"Making a Difference"

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT 3-1
PLANNING COMMISSION

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
January 13, 2005	Mike Wulkan 788-5608	San Luis Obispo County Public Works Department	D000131P

SUBJECT

Request by San Luis Obispo County Public Works Department for a Minor Use Permit/Coastal Development Permit to modify Santa Ysabel Avenue, approximately between South Bay Blvd. and 7th Street, for the purpose of slowing vehicular traffic and increasing pedestrian safety. The proposed modifications are known as the *Santa Ysabel Avenue Traffic Calming and Pedestrian Safety Project*, and consist of constructing the following: landscaped and lighted median "islands" at widened intersections; striped, pedestrian crosswalks at intersections, including raised crosswalks; curbs and gutters at intersections, and a storm drain; turnouts with bus shelters; a pedestrian walkway; improved street signs and striping; an entry monument; and public art. The project will result in the disturbance of approximately 20,000 square feet. The proposed project is within the Residential Single Family and Residential Multi-family land use categories and is located along Santa Ysabel Avenue between South Bay Blvd. and a location about 150 feet west of 7th Street in the community of Los Osos. The site is in the Estero Planning Area.

RECOMMENDED ACTION

1. Adopt the Mitigated Negative Declaration dated September 30, 2004 in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
2. Approve Minor Use Permit/Coastal Development Permit D000131P based on the findings listed in Exhibit A and the conditions listed in Exhibit B

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a proposed Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 30, 2004 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Cultural Resources, Geology/Soils, and Hydrology/Water Quality and are included as conditions of approval. A Categorical Exclusion was issued by Caltrans on October 5, 2004 (signed by Federal Highway Administration October 15, 2004)

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Residential Single Family, Residential Multi-Family	Local Coastal Plan, Archaeologically Sensitive Area	N/A	① ❷ ③ ④ ⑤ All

PLANNING AREA STANDARDS:

None applicable

LAND USE ORDINANCE STANDARDS:

Sections 23.04.180 - Landscaping, Screening and Fencing; 23.05.036 - Sedimentation and Erosion Control; 23.05.040 - Drainage; 23.07.104 - Archaeologically Sensitive Areas

Does the project conform to the Land Use Ordinance Standards: Yes - see discussion

EXISTING USES:

Roadway, road shoulder

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Single Family / single family residences
East: Residential Suburban / South Bay Blvd., single family residences, church, undeveloped
South: Residential Single Family / single family residences
West: Residential Single Family, Residential Multi-Family / single family and multi-family residences

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The following received referrals or were otherwise consulted: Los Osos Community Advisory Council, Public Works, Los Osos Community Services District - South Bay Fire, San Luis Obispo County Chumash Council, Tribal Elders Council for the Santa Ynez Band of Chumash Indians, Caltrans, California Department of Fish and Game, State Historic Preservation Officer, California Coastal Commission, U.S. Fish and Wildlife Service, Federal Highway Administration	
TOPOGRAPHY: Nearly level; descending slope eastbound between 7th and 8th Streets, ascending slope eastbound between 9thand 11th Streets	VEGETATION: Ruderal, landscaping and remnant coastal dune scrub
PROPOSED SERVICES: The project is to make improvements to an existing roadway, therefore no services are necessary.	ACCEPTANCE DATE: October 23, 2000

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER ✦ SAN LUIS OBISPO ✦ CALIFORNIA 93408 ✦ (805) 781-5600 ✦ FAX: (805) 781-1242

PROJECT BACKGROUND:

The origins of this project date back to 1996, when area residents expressed support for a traffic-calming project on Santa Ysabel Avenue. In 1998, funding for a project was received from the San Luis Obispo Council of Governments and the Air Pollution Control District. Jud Consultants, traffic consultants with experience in design of traffic calming measures, defined the initial scope of the project. In 1999, Jud Consultants conducted a survey about possible beautification and safety enhancements along Santa Ysabel Avenue. Based on the responses of 300 of 1,000 area residents--a high response rate for such a survey-- pedestrian safety, pedestrian access across and along Santa Ysabel Avenue, and beautification were identified as the top priorities.

Between 1999 and 2001, public workshops were conducted, and the Los Osos Community Advisory Council and the Los Osos Community Services District concurred with the proposed project. During that period, proposed tree planting was deleted from the project due to public objections to effects on views towards the bay.

Between 2002 and the present, design plans were prepared, biological and cultural resources studies were conducted, and the required State and Federal clearances obtained. Those clearances were needed because of Federal Highway Administration funding, and because of potential impacts to the federally endangered Morro shoulderband snail.

PROJECT DESCRIPTION:

The proposed project is called the *Santa Ysabel Avenue Traffic Calming and Pedestrian Safety Project*. The objectives of this project are to slow-down traffic on Santa Ysabel Avenue to the posted 35 mph speed limit through traffic-calming measures, provide for pedestrian access across and along the street, and to enhance the appearance of the road corridor.

With assistance from the Federal Highway Administration and Caltrans, the County Public Works Department is proposing to slow vehicular traffic speeds and increase pedestrian safety within that portion of Santa Ysabel Avenue (SYA) right-of-way between South Bay Boulevard and a location about 150 feet west of 7th Street 7th Street by constructing the following:

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- eight-foot wide median "islands" near the intersections of SYA with 7th, 9th, 11th, 13th, 15th, and 17th Streets that are planted with low-growing, native shrubs
- widened intersections of SYA with 7th, 9th, 11th, 13th, 15th, and 17th Streets to accommodate median "islands" and bike traffic, with elimination of the "free right turn" from northbound 7th Street to eastbound SYA (bike lanes on both sides of SYA are to be retained)
- concrete, tan-colored, raised pedestrian crosswalks on SYA at its intersections with 7th, 11th, and 15th streets; striped (non-raised) pedestrian crosswalks on SYA at its intersections with 9th, 13th, and 17th streets; and striped pedestrian crosswalks on 7th, 9th, 11th, 13th, 15th, and 17th streets at their intersections with SYA
- ADA (Americans With Disabilities Act)-compliant curb and gutter improvements at the intersections of 7th, 9th, 11th, 13th, 15th, and 17th streets with SYA, and a storm drain at the southeast corner of 17th Street
- paved bus turnouts on south side of SYA between 13th & 14th Streets, and on the north side between 16th & 17th Streets
- a five-foot wide, pervious, tan-colored concrete pedestrian walkway, with intersection ramps, on the south side of SYA from South Bay Boulevard to 7th Street
- low, lighted bollards for all median islands and crosswalks, and improved street signs and striping

The following items could be installed, depending upon availability of funds:

- glass and dark metal bus shelters on south side of SYA between 13th & 14th Streets, and on the north side between 16th & 17th Streets, in order to protect people from the elements while waiting for bus service
- a gateway or entry monument consisting of two, 12-foot tall, two-by-two-foot rock columns located between 16th and 17th Streets
- a piece of public art in the right-of-way
- benches at 7th Street

The project will result in the disturbance of approximately 20,000 square feet.

The proposed project will primarily use Federal Transportation Enhancement funding and an Intermodal Surface Transportation Efficiency Act (ISTEA) grant. The County will incur the balance of the project cost. Due to the use of federal funding, the project has undergone National Environmental Policy Act (NEPA) review. The Federal Highway Administration (FHWA) is the lead federal agency.

LAND USE ORDINANCE STANDARDS:

Section 23.04.180 - Landscaping, Screening and Fencing

The conditions of approval require that a final landscaping plan is to be prepared by a landscape professional, and that native, low-water-consuming shrubs will used. The native shrubs will help enhance and protect native species.

Section 23.05.036 - Sedimentation and Erosion Control

The conditions of approval require that a sedimentation and erosion control plan is to be approved by the County Engineer.

Section 23.05.040 - Drainage

The conditions of approval require preparation of a drainage plan and compliance with drainage standards, including Best Management Practices for non-residential development.

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Section 23.07.104 - Archaeologically Sensitive Areas

An archaeological survey report was prepared, as well as an Extended Phase I Investigation. Mitigation measures will reduce potential impacts on identified and potential cultural resources to a level of insignificance.

COMBINING DESIGNATIONS:

Section 23.01.043 - Appeals to the Coastal Commission (Coastal Appealable Zone)

The proposed project is appealable to the California Coastal Commission because the site constitutes proposed development between the first public road and the sea.

Section 23.07.104 - Archaeologically Sensitive Areas

(see the previous section, LAND USE ORDINANCE STANDARDS)

COASTAL PLAN POLICIES: The most relevant policies are discussed below.

Shoreline Access:

Policy 2: New Development. The proposed project is consistent with this policy that new development provide maximum public access from the nearest public roadway to and along the shoreline, with exceptions, because the project will not change the intensity of existing use, because adequate vertical access to the coast already exists within 1/4 mile of the site via the Elfin Forest, and because the project will not interfere with public access to the coast; on the contrary, it will enhance such access by improving pedestrian safety and access along and across Santa Ysabel Avenue.

Environmentally Sensitive Habitats:

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats. The proposed project is consistent with this policy that new development within or adjacent to locations of environmentally sensitive habitats shall not significantly disrupt the resource, because as conditioned, the project will avoid habitat for the endangered Morro shoulderband snail to the maximum extent possible, and will restore native coastal scrub vegetation to the project area. While not strictly dependent upon the habitat for the endangered Morro shoulderband snail, the proposed safety improvements are to an existing roadway that is already largely disturbed, and the sensitive habitat within the project area will be avoided or restored. In addition, the safety improvements can only occur within the existing roadway.

Policy 2: Permit Requirement. The proposed project is consistent with this policy, because based on the biological report and proposed Mitigated Negative Declaration, the project will not have a significant impact on sensitive habitat and will be consistent with the biological continuance of the habitat. The maximum feasible mitigation measures, as well as monitoring are required by the conditions of approval.

Policy 3: Habitat Restoration. The proposed project is consistent with this policy, because the project design and conditions of approval will result in restoration of sand almond vegetation, as well as other suitable habitat for Morro shoulderband snail that can not be completely avoided.

Policy 29: Protection of Terrestrial Habitats. The proposed project is consistent with this policy, because the required restoration and landscaping with native vegetation will be conducive to protecting the entire ecological community. See the discussion under Policy 1 above regarding resource-dependent uses.

Policy 30: Protection of native vegetation. The proposed project is consistent with this policy, because as conditioned, the project will avoid removal of native plant cover to the maximum extent possible, and will restore disturbed areas with native vegetation. In addition, native vegetation will be used for landscaping of the median islands.

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Policy 35: Protection of Vegetation. The proposed project is consistent with this policy, because the habitat for endangered wildlife is not to be significantly disrupted, and all development is to disturb the minimum amount of habitat, as explained in the discussions under Policies 1 and 2 above.

Coastal Watersheds:

Policy 8: Timing of Construction and Grading. The proposed project is consistent with this policy, because as conditioned, the project will be conducted during the dry season to the maximum extent feasible, and the area of disturbance will be no more than is required to restore the site to its original condition. Erosion control measures will be required.

Policy 9: Techniques for Minimizing Sedimentation. The proposed project is consistent with this policy, because appropriate erosion and sedimentation control measures, including revegetation with native species, will be required to minimize the movement of soil particles from the immediate area.

Policy 10: Drainage Provisions. The proposed project is consistent with this policy, because the design and conditions of the project will ensure that drainage does not increase erosion (see Policy 9 above).

Archaeology:

Policy 1: Protection of Archaeological Resources. The proposed project is consistent with this policy, because as conditioned, the project will protect archaeological resources by fencing-off and avoiding construction around identified cultural resources, and through monitoring by a professional archaeologist during earth moving activities near sensitive areas.

Policy 4: Preliminary Site Survey for Development Within Archaeologically Sensitive Areas. The proposed project is consistent with this policy, because a records search and Phase 1 survey were conducted by a qualified archaeologist knowledgeable in Chumash culture. Although two documented sites of cultural resources are within the project's area of potential effects, no intact cultural resources were found within the project's area of direct impact.

Policy 6: Archaeological Resources Discovered during Construction or through Other Activities. The proposed project is consistent with this policy, because the project is conditioned so that if any resources are discovered during construction, work shall stop until the project site can be evaluated by a professional archaeologist.

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

STAFF COMMENTS:

The Board of Supervisors-approved Estero Area Plan update (not yet approved by the California Coastal Commission) contains policies that support traffic calming measures, including a policy to "give full consideration to traffic calming measures in the design of street and intersection improvements." The update further states that slower traffic can make neighborhoods safer, quieter, more conducive to walking and bicycling, and more livable, with a greater sense of community.

Earlier in the planning process for this project, a petition (attached) was signed by about 85 persons opposing the Santa Ysabel traffic calming project. The petition cited the following major concerns: blocking of views by tree planting, lack of permanent irrigation or maintenance for landscaping, reduced street width for emergency vehicles, interference with power lines, and conflict with the proposed sewer project. The first, and perhaps the major concern, is no longer applicable, as all tree planting was deleted from the proposed project prior to 2002. As for the other expressed concerns, no permanent irrigation will be required–the landscaping will consist of native, low-water consuming plants–required maintenance will be minimal, the project was accepted by the South Bay Fire Department with regard to emergency access considerations, no improvements will interfere with utility poles/lines due to the wide right-of-way, and the Los Osos Community Services District is obligated to replace, in kind, any traffic-calming facilities that are in the path of future sewer lines.

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COMMUNITY ADVISORY GROUP COMMENTS:

At its meeting on December 9, 2004, the Los Osos Community Advisory Council (LOCAC), on a vote of 10-1, recommended approval of the project as proposed, with the provision that of the project components that depend upon the availability of funding, highest priority be given to the bus shelter (rather than the rock entry monument or the benches at 7th Street). In addition, the LOCAC requested that CDF/County Fire review the proposed plans with regard to fire safety and access. The recommended higher priority for the bus shelter is incorporated into the conditions of approval (see Condition 15). The Public Works Department has discussed the proposed project with CDF/County Fire as it relates to fire safety and access, but at the time that this report was prepared, Public Works has not heard back from CDF/County Fire.

AGENCY REVIEW:

Referrals were sent to the California Coastal Commission and the California Department of Fish and Game, both of which made no response. The Public Works Department is the project proponent. Other agencies were consulted during the environmental review process (see page 2 of this report).

LEGAL LOT STATUS:

Not applicable, as the project site is a public road right-of-way.

Staff report prepared by Mike Wulkan, Senior Planner

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EXHIBIT A - FINDINGS

Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 30, 2004 for this project. Mitigation measures are proposed to address: air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials and water quality and are included as conditions of approval.

Minor Use Permit

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed activity is allowable, and as conditioned, is consistent with all applicable General Plan policies, including Coastal Plan policies regarding environmentally sensitive habitats, coastal watersheds, and archaeology.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code, including the standards for landscaping, screening and fencing; sedimentation and erosion control; drainage; and archaeologically sensitive areas.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use, because the project will enhance public, especially pedestrian, safety along Santa Ysabel Avenue by slowing traffic speeds, providing a pedestrian walkway, and improving pedestrian visibility and access across the street. In addition, the proposed project will not adversely affect emergency access and will not conflict with the surrounding lands and uses.

E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development, because the project will reduce traffic speeds to a level that is more in keeping with the character of a residential neighborhood, will enhance safety for all users of the roadway, and will not conflict with the surrounding lands and uses.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the project will not change traffic volumes, and because it will enhance the transportation function of the roadway, which is a collector road (as designated in the Estero Area Plan update) that is constructed to a level able to handle existing and future traffic.

Archaeologically Sensitive Area

G. The site design and development incorporate adequate measures to ensure that archaeological resources will be acceptably and adequately protected, because no intact cultural resources were found within the project's area of direct impact, and because archaeological resources will be protected by fencing off and avoiding construction around identified cultural resources and by monitoring by a professional archaeologist during earth moving activities near sensitive areas.

Coastal Access

H. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project will not change the intensity of existing use, because adequate vertical access to the coast already exists within 1/4 mile of the site via the Elfin Forest, and because the project will not interfere with public access to the coast; on the contrary, it will enhance such access by improving pedestrian safety and access along and across Santa Ysabel Avenue.

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EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the Public Works Department to make improvements to slow vehicular traffic and increase pedestrian safety within that portion of the Santa Ysabel Avenue (SYA) right-of-way between South Bay Boulevard and a location about 150 feet west of 7th Street 7th Street by constructing the following, consistent with the approved site plans in Exhibit C:

   a. eight-foot wide median "islands" near the intersections of SYA with 7th, 9th, 11th, 13th, 15th, and 17th Streets that are planted with low-growing, native shrubs
   b. widened intersections of SYA with 7th, 9th, 11th, 13th, 15th, and 17th Streets to accommodate median "islands" and bike traffic, with elimination of the "free right turn" from northbound 7th Street to eastbound SYA (bike lanes on both sides of SYA are to be retained)
   c. concrete, tan-colored, raised pedestrian crosswalks on SYA at its intersections with 7th, 11th, and 15th streets; striped (non-raised) pedestrian crosswalks on SYA at its intersections with 9th, 13th, and 17th streets; and striped pedestrian crosswalks on 7th, 9th, 11th, 13th, 15th, and 17th streets at their intersections with SYA
   d. ADA (Americans With Disabilities Act)-compliant curb and gutter improvements at the intersections of 7th, 9th, 11th, 13th, 15th, and 17th streets with SYA, and a storm drain at the southeast corner of 17th Street
   e. paved bus turnouts on south side of SYA between 13th & 14th Streets, and on the north side between 16th & 17th Streets
   f. a five-foot wide, pervious, tan-colored concrete pedestrian walkway, with intersection ramps, on the south side of SYA from South Bay Boulevard to 7th Street
   g. low, lighted bollards for all median islands and crosswalks, and improved street signs and striping
   h. glass and dark metal bus shelters on south side of SYA between 13th & 14th Streets, and on the north side between 16th & 17th Streets, in order to protect people from the elements while waiting for bus service
   i. a gateway or entry monument consisting of two, 12-foot tall, two-by-two-foot rock columns located between 16th and 17th Streets
   j. a piece of public art in the right-of-way
   k. benches at 7th Street

   All development shall be consistent with the approved site plans, project description and conditions of approval.

Conditions required to be completed prior to project construction

Site development

2. Submit a final landscape/lighting plan to the Department of Planning and Building for review and approval. The plans shall include the location, species and container size of all proposed plant materials, as well as the following:

   a. Low-growing, low-water consuming, native shrubs within the median islands

   b. Restoration with indigenous native species of previously vegetated areas to be disturbed

   c. Planting of bare soil surfaces with native vegetation

   d. Planting of salvaged sand almond plants

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e. Location and details of low, lighted bollards, including lamp type and wattage, to be installed at median islands and crosswalks. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

3. Submit a drainage plan in accordance with Coastal Zone Land Use Ordinance Section 23.05.040 for review and approval by the County Engineer. Project design shall comply with the drainage standards in Section 23.05.050 of the Coastal Zone Land Use Ordinance, including best management practices for non-residential development.

4. Submit a sedimentation and erosion control plan in accordance with Coastal Zone Land Use Ordinance Section 23.05.036b-e for review and approval by the County Engineer.

Biological Mitigation Measures

5. Prior to project commencement, the project proponent shall retain a USFWS-approved biologist to conduct or approve a worker education seminar summarizing the life history and ecology of Morro shoulderband snail and California legless lizard. Agency regulations and protections pertaining to these species shall also be discussed. Consequences of knowingly violating such regulations shall be discussed. All workers to participate in the project shall complete the training and sign a log acknowledging completion of such training. No workers shall be allowed to work on the noted project until such time that they have completed the seminar and signed the completion log.

6. Prior to project commencement, the project site shall be clearly flagged or fenced so that the contractor is aware of the limits of allowable site access and disturbance. Areas within the designated project site that do not require regular access shall be clearly marked as off-limit areas to prevent unnecessary damage to sensitive species potentially occurring near the project site.

<u>Conditions required to be completed prior to commencement of ground-disturbing activities</u>

Biological Mitigation Measures

7. To the maximum extent feasible, project related earth moving (e.g., grading) shall be conducted during the months of April thorough October. If site earthwork is required during the months of November through March, the project proponent shall prepare an erosion control plan meeting the requirements of the Local Coastal Plan (Title 23 of the San Luis Obispo County Code) prior to commencing site earthwork.

8. Prior to commencement of ground disturbing activities, the project proponent shall retain a qualified restoration specialist to salvage all sand almond plants to be impacted, if possible. Salvaged plants shall be kept alive in appropriately sized containers (discretion of restoration specialist) until the project is complete. The restoration specialist shall, at the time of salvage, determine the actual number of plants salvaged. Plant salvage shall not adversely affect cultural resources of the project site.

