



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2015

TO: _____

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00123 SLO CITY – Proposed conditional use permit to construct a gateway monument sign displaying the name of the city. Footprint at base is approximately 42 ft x 8 ft at maximum, but dimensions vary. Approximate square footage is 326 sf. Site location is southwest corner of intersection at Highland Dr and Hwy 1. APN: 073-341-025

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

DRC2014-00123

SLO CITY OF

CONDITIONAL USE PERMIT/

GATEWAY MONUMENT SIGN DISPLAYING THE NAME OF THE CITY. FOOTPRINT AT /

PF

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name City of San Luis Obispo, Attn: Bridget Fraser Daytime Phone 805-781-7192
 Mailing Address 919 Palm St.; San Luis Obispo, CA Zip Code 93401
 Email Address: bfraser@slocity.org

Applicant Name San Luis Obispo Council of Governments, Attn: Jeff Brubaker Daytime Phone 805-788-2104
 Mailing Address 1114 Marsh St.; San Luis Obispo, CA Zip Code 93401
 Email Address: jbrubaker@slocog.org

Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 39,204 sq. ft. (0.9 ac.) Assessor Parcel Number(s): 073-341-025

Legal Description: T30S R12E PTN SEC 22

Address of the project (if known): 701 Highland Dr.; San Luis Obispo, CA 93405

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: No formal vehicular access. Frontage on N. Chorro St., southeast of its intersection with Ferrini Rd., and Ferrini Rd. between N. Chorro St. and Highland Dr. Site has sidewalks on north and east sides. Located at southwest corner of Highland Dr./SR 1 intersection.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Site is vacant, except for a power line and traffic signal cabinets

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Gateway monument sign displaying the name of the city.

Footprint at base is approximately 42 ft. by 8 ft. at maximum, but dimensions vary. Approximate square footage is 326.

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.

See Consent of Landowner page

Property owner signature _____ Date _____

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): N/A

Describe existing and future access to the proposed project site: No formal existing vehicular access. Sidewalk exists on the north and east sides of the property. Future site access from Ferrini Rd.

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? N/A

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

North: Institutional-agricultural (Cal Poly)

South: Multifamily residential

East: Institutional-agricultural (Cal Poly)

West: Multifamily residential

For all projects, answer the following:

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

Buildings: 325 sq. feet 0.8 %

Landscaping: 35750 sq. feet 91 %

Paving: 0 sq. feet 0 %

Other (specify) _____

Total area of all paving and structures: 326 sq. feet acres

Total area of grading or removal of ground cover: 19600 sq. feet acres

Number of parking spaces proposed: None (0) Height of tallest structure: Approx. 24 ft. at tallest pt., incl. stone base

Number of trees to be removed: None (0) Type: N/A

Setbacks: Front 81 ft. Right 33 ft. Left 72 ft. Back 91 ft.

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: City of San Luis Obispo

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Project is on City-owned land with connection to City water service. Contact Aaron Floyd, Water Division Manager, 781-7237.

Proposed sewage disposal: Individual on-site system Other N/A - no system due to no sewage demand

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: 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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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:

1. Describe the topography of the site: See attached slope analysis.
Level to gently rolling, 0-10% slopes: 0.14 acres
Moderate slopes of 10-30%: 0.29 acres
Steep slopes over 30%: 0.03 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: N/A (Note: Stenner Creek is approx. 1,000 ft. to the east, on the other side of Hwy 1 and Cal Poly agricultural land)
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: N/A
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Aerial imagery from 9/2011 indicate possible staging area; an overhead power line also crosses the site
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: State Route 1; Highland Dr.; Ferrini Rd.; Chorro St.

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 Irrigation for landscaping around sign
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? Plant irrigation water demand to be provided prior to seeding.
4. How many service connections will be required? One (1)
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. N/A
7. Does water meet the Health Agency's quality requirements? N/A
 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 _____

See attachment.
JSB
3-31-15

Project is on City-owned land with connection to City water service. Contact Aaron Floyd, Water Division Manager, 781-7237.

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

Sewage Disposal Information N/A

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: N/A

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 N/A

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: San Luis Coastal Unified School District
2. Location of nearest police station: San Luis Obispo Police Department; 1042 Walnut St; San Luis Obispo, CA 93401
3. Location of nearest fire station: CAL FIRE San Luis Obispo Unit, FS #12; 635 North Santa Rosa St.; San Luis Obispo, CA 93405
4. Location of nearest public transit stop: SLO City Transit - Highland Dr. and Cuesta Dr.
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 2,000 ft. feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
After reviewing historical imagery dating back to 1989, historic maps, and a property search using the County PermitView application, no record of permanent development was found. However, it appears the site has served as a staging area; and there is an overhead power line crossing it.
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 N/A

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 N/A

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): None
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 *: Use of LED lighting

*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

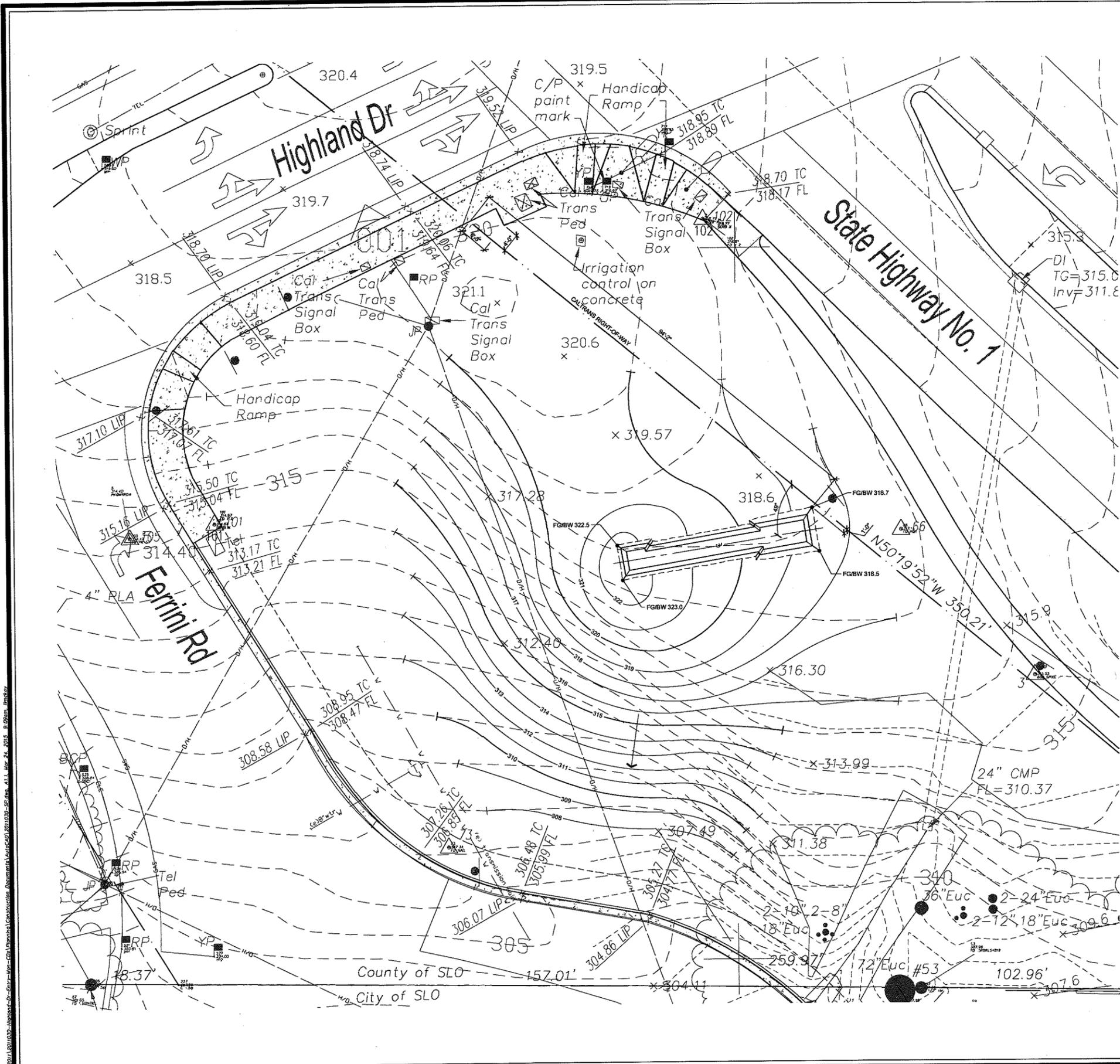
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Site is currently mowed, with dirt wheel paths traversing it. This project will enhance the site aesthetically with a gateway sign and associated landscaping.

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): NEPA categorical exclusion

(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.)



- NOTES:**
- A. Fill material and placement shall conform to the recommendations contained in the Soils Engineering Report dated August 22, 2011.
 - B. All excavated materials shall be disposed of in accordance with the City's recycling ordinance.
 - C. All existing site utilities shall be protected in place. If any unexpected conditions are encountered that conflict with the information contained in these drawings, immediately notify Owner.
 - D. Shallow rock (sandstone) encountered on site. Refer to soils report.
 - E. All utility's not shown. Contractor to verify locations prior to work.

- ABBREVIATIONS**
- BW = BOTTOM OF WALL
 - (E) = EXISTING
 - FG = FINISH GRADE



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**HIGHWAY 1 SCENIC BYWAY
 COMMUNITY GATEWAY MONUMENTS**
LOCATION: SAN LUIS OBISPO
**SITE LAYOUT AND
 GRADING PLAN**

NO.	REVISION	DATE

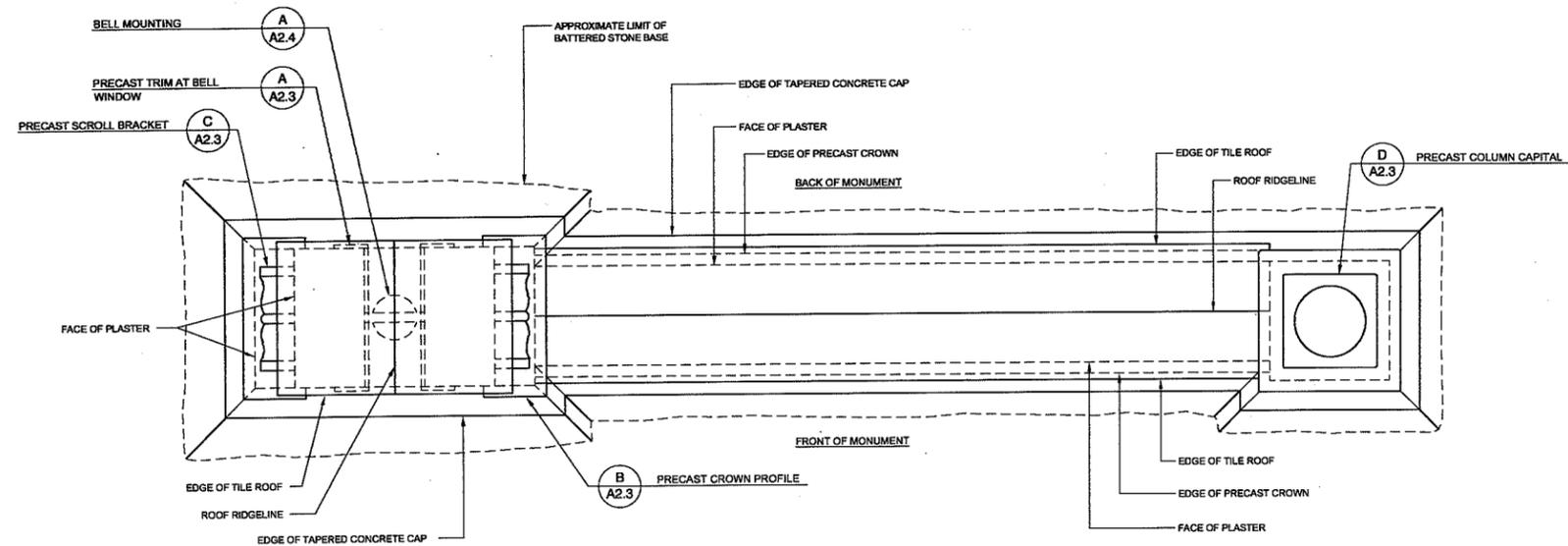
PROJECT MANAGER: Lief McKay
 DRAWN BY: HZ CHECKED BY: CD
 DATE: March 5, 2014
 JOB NUMBER: 90766
 SHEET:



