

SITE LAYOUT PLAN

VICINITY MAP



LEGEND

1. CHECK-IN STATION
2. PICNIC AREA / BBQ / OVERLOOK
3. CROSSWALK
4. ENTRY SIGNAGE
5. HARBOR USE SECURITY GATE
6. ACCESSIBLE RAMP
7. STAIRS
8. TRAILER BOAT STORAGE
9. MARINE GEAR STORAGE
10. HARBOR STORAGE AREA
11. FUTURE HARBOR USE BLDG (3,000 SF)
- Ⓢ COMFORT STATION
- Ⓟ PARKING
- ACCESSIBLE RAMP

PROGRAM LEGEND

OVERNIGHT CAMPGROUND ACCOMODATIONS			
	RV Sites	80	126
	RV / RV Cabins	15	
	Hotel/Motel Units (yurts, cabins, inns, casitas, bungalows)	31	
	Car/Tent Campsite	35	56
	Walk-In/Bike-in Sites	21	
VISITOR SERVING COMMERCIAL USES		16,000 SF	
<ul style="list-style-type: none"> - Retail / Restaurant - Meeting / Conference - Office / Lobby / Reception - Managers Residence - Storage / Restroom / Laundry - Picnic / Gathering Area with BBQ 			
HARBOR USES			
Trailer Boat Storage (10'X25')		70 spaces	
Marine Gear Storage (20'X40')		20 spaces	
Harbor Storage Area		1.05 acre	
Expansion Area		10,000 SF	
	PARKING	48,000 SF	

All Internal Roads 20' wide min., Asphalt



ALTERNATE:
FUTURE ACCESS EASEMENT ON NEIGHBORING PROPERTY

Dimension
East-West: 1,850 Feet
North-South: 1,500 Feet

Property Line

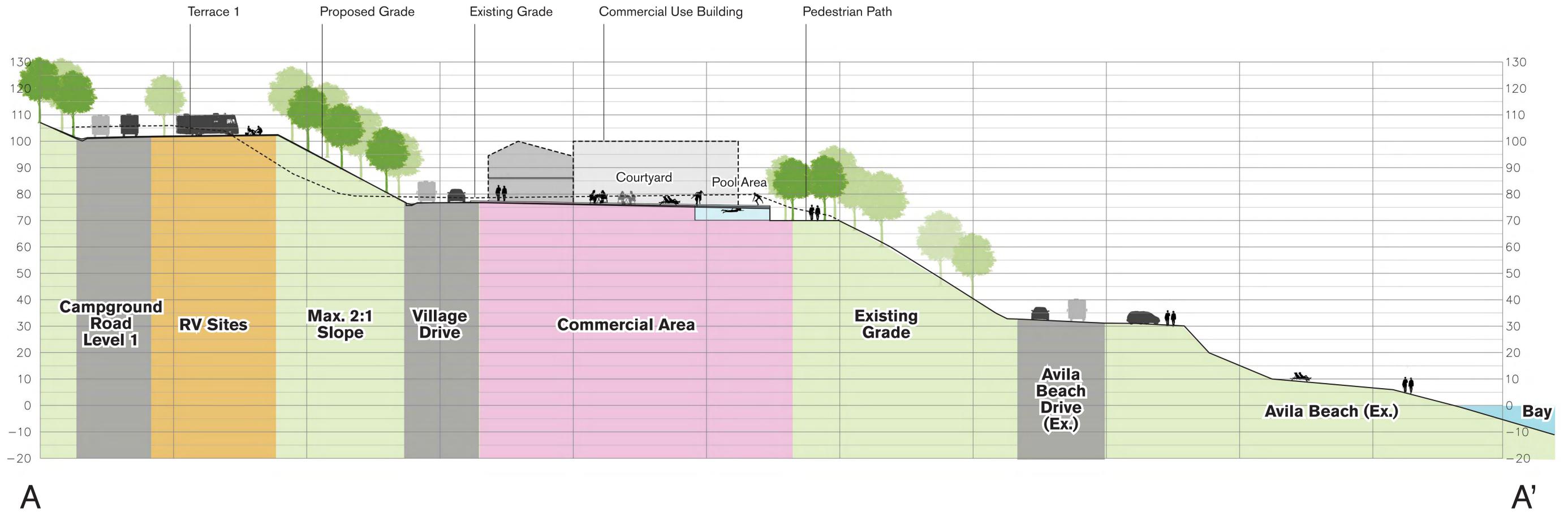
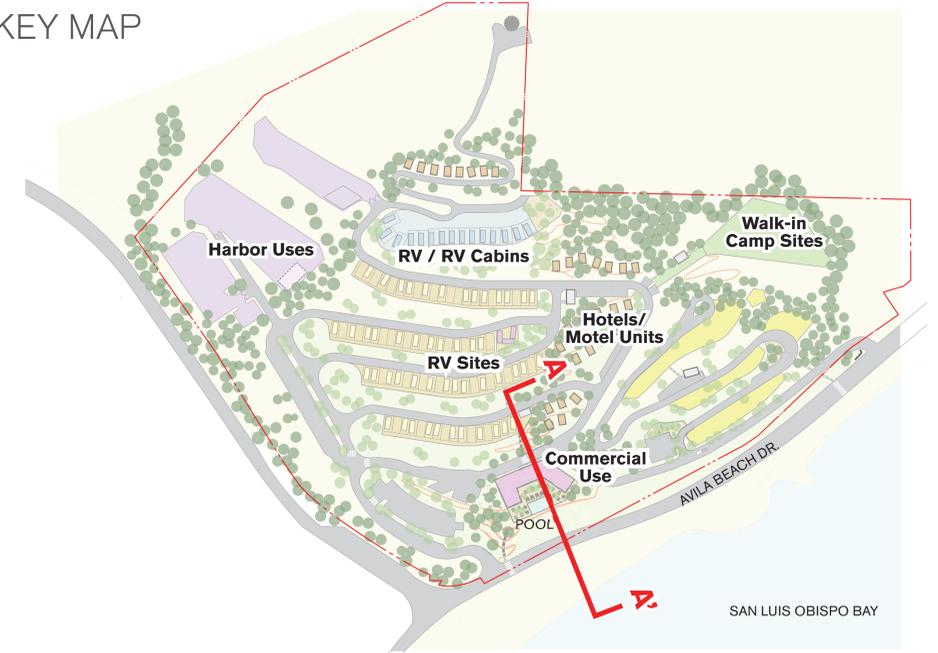
Scale 1"=60'
0 60' 120' 240'

