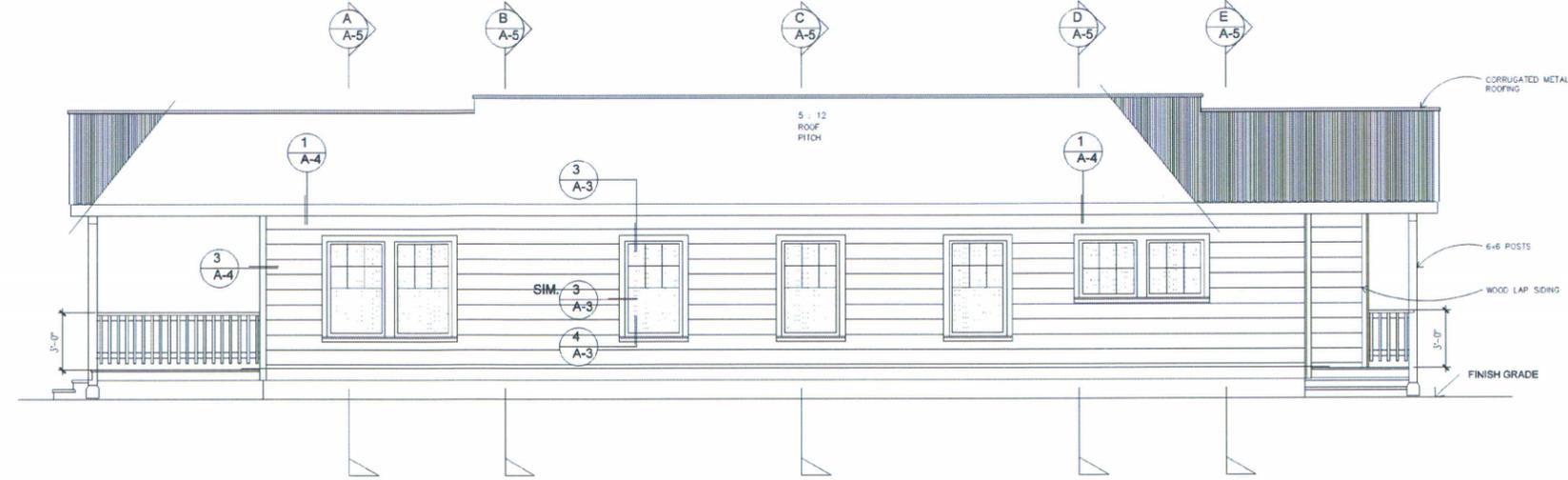
1/4" = 1'-0"

BUILDING AREA: 350 SQUARE FEET



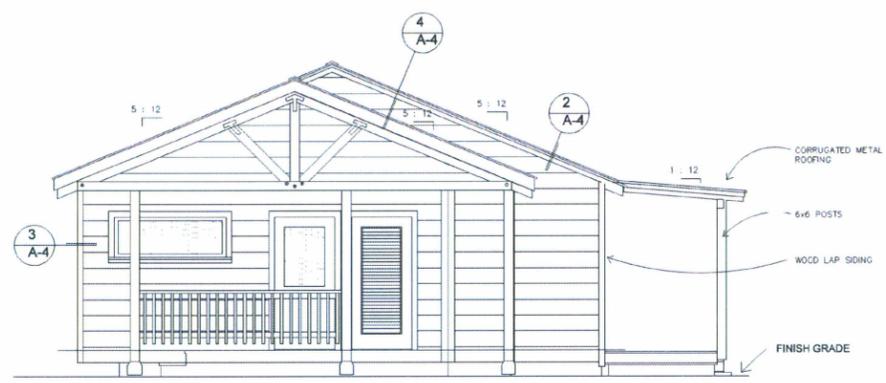
EAST ELEVATION

SCALE 1/4" = 1'-0"