CITY SPEC
 NO. 90766

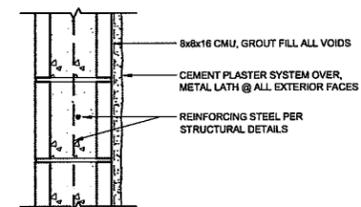
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A:\2011\201103-Improvement-Dr-Structure-City-Office-City-Office-Construction-Document\A1.1\A1.1.dwg - 24-MAR-2014 9:05am - jmc



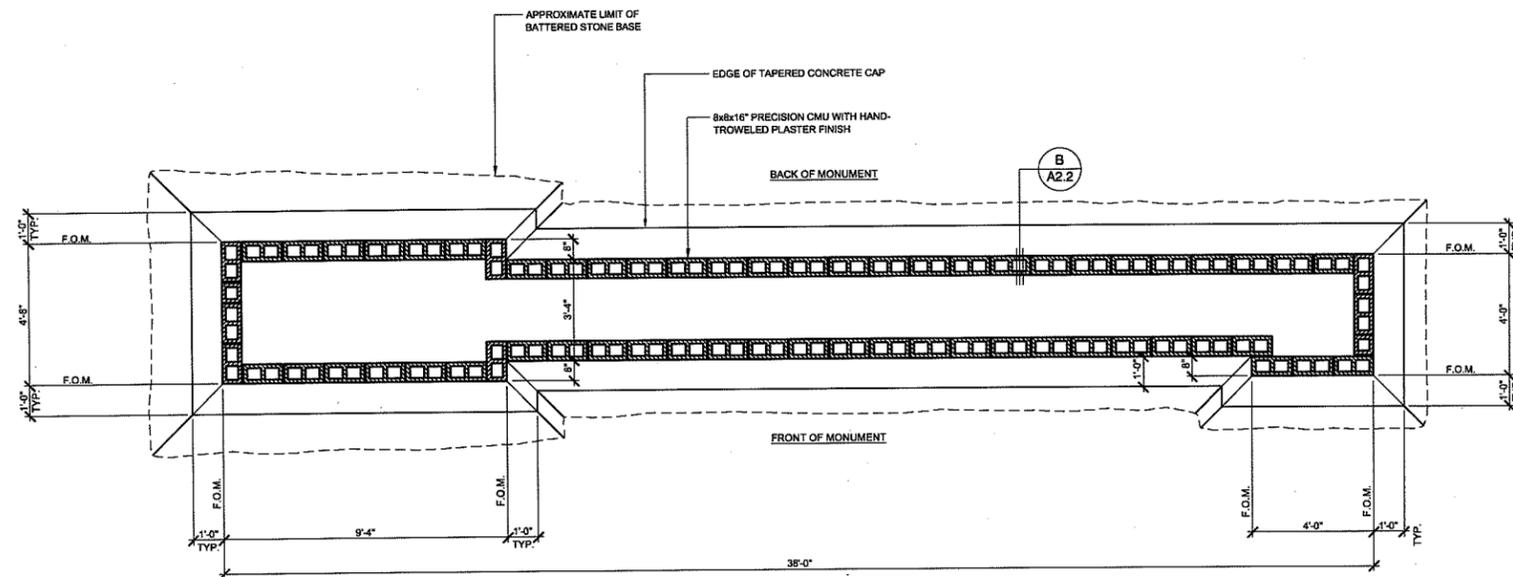
A PLAN VIEW
3/8" = 1'-0"

042266.19-59



B CMU BLOCK WITH PLASTER FINISH
1 1/2" = 1'-0"

042266.19-62



C PLAN SECTION
3/8" = 1'-0"

042266.19-60



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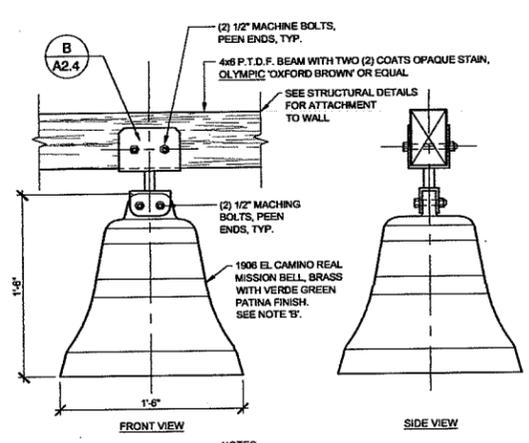
HIGHWAY 1 SCENIC BYWAY
COMMUNITY GATEWAY MONUMENTS
LOCATION: SAN LUIS OBISPO
CONSTRUCTION DETAILS

NO.	REVISION	DATE

PROJECT MANAGER: Lief McKay
DRAWN BY: HZ CHECKED BY: CD
DATE: March 5, 2014
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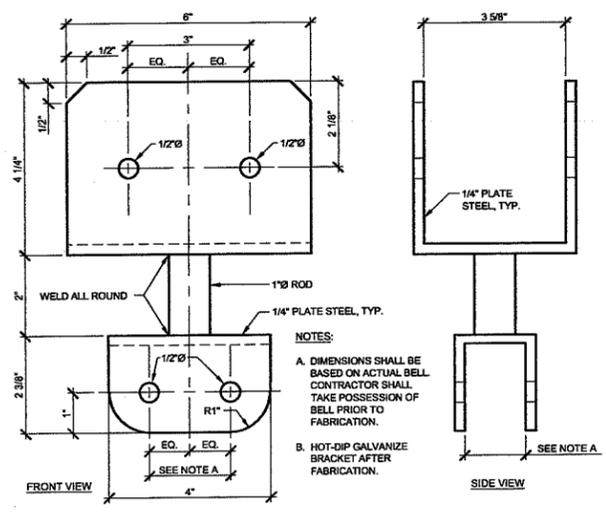
SHEET: **A2.2**

CITY SPEC
NO. 90766



NOTES:
 A. PAINT BRACKET AND HARDWARE WITH TWO (2) COATS BLACK PAINT AFTER INSTALLATION.
 B. BELL SUPPLIER: "CALIFORNIA BELL Co." 13600 WESTOVER DR., SARATOGA, CA 95070. PH: (408) 249-1000. NO KNOWN EQUAL.

A BELL MOUNTING
 1 1/2" = 1'-0" 050000-02



NOTES:
 A. DIMENSIONS SHALL BE BASED ON ACTUAL BELL. CONTRACTOR SHALL TAKE POSSESSION OF BELL PRIOR TO FABRICATION.
 B. HOT-DIP GALVANIZE BRACKET AFTER FABRICATION.

B BELL MOUNTING BRACKET
 6" = 1'-0" 050000-01



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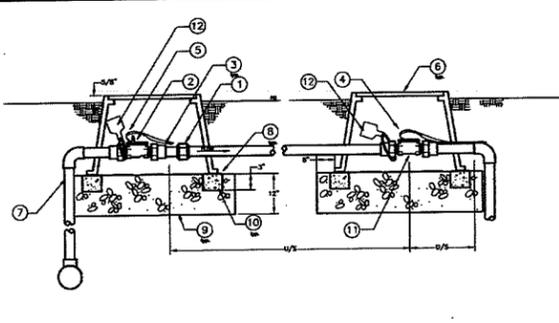
HIGHWAY 1 SCENIC BYWAY
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NO.	REVISION	DATE

PROJECT MANAGER: Lief McKay
 DRAWN BY: HZ CHECKED BY: CD
 DATE: March 5, 2014
 JOB NUMBER: 90766
 SHEET:

A2.4

CITY SPEC
 NO. 90766



GENERAL NOTES:
 A. LOCATE VALVES IN SHRUB AREAS WHENEVER POSSIBLE.
 B. VALVE BOXES SHALL BE A MAXIMUM OF 12" FROM WALKWAYS OR CURBS.
 C. VALVE BOXES SHALL BE SET PARALLEL TO WALKWAYS OR CURBS.
 D. FLOW METER SIZE AND PIPE SIZE MUST BE EQUAL.
 E. 1/3" DISTANCE EQUALS TEN TIMES THE FLOW METER SIZE.
 F. D/S DISTANCE EQUALS FIVE TIMES THE FLOW METER SIZE.
 G. NO SPLICES ARE ALLOWED IN WIRING EXCEPT AT CONNECTORS SHOWN (IN BOX).

INSTALLATION NOTES:
 1. PVC UNION.
 2. MASTER VALVE - NORMALLY OPEN.
 3. PVC MALE ADAPTER.
 4. FLOW METER WIRES - MAXIMUM DISTANCE BETWEEN METER AND CONTROLLER IS 2000' -
 5. MASTER VALVE CONTROLLER WIRES.
 6. PLASTIC VALVE BOX WITH BOLT DOWN LID. BOLTS TO BE STAINLESS STEEL.
 7. CARSON INDUSTRIES 1419-3B (PURPLE) FOR RECYCLED WATER VALVES UP TO 2" CARSON INDUSTRIES 1324-3B (PURPLE) FOR RECYCLED WATER VALVES 2 1/2" AND LARGER
 8. GALVANIZED CLOTH SET UNDER BOX - 1/2" GRID.
 9. GRAVEL - 3/4" TO 1 1/2" IN SIZE.
 10. CEMENT BLOCKS OR BRICK CONTINUOUS FOR BOX SUPPORT.
 11. FLOW SENSOR - RAINMASTER.
 12. ATTACH RECYCLED WATER WARNING TAG PER STD. 8810 WHEN USED IN RECYCLED WATER SYSTEM

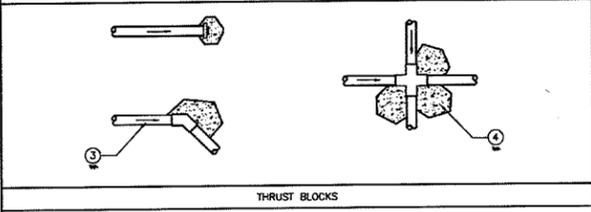
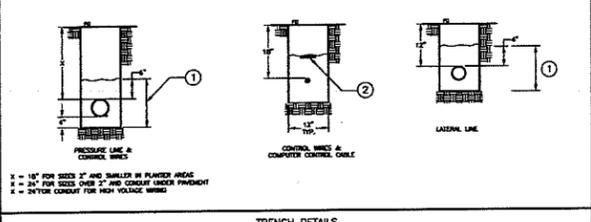
REVISIONS	BY	APP	DATE
New Standard	BL	JDW	1-04
Update Note 6, Add 12	SR	BL	3-08
Revised notes 2 and 11	MH	BL	11-09

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

MASTER VALVE & FLOW SENSOR

8550



GENERAL NOTES:
 A. PRESSURE LINES SHALL BE PER THE STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
 B. LATERAL LINES SHALL BE CLASS 200 UNLESS OTHERWISE NOTED.
 C. CONTROL WIRES SHALL BE TAPED TOGETHER AT 5' INTERVALS, WHERE CONTROL WIRES SHARE A TRENCH WITH PRESSURE LINES, THEY SHALL BE PLACED BELOW THE 4 O'CLOCK & 8 O'CLOCK POSITION UNDER THE PRESSURE LINE.
 D. THRUST BLOCKS SHALL BE INSTALLED AT MAINLINE TURNS, ELBOWS, TEES, CAPS, PLUGS, CHANGES IN DIRECTION, AT TERMINAL POINTS OF ALL RUBBER GASKET PIPING AND AT ANY OTHER ADDITIONAL POINTS SHOWN ON THE PLANS.

