



NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

ENVIRONMENTAL DETERMINATION NO. ED12-039

DATE: December 27, 2012

PROJECT/ENTITLEMENT: Morro Coast Audubon Society; Minor Use Permit; Tree Permit; DRC2011-00013;
074-229-009

APPLICANT NAME: Morro Coast Audubon Society
ADDRESS: P.O. Box 1507, Morro Bay, CA 93443
CONTACT PERSON: Morro Coast Audubon Society

Telephone: 805-772-1991

PROPOSED USES/INTENT: Request by Morro Coast Audubon Society (MCAS) to implement public access improvements at East Sweet Springs and connect the site (with trails) to the Central Sweet Springs Nature Preserve. The project includes an accessible trail and boardwalk system including interpretive elements guiding visitors to a prominent lookout point along the shoreline of the estuary.

LOCATION: The project is located on the north side of Ramona Street between Broderson Avenue and 4th Street, in the community of Los Osos, in the Estero planning area.

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040

Website: <http://www.sloplanning.org>

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

STATE CLEARINGHOUSE REVIEW: YES NO

ADDITIONAL INFORMATION: Additional information pertaining to this environmental Determination may be obtained by contacting the above Lead Agency address of (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as *Lead Agency*
 Responsible Agency approved/denied the above described project on _____, and
has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Kerry Brown

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
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(ver 5.0) Using Form

Project Title & No. Morro Coast Audubon Society Minor Use Permit
/Coastal Development Permit ED 12-039 (DRC2011-00013)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water /Hydrology
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kerry Brown
Prepared by (Print) Kerry Brown Signature 11/30/12 Date

Steven McMaster Reviewed by (Print) Steven McMaster Signature Ellen Carroll, (for) Environmental Coordinator 11/30/12 Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Morro Coast Audubon Society (MCAS) to implement public access improvements at East Sweet Springs and connect the site (with trails) to the Central Sweet Springs Nature Preserve. The project includes an accessible trail and boardwalk system including interpretive elements guiding visitors to a prominent lookout point along the shoreline of the estuary. The trail will include one linear main line constructed of a combination of decomposed granite and elevated wooden or composite boardwalk (from the entrance to the bay overlook). Two spur trails leading from the Pond Loop trail to the north and south of the pond on the Central Sweet Springs preserve will connect the main line to the eastern section. One small loop trail will be included near the middle of the main line to provide a resting area. The main line trail will be five feet in width. The project also includes a bike rack (bicycles will not be allowed on the preserve), an ADA parking space and a 3,000 gallon water tank; all located at the entrance of the preserve. The project will result in 6,500 square feet of ground disturbance on an 8.3 acres site. The project is located on the north side of Ramona Street between Broderson Avenue and 4th Street, in the community of Los Osos, in the Estero planning area.

Background

Morro Coast Audubon Society owns and manages the Sweet Springs Nature Preserve. Sweet Springs is a 24 acre Nature Preserve which provides public access, educational programs, and a monitoring and management of the flora and fauna at the site. In 2008, Sweet Springs East was purchased by the Trust for Public Land with funding for the acquisition provided by California State Coastal Conservancy, the National Coastal Wetlands Conservation Grant (USFWS), 2004 Section VI Recovery Land Acquisition Grant (USFWS), 2002 Section VI Recovery Land Acquisition Grant (USFWS), and the California Wildlife Conservation board. The Trust for Public Land transferred the property over to the Morro Coast Audubon Society to manage with the Central Sweet Springs Preserve. Deed restrictions were placed on the property, restricting the use of the property to the following uses: plant and wildlife habitat preservation, restoration and management, wildlife-oriented education and research, and public access. Sweet Springs Nature Preserve is now made up of three areas: West Sweet Springs, Central Sweet Springs, and East Sweet Springs. West Sweet Springs is fully protected and public access is discouraged as it is a salt marsh, Central Sweet Springs allows managed public access and habitat preservation, and East Sweet Springs is proposed to allow public access and habitat enhancement and preservation.

MCAS initially proposed removal of approximately 100 Eucalyptus trees at the site. This portion of the



project was removed for further study regarding potential impacts to Monarch butterflies.

ASSESSOR PARCEL NUMBER(S): 074-229-009

Latitude: 35° 19' 19.4772" N Longitude: -120° 50' 24.4782" W

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Los Osos

Flood Hazard, and Wetlands

LAND USE CATEGORY: Open Space
, Residential Single Family

TOPOGRAPHY: Nearly level

VEGETATION: Grasses , eucalyptus
, coastal scrub

COMBINING DESIGNATION(S):

- Local Coastal Plan/Program
- , Coastal Appealable Zone
- , Sensitive Resource Area
- , Archaeologically Sensitive, Coastal Access,

PARCEL SIZE: 8.3 acres

EXISTING USES: Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Estero Bay	<i>East:</i> Residential Single Family; single-family residence(s)
<i>South:</i> Residential Multi-Family; undeveloped	<i>West:</i> Area of deferred certification (Coastal Commission jurisdiction); Morro Coast Audubon Society Sweet Springs Nature Preserve

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located within the community of Los Osos at the westerly end of the Los Osos Valley. The community is located on and surrounded by older coastal dunes, Morro Bay and its tidelands to the north, as well as the Irish Hills and Montana de Oro to the south and southwest. The project site currently is vegetated with a stand of Eucalyptus trees, Monterey Cypress trees, non-native grasslands, freshwater marsh and saltwater marsh. The project site will be visible from Ramona Avenue. The project site is located adjacent to a residentially zoned area with scattered small lot residential development on the east and Sweet Springs to the west.

The project consists of new public access improvements, including an accessible trail and boardwalk system. A portion of the boardwalk will be higher than 30 inches and will require a railing for safety. The boardwalk will end at a viewing platform approximately 90 feet from the shoreline. The platform will match the platform at the existing Central Sweet Springs Preserve and be 384 square feet in size. The platform will have built in benches and a railing.

The portions of project will be visible from Ramona Avenue, a collector. Trees obscure views to the bay (from Ramona Avenue). The project is a trail system which will be compatible with the surrounding area and uses. The project will not silhouette against any ridgelines as viewed from public roadways. The public access improvement are minor in nature and will not impact the aesthetics of the area. The project will provide visitors with additional opportunities to enjoy the shoreline and surrounding beauty of the area.

Impact. The project is considered compatible with the surrounding uses and will blend with the surrounding environment.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located within the urban area of the community of Los Osos. The project site is 8.3 acres in size and located adjacent (to the west) to the Morro Coast Audubon Society's Sweet Springs Nature Preserve and adjacent to residentially zoned and developed area.

Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Residential Single Family and Open Space Historic/Existing Commercial Crops: None

State Classification: Not prime farmland, In Agricultural Preserve? No
Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Aquolls, saline. This nearly level soil is considered poorly drained. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

Baywood fine sand (9 - 15% slope). This gently to moderately sloping sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering. The soil is considered Class VI (non-irrigated) and Class IV (irrigated).

