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

ENVIRONMENTAL DETERMINATION NO. ED15-045 **DATE: October 8, 2015**

PROJECT/ENTITLEMENT: Land Conservancy Minor Use Permit/Coastal Development Permit DRC2014-00133

APPLICANT NAME: Land Conservancy of San Luis Obispo
ADDRESS: PO Box 12206, San Luis Obispo, CA 93406
CONTACT PERSON: Jorge Aguilar, Wallace Group **Telephone:** (805) 544-4011

PROPOSED USES/INTENT: Request by the Land Conservancy of San Luis Obispo County for a Minor Use Permit/Coastal Development Permit to allow for the construction two parking areas, restroom and picnic facilities to accommodate visitors to the 880 acre Pismo Preserve conservation area. The proposed project will result in the disturbance of approximately 3.5 acres and 22,000 cubic yards of grading (7,000 cubic yards of cut / 15,000 cubic yards of fill) on the 880-acre site in the Rural Lands land use category. The project would also remove an existing dirt road (approximately 0.9 acre) and revegetate the area to grassland, resulting in a net disturbance area of approximately 2.6 acres. The site is in the San Luis Bay (Coastal) planning area and San Luis Bay (Inland) sub-area of the South County planning area.

LOCATION: The project is bordered by Mattie Road and Highway 101 to the west, Thousand Hills Road to the east, the Pismo Beach city limits (Pismo Heights neighborhood) to the south, and the Pismo Beach city limits and developed rural lands to the north.

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

STATE CLEARINGHOUSE REVIEW: YES ☒ **NO** ☐

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission, California Department of Fish and Wildlife, Army Corps of Engineers

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. on October 22, 2015

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.

	Stephanie Fuhs		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
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

(ver 5.8) Using Form

Project Title & No. **Land Conservancy Minor Use Permit/Coastal Development Permit ED15-045 (DRC2014-00133)**

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.

☒ Aesthetics	☐ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☒ Hazards/Hazardous Materials	☒ Transportation/Circulation
☐ Air Quality	☐ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☐ Water /Hydrology
☒ Cultural Resources	☐ Public Services/Utilities	☒ 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.

Airlin Singewald/Stephanie Fuhs	Stephanie Fuhs	9/30/15
Prepared by (Print)	Signature	Date
Steve McMasters	Steve McMasters	Ellen Carroll, Environmental Coordinator (for) 9/30/15
Reviewed by (Print)	Signature	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 Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by the Land Conservancy of San Luis Obispo County for a Minor Use Permit/Coastal Development Permit to allow for the construction two parking areas, restroom and picnic facilities, an ADA accessible trail and multi-use trails to accommodate visitors to the 880 acre Pismo Preserve conservation area. The proposed project will result in the disturbance of approximately 3.5 acres and 22,000 cubic yards of grading (7,000 cubic yards of cut / 15,000 cubic yards of fill) on the 880-acre site in the Rural Lands land use category. The project would also remove an existing dirt road (approximately 0.9 acre) and revegetate the area to grassland, resulting in a net disturbance area of approximately 2.6 acres. The project site is bordered by Mattie Road and Highway 101 to the west, Thousand Hills Road to the east, the Pismo Beach city limits (Pismo Heights neighborhood) to the south, and the Pismo Beach city limits and developed rural lands to the north. The site is in the San Luis Bay (Coastal) planning area, and San Luis Bay (Inland) sub-area of the South County planning area.

BACKGROUND: The proposed site improvements are intended to enhance public access to and use of the 880-acre Pismo Preserve conservation area. The proposed improvements are as follows:

a. an approximately 0.5-mile paved ADA accessible trail with an approximately 40 – 50 foot long bridge over a drainage area;
b. a 0.6-acre aggregate base equestrian/overflow parking area with an adjacent restroom/maintenance building (approximately 200 to 360 square feet) and picnic area with tables and benches;
c. a 0.4-acre paved parking lot (approximately 50 - 60 spaces) with an adjacent restroom/maintenance building (approximately 200 to 360 square feet);
d. improvements to an existing paved access road at Mattie Road, extending it to the paved general parking lot;
e. a paved road connecting the project access road to the equestrian/overflow parking area;
f. various trail and interpretive signs and kiosks;
g. appurtenant infrastructure including, but not limited to, water and sewer connections to City of Pismo Beach facilities, drainage improvements, and a water tank for fire suppression and
h. 17 miles of multi-use trails for hiking, biking and equestrian uses.

The Land Conservancy of San Luis Obispo County acquired the site and placed it under a permanent open space easement in September 2014. The open space easement prohibits future development of the site, other than the proposed public improvements, and provides for over 17 miles of multi-use (hiking, biking, equestrian, etc.) trails that will be available to the public during daylight hours. No overnight camping will be allowed on the property.

ASSESSOR PARCEL NUMBER(S): 079-241-002,013 and 079-231-003

Latitude: 35° 9' 11.5452" Longitude: -120° 39' 12.3942" **SUPERVISORIAL DISTRICT #** 3

B. EXISTING SETTING

PLAN AREA: San Luis Bay (Coastal); South County **SUB**: San Luis Bay (Inland) **COMM:** NA

LAND USE CATEGORY: Rural Lands

COMB. DESIGNATION: Sensitive Resource Area; Flood Hazard , Archaeologically Sensitive Area; Coastal Stream & Riparian

PARCEL SIZE: 880 acres (total site)

TOPOGRAPHY: Nearly level to very steeply sloping

VEGETATION: Grasses, coastal scrub, oak woodlands

EXISTING USES: Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; grazing	*East:* City of Pismo Beach; residential
South: City of Pismo Beach; residential, commercial	*West:* City of Pismo Beach; residential, commercial

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a 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) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☒	☐	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project site is an 880 acre parcel that will contain hiking, biking and equestrian trails that will be accessed from a staging area located on an approximately 3.5 acre portion of the overall 880 acre parcel. The proposed staging area improvements including parking areas, restrooms, picnic areas and ADA accessible trail will be located along Mattie Road and will result in net disturbance of approximately 2.6 acres. The project site is located on the northeast (inland) side of Highway 101 adjacent to the City of Pismo Beach. This stretch of Highway 101 is joined by Highway 1 which is a state designated scenic highway. Unobstructed views of the Pacific Ocean, Pismo Beach shoreline, and Oceano dunes are visible to the west and south. The parking area improvements are on a relatively level portion of the overall parcel with some areas of gentle slopes from Mattie Road to the access driveway for the parking areas. The remainder of the site where the hiking trails will be located are on moderate to steeply sloping terrain. Grasses and coastal scrub are the dominant vegetative communities covering the project site, with oak woodlands occupying the various drainage areas crossing the site. Hillside residential development is visible on the northern and southern boundaries of the project site in Pismo Beach.

The Pismo Preserve is also highly visible from Price Canyon Road, which partially forms the northeastern boundary of the project site. Oak woodlands, willow riparian corridors, steep undulating topography, and rock outcrops contribute to the site's highly scenic quality as viewed from Price Canyon Road.

The nearest scenic vista point is Dinosaur Caves Park, located on Shell Beach Road, approximately half a mile northwest of the project site in the City of Pismo Beach.

Pismo Beach Hillsides Sensitive Resource Area (SRA)

The project site is located within the Pismo Beach Hillsides Sensitive Resource Area (SRA) as designated in the South County (San Luis Bay Inland Sub-area) Area Plan. The Pismo Beach Urban Area Standards (LUO Section 22.98.058) call for a visual analysis and states that development above the 200 foot contour has to be 90 percent screened by existing topography from Pismo Beach and Highway 101, new roads shall be developed in the least visible areas and with minimum cross slopes (maximum 5 foot cuts in visible areas), and shall use existing vegetation to screen cut and fill slopes. The standard also includes visual screening criteria that are specific to oil and or gas facilities, which were at one time anticipated along this stretch of coast.

The plan further states that the properties designated Rural Lands along Price Canyon/Ormonde Road are not appropriate for intensive residential uses and in the short term should be used for agricultural uses, but not preclude extraction of resources.

Impact. The proposed project would result in approximately 3.5 acres of site disturbance to construct various public improvements at the 880-acre Pismo Preserve conservation area. These improvements, which include two parking lots with adjacent restroom/maintenance facilities, picnic tables and benches, a half-mile ADA accessible trail, road improvements, signage, outdoor lighting, and related infrastructure, would be sited adjacent to an existing access road along Mattie Road near the Highway 101 / Price Street onramp. All proposed grading and development would be located below the 200 foot contour line. The restroom/maintenance buildings would be single story prefabricated structures of 200 to 360 square feet in floor area with a height of 10 to 12 feet.

The applicant submitted a viewshed analysis to evaluate the visual impacts of the proposed project from Highway 101/Highway 1, Dinosaur Caves Park, Price Street, and Mattie Road. The passenger parking area and adjacent restroom/maintenance building would be in direct line of sight for vehicles exiting northbound Highway 101/Highway 1 at Mattie Road. Since the passenger parking lot is located on an existing graded pad, it would not require significant landform alterations; however fill slopes would be visible on the downhill side of the parking lot. The proposed restroom/maintenance buildings would be backdropped by existing topography and would not silhouette against the sky. Although the proposed public improvements would be visible from Mattie Road and certain locations on Highway 101/Highway 1, the nature of the development is consistent with the visual character and expectations for this open space/ recreational area.

Views from Highway 101/Highway 1 southbound, Price Street, and Dinosaur Caves Park would be limited due to intervening vegetation, topography, and highway fencing. The project would not be visible from Price Canyon Road, which runs along the northeast edge of the Pismo Preserve property.

Low level security lighting is proposed in the parking lots and near the restroom areas. The lighting will be directed downward and away from coastal viewing points.

Mitigation/Conclusion. The proposed development is consistent with the visual character and expectations of the surrounding area, is located below the 200 foot contour, and will not silhouette against the sky. With implementation of a landscape plan showing all disturbed areas of the site, including fill slopes, planted with appropriate species and a lighting plan showing all fixtures downward directed and shielded (see Exhibit B), visual impacts will be less than significant. No additional 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?***	☐	☐	☒	☐
b) ***Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?***	☐	☐	☒	☐
c) ***Impair agricultural use of other property or result in conversion to other uses?***	☐	☐	☒	☐
d) ***Conflict with existing zoning for agricultural use, or Williamson Act program?***	☐	☐	☒	☐
e) ***Other:*** _____	☐	☐	☐	☐

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

Land Use Category: Rural Lands

State Classification: Not prime farmland, Farmland of statewide importance, and Prime farmland if irrigated.

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes: Edna Valley Ag Preserve Area

Under Williamson Act contract? No

The Pismo Preserve property has historically been used for cattle grazing.

The proposed development is located on the following soil types:

Still gravelly loam (9 - 15 % slope). This moderately sloping, gravelly coarse loamy soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Still gravelly sandy clay loam (2 - 9% slope). This gently sloping gravelly fine loamy soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

The parcel also includes these soils types:

Nacimiento--Calodo complex (30 - 50% slope).

Nacimiento. This steeply sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Calodo. This steeply sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Santa Lucia shaly clay loam (30 - 50% slope). This steeply sloping, north-slope gravelly fine loamy soil is considered not well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Santa Lucia shaly clay loam (50 - 75% slope). This very steeply sloping, north-slope gravelly fine loamy soil is considered not well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Impact. The overall project site (880 acres) is located in a predominantly non-agricultural area (other than historic cattle grazing) with no agricultural activities occurring on the property or immediate vicinity. The Land Conservancy has indicated that it intends to reserve cattle grazing as a management tool in the future but must first prepare a grazing management plan in consultation with the State Coastal Conversancy. Among other things, the grazing management plan would ensure that public access doesn't conflict with grazing activities and vice versa. The Agricultural Commissioner's office reviewed the project and had no concerns with the proposal (Lynda Auchinachie; May 22, 2015). 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) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
GREENHOUSE GASES				
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☐

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) 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).

The project is within 500 feet of Highway 101. This portion of the highway generates more than 100,000 vehicle trips per day. This amount of traffic can generate harmful amounts of vehicle emissions when human exposure will be for extended periods.

The project proposes to disturb soils that have been given a wind erodibility rating of 4 to 7, which is considered "moderate" to "high".

The project proposes to disturb an approximately 3.5 acre area, which will include moving approximately 7,000 cubic yards of cut and 15,000 cubic yards of fill material.

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 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. The proposed project would result in approximately 3.5 acres of site disturbance and 22,000 cubic yards of grading (7,000 cubic yards of cut / 15,000 cubic yards of fill) to construct various public improvements at the 880-acre Pismo Preserve conservation area. These improvements, which include two parking lots with adjacent restroom/maintenance facilities, picnic tables and benches, a half-mile ADA accessible trail, road improvements, signage, outdoor lighting, and related infrastructure, would be sited adjacent to an existing access road along Mattie Road near the Highway 101 / Price Street onramp.

The project will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering 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.

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.

Although the project is within close proximity of Highway 101, where potentially harmful levels of automobile-related pollutants may be present, the project does not propose residential development or any habitable structures and therefore would not result in prolonged human exposure to airborne toxins.

The project will be required to apply standard dust control measures during grading. This will mitigate the project's contribution to cumulative impacts related to dust and PM10.

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 above what is already required by ordinance or regulation.

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

*** Species – as defined in Section15380 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.**

Biological Resources

Setting. The 880-acre Pismo Preserve property is largely undeveloped, with interior unpaved roads and a short segment of paved road at the entrance on Mattie Road. Past uses of the property have included heavy livestock grazing and related agricultural management activities. Pismo Creek, which is located along the northeast Pismo Preserve property boundary (about a mile east of the project area), is the major drainage through the area, flowing from Edna Valley through Price Canyon and emptying into the Pacific Ocean at Pismo Beach. The topography of the Pismo Preserve property is undulating and slopes to the northeast.

The project site contains three riparian lined ephemeral drainages. Drainage 1 intersects the proposed road leading to the equestrian parking area, Drainage 2 (with jurisdictional wetlands) is located immediately north of the ADA trail, and Drainage 3 intersects the proposed ADA trail (coastal wetlands). Because of the previous grazing activities and steepness of the slopes, significant vegetation or aquatic wildlife habitat does not occur within these drainages. Focused biological studies have not been prepared for the trails portion of the project because the exact location of the trails has not been determined (the biological report focused on the proposed parking area and restroom facility improvements), so for the purposes of the environmental review for the project, the three drainages will be considered mapped and unmapped environmentally sensitive habitat areas with avoidance, impact minimization and mitigation measures provided to reduce impacts to a level of insignificance.

The Coastal Zone Land Use Ordinance requires a 100-foot setback from a coastal stream and/or riparian vegetation. Section 23.07.172(d)(1) allows for passive recreation within these areas which will allow for the trail system to cross the drainages at a few points with a mitigation measure to provide span bridges over the three identified drainages.

The majority of the parcel supports non-native vegetation dominated by annual grasses. Other vegetation types on the parcel include California sagebrush scrub west of the access road, Coyote brush scrub at the southern edge of the access road, and Arroyo willow thickets in an agricultural pond and eastern most drainage.

The following discussion is based on the results of the project's biological report (Terra Verde Environmental Consultants, Inc.; July 2015):

Sensitive Vegetation

The subject property contains marginally suitable habitat for 16 sensitive plant species; however, no such species were identified during the site survey. On-site coastal scrub vegetation contains potentially suitable habitat for the Black-flowered figwort (a California rare plant), but this species was not found on-site and is not expected to occur within the project area. The site does not contain suitable habitat for Pismo clarkia (a federally endangered and California rare plant).

Sensitive Wildlife

The project site contains potential habitat for the American badger (California species of special concern), which has been documented within the Pismo Creek corridor approximately 2 miles to the northwest. No active dens were observed in the project footprint; however, suitably sized burrows were observed on-site. The project area does not contain suitable habitat for the California red-legged frog (federally threatened) or Western pond turtle (California species of special concern) due to lack of permanent water sources.

Numerous monarch butterflies were observed during the survey, many of which were observed near the site entrance to the property. Multiple eucalyptus trees along Mattie Road and Highway 101 provide roosting habitat for wintering monarch butterflies; however, these trees are generally beyond impact distance and no disturbances are anticipated as a result.

Bird of prey including the Peregine falcon and Cooper's hawk are known to exist in the area and are protected under the Migratory Bird Treaty Act.

Impact. The proposed project would result in approximately 3.5 acres of site disturbance to construct various public improvements at the 880-acre Pismo Preserve conservation area with additional disturbance to construct the trail system. The project would also remove an existing dirt road (approximately 0.9 acre) and revegetate the area to grassland, resulting in a net disturbance area of approximately 2.6 acres. The proposed improvements would be sited near an existing access road along Mattie Road near the Highway 101 / Price Street onramp. The parking and restroom area does not contain special status plant species.

The proposed road improvements leading to the equestrian parking area will cross Drainage 1. The project proposes to install five 18" corrugated metal pipe storm drains to allow flow under the road crossing. The proposed ADA trail will be established on the existing dirt road over Drainage 2, using the existing culvert. Although work will occur near this drainage, the project will not remove coastal wetlands or riparian vegetation. The alignment of the ADA trail and proposed free-span bridge will avoid impacts to the arroyo wetlands in Drainage 3.

The proposed work in Drainage 1 and near Drainages 2 and 3 could impact water quality. Also, although the project would avoid direct impacts to wetlands and riparian vegetation, it could result in some trimming or removal of riparian vegetation during construction activities.

The proposed project has the potential to impact migratory birds if construction activities occur during the typical nesting season (February 1 to September 15).

The proposed project has a moderate potential to impact the American badger if individuals inhabit the site prior to construction.