INSTALLATION NOTES:
 1. SELECT BACKFILL COMPACTED TO 90% W/ NATIVE ABOVE TO GRADE COMPACTED TO 85%.
 2. 3" DETECTABLE MARKER TAPE MARKED "WATER" OR "NON-POTABLE WATER" DEPENDING ON THE IRRIGATION SUPPLY SOURCE.
 3. THOR ENTERPRISES (DISTRIB BY T. CHRISTY ENTERPRISES)
 4. DIRECTION OF FLOW
 5. CLASS 3 PCC THRUST BLOCK, SIZED AS NEEDED FOR PRESSURE.

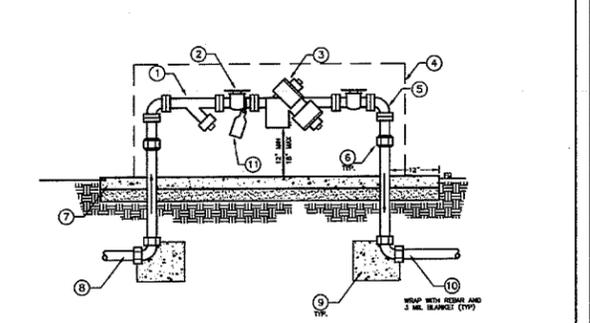
REVISIONS	BY	APP	DATE
New Standard	BL	JDW	1-04
Rev. Lateral Line Detail	DVB	BL	11-08

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

TRENCH DETAIL & THRUST BLOCKS

8610



GENERAL NOTES:
 A. ALL PIPE SHALL BE SCHEDULE COPPER OR BRASS UNLESS OTHERWISE SPECIFIED.
 B. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC COUPLING.
 C. SERVICE ASSEMBLY SHALL BE INSTALLED AS THE FIRST ASSEMBLY AFTER THE METER.

INSTALLATION NOTES:
 1. WYE STRAINER - BARREL POSITION 45° FROM HORIZONTAL FOR BELOW GROUND INSTALLATIONS
 2. BALL VALVE - BRASS.
 3. FOR POTABLE SERVICE - BACKFLOW ASSEMBLY (REDUCED PRESSURE TYPE) - FEBCO/WILKINS FOR RECYCLED SERVICE - PRESSURE REGULATOR - WHERE THERE IS NO BACKFLOW ASSEMBLY, PLACE WYE STRAINER AND REGULATOR IN PAIRED BOXES INSTALLED PER ENGINEERING STANDARD 8550.
 4. LOCKING ENCLOSURE SECURE TO PAD PER MANUFACTURERS DIRECTION. ENCLOSURE SHALL NOT BE FIELD-PAINTED. ALL COATINGS SHALL BE COMPLETED BY MANUFACTURER. MODEL STRONGBOX #500 SERIES EXPANDED METAL, DARK-GREEN POWDER COATED, LOW PROFILE, SMOOTH TOUCH, VANDAL RESISTANT.
 5. ELBOW
 6. UNION - BRASS.
 7. CLASS 3 CONCRETE PAD W/ 2% CROSS SLOPE FOR DRAINAGE - 60" x 24" x 4", ON 1" CLASS 3 BASE.
 8. SUPPLY LINE.
 9. THRUST BLOCK
 10. IRRIGATION PRESSURE LINE.
 11. ATTACH RECYCLED WATER WARNING TAG PER STD. 8810 WHEN USED FOR RECYCLED WATER.
 12. DEVICE SHALL BE LOCATED WITHIN 10' OF WATER METER AND NO CONNECTION OR TEES ARE ALLOWED BETWEEN THE METER AND THE ASSEMBLY.

****BACKFLOW DEVICES SHALL BE INSPECTED BY THE LOCAL DEPARTMENT OF HEALTH SERVICES AND THE CITY OF SAN LUIS OBISPO UTILITIES DEPARTMENT****

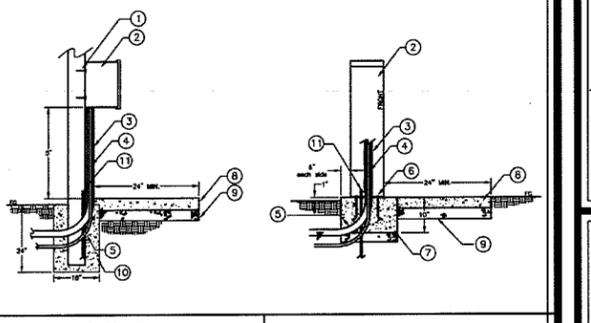
REVISIONS	BY	APP	DATE
Revised Note 1	MH	BL	11-09
Add note 11	DVB	BL	11-08
Revised notes 3, 4, & 5	DVB	BL	10-07

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

SERVICE ASSEMBLY

8560



GENERAL NOTES:
 A. ALL EXPOSED CONDUIT SHALL BE SCHEDULE 80.
 B. INSTALL CONTROLLER AND TELEMETRY EQUIPMENT REQUIRED FOR THE SITE AS SPECIFIED BY CITY PARK MAINTENANCE DIVISION.
 C. ATTACH RECYCLED WATER ADHESIVE WARNING DECAL PER STD. 8810 TO INSIDE AND OUTSIDE OF CABINET DOOR WHEN USED TO CONTROL RECYCLED WATER.

INSTALLATION NOTES:
 1. 3/4" DIAMETER x 4" LAG BOLTS. CONNECT TO BUILDING WALL OR, WHERE WALL IS NOT AVAILABLE, MOUNT TO 4" x 6" PRESSURE TREATED DOUGLAS FIR POST.
 2. CONTROLLER / STAINLESS STEEL ENCLOSURE
 3. 2" DIAMETER PVC CONDUIT W/ IRRIGATION CONTROL WIRES.
 4. 3/4" DIAMETER PVC CONDUIT W/ 120 VOLT POWER SOURCE.
 5. PVC SWEEP ELLS FOR CONDUIT
 6. 3/4" - 1/2" DIAMETER ANCHOR BOLTS.
 7. CLASS 3 CONCRETE FOOTING.
 8. 4" CLASS 3 PCC PAD.
 9. 4" CLASS 2 AGGREGATE BASE.
 10. CLASS 3 PCC POST FOOTING WHEN POST MOUNT USED.
 11. GROUND ROD

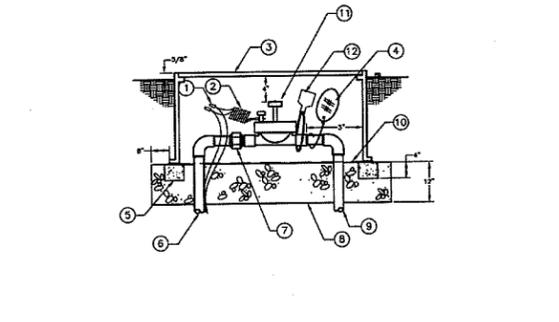
REVISIONS	BY	APP	DATE
New Standard	BL	JDW	1-04
Add note 12	SR	BL	3-08
Delete note 12	DVB	BL	11-08

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

IRRIGATION CONTROLLER

8520



GENERAL NOTES:
 A. LOCATE VALVES IN SHRUB AREAS WHENEVER POSSIBLE.
 B. VALVE BOXES SHALL BE A MAXIMUM OF 12" FROM WALKWAYS OR CURBS.
 C. VALVE BOXES SHALL BE SET PARALLEL TO WALKWAYS OR CURBS.
 D. ONE VALVE PER BOX.

INSTALLATION NOTES:
 1. CONNECTOR KINGORIE STEP MODEL 70-566 30 VOLT RAINBIRD SWAPITITE W/SEALER #ST-03 GREY PT-SS
 2. 14 GAUGE DIRECT BURIAL WIRE W/ 12" EXPANSION COIL.
 3. PLASTIC VALVE BOX WITH BOLT DOWN LID. BOLTS TO BE STAINLESS STEEL.
 4. CARSON INDUSTRIES 1419-3B (PURPLE) FOR RECYCLED WATER VALVES UP TO 2" CARSON INDUSTRIES 1324-3B (PURPLE) FOR RECYCLED WATER VALVES 2 1/2" AND LARGER
 5. 2" DIAMETER ALUMINUM OR PLASTIC VALVE TAG. ATTACH WITH NON-FERROUS WIRE. ENGRAVE WITH VALVE STATION NUMBER.
 6. CEMENT BLOCK (4 TOTAL) UNDER EACH BOX CORNER.
 7. IRRIGATION LATERAL LINE.
 8. PVC UNION.
 9. GRAVEL - 3/4" TO 1 1/2" IN SIZE.
 10. IRRIGATION PRESSURE LINE.
 11. GALVANIZED CLOTH SET UNDER BOX - 1/2" GRID.
 12. ATTACH RECYCLED WATER WARNING TAG PER STD. 8810 WHEN USED FOR RECYCLED WATER.

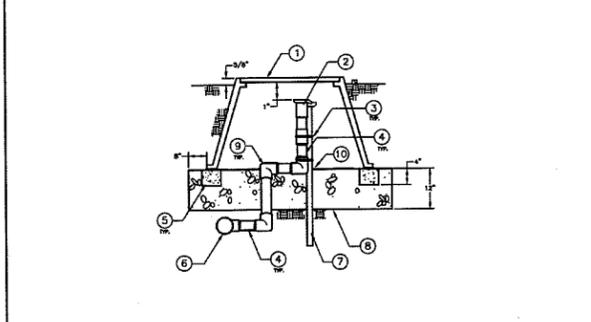
REVISIONS	BY	APP	DATE
New Standard	BL	JDW	1-04
Revised Note 3, Add 12	SR	BL	3-08

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

ELECTRIC CONTROL VALVE & BOX

8620



GENERAL NOTES:
 A. LOCATE VALVES IN SHRUB AREAS WHENEVER POSSIBLE.
 B. VALVE BOXES SHALL BE A MAXIMUM OF 12" FROM WALKWAYS OR CURBS.
 C. VALVE BOXES SHALL BE SET PARALLEL TO WALKWAYS OR CURBS.
 D. ONE VALVE PER BOX.
 E. AREAS WHERE RECYCLED WATER MAY BE USED SHALL HAVE PURPLE BOX COVERS.
 F. PIPE SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.