Impact. The project is located in a non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GREENHOUSE GASES				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the 2012 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to



reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact. As proposed, the project will result in the disturbance of approximately 6,500 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

This project is a trail system at a Nature Preserve. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as



global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Game or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Eucalyptus and Cypress Trees, non-native grassland, Herbaceous Wetland, and Wooded Wetland

Name and distance from blue line creek(s): Artificial Path and Intermittent Stream are approximately 200 feet west of the proposed project. Morro Bay Estuary is located directly north of the parcel.

Site's tree canopy coverage: Approximately 35%.

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Arroyo de la Cruz manzanita (*Arctostaphylos cruzensis*) List 1B

Arroyo de la Cruz manzanita (*Arctostaphylos cruzensis*) has been found about 0.81 mile to the northeast. This evergreen shrub is generally found growing on sandy soils in broadleaved upland forests, coastal bluff scrub, closed-cone coniferous forests, chaparral, coastal scrub, valley and foothill grassland areas at elevations between 60 and 310 meters (200 to 1,020

feet). It is a California endemic which has a blooming period of December-March. Arroyo de la Cruz manzanita is considered a rare plant by the CNPS (List 1B, RED 2-2-3).

California seablite (*Suaeda californica*) FE, List 1B

California seablite (*Suaeda californica*) has been found about 0.47 mile to the west. This evergreen shrub is generally found growing along margins of marsh and swamp (coastal salt) areas at elevations up to 5 meters (16 feet). It is a California endemic which has a blooming period of July-October. California seablite is considered federally endangered and extremely rare by the CNPS (List 1B, RED 3-3-3).

Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*) List 1B

Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*) has been found about 0.09 mile to the west. This annual herb is generally found growing along margins of marsh and swamp areas (coastal salt), playas, and vernal pool areas at elevations up to 1,220 meters (4,000 feet). It is a California endemic which has a blooming period of February-June. Coulter's goldfields is considered rare by the CNPS (List 1B, RED 2-3-2).

Jones's layia (*Layia jonesii*) FSC, List 1B

Jones's layia (*Layia jonesii*) has been found onsite. This annual herb is found on serpentine or clay soils in chaparral and valley grassland habitats at elevations between 5 and 400 meters (15 to 1,315 feet). Within San Luis Obispo County, this species is known to range primarily from the Cayucos area south to San Luis Obispo. It is a California endemic, with blooming generally occurring in March to May. Jones's layia is federally listed as a Species of Concern, and CNPS considers this species rare (List 1B, RED 3-2-3). The Cal Flora Occurrence Database catalogs 31 historical occurrences of this species within San Luis Obispo County.

Morro manzanita (*Arctostaphylos morroensis*) FT, List 1B

Morro manzanita (*Arctostaphylos morroensis*) has been found about 0.81 mile to the northeast. This evergreen shrub is found on sandy loam soils in chaparral (maritime), cismontane woodland, coastal dunes, and coastal scrub habitats between the 5 and 205-meter elevation (15 to 675 feet). The typical blooming period is December-March. Morro manzanita is considered rare by CNPS (List 1B, RED 2-3-3) and federally threatened.

Marsh (swamp) sandwort (*Arenaria paludicola*) FE, SE, List 1B

Marsh sandwort (*Arenaria paludicola*) has been found about 0.02 mile to the west. This perennial herb occurs in freshwater marsh habitats (Tibor 2001) up to the 450-meter elevation (1,480 feet). The typical flowering period is May through August. Marsh sandwort is considered federally and state endangered, and extremely rare by CNPS (List 1B, RED 3-3-3).

Salt marsh bird's-beak (*Cordylanthus maritimus* ssp. *maritimus*) FE, SE, List 1B

Salt marsh bird's-beak (*Cordylanthus maritimus* ssp. *maritimus*) has been found about 0.15 mile to the west. This annual herb is found in coastal dunes and marshes and swamps up to the 30-foot elevation. The typical blooming period is April-June. Salt marsh bird's-beak is considered rare by CNPS (List 1B, RED 2-2-2) and federally and state-endangered.

San Luis Obispo Owl-Clover (*Castilleja densiflora* ssp. *obispoensis*) List 1B

Obispo Indian paintbrush (*Castilleja densiflora* ssp. *obispoensis*) has been found about 0.65 mile to the northeast. This annual herb is found in valley and foothill grasslands at elevations between 10 to 400 meters (30 to 1,315 feet). The blooming period is April. Obispo Indian paintbrush is considered rare by CNPS (List 1B, RED 2-2-3).

San Luis Obispo (curly-leaved) monardella (*Monardella frutescens*) List 1B

San Luis Obispo monardella (*Monardella frutescens*) has been found onsite. This perennial herb is found on sandy soils and in stabilized coastal dunes and coastal scrub habitats between the 10 and 200-meter elevations (30 to 660 feet). The species generally blooms from May through September. The CNPS considers this plant to be rare (List 1B, 2-2-3).

Splitting yarn lichen (*Sulcaria isidiifera*) FSC

Splitting yarn lichen (*Sulcaria isidiifera*) has been found about 0.21 mile to the northeast. This lichen is found on oak and shrub branches in chaparral and cismontane woodland habitats. Lichen do not flower. Splitting yarn lichen is considered federally a species of Special Concern.

Animals

California black rail (*Laterallus jamaicensis coturniculus*) ST

California black rail (*Laterallus jamaicensis coturniculus*) has been found about 0.02 mile to the west. This listed species is considered threatened at the state level. The California black rail inhabits saltwater, brackish, and freshwater marshes. Nesting habitat is characterized by water depths of about one inch that do not fluctuate during the year, and by dense vegetation providing adequate cover. Larger wetlands are more likely to support populations that will exist over time. While the California black rail occurred historically along the coast from Baja California, Mexico north to San Francisco, today, it is found only at several locations within this range, including Morro Bay. Threats to black rail populations fall into three main categories: habitat loss, predation, and contamination. The loss of coastal and interior wetlands has greatly reduced the range of this species and is the principal threat to the California black rail. Impacts to the species include flooding of suitable habitat due to El Niño events, levee and road construction, filling of wetlands, and land subsidence due to groundwater pumping; cattle grazing in Sierra Nevada wetlands inhabited by the rail; habitat loss from invasive non-native plants such as perennial pepperweed and non-native cordgrass; predation by native and non-native animals; and contamination of wetlands by oil refineries, chemical plants, manufacturing, and urban runoff. Documented predators of California black rails include great blue heron, great egret, northern harrier, and owls. The red fox and rats are believed to prey on nests around San Francisco Bay. Predation of black rails can be intense in marshes that lack the transitional vegetation between the high marsh and upland cover.