Mitigation/Conclusion. With implementation of erosion, sedimentation, and runoff reduction measures; riparian vegetation protection measures; nesting bird surveys; avoidance of American badger burrows, and biological monitoring and volunteer education and training during trail construction (see Exhibit B), the project would result in less than significant impacts to biological resources. No further mitigation is required.

5. CULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☒	☐	☐
b) Disturb historical resources?	☐	☒	☐	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash.

According to the project's cultural resource inventory and evaluation (Applied Earthworks, Inc.; August 2015), there are 11 archaeological sites recorded on the 880 acre Pismo Preserve property. Seven of these 11 sites are in the immediate vicinity of the proposed development, and 4 will be affected directly. Three sites, CA-SLO-80/H, CA-SLO-1343, and CA-SLO-1345, are considered significant historical resources eligible for listing in the California Resister of Historic Resources (CRHR). Human remains have been identified associated with two of the sites.

In accordance with Assembly Bill 52 (AB52), a request for consultation was sent to the Obispeno Chumash representatives. No comments were received from the representatives; however, the applicant and their archaeologist have met with the tribal members and have redesigned the project to reduce the amount of grading on and near cultural sites, and prepared mitigation measures to avoid and/or reduce further impacts to the site's resources.

No historic structures are present and no paleontological resources are expected to occur.

Impact. The proposed project would result in approximately 3.5 acres of site disturbance and 22,000 cubic yards of grading (7,000 cubic yards of cut / 15,000 cubic yards of fill) to construct various public improvements at the 880-acre Pismo Preserve conservation area. Although the Land Conservancy has designed the new development to minimize environmental impacts, some cutting, filling, grading, and scarification will be needed to create the proposed facilities. These activities typically can result in disturbance and resulting impact on cultural resources. In order to minimize grading on steep slopes, the proposed improvements would be sited on a relatively level terrace at the southern end of the property, where the existing paved project entrance exits on Mattie Road. This terrace was also the focal point of Native American occupation of the land during the prehistoric and early historic eras. As a result, seven of the 11 known archaeological sites in the Pismo Preserve are set on this terrace.

The proposed project will impact four archaeological sites: CA-SLO-80/H, CA-SLO-1343, CA-SLO-1345, and CA-SLO-1346. Of these, CA-SLO-1346 does not meet CRHR significance standards, and

thus the effects of development are not considered significant impacts on that site. The remaining three sites, however, are eligible for listing on the CRHR and thus the effects of cutting, filling, and other development actions constitute a significant environmental impact.

The purpose of the project is to enhance public access to and use of the Pismo Preserve conservation/open space area. The project would therefore bring a greater number of people in close proximity to the identified archaeological sites, and it is possible that hikers would stray from the trail and collect resources from the surface of these sites.

Mitigation/Conclusion. The project has been designed to minimize disturbance to cultural resources to the maximum extent feasible. However, the project will still result in potentially significant impacts to three CRHR-eligible archaeological sites.

The following measures will mitigate the project's impacts to archaeological resources: placing fill material to raise the grade of the parking areas; preparing and implementing a Phase III data recovery plan and monitoring plan; installing interpretive panels of Chumash history at the visitor facilities; and placing groundcover or landscaping over portions of archaeological sites that are within 50 feet of public trails, parking lots, or activity areas (see Exhibit B). Implementation of these measures will reduce the project's cultural resource impacts to less than significant levels.

6. GEOLOGY AND SOILS *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
d) Include structures located on expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

*** Per Division of Mines and Geology Special Publication #42**

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

Topography: Gently sloping to very steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? On Project Site

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

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

The project is within a high landslide potential area.

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.

Impact. The proposed project would result in approximately 3.5 acres of site disturbance and 22,000 cubic yards of grading (7,000 cubic yards of cut / 15,000 cubic yards of fill) to construct various public improvements at the 880-acre Pismo Preserve conservation area. Although the project is located in a high landslide potential area, the project would not construct any new structures other than two prefabricated restroom/maintenance buildings. These restroom/maintenance buildings will be subject to construction permit approval and reviewed for compliance with applicable building and seismic codes.

Mitigation/Conclusion. With implementation of standard ordinance requirements for an erosion and sedimentation control plan and construction permit review, geology and soils impacts would be less than significant. 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:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) 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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☐	☒

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) 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?	☐	☐	☒	☐
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) 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?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☒	☐	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☐

Setting. The project is not located in an area of known hazardous material contamination. The 880-acre parcel includes land within the moderate, high, and very high severity fire risk zones, with the proposed structural development area in the moderate fire hazard severity zone. Based on the County's fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

A sodium hydroxide spill site was identified at the PXP Arroyo Grande oil field near the northeast corner of the Pismo Preserve parcel; however this clean-up has been completed and is located over a mile from the proposed development area.

While a very small portion of the 880-acre parcel (near Pismo Creek) is within the 100-year flood hazard zone, the proposed structural development area is not.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project is not expected to conflict with any regional emergency response or evacuation plan.

Construction of the trail system will introduce mechanical equipment and trained volunteer staff on the hillsides. This equipment has the potential to spark a fire if not operated in a safe manner.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are

anticipated, however; due to the public uses and equipment to be used during trail construction, measures have been added to provide for safety procedures to limit the potential risk for wildland fires. In addition, CalFire has requested a vegetation management plan be prepared for the entire 880 acre parcel to reduce fire risk. This has also been added as a mitigation measure.

8. NOISE

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) 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?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☐

Setting. A portion of the project is within close proximity to a transportation noise source Highway 101 and development within the following distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- Areas within the 60 dB to 65 dB range - 1600 feet from road centerline, and closer;
- Areas within the 65 dB to 70 dB range - 800 feet from road centerline, and closer;
- Areas above the 70 dB level - 400 feet from road centerline, and closer.

Impact. The parking area and restrooms will be located approximately 180 feet from the northbound on-ramps and lanes of Highway 101 which falls within the 70 dB level. The entire project will be an outdoor visitor serving use that will occur during daytime hours. The project is not expected to generate loud noises, nor conflict with the surrounding uses. The proposed project would install improvements to enhance public access to and use of the 880-acre Pismo Preserve; it would not involve the construction of sensitive noise receptors such as residences or schools.

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

9. POPULATION/HOUSING

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
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. Population/housing impacts would therefore be less than significant.

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: Approximately 3.5 miles to the SLO CO Sherrif-South Patrol

Fire: Cal Fire (formerly CDF) — Hazard Severity: Moderate to Very High — Response Time: 0-5 minutes

Location: Approximately 1 mile from the Cal Fire/Pismo Beach Fire Department Station #64

School District: Lucia Mar Unified School District.

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section.

The proposed restroom/maintenance buildings would be served by the City of Pismo Beach's water and sewer facilities. The project would be subject to any applicable water or sewer system connection fees.

Emergency and law enforcement services will be provided by the City Police Department and County Sheriff per a services agreement, with the County Sheriff taking the lead. A ranger will be present onsite during daytime hours and will lock the main entrance gate during evening hours. Cal Fire will be provided 24-hour access to the main entrance and internal access roads via a KNOX key box or switch.

Impact. No significant project-specific impacts to utilities or public services were identified. The applicant is a non-profit organization and a fee waiver was approved for the processing of the land use permit portion of the development process, so it is unlikely that the Land Conservancy will be required to pay cumulative impact fees for fire and/or police sheriff services. The City has indicated that the project is a public benefit for the community and would not be imposing traffic impact fees for the project. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection; however, the sheriff's office has offered to enter into a memorandum of agreement with the Pismo Beach City Police to provide resources after hours (the trails are set to be open between dawn and dusk with a Land Conservancy ranger available during normal daytime hours). . The project was referred to the City of Pismo Beach and no public service or utility concerns were received.

Mitigation/Conclusion. Because the County Sheriff has offered to provide "after hours" services through a reciprocal agreement to reduce any potential impact to the City of Pismo Beach police department, no additional measures are considered necessary.

11. RECREATION *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☒	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☒	☐
c) Other _____	☐	☐	☐	☐

Setting. The proposed project is located on the 880-acre Pismo Preserve open space area. The Pismo Preserve will include over 17 miles of multi-use (hiking, biking, equestrian, etc.) trails available to the public.

Impact. The purpose of the proposed project is to enhance public access to and use of the Pismo Preserve open space area. Specifically, the project would include two parking lots with adjacent restroom/maintenance facilities, picnic tables and benches, a half-mile ADA accessible trail, road improvements, signage, outdoor lighting, and related infrastructure. These improvements will make the Pismo Preserve accessible to a greater number of people, including those with mobility

impairment. The Pismo Preserve is envisioned to serve the cities of San Luis Obispo, Pismo Beach, Arroyo Grande, Grover Beach, and the general county areas near those cities. It is also anticipated that many tourists from nearby hotels will visit the preserve.

Mitigation/Conclusion. The proposed project will enhance accessibility of the Pismo Preserve, while not inhibiting any other recreational amenities in the area, and therefore would have a positive recreation impact. No mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Level of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) 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.)?	☐	☐	☒	☐
f) Conflict with an applicable congestion management program?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	☒
i) Other: _____	☐	☐	☐	☐

Setting. The main access road to the project site, Mattie Road, is located in the City of Pismo Beach. Mattie Road, an arterial/frontage road, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works and the City of Pismo Beach. The project will not be subject to payment of City of Pismo Beach road fees, because the project is seen as having an overall community benefit. No significant traffic-related concerns were identified. The County Public Works Department noted that the project does not propose connection to a county maintained roadway nor is it anticipated to significantly impact adjacent county maintained roadway circulation.

Mattie Road is the primary access road for the Pismo Preserve property. To the north of the project

site, Mattie Road does not contain a bike lane or shoulder and is very narrow due to a steep hillside on the east side of the road. North of the hillside, the road widens and contains a bike lane and sidewalk. To the south, Mattie Road curves and goes under Highway 101 and intersects with Price Street/Shell Beach Road. No pedestrian or bicycle access is provided from the south and, as stated above, there is an approximately 1,300 foot section of road to the north of the entrance to the property with no bike lane, sidewalk or shoulder.

Impact. The proposed project is estimated to generate about 52 PM peak hour trips on weekdays and 110 PM peak hour trips on the weekend. This is based on the parking study (Kittelson & Associates, Inc.; February 2015) that was prepared for the project. Since no standard ITE trip generation rates were appropriate for the Pismo Preserve, the parking study used trip counts at similar parks in California and Oregon to generate these trip estimates. The parking study concluded that the Pismo Preserve would require between 50 and 80 parking spaces. Between the proposed 50-60 space parking lot and similarly sized equestrian parking lot, it is anticipated that the project will have adequate parking.

This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The applicant has met with the City of Pismo Beach to discuss traffic and safety measures and have determined that existing road is adequate to serve the proposed project with inclusion of traffic calming measures to be determined with the review and approval of an encroachment permit to be issued by the City. The project does not conflict with adopted policies, plans and programs on transportation.

While the project appears to have adequate area to meet the parking demands resulting from the project, bicycle and pedestrian safety accessing the property are a concern. Based on meetings with the City the applicant has prepared a pedestrian/bicycle plan for access from the west side of the freeway (Highway 101) to provide for a sidewalk from a parking area along Price Street/Shell Beach Road. This pedestrian/bicycle access is part of a project study report for the Highway 101 improvements that will be constructed within a probable 8-10 year timeframe.

Mitigation/Conclusion. While no significant traffic impacts are identified, safety measures that have been outlined during meetings with the City and applicant have been included as part of the project in the mitigation summary below.

13. WASTEWATER *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The proposed project includes two 200 to 360 square-foot prefabricated restroom buildings and a drinking fountain, which will be connected to City of Pismo Beach sewage facilities. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Impact. The project proposes to use a community system as its means to dispose of wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project's additional effluent.

Mitigation/Conclusion. Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project, no mitigation measures are necessary.

14. WATER & HYDROLOGY

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

Setting. The proposed project includes two 200 to 360 square-foot prefabricated restroom buildings. The restrooms will be served with water connections to City of Pismo Beach facilities, and will include drinking fountains, and bicycle/boot wash stations to prevent the potential spread of invasive species.

The project site contains three riparian lined ephemeral drainages. Drainage 1 intersects the proposed road leading to the equestrian parking area, Drainage 2 (with jurisdictional wetlands) is located immediately north of the ADA trail, and Drainage 3 intersects the proposed ADA trail (coastal wetlands). All three drainages discharge to the Pacific Ocean.

Pismo Creek, which is located along the northeast Pismo Preserve property boundary (about a mile east of the project area), is the major drainage through the area, flowing from Edna Valley through Price Canyon and emptying into the Pacific Ocean at Pismo Beach. The topography of the Pismo Preserve property is undulating and slopes to the northeast.

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? No

Closest creek? Unnamed tributary to Pacific Ocean Distance? Within the project site

Soil drainage characteristics: Moderately drained to poorly 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 3.5 acres of site disturbance is proposed and the movement of approximately 22,000 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;

- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion; and
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Water Quantity

Based on information provided by the applicant's engineer, the project is estimated to use approximately 600 gal to 1,800 gal per day for the site. This number is based on an estimate range of 400 to 800 visitors throughout a given day at the Pismo Preserve with visits ranging in duration from short term to a few hours. Industry standard references (2014 Metcalf& Eddy) indicate that the typical water usage at like public restroom facilities is 2-3 gallons per person. Conservatively assuming a majority (75%) of the visitors to the Preserve use the restrooms during their visit the resultant water use is 600 to 1,800 gallons per day. This level of water demand can be handled by the City water system and the Preserve facilities will incorporate water conservation lavatory features as required by City ordinance. The City has agreed to provide water service to the Pismo Preserve facility pending LAFCO approval of an outside user agreement.

The project's water source is adequate to provide for the project's water needs.

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) 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?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
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 project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

As described in the Aesthetics Section, the proposed project is located in the Pismo Beach Hillsides Sensitive Resource Area (SRA) and is subject to a Pismo Beach Urban Area Standards (LUO Section 22.98.058) that requires a visual analysis for new development and states that development shall be below the 200-foot elevation. The proposed project complies with this standard because the applicant submitted a visual analysis showing that the proposed facilities would be mostly screened from public view by existing vegetation and all development would be located below the 200-foot elevation.

The proposed project was referred to the City of Pismo Beach Community Development Department for review and comment. In a response dated, May 11, 2015, the City noted concerns regarding: traffic, safety, impacts to coastal resources and viewsheds, location of access road to parking lot off Mattie Road, and archaeological impacts. County staff and the applicant has met with the City on several occasions to discuss concerns and issues and have determined that while the project will have impacts to City services and visual, biological and cultural resources, the project has a substantial community benefit and these impacts can and will be addressed by implementing the proposed mitigation measures.

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 *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
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 pre-history?	☐	☒	☐	☐
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 Department has 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:

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☐	County Environmental Health Services	**Not Applicable**
☒	County Agricultural Commissioner's Office	**Attached**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☒	CA Coastal Commission	**None**
☒	CA Department of Fish and Wildlife	**None**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other Native American Heritage Commission	**None**
☒	Other City of Pismo Beach	**Attached**

*** "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.

☒ Project File for the Subject Application

County documents

- ☐ Coastal Plan Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☐ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☐ Real Property Division Ordinance
- ☒ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☐ Energy Wise Plan
- ☒ South County Area Plan/San Luis Bay Sub Area and Update EIR
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

Other documents

- ☒ Clean Air Plan/APCD Handbook
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Special Biological Importance Map
- ☒ CA Natural Species Diversity Database
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☐ Other

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

Biological Resources Assessment, Pismo Preserve Project; Terra Verde Environmental Consulting, Inc., July 2015

Cultural Resources Inventory and Evaluation for the Pismo Preserve Project, San Luis Obispo County; Applied EarthWorks, Inc., August 2015

Viewshed Analysis for Pismo Preserve; Wallace Group, March 2015

Pismo Preserve Parking Study, Kittleson & Associates, Inc., February 2015

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Aesthetics

VR-1. At the time of application for construction and/or grading permits, the applicant shall submit landscape/irrigation plan(s) to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The Plan shall be prepared as provided in Section 22.04.186 of the San Luis Obispo County Land Use Ordinance and 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance and shall provide for the planting of all disturbed areas of the Construction Permit Area (identified as those areas including construction of the parking lots and accessible trail) site, including fill slopes, with native drought-tolerant species, ground cover (e.g. bark, hyrdoseeding, dry seeding, mulch, shrubs, etc.)

VR-2. At the time of application for construction and/or grading permits, the applicant shall submit an Exterior Lighting Plan for both permanent and temporary facilities, for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties [and key viewing areas]. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence.

Biological Resources

BR-1. Prior to trail construction, the alignment of the proposed trail construction shall be clearly defined in the field. The alignment shall be reviewed by a County approved biologist, or qualified Land Conservancy of San Luis Obispo (LCSLO) staff for consideration of sensitive biological resources. If biologically sensitive areas are identified along the proposed alignment, the trail construction shall include measures to avoid or minimize impacts as deemed necessary by the biologist or qualified LCSLO personnel. Examples of such measures include revised alignments, fencing, bridging, or enhanced vegetation. Temporary construction fencing and/or flagging shall be installed along sensitive plant and habitat areas to avoid inadvertent disturbance where deemed necessary by the biologist or qualified LCSLO personnel.

BR-2. Nesting Birds. Prior to commencement of any tree removal during construction/ improvements, to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to August), unless a County approved biologist, or qualified LCSLO staff has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County Planning Department with recommendations for variable buffer zones, as needed, around

individual nests. The applicant agrees to incorporate those recommendations approved by the County.