INSTALLATION NOTES:
 1. ROUND PLASTIC VALVE BOX CARSON #910-12B
 2. QUICK COUPLER VALVE RAINBIRD #44 USE #44NP FOR RECYCLED WATER
 3. STAINLESS STEEL CLAMP
 4. SCHEDULE 80 NIPPLE
 5. CEMENT BLOCK (4 TOTAL) UNDER EACH BOX CORNER WHEN BOX IS LOCATED IN TURF AREA.
 6. TEE CONNECTED TO IRRIGATION PRESSURE LINE.
 7. 1/2" x 1" x 30" ANGLE IRON.
 8. GRAVEL - 3/4" TO 1 1/2" IN SIZE.
 9. SCHEDULE 80 ELL
 10. GALVANIZED CLOTH SET UNDER BOX - 1/2" GRID.

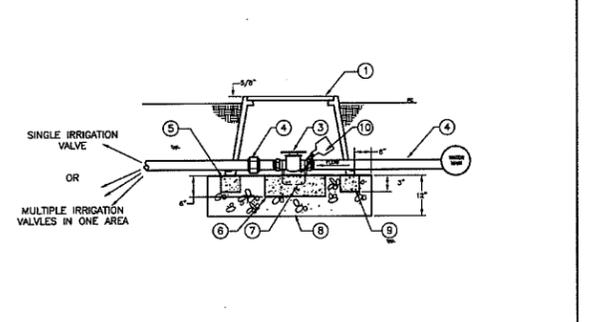
REVISIONS	BY	APP	DATE
New Standard	BL	JDW	1-04
Change Note 2 and 2	SR	BL	3-08

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

QUICK COUPLER VALVE & BOX

8630



GENERAL NOTES:
 A. ISOLATION VALVES SHALL BE INSTALLED FOR ALL IRRIGATION VALVES.
 B. LOCATE VALVES IN SHRUB AREAS WHENEVER POSSIBLE.
 C. VALVE BOXES SHALL BE A MAXIMUM OF 12" FROM WALKWAYS OR CURBS.
 D. VALVE BOXES SHALL BE SET PARALLEL TO WALKWAYS OR CURBS.
 E. VALVE SIZE AND PIPE SIZE MUST BE EQUAL.

INSTALLATION NOTES:
 1. PLASTIC VALVE BOX WITH BOLT DOWN LID. BOLTS TO BE STAINLESS STEEL.
 2. CARSON INDUSTRIES 1419-3B (PURPLE) FOR RECYCLED WATER VALVES UP TO 2" CARSON INDUSTRIES 1324-3B (PURPLE) FOR RECYCLED WATER VALVES 2 1/2" AND LARGER
 3. PVC UNION.
 4. SCHEDULE 40 PRESSURE LINE.
 5. GALVANIZED CLOTH SET UNDER BOX - 1/2" GRID.
 6. CONCRETE BLOCK BELOW VALVE, EXTENDING 6" BEYOND OUTSIDE DIMENSIONS OF VALVE.
 7. #10 REINFORCING BAR LOOPED OVER VALVE - ONLY FOR VALVES 2 1/2" AND LARGER.
 8. GRAVEL - 3/4" TO 1 1/2" IN SIZE.
 9. CEMENT BLOCKS OR BRICK CONTINUOUS FOR BOX SUPPORT.
 10. ATTACH RECYCLED WATER WARNING TAG PER STD. 8810 WHEN USED FOR RECYCLED WATER.

REVISIONS	BY	APP	DATE
New Standard	BL	JDW	1-04
Revised Notes & Detail	MH	BL	10-05
Revised Note 1 Add 10	SR	BL	3-08

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

ISOLATION VALVE

8640

PRELIMINARY

NOT FOR CONSTRUCTION

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HIGHWAY 1 SCENIC BYWAY

COMMUNITY GATEWAY MONUMENTS

LOCATION: SAN LUIS OBISPO

IRRIGATION DETAILS

NO.	REVISION	DATE

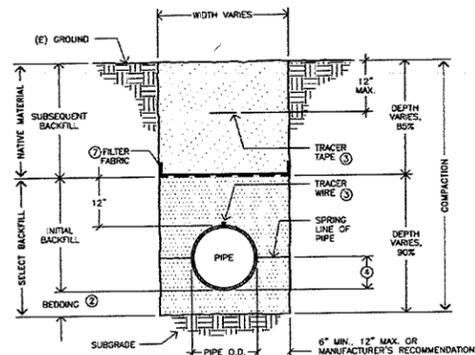
PROJECT MANAGER: Lief McKay

DRAWN BY: HZ CHECKED BY: CD

DATE: March 5, 2014

JOB NUMBER: 90766

SHEET: **A3.2**



NOTES:

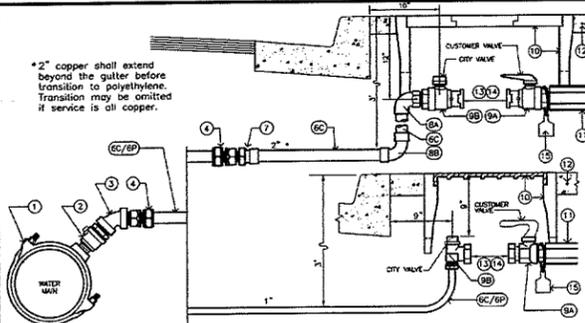
- See City Standard Specifications, Section 19, for backfill material and bedding requirements.
- Bedding shall be 4" thick except as otherwise noted in the Standard Specifications.
- Non-metallic sewerlines shall be installed with a magnetic tracer tape as shown above. All waterlines and sewer force mains shall be installed with 14-gauge insulated solid copper tracer wire, secured to the center of the top of the pipe with tape at 8' intervals. Adjacent to each manhole and lift station, a 0-5 utility well shall be installed per Eng Std 6040 for access to force main tracer wire. Tracer wire is to be installed per Engineering Standard #6340. Wire shall be continuous and be tested for continuity. Wire to services, fire lines, etc. shall be joined to wire on main. All joints in wire to be soldered and wrapped with electrical tape.
- When flexible pipe (PVC, HDPE, etc.) is used, pipe shall be backfilled to the spring line, compacted and backfill tested prior to completing initial backfill.
- During backfill operations, the trench shall be backfilled and compacted and tested to the spring line of any utilities crossing the trench before proceeding with further backfill.
- Floor rock may be substituted for initial backfill when ground water is present as approved by the Engineer.
- Filter fabric shall be required when initial backfill is floor rock. Filter fabric shall be placed between initial and subsequent backfill and wrapped up trench sides 8".
- Concrete plug maybe required by the Engineer where groundwater is anticipated. Location and frequency shall be determined by the Engineer.

THIS STANDARD APPLIES ONLY TO AREAS THAT ARE NON-TRAFFIC, NOT IN STREETS OR PARKING LOTS.

REVISIONS	BY	APP	DATE
Revise Note 3	DVB	BL	11-06
Added Notes 6, 7, 8	MH	JDW	10-04
Revised note 3	MH	BL	10-09



TRENCH DETAIL #3
UNPAVED NON-TRAFFIC AREAS
6030



GENERAL NOTES:

- If service line is iron, galvanized steel or polyethylene, the entire service shall be replaced from the meter.
- Households shall be notified at least one hour prior to water shut off to the meter box. The wire shall be taped to the service line at 7' intervals and 3" of wire shall be coiled in the meter box. Tracer wire color shall be light.
- All mains shall use a service saddle. CI and DI mains may be direct tap only with the written permission of the City Utilities Department.
- Replacement of 1" water service shall be copper or iron pipe size (IPS). New/Replacement of 2" water service shall be copper or copper tubing size (CTS) polyethylene.
- All new services or service replacements shall be 1" or 2" Any 3/4" or 1/2" services shall be upgraded to the next size (1" or 2").
- Service replacement includes the top of the main, the new connection shall be made 12" from the old connection. The old crop stop shall be capped and a threaded brass plug or cap installed.
- Any boxes which do not meet the current standards listed below shall be upgraded to these standards.
- Contractor shall ensure tubing is "bottomed out" in all Super Grip (SG) fittings when tightening.
- When recycled water is used on any portion, a backflow preventer shall be installed on the potable water service line.
- When replacing an existing service line, the customer valve is not required to be replaced.

NOTES:

- Service saddle, double strap, CC threads - Insulated per manufacturer's recommendations.
- CI and DI main - Jones J-379 or Ford F2028 Series
- PVC main - Jones - 959 or Backflow 303
- Corporation Stop, ball valve, CC x MP: Jones J-1944 1" or 2"
- 45° bend, brass, FIP x FIP
- Coupling, MP x Compression with sleeve
- Service tubing: CC = Copper - type K, soft; IP = Polyethylene - 200 psi, AMER CHD1; Weather Gold Label 3408; Disinfectant or approved equal. Service tubing for recycled water shall be purple or have a purple stripe wrapped in purple polyethylene sleeve conforming to ANSI A21.3 and shall be clearly labeled as non-potable.
- Water adaptor (as needed): 1" City valve to 3/4" Customer valve - Jones J-128h or Ford 624
- When meter box is to be installed in landscaped area, a 4"-thick concrete apron shall be placed for a min. of 12 inches around the box.
- Install recycled water service markings per Sds, 6810 when used for recycled water.
- Open trench water service replacements shall be installed in the existing water main, when as required along the main, the existing water service is offset 5' or more from perpendicular.

APPROVED EQUAL ACCEPTED FOR ALL FITTINGS

REVISIONS	BY	APP	DATE
Modify E, Add Note 16	DVB	BL	10-08
Revise Notes 7 - 15	DVB	BL	10-06
Add Notes J & K	DVB	BL	11-07



WATER SERVICES
NEW & REPLACEMENTS
6210

REVISIONS	BY	APP	DATE
New Standard	BL	JDW	1-04



TREE BUBBLER

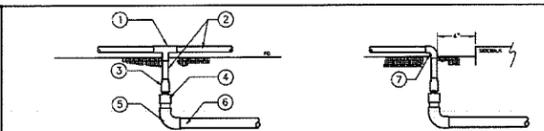
8670

GENERAL NOTES:

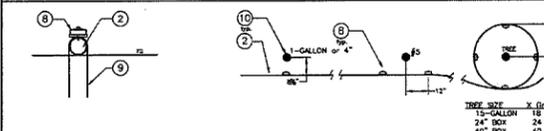
- WHERE SYSTEM IS OR HAS THE POTENTIAL TO HOOK UP TO NON-POTABLE WATER, ROTOR HEAD SHALL HAVE A RECLAIMED WATER COVER.
- PIPE MATERIAL SHALL BE CLASS 200 PVC.
- SEE ENGINEERING STANDARDS FOR TREE PLANTING.
- MINIMUM OF 1 BUBBLER PER TREE OR AS SPECIFIED ON THE PLANS.

INSTALLATION NOTES:

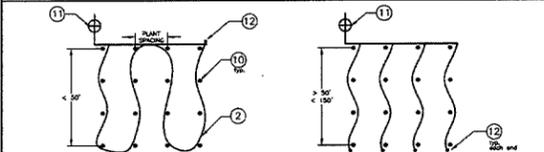
- BUBBLER POP-UP. SET EVEN WITH FINISHED GRADE.
- TRIPLE SWING JOINT.
- MARLEX (3)
- IRRIGATION LATERAL LINE.
- SCHEDULE 80 PVC NIPPLE.
- 4" DEEP MULCH
- 5-GALLON TREE - 36" DIAMETER AROUND TREE
- 24" BOX - 72" DIAMETER AROUND TREE
- BACKFILL PER SPECIFICATIONS
- TREE ROOT BARRIER PER ENGINEERING STANDARDS.



