

San Miguel Historic Trail Signage Program

Senior Project

By Kevin Bocci



APPROVAL PAGE

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San Miguel Historic Trail Signage Program

Developed For The County of San Luis Obispo

By Cal Poly Consultant Kevin Bocci

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San Miguel Historic Trail Signage Program

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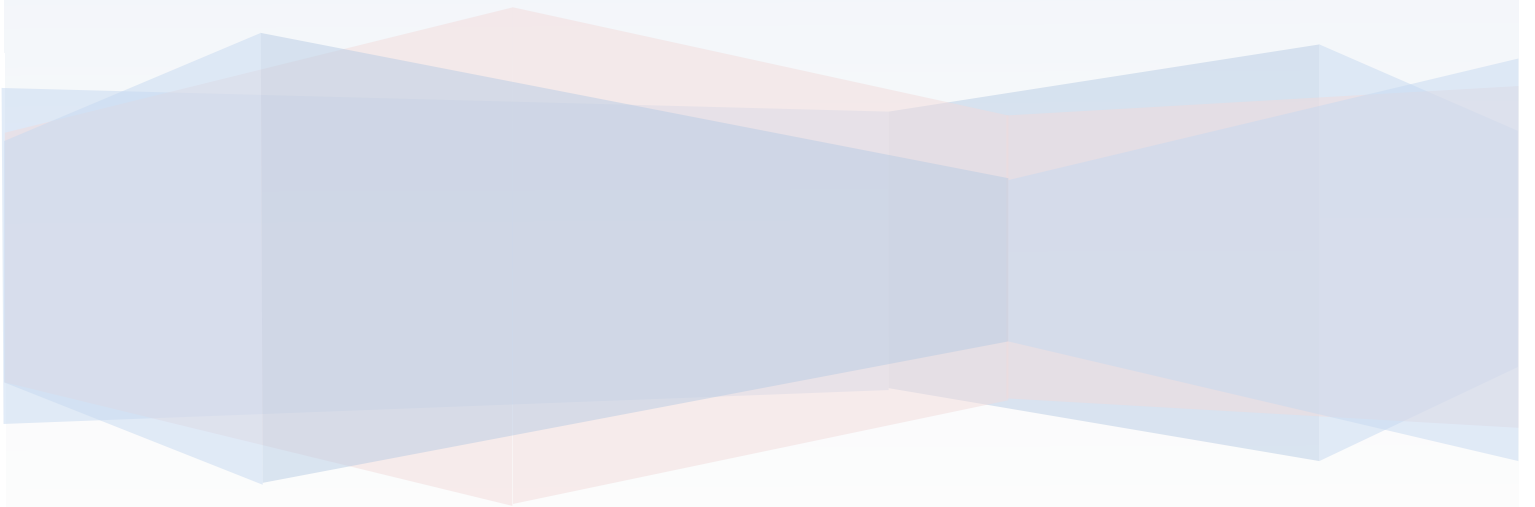
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Chapter One

Introduction to San Miguel Historic Trail Signage Program



The beginning of my senior year as a City and Regional Planning student at Cal Poly, I knew of my senior studio courses, but did not know what they would entail, or where the location we would work on would be. During the first day of class in my senior studio course with our professor, Zeljka Howard, and I found out that we were going to be working to develop a Community Plan Update for the town of San Miguel. My first thought was, "Where is San Miguel," or "Is that the small town I drive past on my way to San Luis Obispo?" but my classmates and I were excited as we knew we would embark on an eight month project as a team to develop a plan for a new community within San Luis Obispo County. The Friday of our first week of studio class, as a class we took a field trip to San Miguel to do some background research, take pictures, and to become familiar with the location and what San Miguel was like as a town in San Luis Obispo County.

I learned many things in that first week of class, the historical background of San Miguel, and how the town was established around the time of The San Miguel Mission Archangel being built in 1797. From the time of establishment of one of the California Missions, there had been significant growth all throughout the 1800's and early 1900's. The next major development our class learned about was the Rios-Caledonia Adobe, and the many different services it provided to the town of San Miguel and its visitors. From here on out I was intrigued by the vast amounts of history that San Miguel had to offer to San Luis Obispo County and especially the State of California as a whole, and I was fortunate enough to take this interest with me on my field trip.

On our trip we were split into working groups, we were to take notes on different aspects of the town, such as building character, the aesthetics of the buildings, the vegetation around the town, the surrounding natural environment, the public facilities, the current businesses within the downtown, etc. As we toured the town of San Miguel, we were taking notes and pictures of the different sites, such as: The San Miguel Community Park, the San Miguel Jail, San Miguel Library, Hoffman House, the Elkhorn, the Ranch, the multiple flouring mills, the new development and the aged buildings throughout the town. This is the first trip and time I witnessed the magnificent history that San Miguel had to offer to the County of San Luis Obispo, and the State of California.

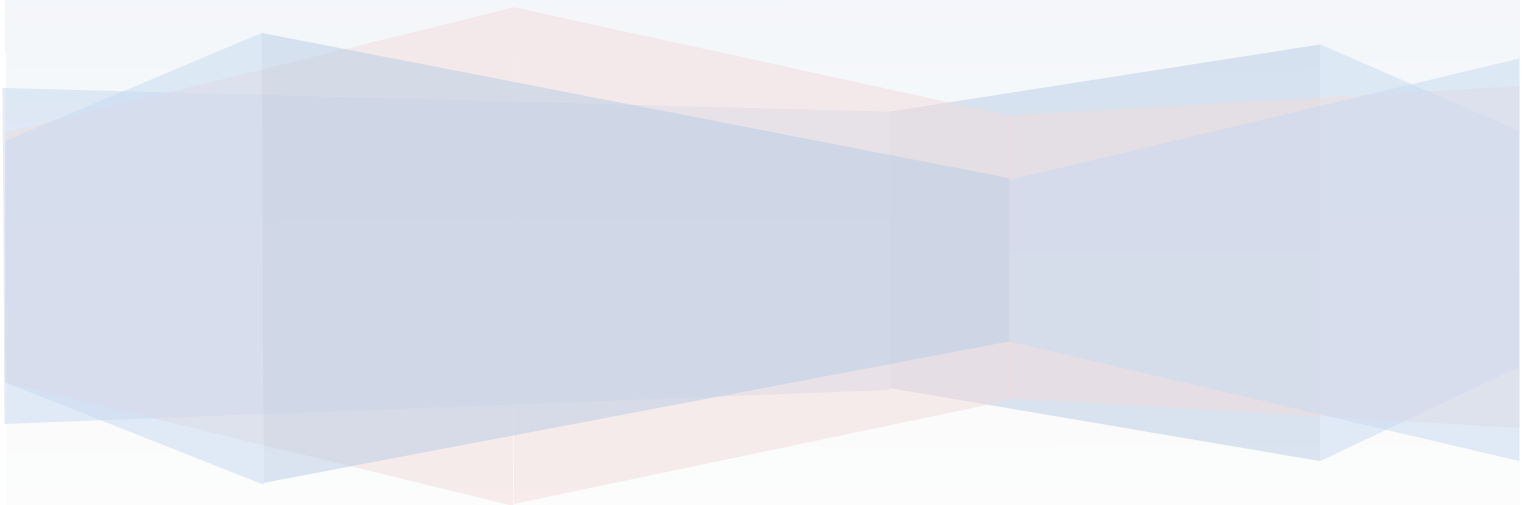
As my classmates and I finished up our fall quarter at Cal Poly, we finished the Background Report document on the entire town of San Miguel; this document is part of the San Miguel Community Plan Update document as well. Taking this new knowledge of San Miguel into my winter quarter at Cal Poly, our class began the development of the actual Community Plan Update. We were broken up into teams and I was assigned leader of the Community Services and Facilities chapter, which worked directly on aspects of San Miguel such as: parks, education, utilities, water and water management, and safety. I did more extensive research on aspects of the town, such as their parks, schools, fire station; which lead me to learn about the history and some of the historical facilities and locations around the town as well. As we reached the end of the winter quarter of our senior studio, we had presentations

to the San Miguel community, San Luis Obispo Planning officials, and many other professionals about the process and progress that we had made towards the completion of the San Miguel Community Plan Update. The faculty and students of our studio class elected myself to give the presentation on the Community Services and Facilities chapter to the guests and explain how our final document serves the community and the community's needs for the future. By the end of the entire process, we turned the document over to the County of San Luis Obispo Planning Department to finalize our work, and eventually implement into the town of San Miguel.

This entire process instilled a sense of admiration towards the town of San Miguel and their entire community, and by the end, it was a sad goodbye to what I thought was the end of my work within the San Miguel community. Then I found out that my spring and final quarter of Cal Poly would be committed to creating a Senior Project report continuing my work with the San Miguel community, and I was very pleased. With the help of my senior project advisor, John Knight, I decided to aim towards my favorite aspect of our plan, the San Miguel Historic Trail. This trail has many purposes, but my favorite aspect is the tourism aspect, which would invite and share the vast historical significance of San Miguel, and its relation to San Luis Obispo County as well as California, with all tourists of San Miguel through a site-by-site tour of historical heart of San Miguel. The way that I planned to continue my work with the San Miguel Historic Trail was and still is to develop a San Miguel Historic Trail Sign Program for the trail, one that would work to inform guests of the community of the importance and significance of each location visited through informational signs which would explain the history of the site. The following pages of the report will show the many different steps taken to develop the San Miguel Historic Trail Sign Program.

Chapter Two

Research Conducted for San Miguel Historic Trail Signage Program



Once I decided upon my topic being the San Miguel Historic Trail Signage Program, from there on out it was about conducting different types of research to maximize the production of my senior project report. At first, I thought I knew as much as one could know about the small town of San Miguel, after doing about six months of research and work in my senior studio during the development of the San Miguel Community Plan Update. Once I started looking more closely into the project and what kind of work was going to have to be conducted, I soon realized that the San Miguel Historic Trail Signage Program is much different than the San Miguel Community Plan Update. Although they are very different, the production of the senior studio courses in fall and winter quarter really helped with the organization and management of the final product.