BR-3. **Prior to singletrack trail construction,** the applicant shall retain a County approved biologist, or qualified LCSLO staff to conduct a sensitive species and habitat training for all trail construction supervisors/leaders that will be actively participating in trail construction activities in the vicinity of biologically sensitive areas. Material covered within this training should include, at a minimum, a description of those species and habitats with the potential to be adversely affected by the project, the regulatory setting of protecting such species and habitats, and a description of measures to be incorporated into the project to minimize such adverse effects.

BR-4. **Prior to construction of the Construction Permit Area,** the applicant shall retain a County approved biologist, or qualified LCSLO staff to conduct a sensitive species and habitat training for all construction personnel that will be actively working in the vicinity of biologically sensitive areas as identified in the Biological Assessment. Material covered within this training should include, at a minimum, a description of those species and habitats with the potential to be adversely affected by the project, the regulatory setting of protecting such species and habitats, and a description of measures to be incorporated into the project to minimize such adverse effects.

BR-5. **During trail construction,** no living oak trees over 5 inches diameter are anticipated for removal. In the event oak trees greater than 5 inches in diameter require removal they are to be replaced at a 4:1 ratio. The trail alignment shall limit disturbance within tree root zones where feasible, and hand tools shall be utilized when feasible to lessen root impacts.

BR-6. **During trail construction,** single span bridges shall be constructed where necessary. Bridge footings and associated structural supports shall be installed where possible outside of the bed and bank of the drainage. If avoidance is not feasible, the applicant shall consult with the California Department of Fish and Wildlife (CDFW), U.S. Army Corps of Engineers (ACOE), and Regional Water Quality Control Board (RWQCB) and obtain appropriate permits/authorizations (if necessary).

BR-7. **Following completion of the Construction Permit Area improvements**, all disturbed and barren areas not intended to remain barren (i.e., areas disturbed by construction and adjacent to parking, picnic and ADA trail areas) shall be revegetated with appropriate native vegetation or ground cover (e.g. bark, hyrdoseeding or mulch) to reduce the risk of erosion from the site and sedimentation into off-site drainages.

BR-8. **During construction activities,** vegetation removal or trimming should be conducted within those portions of the year when birds are not nesting (September through February), when feasible. If removal of mature vegetation is necessary during the later spring, summer, and/or early fall, a qualified biologist or qualified LCSLO staff shall conduct a nesting bird survey to determine the locations of active nests. Biologist and/or LCSLO staff will determine if any construction activities can occur near active nest sites. Project activities should be modified to avoid impacts to active nests.

BR-9. **Work During Dry Season.** To minimize potential impacts to onsite drainages and water quality, construction permit activities shall occur only when allowed by the project Stormwater Pollution Prevention Plan (SWPPP).

BR-10. **Erosion and Sediment Control. Prior to issuance of construction and/or grading permits for Construction Permit Area**, the applicant shall submit to the County for review and approval of a sedimentation and erosion control plan (CZLUO Sec. 23.05.036) which identifies

how disturbed soils will be stabilized to prevent wind and water erosion during construction and immediately after construction until the revegetation activities are begun. The plan shall include temporary best management practices (BMPs) to be installed during the rainy season that may include, but are not limited to, use of mulch, soil stabilizers, or other recognized surface stabilization measures [all compatible with project area sensitive species]. The plan shall include standard provisions for dust control by water truck or periodic application of soil stabilizers during construction.

BR11. Work Limits. At the time of application for construction and/or grading permits for Construction Permit Area, the grading plans shall delineate a project limit area and staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing. No work related to the construction permit shall occur outside these limits.

BR12. Equipment and Material Storage/Parking. Construction Permit Area equipment and materials shall be stored at least 100 feet away from all drainages at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the drainage.

BR13. Hazardous Materials. During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 100 feet from the drainages. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering the drainages. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

BR14. During Construction, the applicant shall not impact riparian vegetation with the exception of on-going maintenance of existing and constructed facilities. Any vegetation removal should be limited to the extent necessary throughout the project area. Arroyo willows will be flagged or otherwise marked for avoidance prior to construction within the Construction Project Area.

BR15. Protect American Badgers. During construction/grading activities, burrows within the ground disturbance shall be avoided to the greatest extent feasible. If impacts to burrows are unavoidable, a County approved biologist, or qualified LCSLO staff shall be present ahead of construction to survey the site and determine presence or absence of American badger and provide recommendations for avoidance if present. Any American badger burrow excavation or other impacts to badgers shall not occur during breeding season and only after consultation with the County and CDFW.

<u>Cultural Resources</u>

CR-1. Cultural Resources - Prepare Phase III (data recovery) Program. Prior to issuance of construction permit, the applicant shall submit to the Environmental Coordinator for the review and approval, a detailed research design for a Phase III (data recovery) archaeological investigation. The Phase III program shall be prepared by a subsurface qualified archaeologist approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of the previous archaeological investigations (Applied Earthworks, Inc.; August 2015). The Phase III program shall include at least the following:

a. Standard archaeological data recovery practices;

b. Recommendation of sample size adequate to mitigate for impacts to archaeological site, including basis and justification of the recommended sample size. Sample size and methodology shall be described and shall include the basis and justification for the

methodology shall be described and shall include the basis and justification for the recommended sampling regime.

c. Identification of location of sample sites/test units;

d. Detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how material will be collected);

e. Disposition of collected materials;

f. Proposed analysis of results of data recovery and collected materials, including timeline of final analysis results;

g. List of personnel involved in sampling and analysis.

Once approved, these measures shall be shown on all applicable construction drawings for the Construction Permit Area and implemented **during construction. Prior to final inspection/occupancy**, the applicant shall provide to the County a final report on the investigation work conducted during construction.

CR-2 Cultural Resources - Monitoring Plan. Prior to issuance of construction permits, the applicant shall submit a monitoring plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in the Construction Permit Area identified as potentially sensitive for cultural resources, per the approved monitoring plan. The monitoring plan shall include at a minimum:

a. List of personnel involved in the monitoring activities;

b. Inclusion of involvement of the Native American community, as appropriate;

c. Description of how the monitoring shall occur;

d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);

e. Description of what resources are expected to be encountered;

f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);

g. Description of procedures for halting work on the site and notification procedures; and

h. Description of monitoring reporting procedures.

Crew Education. Prior to trail construction, the applicant shall retain a qualified archaeologist to conduct a cultural resources training for all crewmembers that will be actively participating in trail construction activities. Material covered within this training should include, at a minimum, a description of types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, the laws protecting significant archaeological and historical sites. and a description of measures to be incorporated into the project to minimize such adverse effects.

The monitoring plan shall also include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an

unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.

The archaeologist shall verify implementation of the Plan during construction. A final report on compliance shall be submitted by the archaeologist **prior to final inspection/occupancy.**

CR-3 **Cultural Resource - Construction Monitoring. During all ground disturbing construction activities for the Construction Permit Area**, 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. If any significant archaeological resources or human remains are found during construction, 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.

A final report on compliance shall be submitted by the archaeologist **prior to final inspection/occupancy.**

CR-4 **Cultural Resource Monitoring – Completion Report. Upon completion of all monitoring/mitigation activities, and prior to final inspection**, 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 analysis included in 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-5 **Cultural Resources – Interpretation Program.** Upon completion of all monitoring/mitigation activities, and prior to final inspection, the applicant shall prepare and implement a public interpretation program which may include but not be limited to: installing interpretative panel(s) and publishing a website (or adding information to the existing Pismo Preserve webpage) to educate the public about the Chumash experience. The interpretation program content shall be developed in cooperation with appropriate tribal representation.

CR-6 **Cultural Resources – Landscape Plan.** The landscape plan (see Mitigation Measure VR-1) shall show ground cover (e.g. bark, hyrdoseeding, mulch, shrubs, etc.) over all portions of identified archaeological sites within 50 feet of the construction permit area. The need for, type and placement of ground cover shall be determined in consultation with the project archaeologist and local Native American community.

CR-7. **Cultural Resources – Visual Demarcation.** Prior to placing imported fill materials within the Construction Permit Area, a visual demarcation shall be placed to identify imported materials that are similar in appearance to an underlying native soil layer. The demarcation may be a geotextile, a gravel layer, differing material type, or similar approaches.

CR-8. **Cultural Resources – Lessen fill benches**. In areas with high sensitivity to cultural resources, and to the extent practicable, geotextiles shall be used to lessen the depth of fill benches and overexcavation.

CR-9. **Cultural Resources – Education Signage**. The project shall include educative signage advising "No Collection of Materials" or similar wording, without specifically identifying the existence of cultural resources. The need for, type and placement of signage shall be determined in consultation with the project archaeologist and local Native American community.

Hazards

H-1. **Prior to trail construction,** the applicant shall provide all trail construction crewmembers with a list of fire safety measures including the following information:

a. Emergency access shall be maintained during construction.

b. No person shall use or operate any devices from which a spark, fire, or flame may originate, without having at least one serviceable round point shovel with an overall length of not less than 46 inches and one backpack pump water-type fire extinguisher fully equipped and ready for use at the immediate area during the operation.

c. No person shall use, operate, or allow to be used or operated, any internal combustion engine which uses hydrocarbon fuels unless the engine is equipped with a spark arrester, maintained in effective working order or the engine is constructed, equipped, and maintained for the prevention of fire.

   1) Spark arresters affixed to the exhaust system of engines or vehicles subject to this section shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

   2) A spark arrester is a device constructed of nonflammable materials specifically for the purpose of removing and retaining carbon and other flammable particles over 0.0232 of an inch in size from the exhaust flow of an internal combustion engine that uses hydrocarbon fuels or which is qualified and rated by the United States Forest Service.

   3) Engines used to provide motive power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code.

   4) Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in effective mechanical condition.

d. A Burning Permit is required for the burning of any natural vegetation. Burning of any other material is prohibited.

e. Project supervisors and staff shall be aware of the following typical wildland fire causes:

   1) Discarded cigarettes.

   2) Faulty exhaust systems.

   3) Engines not having required spark arrester.

   4) Parking vehicles on dry vegetation.

   5) Sparks from welding, grinding, and cutting operations.

   6) Open flame devices used adjacent to combustible materials.

   7) Illegal burning of debris.

   8) Combustible debris adjacent to exhaust systems.

   9) Leaking fuel systems on motorized equipment.

H-2. **Prior to final inspection,** the applicant shall submit and receive approval of a vegetation management plan reviewed and approved by CalFire.

Traffic

T-1. **Prior to final inspection,** the applicant shall coordinate with the City of Pismo Beach to include applicable entry safety measures as required by the City of Pismo Beach encroachment permit.

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
MAY - 1 2015
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: 4/30/2015

FROM TO: PW

TO FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00133 LAND CONSERVANCY – Proposed minor use permit for the parking lot and trail improvements for the Pismo Preserve. Site location is Mattie Rd, Pismo Beach. APN: 079-241-013

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☑ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached

Date	Name	Phone
5-12-15	[illegible]	527/

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Wade Horton, Director
County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: May 5, 2015

To: Stephanie Fuhs

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2014-00133, Pismo Reserve MUP, Land Conservancy, Pismo Beach, APN 079-241-013

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with the Land Use Ordinance, as the project appears to be located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

A. The proposed project does not propose connection to a county maintained roadway nor is it anticipated to significantly impact adjacent county maintained roadway circulation.

B. The project is proposing to take access from Mattie Road, a road maintained by the City of Pismo Beach. A copy of this referral must be sent to the City's Public Works Department for their comments and recommended conditions of approval pertaining to site access driveway, water and sewer services, other utility connections, and drainage improvements within their jurisdiction.

C. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.

Recommended Project Conditions of Approval:

1. **At the time of application for construction permits,** the applicant shall provide evidence to the Department of Planning and Building that the onsite parking, circulation and

pavement structural sections have been designed and shall be constructed in accordance with Cal Fire standards and specifications back to the nearest public maintained roadway.

2. **Prior to occupancy or final inspection,** a Registered Civil Engineer must certify to the Department of Planning and Building that all improvements (access, utility, drainage, etc) have been constructed to the satisfaction of the respective agency (Cal Fire, City of Pismo Beach, Utility Company, etc) and in accordance with the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.

Drainage

3. **At the time of application for construction permits,** the applicant shall submit complete drainage plans prepared by a civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.

4. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

5. **Prior to issuance of construction permits**, the applicant shall provide evidence satisfactory to the Department of Planning and Building that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

6. **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Control Plan

7. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

8. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

updated FSP for Pismo Preserve Land Conservancy

Donnelly, Laurie@CALFIRE to: sfuhs@co.slo.ca.us, Byrnes, Dennis@CALFIRE 07/14/2015 03:16 PM

From: "Donnelly, Laurie@CALFIRE" <Laurie.Donnelly@fire.ca.gov>
To: "sfuhs@co.slo.ca.us" <sfuhs@co.slo.ca.us>, "Byrnes, Dennis@CALFIRE" <Dennis.Byrnes@fire.ca.gov>

History: This message has been forwarded.

1 attachment

DRC2014-00133.doc

Stephanie,
Attached is an updated Fire Safety Plan for the land Conservancy - Dennis Byrnes original conditions summary is restated below.

Regarding DRC2014-00133 Land Conservancy, proposed minor use permit for parking lot and trail improvements for the Pismo Preserve, on Mattie Rd, APN # 079-241-013
I have reviewed this project and have come up with the following conditions;
1. Provide a vegetation management program for the 900 plus acres.
2. Provide a 20 foot wide access gate on the equestrian parking lot from the parking lot to the property.
3. Provide a 2500 gallon water tank in the parking lot with a fire department connection. This tank will have an automatic fill from the new pipe line from the city water. Contact CAL FIRE for further direction.
4 Show improvement for pedestrian and bicycle access from Mattie Road and the Price Street area.
Thank You

Dennis Byrnes
Fire Captain / Fire Prevention
CAL FIRE San Luis Obispo
635 N. Santa Rosa
San Luis Obispo, CA. 93405
805-543-4244 Office
805-543-4248 Fax

Laurie Donnelly
CAL FIRE San Luis Obispo
Battalion Chief Fire Marshal
805-543-4244 office
805-903-3422 cell

CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

July 14, 2015

To: Stephanie Fuhs South County Team

Project Summary
DRC2014-00133 LAND CONSERVANCY – Proposed minor use permit for the parking lot and trail improvements for the Pismo Preserve. Site location is Mattie Road, Pismo Beach. APN: 079-241-013

The project parcel is located within a **MODERATE, HIGH and VERY HIGH** fire hazard severity zone(s) with a minimum **5** minute response time from the nearest County Fire Station. **Station #64 on Bello Street in Pismo Beach.** The project and applicant shall comply with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), and the Public Resources Code (PRC) any other applicable fire laws.

Public Assemblage and Events
Prior to Fire Department Review, proposed event area must first complete all requirements pursuant to Title 22, the San Luis Obispo County Land Use Ordinance. This includes receiving any necessary land use permit approval and issuance of construction and Conditional Use Permit requirements.

A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents, pyrotechnics and special effects, live audiences and any event with public attendance over 250. The fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety.

A written plan must be submitted to the fire code official 30 days prior to the event. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans. **A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event.** If modifications or additions to the event areas are made, an updated permit & inspection must be completed. Local Ordinance and California Fire Code (CFC) section 105.

Any time a tent, canopy or membrane structure in excess of 400 square feet is erected; it must be placed and utilized in accordance with California Fire Code – Chapter 24. The applicant shall be required to notify County Fire a minimum of 48-hours in advance of any tent or membrane structure being placed on site. Submittal requirements can be found on line at www.calfireslo.org

Fire Safety and Evacuation Plans

Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

Fire evacuation plans. Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where *approved*, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for *persons* unable to use the general *means of egress* unassisted.
4. Procedures for accounting for employees and occupants after evacuation has been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Fire safety plans. Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
3.1. The occupancy assembly point.
3.2. The locations of fire hydrants.
3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
4.1. Exits.
4.2. Primary evacuation routes.
4.3. Secondary evacuation routes.
4.4. Accessible egress routes.
4.5. Areas of refuge.
4.6. Exterior areas for assisted rescue.
4.7. Manual fire alarm boxes.
4.8. Portable fire extinguishers.
4.9. Occupant-use hose stations.
4.10. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

Vegetation Management

A written Wildland Fire/Vegetation Management Plan must be developed and approved by CAL FIRE prior to development.

Screening and Environmental Considerations

Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.

Fire resistant landscaping located within 100 feet of site improvements (structures or fire water tanks) shall be in accordance with CFC, Pubic resources code 4291 and Title 19 Division 1 described as "vegetation that are

well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. www.calfireslo.org website has several links with recommended planning tools for landscape and fuels management plans.

Ignition Resistant Construction
Your project is located within a wildland fire hazard severity zone and must comply with California Fire and Building Code Chapter 7A Ignition resistant Construction in Wildland Urban Interface areas. The construction type shall be designed to withstand a wildfire. The roof type will have to be consistent with the requirements of Chapter 15 - Section 1505.

Fire Sprinklers in Structures
This project will require installing a fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13.

Address Requirements
New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of Commercial 8 inches, and Industrial 10 inches high with a minimum stroke width of 0.5 inch (12.7mm).

Address Directories
When required by the fire code official, complexes with multiple buildings (hiking paths and access points) may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be approved by the fire code official and may be required to be illuminated.

Solar Photovoltaic systems
Solar systems shall be installed in accordance with sections 605.11.1-605.11.4. Marking is required on interior and exterior Direct Current (DC) conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes and disconnects.

Site Access

Secondary egress
In accordance with CFC Section 503.1.2, County Fire is requiring the applicant to provide an additional (secondary) access point.