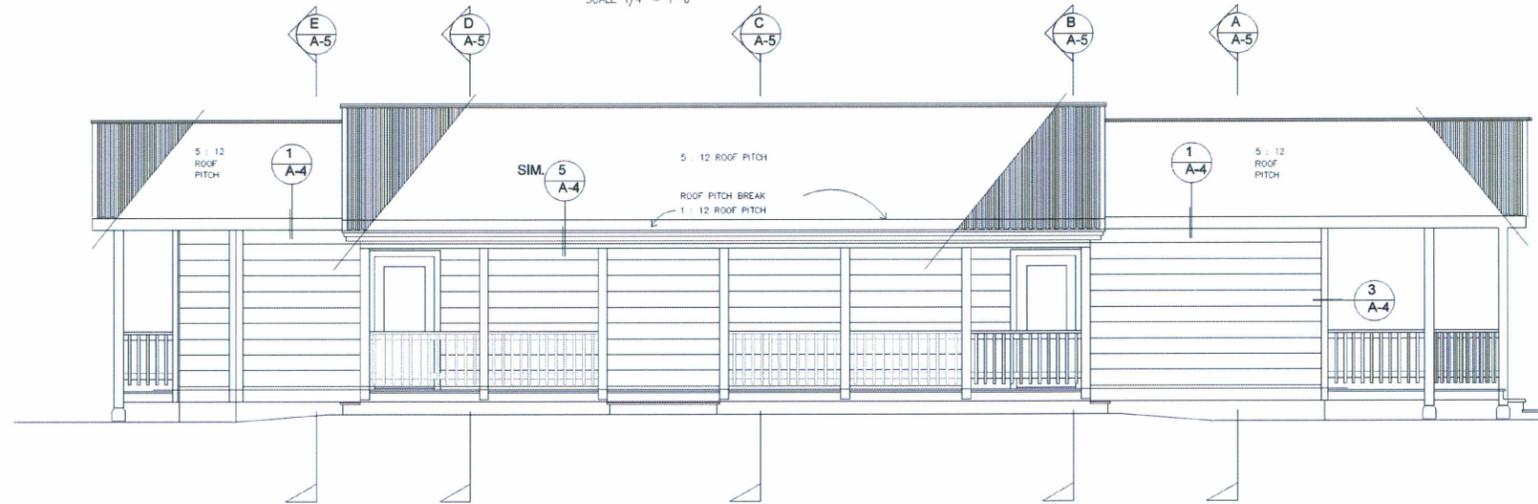
NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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 Designer: MATT CEBULLA

PROJECT:
 NEW RESIDENCE
 490 WEST ORMONDE ROAD
 ARROYO GRANDE, CA

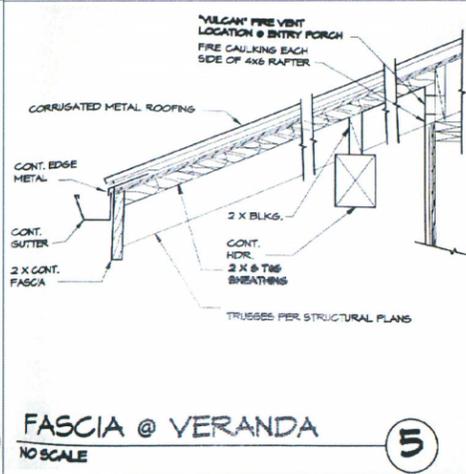
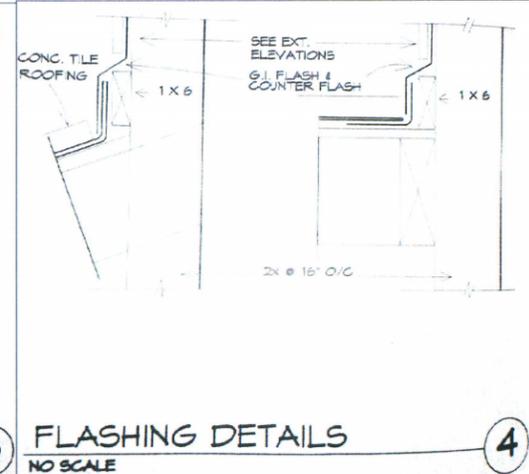
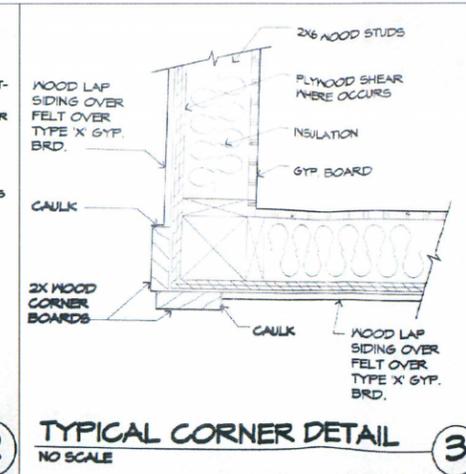
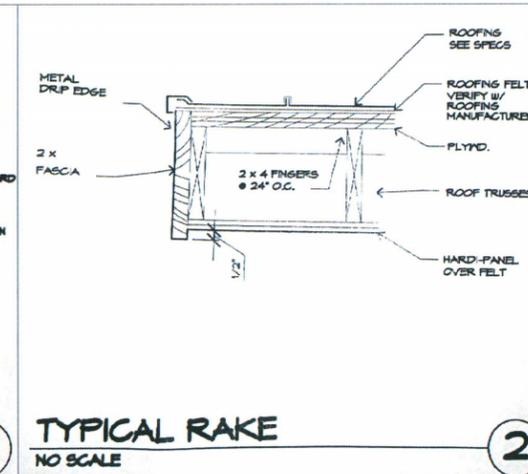
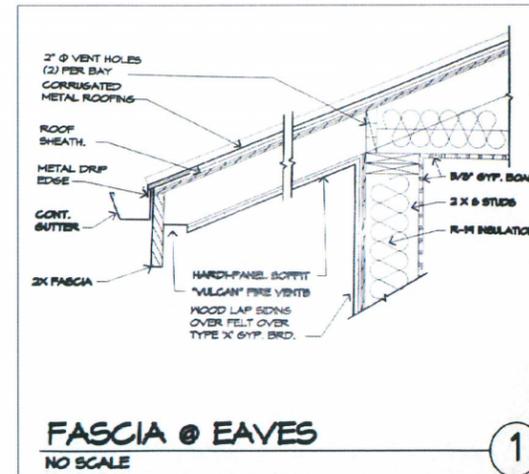
OWNER:
 ROBERT GILLESPIE
 490 WEST ORMONDE ROAD
 ARROYO GRANDE, CA