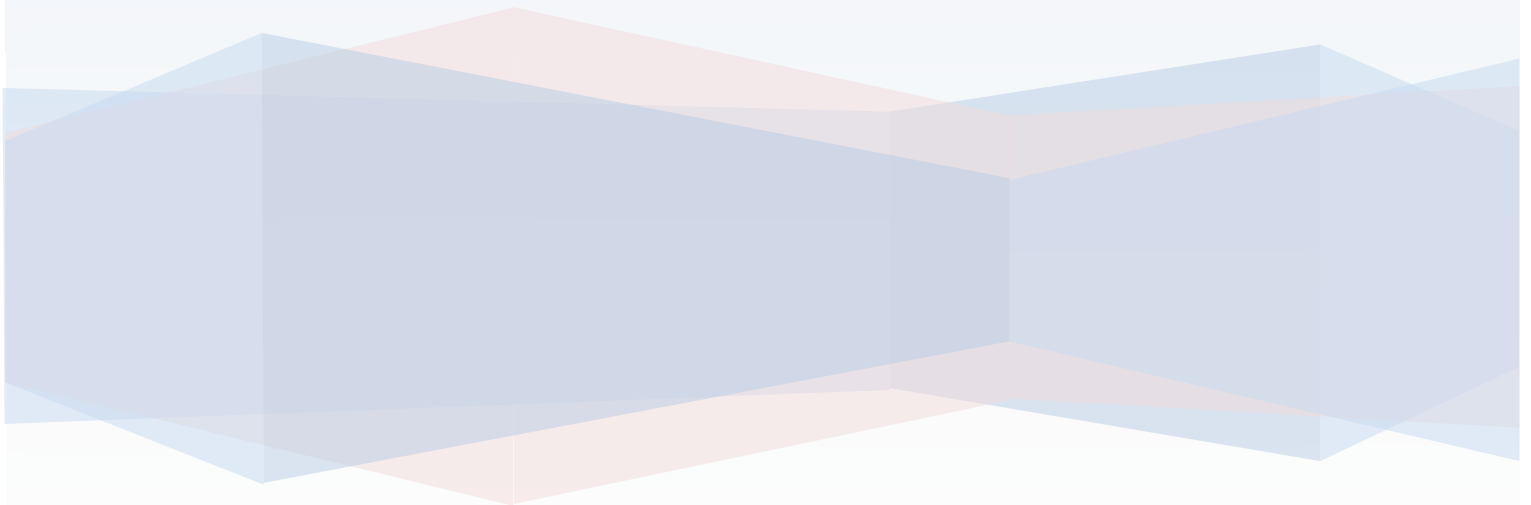
One thing that I realized was that I wanted to focus on the San Miguel Historic Trail for my senior project, and that is where John Knight and I discussed the signage program aspect of the trail. I had never seen or conducted a signage program, but research would help that. I conducted much research about all types of trails, historic vehicular trails, river trails, recreational trails, bicycle trails, hiking trails, and even some historical walking trails; but no signage programs on them. Most research had pictures of the signage, but not the process that the trail went through.

I then met with one of my senior studio contacts, a San Miguel resident, Lynne Schmitz, who was very helpful and very knowledgeable in the San Miguel history. Lynne works with the San Miguel Historical Society, the People of the Adobe, and many other historical groups that try to keep the town as historical and attractive as possible. Many years ago, Lynne made a "Self Guided Tour of San Miguel" brochure just out of fun, and gave a copy to me to use on our tour. Lynne gave me a tour for about an hour of San Miguel, showed me different sights on the tour, and told me stories of the quaint historical town. I took notes, and used this to make my 12 locations for my own San Miguel Historical Trail, as well as using some of her information and knowledge to produce descriptions for each sign at each sight.

After these three sources were used is when my research was put to the test and I began the completion of the San Miguel Historic Trail Signage Program. I used as much information from all the different sources as possible, decided on the locations, wrote the descriptions, and decided on the signage that would be used.

Chapter Three

Locations for San Miguel Historic Trail Signage Program



1) Rios-Caledonia Adobe:



2) Mission San Miguel Archangle



3) San Miguel Motel



4) San Miguel Flouring Mill



5) Church at San Miguel:



6) San Miguel Fire Station #1:



7) San Miguel Library



8) San Miguel Jail



9) San Miguel School Bell



10) Bank of Italy:



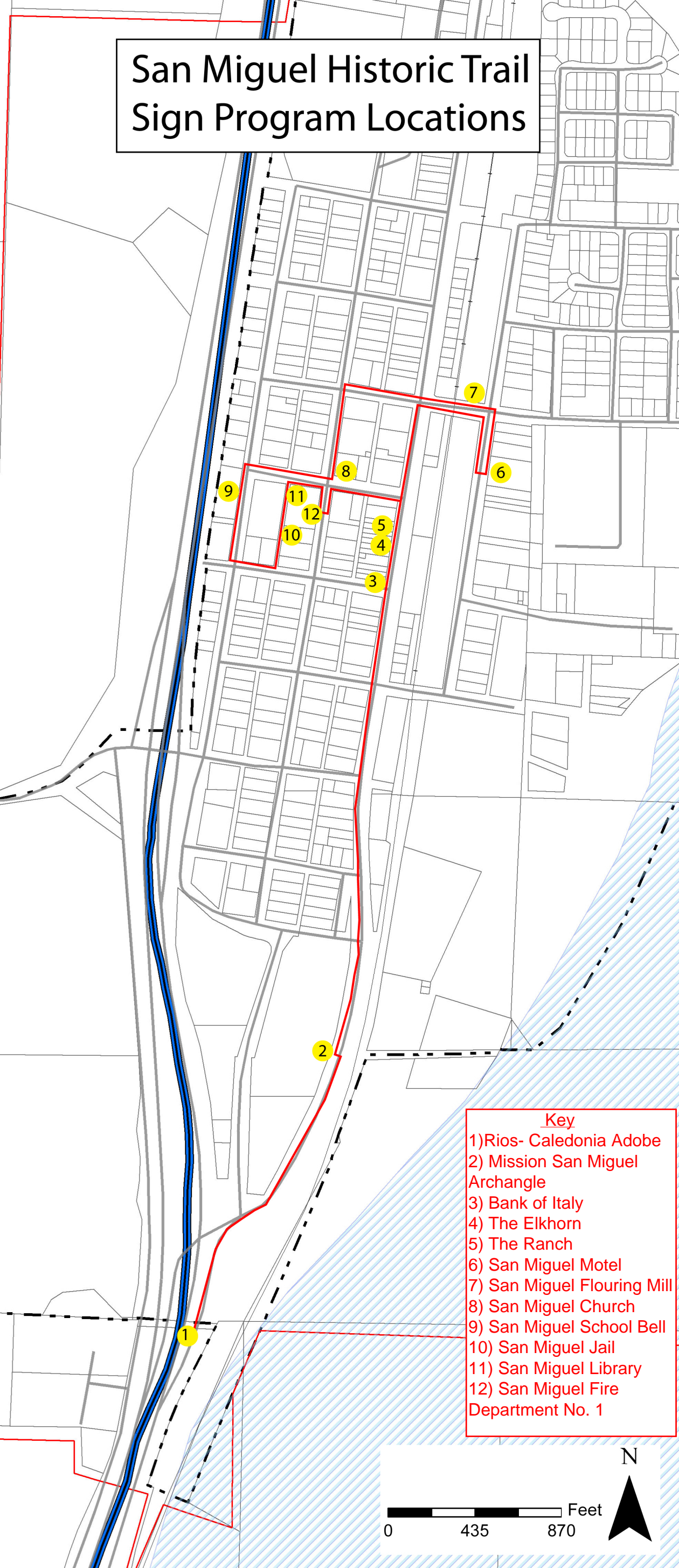
11) The Ranch:



12) The Elkhorn:



San Miguel Historic Trail Sign Program Locations



Key

- 1) Rios- Caledonia Adobe
- 2) Mission San Miguel Archangle
- 3) Bank of Italy
- 4) The Elkhorn
- 5) The Ranch
- 6) San Miguel Motel
- 7) San Miguel Flouring Mill
- 8) San Miguel Church
- 9) San Miguel School Bell
- 10) San Miguel Jail
- 11) San Miguel Library
- 12) San Miguel Fire Department No. 1

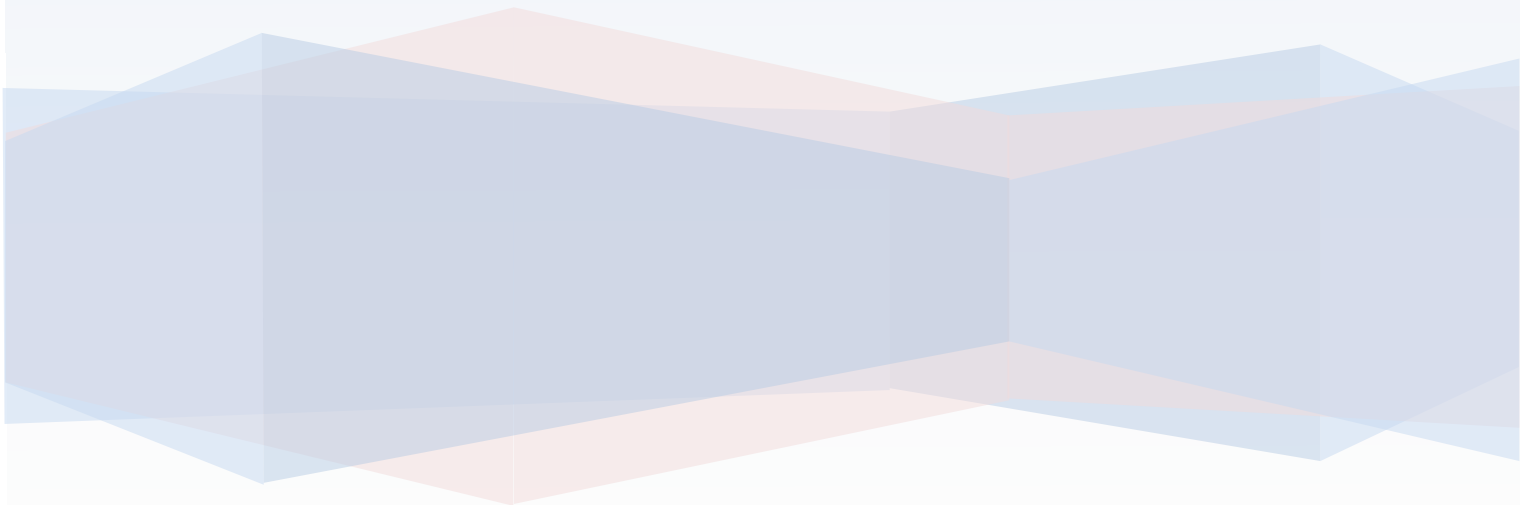
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Chapter Four