California clapper rail (*Rallus longirostris obsoletus*) FE, SE

California clapper rail (*Rallus longirostris obsoletus*) have been found about 0.16 mile to the northeast. This listed species is considered federally- and state-endangered. Clapper rails can be found primarily in saltwater marshes (sometimes inland freshwater marshes) that support pickleweed and cordgrass, such as Morro Bay. The this non-migratory bird is more common in the San Francisco Bay area, with Morro Bay being the southern edge of the bird's known range. The loss of upper marsh habitat, due primarily to diking, urban development and livestock grazing, has significantly contributed to the decline of this species. The stealing of eggs by the Norway rat has also contributed to the clapper's decline. The "initial" and "late" bird nesting periods are between mid-March and mid-July.

Cooper's Hawk-General Statement:

0.81 Miles to the northeast Common bird species occurring in the general area are identified below using standard nomenclature. Typical species that utilize open grassland areas and fields for foraging and/or nesting include red-tailed hawk, red-shouldered hawk, American kestrel, Cooper's hawk, black-shouldered kite, burrowing owl, Western meadowlark, Say's phoebe, and Western bluebird. Riparian habitats support such species as Anna's hummingbird, Northern flicker, scrub jay, bushtit, black phoebe, red-winged blackbird, belted

kingfisher, black-crowned night heron, and American bittern. Woodland and coastal scrub areas provide resources for California quail, acorn woodpecker, brown towhee, dark-eyed junco, and white-breasted nuthatch. Wading birds such as the great blue heron, and snowy and great egrets frequent and utilize freshwater marsh and riparian habitats, as well as open grassland areas for foraging. Telephone poles and tall trees, such as sycamores and cottonwoods provide roosting and hunting perches for raptors including red-tailed and red-shouldered hawks. Windrow trees including eucalyptus, often provide suitable nesting sites for birds of prey such as great horned owls and barn owls. In addition to occurring within their natural habitat, species such as white-crowned sparrow, brewer's blackbird, American crow and yellow-billed magpie are commonly found in developed areas.

Monarch butterfly (*Danaus plexippus*)

The Monarch butterfly (*Danaus plexippus*) has been found about 0.05 mile to the west. This species is considered a "threatened phenomenon" by the State and "rare" under CEQA Guidelines Section 15380 because of declining availability of winter roosting habitat. Monarchs from west of the Rocky Mountains spend the winter along the California coast. Overwintering sites typically occur in dense, wind-protected tree groves with eucalyptus (*Eucalyptus* spp.), Monterey pine (*Pinus radiata*), and/or Monterey cypress (*Cupressus macrocarpa*) near the coast from northern Mendocino to Baja California (CNDDDB, 2004).

Optional info: [Blue gum eucalyptus (*Eucalyptus globulus*) occurs on the project site.]

Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*) FE, SE [see also **Error! Reference source not found.** General Statement]

Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*) has been found about 0.81 mile to the northeast. Morro Bay kangaroo rat is considered federally and state endangered. The species inhabits coastal sage scrub on the south side of Morro Bay. Needs sandy soil, but not active dunes; prefers early seral stages.

Morro shoulderband snail (*Helminthoglypta walkeriana*) FE

Morro shoulderband snail (*Helminthoglypta walkeriana*) has been found about 0.65 mile to the north. Morro shoulderband snail is considered federally endangered. There are two forms of the Morro shoulderband snail, the coastal snail and the inland snail. The coastal snail is restricted to the coastal strand and coastal sage scrub habitats in the immediate vicinity of Morro Bay. The coastal form, *H. walkeriana walkeriana*, inhabits the duff beneath mock heather (*Ericameria*), buckwheat (*Eriogonum parvifolium*), mint shrubs (*Salvia* spp.), *Dudleya*, and iceplant (*Mesembryanthemum* spp.). The inland form, *H. walkeriana morroensis*, is found under coastal sage scrub, *Opuntia* cactus, fennel, and grasslands and swales with shrubs that provide canopy and leaf litter.

Tidewater goby (*Eucyclogobius newberryi*) FE, CSC

Tidewater goby (*Eucyclogobius newberryi*) has been found about 0.81 mile to the northeast. They are considered federally endangered and a California Species of Special Concern. This species is found in brackish water habitats along the California coast. Microhabitats include shallow lagoons and lower stream reaches. The goby needs fairly still but not stagnant water with high oxygen levels. Suitable habitat within these streams range from the mouths to approximately 1.5 to 2.0 miles upstream. Tidewater goby is threatened by various factors including water quality degradation and low instream flows caused by water diversions and periodic drought.

A Biological Screening and Constraints Analysis was completed in 2008 (SWCA, October 2008) for the site. Habitat areas on the site include non-native grassland, Eucalyptus woodland, emergent



wetland, saltwater marsh, and coast live oak. Two drainages border the property on the east and west. These drainages contain emergent wetland vegetation and are likely federal and state jurisdictional wetlands. No trails or public amenities are proposed in these wetland areas. Two special-status plant species were observed on the project site, Blochman's leafy daisy and California seablite. Saltmarsh bird's-beak occurs at West Sweet Springs. The site supports suitable habitat for nesting migratory bird species and tree roosting bat species. Signs of previous presence for Morro shoulderband snail were observed; shells were found on the site. Also, an individual Cooper's hawk was observed during the site visit.

The subject site is in the range of the Morro shoulderband snail, a federally listed species. Surveys for Morro shoulderband snail, consistent with the U.S. Fish and Wildlife Service's protocol, were conducted on the project site between December 16, 2008 and February 17, 2009 (SWCA, March 2009). Forty-four live Morro shoulderband snails and thirty-three empty Morro Shoulderband snail shells were identified at the site. Most of these occurrences were concentrated in and directly adjacent to remnant coastal scrub and woody debris piles located at the northern and southern ends of the property. The Survey recommended that Morro Coast Audubon Society prepare a Recovery Action Plan for MSS.

Funding to purchase and protect the site was provided in part by the US Fish and Wildlife Service for protection of wetlands and habitat for the Morro shoulderband snail. Morro Coast Audubon Society has secured a Recovery Permit through the US Fish and Wildlife Service. The Recovery Permit is memorialized in the Morro Shoulderband Snail Recovery Action Plan for the Sweet Springs Nature Preserve (SWCA, 2011). The Plan provides guidance on removal of non-native invasive plant species within the Preserve and restoration of disturbed areas to natural conditions. As stated in the Recovery Plan, successful implementation of the plan will improve habitat quantity and quality for the federally endangered Morro shoulderband snail and will enhance existing populations of special-status plant species within the Preserve. Morro Coast Audubon Society is actively working on restoration activities (removal of veldt grass and replacement with natives which does not require a land use permit)

The Recovery Plan states that the Preserve supports the following special status species: Morro shoulderband snail, California seablite, Blochman's leafy daisy, sand almond, Leopold's rush, saltmarsh bird's beak, marsh sandwort (planted population), Morro manzanita, and suffrutescent wallflower

Public access improvements will allow the public into sensitive habitat areas, however the provision of trails will help define the public use area and reduce intrusion impacts (into sensitive areas) and trampling of vegetation. A boardwalk will be installed in highly sensitive areas, to limit impacts to sensitive habitat areas.