9. No greater than 12 hours prior to commencement of ground disturbing activities (e.g., grading, surveying), a USFWS-approved biologist shall, within daylight hours, carefully survey each area to be disturbed for the presence of Morro shoulderband snail and California legless lizard. All ice plant to be removed shall be carefully removed by hand by the qualified monitor to avoid adverse impacts to sensitive species. All legless lizards found by the biological monitor during the noted survey effort shall be moved by the monitor to adjacent, similar habitats out of harms way. The USFWS-approved biologist shall move all live snails found within project disturbance areas to adjacent, similar habitats out of harms way.

Cultural Resources Mitigation Measures

10. Install and maintain high-visibility plastic construction fencing (exclusion fencing) around both CA-SLO-24 and CA-SLO-458 site boundaries in the vicinity of the construction project. Signs denoting the areas as Environmentally Sensitive Areas (ESA's) shall be attached to the fencing. The ESA's will be defined prior to construction by the Project Archaeologist in consultation with the Native American Monitor and will be

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depicted on all construction drawings and plans, and made part of the Contract Special Provisions. All construction personnel will be instructed to avoid these areas.

11. The archaeological monitor will conduct on-site cultural resources sensitivity training (crew education) to all workers performing ground disturbance activities that are immediately adjacent to the project's area of direct impact at sites CA-SLO-24 and CA-SLO-458. Prior to the beginning of earth-moving construction activities (including initial grading and vegetation removal), all construction personnel (including management) will be informed of the cultural resource values involved and of the regulatory protections afforded those resources. The construction personnel will also be informed of procedures relating to the discovery of unanticipated cultural resources (as outlined below). They will be cautioned not to collect artifacts, and asked to inform a construction supervisor and the onsite archaeological monitor in the event that cultural remains are discovered during the course of construction. Prior to their commencement of ground disturbing construction activities, the on-site archaeological monitor will administer supplemental briefings to all new construction personnel who may perform ground disturbing activities at locations immediately adjacent to the project's ADI at sites CA-SLO-24 and CA-SLO-458.

12. The archaeological monitor will confirm the placement of exclusion fencing prior to earth-moving operations. The archaeological monitor will serve as the point of contact for local Native American tribal representatives and will coordinate with the Native American Monitor.

Geology and Soils Mitigation Measure

13. Install appropriate erosion control measures (i.e., silt fences, hay bales) along the base of the proposed work area and at the downstream end of the proposed construction zone and maintain erosion control mechanisms on a daily basis.

Water Quality Mitigation Measure

14. Avoid expanding the work area into adjacent vegetation. Clearly mark the boundaries of the proposed work area before and during construction using highly visible flagging or fencing. Advise all construction personnel to conduct work activities within the defined area only.

<u>Conditions required to be completed during project construction</u>

15. If funds are limited such that all of the optional components of the project can not be installed during initial construction, highest priority shall be given to installation of the glass and dark metal bus shelters on the south side of Santa Ysabel Avenue between 13th & 14th Streets, and on the north side between 16th & 17th Streets. Lower priority shall be given to the following, not in priority order: a gateway or entry monument consisting of two, 12-foot tall, two-by-two-foot rock columns located between 16th and 17th Streets, benches at 7th Street, and a piece of public art in the right-of-way.

16. Prior to installation of the gateway or entry monument consisting of two, 12-foot tall, two-by-two-foot rock columns located between 16th and 17th Streets, and prior the installation of the public art piece, plans for those items shall be submitted to the Planning Director for approval, and shall be referred to the Los Osos Community Advisory Council prior to Planning Director action.

Air Quality Mitigation Measures

Dust Control Measures: These measures augment dust control requirements of Section 7-8.1 of the Standards Specifications for Public Works Construction.

17. During construction/ground disturbing activities, the County shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction. In addition, County crews shall implement the following particulate (dust) control measures:

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a. Reduce the amount of disturbed area where possible.
b. Prevent airborne dust from leaving the site.
c. Control dust from all dirt stock pile areas.
d. Implement revegetation (i.e., hydro seeding) as soon as possible following completion of any soil disturbing activities.
e. Exposed ground areas that are planned to be reworked at dates greater then one month after initial grading shall be subject to dust control measures (watering, etc.) or shall be sown with a fast germinating native grass seed and watered until a temporary vegetative cover is established.
f. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.
g. Ensure that trucks and equipment leaving the site do not carry soil material onto adjacent paved roads; clean adjacent paved roads at the end of each day if visible soil material is carried from the site onto those roads.

Biological Mitigation Measures

18. If complete avoidance of suitable habitat for Morro shoulderband snail is not feasible, the monitoring biologist shall quantify the extent and composition of suitable habitat to be removed. The project proponent shall restore, enhance, or replace suitable habitat for Morro shoulderband snail in the vicinity of the project site.

19. The USFWS-approved biologist must monitor the action area daily during work activities. Less frequent monitoring may be approved by the USFWS depending on the project timing and environmental conditions at the project site. The biologist must have the authority to halt the work if Morro shoulderband snails are found. The biologist must collect any living Morro shoulderband snails and relocate them to predetermined suitable habitat outside of areas affected by pedestrian pathway, median islands, and bus stop construction activities before work may resume.

20. Vehicles, equipment and supplies must be inspected daily by the USFWS-approved biologist for Morro shoulderband snails prior to the onset of activities within the action area. Less frequent monitoring may be approved by the USFWS depending on the project timing and environmental conditions at the project site. Any Morro shoulderband snails that are found on the vehicles, equipment or supplies must be relocated to suitable habitat and carefully placed under dense vegetation with accumulated leaf litter that would provide a suitable microclimate.

21. Permanent signs must be constructed within the action area to educate the public about the Morro shoulderband snail, its habitat and the protections afforded to species protected by the federal Endangered Species Act.

Cultural Resources Mitigation Measures

22. All earth moving construction within 50 feet of the project's Area of Direct Impact (ADI) at both CA-SLO-24 and CA-SLO-458 will be monitored by a professional archaeologist. This monitoring will be full-time (i.e., the archaeological monitor will be present whenever any earth-moving activity is conducted). Earth moving activity includes: surface vegetation clearing, "grubbing," grading, trenching, boring, auguring, excavation, and any other activity involving work which extends beneath the existing ground surface. The archaeological monitor will be provided with updated construction schedules, at least one week in advance, throughout the duration of the project.

23. The archaeological monitor will have the authority to halt construction, if necessary, to investigate any potentially significant deposits unearthed during excavation in the vicinity of sites CA-SLO-24 and CA-SLO-458.

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24. Because resources of concern to Native Americans have been identified in the project area, a Northern Chumash Native American Monitor will monitor ground-disturbing activities in the vicinity of CA-SLO-24 and CA-SLO-458.

25. During earth moving activities, in the event archaeological resources are unearthed or discovered, construction in the vicinity of the find shall stop, and the Environmental Coordinator shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

26. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified so proper disposition may be accomplished.

Geology and Soils Mitigation Measure

27. Check and maintain erosion control measures on a daily basis throughout the duration of work activities. Erosion control measures should be re-installed appropriately as the proposed work area changes.

Hazardous Materials Mitigation Measure

28. Any staging or equipment/vehicle parking areas shall be free of combustible vegetation and work crews shall have shovels and a fire extinguisher on site during all construction activities.

Water Quality Mitigation Measures

29. Avoid expanding the work area into adjacent vegetation. Clearly mark the boundaries of the proposed work area before and during construction using highly visible flagging or fencing. Advise all construction personnel to conduct work activities within the defined area only.

30. Retain a biological monitor to monitor construction work and to inspect the installation and removal of diversion structures and erosion/sediment control devices if applicable.

31. Fuel and maintain equipment in an appropriate staging area removed from native vegetation.

32. Act appropriately to prevent, contain, and clean up hazardous material spills.

33. Install and maintain appropriate erosion/sediment control measures throughout the duration of work activities. If necessary, adjust erosion/sediment control measures to reflect work area changes.

<u>Conditions required to be completed prior to project completion</u>

34. Landscaping in accordance with the approved landscaping plan shall be installed. All landscaping shall be maintained in a viable condition in perpetuity.

35. The Public Works Department shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Geology and Soils Mitigation Measures

36. Restore all previously vegetated areas that are cleared during project activities through revegetation with appropriate indigenous native species.

37. Ensure borrow areas are restored so that they drain properly and employ best management practices on the slopes to control erosion.

3-13

Conditions required to be completed following project completion

Biological Mitigation Measures

38. Following project completion, all bare soil surfaces exposed during the project with the potential to erode to the Morro Bay estuary shall be stabilized with plantings of native vegetation and, if necessary, erosion blankets (e.g., fiber netting). A qualified restoration specialist shall monitor all such stabilized areas annually for a period of 3 years. The County shall correct erosion failures noted by the specialist within 5 days of the noted failure. The specialist shall ensure, during follow-up monitoring, that contingency actions have satisfactorily been implemented. All monitoring and contingency actions shall be documented by the specialist within annual reports submitted to the County for a period of 3 years.

39. The restoration specialist shall replant the salvaged plants and/or nursery stock at the project site within 30 days of project completion, or within a time period specified by the restoration specialist that ensures maximum survivorship (see preceding Condition 8). Nursery stock shall be obtained in the event that salvage plants do not survive the transplant effort. The restoration specialist shall monitor the transplanted sand almond once-annually for a period of 3 years to ensure that all transplants are viable for a period of 3 years from the date of transplant. The restoration specialist shall replace, at a ratio of 1:1, all observed dead transplants within 30 days of such an observation.

40. Within 30 days of project completion, the qualified biologist shall prepare a completion report for submittal to the USFWS. The report shall summarize all monitoring and mitigation activities conducted during the project, as they pertain to Morro shoulderband snail.

On-going conditions of approval (valid for the life of the project)

41. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Coastal Zone Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Coastal Zone Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

42. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.

EXHIBIT C - SITE PLANS 3-14

ROAD No.	JOB No.	SHEET No.	TOTAL SHEETS
	7121177	1	9

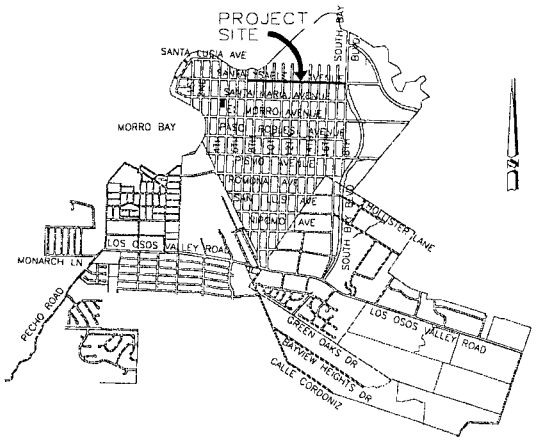
COUNTY OF SAN LUIS OBISPO, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DESIGN DIVISION

SANTA YSABEL AVENUE
LOS OSOS, CALIFORNIA

PLANS FOR INTERSECTION WIDENING,
AND ADDING PATHWAY AND LANDSCAPE IMPROVEMENTS
BETWEEN SOUTH BAY BOULEVARD & 7th STREET
TO BE SUPPLEMENTED BY STATE STANDARD PLANS DATED 1992

INDEX OF SHEETS

SHEET No. 1	TITLE SHEET	
SHEET No. 2	IMPROVEMENT PLANS:	SURFACE IMPROVEMENTS STA. 1+24 TO 10+50
SHEET No. 3	IMPROVEMENT PLANS:	SURFACE IMPROVEMENTS STA. 10+50 TO 18+75
SHEET No. 4	IMPROVEMENT PLANS:	SURFACE IMPROVEMENTS STA.18+75 TO 28+00
SHEET No. 5	IMPROVEMENT PLANS:	SURFACE IMPROVEMENTS STA.28+00 TO 36+75
SHEET No. 6	IMPROVEMENT PLANS:	SUMMARIES AND DETAILS
SHEET No. 7	IMPROVEMENT PLANS:	SIGNAGE AND STRIPING PLAN
SHEET No. 8	IMPROVEMENT PLANS:	SIGNAGE AND STRIPING PLAN
SHEET No. 9	IMPROVEMENT PLANS:	SECTIONS AND DETAILS



VICINITY MAP
SCALE: NTS

APPROVED: _____

DEPUTY DIRECTOR OF PUBLIC WORKS - ENGINEERING SERVICES
R.C.E. 30789 (Exp. 3/31/2004)

REGISTERED PROFESSIONAL ENGINEER GLEN L. PROOST No. 30,789 CIVIL STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS _____ DAY OF _____, 2001.

SAN LUIS OBISPO COUNTY SURVEYOR L.S. 5171
EXP. 6/30/2003

LICENSED LAND SURVEYOR GLEN L. PROOST No. 5171 STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF THE COUNTY OF SAN LUIS OBISPO IN MAY OF 2001.

DAVID B. WHITMAN, L.S. 7318
EXP. 6/30/2003

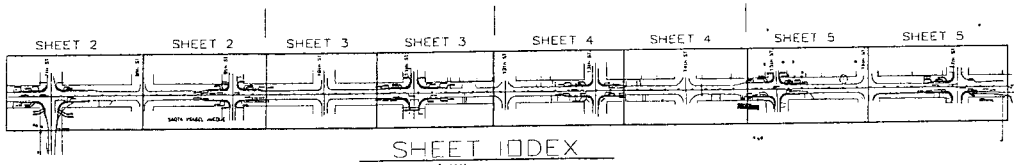
LICENSED LAND SURVEYOR DAVID B. WHITMAN LIC. NO. 7318 Exp. 6/2003 STATE OF CALIFORNIA

LICENSE REQUIREMENTS

THE SUCCESSFUL BIDDER SHALL POSSESS A CLASS "A" GENERAL ENGINEERING CONTRACTOR'S LICENSE AT THE TIME THIS CONTRACT IS AWARDED. IN THE ALTERNATIVE, THE SUCCESSFUL BIDDER SHALL POSSESS A SPECIALTY CONTRACTOR'S LICENSE AT THE TIME THIS CONTRACT IS AWARDED THAT PERMITS THE SUCCESSFUL BIDDER TO PERFORM WITH HIS OR HER OWN ORGANIZATION CONTRACT WORK AMOUNTING TO NOT LESS THAN 50% OF THE ORIGINAL TOTAL CONTRACT PRICE AND TO SUBCONTRACT THE REMAINING WORK IN ACCORDANCE WITH SECTION 8-1.02, "SUBCONTRACTING" OF THE STANDARD SPECIFICATIONS.

LEGEND

	DEM	EXIST
DROP INLET		
ASPHALT DIKE		
EDGE OF PAVEMENT		
VALVE		
FIRE HYDRANT		
WALKWALK		
STREET LIGHT		
STREET SIGN		
UTILITY POLE		
SANITARY SEWER		
EXISTING WATER LINE		
DEM WATERLINE		
EXISTING STORM DRAIN		
DEM SEWER LINE		
EXISTING STORM DRAIN		
DEM STORM DRAIN		
EXISTING GAS LINE		
DEM GAS LINE		
EXISTING UTILITY LINE		
DEM UTILITY LINE		
CENTER LINE		
BOUNDARY		
LOT LINE		
DRIVEWAY		
CONCRETE		
DEM CURB RAILING		
EXISTING FENCE		
DEM FENCE		



SHEET INDEX
SCALE: 1"=200'

BENCHMARK

STANDARD COUNTY BRASS CAP IN MONUMENT WELL AT INTERSECTION OF 13th STREET & SANTA YSABEL. ELEVATION: 97.82, NAVD 88 DATUM

ELEVATION TAKEN FROM "SURVEY REPORT OF LOS OSOS SEWER SYSTEM FROM AIRBORNE SYSTEMS, INC. PREPARED BY JOHN WALLACE AND ASSOCIATES DATED JAN 16, 1998.

REVIEWED BY P.G.&E. _____ DATE
REVIEWED BY PACIFIC BELL _____ DATE
REVIEWED BY CABLE _____ DATE
REVIEWED BY GAS COMPANY _____ DATE
_____ DATE

REVISIONS

DATE	DESCRIPTION	APPRV

EDA
ENGINEERING DEVELOPMENT ASSOCIATES
1330 BROAD STREET, SAN LUIS OBISPO CA 93401
PHONE (805) 549-8658 FAX (805) 549-8504

SANTA YSABEL AVENUE
TITLE SHEET

Design/Drawn | County Plan Check | APPROVED FOR COUNTY REQUIREMENTS
Development Services Director — Date
Job No. | County W.O. No.
JEFFREY J. ENRICK RCE 40,657 — Date
California Coordinates: D 554 E 1264
Sheet 1 of 9

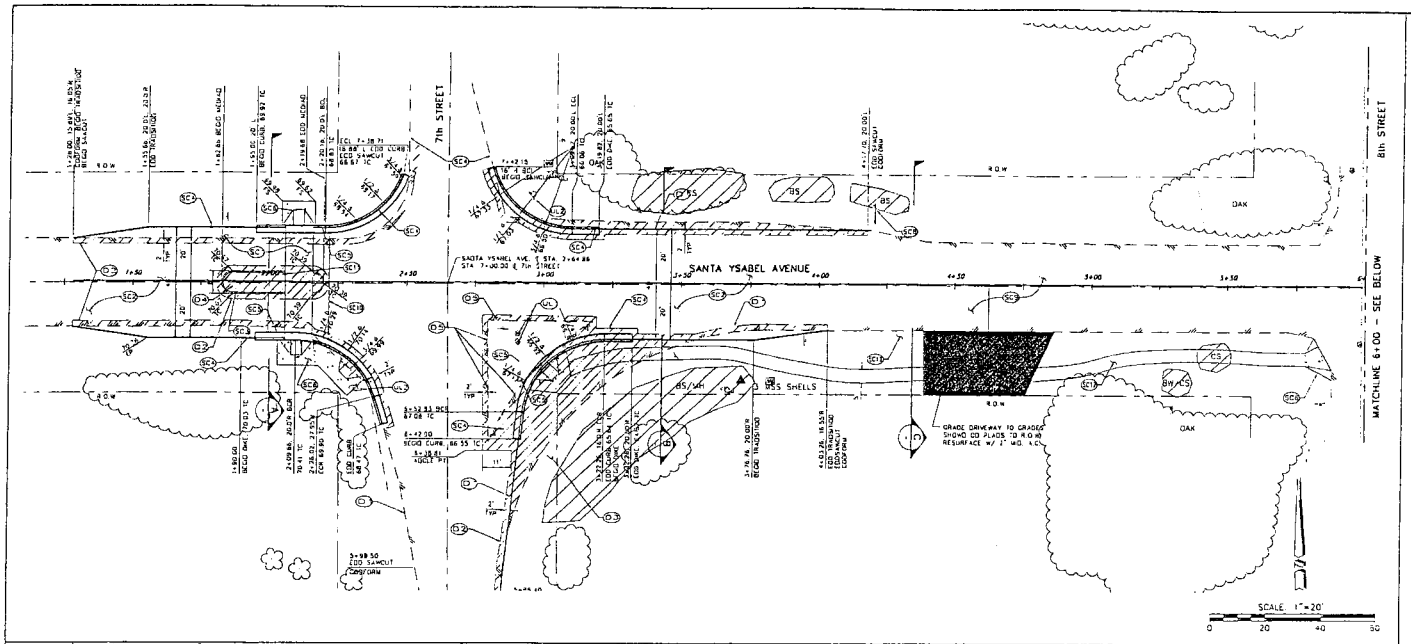
EDA JOB: 2.2587.000
DWG: 2214CP01.DWG
DATE: 08.21.01

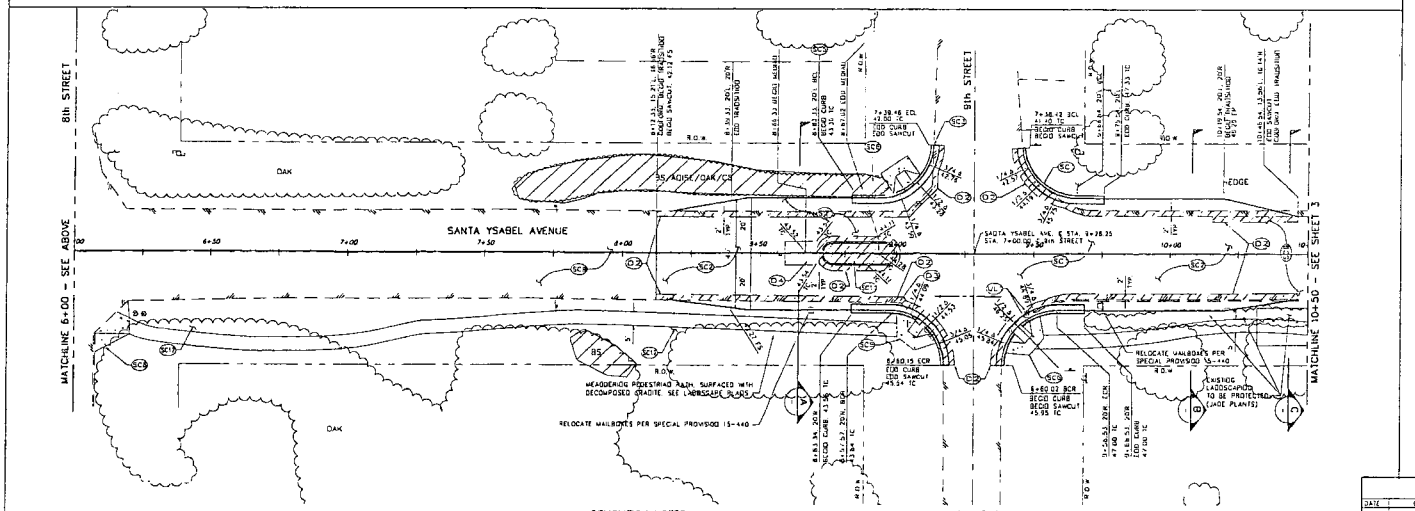
REGISTERED PROFESSIONAL ENGINEER JEFFREY J. ENRICK Lic. No. 40,657 Expires 3/03 CIVIL STATE OF CALIFORNIA

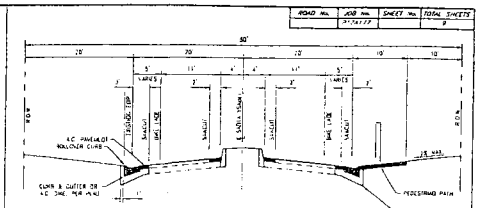
75% SUBMITTAL
NOT FOR CONSTRUCTION

3-15

ROAD No.	JOB No.	SHEET No.	TOTAL SHEETS
	2-25257		9

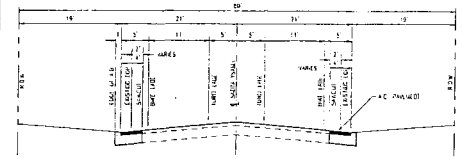






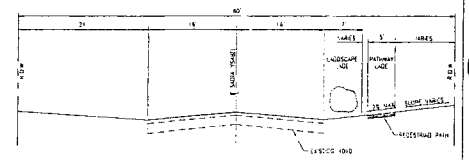
NOTE: STRUCTURAL SECTION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION BASED ON THE R-VALUE OF THE SUBGRADE MATERIAL AND A MINIMUM TRAFFIC INDEX OF 10. (ESTATE ROAD SURFACE TO BE SEAL COATED.