Signage for San Miguel Historic Trail Signage Program

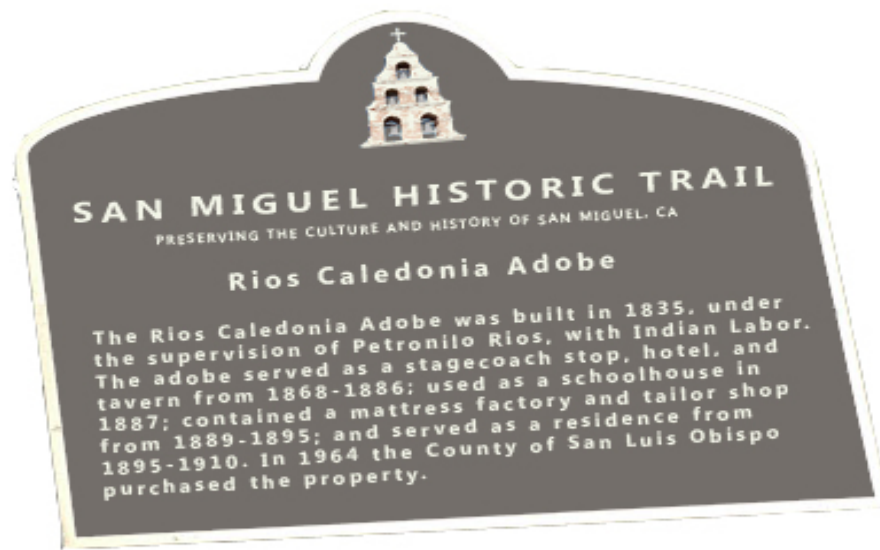


San Miguel Signage

Original



San Miguel Version

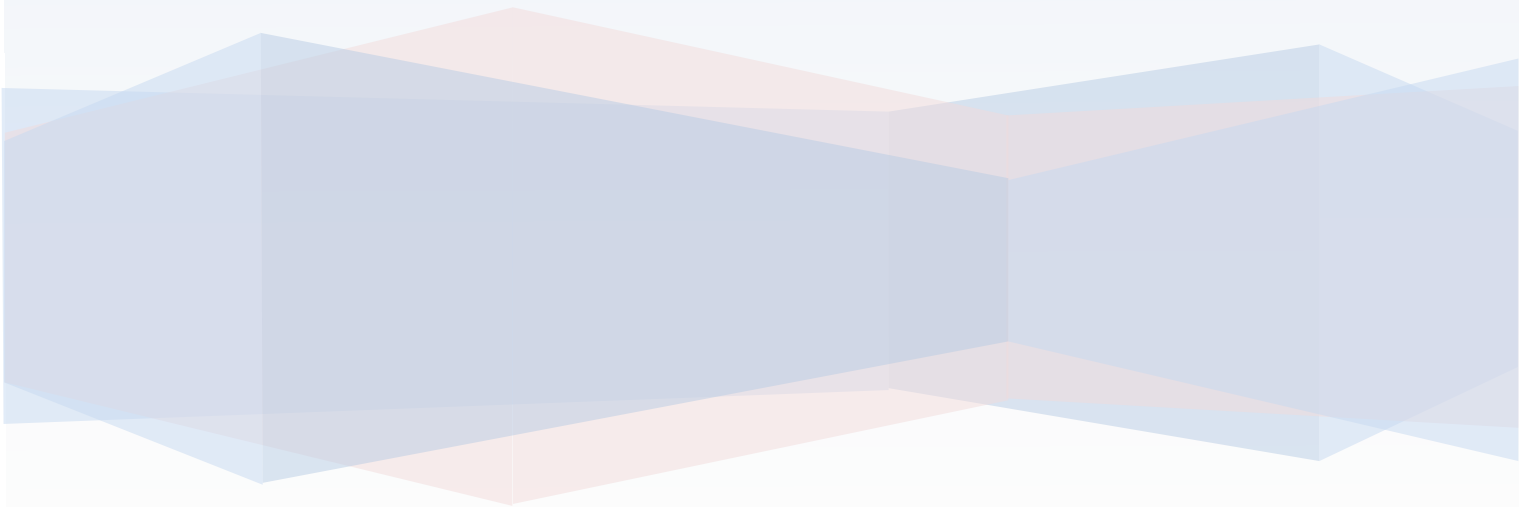


Example at Location



Chapter Five

Location Signage Descriptions for San Miguel Historic Trail Signage Program



San Miguel Historic Trail Signage Program

Location Descriptions

1) Rios- Caledonia Adobe

- **Description:** The Rios- Caledonia Adobe was built in 1835, under the supervision of Petronilo Rios, with Indian labor. The adobe served as a stagecoach stop, hotel and tavern from 1868-1886; used as a schoolhouse in 1887; contained a mattress factory and tailor shop from 1889-1895; and served as a residence from 1895-1910. In 1964 the County of San Luis Obispo purchased the property.

2) Mission San Miguel Archangel

- **Description:** Fray Fermín Francisco de Lasuén, OFM, second president of the California missions, founded San Miguel Arcángel on July 25, 1797. The 16th in a chain of 21 Franciscan missions, it influenced not only the native population, but also the history of California as a whole. The present church was built in the late 1800's.

3) Bank of Italy

- **Description:** The Bank of Italy was built in 1917, and was the first bank in San Miguel's downtown. The bank eventually became a Bank of America.

4) The Elkhorn

- **Description:** The Elkhorn has served as the neighborhood tavern since the early 1900's, and was especially active for the genteel citizens of San Miguel in the late 1940's, early 1950's. In the past, during war times, The Elkhorn was filled with soldiers that were off duty.

5) The Ranch

- **Description:** The Ranch in San Miguel was originally used as a local grocery store, located in the center of Mission Street. Today the Ranch is a "honky-tonk," which hosts many San Miguel community gatherings.

6) San Miguel Motel

- **Description:** The San Miguel Motel was built in the late 1800's as the "La Favorite" Hotel. The name was eventually changed to San Miguel Motel, and was used by many travelers through California. The location of the motel was known as the "Red Light District." Today, it is a private residence.

7) San Miguel Flouring Mill

- **Description:** The San Miguel Flouring Mill was established in the late 1880's, and was known as the S.P. Milling Warehouse. San Miguel produced many grains for Californians, and much of this happened in San Miguel. The San Miguel Flouring Mill is the town's oldest business, and is still in operation.

8) Church at San Miguel

- **Description:** The Church at San Miguel was an Active Assembly of God congregational church for the San Miguel community. The church was built in 1887.

9) San Miguel School Bell

- **Description:** The San Miguel School Bell is situated within today's San Miguel Community Park, because the park used to be the site of the old San Miguel School. The first brick schoolhouse was completed in 1888 near the site of today's swimming pool. The bell still rings out.

10) San Miguel Jail

- **Description:** The San Miguel Jail sits next to the San Miguel Library (and past courthouse.) The Jail was built behind the courthouse during World War I to house rowdy soldiers in town, as well as some locals.

11) San Miguel Library

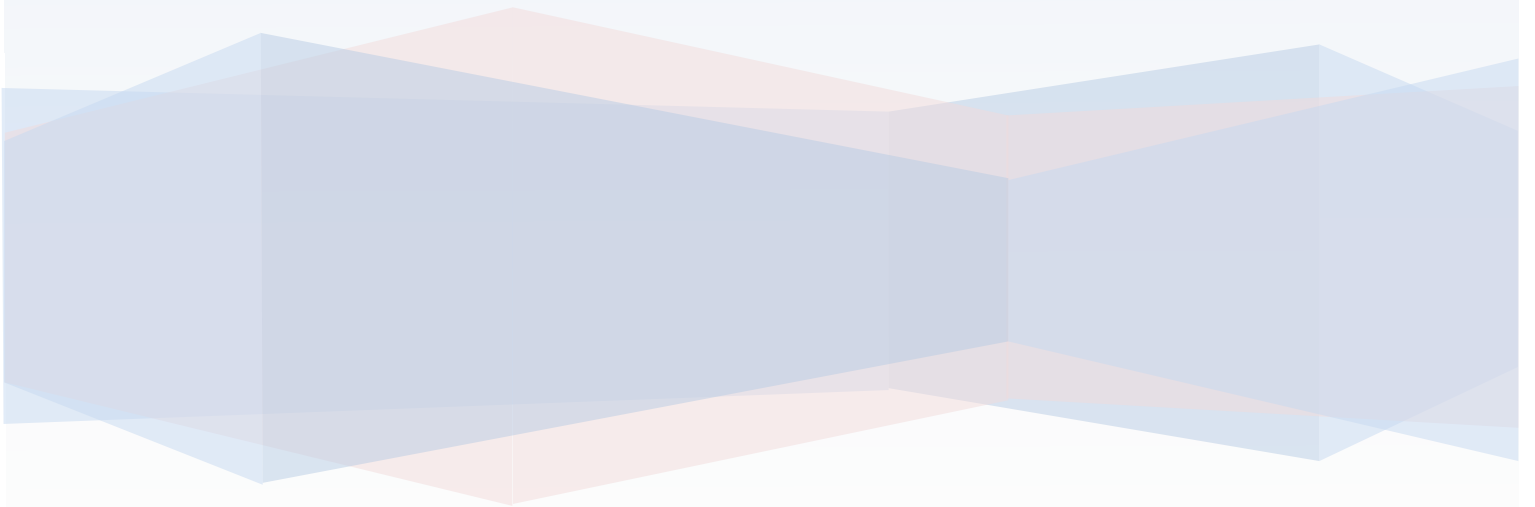
- **Description:** The San Miguel Library was built in the early 1940's. During the late 1940's and early 50's, part of the building was used as a courthouse. In 1917, the library was established as the San Miguel Library; one of the first libraries in the County.

12) San Miguel Fire Station #1

Description: The San Miguel Fire District was formed as a volunteer fire company in 1899. The fire station was used for the San Miguel community and surrounding area. The new San Miguel Fire Station #2 is located on Mission Street; the San Miguel Community Services District is in charge of the department.

Chapter Six

Appendixes for San Miguel Historic Trail Signage Program



Office of Historical Preservation

http://www.parks.ca.gov/default.asp?page_id=21381

California Historical Landmarks (CHLs) are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting at least one of the criteria listed below. The resource also must be approved for designation by the County Board of Supervisors or the City/Town Council in whose jurisdiction it is located; be recommended by the [State Historical Resources Commission](#); and be officially designated by the Director of California State Parks. CHLs #770 and above are automatically listed in the [California Register of Historical Resources](#).

Criteria for Designation

To be eligible for designation as a Landmark, a resource must meet at least one of the following criteria:

Be the first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

Be associated with an individual or group having a profound influence on the history of California.