Pedestrian hiking paths and gates must provide strategically located emergency vehicle access. (Removable bollards and Knox switches to restrict routine vehicle traffic is acceptable) Additionally, hiking paths must post mile markers; post the names of trail intersections, parking areas, picnic and rest areas, to ensure timely location and access of requests for emergency assistance.

Commercial Access Road(s)
Grade and Design
The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County Public Improvement Standards, specifications and drawings.

Road Width and Signage

- A commercial access road must be 24 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building(s) perimeter.
- Must be an all-weather non-skid paved surface.
- All roads must be able to support fire apparatus.
- Vertical clearance of 13'6" is required.
- Fuel modification of 10 feet on either side of roadway must be maintained.
- An approved traffic plan shall be provided to the fire code official.
- Interior commercial roads shall be named and provided with approved street signs.
- One way interior roads shall be labeled indicating direction of travel.

Emergency Access Knox Keys and/or Gate Switches

Gate Access Requirements

- Must be setback a minimum of 30 feet from the SLO County maintained road
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

General Fire Precautions and Signage

Portable Fire Extinguishers

Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Combustible Waste Material

Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire.
CCR Title 19 Division 1.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Please contact me if you have any questions regarding the conditioning of this project.
Sincerely,

Dennis Byrnes
Fire Captain

Cc: Land Conservancy of San Luis Obispo
Wallace Group

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/30/2015

FROM ~~TO~~: JON BIGGS / CITY OF PISMO BEACH COMMUNITY DEVELOPMENT DEPT.

TO. **FROM:** Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00133 LAND CONSERVANCY – Proposed minor use permit for the parking lot and trail improvements for the Pismo Preserve. Site location is Mattie Rd, Pismo Beach. APN: 079-241-013

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. REC. 5.1.15 by email.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES (Please go on to PART II.)
☒ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.) – FULL SIZE PLANS

CONSTRUCTIVE CONSULTATION w/ CITY OF PISMO BEACH!

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

o TRAFFIC o SAFETY o COASTAL RESOURCE o VIEWSHED o PUBLIC FACILITIES & SERVICES. o LOCATION OF ACCESS ROAD TO PARKING LOT OFF MATTIE ROAD. / ARCHAEOLOGICAL IMPACTS.

5.11.2015	JON BIGGS	805.773.7089
Date	Name	Phone

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

MAY 26

THIS IS A NEW PROJECT REFERRAL

DATE: 4/30/2015

TO: Ag Comm

RECEIVED
MAY 1 2015
BY:

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
Coastal Team / Development Review

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PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☒ NO (Please go on to PART III)

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.
NO CONCERNS WITH PROPOSED PARKING AREA AND TRAILHEAD DEVELOPMENT

5/22/15 — Date
LYNDA AUCHINACHIE — Name
5914 — Phone

Fw: yak tityu tityu - Northern Chumash tour of Pismo Preserve on 9-24-2015

Hannah Miller to: Steve McMasters, Stephanie Fuhs 10/01/2015 10:46 AM

From: Hannah Miller/BOS/COSLO
To: Steve McMasters/Planning/COSLO@Wings, Stephanie Fuhs/Planning/COSLO@Wings

For the record. Thank you.

Hannah Miller
Legislative Assistant to Supervisor Adam Hill
District 3, County of San Luis Obispo
1055 Monterey St. Rm D430
San Luis Obispo, CA 93408
805-781-4336
805-781-1350 fax

----- Forwarded by Hannah Miller/BOS/COSLO on 10/01/2015 10:45 AM -----

From: Mona Tucker <olivas.mona@gmail.com>
To: Kailad@lcslo.org
Cc: hmiller@co.slo.ca.us, Barry Price <bprice@appliedearthworks.com>, "wcwlucas@aol.com" <wcwlucas@aol.com>
Date: 09/29/2015 01:04 PM
Subject: yak tityu tityu - Northern Chumash tour of Pismo Preserve on 9-24-2015

Dear Ms. Dettman:

Re: The Pismo Preserve in Pismo Beach, CA.

We want to thank all parties for the opportunity to return to this place of amazing beauty and significant yak tityu tityu Northern Chumash cultural resources. We also appreciate the time that was taken to show us maps, project design, and to answer our questions.

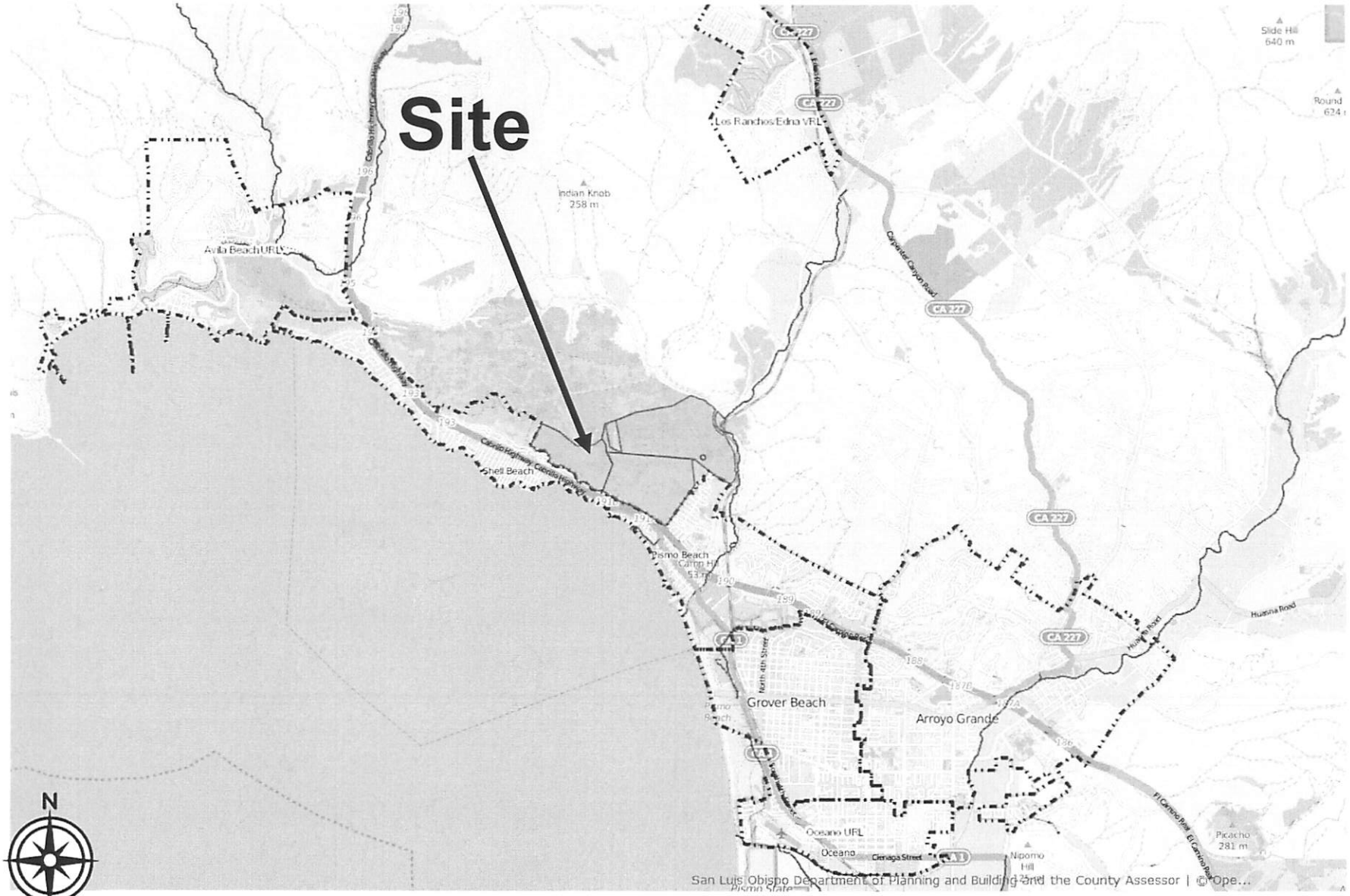
We request to the greatest extent possible that the design for parking areas, trails, bathrooms and other miscellaneous improvements be devised to avoid the significant cultural resources. We look upon trees, native plants, rock formations, natural topographies, waterways, wildlife habitat and wildlife pathways as cultural resources; we hope that these important features can be withheld from alteration. The site referred to as Cal. SLO 80 is of particular concern.

We are grateful to the Land Conservancy, Supervisor Adam Hill, the government agencies, organizations, and the many individuals who were responsible for the purchase of this land. We are very happy this property will be held in conservancy and we are looking forward to helping with the future of the spectacular Pismo Preserve.

Thank you for your part in preserving this important legacy for us all.

Mona Olivas Tucker, Chairwoman
yak tityu tityu - Northern Chumash Tribe

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Vicinity Map

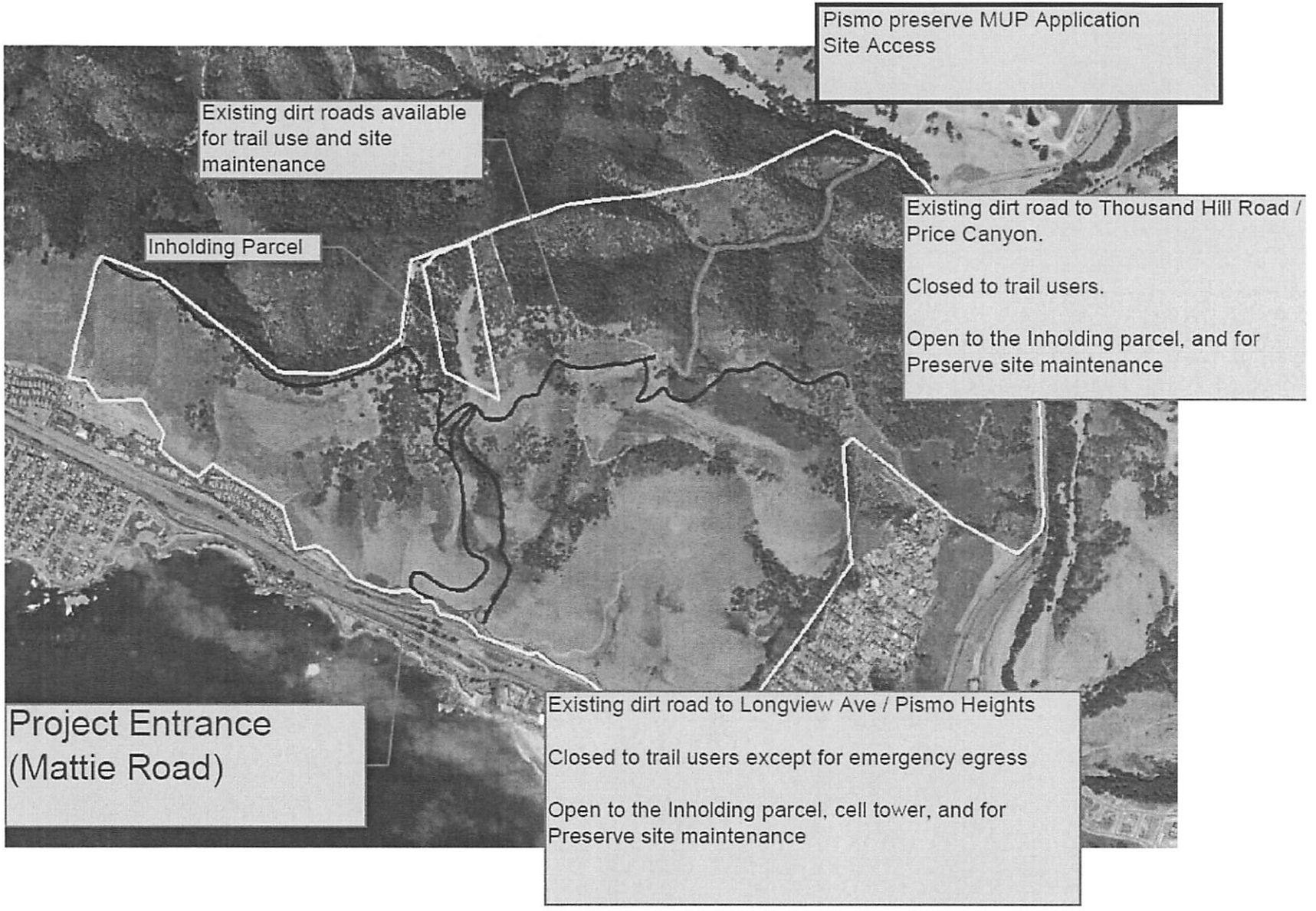
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Land Use Category Map