RISER DETAILS



EMITTERS



DRIP LAYOUT

GENERAL NOTES:

- LATERAL LINES SHALL BE CLASS 200 UNLESS OTHERWISE NOTED.
- ALL DRIP IRRIGATION LINES AND EMITTERS SHALL BE INSTALLED BELOW MULCH LAYER.
- TOTAL LENGTH OF DRIP TUBING NOT TO EXCEED 150'.
- ENDS OF DRIP TUBE SHALL BE NO MORE THAN 3' FROM EDGE OF HARDSCAPE IN VALVE BOX AS SHOWN.
- IN AREAS WHERE RECYCLED WATER WILL BE OR COULD BE USED, ALL TUBING SHALL BE PURPLE FOR USE WITH RECYCLED WATER.

INSTALLATION NOTES:

- DRIP TEE
- DRIP TUBING - 3/8"
- DRIP THREAD / SLIP ADAPTER
- PVC SLIP / THREAD ADAPTER
- PVC ELL
- PVC IRRIGATION LATERAL LINE - 3/4"
- DRIP ELL
- EMITTER - PRESSURE COMPENSATING, SELF FLUSHING
- 12" STAPLE 5' ON CENTER
- SOIL SAVER
- CENTER OF PLANT
- PRESSURE LINE VALVE
- MANUAL FLUSH VALVE

REVISIONS	BY	APP	DATE
New Standard	BL	JDW	1-04
Add Note E	SR	BL	3-06

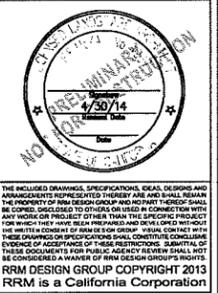


DRIP IRRIGATION

8660

Notes:
Water service, irrigation, planting and trenches shall be in accordance with the City of San Luis Obispo Standard Specifications and Engineering Standards.

Use conduit for control wires (due to rodents)

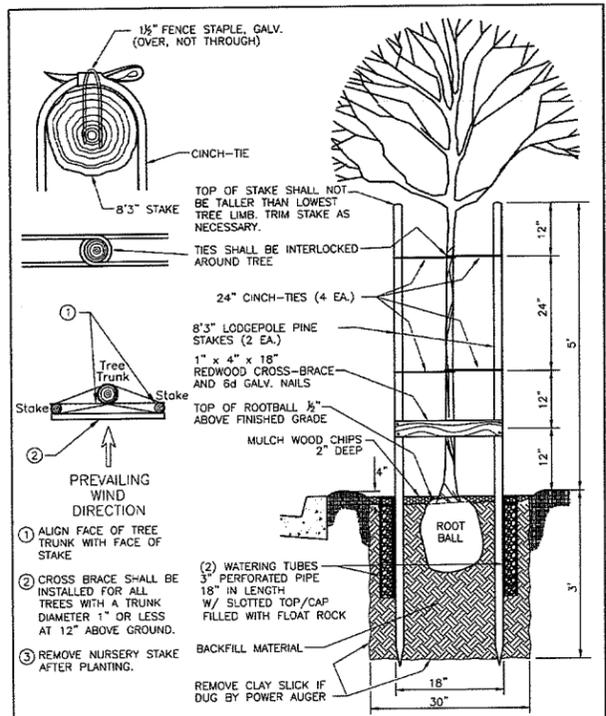


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HIGHWAY 1 SCENIC BYWAY
COMMUNITY GATEWAY MONUMENTS
LOCATION: SAN LUIS OBISPO
IRRIGATION DETAILS

NO.	REVISION	DATE

PROJECT MANAGER: Lief McKay
DRAWN BY: HZ CHECKED BY: CD
DATE: March 5, 2014
JOB NUMBER: 90766
SHEET: **A3.3**

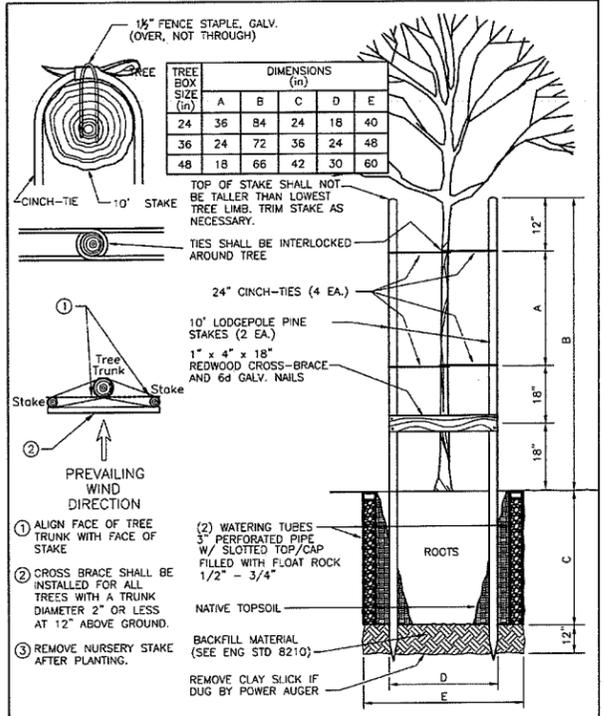


REVISIONS	BY	APP	DATE
Added Notes	MH	BL	11-09
Metric conversion	SR	WAP	9-98
Watering Tubes, etc.	DVB	BL	11-08

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

TREE PLANTING & STAKING ZONE 3 15-GALLON SIZE 8240



REVISIONS	BY	APP	DATE
Added Notes	MH	BL	11-09
Revised Tube Length	MH	BL	11-09
Watering Tubes, etc.	DVB	BL	11-08

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

TREE PLANTING & STAKING ZONES 1 & 2 24 inch BOX and LARGER 8250

TREE BOX SIZE (in)	DIMENSIONS (in)				
	A	B	C	D	E
24	36	84	24	18	40
36	24	72	36	24	48
48	18	66	42	30	60

STREET TREE PLANTING INSTRUCTIONS AND REQUIREMENTS

A. INSPECTION:
 INSPECTION OF TREE PLANTING BY THE CITY ENGINEERING INSPECTOR OR BUILDING INSPECTOR IS REQUIRED:
 1) BUILDING INSPECTOR OR ENGINEERING INSPECTOR SHALL APPROVE THE HOLE DIMENSIONS PRIOR TO PLANTING.
 2) CITY ARBORIST SHALL PERFORM INSPECTION OF TREE QUALITY PRIOR TO PLANTING AND THE FINAL INSPECTION WHEN THE TREE PLANTING IS COMPLETE.
 APPOINTMENTS FOR INSPECTION(S) MAY BE MADE BY CALLING 781-7220 AT LEAST 48 HOURS IN ADVANCE OF THE INSPECTION.

B. (DELETED)

C. BACKFILL MATERIAL:
 THE BACKFILL MATERIAL SHALL BE COMPOSED OF:
 75% NATIVE SOIL (THE SOIL REMOVED FROM THE PLANTING HOLE)
 15% COMPOST MATERIAL
 10% SAND (SEE NOTE)
 NOTE: THE SAND COMPONENT OF THE BACKFILL MAY BE DELETED IF THE ARBORIST DETERMINES THAT THE EXISTING NATIVE SOIL WILL PROVIDE ADEQUATE AERATION FOR THE ROOT SYSTEM.

D. PLANTING:
 PARTIALLY FILL THE EXCAVATED HOLE WITH BACKFILL MATERIAL, WHILE TAMPING AND WATERING, TO A ELEVATION EQUAL TO THE BOTTOM OF THE ROOT BALL. ROOT CROWN (TOP OF ROOT BALL) SHALL EXTEND ONE (1) INCH ABOVE FINISH GRADE WHEN PLANTING IS COMPLETED. PLACE THE TREE TO BE PLANTED IN THE CENTER OF THE HOLE ON TAMPED BACKFILL. CONTINUE ADDING BACKFILL, WHILE TAMPING AND WATERING. CONTINUE ADDING BACKFILL AROUND ROOT BALL TO FINISH GRADE, WHILE TAMPING TIGHTLY, AND ADD ADDITIONAL WATER TO THOROUGHLY WET ROOT BALL AND BACKFILL MATERIAL.
 FOR STREET TREE WELL INSTALLATIONS, FINISH GRADE SHALL BE 4" BELOW THE SIDEWALK GRADE.

E. TREE SIZE & TYPE:
 STANDARD TREE SIZE SHALL BE #16. A LARGER SIZE, 24", 36", 48" INCH BOX MAY BE REQUIRED FOR SOME INSTALLATIONS. NEW TREES PLANTED IN THE DOWNTOWN (WITHIN THE BOUNDARY OF THE DOWNTOWN ASSOCIATION) SHALL BE A MINIMUM OF A 24" BOX.
 TREE TYPE SHALL BE FROM THE MASTER STREET TREE LIST, AND (IF APPLICABLE) BE IN ACCORDANCE WITH THE SELECTIONS FOR MAJOR STREETS.

F. STAKING:
 ALL NEWLY PLANTED STREET TREES SHALL BE STAKED.

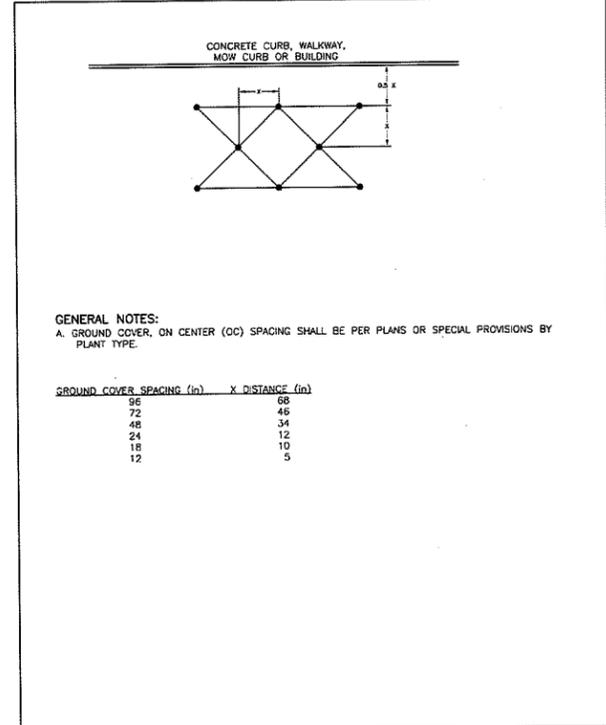
G. GUARDS:
 TREES PLANTED WITHIN THE MISSION STYLE SIDEWALK DISTRICT SHALL INCLUDE INSTALLATION OF A TREE GUARD OF THE SAME MANUFACTURER AS THE TREE GRATE, SEE ENG. STD. 8130.