Be a prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

Effects of Designation

Registration will be recorded on the property deed.

Limited protection: Environmental review may be required under the [California Environmental Quality Act \(CEQA\)](#) if property is threatened by a project. Contact your local planning agency for more information.

Local assessor may enter into contract with property owner for property tax reduction using the [Mills Act](#).

Local building inspector must grant code alternative provided under [State Historic Building Code](#).

Automatic listing in California Register of Historical Resources.

Bronze plaque at site (underwritten by local sponsor) may be ordered through OHP; highway directional sign available through local Department of Transportation (Caltrans) district office.

SITES:

NO. 326 MISSION SAN MIGUEL ARCÁNGEL - This site was selected because of the great number of Salinan Indians that lived in the vicinity. Fray Fermín Francisco de Lasuén, OFM, second president of the California missions, founded San Miguel Arcángel on July 25, 1797. The 16th in a chain of 21 Franciscan missions, it influenced not only the native population, but the history of California as a whole.

Location: SW corner of Mission St and San Luis Obispo Rd, San Miguel

NO. 936 RIOS-CALEDONIA ADOBE - This imposing building is an excellent example of California's Mexican-era architecture. With Indian labor, Petronilo Ríos built the two-story adobe about 1846 as his residence and the headquarters for his sheep and cattle operations. Named 'Caledonia' in the 1860s, it served as a hotel and stop on the stage route between Los Angeles and San Francisco until 1886. Restoration was begun in 1968 by the Friends of the Adobes.

Location: 700 Mission St, San Miguel

SAME WEBSITE BUT LANDMARK TAB

[California Points of Historical Interest](#) (Points) are buildings, sites, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other historical value.

The [California Register of Historical Resources](#) (California Register) includes buildings, sites, structures, objects and districts significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The resources below were listed in the California Register by the [State Historical](#)

[Resources Commission](#). **This is not a comprehensive list of resources on the California Register and does not reflect resources listed in the California Register by consensus determination.** To obtain a complete list of resources listed in the California Register please contact the appropriate regional [Information Center](#).

The [National Register of Historic Places](#) (National Register) includes buildings, structures, objects, sites, and districts of local, state, or national significance in American history, architecture, archeology, engineering, and culture.

RIO CALEDONIA WEBSITE

<http://www.rios-caledoniaadobe.org/index.htm>

SAN MIGUEL WEBSITE

<http://www.discoversanmiguel.com/>

San Miguel Historic Walking Trail Sign Program

120 Crandall Way
San Luis Obispo, CA 93405
Phone: (650) 483-0875
E-Mail: Kevin14boch@gmail.com
Cal Poly, CRP 463

To: John Knight, Client
From: Kevin Bocci, Consultant
CC:
Date: 4-17-2011
Re:

Memo

Case Study: Oregon Travel Information Council

Oregon Travel Information Council has very strict standards for their highway signs. The signs must be under four different categories or signs are prohibited from being posted. The four categories include: Interstate Logo Signs, Off-Interstate Logo Signs, Transit Oriented Directional (TOD) signs, Museum and Historical Signs, and Contact Signs. For a sign to be accepted under Oregon state law, there is an application process, and the sign must comply with all sign standards.

The two sign categories that are useful and comparable to the San Miguel Historic Trail Sign Program are the Transit Oriented Directional (TOD) Signs, which could be placed on highway shoulders to attract tourism within San Miguel. Transit Oriented Directional Signs, as well as Museum and Historical Signs are appropriate for the San Miguel Historic Walking Trail Sign Program. The San Miguel Historic Trail is a station-to-station walking trail through the downtown core of the town. The Oregon Travel Information Council is used to attract and direct travel within Oregon, and this could be used in the exact same fashion in San Miguel, California. The Transit Oriented Directional (TOD) Signs could be used to attract vehicular tourism, and the Museum and Historical Signs could be used in a station-to-station fashion, directing the tourism North to South along Mission Street in downtown San Miguel.

Below are the two descriptions of the types of Sign's that are applicable in San Miguel, as well as a picture for visual reference:

Transit Oriented Directional (TOD) Signs:

“TOD signs consist of a blue sign panel with white letters giving the name of a qualified tourist oriented business or activity, or a qualified historical or cultural feature, together with directional information.

TOD signs may be installed along non-interstate, rural highways, but not in urban areas.

Naturally, the signs are not only valuable to the motorist, but also to the businesses featured on the signs. While businesses may look at highway signs as a form of

advertising or promotion, the signs are in fact classified as official traffic control devices and are regulated by Federal and State laws.

The Travel Information Council initiated this sign program in 1983 and was given permission by the Federal Highway Administration to try them on an experimental basis. Two other states also participated in the experimental stages from 1983-1988. In 1989, Oregon's standards were adopted into the Federal Manual on Uniform Traffic Control Devices and this program is now permitted for use by all states."



Museum and Historical Site Signs:

"Museum and Historic Site signs consist of a brown sign panel with white letters giving the name of a qualified Museum or Historic Site together with directional information.

Museum and Historic Site signs may be installed along non-interstate, rural highways, but not in urban areas.

Naturally, the signs are not only valuable to the motorist, but also to the businesses featured on the signs. While businesses may look at highway signs as a form of advertising or promotion, the signs are in fact classified as official traffic control devices and are regulated by Federal and State laws.

The Travel Information Council established this program in 1991 to help visitors find Oregon's historical attractions and to be consistent with the nationally recognized colors of white on brown for cultural and historical signs."



Iowa Water Trails Sign Program, Des Moines Water Trail:

The State of Iowa has strict standards on the development of trails within a creek or river area. The restrictions on signs and safety are very crucial to the development of these “water trails.” The Iowa Water Trails Sign Program is an in-depth program that explains the regulations and restrictions on where a sign is located, why the sign is located there, and how the sign looks. Within the manual there are many examples of different types of signs used when building a trail, some directional, some safety oriented, and some informational. The extensive explanation and detail that these signs must commit to is a perfect example for all other sign programs along any type of trail.

The Iowa Water Trails Sign Program is similar to that of the San Miguel Historic Trail Sign Program because each program is for a type of trail, not a major highway thoroughfare. A trail sign program is directed towards pedestrian and cyclist traffic. Another reason that the Iowa Water Trails Sign Program is a good existing sign program to follow is because it includes safety, informational, and directional signs; which will be used in the San Miguel Historic Trail Sign Program. The Historic Trail is located along a busy downtown street, so safety must be incorporated into the program. Another aspect of the Iowa Water Trails Sign Program that can be used to implement into the Historic Trail Sign Program is the regulations on the size and look of each sign. Below are text examples from the Iowa Water Trails Sign Program Manual:

“**Posts** should follow standards of the local public area. For example, all state parks require wooden posts. Many city parks use U-channel posts. Dam warning signs appear to be particularly prone to vandalism, and “DANGER DAM” signs should be fixed to posts a distance of 10 feet above the ground to avoid being easily scratched or marked. Purchase either 14” or 16” posts for that purpose.”

Below is an example from the sign manual showing example image and description:



Sign: DAM
Size: 36"X36"
Color: Orange, Black on White
Thickness: .080
Material: Aluminum
Reflective: Yes
Hole size: 7/16"
Centers: 9" from each side
Placement: Place near dam to be visible a minimum of 300 feet upstream; may be placed on cables across rivers or on posts if visible

References:

Iowa Department of Natural Resource, Iowa Water Trails Program Sign Manual
http://72.41.119.75/Library/Signage/Iowa_water_Trail_Sign_manual.pdf

Oregon Travel Information Council, Business Programs and Services, Sign Programs
<http://www.oregontic.com/sales/signs.php>

Iowa Water Trails Program Sign Manual



Iowa Department of
Natural Resources



Water Trail Sign Notes

For **state highways**, plan to work with the Iowa DOT for custom designed signs that meet specific typeface criteria. DOT will also install these signs. Both services are free, however, the signs themselves must be purchased by the water trail developer either from Prison Industries, a third-party vendor, or the Iowa DOT (~\$8.50 per square foot).

Posts should follow standards of the local public area. For example, all state parks require wooden posts. Many city parks use U-channel posts. Dam warning signs appear to be particularly prone to vandalism, and “DANGER DAM” signs should be fixed to posts a distance of 10 feet above the ground to avoid being easily scratched or marked. Purchase either 14” or 16” posts for that purpose.

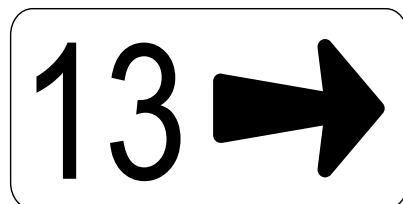
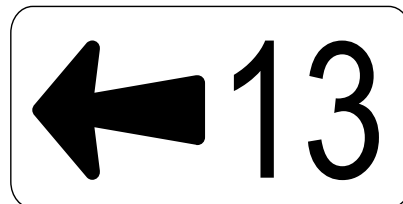
Sign placement at dams require special guidance. See illustrations on page 7.

For water trail developers, a **list of prices** is available from Prison Industries for budgeting purposes. Send an e-mail to watertrails2@dnr.state.ia.us to receive the most current version. Note that for developers using **Federal Recreational Trails** grants, Iowa DOT does not allow Prison Industries purchases and commercial sign vendors must be used.