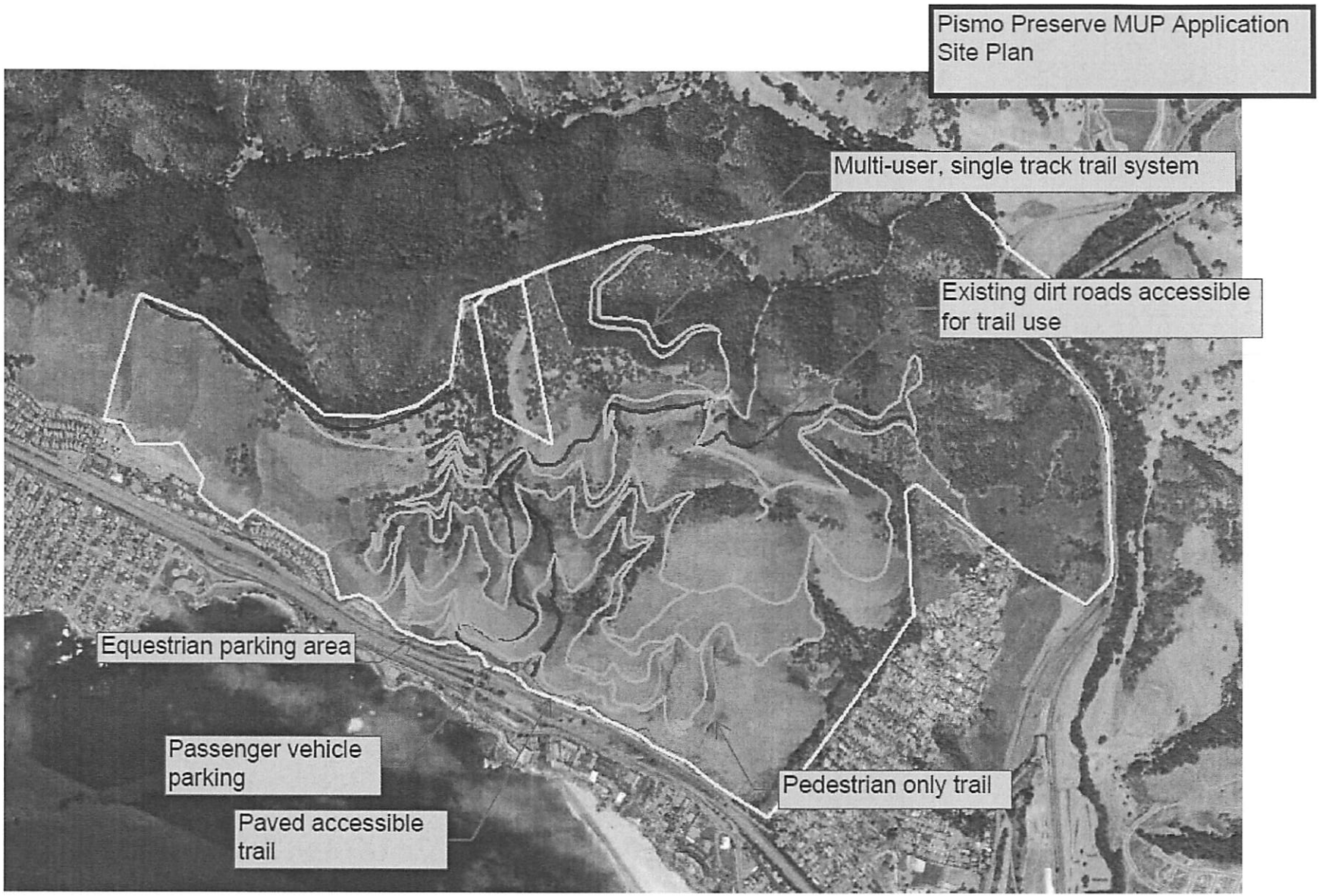


PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Site Access

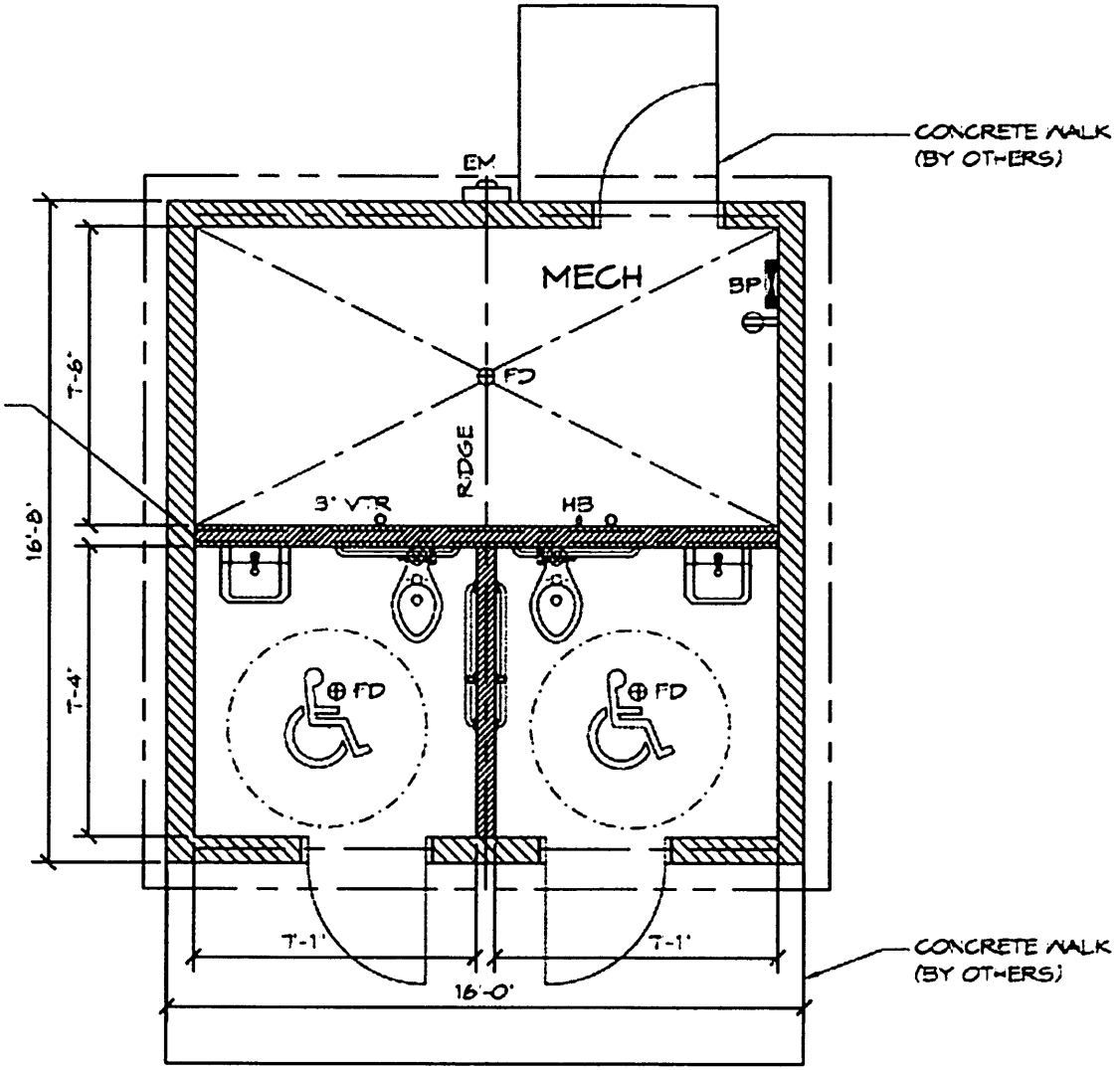


PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Site Plan



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

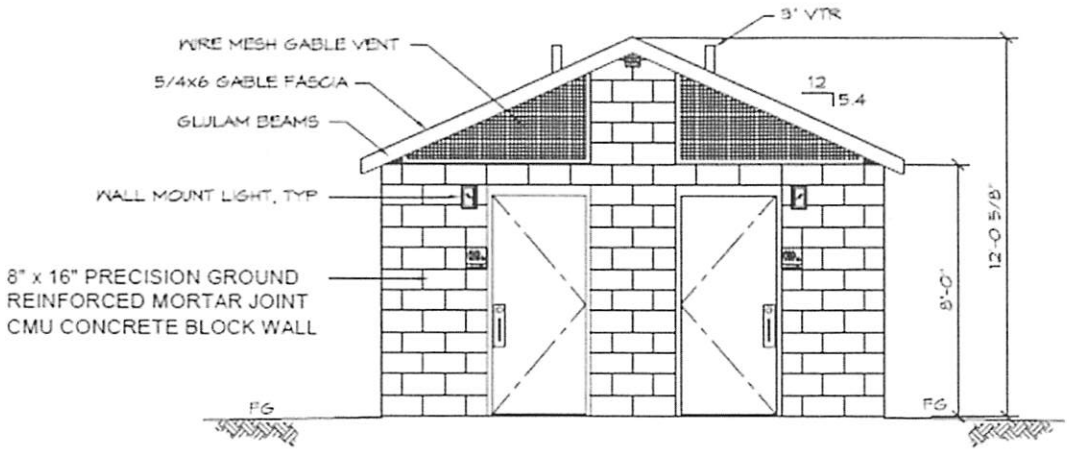
PLAN NORTH

PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

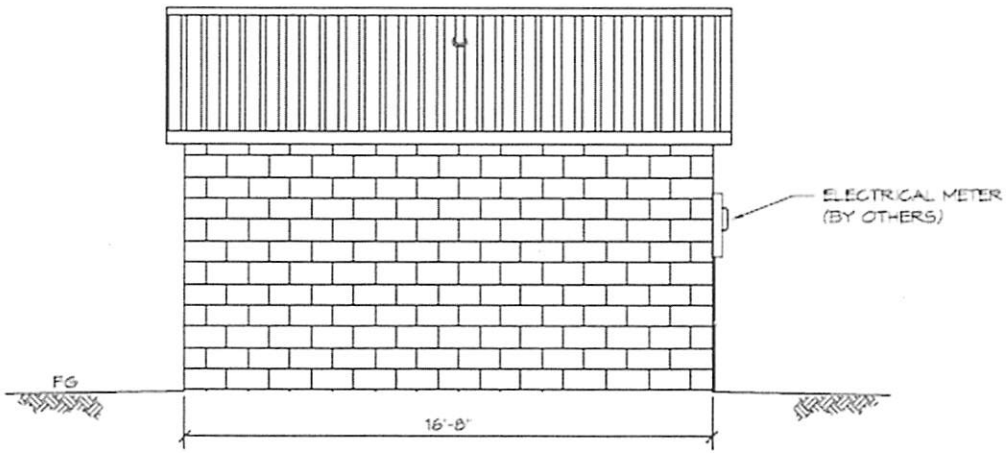
EXHIBIT

Floor Plan



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

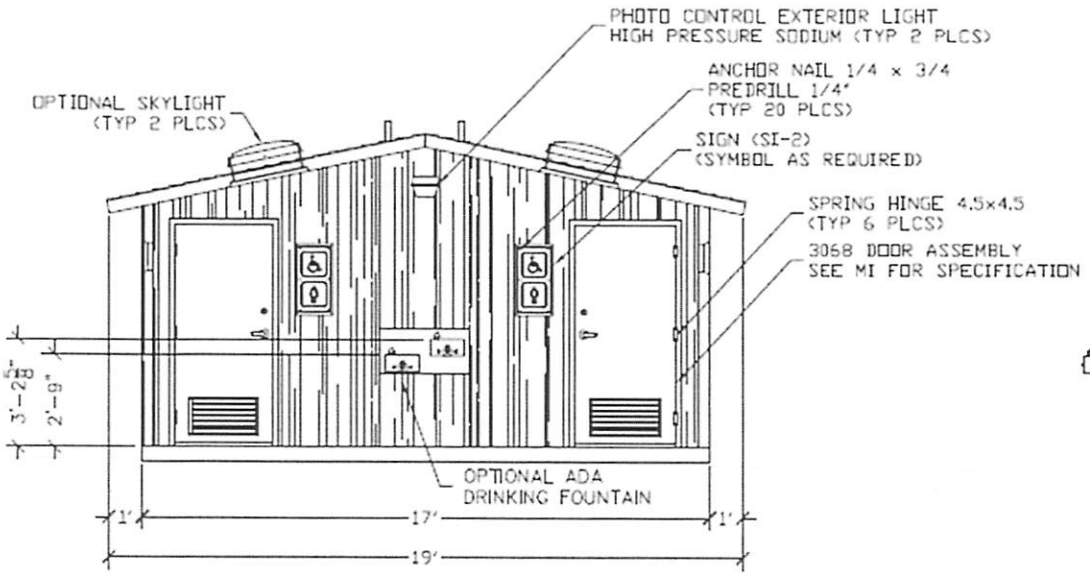
PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

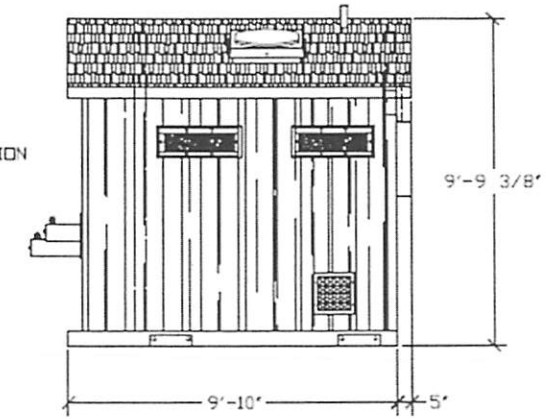
EXHIBIT

South and East Elevations

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

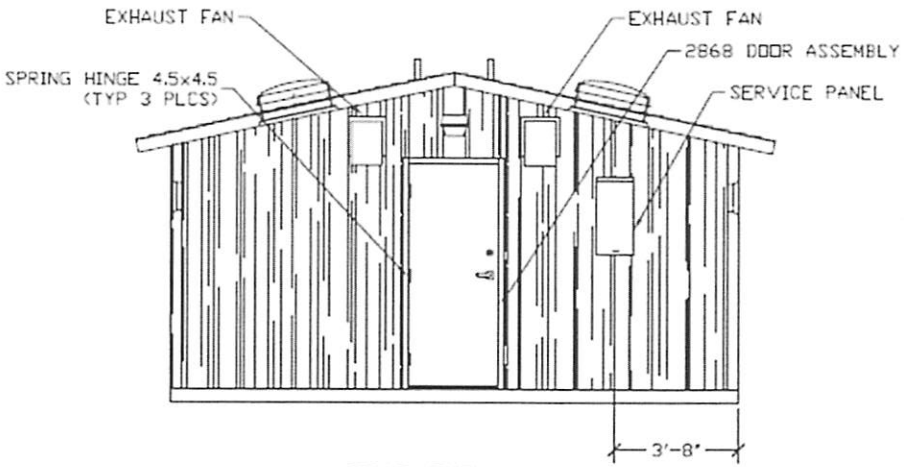


FRONT ELEVATION

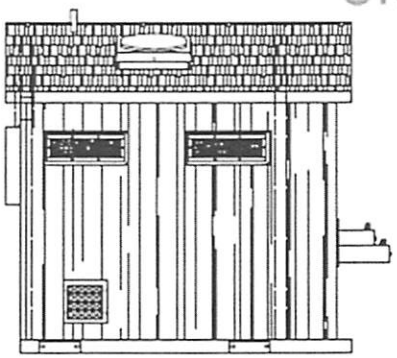


RIGHT SIDE ELEVATION

FOR REFERENCE ONLY



REAR ELEVATION



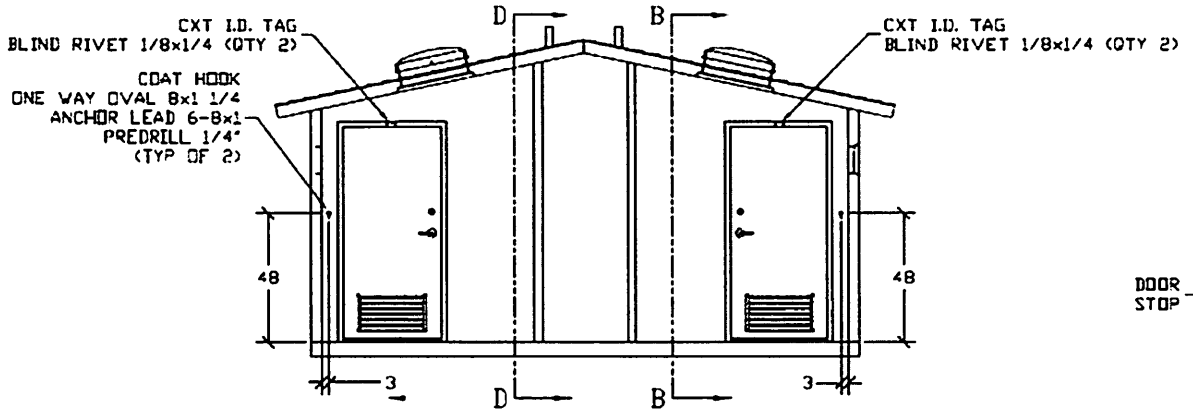
LEFT SIDE ELEVATION

PROJECT

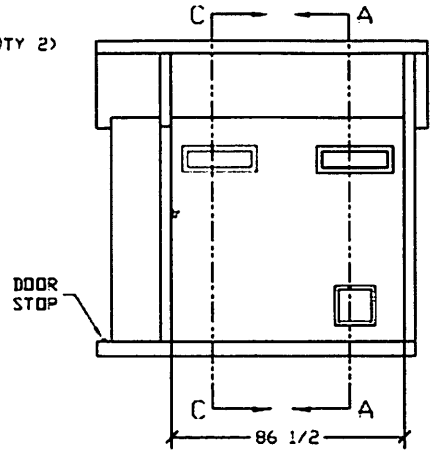
Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Elevations

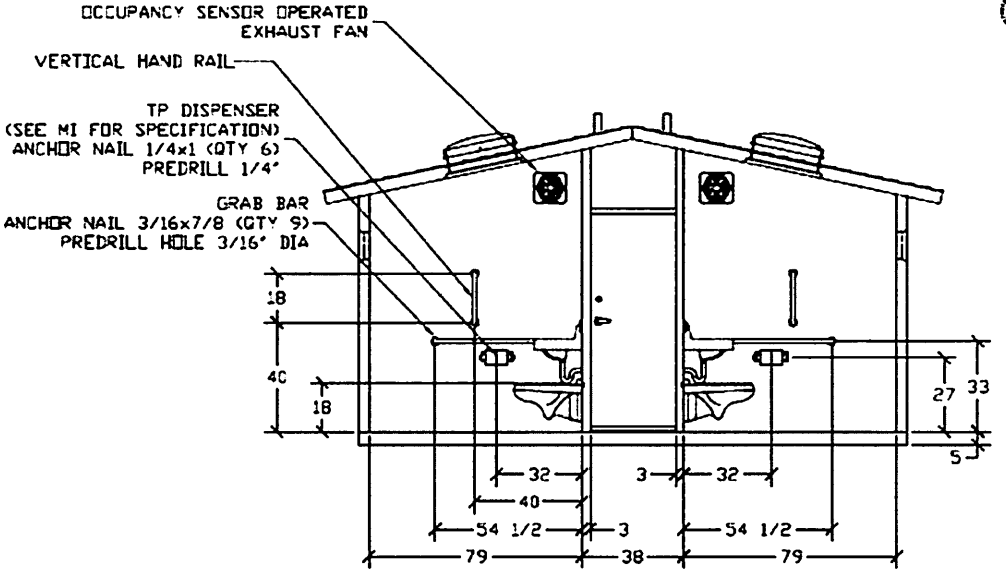


SECTION A – A

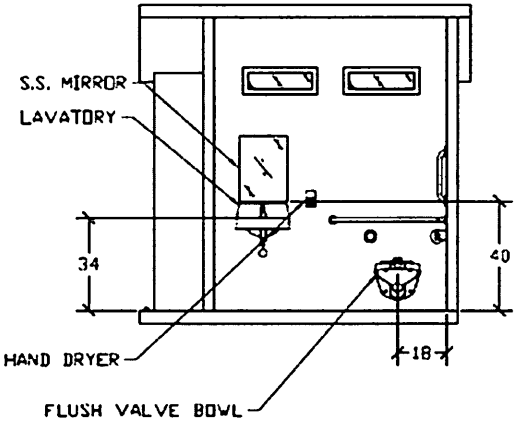


SECTION B – B

FOR REFERENCE ONLY



SECTION C – C



SECTION D – D

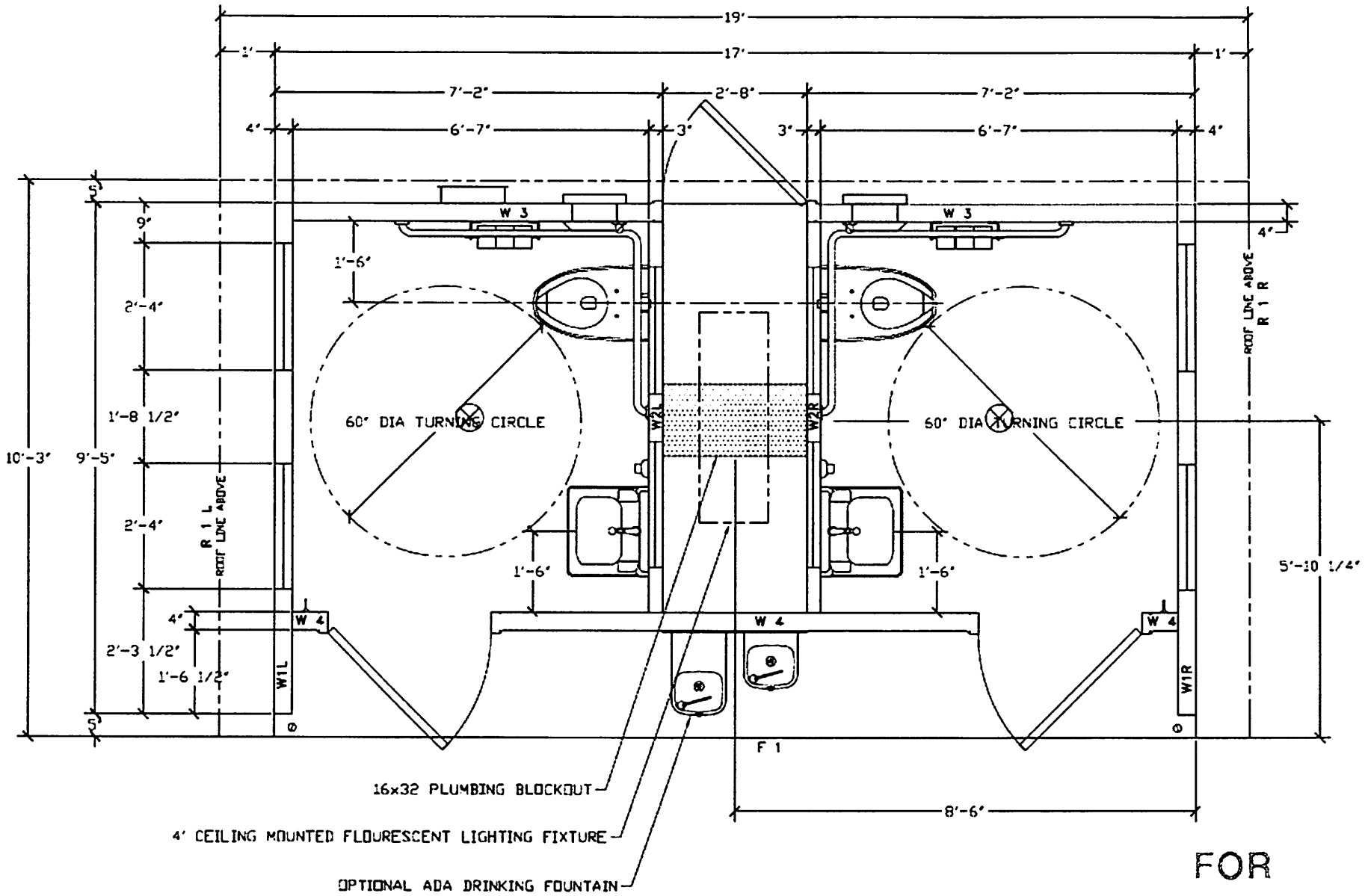
PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Sections