(A) TYPICAL ROAD SECTION: SANTA YSABEL AVE. THROUGH MEADOW — SCALE: NTS



NOTE: STRUCTURAL SECTION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION BASED ON THE R-VALUE OF THE SUBGRADE MATERIAL AND A MINIMUM TRAFFIC INDEX OF 10. (ESTATE ROAD SURFACE TO BE SEAL COATED

(B) TYPICAL ROAD SECTION: SANTA YSABEL AVE. PURDY LANE — SCALE: NTS



NOTE: ESTATE ROAD SURFACE TO BE SEAL COATED.

(C) TYPICAL SECTION: SANTA YSABEL AVE. SIDEWALK — SCALE: NTS

STREET CONSTRUCTION NOTES:

- (SC) CONSTRUCT STREET PAVEMENT SECTION PER SECTION "A" THIS SHEET.
- (SCB) CONSTRUCT STREET PAVEMENT SECTION PER SECTION "B" THIS SHEET.
- (SC) CONSTRUCT TYPE "A" 6" CURB PER DETAIL "E", SHEET 3
- (SC) CONSTRUCT TYPE "F", A.C. BERM PER DETAIL "F", SHEET 3
- (SC) CONSTRUCT 6" CURB AND GUTTER PER DETAIL "E", SHEET 3
- (SC) CONSTRUCT CURB RAMP PER SLO COUNTY DETAIL "A", SHEET 3.
- (SC) CONSTRUCT SIDE LOWDOWN CURB RAMP PER DETAIL "A", SHEET 3.
- (SC) PROTECT EXISTING STRUCTURE.
- (SC) CONSTRUCT STREET CROSS SECTION PER SECTION "C", THIS SHEET.
- (SC) CONSTRUCT STREET CROSSWALK PER DETAIL "D", SHEET 3.
- (SC) SAWCUT EXISTING STREET AND REMOVE PAVEMENT TO PROVIDE MEDIAN CONSTRUCTION
- (SC) CONSTRUCT PEDESTRIAN PATH, SEE CROSS SECTION, SHEET 8.

UTILITY CONSTRUCTION NOTES:

- (UL) ADJUST EXISTING VALVE BOX TO MATCH NEW GRADE.
- (UL) PROTECT EXISTING STRUCTURE IN PLACE.
- (UL) INSTALL GRATE INLET PER DETAIL "C", SHEET 3
- (UL) INSTALL 24" CMP.
- (UL) INSTALL MANHOLE PER DETAIL "B", SHEET 3.

NOTE: SEE SHEETS 7 & 8 FOR DISPOSITION OF EXISTING STREET SIGNS.

75% SUBMITTAL
NOT FOR CONSTRUCTION

DEMOLITION NOTES:

- (D1) SEE D1 IN MATCH LEGEND.
- (D2) EXISTING A.C. PAVEMENT TO BE SAWCUT, REMOVED AND REPLACED PER SPECIAL PROVISION 39-300.
- (D3) ROADSIDE SIGN TO BE RESET PER SPECIAL PROVISION 15-010, SEE SHEETS 2 & 3
- (D4) EXISTING A.C. PAVEMENT TO BE REMOVED PER SPECIAL PROVISION.
- (D5) RAISED PAVEMENT MARKERS TO BE REMOVED PER SPECIAL PROVISION 15-010

HATCH LEGEND

- (D1) EXISTING ASPHALT SURFACING TO BE OBLITERATED. OBLITERATION SHALL BE PERFORMED IN CONFORMANCE TO SECTION 13-3.02A OF THE STANDARD SPECIFICATIONS AND THE SPECIAL PROVISIONS. AFTER OBLITERATION, THE AREA SHALL BE GRADED AS DIRECTED BY THE ENGINEER SO THAT IT WILL BLEND IN WITH THE SURROUNDING TERRAIN AND BE WELL DRAINED.
- A.C. PAVEMENT TO BE INSTALLED AS PART OF THIS PROJECT
- NEW CONCRETE TO BE INSTALLED PER PLAN

REGISTERED PROFESSIONAL ENGINEER — STEVEN L. LOWRIE — No. 40653 — Expires 3/03 — CIVIL — STATE OF CALIFORNIA

REVISIONS		
DATE	DESCRIPTION	APPROV

EDA
ENGINEERING, INC. & ASSOCIATES
320 SPRING STREET SAN LUIS OBISPO, CA. 93401
PHONE (805) 543-8554 FAX (805) 543-0124

SANTA YSABEL AVENUE

SURFACE IMPROVEMENTS STA. 1+24 TO 10+50

Design/Drawn | County Plan Check | APPROVED FOR COUNTY REQUIREMENTS
Development Services Director — Date
Job No. | County W.O. No.
JEFFREY L. EWREN RCE 40653 — Date
California Coordinates: N 554 E 1264
Sheet 2 of 9

EDA JOB: 2 2557.000

3-16

ROAD No.	JOB No.	SHEET No.	TOTAL SHEETS
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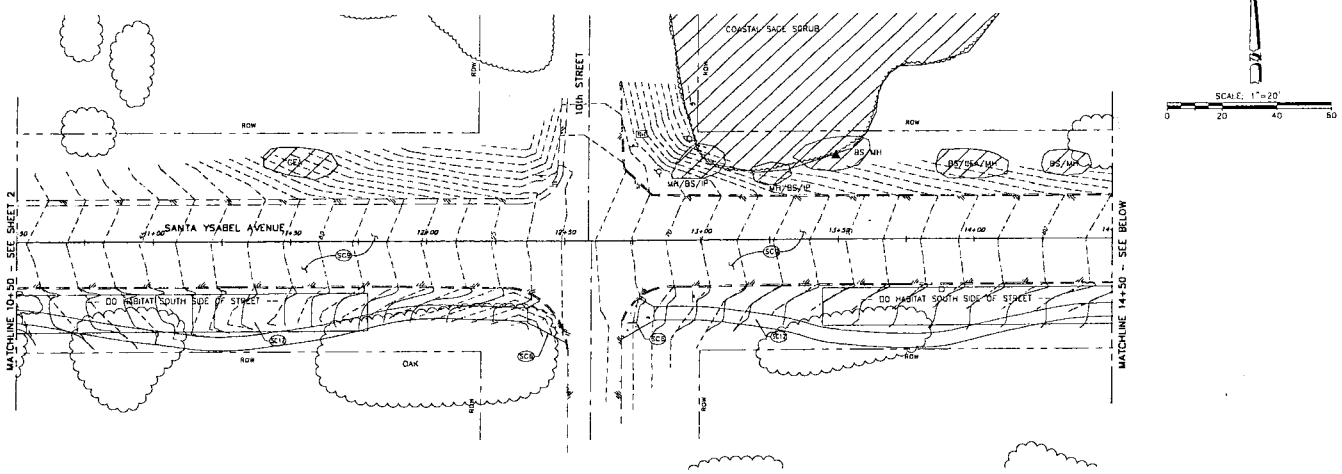
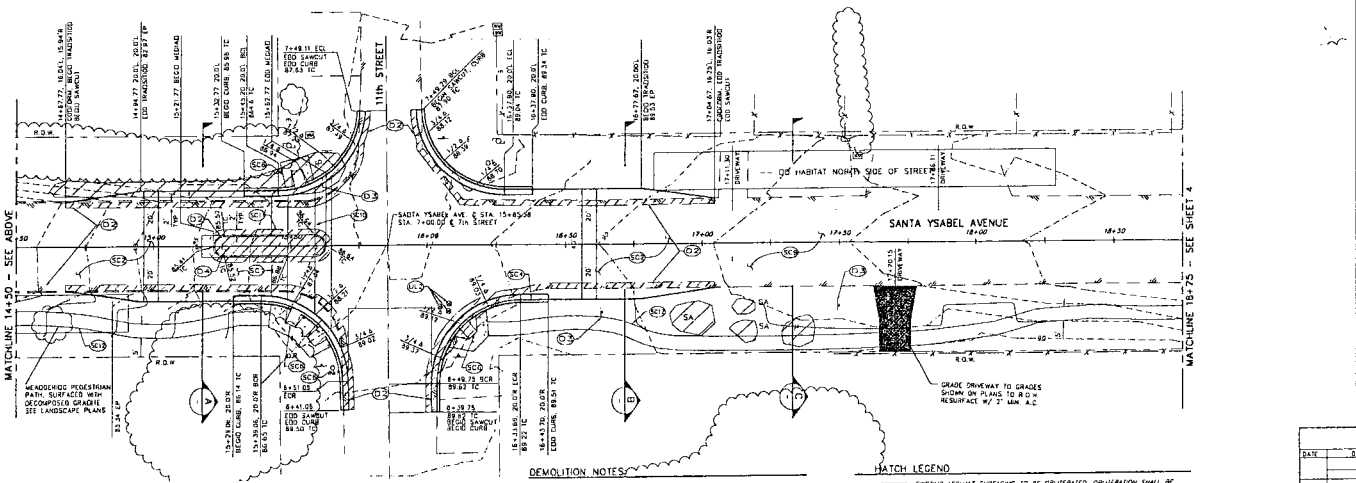
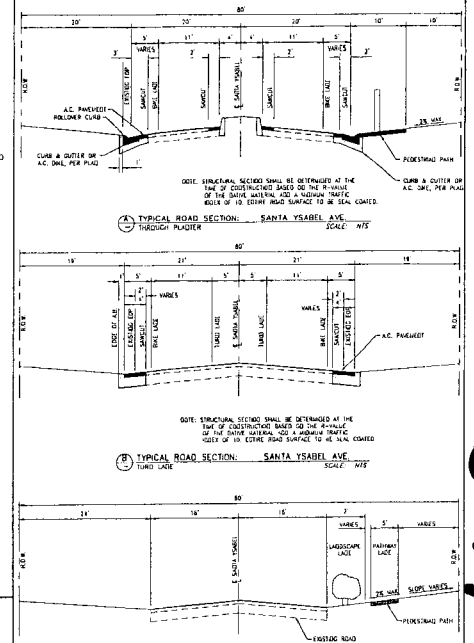






(A) TYPICAL ROAD SECTION: SANTA YSABEL AVE. THROUGH PLANTER — SCALE: NTS

(B) TYPICAL ROAD SECTION: SANTA YSABEL AVE. TURN LANE — SCALE: NTS

(C) TYPICAL SECTION: SANTA YSABEL AVE. SIDEWALK — SCALE: NTS

STREET CONSTRUCTION NOTES:

- (SC-A) CONSTRUCT STREET PAVEMENT SECTION PER SECTION "A", THIS SHEET.
- (SC-B) CONSTRUCT STREET PAVEMENT SECTION PER SECTION "B", THIS SHEET.
- (SC-C) CONSTRUCT TYPE "A", 6" CURB PER DETAIL "C", SHEET 9.
- (SC-D) CONSTRUCT TYPE "F", A.C. BERM PER DETAIL "E", SHEET 9.
- (SC-E) CONSTRUCT 8" CURB AND GUTTER PER DETAIL "F", SHEET 9.
- (SC-F) CONSTRUCT CURB RAMP PER SLO COUNTY DETAIL "A", SHEET 9.
- (SC-G) CONSTRUCT SIDE LOADING CURB RAMP PER DETAIL "A", SHEET 9.
- (SC-H) PROTECT EXISTING STRUCTURE.
- (SC-I) CONSTRUCT STREET CROSS SECTION PER SECTION "E", THIS SHEET.
- (SC-J) CONSTRUCT STREET CROSSWALK PER DETAIL "D", SHEET 9.
- (SC-K) SAWCUT EXISTING STREET AND REMOVE PAVEMENT TO PROVIDE MEDIAN CONSTRUCTION.
- (SC-L) CONSTRUCT PEDESTRIAN PATH, SEE CROSS SECTION, SHEET 9.

UTILITY CONSTRUCTION NOTES:

- (U-A) ADJUST EXISTING VALVE BOX TO MATCH NEW GRADE.
- (U-B) PROTECT EXISTING STRUCTURE IN PLACE.
- (U-C) INSTALL DROP INLET PER DETAIL "E", SHEET 9.
- (U-D) INSTALL 24" CMP.
- (U-E) INSTALL MANHOLE PER DETAIL "B", SHEET 9.

DEMOLITION NOTES:

- (D-1) SEE D1 IN HATCH LEGEND
- (D-2) EXISTING A.C. PAVEMENT TO BE SAWCUT, REMOVED AND REPLACED PER SPECIAL PROVISION 19-300.
- (D-3) ROADSIDE SIGN TO BE RESET PER SPECIAL PROVISION 13-010, SEE SHEETS 8 & 9.
- (D-4) EXISTING A.C. PAVEMENT TO BE REMOVED PER SPECIAL PROVISION.
- (D-5) RAISED PAVEMENT MARKERS TO BE REMOVED PER SPECIAL PROVISION 13-010.

HATCH LEGEND

- (D-1) EXISTING ASPHALT SURFACING TO BE OBLITERATED. OBLITERATION SHALL BE PERFORMED IN CONCORDANCE TO SECTION 13-2.02A OF THE STANDARD SPECIFICATIONS AND THE SPECIAL PROVISIONS. AFTER OBLITERATION, THE AREA SHALL BE GRADED AS DIRECTED BY THE ENGINEER SO THAT IT WILL BLEND IN WITH THE SURROUNDING TERRAIN AND BE WELL DRAINED.
- A.C. PAVEMENT TO BE INSTALLED AS PART OF THIS PROJECT
- NEW CONCRETE TO BE INSTALLED PER PLAN

NOTE: SEE SHEETS 7 & 8 FOR DISPOSTION OF EXISTING STREET SIGNS.

75% SUBMITTAL
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER — Lic No. 40651 Expires 3/03 — STATE OF CALIFORNIA

REVISIONS

DATE	DESCRIPTION	APPROVED

EDA
ENGINEERING ASSOCIATES
1300 OSOS STREET, SAN LUIS OBISPO, CA. 93401
PHONE: (805) 549-8658 FAX: (805) 543-8404

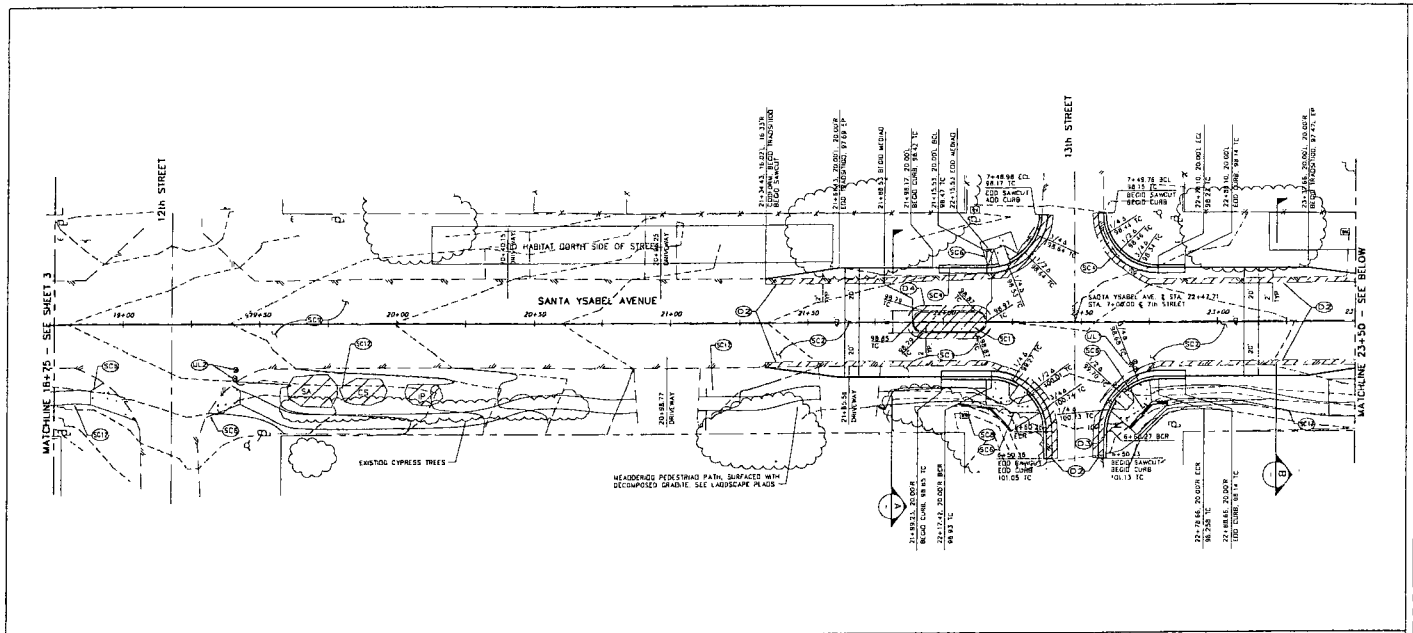
SANTA YSABEL AVENUE
SURFACE IMPROVEMENTS STA. 10+50 TO 18+75

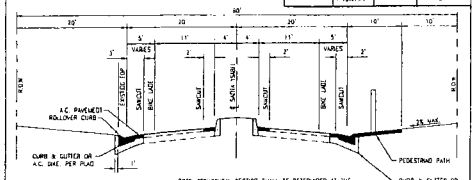
Design/Drawn | County Plan Check: APPROVED FOR COUNTY REQUIREMENTS | Development Services Director | Date
Job No. | County W.O. No. | ATTEST: J. LUNDIX REF 40651 | Date
California Coordinates: N 554 E 1264 | Sheet 3 of 9

EDA JOB: 2.7587.200
DWG: 7587PROJ.DWG
DATE: 06.21.01

3-17

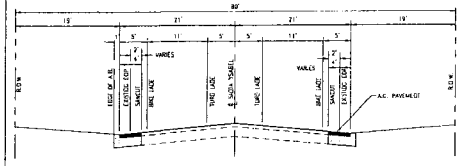
ROAD No.	JOB No.	SHEET No.	TOTAL SHEETS
	P121177		9





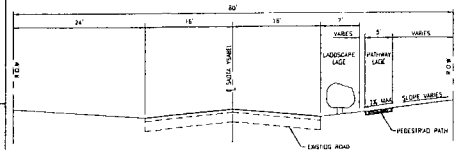
NOTE: STRUCTURAL SECTION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION BASED ON THE R-VALUE OF THE NATIVE MATERIAL AND A MAXIMUM TRAFFIC INDEX OF 10. EXISTING ROAD SURFACE TO BE SEAL COATED.