Impact. The applicant has applied for and received a Recovery Permit for the federally endangered Morro shoulderband snail. The project site does support sensitive native vegetation, significant wildlife habitats, and special status species. Construction of the trails has the potential to impact sensitive habitats. The incorporation of minimization measures will lessen impacts to the sensitive habitats and species.

Mitigation/Conclusion. Implementation of the following mitigation measures (as described in detail in Exhibit – B) will reduce potential biological impacts to less than significant levels:

- Ground disturbing activities will be restricted to the dry season (June 1 through October 31);
- Preconstruction surveys for Morro shoulderband snail shall be conducted prior to any ground disturbance;
- Exclusion (e.g., silt) fencing shall be installed under the direction of a qualified biologist prior to any site disturbance activities to ensure that areas occupied by live MSS are not affected; and

- A biologist in possession of a valid recovery permit for Morro shoulderband snail will be retained to monitor construction activities.
- Environmental awareness training for all construction workers at the site.

5. CULTURAL RESOURCES

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area. The project is adjacent to Estero Bay and two drainages border the site. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

Impact. A Phase I (surface) survey was conducted (Bertando and Bertrando, October 2009). Prehistoric cultural material, including marine shell, bone, fire affected rocks and chipped stone debris were observed over most of the parcel. Although archaeological material was found over most of the property, surface densities and material types varied over the project area.

Marine shell was concentrated in the northern (downslope) portions of the project area associated with SLO-812 with a secondary concentration appearing in the southern section of the site, associated with SLO-829. The proposed construction activities of the site have the potential to impact the resources associated with SLO-812 and SLO-829.

Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. The archaeologist states that construction and maintenance of trails is considered to have a low impact on cultural resources and result in minimal site disturbance. The trail was reduced in size in the sensitive cultural areas (per the archeologist's recommendation); a loop trail was modified to a linear trail. The archaeologist recommended monitoring of all trail construction within sensitive cultural areas (the northern and southern portions), mitigation for any subsurface disturbance to the archaeological deposit (if soils are removed for piers or platform foundations then the soil shall be excavated, screened, and processed), and cultural resource training for all labor crews constructing the trail. MCAS is proposing minimal soil disturbance in sensitive areas and a 'floating' boardwalk (no footings in the ground). Implementation of the following mitigation measures will reduce potential archaeological impacts to less than significant levels:

- The applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator.
- The applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan.
- The consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation

measures have been met.

- All labor crews shall be trained on the identification of archaeological remains and instructed in the proper steps to take in the event archaeological remains are exposed.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Moderate to high

Nearby potentially active faults?: Yes: Los Osos Fault Distance? On Site

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low

Other notable geologic features? None

Los Osos Fault



The Los Osos fault zone is a west-northwest-trending reverse fault that extends predominantly along the northeastern margin of the San Luis Range in San Luis Obispo County. The fault zone, which has an overall length of about 35 miles, is divided into four segments. The most westerly segment of the fault is the Estero Bay segment, which lies mostly offshore. The Irish Hills segment, the only active fault segment, starts in the vicinity of Los Osos and extends to just past San Luis Obispo Creek. A two-mile length of the Irish Hills segment, west of Laguna Lake and near the westerly limit of the City of San Luis Obispo, is considered to be active (Treiman, 1989) and is designated as an Alquist-Priolo Earthquake Fault Zone (Hart, 1997, revised). The other two segments of the Los Osos fault are the Lopez Reservoir segment and the Newsome Ridge segment, both located southeast of the Irish Hills segment, east of San Luis Obispo Creek. The active Irish Hills fault segment is approximately nine miles northwest. According to the San Luis Obispo County General Plan Safety Element (the Safety Element), the Los Osos fault has the potential to generate an earthquake with a maximum moment magnitude (Mw) of 6.75.

For areas where drainage is identified as a potential issue, the Land Use Ordinance (CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project’s soil types and descriptions are listed in the previous Agriculture section under “Setting”. As described in the NRCS Soil Survey, the the project’s soil erodibility is as follows:

When highly erosive conditions exist, a sedimentation and erosion control plan is required (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

The project is within a high liquefaction area, and is subject to the preparation of a geological report per the County’s Land Use Ordinance (CZLUO section 23.07.084(c)) to evaluate the area’s geological stability. A geological report was not conducted for this project, as the project is proposed public access improvements and no structures are proposed.

Impact. As proposed, the project will result in the disturbance of approximately 6,500 square feet. The project proposes minimal disturbance of the site to provide public access improvements.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

a) *Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. POPULATION/HOUSING

Will the project:

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

d) *Other:* _____

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

a) *Fire protection?*

b) *Police protection (e.g., Sheriff, CHP)?*

c) *Schools?*

d) *Roads?*

e) *Solid Wastes?*

f) *Other public facilities?*

g) *Other:* _____

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff

Location: Los Osos (Approximately .6 miles to the east)

Fire: Cal Fire (formerly CDF)

Hazard Severity:

Response Time: 0-5 min

Location: Approximately 1 mile to the south east

School District: San Luis Coastal Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. The project will provide public access improvements and will not impact public services or utilities.

Mitigation/Conclusion. No significant public services / utility impacts are anticipated. No mitigation measures are necessary.



11. RECREATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County's Parks and Recreation Element does not show a potential trail through the proposed project. The project proposes an expansion of Sweet Springs Nature Preserve and will provide public trails and opportunities for nature study.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



12. TRANSPORTATION/CIRCULATION

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The county has established the acceptable Level of Service (LOS) on roads for this [urban area as "D" or better] [rural area as "C" or better]. The existing road network in the area (is better than D), including the project's access street, Ramona Avenue is operating at an acceptable level. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

A referral was sent to Public Works. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate minimal traffic, as the project will be connected to the existing Sweet Springs Nature Preserve. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located in the community of Los Osos. In 1988, the California Regional Water Quality Control Board imposed a moratorium on new sources of sewage discharge in most of the community of Los Osos. The project proposes an expansion of Sweet Springs Nature Preserve with additional public access improvements. No bathrooms are proposed. No septic system is proposed.

Impacts/Mitigation. No significant impacts to wastewater were identified, and no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use a water delivery system. Water delivery is only needed for the establishment of native plants and is currently occurring.

The water source is the Los Osos groundwater basin. The Board of Supervisors has certified a Level of Severity III for the Basin on March 27, 2007. On April 22, 2008, the Board of Supervisors approved two plumbing retrofit ordinances for the Los Osos area. The ordinances address sea water intrusion into the lower aquifer zone of the Los Osos Groundwater Basin. To manage this serious problem, the ordinances require both new and existing development to help address this problem by retrofitting



older, non-conserving toilets and showerheads with those that are water efficient. The ordinances went into effect May 22, 2008.

Ground water production from the basin overall increased steadily from 1978 to 1988 when the Regional Water Quality Control Board imposed a prohibition on new septic system discharges. Since 1988, growth of new residential units in Los Osos has been only about a quarter of a percent per year. Water production has remained stable since then, varying from year to year primarily in response to weather conditions rather than to urban growth.