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



FOR

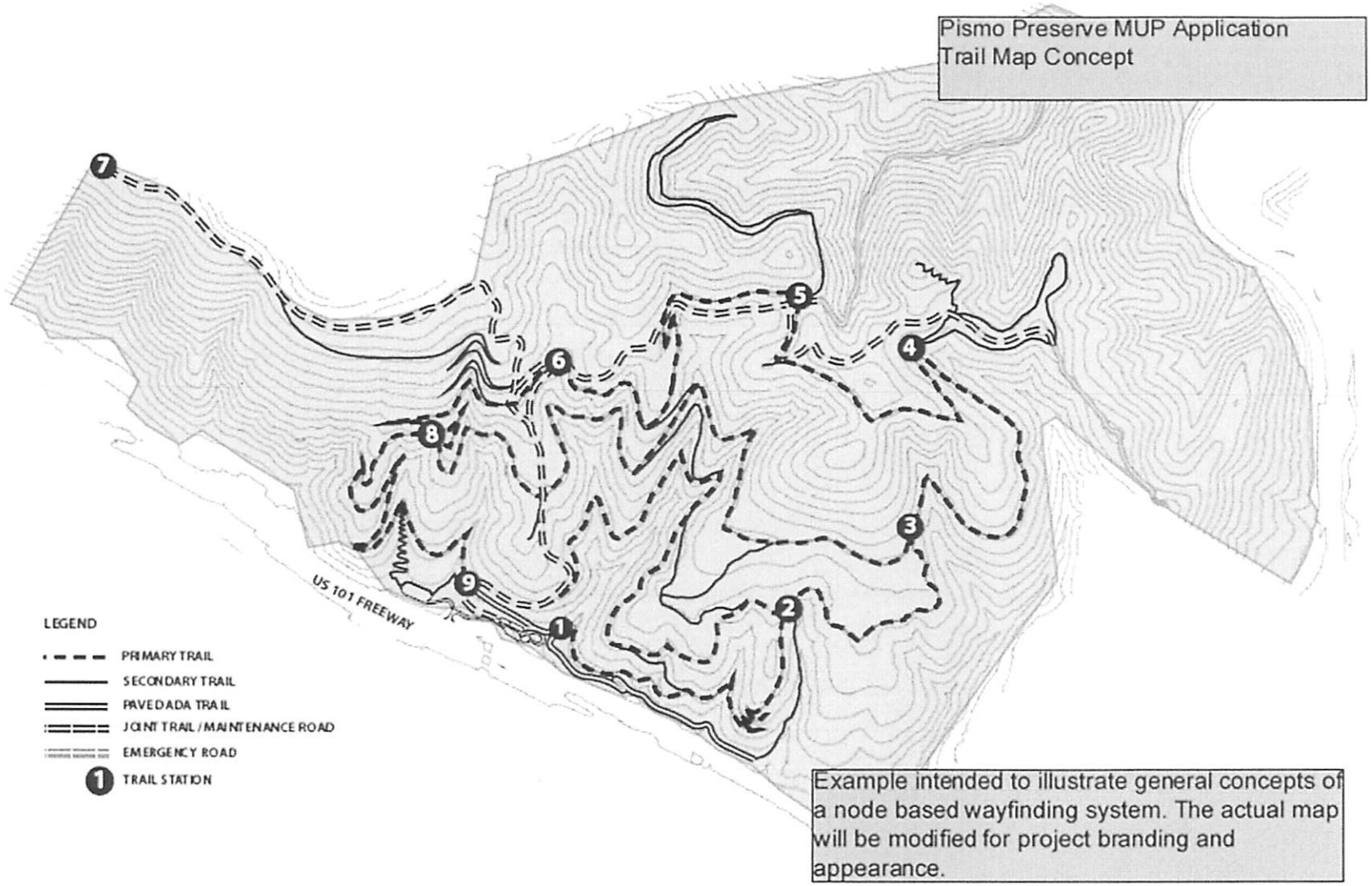
PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Floor Plan

Pismo Preserve MUP Application
Trail Map Concept



Example intended to illustrate general concepts of a node based wayfinding system. The actual map will be modified for project branding and appearance.

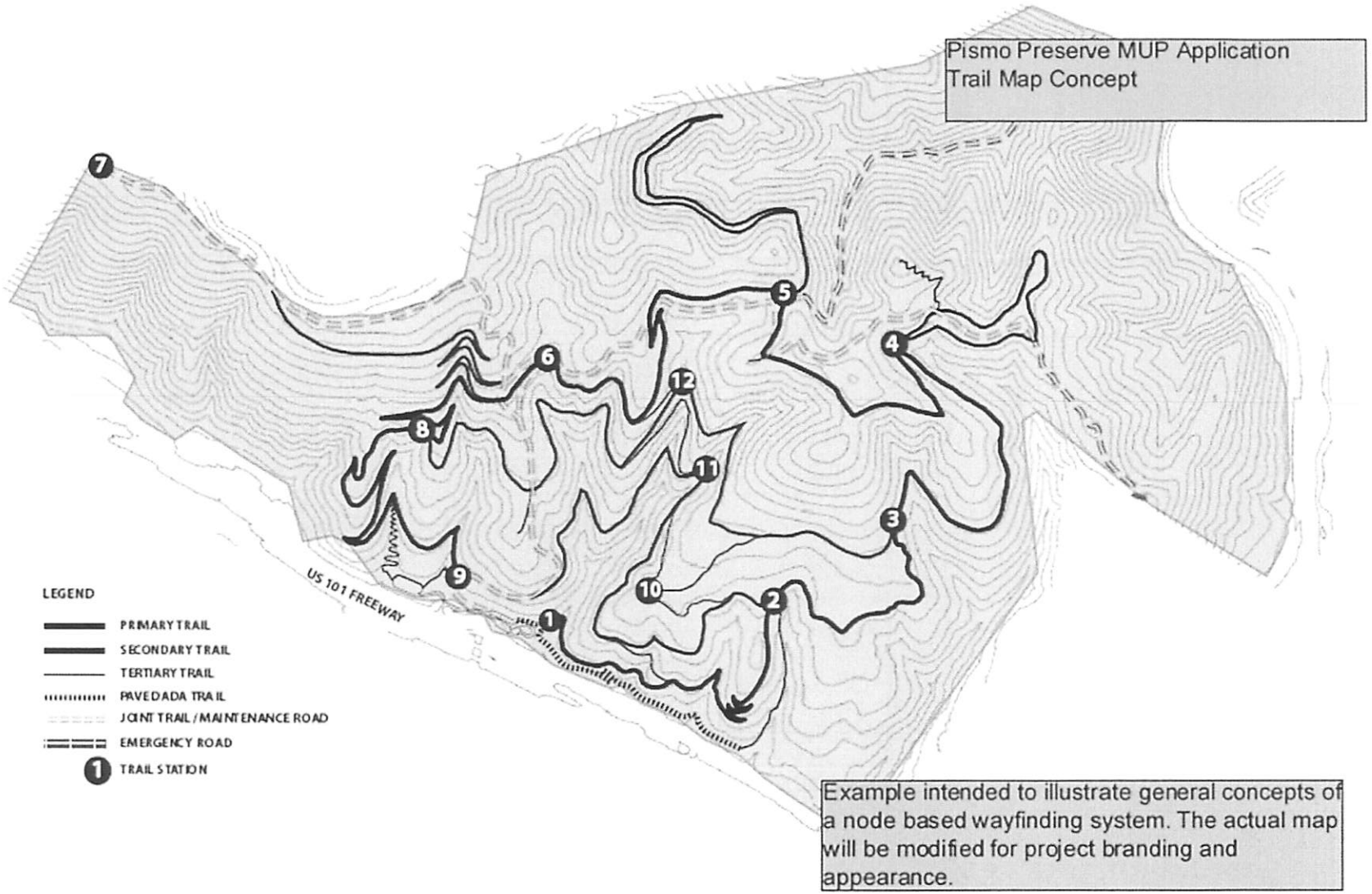
PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Pismo Reserve Trail System

Pismo Preserve MUP Application
Trail Map Concept



Example intended to illustrate general concepts of a node based wayfinding system. The actual map will be modified for project branding and appearance.

PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

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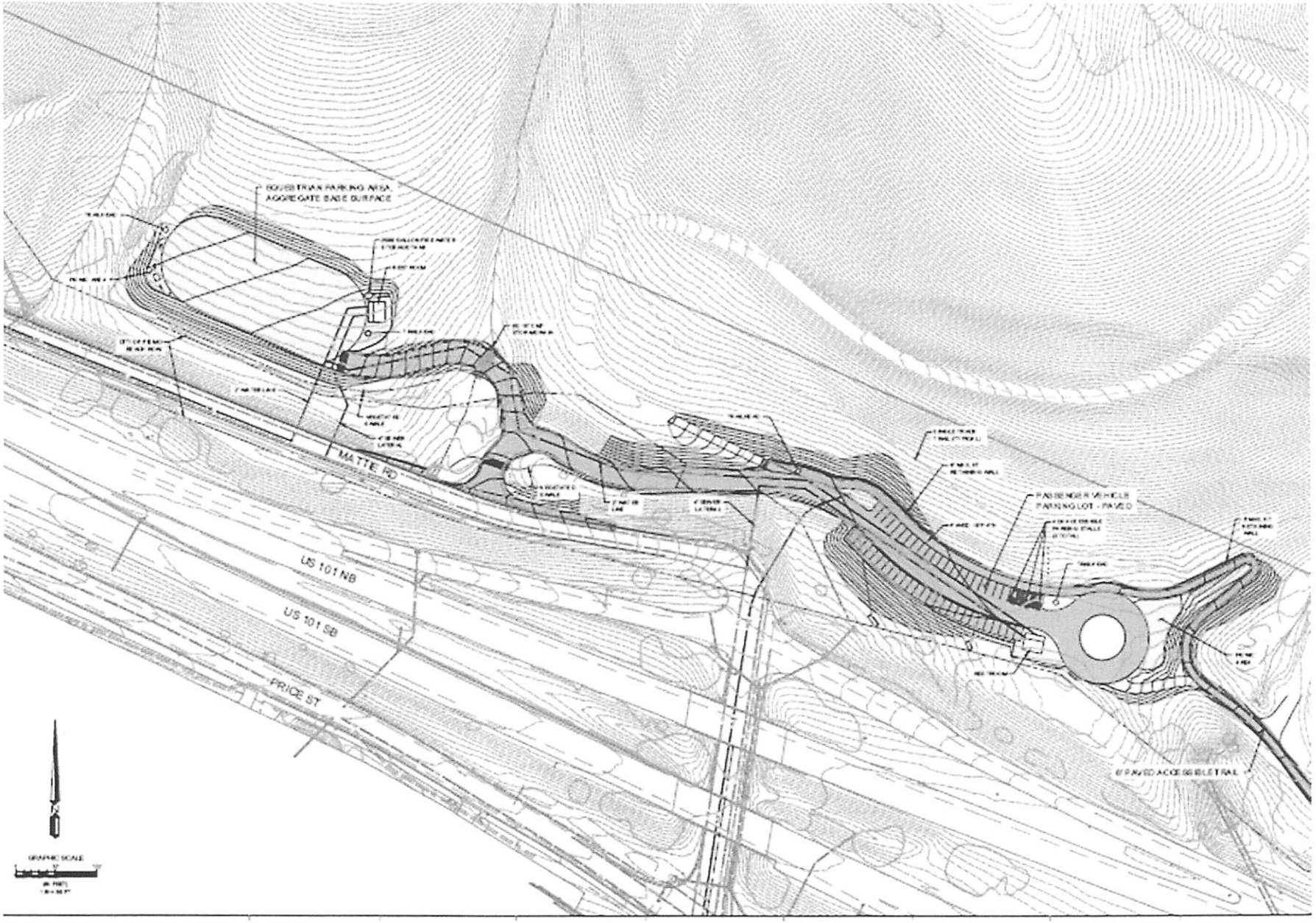
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

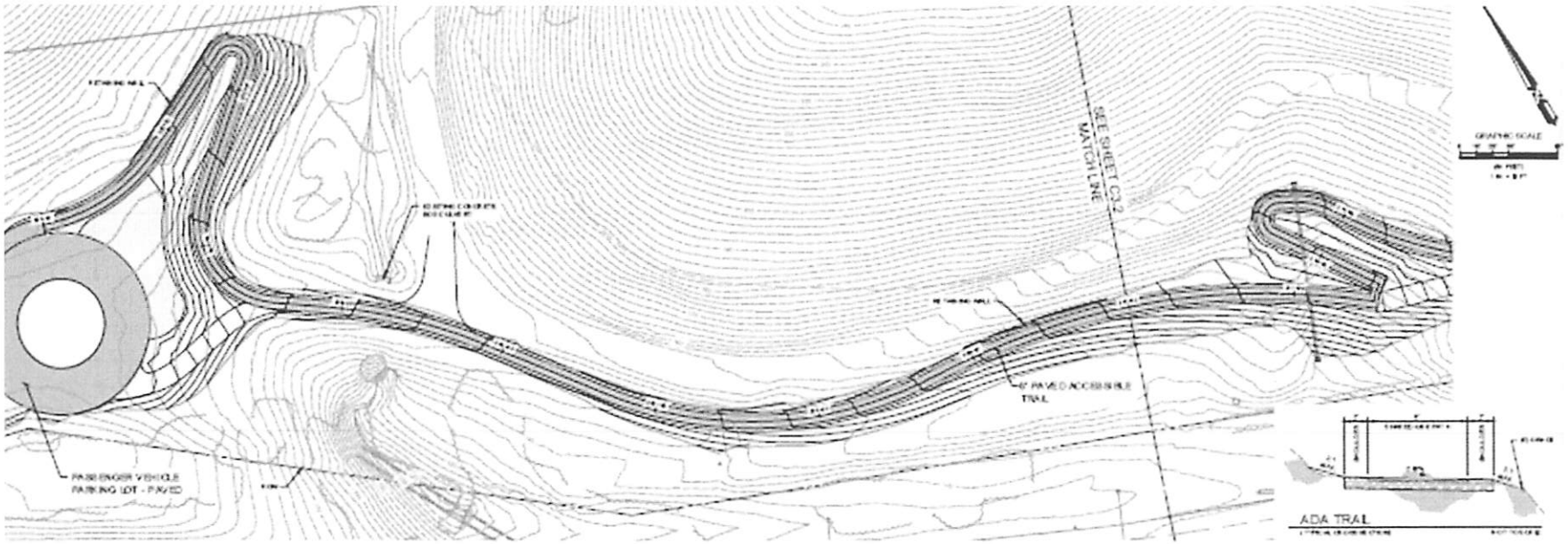


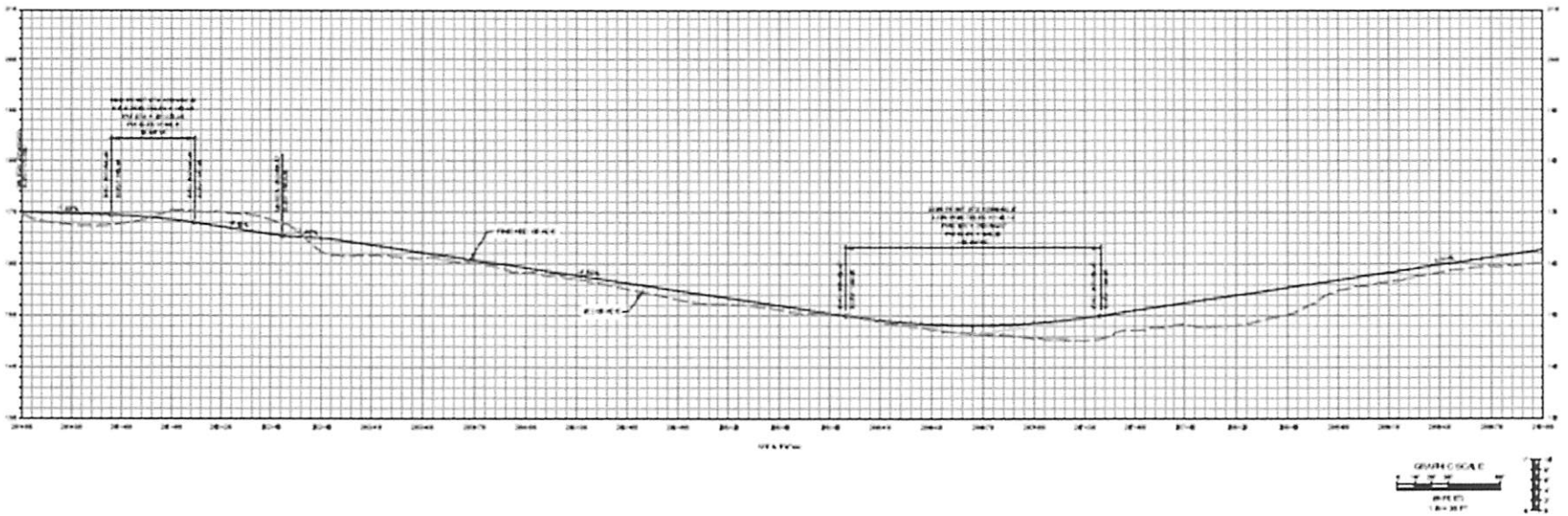
PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Grading Plan