Sign: Water Trail Name
 Size: 12"x18"
 Color: Blue, Pantone300C; Green, Pantone348C;
 Orange, 1665C
 Thickness: .080
 Material: Aluminum
 Reflective: Yes
 Hole size: 7/16"
 Centers: 6"
 Placement: At launch, or at intersections sharing
 post with wayfinding arrows for city/county
 roads



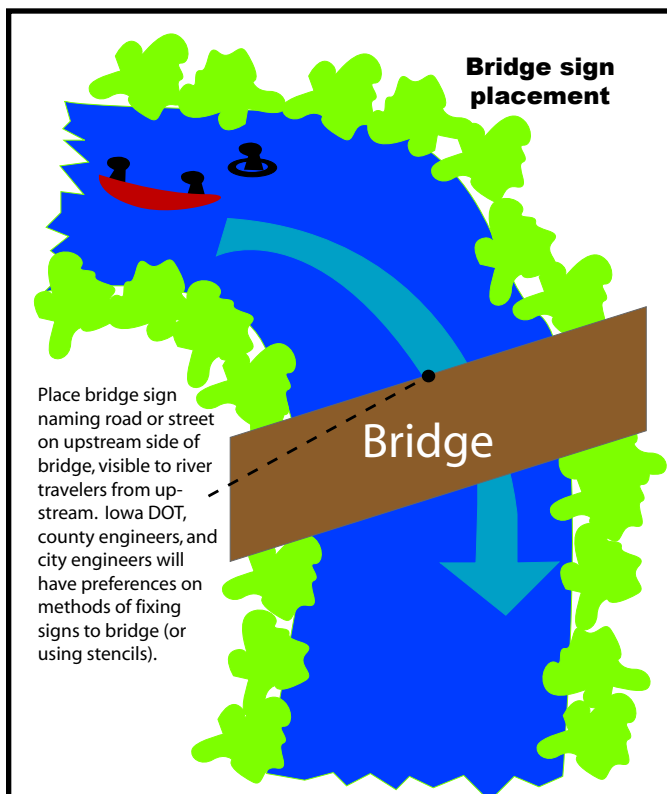
Sign: Wayfinding left and right arrows
 Size: 12"x6"
 Color: black on white
 Thickness: .080
 Material: Aluminum
 Reflective: Yes
 Hole size: 7/16"
 Centers: 1"
 Placement: at intersections sharing post below
 Water Trail Name sign for county/city roads



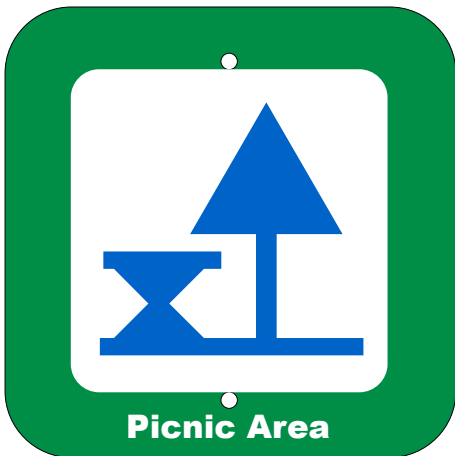


Sign: Access name/Distance to Next Access
 Size: 12"x12"
 Color: Blue, Pantone300C; Green, Pantone348C, on White
 Thickness: .080
 Material: Aluminum
 Reflective: Yes
 Hole size: 7/16"
 Centers: 6"
 Options: Canoe-only, or canoe with powerboat
 Placement: At launch, can share post with Water Trail Name sign

Martin Luther King Memorial Parkway



Sign: Bridge sign
 Size: 66"x20"
 Color: black on white
 Thickness: .080
 Material: Aluminum
 Reflective: Yes
 Hole size: 7/16"
 Centers: N/A
 Options: Sign size may be adjusted for less or more text; Stencils may be used in lieu of this sign;



Sign: Amenities

Size: 12"x12"

Color: Blue, Pantone300C; White; (Red); on
Green, Pantone348C

Thickness: .080

Material: Aluminum

Reflective: Yes

Hole size: 7/16"

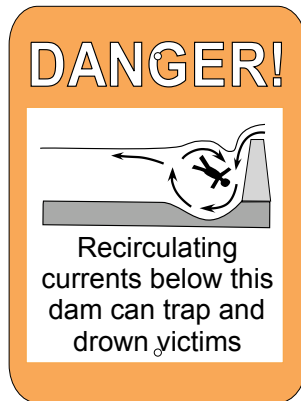
Centers: 9"

Options: Canoe-only, or canoe with powerboat

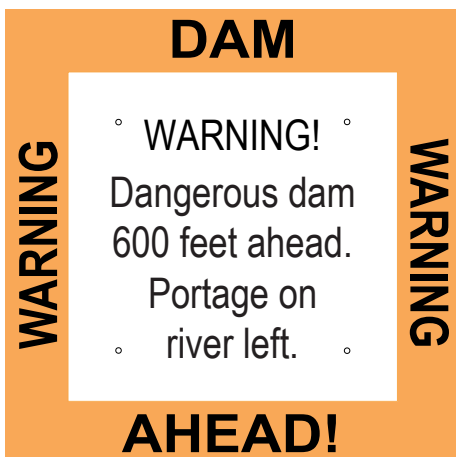
Placement: At launch, can share post with Water
Trail Name sign



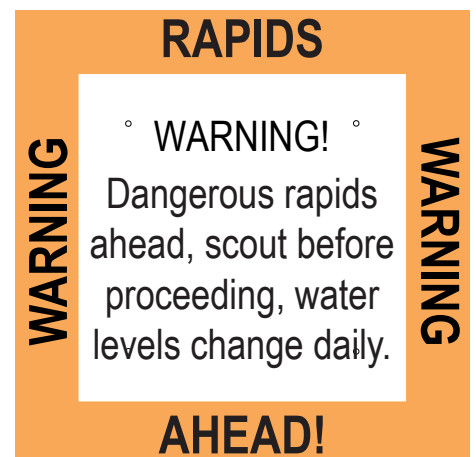
Sign: DAM
 Size: 36"X36"
 Color: Orange, Black on White
 Thickness: .080
 Material: Aluminum
 Reflective: Yes
 Hole size: 7/16"
 Centers: 9" from each side
 Placement: Place near dam to be visible a minimum of 300 feet upstream; may be placed on cables across rivers or on posts if visible



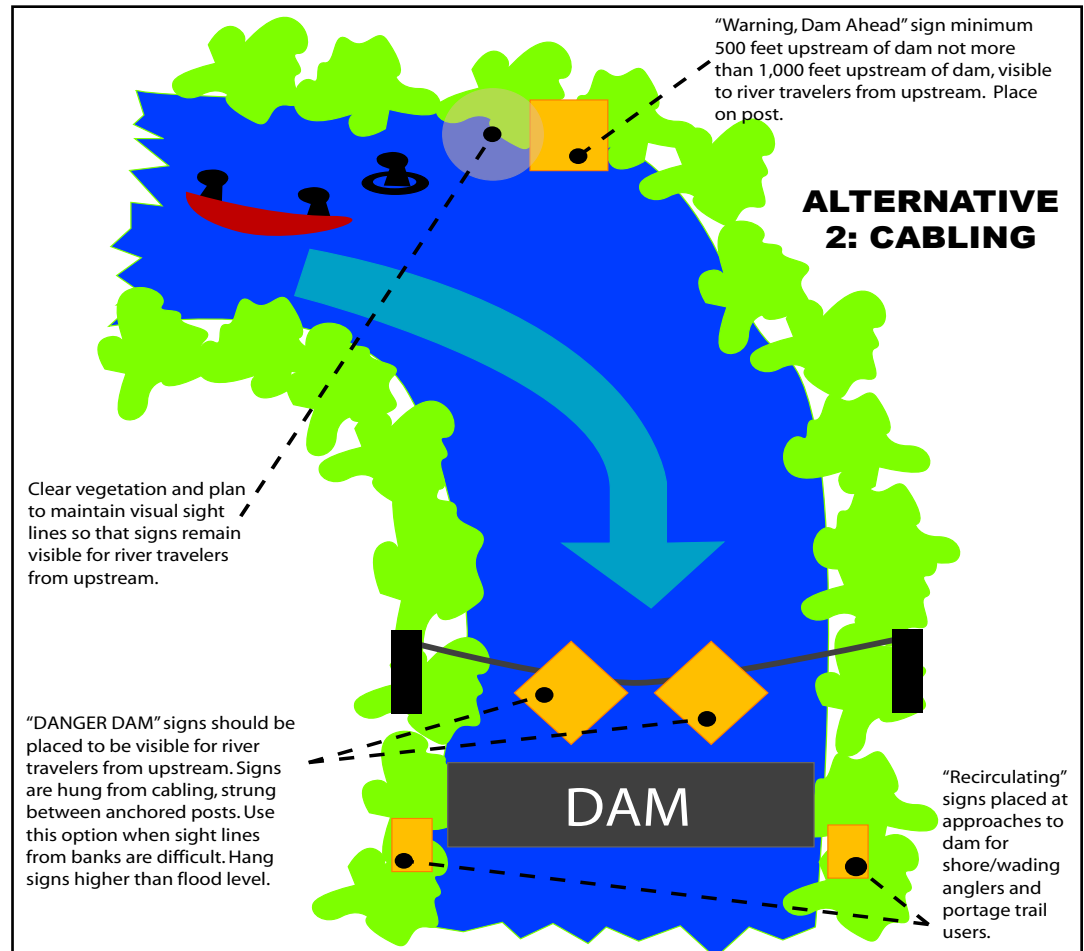
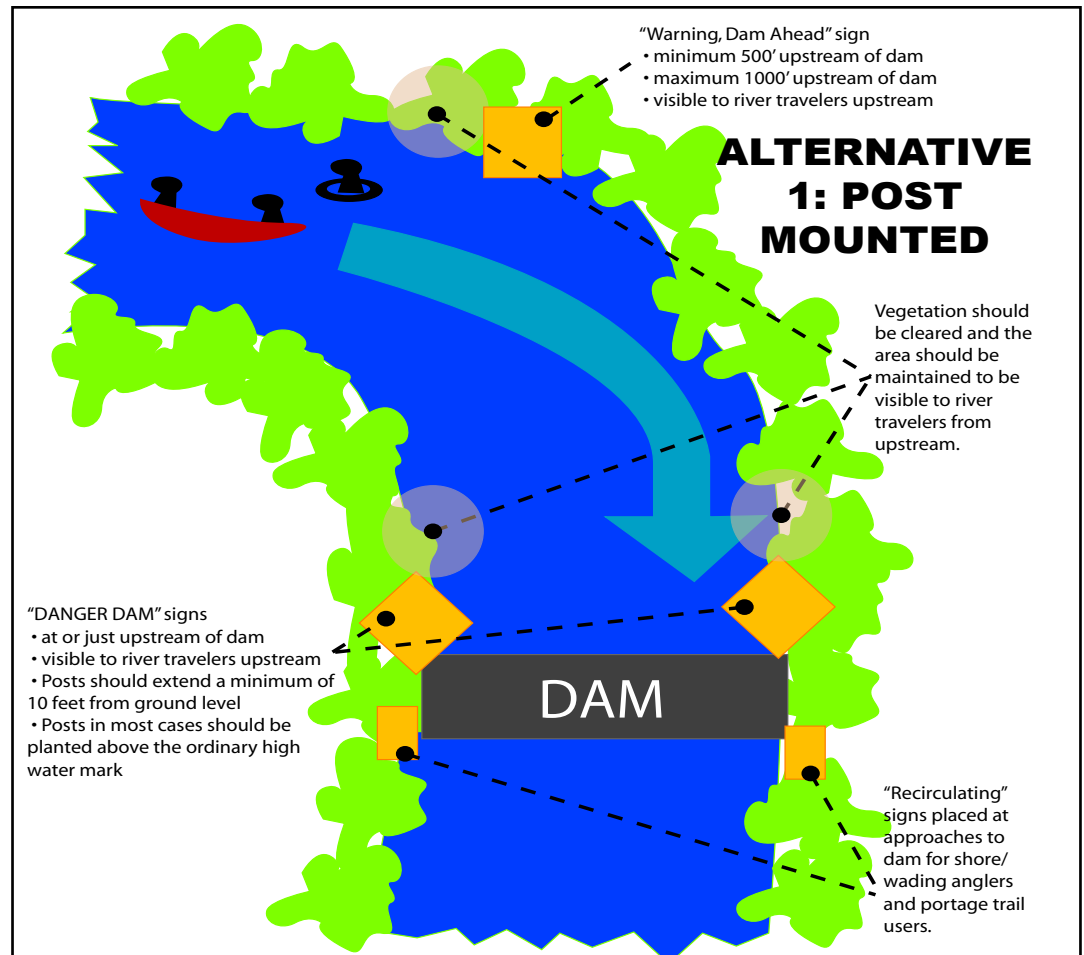
Sign: Dam, Recirculating
 Size: 18"X24"
 Color: Orange, Black on White
 Thickness: .080
 Material: Aluminum
 Reflective: Yes
 Hole size: 7/16"
 Centers: 10"
 Placement: At dam, visible from portage routes and to anglers using the dam.