(A) TYPICAL ROAD SECTION: SANTA YSABEL AVE.
THROUGH PLANTER — SCALE: NTS



NOTE: STRUCTURAL SECTION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION BASED ON THE R-VALUE OF THE NATIVE MATERIAL AND A MAXIMUM TRAFFIC INDEX OF 10. EXISTING ROAD SURFACE TO BE SEAL COATED.

(B) TYPICAL ROAD SECTION: SANTA YSABEL AVE.
TURN LANE — SCALE: NTS



NOTE: EXISTING ROAD SURFACE TO BE SEAL COATED.

(E) TYPICAL SECTION: SANTA YSABEL AVE.
SIDEWALK — SCALE: NTS

STREET CONSTRUCTION NOTES:

(SC) CONSTRUCT STREET PAVEMENT SECTION PER SECTION "A", THIS SHEET.
(SC) CONSTRUCT STREET PAVEMENT SECTION PER SECTION "B", THIS SHEET.
(SC) CONSTRUCT TYPE "A", 6" CURB PER DETAIL "E", SHEET 9.
(SC) CONSTRUCT TYPE "F", A.C. BERM PER DETAIL "E", SHEET 9.
(SC) CONSTRUCT 6" CURB AND GUTTER PER DETAIL "C", SHEET 9.
(SC) CONSTRUCT CURB RAMP PER SLO COUNTY DETAIL "A", SHEET 9.
(SC) CONSTRUCT SIDE LOADING CURB RAMP PER DETAIL "A", SHEET 9.
(SC) PROTECT EXISTING STRUCTURE.
(SC) CONSTRUCT STREET CROSS SECTION PER SECTION "C", THIS SHEET.
(SC) CONSTRUCT STREET CROSSWALK PER DETAIL "D", SHEET 9.
(SC) SAWCUT EXISTING STREET AND REMOVE PAVEMENT TO PROVIDE MEDIAN CONSTRUCTION.
(SC) CONSTRUCT PEDESTRIAN PATH, SEE CROSS SECTION, SHEET 9.

UTILITY CONSTRUCTION NOTES:

(UL) ADJUST EXISTING VALVE BOX TO MATCH NEW GRADE.
(UL) PROTECT EXISTING STRUCTURE IN PLACE.
(UL) INSTALL DROP INLET PER DETAIL "C", SHEET 9
(UL) INSTALL 24" CMP.
(UL) INSTALL MANHOLE PER DETAIL "B", SHEET 9.

NOTE: SEE SHEETS 7 & 8 FOR DISPOSTION OF EXISTING STREET SIGNS.

75% SUBMITTAL
NOT FOR CONSTRUCTION

DEMOLITION NOTES:

(D) SEE D1 IN HATCH LEGEND.
(D2) EXISTING A.C. PAVEMENT TO BE SAWCUT, REMOVED AND REPLACED PER SPECIAL PROVISION 39-300.
(D3) ROADSIDE SIGN TO BE RESET PER SPECIAL PROVISION 13-010, SEE SHEETS 8 & 9.
(D4) EXISTING A.C. PAVEMENT TO BE PLANED PER SPECIAL PROVISION
(D5) RAISED PAVEMENT MARKERS TO BE REMOVED PER SPECIAL PROVISION 13-010.

HATCH LEGEND

(D) EXISTING ASPHALT SURFACING TO BE OBLITERATED. OBLITERATION SHALL BE PERFORMED IN CONFORMANCE TO SECTION 19-2.02A OF THE STANDARD SPECIFICATIONS AND THE SPECIAL PROVISIONS. AFTER OBLITERATION, THE AREA SHALL BE GRADED AS DIRECTED BY THE ENGINEER SO THAT IT WILL BLEND IN WITH THE SURROUNDING TERRAIN AND BE WELL DRAINED.
A.C. PAVEMENT TO BE INSTALLED AS PART OF THIS PROJECT
NEW CONCRETE TO BE INSTALLED PER PLAN

REVISIONS

DATE	DESCRIPTION	APPROV.

EDA
ENGINEERING DEVELOPMENT ASSOCIATES
1320 UNIVERSITY STREET, SAN LUIS OBISPO, CA 93401
PHONE: (805) 549-8658 FAX: (805) 549-8394

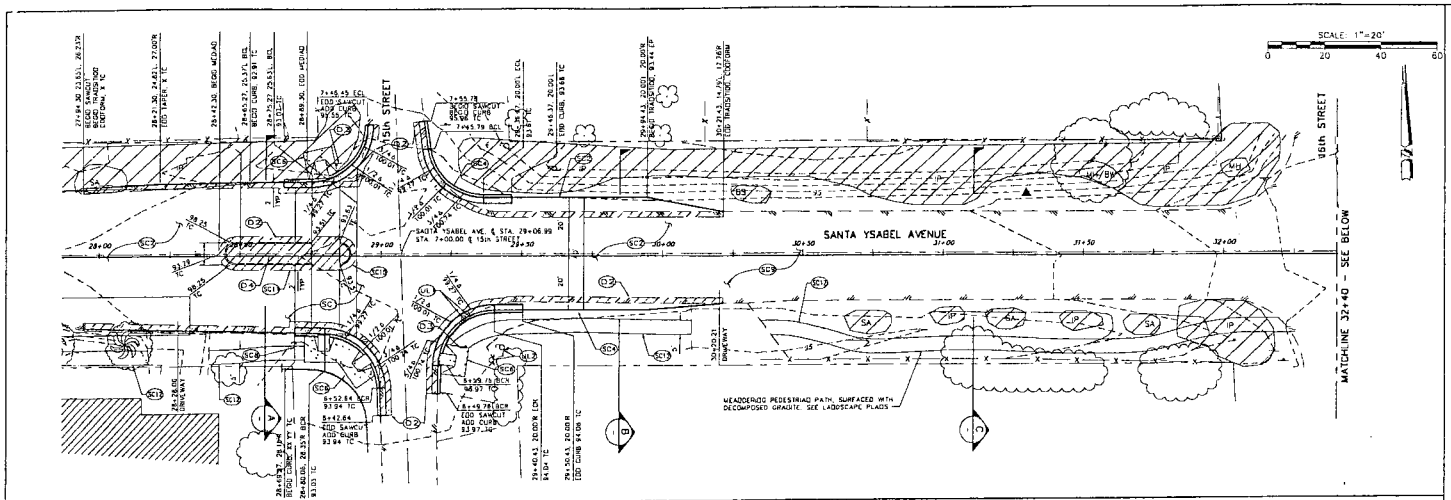
SANTA YSABEL AVENUE
SURFACE IMPROVEMENTS STA. 18+75 TO 28+00

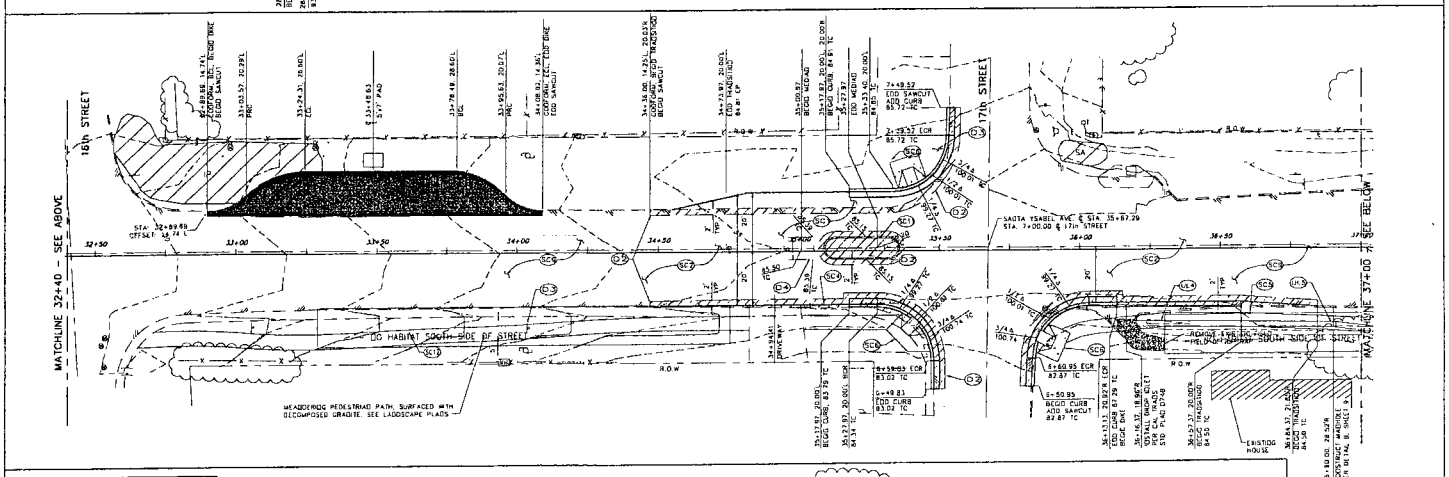
Design/Drawn	County Plan Check	APPROVED FOR COUNTY REQUIREMENTS
		Development Services Director — Date
Job No.	County W.O. No.	
		JEFFREY J. EMRICK RCE 40,857 — Date
California Coordinates		Sheet 4
D 554	E 1264	of 9

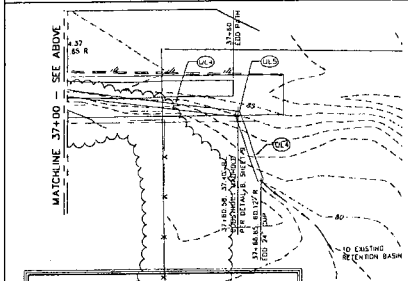
EDA JOB: 2.3963.000
DWG: 25-8PP016.DWG
DATE: 06.21.01

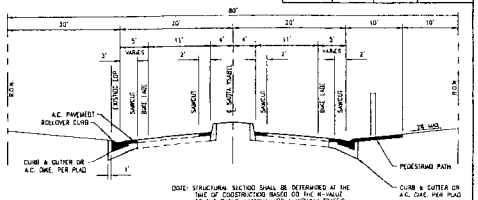
3-18

ROAD No.	JOB No.	SHEET No.	TOTAL SHEETS
	P124177		9

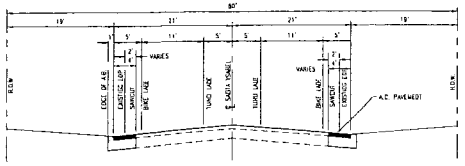




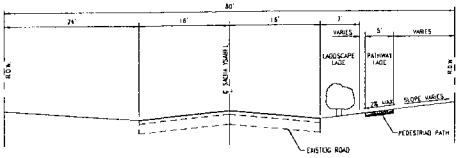




(A) TYPICAL ROAD SECTION: SANTA YSABEL AVE.
THROUGH PLANTER
SCALE: NTS



(B) TYPICAL ROAD SECTION: SANTA YSABEL AVE.
TURN LANE
SCALE: NTS



(C) TYPICAL SECTION: SANTA YSABEL AVE.
SIDEWALK
SCALE: NTS

STREET CONSTRUCTION NOTES:

(SC1) CONSTRUCT STREET PAVEMENT SECTION PER SECTION "A", THIS SHEET.
(SC2) CONSTRUCT STREET PAVEMENT SECTION PER SECTION "B", THIS SHEET.
(SC3) CONSTRUCT TYPE "A", 6" CURB PER DETAIL "E", SHEET 9.
(SC4) CONSTRUCT TYPE "T", A.C. BERM PER DETAIL "F", SHEET 9.
(SC5) CONSTRUCT 6" CURB AND GUTTER PER DETAIL "E", SHEET 9.
(SC6) CONSTRUCT CURB RAMP PER SLO COUNTY DETAIL "A", SHEET 9.
(SC7) CONSTRUCT SIDE LOADING CURB RAMP PER DETAIL "A", SHEET 9.
(SC8) PROTECT EXISTING STRUCTURE.
(SC9) CONSTRUCT STREET CROSS SECTION PER SECTION "C", THIS SHEET.
(SC10) CONSTRUCT STREET CROSSWALK PER DETAIL "D", SHEET 9.
(SC11) SAWCUT EXISTING STREET AND REMOVE PAVEMENT TO PROVIDE MEDIAN CONSTRUCTION.
(SC12) CONSTRUCT PEDESTRIAN PATH. SEE CROSS SECTION, SHEET 9.

UTILITY CONSTRUCTION NOTES:

(UL1) ADJUST EXISTING VALVE BOX TO MATCH NEW GRADE.
(UL2) PROTECT EXISTING STRUCTURE IN PLACE.
(UL3) INSTALL GRATE INLET PER DETAIL "C", SHEET 9.
(UL4) INSTALL 24" CMP.
(UL5) INSTALL MANHOLE PER DETAIL "B", SHEET 9.

NOTE: SEE SHEETS 7 & 8 FOR DISPOSTION OF EXISTING STREET SIGNS.

DEMOLITION NOTES:

(D1) SEE D1 IN HATCH LEGEND.
(D2) EXISTING A.C. PAVEMENT TO BE SAWCUT, REMOVED AND REPLACED PER SPECIAL PROVISION 39-300.
(D3) ROADSIDE SIGN TO BE RESET PER SPECIAL PROVISION 15-010. SEE SHEETS 8 & 9.
(D4) EXISTING A.C. PAVEMENT TO BE REMOVED PER SPECIAL PROVISION.
(D5) RAISED PAVEMENT MARKERS TO BE REMOVED PER SPECIAL PROVISION 15-010.

HATCH LEGEND

(D1) EXISTING ASPHALT SURFACING TO BE OBLITERATED. OBLITERATION SHALL BE PERFORMED IN CONFORMANCE TO SECTION 15-2.024 OF THE STANDARD SPECIFICATIONS AND THE SPECIAL PROVISIONS. AFTER OBLITERATION, THE AREA SHALL BE GRADED AS DIRECTED BY THE ENGINEER SO THAT IT WILL BLEND IN WITH THE SURROUNDING TERRAIN AND BE WELL DRAINED.

A.C. PAVEMENT TO BE INSTALLED AS PART OF THIS PROJECT

NEW CONCRETE TO BE INSTALLED PER PLAN

75% SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS

DATE	DESCRIPTION	APPRV

EDA
ENGINEERING DEVELOPMENT ASSOCIATES
1320 OSOLO STREET, SAN LUIS OBISPO, CA 93401
PHONE: (805) 549-8518 FAX (805) 549-8124

SANTA YSABEL AVENUE

SURFACE IMPROVEMENTS STA. 28+00 TO 36+75

Design/Drawn	County Plan Check	APPROVED FOR COUNTY REQUIREMENTS
Job No.	County W.O. No.	Development Services Director — Date
		JEFFREY L. ENRICK RCE 40.657 — Date
California Coordinates		Sheet 5 of 9
D 554	E 1264	

EDA JOB: 2.2567.000

3-19

ROAD NO.	JOB NO.	SHEET NO.	TOTAL SHEETS
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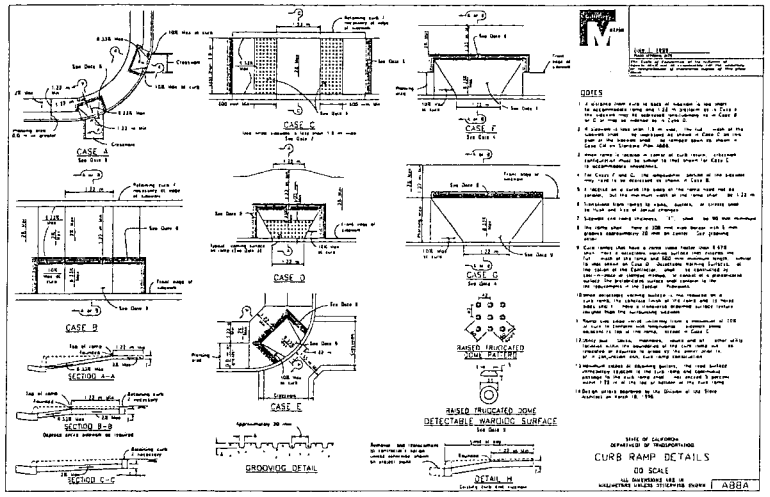
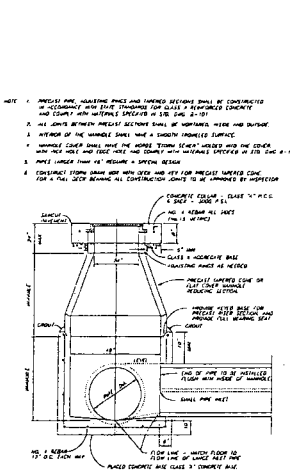
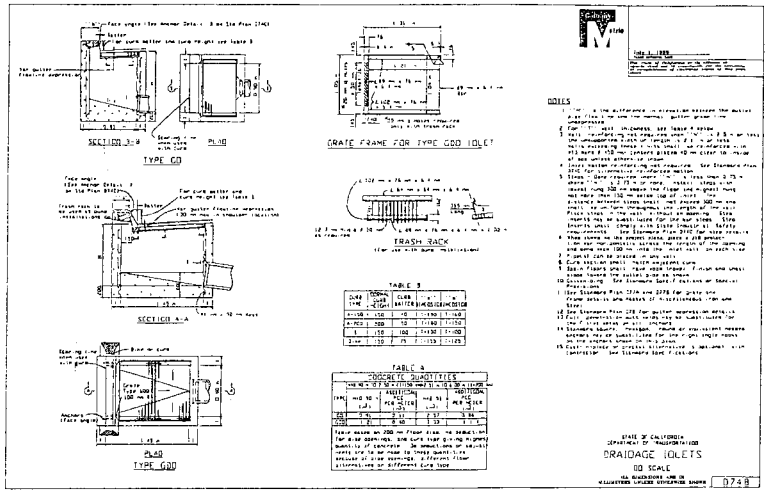


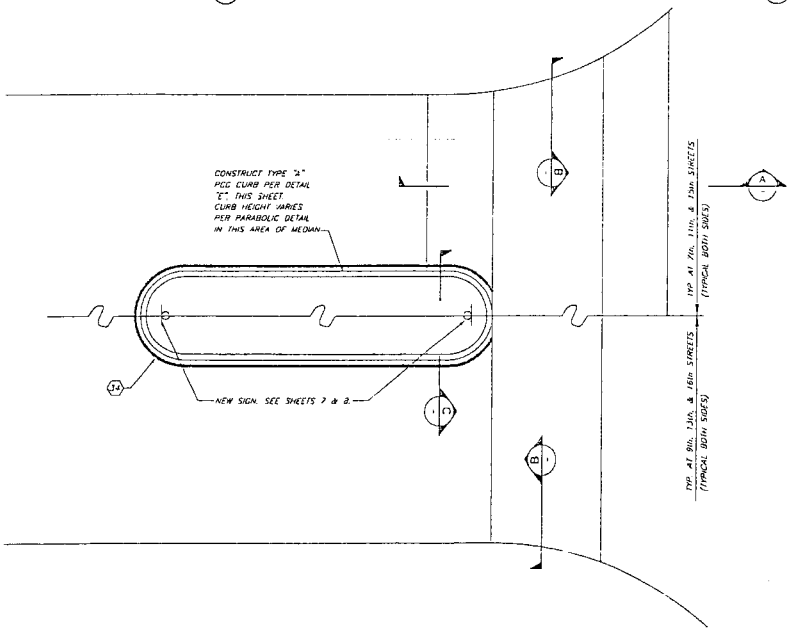
A CURB RAMP DETAILS — NO SCALE



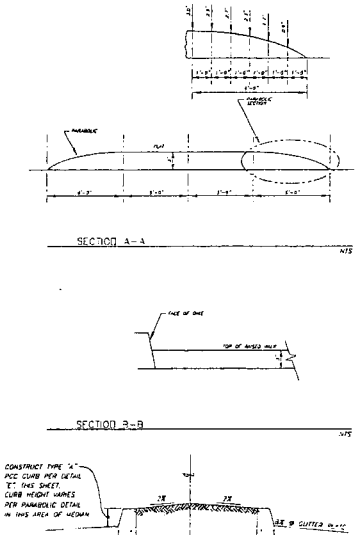
B STORM DRAIN MANHOLE DETAIL — NO SCALE

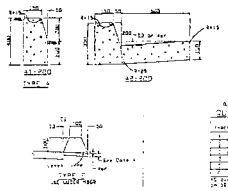


C DROP INLET DETAIL — NO SCALE



D RAISED CROSS WALK DETAILS — SCALE: 1"=5'





AC DIKE QUANTITIES

1	9.5D
2	10.5D
3	7.5D
4	3.5D
5	7.5D
6	5.5D

NOTES

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
CURBS, DIKES AND DRIVEWAYS
NO SCALE
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN
A87

E A.C. DIKE DETAIL — NO SCALE

75% SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS

DATE	DESCRIPTION	APPRV

EDA
ENGINEERING DEVELOPMENT ASSOCIATES
1120 CHORRO STREET, SAN LUIS OBISPO, CA. 93401
PHONE (805) 549-8336 FAX (805) 549-8324

SAOTA YSABEL AVENUE
DETAIL SHEET

Design/Drawn | County Plan Check | APPROVED FOR COUNTY REQUIREMENTS
Development Services Director — Date
Job No. | County W.O. No.
Lic. No. 40,857 Expires 3/03
JEFFREY J. CURRIER RCE 40,857 — Date
California Coordinates: N 554 E 1264
Sheet 3 of 9

EDA Job: 3.2567.00
Dwg: 3224CP29.DWG

3-20

ROAD No.	JOB No.	SHEET No.	TOTAL SHEETS
	4T2A177		

ASPHALT CONCRETE DIKE

LIMITS	QUANITY
7th STREET, DE CURB RETURN	37 L.F.
7th STREET, DW CURB RETURN & WIDENING	144 L.F.
7th STREET, SE CURB RETURN & WIDENING	169 L.F.
7th STREET, SW CURB RETURN & WIDENING	104 L.F.
9th STREET, DE CURB RETURN & WIDENING	102 L.F.
9th STREET, DW CURB RETURN & WIDENING	132 L.F.
9th STREET, SE CURB RETURN & WIDENING	110 L.F.
9th STREET, SW CURB RETURN & WIDENING	138 L.F.
11th STREET, DE CURB RETURN & WIDENING	108 L.F.
11th STREET, DW CURB RETURN & WIDENING	135 L.F.
11th STREET, SE CURB RETURN & WIDENING	106 L.F.
11th STREET, SW CURB RETURN & WIDENING	133 L.F.
13th STREET, DE CURB RETURN & WIDENING	103 L.F.
13th STREET, DW CURB RETURN & WIDENING	129 L.F.
13th STREET, SE CURB RETURN & WIDENING	102 L.F.
13th STREET, SW CURB RETURN & WIDENING	131 L.F.
15th STREET, DE CURB RETURN & WIDENING	103 L.F.
15th STREET, DW CURB RETURN & WIDENING	101 L.F.
15th STREET, SE CURB RETURN & WIDENING	X L.F.
15th STREET, SW CURB RETURN & WIDENING	X L.F.
17th STREET, DE CURB RETURN & WIDENING	135 L.F.
17th STREET, DW CURB RETURN & WIDENING	X L.F.
17th STREET, SE CURB RETURN & WIDENING	X L.F.
17th STREET, SW CURB RETURN & WIDENING	X L.F.
TOTAL	X L.F.