North

March 14 2014

SITE SECTION

KEY MAP



Scale 1"=30'
0 30' 60' 120'

March 14 2014

PRELIMINARY LANDSCAPE PLAN

The landscape plan is provided to demonstrate preliminary intent pursuant to the Coastal Zone Land Use Ordinance 23.04.1

PLAN NOTES:

OUTDOOR AMENITIES & USE AREAS

Site facilities serve campground guests as well as the public. Picnic areas are provided with tables, barbecues, bike racks, and trash and recycling receptacles. Many sites function as overlooks to the ocean and surrounding bay. Other general amenities throughout the campground may include roadway lighting, low level path lighting, benches, interpretive signage, trash and recycling receptacles, and bike racks. Interpretive signage is recommended to describe the site history. Directional signage is encouraged to direct guest to walk and bike to nearby trails, overlooks, and cultural destinations.

PLANTING ZONES

Zones are developed to help define the areas of planting and guide future design.

AREA 1: EXISTING NATURALIZED

Existing vegetation generally consists of coastal scrub, non-native grassland, and oak woodland. The project focuses work in existing disturbed areas to avoid impacts. No new planting is proposed in these areas however enhancement of native planting and replacement of any nonnative grassland may be appropriate if required.

AREA 2: CLIMATE APPROPRIATE / NATIVE PLANTING

The majority of the site is designated to be vegetated with native and climate appropriate species. Species selection will enhance drainages, provide erosion control on hillsides, screen undesirable views, shade roads and parking areas, and extend the natural hillside planting character into the site.

AREA 3: CLIMATE APPROPRIATE WITH LAWN

Lawn areas and the surrounding planting will receive supplemental irrigation during the dry season. The system shall be designed per AB 1881.

PLANT SPECIES PRELIMINARY LIST:

Plant species shall be drought tolerant and climate appropriate to the central coast. Native species are encouraged, especially as they transition to the naturalized areas which are primarily a mix of naturally occurring native plant communities. A preliminary list is provided to demonstrate the intended character of planting. Species shall be reviewed for appropriateness to fire defense and placed accordingly. Invasive or plants prone to naturalizing are not allowed.

Trees	Shrubs, Grasses, and Groundcovers
Quercus agrifolia / Coast Live Oak	Rhus integrifolia / Lemonade Berry
Aesculus californica / Buckeye	Rhamnus californica / Coffeeberry
Heteromeles arbutifolia / Toyon	Baccharis pilularis / Coyote Brush
Platanus racemosa / California Sycamore	Mimulus aurantiacus / Monkey Flower
Fraxinus 'Raywood' / Ash	Epilobium californica / California fuchsia
Acacia farnesiana / Sweet Acacia	Ceanothus species / Mountain Lilac
Cercis occidentalis / Redbud	Manzanita species / Manzanita
Arbutus species / Strawberry Tree	Mulenbergia rigens / Deer Grass
Cedrus deodara / Deodar Cedar	Myrica californica / Pacific Wax Myrtle
Pinus caneriana / Canary Island Pine	Lupinus species / Lupin
	Erigonum species / Buckwheat
	Lotus scoparius / Deer Weed
	Agave species / Agave
	Aloe species / Aloe
	Salvia species / Salvia
	Bulbine frutescens
	Carpenteria californica / Bush Anemone

IRRIGATION NOTE:

Area 1: Existing Naturalized
No irrigation will be provided.

Area 2: Climate Appropriate / Native Planting
Irrigation will be provided to establish the planting for the first three to six growing seasons. Long term irrigation is not anticipated to be required for the plan species selected. However special areas near buildings, entries, and trails may continue to be operated to support a greater diversity of species. The system shall be designed per AB 1881.

Area 3: Climate Appropriate with Lawn
Lawn areas and the surrounding planting will receive supplemental irrigation during the dry season. The system shall be designed per AB 1881.