Sign: Warning Rapids/Dam ahead
 Size: 36"X36"
 Color: Orange, Black on White
 Thickness: .080
 Material: Aluminum
 Reflective: Yes
 Hole size: 7/16"
 Centers: 9" from each side, 2 posts
 Options: Custom distances & messages are available from Water Trails coordinator.
 Placement: Visible from river well upstream of hazard.

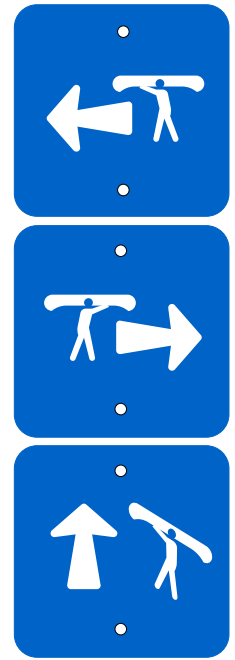


DAM SAFETY SIGN PLACEMENT GUIDELINES

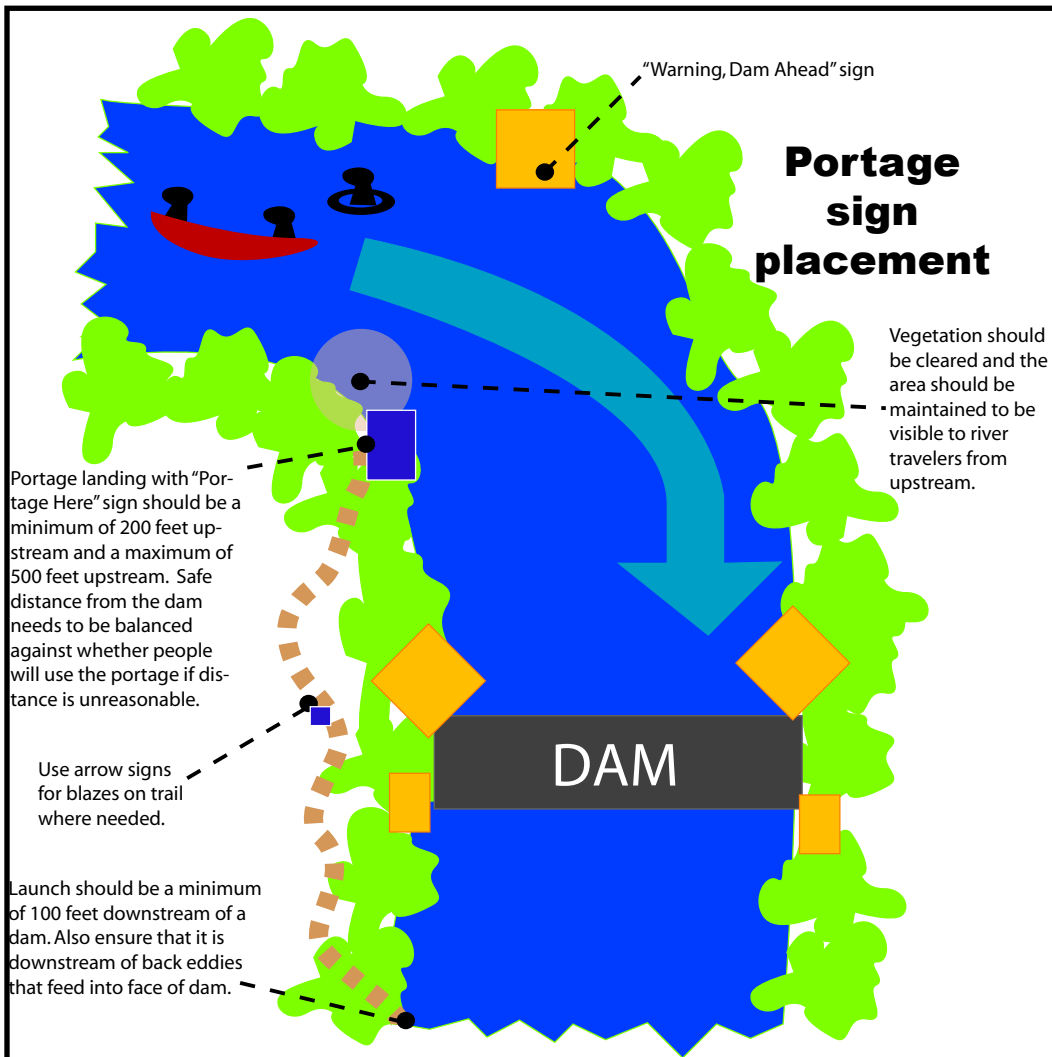




Sign: Portage
 Size: 12"x18"
 Color: White on Blue, Pantone300
 Thickness: .080
 Material: Aluminum
 Reflective: Yes
 Hole size: 7/16"
 Centers: 12"
 Placement: Visible upstream of landing, guiding users to land- ing for land trail. Ensure these are a reasonable distance upstream of dams or other hazards.



Sign: Portage arrows (left, right, up)
 Size: 8"x8"
 Color: White on Blue, Pan- tone300
 Thickness: .080
 Material: Aluminum
 Reflective: Yes
 Hole size: 7/16"
 Centers: 6"
 Placement: Use as trails blazes on the portage trail.



Water Trail Rules

Respect private property.

Much land along this waterway is private. Do not tamper with fences, livestock, or any other property. Enter private land only with permission of the landowner.

Be safe.

River users are required to have a Personal Floatation Device in the boat. Actually wearing it greatly increases your chance of survival if you capsize. River levels change and conditions change constantly. Avoid hazards such as snags, and ALWAYS portage at low-head dams.

Limit alcohol consumption.

Intoxication on waterways leads to poor judgment and increased risk of drowning.

No littering or dumping.

Leave no trace. Volunteers work to keep this river clean.

Sign: Rules

Size: 12"X12"

Color: White on Blue, Pantone300; Green, Pantone348C

Thickness: .080

Material: Aluminum

Reflective: Yes

Hole size: 7/16"

Centers: 9"

Placement: At accesses, especially where land-owner relations are sensitive, or where there have been other problems

San Miguel Historic Walking Trail Sign Program

120 Crandall Way
San Luis Obispo, CA 93405
Phone: (650) 483-0875
E-Mail: Kevin14boch@gmail.com
Cal Poly, CRP 463

To: John Knight, Client
From: Kevin Bocci, Consultant
CC:
Date: 4-17-2011
Re:

Memo

From Wednesday April 13, 2011:

- Client and Consultant discussed contacting the community of San Miguel. Consultant has already made contact with Lynne Schmitz, but Client recommended reaching out to Jani Meyers.
- Looked over Client/Consultant contract
- Discussed research conducted on the town of San Miguel and its historic background.
- Discussed starting to build the reports Table of Contents

For Wednesday April 20, 2011:

- Have Client/Consultant contract finalized for signatures from both parties.
- Research past sign programs
- Develop case studies on past sign programs
- Continue discussions with Lynne Schmitz and make plans to meet in San Miguel this week.
- Start developing a Table of Contents for the final report.

San Miguel Historic Walking Trail Sign Program

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San Luis Obispo, CA 93405
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- Research past sign programs, and develop case studies.
- Continue discussions with Lynne Schmitz and make plans to meet in San Miguel this week.
-

Kevin Bocci

Notes from San Miguel tour with Lynne Schmitz

April 21, 2011

San Miguel Historic Trail Sign Program

1) Rio Caledonia Adobe

- 1930- Front building was built, with the gas pump
- 1950- Back building was built

2) Father Reginald Memorial Park

3) The Ranch

- Used to be a grocery store

4) San Miguel Motel

- Used to be part of the Red Light District during times of war

5) Flouring Mill (South)

- San Miguel used to be a huge grains production area
- Cleaning seeds
- Storing seeds
- Van Horn Family

6) Flouring Mill (North)

- Purina Chows

7) Bell/School House

8) Hoffman House

9) Library and Jail

- Used to be courthouse and jail

10) Church on 13th and L street

11) Sims Hotel

- Old Brothel

12) Old San Miguel Fire Station

San Miguel Historic Walking Trail Sign Program

120 Crandall Way
San Luis Obispo, CA 93405
Phone: (650) 483-0875
E-Mail: Kevin14boch@gmail.com
Cal Poly, CRP 463

To: John Knight, Client
From: Kevin Bocci, Consultant
CC:
Date: 4-27-2011
Re:

Memo

From Wednesday April 27, 2011:

- Client and Consultant discussed prior meeting goals. The goals were to meet with Lynne Schmitz and have a personal historical San Miguel tour to establish the Historic Tour locations/sites.
- Scanned Client/Consultant contract and emailed to the Client.
- Consultant finalized the Table of Contents of the Report.
- Consultant started work on the Introduction chapter.
- Consultant started drafting the San Miguel Historic Trail Signs.

For Wednesday May 4, 2011:

- Have first draft of Historic Trail Signs completed, hand drawn copy is acceptable.
- Develop at least half of the Historic Trail location descriptions for each sign.
- Continue work on the Introduction chapter.