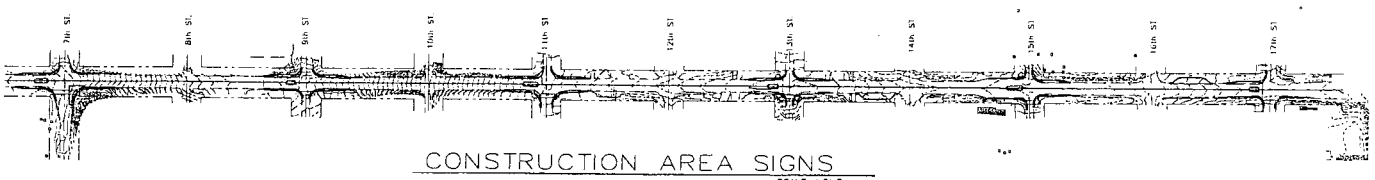
PORTLAND CEMENT CONCRETE CURB

LIMITS	QUANITY
7th STREET, DE CURB RETURN	37 L.F.
7th STREET, DW CURB RETURN & WIDENING	144 L.F.
7th STREET, SE CURB RETURN & WIDENING	169 L.F.
7th STREET, SW CURB RETURN & WIDENING	104 L.F.
9th STREET, DE CURB RETURN & WIDENING	102 L.F.
9th STREET, DW CURB RETURN & WIDENING	132 L.F.
9th STREET, SE CURB RETURN & WIDENING	110 L.F.
9th STREET, SW CURB RETURN & WIDENING	138 L.F.
11th STREET, DE CURB RETURN & WIDENING	108 L.F.
11th STREET, DW CURB RETURN & WIDENING	135 L.F.
11th STREET, SE CURB RETURN & WIDENING	106 L.F.
11th STREET, SW CURB RETURN & WIDENING	133 L.F.
13th STREET, DE CURB RETURN & WIDENING	103 L.F.
13th STREET, DW CURB RETURN & WIDENING	129 L.F.
13th STREET, SE CURB RETURN & WIDENING	102 L.F.
13th STREET, SW CURB RETURN & WIDENING	131 L.F.
15th STREET, DE CURB RETURN & WIDENING	103 L.F.
15th STREET, DW CURB RETURN & WIDENING	101 L.F.
15th STREET, SE CURB RETURN & WIDENING	X L.F.
15th STREET, SW CURB RETURN & WIDENING	X L.F.
17th STREET, DE CURB RETURN & WIDENING	135 L.F.
17th STREET, DW CURB RETURN & WIDENING	X L.F.
17th STREET, SE CURB RETURN & WIDENING	X L.F.
17th STREET, SW CURB RETURN & WIDENING	X L.F.
TOTAL	X L.F.

ADJUST VAVLE COVER TO GRADE

LOCATION	QUANITY
DDDD	

3-21



CONSTRUCTION AREA SIGNS

SCALE: NONE

SIGN SCHEDULE	QUANITY
TYPE A - C18: 48"x48" - ROAD CONSTRUCTION AHEAD	X EA.
TYPE B - C18 36"x36" - ROAD CONSTRUCTION AHEAD	X EA.
TYPE C - C13: 30"x24" - LANE CONSTRUCTION	X EA.
TYPE D - C13: 48"x18" - LANE CONSTRUCTION	X EA.

NOTES:

1. ALL SIGNS TO BE STANDARD MOUNTED
2. SIGN TO BE SET AS DIRECTED BY ENGINEER.

75% SUBMITTAL
NOT FOR CONSTRUCTION

REVIEWED BY CHINO COMMUNITY SERVICE DISTRICT
REVIEWED BY PG & E
REVIEWED BY PACIFIC BELL
REVIEWED BY CABLE
REVIEWED BY GAS COMPANY

REVISIONS		
DATE	DESCRIPTION	APPROV

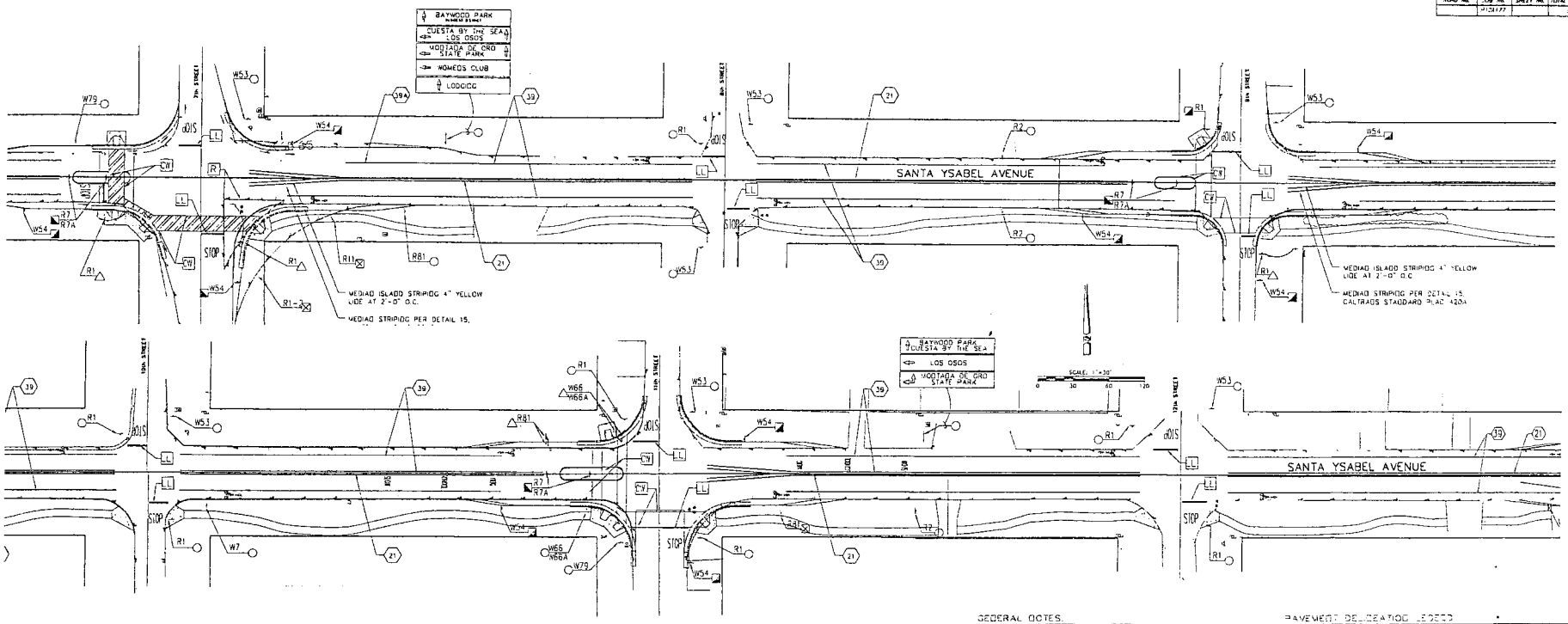
EDA
ENGINEERING DEVELOPMENT ASSOCIATES, A.P.
7338 CHINO STREET CAN LUIS OBISPO, CA 93401
PHONE (805) 549-0818 FAX (805) 549-9204

SAOTA YSABEL AVENUE
SUMMARIES AND DETAILS

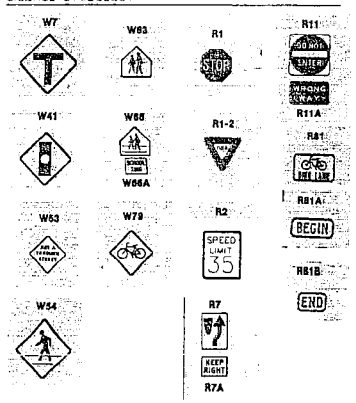
Design/Drawn | County Plan Check | APPROVED FOR COUNTY REQUIREMENTS
Development Services Director — Date
Job No. | County W.O. No.
JEFFREY J. LUNDY RCE 40857 — Date
California Coordinates: N 554 E 1264
Sheet 0 of 9

EDA JOB 2.2167.000

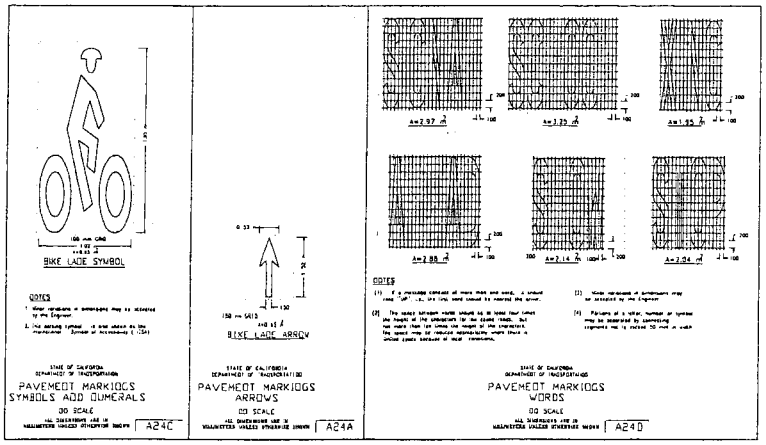
ROAD No.	JOB No.	SHEET No.	TOTAL SHEETS
	31261.77		



SIGNAGE SYMBOLOGY



PAVEMENT MARKINGS



GENERAL NOTES.

1. ALL PAVEMENT DELINEATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS, LATEST EDITION. WHERE METRIC UNITS ARE USED IN THE STANDARD SPECIFICATIONS AND PLANS THE EQUIVALENT ENGLISH UNITS MAY BE SUBSTITUTED. ALL MARKINGS OTHER THAN RPM'S SHALL BE THERMOPLASTIC.

2. THE CONTRACTOR SHALL REMOVE ALL EXISTING STRIPING FROM THE ENTIRE ROADWAY BETWEEN STATION 291+10 AND STATION 312.50, AND THE ENTIRE ROADWAY SHALL RECEIVE A TYPE 2 SLURRY SEAL IN CONFORMANCE WITH SECTION 37 "BITUMINOUS SEALS" OF THE STANDARD SPECIFICATIONS, LATEST EDITION.

3. ALL CONSTRUCTION MATERIALS FOR ROADSIDE SIGN AND PAVEMENT DELINEATION WORK SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

4. THE EXACT LOCATIONS OF ALL NEW AND RELOCATED ROADSIDE SIGNS, AND NEW PAVEMENT DELINEATION SHALL BE MARKED IN THE FIELD BY THE CONTRACTOR AND SHALL BE APPROVED BY THE COUNTY AND/OR ENGINEER PRIOR TO CONSTRUCTION.

5. LANE WIDTHS SHOWN ON THE PLAN ARE DIMENSIONED TO CENTER OF STRIPE, OR BETWEEN STRIPE CENTERS.

6. ALL PAVEMENT MARKINGS AND PAVEMENT DELINEATION OTHER THAN RAISED PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

7. ALL NEW SIGNS, AND ALL RELOCATED OR RESET SIGNS SHALL BE MOUNTED ON 2-INCH (050E DIAMETER GALVANIZED PIPE. EACH PIPE POST SHALL BE EQUIPPED WITH A RAIN-TIGHT CAP. THE BOTTOM OF EACH PIPE POST SHALL BE FLATTENED AND SET IN A 1-FOOT DIAMETER BY 2-FOOT DEEP PORTLAND CONCRETE CEMENT FOUNDATION. THE BOTTOM OF SIGN SHALL NOT BE LESS THAT 7 FEET ABOVE FINISHED GRADE. WHERE SIGNS ARE SHOWN TO BE RELOCATED, IF THE SIGN PANELS ARE DAMAGED AND EQUIVALENT NEW SIGN PANEL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGN PANELS SHALL CONFORM TO CALTRANS SIGN SPECIFICATION SHEETS FOR SIZE, MATERIALS, AND LEGEND.

8. ALL SALVAGED SIGNS AND ASSOCIATED HARDWARE SHALL BE RETURNED TO THE COUNTY OF SAN LUIS OBISPO ENGINEERING DEPARTMENT.

PAVEMENT DELINEATION LEGEND

- INSTALL TRAFFIC STRIPE PER CALTRANS STANDARD PLAN NOS A20A, A20B, A20C, A20D, AND A20E. NUMBER INDICATES RESPECTIVE CALTRANS DETAIL NUMBER.
- INSTALL WHITE "WORD" LEGEND PER CALTRANS STANDARD PLAN A24D.
- INSTALL WHITE "BIKE SYMBOL" PER CALTRANS STANDARD PLAN A24C.
- INSTALL WHITE "BIKE ARROW SYMBOL" PER CALTRANS STANDARD PLAN A24A.
- INSTALL 1 FT. WHITE LIGHT LINE PER CALTRANS STANDARD PLAN A24E.
- INSTALL 1FT. WHITE CROSSWALK LINE PER CALTRANS STANDARD PLAN A24E.
- REMOVE EXISTING PAVEMENT MARKINGS AND/OR TRAFFIC STRIPING IN CONFLICT WITH NEW CONSTRUCTION

ROADSIDE SIGN LEGEND

- INSTALL NEW 1 POST SIGN
- RELOCATE EXISTING 1 POST SIGN
- REMOVE EXISTING 1 POST SIGN
- PROTECT EXISTING 1 POST SIGN

NOTE:
ENTIRE ROAD WILL BE SEAL COATED PRIOR TO PLACING NEW STRIPING

75% SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS		
DATE	DESCRIPTION	APPROV

EDA
ENGINEERING VENTURA ASSOCIATES
1326 SYCAMORE STREET, SAN LUIS OBISPO, CA 93401
PHONE (805) 549-8658 FAX (805) 545-8204

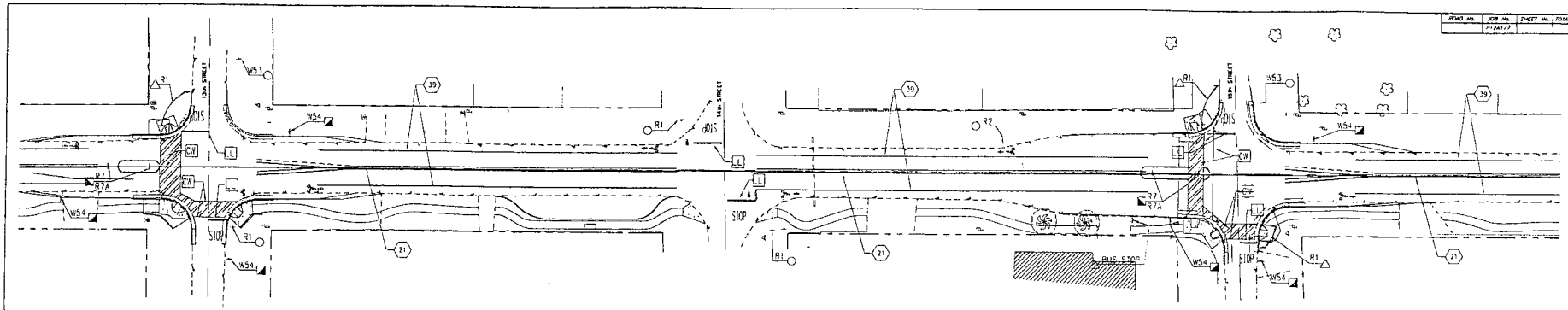
SANTA YSABEL AVENUE

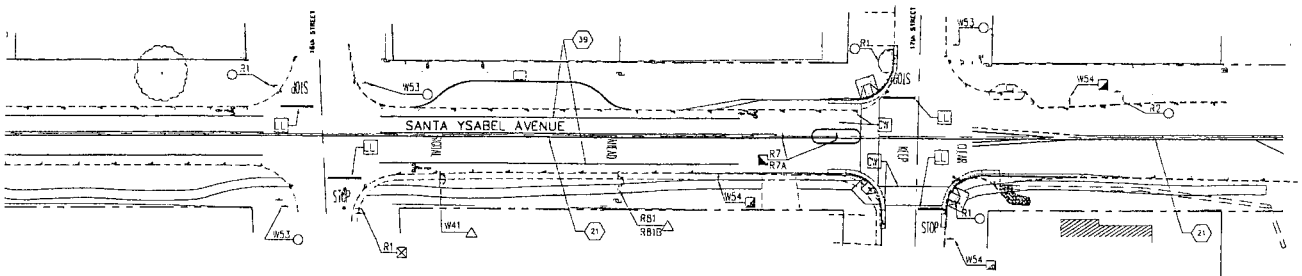
Design/Drawn	County Plan Check	APPROVED FOR COUNTY REQUIREMENTS
		Development Services Director — Date
Job No.	County W.O. No.	
C.E. No. 40,657 Expires 3/03		JEFFREY J. LUBICK RCE 40,657 — Date
California Coordinates		Sheet 7
N 554	E 1264	of 9

EDA JOB: 31267.000
FILE: 31267.000.DWG

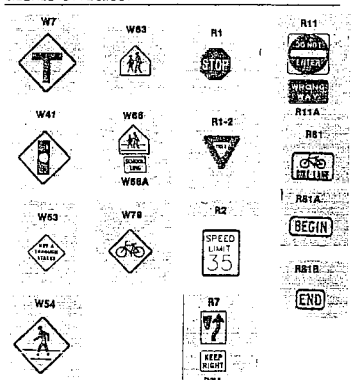
3-22

ROAD NO.	JOB NO.	SHEET NO.	TOTAL SHEETS
	H2261.77		7

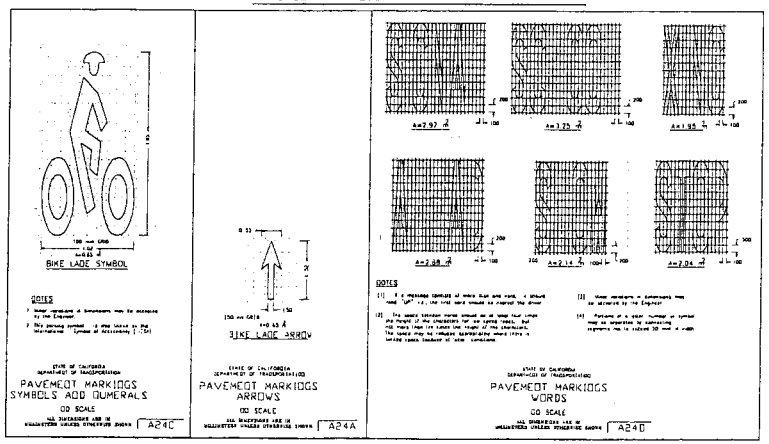




SIGNAGE SYMBOLOGY



PAVEMENT MARKINGS



GENERAL NOTES:

1. ALL PAVEMENT DELINEATION SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS, LATEST EDITION. WHERE METRIC UNITS ARE USED IN THE STANDARD SPECIFICATIONS AND PLANS THE EQUIVALENT ENGLISH UNITS MAY BE SUBSTITUTED. ALL MARKINGS OTHER THAN APM'S SHALL BE THERMOPLASTIC.