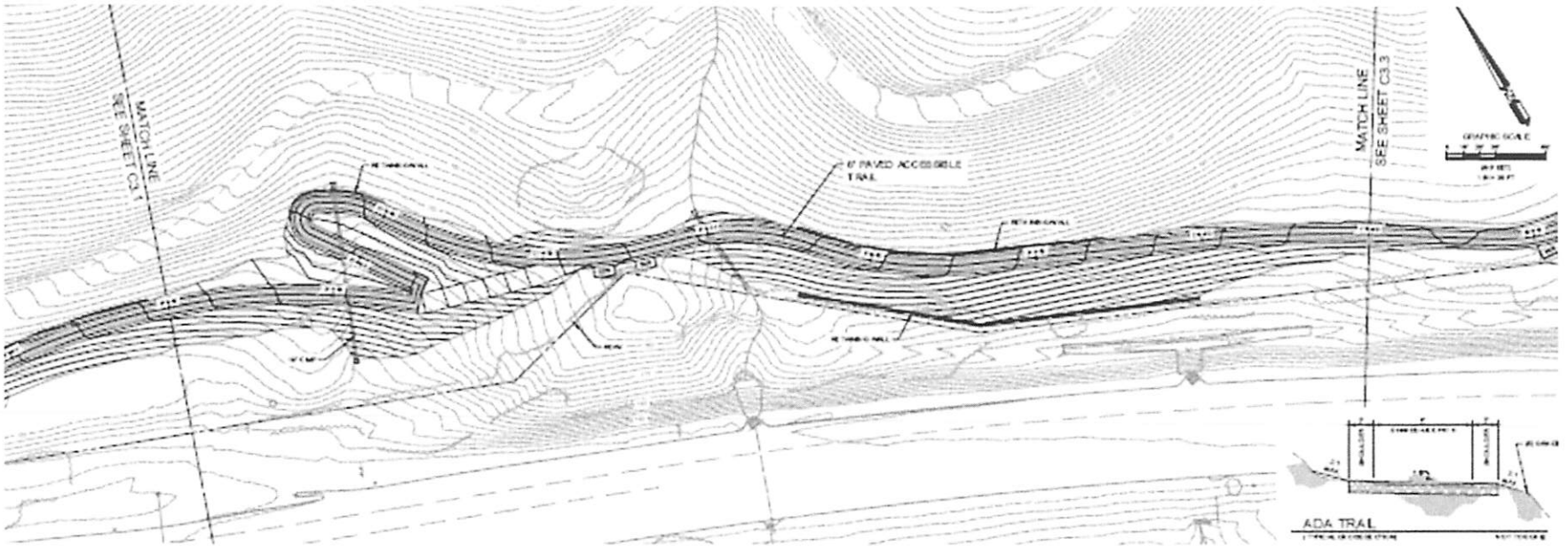


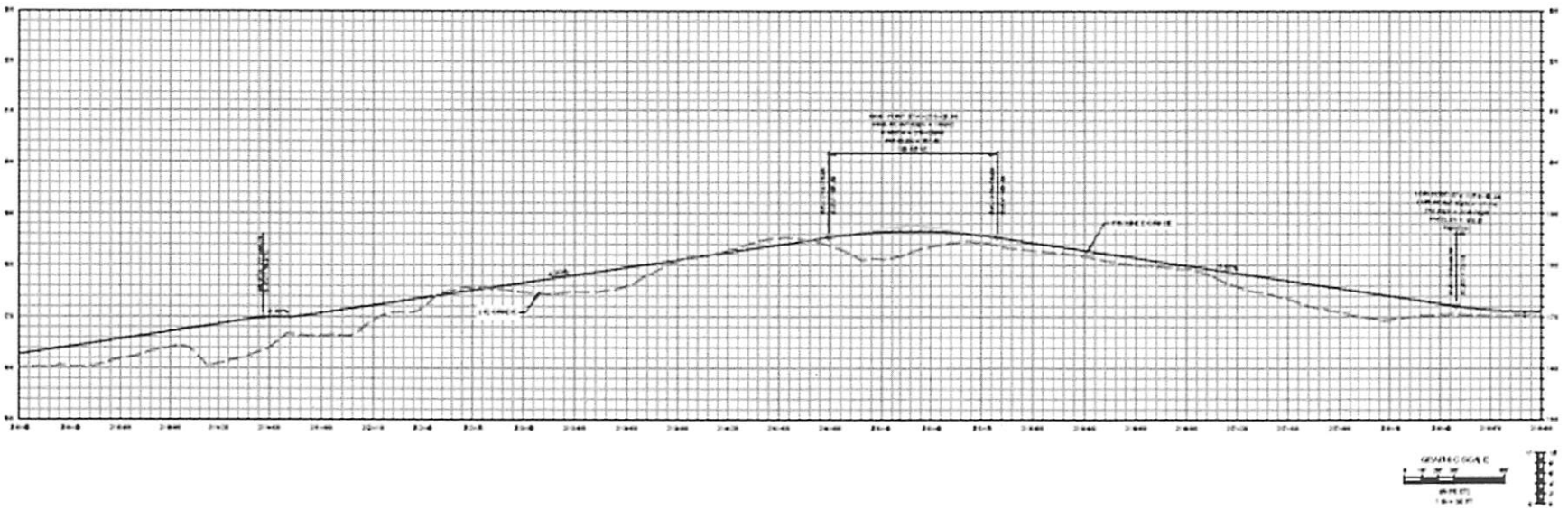
PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Grading Plan



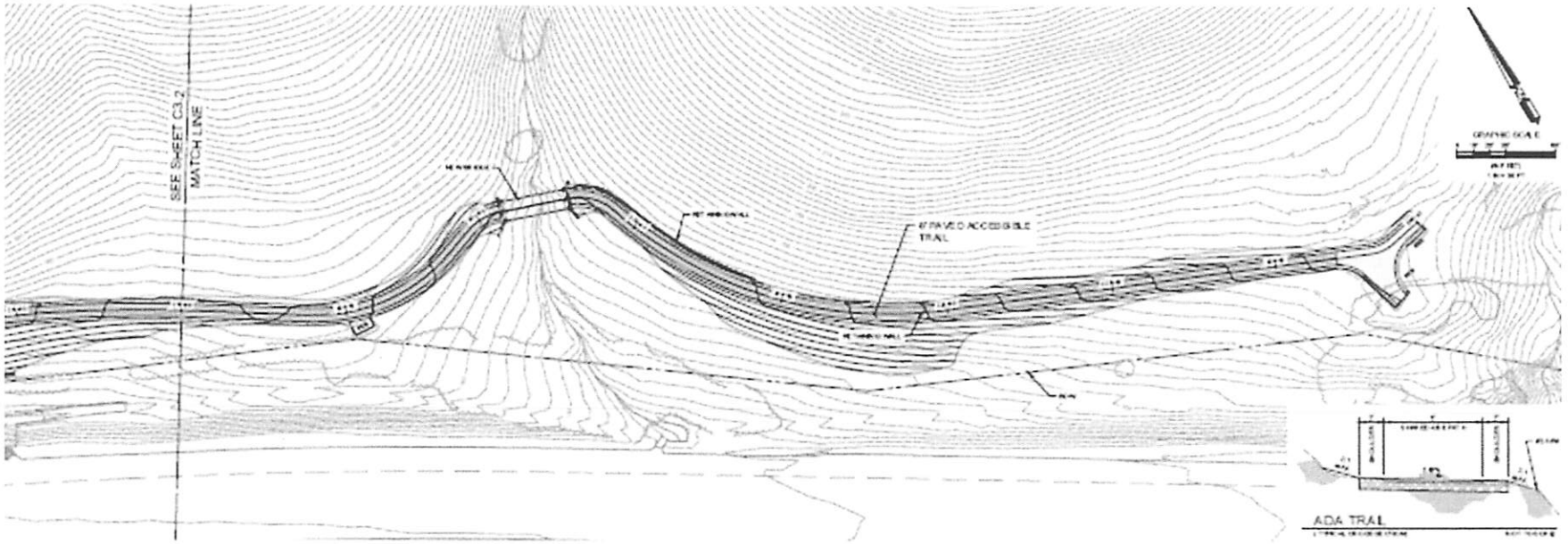


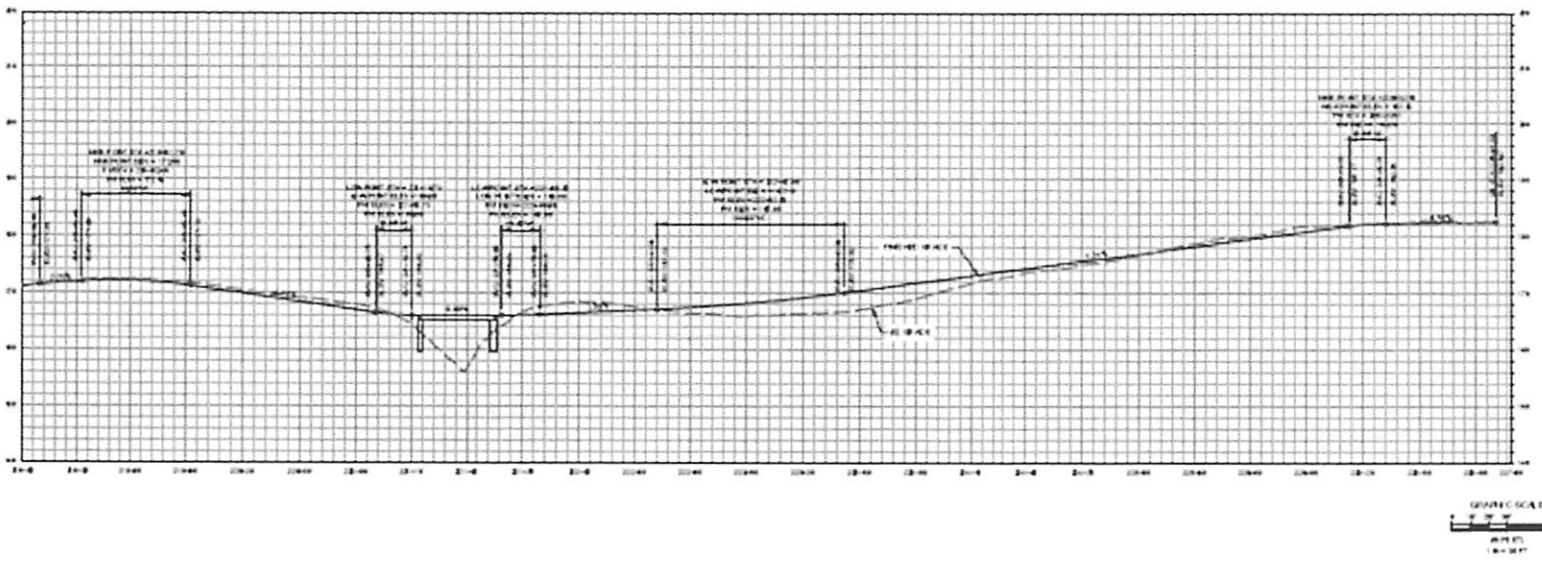
PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Grading Plan





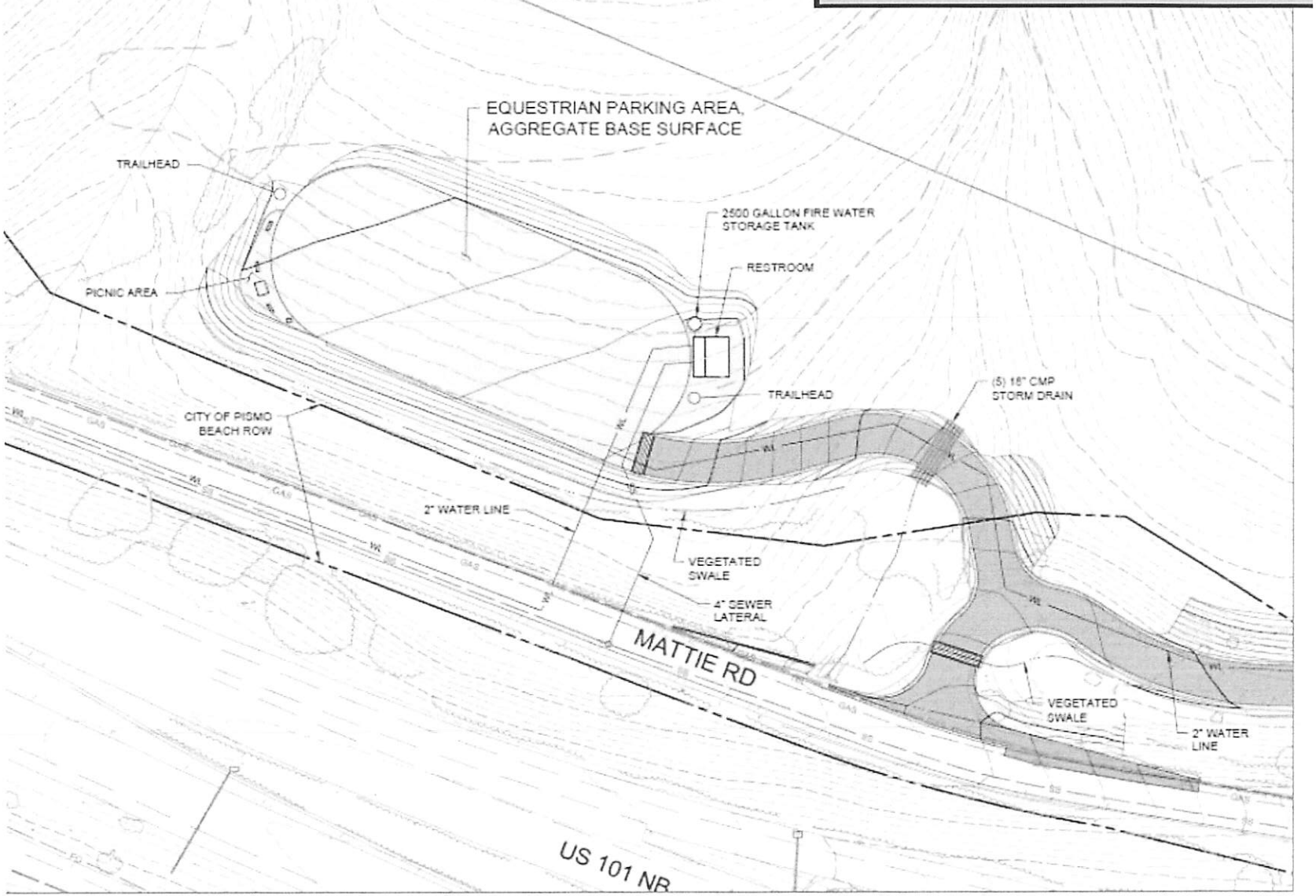
PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Grading Plan