REVISIONS	BY	APP	DATE
Revised Notes A, D, & G	MH	BL	11-09
Modify A & G, delete B	DVB	BL	10-08
Rev Note E, add Note G	DVB	BL	11-08

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

STREET TREE PLANTING NOTES 8210

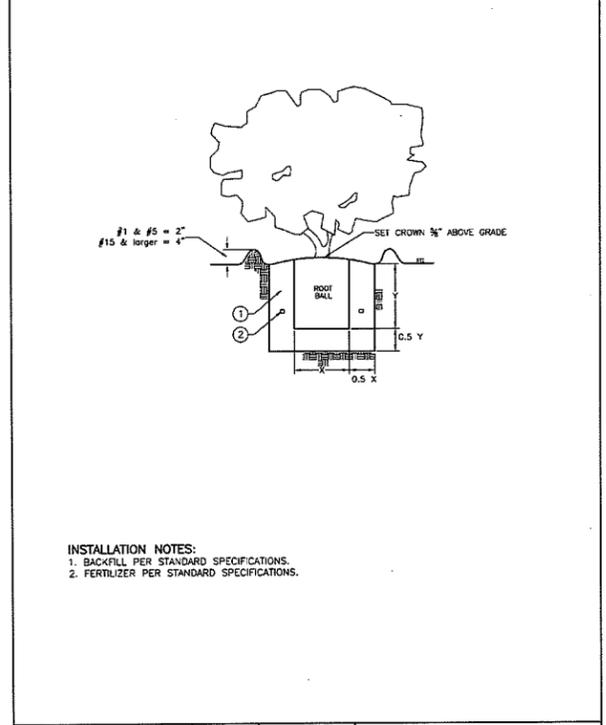


REVISIONS	BY	APP	DATE
New Standard	BL	JDW	1-04

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

GROUND COVER PLANTING PATTERN 8420



REVISIONS	BY	APP	DATE
New Standard	BL	JDW	1-04

STANDARD CURRENT AS OF: January 2010

city of san luis obispo

SHRUB PLANTING 8410



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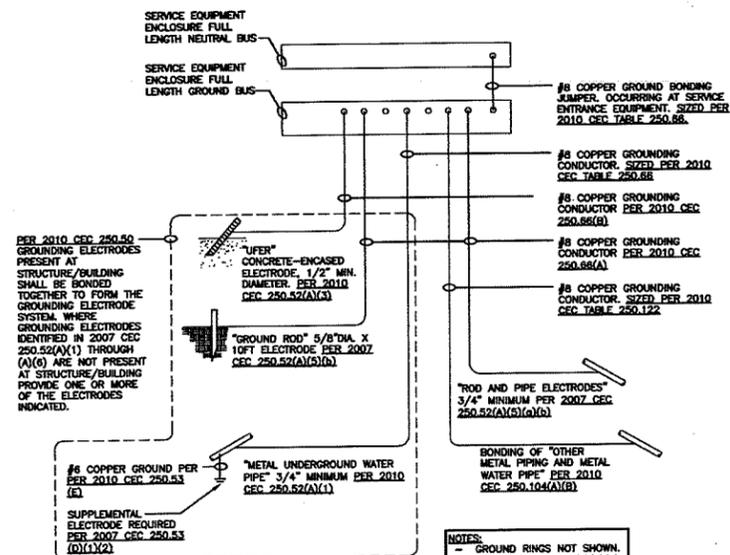
HIGHWAY 1 SCENIC BYWAY
 COMMUNITY GATEWAY MONUMENTS
 LOCATION: SAN LUIS OBISPO
 PLANTING DETAILS

NO.	REVISION	DATE

PROJECT MANAGER: Lief McKay
 DRAWN BY: HZ CHECKED BY: CD
 DATE: March 5, 2014
 JOB NUMBER: 90766
 SHEET:

A4.2

As of 1/20/10, the City of San Luis Obispo has adopted the following standards for tree planting: 1. Tree Planting & Staking, Zone 3, 15-gallon size, 8240. 2. Tree Planting & Staking, Zones 1 & 2, 24-inch box and larger, 8250. 3. Ground Cover Planting Pattern, 8420. 4. Shrub Planting, 8410. 5. Street Tree Planting Instructions and Requirements, 8210. 6. Highway 1 Scenic Byway Community Gateway Monuments Planting Details, A4.2. 7. Tree Planting & Staking, Zone 3, 15-gallon size, 8240. 8. Tree Planting & Staking, Zones 1 & 2, 24-inch box and larger, 8250. 9. Ground Cover Planting Pattern, 8420. 10. Shrub Planting, 8410. 11. Street Tree Planting Instructions and Requirements, 8210. 12. Highway 1 Scenic Byway Community Gateway Monuments Planting Details, A4.2.



1 TYPICAL GROUND/BOND DETAIL

WARNING
POTENTIAL ARC FLASH HAZARD
 Appropriate PPE and Tools Required when working on this equipment

*PPE REFERS TO "PERSONAL PROTECTIVE EQUIPMENT".

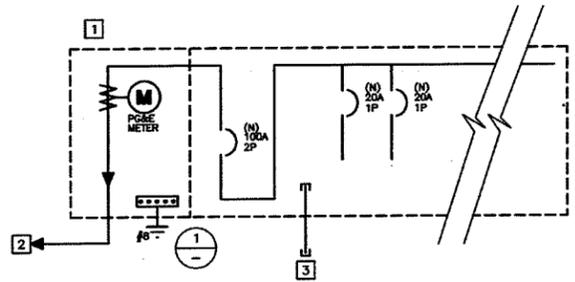
NOTE:
 IN ACCORDANCE WITH CEC 110.16, PROVIDE ARC FLASH PROTECTION WARNING LABELS ON EACH SWITCHBOARD, PANELBOARD, AND TRANSFORMER. LABELS SHALL BE PER ANSI Z535.4 GUIDELINES.

2 ARC FLASH SIGNAGE

SINGLE LINE DIAGRAM NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AND COORDINATE WITH THE SERVING UTILITY TO ENSURE ALL SERVING UTILITY REQUIREMENTS ARE MET.
- SERVICE ENTRANCE EQUIPMENT SHALL BE IN ACCORDANCE WITH THE SERVING ELECTRIC UTILITY COMPANY'S REQUIREMENTS.
- ALL CONDUCTORS SHALL BE COPPER WITH TYPE THWN INSULATION UNLESS OTHERWISE NOTED.
- ALL SWITCHES, CIRCUIT BREAKERS AND OTHER EQUIPMENT, AS SPECIFIED, SHALL HAVE TERMINATION PROVISIONS LISTED AND IDENTIFIED FOR USE WITH 75 DEG. CONDUCTORS, AND ALL FEEDER CONDUCTORS, AND CONDUITS, ARE SIZE BASED ON USE OF 75 DEG. C COPPER WIRES TYPE THWN/THHN.
- ALL EQUIPMENT SHALL HAVE AN APPROVED TESTING LABORATORY LABEL ATTACHED [UL, CSA, ETC.] (CEC 110-2).

SINGLE LINE DIAGRAM



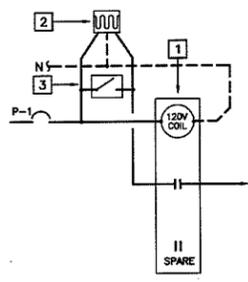
REFERENCE NOTES

1. COMMERCIAL METER/MAIN WITH DISTRIBUTION. 100 AMP, 120/240 VOLT, 1P, 3 WIRE, 12 CIRCUIT LOAD CENTER, NEMA 3R, STAINLESS STEEL FINISH, 10KAIC. REFER TO PANEL SCHEDULE.
2. NEW 3" SECONDARY CONDUIT PER PG&E REQUIREMENTS FROM EXISTING PULLBOX. (SEE SITE PLAN)
3. 1"C.O. SPARE TO NEW PULL BOX. (SEE SITE PLAN)

SEE NOTE	DESCRIPTION	AMP CB	WIRE SIZE	PHASE	VA	DESCRIPTION	AMP CB	WIRE SIZE	PHASE	VA	CT	SEE NOTE
1,2	1 L-LIGHTS	20	12		300	SPARE	20	1			2	
	3 IRRIGATION CONTROL	20	12		300	SPARE	20	1			4	
	5 SPACE					SPACE					6	
	7 SPACE					SPACE					8	
	9 SPACE					SPACE					10	
		CONNECTED LOAD (VA) =		300		300						
		25% OF CONTINUOUS LOAD =		75		0						
		TOTAL (VA) =		375		300						
		TOTAL @ 120 VOLT =		3 A		3 A						

PANEL SCHEDULE NOTES

1. LONG CONTINUOUS LOAD (LCL). ADDITIONAL 25% ADDED AT BOTTOM OF PANEL FEEDER CALCULATED AT 125% OF TOTAL CONNECTED LOAD.
2. ROUTE BRANCH CIRCUIT THROUGH PHOTOCELL. SEE CONTROL DIAGRAM 3 ON THIS SHEET.



REFERENCE NOTES

1. LIGHTING CONTACTOR WITH COIL FOR PHOTOCELL ON PHOTOCELL OFF CONTROL OF EXTERIOR LIGHTING.
2. PRECISION #ST-15 PHOTOELECTRIC CONTROL LOCATED ON ROOF. (ORIENT WINDOW NORTH).
3. LABEL PLATE "PEC BY-PASS". MOUNT ABOVE PANEL "P"

3 EXTERIOR LIGHTING CONTROL DIAGRAM

GENERAL NOTES

1. CODE COMPLIANCE: ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH CODES, STANDARDS, AND ORDINANCES AS SET FORTH BY THE AUTHORITIES HAVING JURISDICTION AND THEIR LATEST ADOPTED EDITIONS (IN EFFECT AT TIME OF BUILDING PERMIT APPLICATION) OF THE FOLLOWING PUBLICATIONS:
 - A. CALIFORNIA CODE OF REGULATIONS TITLE 24; INCLUDES 2010 CALIFORNIA ELECTRICAL CODE AND 2009 INTERNATIONAL FIRE CODE, INTERNATIONAL BUILDING CODE, ETC. WITH CALIFORNIA AND OTHER LOCAL AMENDMENTS AS APPLICABLE.
 - B. AMERICANS WITH DISABILITIES ACT (ADA).
2. SAFETY: THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL EQUIPMENT IN PLACE WHILE EQUIPMENT IS ENERGIZED. CONDUCT ALL CONSTRUCTION OPERATIONS IN A SAFE MANNER FOR EMPLOYEES AS WELL AS OTHER WORKPERSONS OR ANYONE VISITING THE JOB SITE. PROVIDE BARRIERS, FLAGS, TAPE, ETC. AS REQUIRED FOR SAFETY. THE CONTRACTOR SHALL HOLD ALL PARTIES HARMLESS OF NEGLIGENT SAFETY PRACTICES, WHICH MAY CAUSE INJURY TO OTHERS ON OR NEAR THE JOB SITE.
3. BEFORE ROUGH-IN, VERIFY ALL MOUNTING HEIGHTS AND EXACT LOCATIONS FOR ALL EQUIPMENT ELECTRICAL CONNECTIONS, STUB-UPS, RECEPTACLES, OUTLETS, ETC. WITH ARCHITECT OR OWNER.
4. LABEL PANELS, CABINETS, MAIN DEVICES, SAFETY SWITCHES, CONTACTORS AND OTHER SPECIFICALLY DESIGNATED EQUIPMENT SHOWN ON PLANS. USE ENGRAVED LAMINATED PLASTIC NAMEPLATES ATTACHED BY SCREWS OR RIVETS. FOR FEEDERS, NEATLY AND INDELIBLY LABEL CONDUIT DESTINATIONS ON BOTH VISIBLE ENDS OF CONDUIT RUNS WHERE CONDUITS TERMINATE AT DESIGNATED ENCLOSURES, STRUCTURES OR EQUIPMENT (INCLUDING PULL AND SPLICE BOXES).