2. THE CONTRACTOR SHALL REMOVE ALL EXISTING STRIPING FROM THE ENTIRE ROADWAY BETWEEN STATION 291+10 AND STATION 312.50. AND THE ENTIRE ROADWAY SHALL RECEIVE A TYPE 2 SLURRY SEAL IN CONFORMANCE WITH SECTION 37 "BITUMINOUS SEALS" OF THE STANDARD SPECIFICATIONS, LATEST EDITION.

3. ALL CONSTRUCTION MATERIALS FOR ROADSIDE SIGN AND PAVEMENT DELINEATION WORK SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

4. THE EXACT LOCATIONS OF ALL NEW AND RELOCATED ROADSIDE SIGNS, AND NEW PAVEMENT DELINEATION SHALL BE MARKED IN THE FIELD BY THE CONTRACTOR AND SHALL BE APPROVED BY THE COUNTY AND/OR ENGINEER PRIOR TO CONSTRUCTION.

5. LANE WIDTHS SHOWN ON THE PLAN ARE DIMENSIONED TO CENTER OF STRIPE, OR BETWEEN STRIPE CENTERS.

6. ALL PAVEMENT MARKINGS AND PAVEMENT DELINEATION OTHER THAN RAISED PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

7. ALL NEW SIGNS, AND ALL RELOCATED OR RESET SIGNS SHALL BE MOUNTED ON 2-INCH (DIGIDE DIAMETER GALVANIZED PIPE. EACH PIPE POST SHALL BE EQUIPPED WITH A RAIN-TIGHT CAP. THE BOTTOM OF EACH PIPE POST SHALL BE FLATTENED AND SET IN A 1-FOOT DIAMETER BY 2-FOOT DEEP PORTLAND CONCRETE CEMENT FOUNDATION. THE BOTTOM OF SIGN SHALL NOT BE LESS THAN 7 FEET ABOVE FINISHED GRADE. WHERE SIGNS ARE SHOWN TO BE RELOCATED, IF THE SIGN PANELS ARE DAMAGED AND EQUIVALENT NEW SIGN PANEL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGN PANELS SHALL CONFORM TO CALTRANS SIGN SPECIFICATION SHEETS FOR SIZE, MATERIALS, AND LEGEND.

8. ALL SALVAGED SIGNS AND ASSOCIATED HARDWARE SHALL BE RETURNED TO THE COUNTY OF SAN LUIS OBISPO ENGINEERING DEPARTMENT.

PAVEMENT DELINEATION LEGEND

- INSTALL TRAFFIC STRIPE PER CALTRANS STANDARD PLAN Nov A20A, A20B, A20C, A20D, AND A20E. NUMBER INDICATED RESPECTIVE CALTRANS DETAIL NUMBER.
- INSTALL WHITE "WORD" LEGEND PER CALTRANS STANDARD PLAN A24D
- INSTALL WHITE "BIKE SYMBOL" PER CALTRANS STANDARD PLAN A24C.
- INSTALL WHITE "BIKE ARROW SYMBOL" PER CALTRANS STANDARD PLAN A21A.
- LL INSTALL 1 FT. WHITE LIMIT LINE PER CALTRANS STANDARD PLAN A24E.
- CW INSTALL 1FT. WHITE CROSSWALK LINE PER CALTRANS STANDARD PLAN A24E.
- R REMOVE EXISTING PAVEMENT MARKINGS AND/OR TRAFFIC STRIPING IN CONFLICT WITH NEW CONSTRUCTION.

ROADSIDE SIGN LEGEND

- INSTALL NEW 1 POST SIGN
- RELOCATE EXISTING 1 POST SIGN
- REMOVE EXISTING 1 POST SIGN
- PROTECT EXISTING 1 POST SIGN

NOTE:
ENTIRE ROAD WILL BE SLURRY SEALED PRIOR TO PLACING NEW STRIPING

75% SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS		
DATE	DESCRIPTION	APPRV

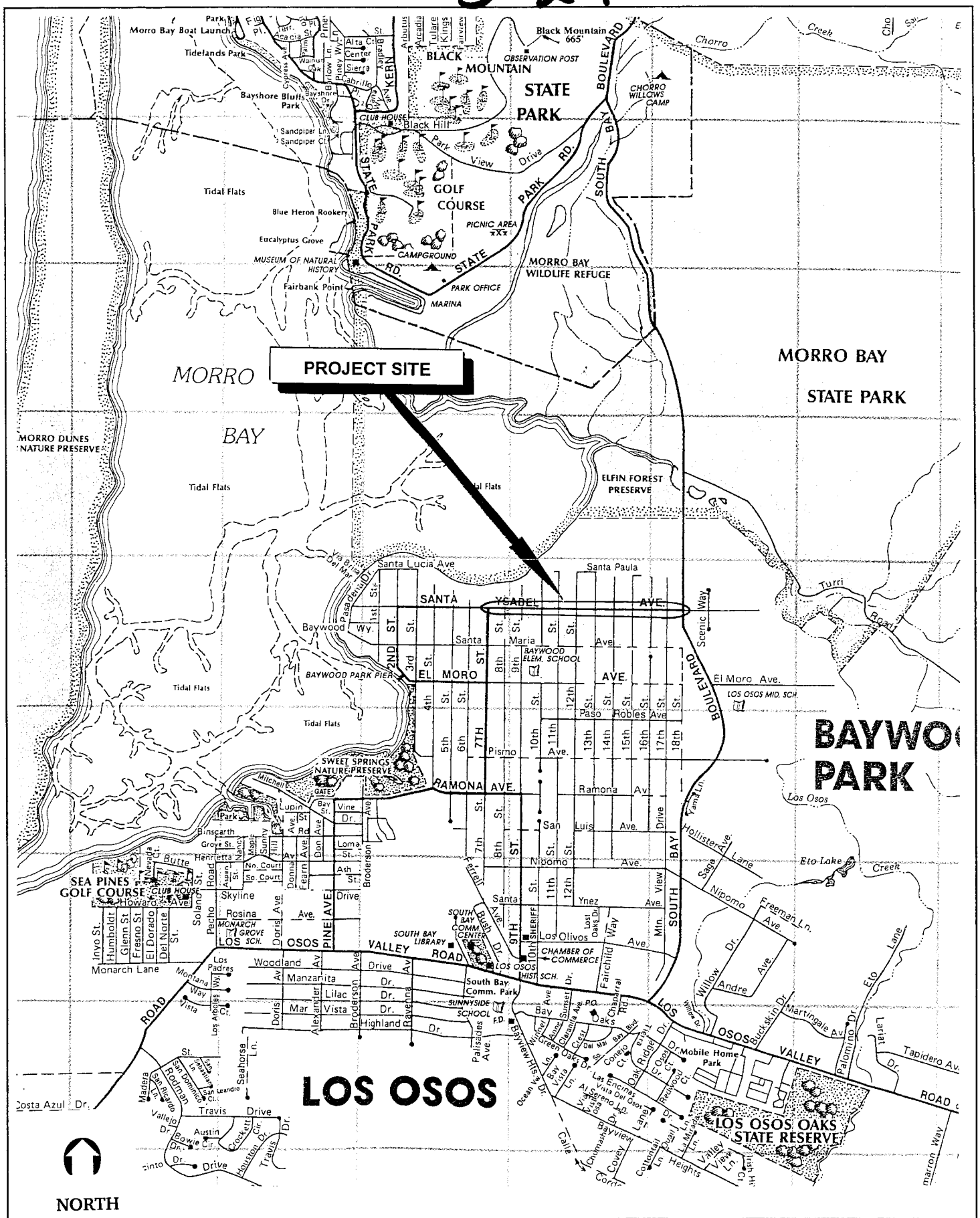
EDA
ENGINEERING, DEVELOPMENT ASSOCIATES, INC.
1206 CHORRO STREET, SAN LUIS OBISPO, CA 93401
PHONE (805) 543-4618 FAX (805) 543-7124

SANTA YSABEL AVENUE

Design/Drawn	County Plan Check	APPROVED FOR COUNTY REQUIREMENTS
		Development Services Director — Date
Job No.	County H.O. No.	
		JEFFREY L. LUNDER RCE 40653 — Date
California Coordinates		Sheet 8
N 554	E 1264	of 9

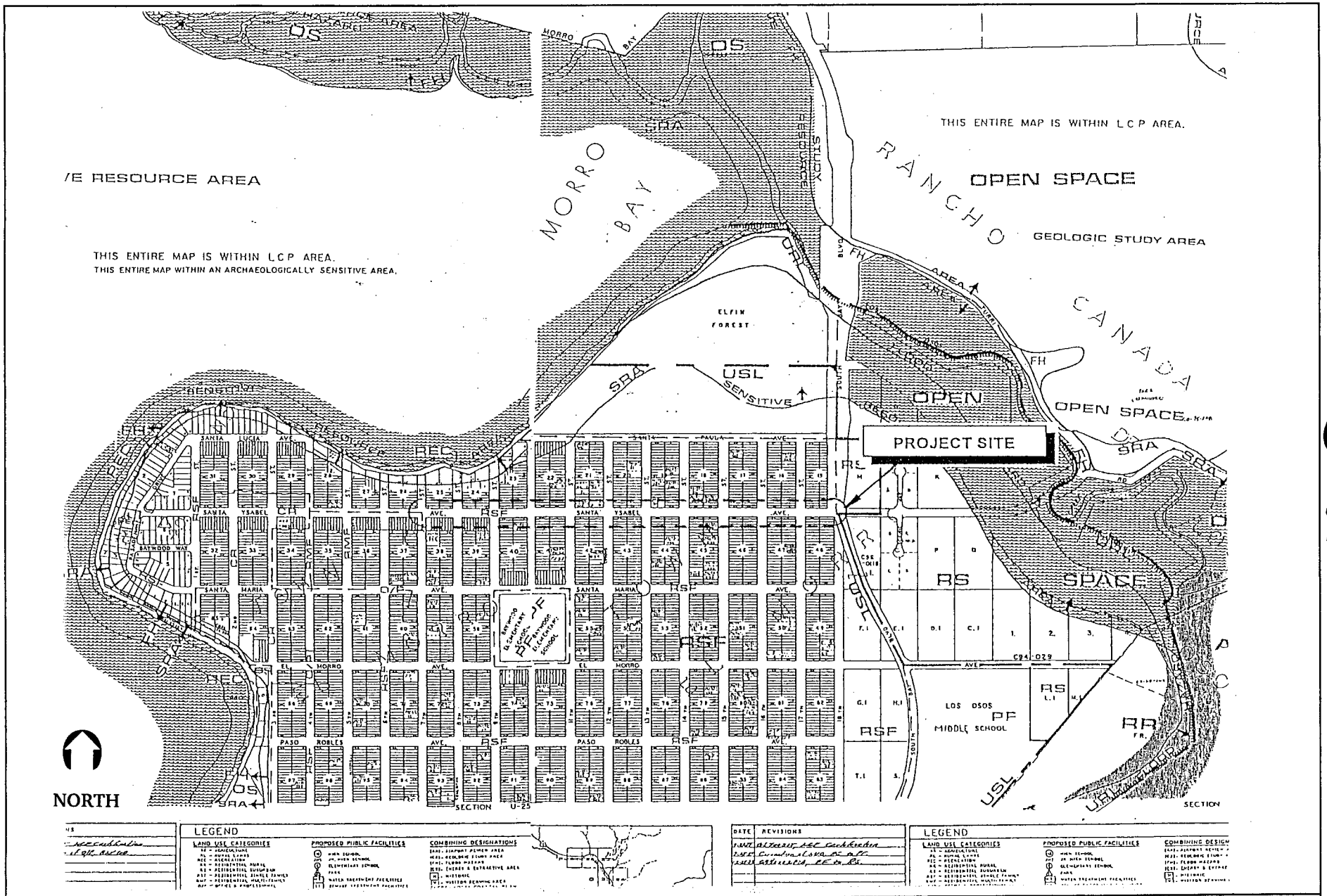
EDA JOB: 2.2367.000

3-23



SANTA YSABEL AVENUE PROJECT
ED00-176 (D000131P/P12A177)

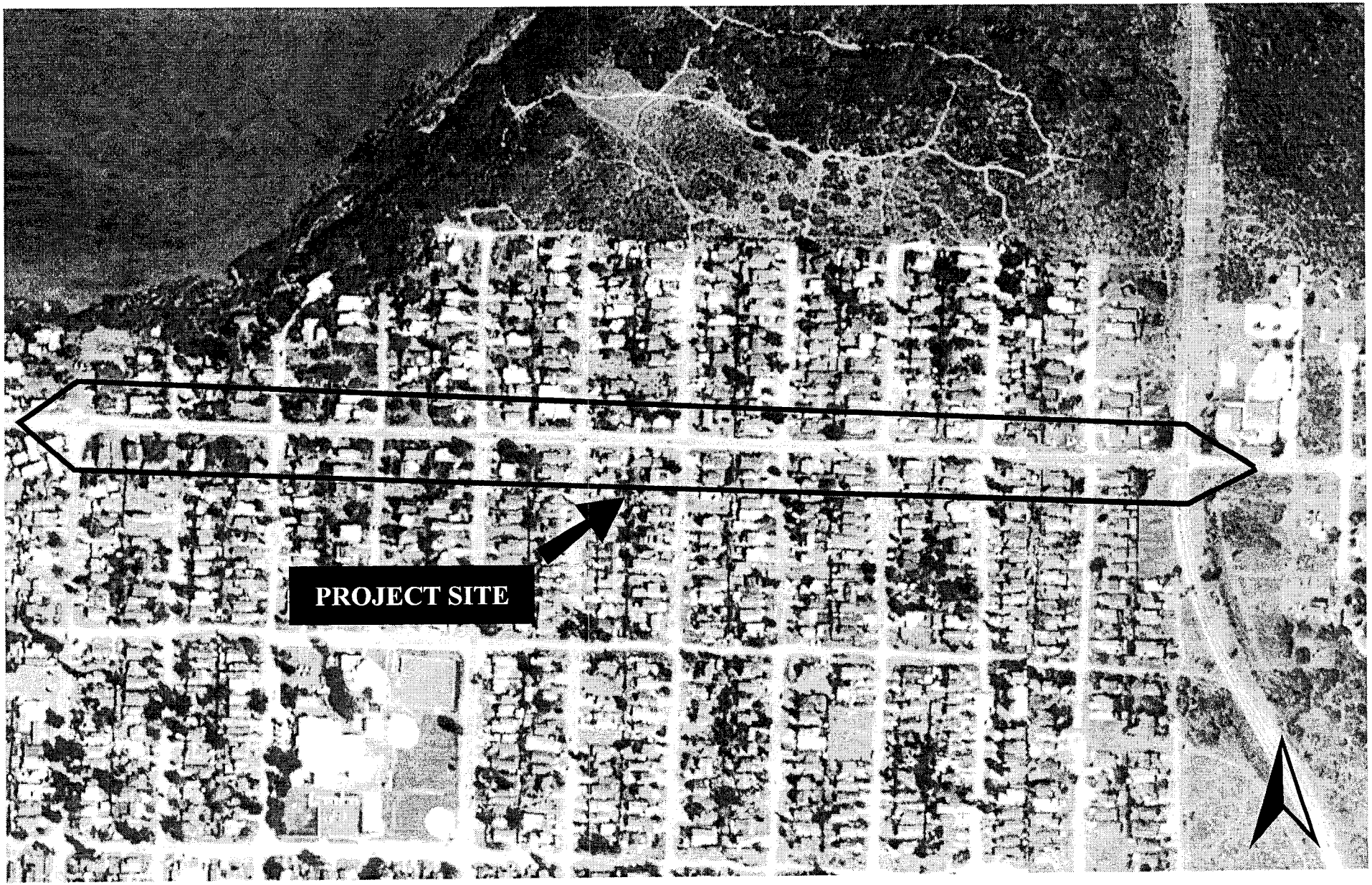
VICINITY MAP



3-25

SANTA YSABEL AVENUE PROJECT
ED00-176 (D000131P/P12A177)

LAND USE CATEGORY



SANTA YSABEL AVENUE PROJECT
ED00-176 (D000131P/P12A 177)

AERIAL PHOTO
(1999)

3-26

3-27

"Carole Maurer-\(AOL\)" <caroleoso@aol.com>

12/21/2004 09:23 AM

To: "Terry Benko" <tbfw2@yahoo.com>, "Teresa Ueltschi" <teresa@spotlightprinting.com>, "Sherri Patton" <spattons@earthlink.net>, "Mike Tutt" <tutt@fix.net>, "Linde Owen" <lindeowen@earthlink.net>, "Keith Swanson" <swandiego@hotmail.com>, "Jan Di Leo" <jandileo@charter.net>, "Gary Dove" <president@dovesystems.com>, "Dick Parker" <rsparkkp47@aol.com>, "Carole Maurer" <caroleoso@aol.com>, "Bill Garfinkel" <bill.garfinkel@sbcglobal.net>
cc: "Rosemarie Gaglione" <rgaglione@co.slo.ca.us>, "Mike Wulkan" <mwulkan@co.slo.ca.us>
Subject: FW: SY traffic calming to locac

I received this email from a resident of Los Osos just prior to our last meeting but didn't mention it at the meeting. I thought you should all see it, and I'd like to have it filed along with the other Santa Ysabel project information. Thank you.

Have a happy holiday.
Carole

-----Original Message-----
From: David Dubbink Associates [mailto:info@noisemanagement.org]
Sent: Tuesday, December 07, 2004 10:23 AM
To: Caroleoso@aol.com
Subject: SY traffic calming to locac

Caroleoso@aol.com <mailto:Caroleoso@aol.com>

<>David Dubbink
1147 Ninth Street
Los Osos

To LOCAC Members
I was one of the people involved in the Santa Ysabel improvement project from the beginning. I wish to give my support to this project that will benefit the Los Osos community and the people living along Santa Ysabel. There have been several ideas presented in the lengthy hearing process that are not fully reflected in the design, as it was shown in the last set of construction drawings that I've seen. It would be good to request the following improvements.
The plans were developed by the county's consultant engineers. The beautification goals of the project are not reflected in the construction plans. We had recommended to the county that they have a landscape architecture firm review the plans and propose a plan that included a more robust landscaping scheme. We also noted some drafting errors in the plans where it appeared that incorrect assumptions had been made about the topography. This was particularly evident at the 9th Street intersection near my house. Residents along Santa Ysabel were also concerned that new tree plantings would damage their views. Lastly, the plan proposes "dry" landscaping where the CSD is looking for sites to irrigate with treated water. All of these issues could be addressed by trained landscape design professionals.
Please approve the plan in concept asking the County to have the engineer's plans improved by landscape planners.
Thank you.
David Dubbink

3-28

Jean Fergus
PO Box 6060
Los Osos, California 93402
805-528-4747 phone
805-528-8200 fax

Dave Flynn
County of SLO
781-1330

Recently I've seen referrences to the fact that the plan to improve Santa Ysabel in Los Osos includes the planting of Monterrey Pines.

As the "keeper" of four of these pines already on this street (corner of 6th and Santa Ysabel, 2 on each street), I would like to point out some real disadvantages:

1. Without these trees, these eight apartments would have a view of the bay. They have devalued my property.

2. The deep shade they throw makes my property, and other homes, more expensive to heat. The shade also limits underplanting options and makes for uninviting, too shady back yards

3. They are very brittle, and each wind storm causes major branches to break off, usually bringing down power lines and blocking the street.

4. This "pruning by wind" has made for unbalanced, ugly trees that in one case (6th and Santa Ysabel, is leaning across the street at an alarming angle

5. They need constant pruning to keep the dead growth out (a Petri dish for Pine Canker); and the constant dropping of large branches, needles, twigs, etc., collecting in the lower branches, puts more strain on the living branches, which then

break off under the strain

6. When these trees break off, or blow over, onto private property, it is up to that property owner to pay to remove the tree. That can be several hundred dollars. The county only removes the portion of the tree that falls onto county property.