The Los Osos Community Services District (LOCSO) Water Management Plan, completed in July 2005, provides an estimate of safe yield for the lower and upper aquifers - 1300 afy for the lower aquifer and 1150 afy for the upper aquifer. An additional 800 afy is available from the Los Osos Creek Valley, for a total basin safe yield of 3250 afy. Total basin demand is currently estimated at approximately 3,400 afy. Therefore, the demand exceeds safe yield with a current deficit of approximately 150 afy. Safe Yield in the lower aquifer is currently being exceeded by 650 afy, causing seawater intrusion in the lower aquifer.

The Management Plan also estimates the water demand at buildout for the combined service areas of the community's three principal water purveyors, compared to the estimated safe yield of the groundwater basin. Buildout demand is estimated to be 3,000 afy for the three purveyors compared to a safe yield of only 2250 afy without a wastewater system or 2630 afy with a wastewater system. Thus, assuming construction of a wastewater system, buildout demand would exceed the safe yield by 370 afy. This deficit would have to be made up by a combination of water conservation, wastewater reclamation and supplemental water.

The project proposes to obtain its water needs from water delivery. Water is only needed for plant restoration activities (initially to establish the new plants). The public access improvements associated with the expansion of Sweet Springs will not need water.

The topography of the project is nearly level. The closest creek from the proposed development is approximately 2 miles away, the site is adjacent to the Estero bay. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? Yes

Closest creek? Artificial Path and Intermittent Stream (Unnamed) Distance? Approximately 110 feet

Soil drainage characteristics: Well Drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are



listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

Approximately 6,500 square feet of site disturbance is proposed. All disturbed soils will be revegetated.

Water Quantity

Based on the project description, there is no water usage (except for a minimal amount to establish new native plants). This is not a significant amount of water. Once the plants are established, water will not be needed.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. LAND USE

Inconsistent Potentially Inconsistent Consistent Not Applicable

Will the project:

e) *Other:* _____

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used). The public access improvements will be located within 75 feet of the Estuary and wetlands on site. Additionally the public access improvements will be located within unmapped Terrestrial Habitat (habitat for Morro shoulderband snail). Passive recreation is allowed within the required setbacks for Environmentally Sensitive Habitat Areas (ESHA) and therefore the project is consistent with both the Estero Area Plan and Coastal Zone Land Use Ordinance and Coastal Plan Policy ESHA policies and standards.

The project is within a Habitat Conservation Plan area, however the project is the subject of a Recovery Permit for the Morro shoulderband snail (the subject of the Habitat Conservation Plan). The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

Will the project:

a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.



Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Divisions have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Los Osos Adviosry Council</u>	Attached
<input type="checkbox"/>	Other _____	Not Applicable

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Estero Area Plan and Update EIR
<u>County documents</u>	<input checked="" type="checkbox"/> Los Osos Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other
<input type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	



In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Biological Screening and Constraints Analysis, prepared by SWCA, October 7, 2008

Morro Shoulderband Snail Protocol Survey Report, prepared by SWCA, March 21, 2009

Morro shoulderband Snail Recovery Action Plan for the Sweet Springs Nature Preserve, Los Osos, San Luis Obispo County, California, prepared by SWCA, June 2011

Cultural Resource Inventory of the Eight Acre Expansion of the Sweet Springs Nature Preserve, Bertrando and Bertrando Research Consultants, October 30, 2009



Exhibit B - Mitigation Summary Table

Biological Resources

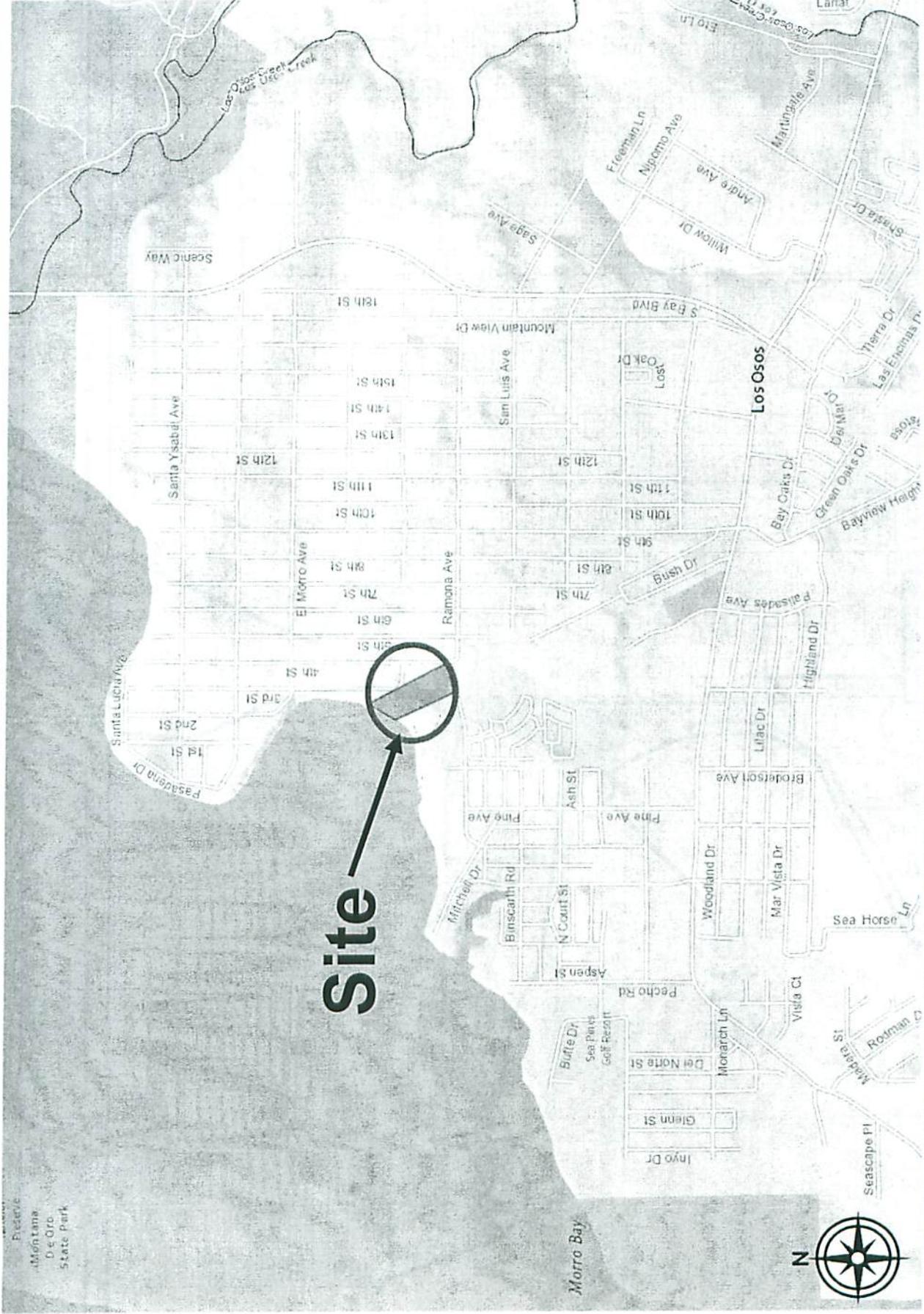
- BR-1 **All ground disturbing activities** will be restricted to the dry season (June 1 through October 31) when Morro shoulderband snails (MSS) are typically inactive and less likely to move into the construction area.
- BR-2 Preconstruction surveys for Morro shoulderband snail shall be conducted **prior to any ground disturbance** in those areas to be affected by grading and other construction-related activities.
- BR-3 **Prior to site disturbance**, exclusion fencing shall be installed under the direction of a qualified biologist to ensure that areas occupied or potentially occupied by Morro shoulderband snail are not impacted. The fence will remain in place throughout the duration of the project.
- BR-4 A qualified biologist shall monitor construction activities to ensure that Morro shoulderband snail have not moved into the construction site during mist conditions such as heavy dew, fog, or rain., In the event such conditions occur, the biologist shall conduct another pre-activity survey prior to resumption of work. The Service will be contacted immediately if Morro shoulderband snails are located in the construction areas during such surveys. Construction shall not be resumed until all Morro shoulderband snail issues have been resolved.
- BR-5 **Prior to site disturbance**, an environmental awareness training shall be conducted for all construction workers at the site. The Environmental Awareness training shall be conducted by a qualified biologist.