SITE PLAN GENERAL NOTES

- UTILITY COMPANY CONTACT: BEFORE CONSTRUCTION, COORDINATE & VERIFY ALL UTILITY COMPANY REQUIREMENTS: KARI GAITHER PG&E 805.546.3831
- TRENCHING AND BACKFILLING FOR ALL CONDUIT SYSTEMS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL CONDUITS SHALL HAVE MINIMUM COVER REQUIREMENTS AS SPECIFIED IN CEC 300-5. MORE STRINGENT DEPTH REQUIREMENTS MAY BE IMPOSED BY UTILITY COMPANY AND / OR THIS SPECIFICATION. JOINT TRENCHING MAY BE UTILIZED WHERE PRACTICABLE AND WERE PERMITTED BY THIS SPECIFICATION.
- LOCATIONS OF EXISTING UNDERGROUND (UG) UTILITY SYSTEMS SHALL BE DETERMINED BY CALLING UNDERGROUND SERVICE ALERT (USA). WHEN PLANNING UNDERGROUND WORK, AND BEFORE YOU DIG, CONTACT UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS PRIOR TO EXCAVATION (WEEKENDS EXCLUDED) FOR THE LOCATION OF UNDERGROUND GAS AND ELECTRIC LINES OR EQUIPMENT.
- MAINTAIN REQUIRED CLEARANCES FROM ALL SANITARY SEWER, WATER AND STORM DRAIN PIPING.
- ALL SITE UTILITY WORK SHALL BE INSTALLED PER THE UTILITY COMPANY ISSUED CONSTRUCTION DRAWINGS AND SPECIFICATIONS SPECIFIC TO THIS PROJECT. ANY UTILITY WORK PERFORMED WITHOUT PRIOR UTILITY COMPANY APPROVAL SHALL BE DONE AT THE CONTRACTOR'S RISK.
- THOMA HAS CONTACTED PG&E IN AN EFFORT TO REFLECT THE UTILITY WORK THAT WILL BE REQUIRED AS PART OF THIS PROJECT. WHERE A UTILITY PLAN HAS BEEN MARKED UP AND SENT BACK TO OUR OFFICE WITH A UTILITY REQUIREMENT, IT HAS BEEN REFLECTED ON THE PLANS. IF PLANS WERE NOT RECEIVED BACK FROM A UTILITY, WE HAVE INDICATED OUR BEST ESTIMATION OF THEIR REQUIREMENTS. THE PG&E APPLICATION NUMBER IS NO. 105378000.
- SEE TRENCH DETAIL 2/EZ.

LEGEND

<p>LIGHT FIXTURES</p> <ul style="list-style-type: none"> ◇ POLE LIGHT- DECORATIVE ⊙ UPLIGHT ⊙ SURFACE LIGHT <p>POWER/COMM.</p> <ul style="list-style-type: none"> ⊕ (2) DUPLEX RECEPT. <p>MISCELLANEOUS</p> <ul style="list-style-type: none"> — CIRCUIT BREAKER # PHASE ⊕ GROUND <p>CONDUIT/WIRE</p> <ul style="list-style-type: none"> --- UNDERGROUND --- NEW HOMERUN (3 HOTS & NEUT SHOWN) 	<p>ABBREVIATIONS</p> <ul style="list-style-type: none"> A AMPERE AFY ABOVE FINISH FLOOR AFG ABOVE FINISH GRADE AIC AMPERES INTERRUPTER CAPACITY BFG BELOW FINISH GRADE CB CIRCUIT BREAKER CEC CALIFORNIA ELECTRICAL CODE CKT CIRCUIT C CONDUIT (E) EXISTING EC ELECTRICAL CONTRACTOR (EXR) (C) TO BE RELOCATED (EXR) (S) NEW LOCATION (F) FUTURE G GROUNDING CONDUCTOR GC GENERAL CONTRACTOR GFI GROUND FAULT CKT INTERRUPTER GND GROUND GRS GALVANIZED RIGID STEEL 	<p>ABBREVIATIONS</p> <ul style="list-style-type: none"> HPS HIGH PRESSURE SODIUM LTG LIGHTING MCB MAIN CIRCUIT BREAKER MLO MAIN LUGS ONLY MSB MAIN SWITCHBOARD (N) NEW NIC NOT IN CONTRACT NL NIGHT LIGHT MC MECHANICAL CONTRACTOR TBR TO BE REMOVED TYP TYPICAL UNON UNLESS OTHERWISE NOTED V VOLT VA VOLT AMPERES W WATT, WIRE WP WEATHERPROOF (NEMA 3R)
---	---	---

CONVENTIONS

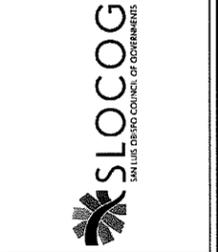
- [X] NUMBERED SHEET NOTES: REFERS TO NOTES ON SAME SHEET AS REFERENCE
- ⊕ DETAIL REFERENCE:
 - DETAIL DESIGNATION
 - SHEET NUMBER REFERENCE



Thoma ENGINEERING
 THOMA ELECTRIC, INC.
 P.O. Box 1167 - 3562 Empire St.
 San Luis Obispo, CA 93406
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 cod@thomastec.com



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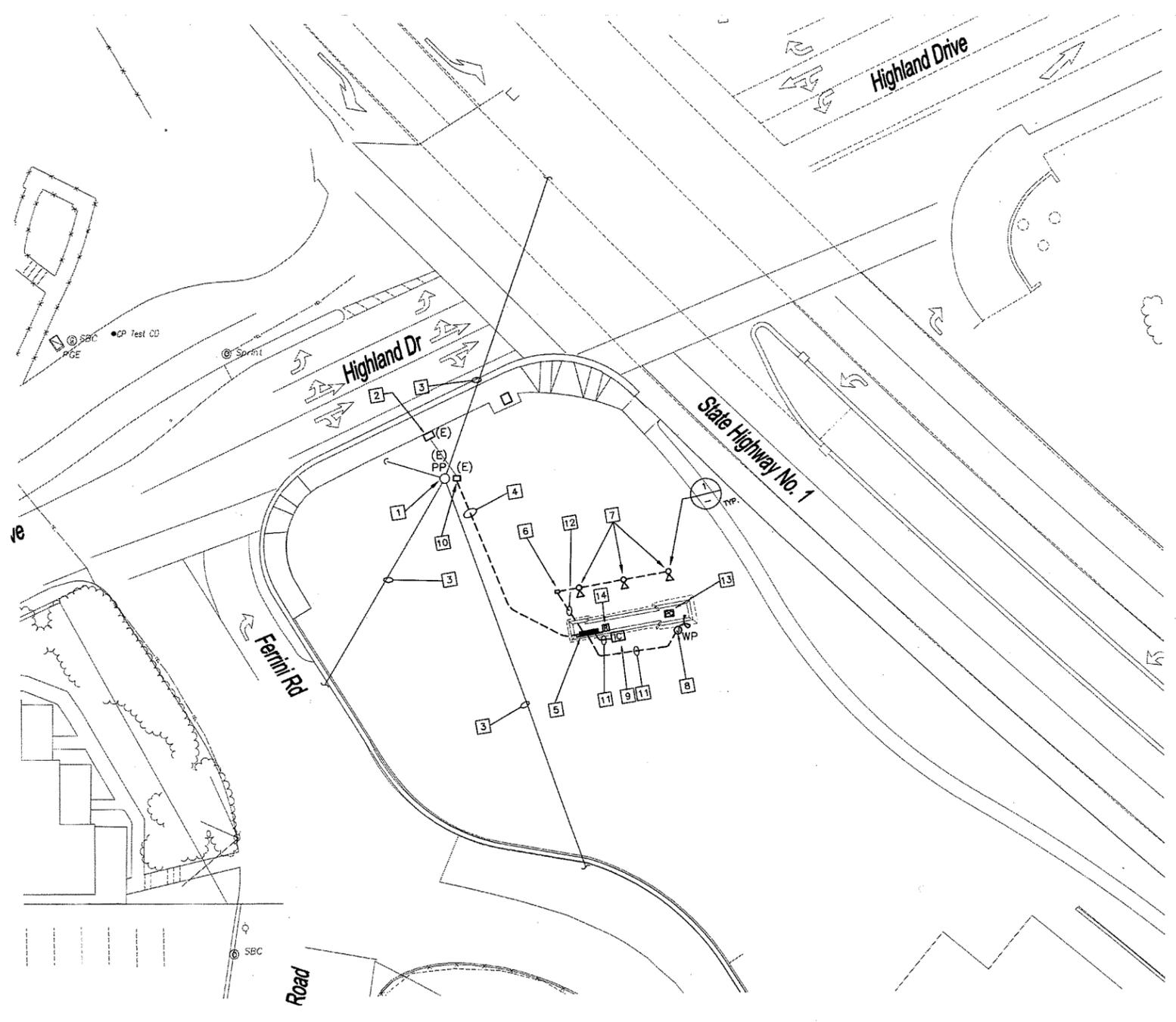
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 A California Corporation | (Voter Registration, Number 801105) | (S&BE, License 15482) | (S&BE, License 15482)

HIGHWAY 1 SCENIC BYWAY
 COMMUNITY GATEWAY MONUMENTS
 LOCATION: SAN LUIS OBISPO
 SINGLE LINE DIAGRAM
 AND SCHEDULE

NO.	REVISION	DATE

PROJECT MANAGER: Lief McKay
 DRAWN BY: HZ CHECKED BY: CD
 DATE: March 5, 2014
 JOB NUMBER: 90766
 SHEET:

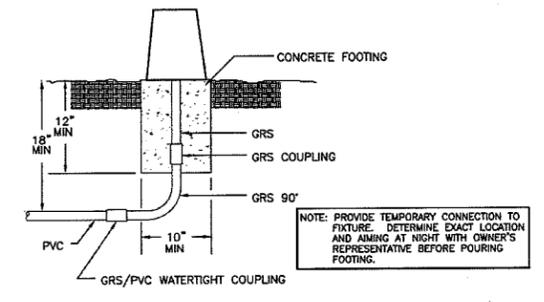
A5.1



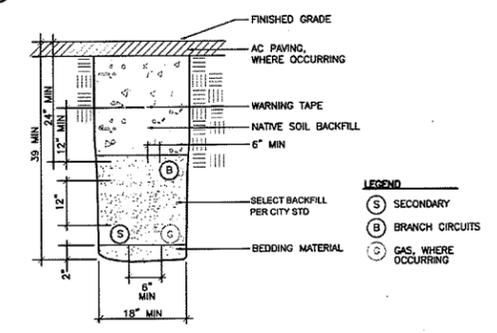
ELECTRICAL SITE PLAN
SCALE: 1"=20'-0"
NORTH

REFERENCE NOTES

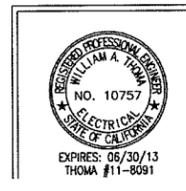
1. EXISTING POWER POLE WITH POLE MOUNTED TRANSFORMER.
2. EXISTING METER PEDESTAL (CALTRAN) PG&E METER #E54989.
3. EXISTING OVERHEAD LINE.
4. NEW 3" SECONDARY SERVICE CONDUIT PER PG&E REQUIREMENTS.
5. 100 AMP, 120/240V, SINGLE PHASE, NEMA 3R PANELBOARD WITH LOCKABLE COVER. (SEE SINGLE LINE DIAGRAM)
6. 11" X 17" PULL BOX FLUSH IN GRADE. LABEL LID "ELECTRICAL".
7. NIGHT AIM AT 10' SET BACK MINIMUM AT MONUMENT SIGN. PROVIDE 70W MH FLOODLIGHT (BEGA #7796 MH). PROVIDE CONCRETE FOOTING 12" SQUARE X 12" DEEP.
8. PROVIDE 4' LED TAPE LIGHT (OUTDOOR RATED) AROUND THE INSIDE OF THE ARCH WINDOW WHERE THE BELL IS HANGING. MOUNT POWER SUPPLY INSIDE JUNCTION BOX. (TIVOLI #TPL-0-NWH-4-PSU)
9. CONNECT TO WALL MOUNTED IRRIGATION CONTROL. (SEE LANDSCAPE PLAN FOR EXACT LOCATION).
10. EXISTING SECONDARY PULL BOX.
11. 3/4"C, (2) #12 THWN + (1) #12 CU GROUND.
12. 3/4"C, (2) #12 THWN + (1) #12 CU GROUND AND 1" C.O. SPARE.
13. MOUNT PHOTOCELL AT ROOF TILE. AIM WINDOW NORTH. (REFER TO DIAGRAM)
14. MOUNT RELAY ABOVE PANEL IN 12" SQUARE X 6" DEEP FLUSH MOUNTED CABINET WITH LOCKABLE HINGE COVER.