In closing, I would willingly pay the cost of $3,000 to remove these 4 trees, as they have already cost me more than that, in cleanup, over the past ten years. However, they border the county street, and I am not allowed to remove them. Wind-pruned, one looks like an exploded toothpick, another is leaning dangerously over the road, and they all drop sap, spoiling the paint on parked cars.

Hopefully we can come up another type of landscaping that will not diminish our limited sunlight, views, and stretch private pocketbooks.

Sincerely,

Jean Fergus

P.S. I must be the only person in town to welcome Pine Canker!

3-30

OPPOSITION
TO
SANTA YSABEL TRAFFIC CALMING PLAN

Major Concerns:

1. **Blocked views due to planting of cypress trees on south side of Santa Ysabel.**

2. **No funding for permanent irrigation or maintenance available for proposed trees or island planters.**

3. **Narrowing a street that is a main artery for emergency vehicles in the community.**

4. **Power line concerns.**

5. **Sewer project impact on completed plan.**

If you share any or all of these concerns, your signature on this petition is greatly appreciated. This petition will be presented to the Los Osos Community Services District as well as the San Luis Obispo County Engineering Department.

Thank you.

3-31

Print Name	Street Address	Signature
1. Patrick Devine	1231 11th St Los Osos	Patrick J. Devine
2. Judith Devine	1231 11th street	Judith Devine
3. Jim Jewett	1219 11th St.	Jim Jewett
4. Ellen Jewett	1219 11th St	Ellen Jewett
5. Mike Moore	1227 11th St.	Mike Moore
6. Liz Moore	1227 11th St.	Liz Moore
7. Lou Gabrielli	1297 12th ST	Lou Gabrielli
8. Charles Wilkerson	1273 12th St	Charles E. Wilkerson
9. Norma Wilkerson	1273 12th St, L.O.	Norma K. Wilkerson
10. Lynne Martins	1257 12th St LO	Martins
11. Richard Gardner	1243 12th	RD Gardner
12. Rosemarie Kilcourse	1212 9th St.	Rosemarie Kilcourse
13. Bette Vardaman	1001 Santa Isabel	Bette Vardaman
14. David J. Higdon	999 Santa Isabel	[illegible]
15. Barbara Spiegelman	1239 9th St.	Barbara Spiegelman
16. Ivan T Tennant	1257 11th St	Ivan Tennant
17. Carolyn Niblick	1299 15th	Carolyn Niblick
18. Aileen Bernard	1299 Santa Isabel	Aileen Bernard
19. Margaret Aga	1620 12th St.	Margaret Aga
20. Virginia Martin	1302 16th St	Virginia Martin
21. Stephanie Raphael	1270 16th St.	Stephanie Raphael
22. Conchita Uhay	1250 16th St.	Conchita Uhay

(22)

3-32

Print Name	Street Address	Signature
1. Paula S Sanchez	1211 17th St. Los Osos	Paula S Sanchez
2. JOHN NEISWANGER	1232 10th St. Los Osos	[illegible]
3. Jan Neiswanger	1232 10th St. Los Osos	Jan Neiswanger
4. ROBERT GANDY	1216 10th St Los Osos	Robert H Gandy
5. Jean M. Gandy	1216 10th St Los Osos	Jean M. Gandy
6. I. N. SEAL	1021 Santa Ysabel	[illegible]
7. GEORGE BROWN	1225-10TH ST	[illegible]
8. Tammie Lichti	1308 11th St.	Tammie Lichti
9. Mrs Dorothy H. Goss	933 Santa Ysabel L.O.	Mrs Dorothy H. Goss
10. [illegible]	372 MANZANITA	[illegible]
11. EVA M SIMMS	372 Manzanita	Eva M Simms
12. Peggy PAVEK	1234 11th St.	Peggy Pavek
13. GEORGE R. HENRIKSEN	1220 8th St L.O.	George R. Henriksen
14. Joseph A. Van Camp	989 Santa Ysabel	Joseph A. Van Camp
15. Carroll R. LESUE	1202-8th St.	[illegible]
16. EMORY T. SCHELL	1240 9th ST	Emory T Schell
17. RUTH A. SCHELL	1240 9th ST.	Ruth A. Schell
18. Laureen F. Badenbender	1251 9th St	Laureen F Badenbender
19. Deanne M. Shong	1478 8th Street	Deanne M Shong
20. EDWARD JABLONSKI	1252 7th St	Edward Jablonski
21. Kathleen Jablonski	1252 7th St.	Kathleen Jablonski
22. JIM CROCK	1222 7TH ST	[illegible]

(22)

3-33

Print Name	Street Address	Signature
1. Russell Stone	1240 16th St.	Russell Stone
2. Mary Stone	1240 16 St.	Mary Stone
3. Mike Withers	1251 16TH ST	Mike Withers
4. Glenn Marble	1321 16th St.	GMarble
5. Marcia Parent Helton	1378 15th St.	Marcia P. Helton
6. Kathleen Brown	1374 15th ST.	Kathleen Brown
7. Fred Lerner	1370 15th St	Fred Lerner
8. Kellian Elmheart	1360 15th St.	Killian Elmheart no cypress.
9. Michael Willey	1350 15th ST.	Michael Willey
10. Ernest Corey	1310 15 ST.	Ernest C. Corey
11. Carolyn	1397 15TH	Carolyn Dewey
12. & Duane Dewey	" "	Duane Dewey
13. Tim Wilcox	1271 17th ST	Tim Wilcox
14. Susan Mathias	1297-17th St.	Susan Mathias
15. Janet Leach	1302 17th St	Janet Leach
16. Willie Leach	1302 17th St	Willie Leach
~~17.~~		
18. Art Leach	1302-17th ST	Art Leach
19. David Ballantyne	1288 17TH ST	David Ballantyne
20. L O Rapscher	1278 17th ST	L O Rapscher
21. Kelly C Smith	1204 17th St.	Kelly C Smith
22. Pat & Alan Aanerud	1205 17th St.	Patricia Aanerud

3-34

Print Name	Street Address	Signature
1. James W. Johnson	1220 Seventh St	[signature]
2. Cheryl Hayes	1255 7th Los Osos	[signature]
3. Daniel Jablonski	1270 7th Los Osos	Daniel Jablonski
4. SHEILA ORTEGA	1270 7th Los Osos	Sheila Ortega
5. Bill Sandoval	1287 12th Los Osos	Bill Sandoval
6. Callie Sandoval	1287 12th Los Osos	Callie Y Sandoval
7. Wendy Miller	1279 12th Los Osos	Wendy Miller
8. Carl Gutierrez	1253 12th Los Osos	[signature]
9. Gary Giannico	1217 12th St	[signature]
10. Richard P. Lollar	1301 12 st.	Rid P. Lollar
11. Valerie Engert	1272 10th	Valerie Engert
12. Michael Engert	1272 10th	[signature]
13. Kim Romero	1256 10th St.	Kim Romero
14. Louis Romero	1256 10th St.	[signature]
15. Kathy Lewey	1252-10th St.	Kathy Lewey
16. Yolanda Waddell	1235-13th St.	Yolanda Waddell (Except for #3)
17. Joseph J. Waddell	1235 13th St	Joseph J. Waddell
83 18. MARGARET LEVEE ~~Margaret Cottam Levee~~	1249-13th St.	Kitty Levee
19. ROBERT P. SCHWENOHA [signature]	1226 11th St L.O.	[signature]
20.		
21.		
22.		

3-35

SANTA YSABEL AVENUE
TRAFFIC CALMING AND PEDESTRIAN SAFETY PROJECT
ED00-176 (P12A177)

MITIGATED NEGATIVE DECLARATION, NOTICE OF DETERMINATION, & INITIAL STUDY

September 30, 2004

County of San Luis Obispo

3-36

County File Number: ED0~~0~~-176 (P12A177) SCH Number: _____

COUNTY PUBLIC WORKS:
SANTA YSABEL AVENUE TRAFFIC CALMING AND PEDESTRIAN SAFETY PROJECT
COUNTY OF SAN LUIS OBISPO
NEGATIVE DECLARATION & INITIAL STUDY

Abstract

The County of San Luis Obispo proposes to make improvements to Santa Ysabel Avenue to slow vehicular traffic and increase pedestrian safety within that portion of Santa Ysabel Avenue. Components of the project include: median "islands" near the intersections of odd-numbered streets, pedestrian crosswalks, ADA compliant curb and gutter improvements, paved turnouts with metal and glass bus shelters, a pedestrian walkway, and low lighting bollards at all median islands and crosswalks. The total area of disturbance is estimated to be 20,000 square feet. The project is located on Santa Ysabel Avenue, between South Bay Boulevard and 7th Street, in the community of Los Osos, in San Luis Obispo County.

Comments on this document should be sent to Eric Wier, County Department of Public Works, County Government Center, San Luis Obispo, CA 93408.

The following persons may be contacted for additional information concerning this document:

Eric Wier, Environmental Programs Div.
County Public Works Department
County Government Center, Room 207
San Luis Obispo, CA 93408
(805) 781-5252

Dave Flynn, Project Manager
County Public Works Department
County Government Center, Room 207
San Luis Obispo, CA 93408
(805) 781-5252

This proposed Mitigated Negative Declaration has been issued by:

9/23/04
Date

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

The project proponent, who agrees to implement the mitigation measures for the project, is:

9/23/04
Date

Glen Priddy, Deputy Director of Public Works
County of San Luis Obispo

3-37

COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (ew)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED00-176 **DATE: September 30, 2004**

PROJECT/ENTITLEMENT: Santa Ysabel Avenue Traffic Calming & Pedestrian Safety Project; P12A177

APPLICANT NAME: County of San Luis Obispo, Department of Public Works
ADDRESS: County Government Center, Rm 207
San Luis Obispo, CA 93408
CONTACT PERSON: Eric Wier, Environmental Programs Division **Telephone:** (805) 788-2766

PROPOSED USES/INTENT: Proposal by San Luis Obispo County Public Works Department to make improvements to Santa Ysabel Avenue to slow vehicular traffic and increase pedestrian safety

LOCATION: On Santa Ysabel Avenue between South Bay Boulevard and 7th Street, in the community of Los Osos (Estero Planning Area)

LEAD AGENCY: **County of San Luis Obispo Department of Planning & Building**
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: CA Coastal Commission, County Department of Planning and Building

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 5 p.m. on October 14, 2004
20-DAY 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 were made a condition of the 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:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature	Title	Date	Public Agency

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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
ENVIRONMENTAL DIVISION

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: **County of San Luis Obispo** Date: September 30, 2004

County: **San Luis Obispo** Project No. ED00-176

Project Title: Santa Ysabel Avenue Traffic Calming and Pedestrian Safety Project; P12A177

Project Applicant:
Name: County Department of Public Works
Address: County Government Center
City: San Luis Obispo CA 93408
Phone #: (805) 781-5252

Please remit the following amount to the County Clerk-Recorder:

( ) Environmental Impact Report	$ 850.00
(X) Negative Declaration	$1250.00
( ) County Clerk's Fee	$ 25.00
Total amount due:	**$ 1,250.00**

AMOUNT ENCLOSED: _____

Checks should be made out to the County of San Luis Obispo. Payment must be received by the County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040, within two days of project approval.

NOTE: Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.

3-39

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Santa Ysabel Avenue Traffic Calming and Pedestrian Safety Project; ED00-176

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
■ Cultural Resources	❑ Public Services/Utilities	❑ Land Use

❑ Mandatory Findings of Significance

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.

Eric N. Wier	Eric N. Wier	9/20/04
Prepared by(Print)	Signature	Date
John Nall	John Nall	9/23/04
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, 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 Environmental Division uses the checklist to summarize the results of the research accomplished during the environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: With assistance from the Federal Highway Administration and Caltrans, the County of San Luis Obispo proposes to slow vehicular traffic speeds and increase pedestrian safety within that portion of Santa Ysabel Avenue (SYA) between South Bay Boulevard and 7th Street by:

- constructing median "islands" near the intersections of SYA with 7th, 9th, 11th, 13th, 15th, and 17th streets;
- widening SYA at its intersections with 7th, 9th, 11th, 13th, 15th, and 17th streets to accommodate median "islands" and bike traffic;
- constructing raised pedestrian crosswalks on SYA at its intersections with 7th, 11th, and 15th streets, and striping (non-raised) pedestrian crosswalks on SYA at its intersections with 9th, 13th, and 17th streets, and striping pedestrian crosswalks on 7th, 9th, 11th, 13th, 15th, and 17th streets at their intersections with SYA;
- constructing ADA compliant curb and gutter improvements at the intersections of 7th, 9th, 11th, 13th, 15th, and 17th streets with SYA, and installing a storm drain at the southeast corner of 17th Street;
- constructing paved turnouts with metal and glass shelters on south side of SYA between 13th & 14th Streets, and on the north side between 16th & 17th Streets to protect people from the elements while waiting for bus service;
- constructing a pedestrian walkway, with intersection ramps, on the south side of SYA from South Bay Boulevard to 7th Street, and;
- installing low lighting bollards to all median islands and crosswalks, and improving street signage and striping.

The County further proposes to enhance the noted improvements by planting the median left turn islands with low growing, native shrubs.

Additional project components may be considered, depending upon future funding. These may include: a gateway feature consisting of two twelve foot tall by 2x2 foot rock columns ten feet from SYA just west of 17th Street, and a public art piece. Designs for the gateway and public art piece have not been developed at this time. The project will result in the disturbance of approximately 20,000 square feet.

The proposed project will be funded using Federal Transportation Enhancement funding and an Intermodal Surface Transportation Efficiency Act (ISTEA) grant. The County will incur the balance of the project cost. Due to the use of federal funding, the project must undergo National Environmental Policy Act (NEPA) review. The Federal Highway Administration (FHWA) is the lead federal agency.

The proposed project is located on that portion of Santa Ysabel Avenue west of South Bay Boulevard and east of 7th Street, in the community of Los Osos, in the Estero Planning Area.

ASSESSOR PARCEL NUMBER(S): N/A SUPERVISORIAL DISTRICT #2

B. EXISTING SETTING

PLANNING AREA: Estero, Los Osos (Coastal Zone)

LAND USE CATEGORY: Residential Single Family

COMBINING DESIGNATION(S): Local Coastal Plan; Archaeologically Sensitive

EXISTING USES: 2,500-foot length of asphalt-surfaced road bounded on either side by native roadside vegetation, exotic species, planted ornamentals, driveways, and intersecting cross streets

TOPOGRAPHY: Nearly level, with a descending slope between 7th and 8th streets, and an ascending slope between 8th and 9th streets

VEGETATION: Central Coastal Scrub and ruderal/disturbed habitats

PARCEL SIZE: N/A

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Single Family/Single-family residences

East: Residential Single Family/Single-family residences

South: Residential Single Family/Single-family residences

West: Residential Single Family/Single-family residences

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. **AESTHETICS** - ***Will the project:***	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	❑	❑	■	❑

1.	**AESTHETICS** - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 Santa Ysabel Avenue Traffic Calming and Pedestrian Safety Project was conceived as a result of a neighborhood initiative in Los Osos in 1995. The purpose of the neighborhood initiative was a direct result of resident concerns over traffic speed and pedestrian safety along Santa Ysabel Avenue. Subsequent to the 1995 initiative several public workshops were held to solicit public input on the proposed project.

As originally conceived, the project included the installation of Monterey cypress and coast live oak trees along both sides of Santa Ysabel Avenue. One of the major concerns raised during preliminary public input was that the project would result in "blocked views due to planting of cypress trees on south side of Santa Ysabel." Views blocked would be those seen from residences located adjacent to or very near the south side of Santa Ysabel Avenue. Due to topographic characteristics of the area adjacent to the project corridor, existing mature vegetation, and the height of residences located on the north side of Santa Ysabel Avenue, residences with the potential to experience view blockage of Morro Rock, Morro Bay, the sand spit, Black Hill and a portion of Cerro Cabrillo would range in location from between 10th Street and 12th Street and likely be located within the 1200 block of these streets.

In response to the above public comments, the visual study included a key viewing area on the 1200 block of 10th Street (between Santa Maria Avenue and Santa Ysabel Avenue) to provide a representative viewpoint simulating potential concerns of residents, to assist in analyzing potential impacts as seen by nearby residents, and to assess the need for mitigation measures aimed at reducing potential impacts. To address these concerns, the County commissioned Morro Group, Inc. to prepare a visual impact study for the project (October 8, 2002).

In discussions with the U.S. Fish & Wildlife Service in March, 2004, Service biologists raised concern about the potential effects of tree installation and growth on the federally endangered Morro shoulderband snail. There is a potential that snail habitat could be disturbed or snails directly harmed at the time of tree planting. In addition, if trees were installed near existing native coastal scrub habitat, the trees could shade the native scrub plants, and eventually cause them to die. This could result in a net reduction in snail habitat in the project area. As a result of resident's concerns about view blockage, and concerns about the effects on endangered species, the County's project manager decided to eliminate the street trees from the project description. If tree planting is to occur along Santa Ysabel Avenue in the future, it will likely be accomplished through the effort of Santa Ysabel Avenue neighborhood residents.

Impact. The project will result in the installation of the following traffic calming and pedestrian safety features: median "islands," pedestrian crosswalks (raised and non-raised), a pedestrian walkway on

the south side of Santa Ysabel Avenue, low lighting bollards to all median islands and crosswalks, and improved street signage and striping. These features will result in a change in the appearance of Santa Ysabel Avenue, and this change will be most noticeable upon completion of construction when the features are new and the paint is still fresh. The vegetated median "islands" will help balance the new crosswalks, striping and signage by softening the appearance of the road. The improvements are planned for an existing roadway, and will be visible only from neighboring properties and travelers on this section of road. Therefore the aesthetic impact of these improvements will not be significant.

Mitigation/Conclusion. No mitigation is required.

2.	**AGRICULTURAL RESOURCES** - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	***Convert prime agricultural land to non-agricultural use?***	❑	❑	■	❑
b)	***Impair agricultural use of other property or result in conversion to other uses?***	❑	❑	■	❑
c)	***Conflict with existing zoning or Williamson Act program?***	❑	❑	■	❑
d)	***Other*** _____	❑	❑	❑	❑

Setting. The project will be limited to enhancements within the road right-of-way, and is not located within or adjacent to any agricultural uses.

Impact. No impacts to agricultural resources have been identified.

Mitigation/Conclusion. None required

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)	***Other*** _____	❑	❑	❑	❑

Setting. San Luis Obispo County is currently in non-attainment status for particulates (PM10) and ozone precursors (hydrocarbons and oxides of nitrogen). The Air Pollution Control District has

developed a list of construction period air quality mitigation measures which are to be appropriately applied to all projects through the environmental review process.

Impact. The construction phase of the proposed project will result in additional air emissions. These emissions are typically generated by construction related dust, the operation of construction equipment, and the production and transportation of construction materials such as asphalt and concrete.

Mitigation/Conclusion. Standard specifications for all county road construction contracts require that "The Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any work performed pursuant to the contract, including any air pollution control rules, regulations, ordinances and statutes specified in Section 11017 of the Government Code. Unless otherwise provided in the special provisions, material to be disposed of shall not be burned, whether inside or outside the highway right-of-way." Application of standard mitigation measures should ensure any air quality impacts are less than significant.

[AQ1] During construction/ground disturbing activities, County crews shall implement the following particulate (dust) control measures. In addition, the County shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

a. Reduce the amount of disturbed area where possible

b. Prevent airborne dust from leaving the site.

c. Control dust from all dirt stock pile areas.

d. Implement revegetation (i.e., hydro seeding) as soon as possible following completion of any soil disturbing activities.

e. Exposed ground areas that are planned to be reworked at dates greater then one month after initial grading shall be subject to dust control measures (watering, etc.) or shall be sown with a fast germinating native grass seed and watered until a temporary vegetative cover is established.

f. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.

g. Ensure that trucks and equipment leaving the site do not carry soil material onto adjacent paved roads; clean adjacent paved roads at the end of each day if visible soil material is carried from the site onto those roads.

Monitoring: On-site monitors will verify compliance.

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)	***Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?***	❑	❑	■	❑
e)	***Other*** _____	❑	❑	❑	❑

Setting. Vegetative communities present within the project site include Central Coastal Scrub and Ruderal/Disturbed habitats. Most of the project is dominated by the latter habitat type, characteristic of roadside vegetation within urban environments. Additional details regarding the biological resources in the area can be found in the Natural Environment Study Report (NESR) prepared by Morro Group dated September 2002, which is incorporated herein by reference.

Sand almond (*Prunus fasciculata* var. *punctata*) was detected on the project site. Sand almond is listed by the California Native Plant Society (CNPS) as a List 4 species with a R-E-D code of "1-1-3" (Tibor 2001, CDFG 2002a). List 4 species are considered "plants of limited distribution," and though not technically rare on a statewide basis, are recommended by the CNPS as species meriting further study or monitoring. Sand almond was patchily distributed within the project site on June 24, 2002, with 20 occurrences (patches) and approximately 235 individual plants mapped.