Cultural Resources

- CR-1 **Prior to issuance of construction permit**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:
- A. List of personnel involved in the monitoring activities;
 - B. Description of how the monitoring shall occur;
 - C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - D. Description of what resources are expected to be encountered;
 - E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - F. Description of procedures for halting work on the site and notification procedures; and
 - G. Description of monitoring reporting procedures.
- CR-2 **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

- CR-3 **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first)**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.
- CR-4 **Prior to ground disturbing activities**, all labor crews shall be trained on the identification of archaeological remains and instructed in the proper steps to take in the event archaeological remains are exposed. The training shall be conducted by a qualified archeologist.





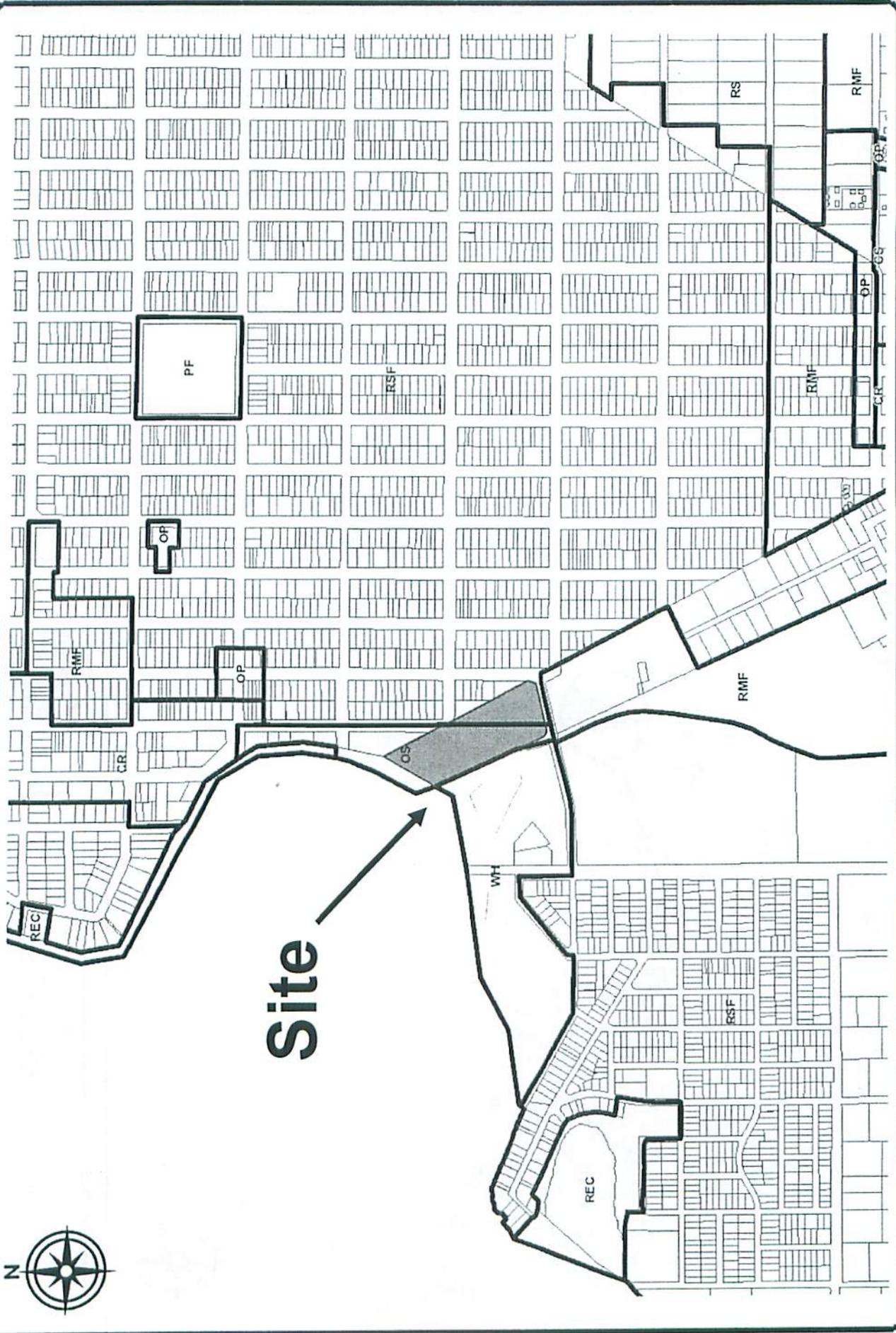
PROJECT

Minor Use Permit
MCAS DRC2011-00013



EXHIBIT

Vicinity Map



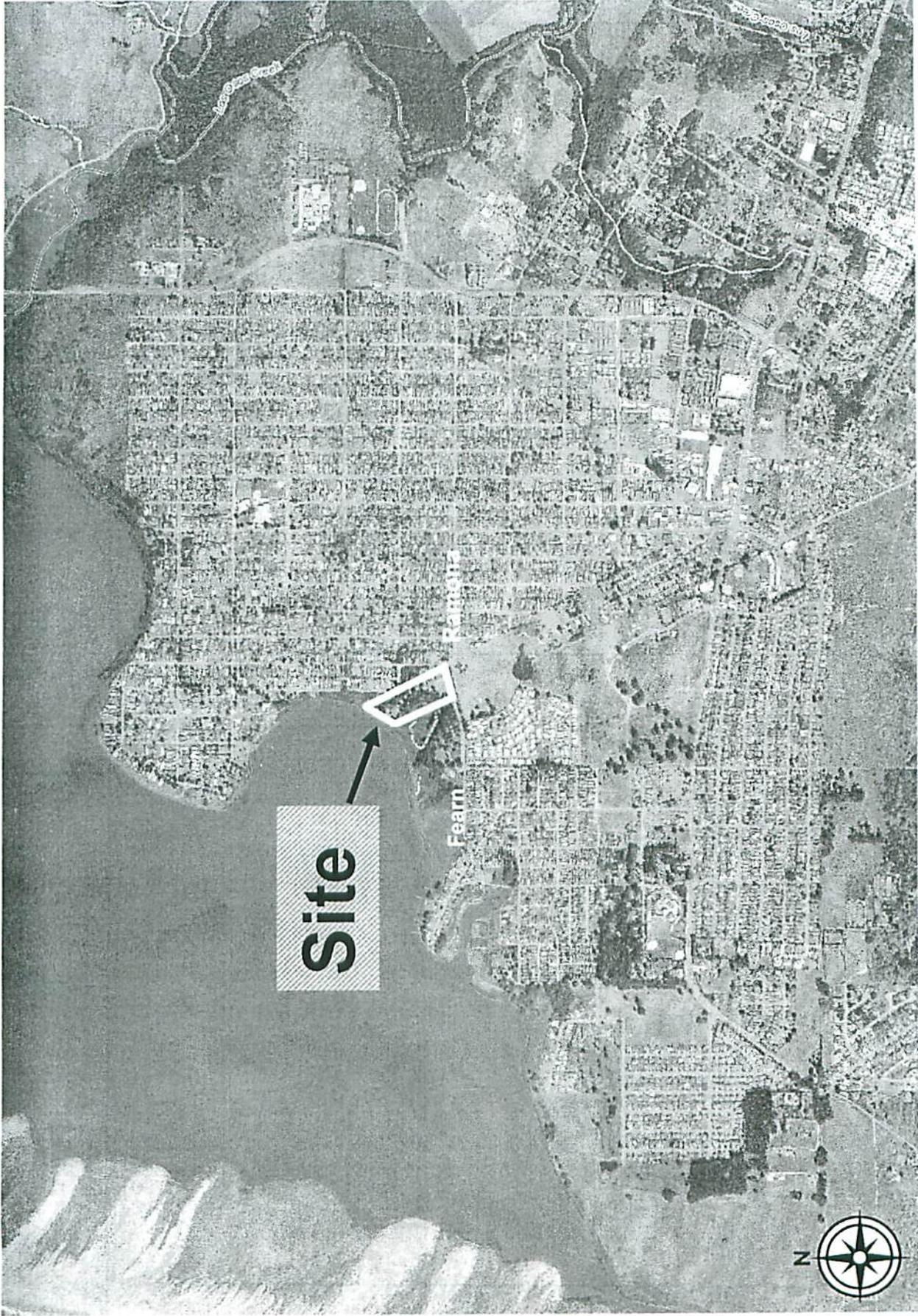
EXHIBIT

Land Use Category Map



PROJECT

Minor Use Permit
MCAS DRC2011-00013



Site

EXHIBIT
Aerial Photograph



PROJECT
Minor Use Permit
MCAS DRC2011-00013

MINOR USE PERMIT
for
Morro coast audubon society
EAST SWEET SPRINGS PUBLIC ACCESS & HABITAT ENHANCEMENT

project data

Project Description