1 SIGN FLOOD FIXTURE MOUNTING DETAIL
NTS



2 SECONDARY TRENCH DETAIL
NTS



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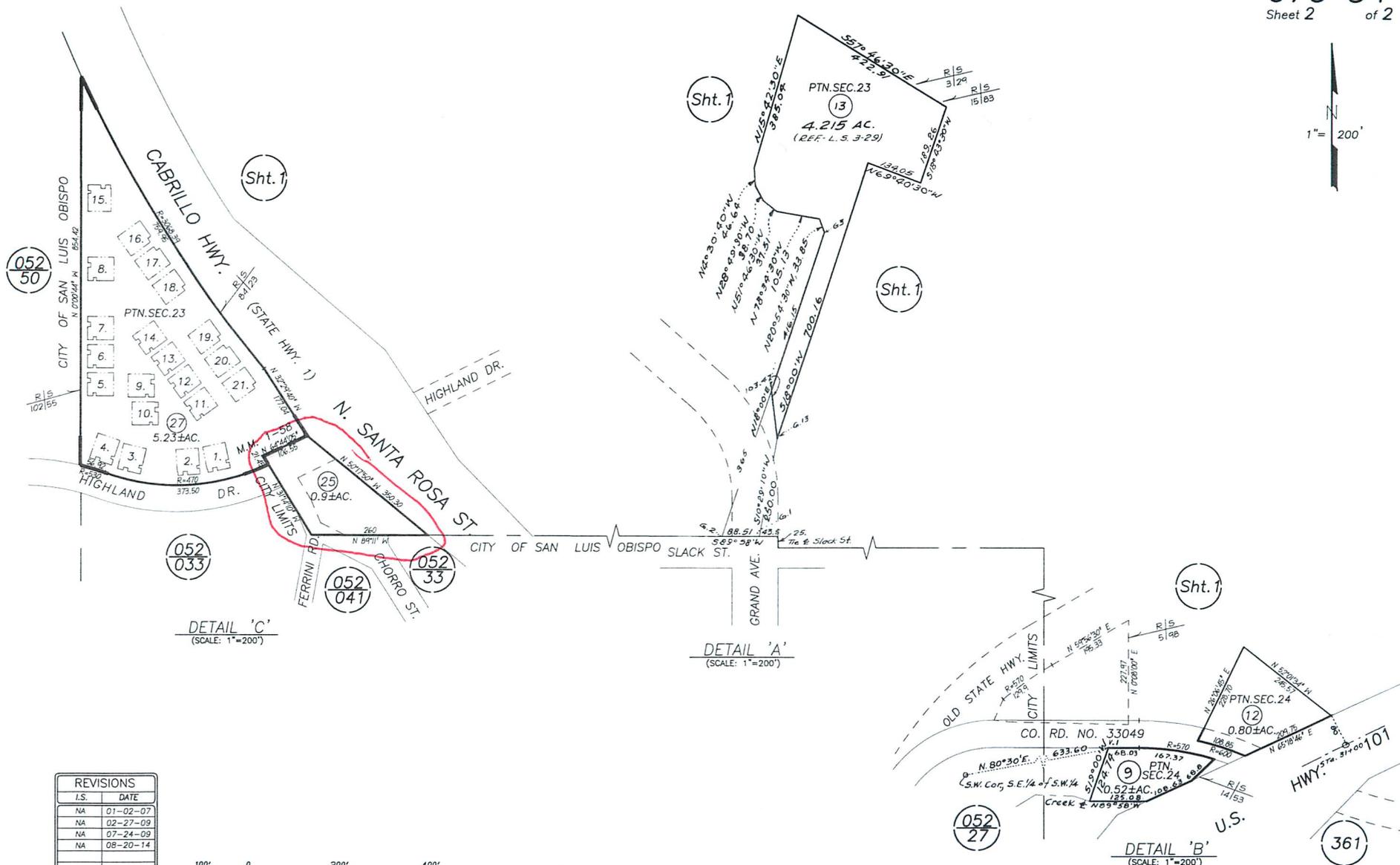
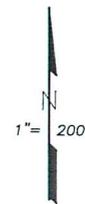


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HIGHWAY 1 SCENIC BYWAY
COMMUNITY GATEWAY MONUMENTS
LOCATION: SAN LUIS OBISPO
ELECTRICAL SITE PLAN

NO.	REVISION	DATE

PROJECT MANAGER: Lief McKay
DRAWN BY: HZ CHECKED BY: CD
DATE: March 5, 2014
JOB NUMBER: 90766
SHEET: **A5.2**

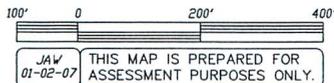


DETAIL 'C'
(SCALE: 1"=200')

DETAIL 'A'
(SCALE: 1"=200')

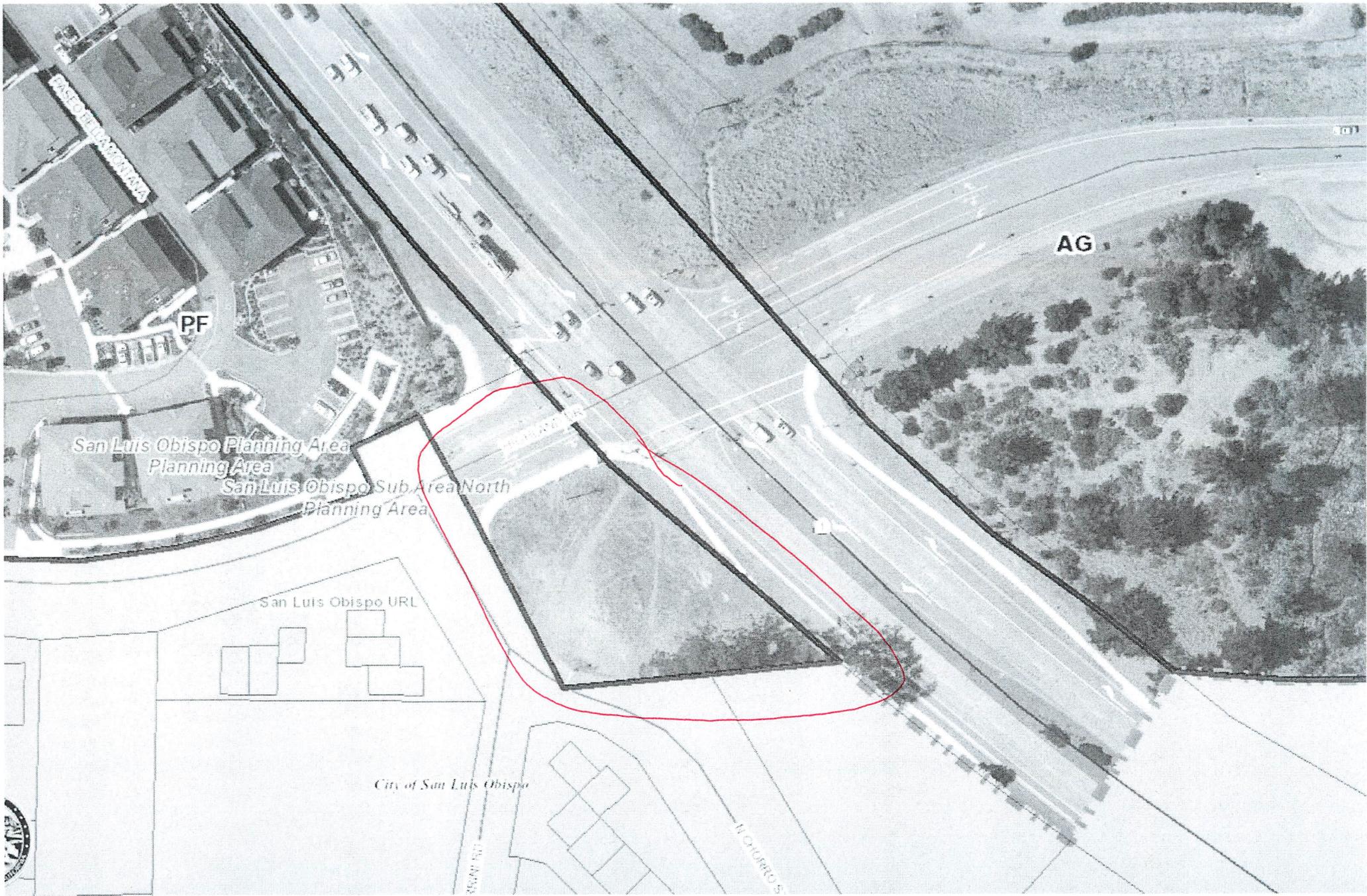
DETAIL 'B'
(SCALE: 1"=200')

REVISIONS	
I.S.	DATE
NA	01-02-07
NA	02-27-09
NA	07-24-09
NA	08-20-14



BELLA MONTANA CONDO PLAN: O.R. 2006-079587.
BELLA MONTANA; M.M. BK. 1, PG. 58-59.
T. 30S.; R. 12E.; SECTIONS 22, 23 & 24. M.D.B.M.

SAN LUIS OBISPO VICINITY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA
BOOK 073 PAGE 341_2



PF

AG

San Luis Obispo Planning Area
Planning Area

San Luis Obispo Sub Area North
Planning Area

San Luis Obispo URL

City of San Luis Obispo

MICHIGAN ST

HOLBROOKS

50'



Parcel Summary Report For Parcel # 073-341-025

4/8/2015
11:47:20AM

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 SLO CITY OF

Address Information

Status Address

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
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Parcel Information

Status Description

Active T30S R12E PTN SEC 22

Notes

Tax Districts

SAN LUIS COASTAL
COUNTY-ZONE NO. 09
NO. 02
AREA NO. 21
SAN LUIS OBISPO JT(27,40)

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 073-341-025

4/8/2015
11:47:20AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2014-00123

REC

Primary Parcel

Description:

GATEWAY MONUMENT SIGN DISPLAYING THE NAME OF THE CITY. FOOTPRINT AT BASE IS APPROXIMATELY 42 FT BY 8 FT AT MAXIMUM, BUT DIMENSIONS VARY. APPROXIMATE SQUARE FOOTAGE IS 326.