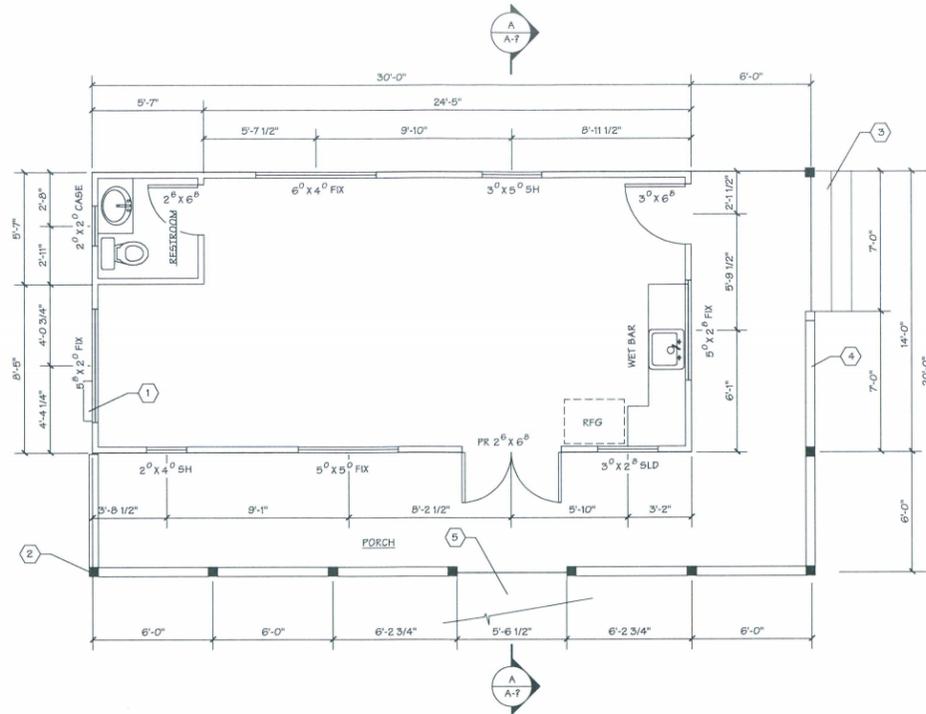


REVISIONS:

JOB # 14-111

DATE: March 12, 2014





STAGING/ STORAGE/ DRESSING FLOOR PLAN 1/4" = 1'-0"
 BUILDING AREA: 420 SQUARE FEET.

FLOOR PLAN NOTES:

1. ELECTRIC SUB PANEL.
2. 6 X 6 PORCH POST TYPICAL.
3. WOOD STAIR WITH 4" RISE AND 12" TREAD.
4. 40" GUARD RAIL WITH 2 X 6 TOP RAIL, 2 X 4 INTERMEDIATE RAILS AND 2 X 2 PICKET AT 5 1/2" OC. THE PORCH DOES NOT EXCEED 30" ABOVE THE ADJACENT GRADE AT ANY POINT, TYPICAL.
5. WOOD ACCESS RAMP. SLOPE SHALL BE LESS THAN 5'.