The project is a minor use permit for the Morro Coast Audubon Society to enhance public access and habitat at East Sweet Springs. The project includes the construction of a trail, the installation of interpretive signs, and the removal of invasive species. The project is located on a 10-acre parcel owned by the Morro Coast Audubon Society. The project is consistent with the County General Plan and the Morro Coast Audubon Society's management plan. The project is also consistent with the County's policies on public access and habitat enhancement.

Location
The project is located on a 10-acre parcel owned by the Morro Coast Audubon Society, located at the intersection of Highway 101 and East Sweet Springs Road, Morro Bay, California. The parcel is zoned for agricultural use. The project is also consistent with the County's policies on public access and habitat enhancement.

Site Description
The project site is a 10-acre parcel located on the east side of Highway 101, just north of Morro Bay. The site is currently undeveloped and consists of a mix of grassland and shrubland. The site is bordered to the north by Highway 101 and to the south by East Sweet Springs Road. The project is consistent with the County's policies on public access and habitat enhancement.

sheet index

MS1	PROJECT SITE PLAN AND PROJECT DATA
MS2	PROJECT SITE PLAN
MS3	PROJECT SITE PLAN
MS4	PROJECT SITE PLAN
MS5	PROJECT SITE PLAN
MS6	PROJECT SITE PLAN

project directory

PROJECT SITE PLAN AND PROJECT DATA	MS1
PROJECT SITE PLAN	MS2
PROJECT SITE PLAN	MS3
PROJECT SITE PLAN	MS4
PROJECT SITE PLAN	MS5
PROJECT SITE PLAN	MS6

vicinity map



reference notes

- 1. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- 3. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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- 10. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