San Miguel Historical Trail Sign Program

By Kevin Bocci

Historic Trail Sign Program

- After CRP 410 and 411, decide on favorite aspects of the project.
- Historic Trail
- Decided a Sign Program for the trail

Location Decisions

- I had some from CRP 410, 411
- I met with Lynne Schmitz, she gave me a personal tour
- She also gave me her "Self Guided Tour" that she made many years ago
- Through all these sources, I made my own list of 12 locations on the tour to use for signage

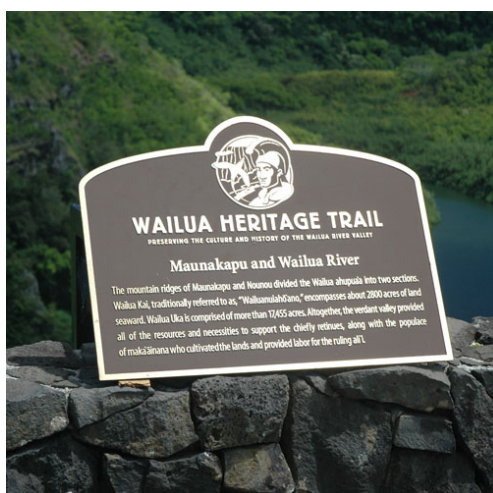
Chosen Locations

- | | |
|--------------------------------|--------------------------|
| ■ Rios- Caledonia Adobe | ■ San Miguel Library |
| ■ Mission San Miguel Archangel | ■ San Miguel Jail |
| ■ San Miguel Motel | ■ San Miguel School Bell |
| ■ San Miguel Flouring Mill | ■ Bank of Italy |
| ■ Church at San Miguel | ■ The Ranch |
| ■ San Miguel Fire Station #1 | ■ The Elkhorn |

Next Step

- Decide what the signs will look like
- Something classy but also informational
- Conducted multiple case studies and learned about signage
- Found one online

San Miguel Historic Trail



Next Step

- Write descriptions of each location for each sign...
- Example: San Miguel School Bell
 - **Description:** The San Miguel School Bell is situated within today's San Miguel Community Park. The park used to be the site of the old San Miguel School. The first brick schoolhouse was completed in 1888 near the site of today's community swimming pool. The bell still rings out.

The Final Stretch

- From here on out:
 - Finish Report and Map
 - Finish Drafting the sign
 - Prepare for client to review report at 90% complete
 - Prepare for the June 9th showcase

Thank You!!

- Questions anyone?

San Miguel Historical Trail Sign Program

By Kevin Bocci

Tonight's Agenda

- Why a Sign Program?
- Choose Locations
- Go through the location via map
- Show developed signage
- Example of description of location
- Take Questions.

Historic Trail Sign Program

- After CRP 410 and 411, decide on favorite aspects of the project.
- San Miguel Historic Trail
- Decided a Sign Program for the trail

Location Decisions

- I had some from CRP 410, 411
- I met with Lynne Schmitz, she gave me a personal tour
- She also gave me her "Self Guided Tour" that she made many years ago
- Through all these sources, I made my own list of 12 locations on the tour to use for signage

Final Map and Locations



San Miguel Historic Trail Sign Program Locations

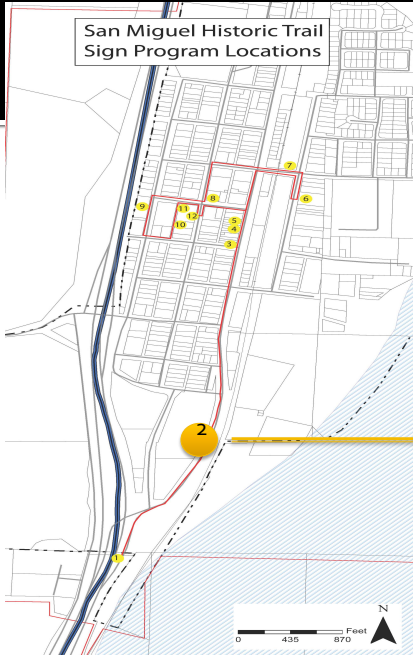
0 435 870 Feet

N

- 1) Rios- Caledonia Adobe



Final Map and Locations



San Miguel Historic Trail Sign Program Locations

0 435 870 Feet

N

- 2) Mission San Miguel Arcangel



Final Map and Locations



San Miguel Historic Trail Sign Program Locations

0 435 870 Feet

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- 3) The Bank of Italy



Final Map and Locations



San Miguel Historic Trail Sign Program Locations

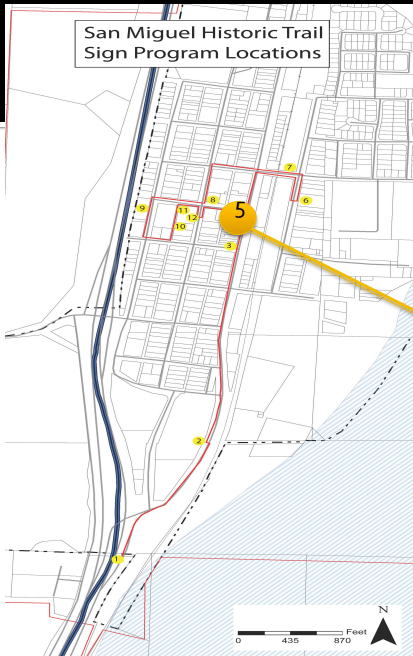
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- 1) The Elkhorn




Final Map and Locations



San Miguel Historic Trail Sign Program Locations

0 435 870 Feet

- 5) The Ranch



Final Map and Locations




San Miguel Historic Trail Sign Program Locations

0 435 870 Feet

- 6) San Miguel Motel



Final Map and Locations




San Miguel Historic Trail Sign Program Locations

0 435 870 Feet

N

- 7) Flouring Mill



Final Map and Locations



San Miguel Historic Trail Sign Program Locations


0 435 870 Feet

N

- 8) Church at San Miguel




Final Map and Locations



San Miguel Historic Trail Sign Program Locations

0 435 870 Feet

- 9) San Miguel School Bell



Final Map and Locations



San Miguel Historic Trail Sign Program Locations

0 435 870 Feet

- 10) San Miguel Jail



Final Map and Locations



San Miguel Historic Trail Sign Program Locations

0 435 870 Feet

- 11) San Miguel Library



Final Map and Locations



San Miguel Historic Trail Sign Program Locations

0 435 870 Feet

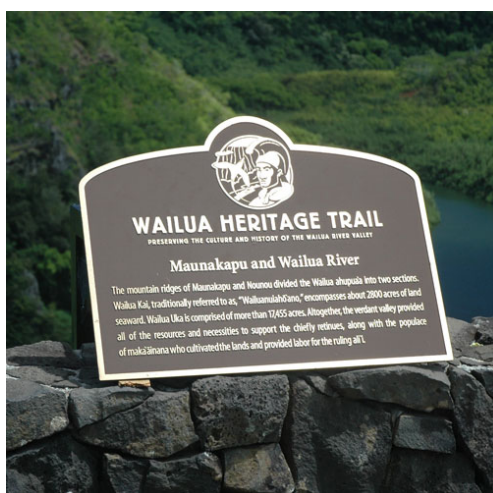
- 12) San Miguel Fire Station #1



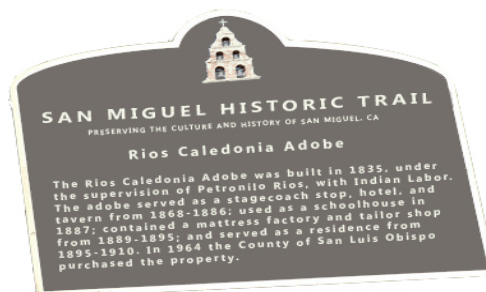
Next Step

- Decide what the signs will look like
- Something classy but also informational
- Conducted multiple case studies and learned about signage
- Found one online, converted to what worked for San Miguel

San Miguel Historic Trail Signage



San Miguel Historic Trail Signage



Next Step

- Write descriptions of each location for each sign...
- Example: San Miguel School Bell
 - **Description:** The San Miguel School Bell is situated within today's San Miguel Community Park. The park used to be the site of the old San Miguel School. The first brick schoolhouse was completed in 1888 near the site of today's community swimming pool. The bell still rings out.

Thank You!!

- Questions anyone?

March 30, 2011
San Miguel Historic Trail Sign Program
Kevin Bocci

**CONSULTANT PROPOSAL AND SCOPE OF SERVICES AGREEMENT
For County of San Luis Obispo**

Kevin Bocci, hereinafter referred to as CONSULTANT, agrees to provide consultant services to County of San Luis Obispo, hereinafter referred to as CLIENT, as further described below. This proposal is made as partial fulfillment of the requirements of City and Regional Planning 463 – Senior Project, a course conducted under the auspices of the Department of City and Regional Planning, College of Architecture and Environmental Design, California Polytechnic State University, San Luis Obispo, California.

1. **TERM.** The term of the proposed SCOPE OF SERVICES AGREEMENT (hereafter referred to as SCOPE) shall be from the date of CLIENT approval of this proposal until acceptance or completion of said services but no later than June 9, 2011. All work products shall be submitted to CLIENT representative no later than 5:00 p.m., Thursday, June 9, 2011. Materials received after that time will not be accepted.
2. **CLIENT REQUIREMENTS.** This SCOPE is based on and is intended to fulfill the CLIENT requirements, as described in the CRP 463 Course Syllabus, Spring 2011. Said document is hereby incorporated into this proposal by reference.
3. **FEE SCHEDULE.** As this SCOPE is intended to meet academic requirements, no actual fees will be paid or received. However, a preliminary budget has been prepared which identifies hours by task or work product (based on \$65/hour). Reimbursable expenses (ie: travel costs, copies, phone, etc.) are estimated at 10% of the labor costs. Overall fee to complete the services specified in this agreement is estimated at \$6,435. A more detailed fee estimate will be prepared and submitted at week #2.
4. **CLIENT CONSIDERATION.** CLIENT representative, Scott Bruce/John Knight, agrees to assist CONSULTANT by providing base information, technical support and guidance during the course of this project; pursuant to his role as instructor for said course, to the extent feasible and reasonable.
5. **CONSULTANT'S OBLIGATIONS.** For the consideration noted above, and to fulfill the requirements of CRP 463, CONSULTANT proposes and agrees to: A) provide consultant services as described more particularly below, B) to meet University and Department of City and Regional Planning requirements regarding senior project completion, and C) to complete all required work in a timely, thorough and professional manner, to the approval of the CLIENT representative.
6. **AMENDMENTS.** Amendments to this proposal, once accepted, are strongly discouraged. Any amendment, modification or variation from this proposal shall require prior written approval by the CLIENT representative and where necessary, by the Department of City and Regional Planning, and then only for compelling reasons that are beyond control of CONSULTANT, or as determined necessary by the CLIENT representative.
7. **SCOPE OF SERVICES.** CONSULTANT hereby proposes and agrees to provide the following services:

A. Proposed Project: The San Miguel Historic Trail Sign Program will focus on the need for organizational tourism within the San Miguel community. Currently, the main focus of the existing tourism is centered on Mission San Miguel Archangel and the Rios-Caledonia Adobe, however the San Miguel Historic Trail Sign Program will direct tourist of San Miguel throughout the community using a station-to-station walking trail. The final product will be a San Miguel Historic Trail Sign Program report, with descriptions of each location and a 11x17 map showing chosen trail sites.