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



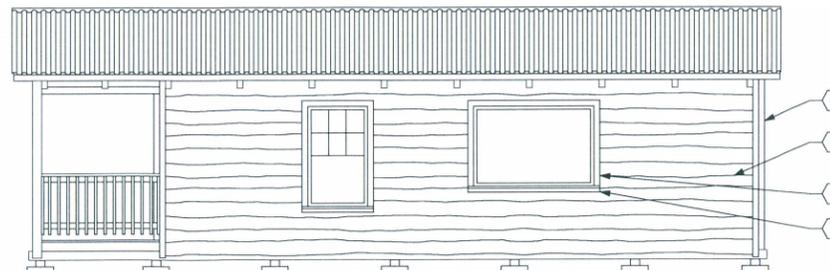
FRONT ELEVATION 1/4" = 1'-0"

SECTION NOTES:

1. GALVANIZED STEEL CORRUGATED ROOFING OVER 90 LB. ROLL ROOFING.
2. DECORATIVE PORCH RAILING:
 - a. 2 X 6 TOP RAIL.
 - b. 2 X 4 PICKET SUPPORTS TOP AND BOTTOM.
 - c. 2 X 2 PICKETS SPACED SUCH THAT A 4" DIA. SPHERE WILL NOT PASS THROUGH.
3. 6 X 6 PORCH POST.
4. WOOD PORCH.
5. 4 X 4 LIVE EDGE CORNER TRIM.
6. LIVE EDGE LAPPED WOOD SIDING.
7. 2 X 4 LIVE EDGE DOOR AND WINDOW TRIM.
8. 2 X - LIVE EDGE WINDOW SILL.



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



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

**J. D. Brannon
 Architect**

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 93406
 (805) 235-8036
 davidbrannon10@gmail.com

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

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

Job Number:
 Dr. By: JDB
 Date: April 1, 2013



Sheet Contents
 Staging, Storage
 and Dressing
 Room Building
 Floor Plan

Sheet Number

A-2.0



AG

AG

San Luis Obispo Sub Area South
Planning Area

RL

South County Planning Area
Planning Area

RL

San Luis Bay Inland Sub Area South
Planning Area

AG

RR

MOUNTAIN VIEW

FLORIAN AVENUE

MRS DR



Parcel Summary Report For Parcel # 044-301-043

9/11/2014
2:54:25PM

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 00500 WE ORMONDE RD SCSLB

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	South Cty. Plan	South County I	RL	EX		Y	MP / MG / VP	

Parcel Information

Status Description
Active OAK PK TR PTN LTS 56 & 57

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 044-301-043

9/11/2014
2:54:25PM

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 WIT 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.

DRC2014-00027 REC Primary Parcel

Description:

TEMPORARY EVENTS IN TENT AND OUTDOOR PICNIC AREA, USE OF EX. RESIDENCE WITH RESTROOMS, USE OF EXISTING ACC. BUILDING (420SF) FOR DRESSING ROOM/STORAGE/STAGING; FUTURE COMM'L KITCHEN IN EX. RESIDENCE STRUCTURE.

PMT2010-02121 FNL Primary Parcel

Description:

SINGLE PHASE 200 AMP PANEL FOR AG WELL

PMT2013-01291 ISS Primary Parcel

Description:

AS-BUILT 1,336 SQ FT SFD WITH 255 SQ FT DECK. , STRUCTURE TO BE USED AS SFD ONLY, NO PUBLIC USE/EVENTS. TO RECTIFY COD2012-00117.

PMT2013-01292 RVW Primary Parcel

Description:

AS-BUILT UNCONDITIONED 450 SQ FT WORKSHOP WITH ELECTRICAL AND PLUMBING. TO RECTIFY COD2012-00117.

PMT2013-02283 RVW Primary Parcel

Description:

FIRE SPRINKLERS FOR SINGLE FAMILY DWELLING PMT2013-01291/ NFPA 13D 2013 EDITION/ PIPING CPVC/ SPRINKLERS

PMT2014-00120 ISS Primary Parcel

Description:



Parcel Summary Report For Parcel # 044-301-043

9/11/2014
2:54:25PM

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San Luis Obispo, California 93408

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AS BUILT MINOR GRADING TO RECTIFY COD2012-00117 ****REAL TIME BILLING**** THE PADS ARE SUITABLE FOR STRUCTURES WHICH INCLUDE (2) GRADED PADS WITH AGGREGATE BASE & A 3RD EXISTING GRADED PAD CONTAINS A MEMBRANE STRUCTURE & SEPARATE ACCESSORY BUILDING AND PARKING AREA. SEE GEOSOLUTIONS REPORT DATED 5/20/14.(SFD-PMT2013-01291, DETACHED WORKSHOP - PMT2013-01292) AREAS OF WORK:

AREA 1- SOUTHWEST PARKING LOT

AREA 2 - SOUTHEAST PARKING LOT

AREA 3 - PAD FOR MEMBRANE STRUCTURE & ACCESSORY BLDG

AREA 4 -STORAGE BUILDING PAD

AREA 5 -LANDSCAPE BERMS

SUB2004-00044 RDD Primary Parcel

Description:

PROP 2 LOT ADJUSTMENT

S980246T RDD Related Parcel

Description:

SUBDIVISION OF 3 LOTS INTO 6 LOTS