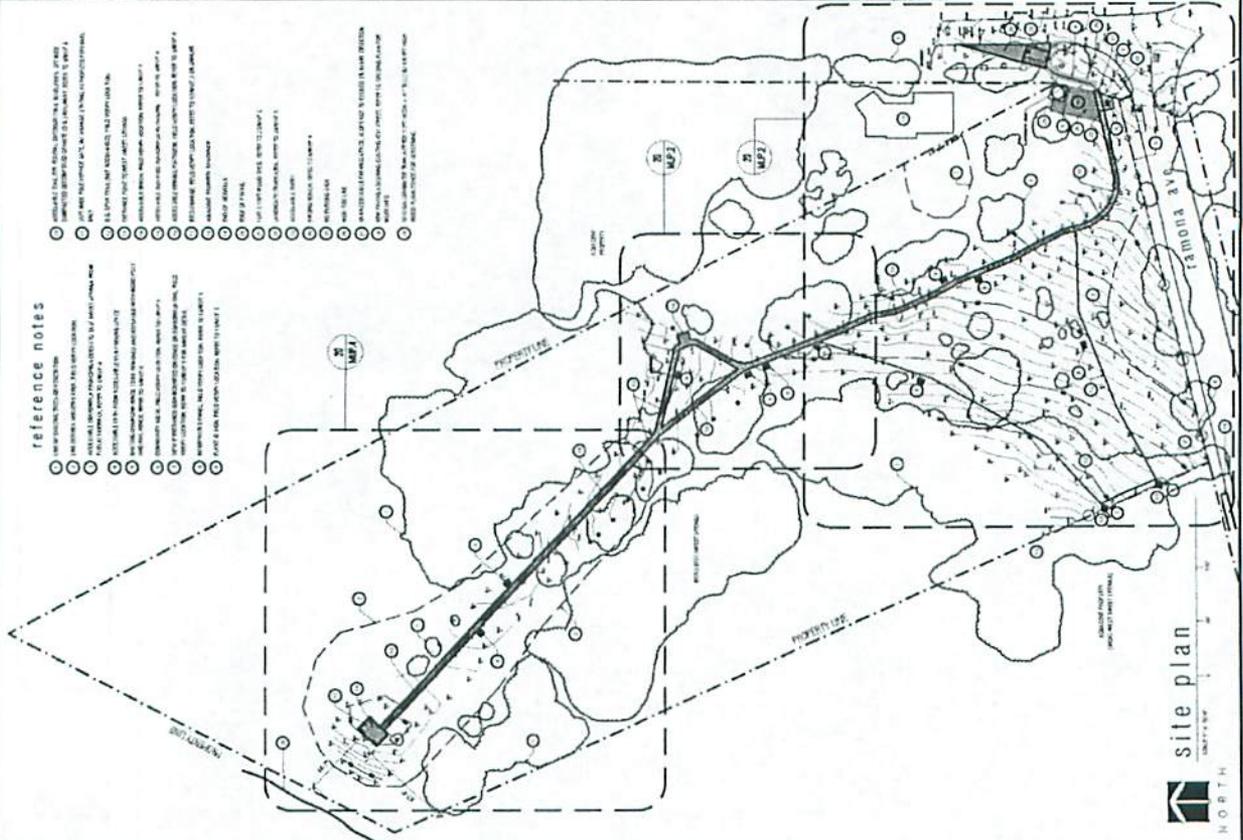
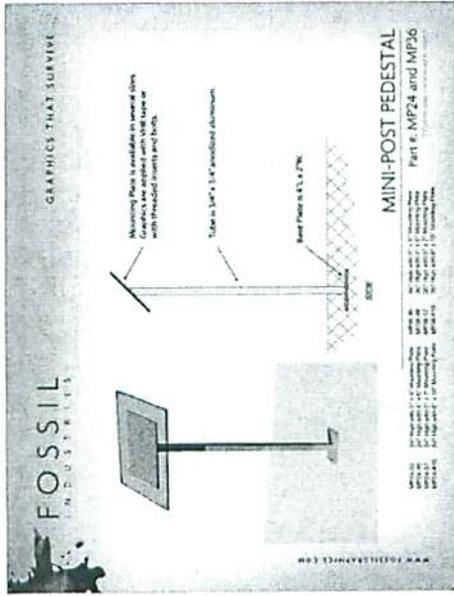


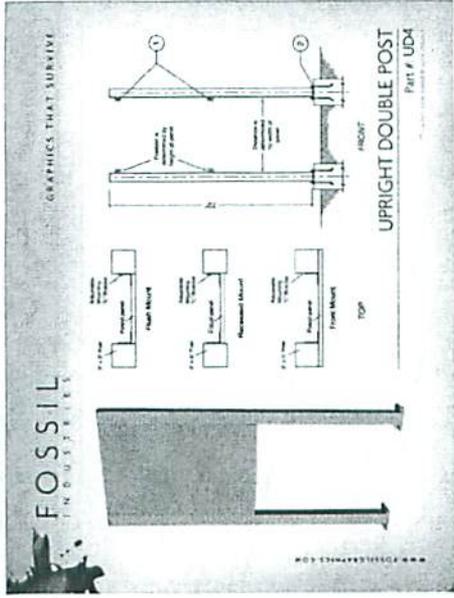
EXHIBIT
Site Plan



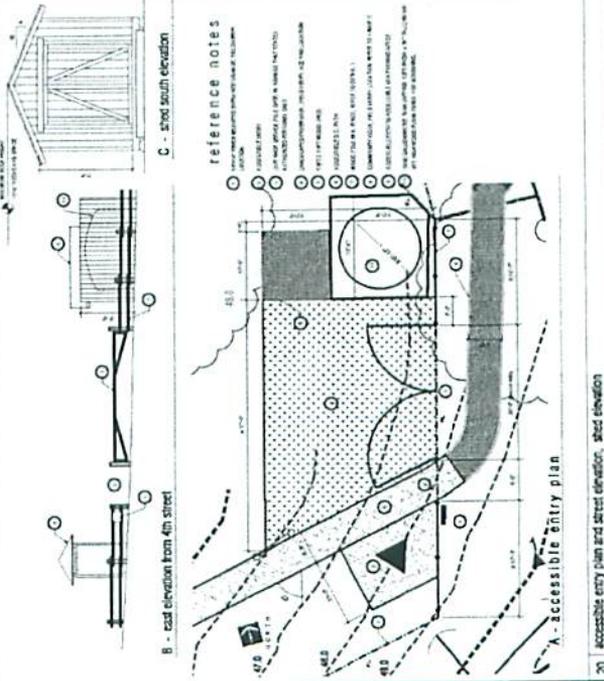
PROJECT
Minor Use Permit
MCAS DRC2011-00013



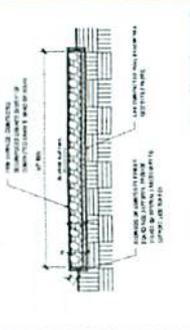
18 | sign l.d. signage



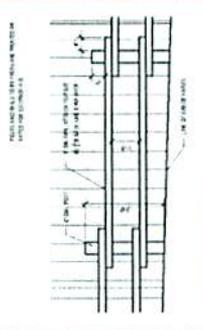
10 | entry signage



20 | accessible entry plan and street elevation, street elevation



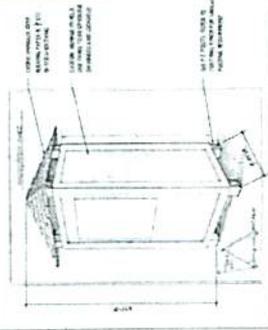
4 | typical d.g. path



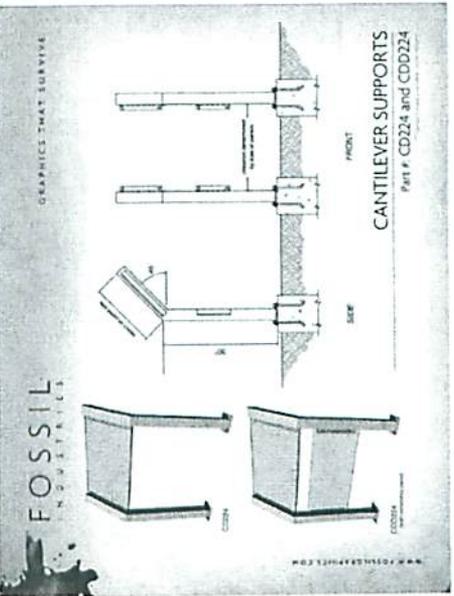
3 | typical post-rail fence



2 | typical fence signage



1 | community kiosk



12 | entry/signage

PROJECT
 Minor Use Permit
 MCAS DRC2011-00013

EXHIBIT
 Elevations & Signage