Pismo preserve MUP Application
Equestrian and overflow parking lot Site Plan



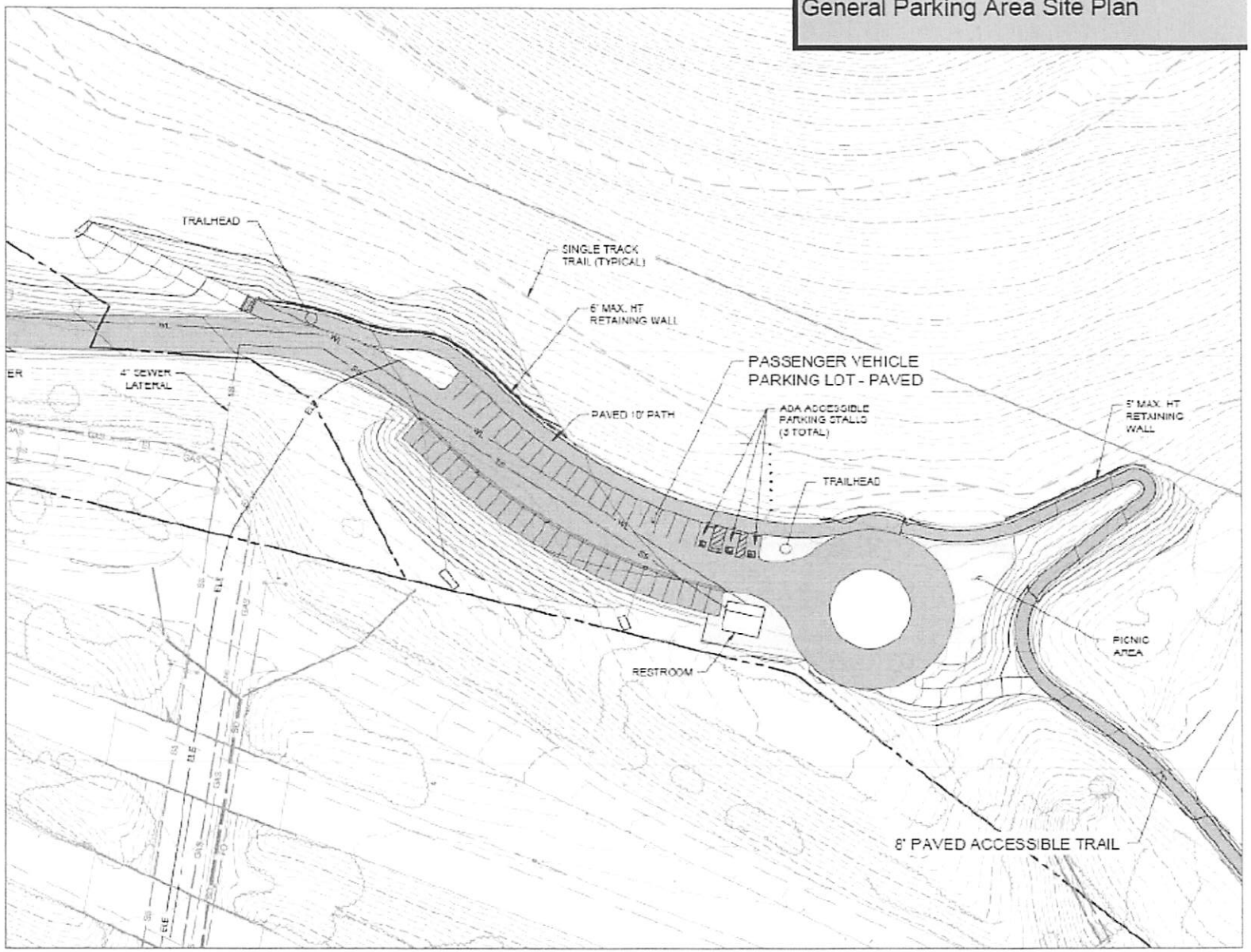
PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Equestrian and Overflow Parking Lot Site Plan

Pismo preserve MUP Application
General Parking Area Site Plan



PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

General Parking Area Site Plan

PROJECT

Minor Use Permit
LAND CONSERVATORY / DRC2014-00133

EXHIBIT

Accessible Trail Site Plan

DEVELOPER'S STATEMENT FOR THE
LAND CONSERVANCY OF SLO MINOR USE PERMIT; DRC2014-00133

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

> **Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Aesthetics

VR-1. **At the time of application for construction and/or grading permits,** the applicant shall submit landscape/irrigation plan(s) to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The Plan shall be prepared as provided in Section 22.04.186 of the San Luis Obispo County Land Use Ordinance and 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance and shall provide for the planting of all disturbed areas of the Construction Permit Area (identified as those areas including construction of the parking lots and accessible trail) site, including fill slopes, with native drought-tolerant species, ground cover (e.g. bark, hyrdoseeding, dry seeding, mulch, shrubs, etc.)

> **Monitoring:** The Planning and Building Department, in consultation with the project archaeologist, shall verify compliance.

VR-2. **At the time of application for construction and/or grading permits,** the applicant shall submit an Exterior Lighting Plan for both permanent and temporary facilities, for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties [and key viewing areas]. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence.

> **Monitoring:** The Planning and Building Department shall verify compliance.

Biological Resources

BR-1. **Prior to trail construction,** the alignment of the proposed trail construction shall be clearly defined in the field. The alignment shall be reviewed by a County approved biologist, or qualified Land Conservancy of San Luis Obispo (LCSLO) staff for consideration of sensitive biological resources. If biologically sensitive areas are identified along the proposed alignment, the trail construction shall include measures to avoid or minimize impacts as deemed necessary by the biologist or qualified LCSLO personnel. Examples of such measures include revised alignments, fencing, bridging, or enhanced vegetation. Temporary construction fencing and/or flagging shall be installed along sensitive plant and habitat areas to avoid inadvertent disturbance where deemed necessary by the biologist or qualified LCSLO personnel.

Monitoring: The LCSLO shall submit the qualifications of the proposed biologist or qualified LCSLO staff to the Planning and Building Department to verify compliance.

BR-2. **Nesting Birds. Prior to commencement of any tree removal during construction/ improvements,** to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to August), unless a County approved biologist, or qualified LCSLO staff has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County Planning Department with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the County.

Monitoring: The LCSLO shall submit the qualifications of the proposed biologist or qualified LCSLO staff to the Planning and Building Department for approval to verify compliance.

BR-3. **Prior to singletrack trail construction,** the applicant shall retain a County approved biologist, or qualified LCSLO staff to conduct a sensitive species and habitat training for all trail construction supervisors/leaders that will be actively participating in trail construction activities in the vicinity of biologically sensitive areas. Material covered within this training should include, at a minimum, a description of those species and habitats with the potential to be adversely affected by the project, the regulatory setting of protecting such species and habitats, and a description of measures to be incorporated into the project to minimize such adverse effects.

BR-4. **Prior to construction of the Construction Permit Area,** the applicant shall retain a County approved biologist, or qualified LCSLO staff to conduct a sensitive species and habitat training for all construction personnel that will be actively working in the vicinity of biologically sensitive areas as identified in the Biological Assessment. Material covered within this training should include, at a minimum, a description of those species and habitats with the potential to be adversely affected by the project, the regulatory setting of protecting such species and habitats, and a description of measures to be

incorporated into the project to minimize such adverse effects.

Monitoring: The LCSLO shall prepare a Fact Sheet to be used in staff trainings and submit to the Planning and Building Department to verify compliance.

BR-5. **During trail construction,** no living oak trees over 5 inches diameter are anticipated for removal. In the event oak trees greater than 5 inches in diameter require removal they are to be replaced at a 4:1 ratio. The trail alignment shall limit disturbance within tree root zones where feasible, and hand tools shall be utilized when feasible to lessen root impacts.

Monitoring: The LCSLO shall submit the qualifications of the proposed biologist or qualified LCSLO staff to the Planning and Building Department, that staff person shall verify compliance.

BR-6. **During trail construction,** single span bridges shall be constructed where necessary. Bridge footings and associated structural supports shall be installed where possible outside of the bed and bank of the drainage. If avoidance is not feasible, the applicant shall consult with the California Department of Fish and Wildlife (CDFW), U.S. Army Corps of Engineers (ACOE), and Regional Water Quality Control Board (RWQCB) and obtain appropriate permits/authorizations (if necessary).

Monitoring: The LCSLO shall submit a proposed concept plan to the Planning Department to verify compliance.

BR-7. **Following completion of the Construction Permit Area improvements**, all disturbed and barren areas not intended to remain barren (i.e., areas disturbed by construction and adjacent to parking, picnic and ADA trail areas) shall be revegetated with appropriate native vegetation or ground cover (e.g. bark, hyrdoseeding or mulch) to reduce the risk of erosion from the site and sedimentation into off-site drainages.

Monitoring: The Planning and Building Department shall verify compliance.

BR-8. **During construction activities,** vegetation removal or trimming should be conducted within those portions of the year when birds are not nesting (September through February), when feasible. If removal of mature vegetation is necessary during the later spring, summer, and/or early fall, a qualified biologist or qualified LCSLO staff shall conduct a nesting bird survey to determine the locations of active nests. Biologist and/or LCSLO staff will determine if any construction activities can occur near active nest sites. Project activities should be modified to avoid impacts to active nests.

Monitoring: The LCSLO shall submit the qualifications of the proposed biologist or qualified LCSLO staff to the Planning and Building Department, that staff person shall verify compliance.

BR-9. **Work During Dry Season.** To minimize potential impacts to onsite drainages and water quality, construction permit activities shall occur only when allowed by the project Stormwater Pollution Prevention Plan (SWPPP).

Monitoring: The Planning and Building Department shall verify compliance.

BR-10. **Erosion and Sediment Control. Prior to issuance of construction and/or grading permits for Construction Permit Area**, the applicant shall submit to the County for review and approval of a sedimentation and erosion control plan (CZLUO Sec. 23.05.036) which identifies how disturbed soils will be stabilized to prevent wind and water erosion during construction and immediately after construction until the revegetation activities are begun. The plan shall include temporary best management practices (BMPs) to be installed during the rainy season that may include, but are not limited to, use of mulch, soil stabilizers, or other recognized surface stabilization measures [all compatible with project area sensitive species]. The plan shall include standard provisions for dust control by water truck or periodic application of soil stabilizers during construction.

Monitoring: The Planning and Building Department shall verify compliance.

BR11. **Work Limits. At the time of application for construction and/or grading permits for Construction Permit Area,** the grading plans shall delineate a project limit area and staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing. No work related to the construction permit shall occur outside these limits.

Monitoring: The Planning and Building Department shall verify compliance.

BR12. **Equipment and Material Storage/Parking.** Construction Permit Area equipment and materials shall be stored at least 100 feet away from all drainages at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the drainage.

Monitoring: The Planning and Building Department shall verify compliance.

BR13. **Hazardous Materials.** During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 100 feet from the drainages. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering the drainages. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

Monitoring: The Planning and Building Department shall verify compliance.

BR14. **During Construction**, the applicant shall not impact riparian vegetation with the exception of on-going maintenance of existing and constructed facilities. Any vegetation removal should be limited to the extent necessary throughout the project area. Arroyo willows will be flagged or otherwise marked for avoidance prior to construction within the Construction Project Area.

Monitoring: The Planning and Building Department shall verify compliance.

BR15. **Protect American Badgers. During construction/grading activities,** burrows within the ground disturbance shall be avoided to the greatest extent feasible. If impacts to burrows are unavoidable, a County approved biologist, or qualified LCSLO staff shall be present ahead of construction to survey the site and determine presence or absence of American badger and provide recommendations for avoidance if present. Any American badger burrow excavation or other impacts to badgers shall not occur during breeding season and only after consultation with the County and CDFW.

Monitoring: The LCSLO shall submit the qualifications of the proposed biologist or qualified LCSLO staff to the Planning and Building Department, that staff person shall verify compliance.

Cultural Resources

CR-1. **Cultural Resources - Prepare Phase III (data recovery) Program. Prior to issuance of construction permit**, the applicant shall submit to the Environmental Coordinator for the review and approval, a detailed research design for a Phase III (data recovery) archaeological investigation. The Phase III program shall be prepared by a subsurface qualified archaeologist approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of the previous archaeological investigations (Applied Earthworks, Inc.; August 2015). The Phase III program shall include at least the following:

a. Standard archaeological data recovery practices;

b. Recommendation of sample size adequate to mitigate for impacts to archaeological site, including basis and justification of the recommended sample size. Sample size and methodology shall be described and shall include the basis and justification for

the recommended sampling regime.

c. Identification of location of sample sites/test units;

d. Detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how material will be collected);

e. Disposition of collected materials;

f. Proposed analysis of results of data recovery and collected materials, including timeline of final analysis results;

g. List of personnel involved in sampling and analysis.

Once approved, these measures shall be shown on all applicable construction drawings for the Construction Permit Area and implemented **during construction**. **Prior to final inspection/occupancy**, the applicant shall provide to the County a final report on the investigation work conducted during construction.

Monitoring: The Planning and Building Department shall verify compliance.

CR-2. **Cultural Resources - Monitoring Plan. Prior to issuance of construction permits,** the applicant shall submit a monitoring plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in the Construction Permit Area identified as potentially sensitive for cultural resources, per the approved monitoring plan. The monitoring plan shall include at a minimum:

a. List of personnel involved in the monitoring activities;

b. Inclusion of involvement of the Native American community, as appropriate;

c. Description of how the monitoring shall occur;

d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);

e. Description of what resources are expected to be encountered;

f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);

g. Description of procedures for halting work on the site and notification procedures; and

h. Description of monitoring reporting procedures.

Crew Education. Prior to trail construction, the applicant shall retain a qualified archaeologist to conduct a cultural resources training for all crewmembers that will be actively participating in trail construction activities. Material covered within this training should include, at a minimum, a description of types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, the laws protecting significant archaeological and historical sites. and a description of measures to be incorporated into the project to minimize such adverse effects.

The monitoring plan shall also include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.

The archaeologist shall verify implementation of the Plan **during construction**. A final report on compliance shall be submitted by the archaeologist **prior to final inspection/occupancy.**

Monitoring:	The Planning and Building Department, in consultation with the project archaeologist, shall verify compliance.

CR-3. **Cultural Resource - Construction Monitoring. During all ground disturbing construction activities for the Construction Permit Area**, 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. If any significant archaeological resources or human remains are found during construction, 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.

A final report on compliance shall be submitted by the archaeologist **prior to final inspection/occupancy.**

Monitoring:	The Planning and Building Department, in consultation with the project archaeologist, shall verify compliance.

CR-4. **Cultural Resource Monitoring – Completion Report. Upon completion of all monitoring/mitigation activities, and prior to final inspection**, 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 analysis included in 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].

Monitoring:	The Planning and Building Department, in consultation with the project archaeologist, shall verify compliance.

CR-5. **Cultural Resources – Interpretation Program.** Upon completion of all monitoring/mitigation activities, and prior to final inspection, the applicant shall prepare and implement a public interpretation program which may include but not be limited to: installing interpretative panel(s) and publishing a website (or adding information to the existing Pismo Preserve webpage) to educate the public about the Chumash experience. The interpretation program content shall be developed in cooperation with appropriate tribal representation.

Monitoring:	The Planning and Building Department, in consultation with the project archaeologist, shall verify compliance.

CR-6. **Cultural Resources – Landscape Plan.** The landscape plan (see Mitigation Measure VR-1) shall show ground cover (e.g. bark, hyrdoseeding, mulch, shrubs, etc.) over all portions of identified archaeological sites within 50 feet of the construction permit area. The need for, type and placement of ground cover shall be determined in consultation with the project archaeologist and local Native American community.

Monitoring:	The Planning and Building Department, in consultation with the project archaeologist, shall verify compliance.

CR-7. **Cultural Resources – Visual Demarcation.** Prior to placing imported fill materials within the Construction Permit Area, a visual demarcation shall be placed to identify imported materials that are similar in appearance to an underlying native soil layer. The demarcation may be a geotextile, a gravel layer, differing material type, or similar approaches.

Monitoring:	The Planning and Building Department, in consultation with the project archaeologist, shall verify compliance.

CR-8. **Cultural Resources – Lessen fill benches**. In areas with high sensitivity to cultural resources, and to the extent practicable, geotextiles shall be used to lessen the depth of fill benches and overexcavation.

Monitoring:	The Planning and Building Department, in consultation with the project archaeologist, shall verify compliance.

CR-9. **Cultural Resources – Education Signage**. The project shall include educative signage advising "No Collection of Materials" or similar wording, without specifically identifying the existence of cultural resources. The need for, type and placement of signage shall be determined in consultation with the project archaeologist and local Native American community.

Monitoring:	The Planning and Building Department, in consultation with the

project archaeologist, shall verify compliance.

Hazards

H-1. **Prior to trail construction,** the applicant shall provide all trail construction crewmembers with a list of fire safety measures including the following information:

a. Emergency access shall be maintained during construction.

b. No person shall use or operate any devices from which a spark, fire, or flame may originate, without having at least one serviceable round point shovel with an overall length of not less than 46 inches and one backpack pump water-type fire extinguisher fully equipped and ready for use at the immediate area during the operation.

c. No person shall use, operate, or allow to be used or operated, any internal combustion engine which uses hydrocarbon fuels unless the engine is equipped with a spark arrester, maintained in effective working order or the engine is constructed, equipped, and maintained for the prevention of fire.

1) Spark arresters affixed to the exhaust system of engines or vehicles subject to this section shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

2) A spark arrester is a device constructed of nonflammable materials specifically for the purpose of removing and retaining carbon and other flammable particles over 0.0232 of an inch in size from the exhaust flow of an internal combustion engine that uses hydrocarbon fuels or which is qualified and rated by the United States Forest Service.

3) Engines used to provide motive power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code.

4) Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in effective mechanical condition.

d. A Burning Permit is required for the burning of any natural vegetation. Burning of any other material is prohibited.

e. Project supervisors and staff shall be aware of the following typical wildland fire causes:

1) Discarded cigarettes.
2) Faulty exhaust systems.
3) Engines not having required spark arrester.
4) Parking vehicles on dry vegetation.
5) Sparks from welding, grinding, and cutting operations.
6) Open flame devices used adjacent to combustible materials.
7) Illegal burning of debris.
8) Combustible debris adjacent to exhaust systems.
9) Leaking fuel systems on motorized equipment.

Monitoring: The Planning and Building Department shall verify compliance.

H-2. **Prior to final inspection,** the applicant shall submit and receive approval of a

vegetation management plan reviewed and approved by CalFire.

Monitoring: The Planning and Building Department shall verify compliance.

Traffic

T-1. **Prior to final inspection,** the applicant shall coordinate with the City of Pismo Beach to include applicable entry safety measures as required by the City of Pismo Beach encroachment permit

Monitoring: The Planning and Building Department, in consultation with the City of Pismo Beach, shall verify compliance.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Signature of Owner(s) 10/2/2015
Date

Kaila Adriane Dettman Hooker
Name (Print)