B. Key Tasks & Deliverables: The following key tasks will be completed:

Task 1- Meetings and Coordination: This task will be carried out throughout the entire ten-week process. The consultant will meet every Wednesday at 7:20 p.m. for 20 minutes with the client, to review the progress that has been made towards the final goal, of completing the San Miguel Historic Trail Sign Program. The deliverables for these meetings will be different each week, and could include any documentation, research, or questions that the consultant has had during the past week; as well as meeting minutes from each week.

Task 2- Research and Compile Background Information: This task will be the main research used to determine which historical sites to chosen for informational and directional sites within the San Miguel Community. Background information can be in many forms, through text and Internet research, as well as personal research, such as field trips and personal interviews. The deliverables for this task will include a "research report" of what has been found and learned about the within the San Miguel community. This report will include text, color pictures, as well as any quoted notes taken on personal research trips. This will be about 10, 8.5x11 color pages of research compiled. The research will include about 12 pictures, of the 12 locations chosen for the sign program.

Task 3- Case Studies: This task will be used not only on the historical side, but also with the signage aspect of the report. Past "sign programs" will be researched to learn about what types of signs, the design of the signs, as well as the implementation of these signs. The deliverables for this task will include a case study report of a current sign program. The case study will be in memo form, including pictures. A copy will be printed for the consultant as well as the client. The case study memo style report will be about 5, 8.5x11, color pages.

Task 4- Identify Sign Locations and Purposes: This task will involve the decision making for the location of each sign, and the historic significance of that location with regard to the San Miguel community. The deliverables for this task will be a list of all chosen locations and why the sign and location were chosen. With the document will be a color draft map of all 12 locations, with call outs, within the San Miguel downtown. The map will be 11x17 size, in color printing. The consultant will provide a copy to the client, as well as a PDF formatted map will be submitted and the original GIS file.

Task 5- Design, Graphics, and Explanation: This task will be to design what the sign's look like and what goes on the sign. The signs must look aesthetically pleasing, as well as informational and directional. The deliverables for this task will be to determine the design of the sign, and have a draft color image of the sign, as well as a draft "text" for each sign. There will be one graphic designed that will be used on each location sign. The first draft will be hand drawn, and following that it will be scanned and put into Photoshop for the finishing edits

Task 6- Finalize Report and Presentation: Task six is in preparation of our week seven presentation documenting the progress made with the San Miguel Historic Trail Sign Program report. The presentation will be given to the client. After this, the finishing touches of the San Miguel Historic Trail Sign Program will have to be made to have it completely finalized for the client by June 9th, 2011. The deliverables for this task are in two parts, the week seven presentation will be given through PowerPoint, and the June 9th deliverable will be two 20 page color professionally bounded reports. Following the week seven presentation, a 90% completed report will be submitted to the client for review. Following his review and edits, the final report will be delivered.

C. Methods and Resources: The primary methods and resources that will be used include:

The final goal for the San Miguel Historic Trail Sign Program is to fully implement the signage into the community as one of the beginning stages of the San Miguel Community Plan Update, created by the City and Regional Planning studio. To obtain this goal, the consultant will be developing the San Miguel Historic Trail Sign Program for the County of San Luis Obispo to adopt and develop within the San Miguel community. This report will be developed by creating a timeline and tasks for completion that I as the consultant will follow as steps towards completion.

The final product for the San Miguel Historic Trail Sign Program will be a report that explains the selected locations and the historical reasoning for why that location was chosen for the trail. The report will also have a final map showing the locations of the different locations in the San Miguel downtown. The use of this final report and map will be used in correlation with the San Miguel Community Plan Update, created by the 2011 City and Regional Planning 411 studio for the County of San Luis Obispo to implement as felt necessary with the San Miguel communities growth and needs.

The consultant will have weekly meetings with the client, the County of San Luis Obispo, to correlate and review the progress that has and will be made towards the completion of the report. These meetings will take place in the Cal Poly City and Regional Planning department, at 7:20 p.m. on Wednesday evenings.

There are many tools that are necessary to finalize the San Miguel Historic Trail Sign Program report. Some of these tools will include past San Luis Obispo County documents, as well as past San Miguel documents. These will be used primarily for research, as well as to strengthen my own knowledge on San Miguel and their planning history. Research of other city's historic trail signage will also be done to find ways to develop and enhanced trail system within the community. The biggest tool that will be used is to look at what the "Historic and Cultural Resources" chapter of the newly developed San Miguel Community Plan Update has outlined. Other than researching documents, work with the County of San Luis Obispo, as well as the writers and editors of the "Discover San Miguel" website will also be a very critical in the process of developing the report, as well as deciding on the best sites to develop as "stops" on the historic walking trail.

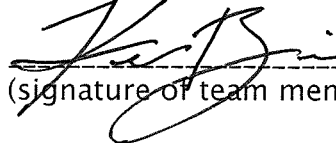
D. Budget: The preliminary budget is estimated at: See Attached.

E. Schedule of Services: The 10 week schedule is as follows: See Attached.

8. **CONSULTANT TEAM.** CONSULTANT's team shall consist of the following member(s): Kevin Bocci. CONSULTANT hereby states and agrees that team members will be equally and jointly responsible for completion of all work products, and that final work projects will clearly and accurately identify individual team member's contribution to the total work product to enable the Instructor to assign final class grades.
9. **COMPLETE AGREEMENT.** This written agreement, including information incorporated specifically by reference, shall constitute the complete agreement between CONSULTANT and CLIENT. CONSULTANT understands that failure to meet the requirements and obligations under this agreement will result in failure to pass CRP 461/462 - Senior Project.

10. AGREEMENT APPROVED:

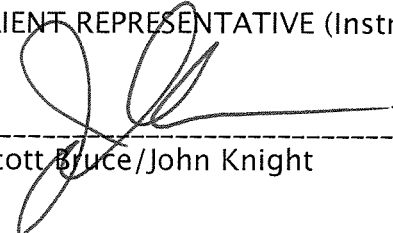
CONSULTANT:

 4/20/11

(signature of team member 1) date

(signature of team member 2, if applies) date

CLIENT REPRESENTATIVE (Instructor):

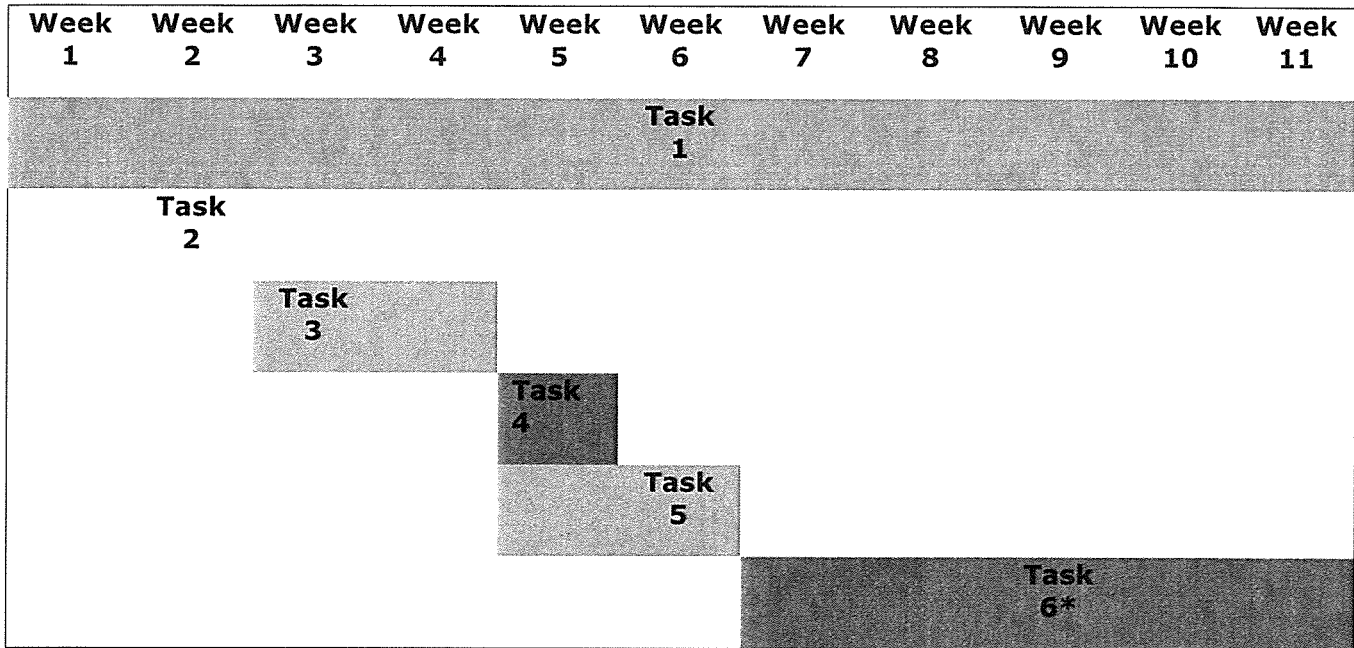
 4-20-11

Scott Bruce/John Knight date

CLIENT REPRESENTATIVE (City of Santa Maria/County of San Luis Obispo if applicable):

(print name) date

Project Task Scheduling:



Project Estimated Cost:

Task List	# of Hours	Cost (\$)
Task 1: Meeting and Coordination	9	585
Task 2: Research and Compile Background Information	18	1,170
Task 3: Case Studies	12	780
Task 4: Identify Sign Locations and Purposes	10	650
Task 5: Design, Graphics, and Explanation	20	1,300
Task 6: Finalize Report and Presentation*	30	1,950
Total	99	6435