Of the 13 special status wildlife taxa mapped for this area of San Luis Obispo County, there are two sensitive wildlife species with potential for occurrence within the project area: the federally listed endangered Morro shoulderband snail (*Helminthoglypta walkeriana*) and the California legless lizard (*Anniella pulchra*), a Federal and California species of concern. The other 11 taxa were eliminated from consideration due to a lack of suitable habitat for each within the project area.

Due to the use of federal funding, the project must undergo National Environmental Policy Act (NEPA) review. The Federal Highway Administration (FHWA) is the lead federal agency.
To comply with the federal Endangered Species Act, the FHWA consulted with the U.S. Fish & Wildlife Service (USFWS) on impacts to the Morro shoulderband snail. The USFWS issued a Biological Opinion for the project, which set a limit for take, and which prescribed measures to reduce the project's impact on the snail. The protection measures from the Biological Opinion are included with the other biological measures in the mitigation/conclusion section.

Morro shoulderband snail (*Helminthoglypta walkeriana*)
The Morro shoulderband snail is a federally listed endangered species endemic to sandy soils of coastal dune and coastal sage scrub communities near Morro Bay. This species has been found to be closely associated with several species of shrubs, including mock heather, seaside golden yarrow, deerweed, sand almond, and introduced ice plant. Other plants that commonly occur in areas occupied by this species include black sage, dune buckwheat, California sagebrush, dune lupine, and California croton. Typically, shrubs where live snails have been found exhibit dense, low growth with ample contact with the ground.

Morro Group reported finding vacant shells of Morro shoulderband snail at several locations along Santa Ysabel Avenue, including the southeast corner of 7th Street, the northeast corner of 10th Street, and the northwest corner of 16th Street. In May 2002, Morro Group staff found many vacant shells at the southeast corner of 7th Street and Santa Ysabel Avenue, and on the northern shoulder of Santa Ysabel Avenue between 10th and 11th streets, within relict dune scrub and veldt grass vegetation. Suitable habitat for this species exists at several locations along the project site, within both coastal scrub and ruderal/disturbed plant communities. Living Morro shoulderband snails may exist in association with remaining dune scrub vegetation and ice plant within the project site. It is unlikely that this species exists on fill soils within maintained portions of the Santa Ysabel Avenue right-of-way. The project site is not located within federally-designated Critical Habitat for Morro shoulderband snail (USFWS 2001a). Critical Habitat Unit 3, closest to the project site, generally includes the Elfin Forest (north of project site), and undeveloped property east of South Bay Boulevard, south of Los Osos Creek, and north of El Moro Avenue.

California legless lizard (*Anniella pulchra*)
The California legless lizard is an elusive, fossorial (sub-surface), coastally distributed species ranging from the San Francisco Bay area southward into northern Mexico. Suitable habitat includes loose soils of coastal dune, valley foothill woodland, chaparral, and coastal scrub areas. Little is known of its life history. Two subspecies of legless lizard are recognized in California: silvery legless lizard (*A. p. pulchra*), a Federal Special Concern (FSC) species; and black legless lizard (*A. p. nigra*), a California Special Concern (CSC) and CDFG Protected species. There exists some uncertainty on whether the black form of *A. pulchra* historically known from the Morro Bay region more accurately represents *A. p. nigra*, or rather, a black phenotype of *A. p. pulchra*. *Aniella pulchra pulchra* is the form typically found within the greater Los Osos region.

Morro Group, Inc. did not conduct focused searches for this species prior to preparation of the NESR which was prepared in support of this project. However, based on the presence of suitable habitat within the project site (namely, loose, sandy soils), silvery legless lizard may occur at select locations within the project site. The potential for occurrence of legless lizard is greater at those locations where native Baywood fine sand soils remain (i.e., not road fill). Take of this species, as defined within the CESA, would require a Section 2081 permit from the CDFG.

Impact.

- The proponent notes that the project is not expected to increase existing site runoff volume (D. Flynn, pers. comm.), and that site runoff will be directed to existing drainage pathways and no new drainage outlets will be constructed. Project site erosion, both during and following construction, could result in sedimentation to the Morro Bay estuary, adversely affecting northern coastal saltmarsh habitat located north of the project site. This is particularly true near the intersection of 9th Street and Santa Ysabel Avenue, where site topography slopes northward toward the Morro Bay estuary. Mitigation measures BR-1 and BR-2 address this impact.
- Direct removal or damage to root zones of approximately 235 sand almond plants located within the Santa Ysabel Avenue right-of-way between South Bay Boulevard and 7th Street. Mitigation measure BR-3 addresses this impact.
- Direct adverse effects on Morro shoulderband snail and/or California legless lizard by crushing or otherwise harming individuals located within and near the Santa Ysabel Avenue right-of-way. Mitigation measures BR-4 through BR-8 address this impact.
- Projects that result in increased traffic volumes (e.g., growth inducing, or preferred thoroughfare) may indirectly and adversely affect sensitive species through traffic mortality. The proposed project is located within an area that is close to reaching build-out capacity. As such, planned improvements to Santa Ysabel Avenue are not considered growth-inducing. Furthermore, traffic slowing devices and measures may discourage some drivers from using the roadway. Therefore, indirect impacts to Morro

shoulderband snail and California legless lizard are not anticipated to change substantially from the existing condition.

In 2000 and 2001, the USFWS discussed with Morro Group biologists and San Luis Obispo County staff the concept of "snail-neutral" plant species within roadway and trail revegetation sites. Snail-neutral plant species would include those species that were thought to neither promote, nor encourage, Morro shoulderband snail usage of a planted area (i.e., no effect on behavior). It was suggested by the USFWS that use of snail-neutral species would minimize incidental mortality (e.g., vehicle/bicycle strikes, pedestrian trampling) during snail movement to or from a planted area.

While Roth (1985) observed that Morro shoulderband snails appeared to associate with certain plant taxa (e.g., mock heather, *Ericameria ericoides*), research studies attempting to empirically demonstrate plant-snail relationships (both positive and negative) have been largely inconclusive (Adams et al. 2000, Reeves et al. 2000). As such, no scientific data are available to support this management hypothesis. Incidental mortality of Morro shoulderband snails due to plant palette selection is therefore unlikely. This opinion was supported by the USFWS during recent correspondence (D. Snyder, pers. comm.).

The vast majority of the proposed project grading (approximately 20,000 ft^2 total) will occur within existing asphalt and roadside dirt shoulders. Road widening at select locations along Santa Ysabel Avenue may result in removal or disturbance of suitable habitat for Morro shoulderband snail. Suitable habitat is considered herein as coastal scrub vegetation, consistent with information presented within the Federal Register listing of the species (USFWS 1994). Suitable habitat for Morro shoulderband snail is located near the NE and SE corners of 7th Street (coastal scrub), near the NE corner of 9th Street (ice plant), near the NW corner of 11th Street (ice plant), near the NW and NE corners of 15th Street (ice plant), and near the NW corner of 17th Street (ice plant).

Construction at these corners could result in adversely affecting approximately 2,100 ft^2 of suitable snail habitat (300 ft2/corner @ 7 corners). Such effects may be considered take under the FESA.

Implementing MM-5 may serve to completely avoid, or to minimize, adversely affecting suitable habitat for Morro shoulderband snail. Implementing the following mitigation measure (MM-6) will serve to compensate for adverse indirect effects to Morro shoulderband snail due to habitat removal or habitat degradation.

- Under CEQA, cumulative effects are two or more individual impacts that, when considered together, are considerable or compound or increase other environmental impacts.

  A 36-lot subdivision is proposed for construction southeast of the Santa Ysabel Avenue project site. The "Walker Tract," as it is referred to, is located west of South Bay Boulevard, north of Pismo Avenue, east of 18th Street, and south of Paso Robles Avenue. This development has been proposed since 1990, and is unlikely to progress until such time that the community sewer issue has been resolved. This development, and all other developments in the greater Los Osos area, may hinge on the successful completion of the area-wide Habitat Conservation Plan and/or construction of the community-wide sewer.

No residual impacts to sensitive site resources (habitats and species) are anticipated if recommended impact avoidance and minimization measures are incorporated into the proposed project. The

proposed project will therefore not cumulatively affect the sensitive resources discussed within this NESR.

Mitigation/Conclusion. The project's effects on biological resources can be mitigated to a level of insignificance by implementing the following mitigation measures:

[BR-1] To the maximum extent feasible, project related earth moving (e.g., grading) shall be conducted during the months of April thorough October. If site earthwork is required during the months of November through March, the project proponent shall prepare an erosion control plan meeting the requirements of the Local Coastal Plan (Title 23 of the San Luis Obispo County Code) prior to commencing site earthwork.

[BR-2] Following project completion, all bare soil surfaces exposed during the project with the potential to erode to the Morro Bay estuary shall be stabilized with plantings of native vegetation and, if necessary, erosion blankets (e.g., fiber netting). A qualified restoration specialist shall monitor all such stabilized areas annually for a period of 3 years. The County shall correct erosion failures noted by the specialist within 5 days of the noted failure. The specialist shall ensure, during follow-up monitoring, that contingency actions have satisfactorily been implemented. All monitoring and contingency actions shall be documented by the specialist within annual reports submitted to the County for a period of 3 years.

[BR-3] Prior to commencement of ground disturbing activities, the project proponent shall retain a qualified restoration specialist to salvage all sand almond plants to be impacted, if possible. Salvaged plants shall be kept alive in appropriately sized containers (discretion of restoration specialist) until the project is complete. The restoration specialist shall, at the time of salvage, determine the actual number of plants salvaged. Plant salvage shall not adversely affect cultural resources of the project site.

The restoration specialist shall replant the salvaged plants and/or nursery stock at the project site within 30 days of project completion, or within a time period specified by the restoration specialist that ensures maximum survivorship. Nursery stock shall be obtained in the event that salvage plants do not survive the transplant effort. The restoration specialist shall monitor the transplanted sand almond once-annually for a period of 3 years to ensure that all transplants are viable for a period of 3 years from the date of transplant. The restoration specialist shall replace, at a ratio of 1:1, all observed dead transplants within 30 days of such an observation.

[BR-4] Prior to project commencement, the project proponent shall retain a USFWS-approved biologist to conduct or approve a worker education seminar summarizing the life history and ecology of Morro shoulderband snail and California legless lizard. Agency regulations and protections pertaining to these species shall also be discussed. Consequences of knowingly violating such regulations shall be discussed. All workers to participate in the project shall complete the training and sign a log acknowledging completion of such training. No workers shall be allowed to work on the noted project until such time that they have completed the seminar and signed the completion log.

[BR-5] Prior to project commencement, the project site shall be clearly flagged or fenced so that the contractor is aware of the limits of allowable site access and disturbance. Areas within the designated project site that do not require regular access shall be clearly marked as off-limit areas to prevent unnecessary damage to sensitive species potentially occurring near the project site.

[BR-6] No greater than 12 hours prior to commencement of ground disturbing activities (e.g., grading, surveying), a USFWS-approved biologist shall, within daylight hours, carefully survey each

area to be disturbed for the presence of Morro shoulderband snail and California legless lizard. All ice plant to be removed shall be carefully removed by hand by the qualified monitor to avoid adverse impacts to sensitive species. All legless lizards found by the biological monitor during the noted survey effort shall be moved by the monitor to adjacent, similar habitats out of harms way. The USFWS-approved biologist shall move all live snails found within project disturbance areas to adjacent, similar habitats out of harms way.

[BR-7] Within 30 days of project completion, the qualified biologist shall prepare a completion report for submittal to the USFWS. The report shall summarize all monitoring and mitigation activities conducted during the project, as they pertain to Morro shoulderband snail.

[BR-8] If complete avoidance of suitable habitat for Morro shoulderband snail is not feasible (see BR-5), the monitoring biologist (see BR-4) shall quantify the extent and composition of suitable habitat to be removed. The project proponent shall restore, enhance, or replace suitable habitat for Morro shoulderband snail in the vicinity of the project site.

[BR-9] The USFWS-approved biologist must monitor the action area daily during work activities. Less frequent monitoring may be approved by the USFWS depending on the project timing and environmental conditions at the project site. The biologist must have the authority to halt the work if Morro shoulderband snails are found. The biologist must collect any living Morro shoulderband snails and relocate them to predetermined suitable habitat outside of areas affected by pedestrian pathway, median islands, and bus stop construction activities before work may resume.

[BR-10] Vehicles, equipment and supplies must be inspected daily by the USFWS-approved biologist for Morro shoulderband snails prior to the onset of activities within the action area. Less frequent monitoring may be approved by the USFWS depending on the project timing and environmental conditions at the project site. Any Morro shoulderband snails that are found on the vehicles, equipment or supplies must be relocated to suitable habitat and carefully placed under dense vegetation with accumulated leaf litter that would provide a suitable microclimate.

[BR-11] Permanent signs must be constructed within the action area to educate the public about the Morro shoulderband snail, its habitat and the protections afforded to species protected by the federal Endangered Species Act.

Monitoring:	Compliance will be verified by the Environmental Coordinator, utilizing qualified on-site monitors. All work will be conducted pursuant to the Biological Opinion issued by the U.S. Fish and Wildlife Service.

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	❑	■	❑	❑
b) Disturb historic resources?	❑	❑	■	❑
c) Disturb paleontological resources?	❑	❑	■	❑
d) Other _____	❑	❑	❑	❑

Setting. The project is located in an area historically occupied by the Obispeno Chumash. Due to the involvement of the FHWA, the project must comply with NEPA and Section 106 of the National Historic Preservation Act. A literature search and Phase I surface survey were conducted by a qualified archeologist. To document this work, an Archaeological Survey Report was prepared (Bertrando & Bertrando, Inc.; 2003). Several cultural resources were identified within or immediately adjacent to the Area of Potential Effect (APE). At most, ten archaeological sites were identified within or immediately adjacent to the APE. The exact boundaries and associations of some of these sites were not determined as a result of the Phase I effort. An Historical Resources Evaluation Report were prepared by a qualified architectural historian. An Historic Properties Survey Report was prepared to document the results of the background research and field studies (Bertrando & Bertrando; 2003). Several properties requiring evaluation were identified within the architectural APE. Research concluded only one property contained a pre-1957 structure located at 1214 Santa Ysabel Avenue. The property appears ineligible for inclusion in the National Register and it is not an historical resource under CEQA. An Extended Phase I investigation was conducted to determine whether intact cultural material was present within the project area of direct impact. The conclusion of the Extended Phase I work was that two previously documented sites are within the project's APE, but no intact site deposits were identified within the area of direct impact (Far Western Anthropological Research Group, Inc.; 2004). Protective fencing will be installed around the sites, and monitoring by a qualified archaeologist and Native American will occur during construction to ensure protection of these adjacent resources. An Historic Properties Survey Report summarizing all cultural resources work was prepared by County Public Works Department staff and peer reviewed by professionally qualified staff Caltrans. All cultural resources documents were reviewed and approved by Caltrans professionally qualified staff on behalf of the FHWA.

Impact: No structures deemed historical are present and as noted above, literature searches and surface surveys did not reveal the presence of intact prehistoric materials within the project's area of disturbance. Therefore, impacts to historic or prehistoric resources are not expected. There remains a small possibility that excavation during construction could reveal unexpected cultural resources.

Paleontological resources are not likely to be present in the sand soils, and the project site disturbance is not sufficient to result in exposure of subsurface paleontological resources.

Mitigation/Conclusion: Incorporation of the following mitigation measures will reduce potential impacts to a level of insignificance:

[CR-1] Install and maintain high-visibility plastic construction fencing (exclusion fencing) around both CA-SLO-24 and CA-SLO-458 site boundaries in the vicinity of the construction project. Signs denoting the areas as Environmentally Sensitive Areas (ESA's) shall be attached to the fencing. The ESA's will be defined prior to construction by the Project Archaeologist in consultation with the Native American Monitor and will be depicted on all construction drawings and plans, and made part of the Contract Special Provisions. All construction personnel will be instructed to avoid these areas.

[CR-2] All earth moving construction within 50 feet of the project's Area of Direct Impact (ADI) at both CA-SLO-24 and CA-SLO-458 will be monitored by a professional archaeologist. This monitoring will be full-time (i.e., the archaeological monitor will be present whenever any earth-moving activity is conducted). Earth moving activity includes: surface vegetation clearing, "grubbing," grading, trenching, boring, auguring, excavation, and any other activity involving work which extends beneath the existing ground surface. The archaeological monitor will be provided with updated construction schedules, at least one week in advance, throughout the duration of the project.

[CR-3] The archaeological monitor will have the authority to halt construction, if necessary, to investigate any potentially significant deposits unearthed during excavation in the vicinity of sites CA-SLO-24 and CA-SLO-458.

[CR-4] The archaeological monitor will conduct on-site cultural resources sensitivity training (crew education) to all workers performing ground disturbance activities that are immediately adjacent to the project's area of direct impact at sites CA-SLO-24 and CA-SLO-458. Prior to the beginning of earth-moving construction activities (including initial grading and vegetation removal), all construction personnel (including management) will be informed of the cultural resource values involved and of the regulatory protections afforded those resources. The construction personnel will also be informed of procedures relating to the discovery of unanticipated cultural resources (as outlined below). They will be cautioned not to collect artifacts, and asked to inform a construction supervisor and the onsite archaeological monitor in the event that cultural remains are discovered during the course of construction. Prior to their commencement of ground disturbing construction activities, the on-site archaeological monitor will administer supplemental briefings to all new construction personnel who may perform ground disturbing activities at locations immediately adjacent to the project's ADI at sites CA-SLO-24 and CA-SLO-458.

[CR-5] The archaeological monitor will confirm the placement of exclusion fencing prior to earth-moving operations. The archaeological monitor will serve as the point of contact for local Native American tribal representatives and will coordinate with the Native American Monitor.

[CR-6] Because resources of concern to Native Americans have been identified in the project area, a Northern Chumash Native American Monitor will monitor ground-disturbing activities in the vicinity of CA-SLO-24 and CA-SLO-458.

[CR-7] During earth moving activities, in the event archaeological resources are unearthed or discovered, construction in the vicinity of the find shall stop, and the Environmental Coordinator shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

[CR-8] In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified so proper disposition may be accomplished.

Monitoring: On-site monitors will verify compliance.

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 CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?	❑	❑	■	❑

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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) *Change rates of soil absorption, or amount or direction of surface runoff?*	❑	❑	■	❑
e) *Include structures located on expansive soils?*	❑	❑	■	❑
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?*	❑	❑	■	❑
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	❑	❑	■	❑
i) *Preclude the future extraction of valuable mineral resources?*	❑	❑	■	❑
j) *Other* _____	❑	❑	❑	❑

Setting. Soils within the project site are mapped by the Soil Conservation Service (SCS 1984) as Baywood fine sand. While soil at select locations within the project site is consistent with this mapped SCS profile, most soils within the project site are more appropriately characterized as fill materials imported during the construction of Santa Ysabel Avenue. In total, the project will result in approximately 20,000 square feet of disturbance, 500 cubic yards of cut and 200 cubic yards of fill.

Impact. To reduce erosion and sedimentation impacts, measures need to be taken both during and after the construction process. The following mitigation measures are proposed in order to reduce erosion and sedimentation impacts to a less than significant level:

Mitigation/Conclusion.

Construction Period

[GS-1] Install appropriate erosion control measures (i.e., silt fences, hay bales) along the base of the proposed work area and at the downstream end of the proposed construction zone and maintain erosion control mechanisms on a daily basis.

[GS-2] Check and maintain erosion control measures on a daily basis throughout the duration of work activities. Erosion control measures should be re-installed appropriately as the proposed work area changes.

Monitoring: On-site monitors will verify compliance.

Post Construction

[GS-3] Restore all previously vegetated areas that are cleared during project activities through revegetation with appropriate indigenous native species.

[GS-4] Ensure borrow areas are restored so that they drain properly and employ best management practices on the slopes to control erosion.

Monitoring:	Compliance will be the responsibility of the County Public Works Department at the direction of the Environmental Coordinator. Qualified biologists will review all revegetation plans.

	7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	***Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?***	❑	❑	❑	■
b)	***Interfere with an emergency response or evacuation plan?***	❑	❑	■	❑
c)	***Expose people to safety risk associated with airport flight pattern?***	❑	❑	❑	
d)	***Increase fire hazard risk or expose people or structures to high fire hazard conditions?***	❑	■	❑	❑
e)	***Create any other health hazard or potential hazard?***	❑	❑	■	❑
f)	***Other*** _____	❑	❑	❑	❑

Setting. Santa Ysabel Avenue is an important east-west road in the northern portion of Los Osos. It provides access primarily for residences, but also for businesses in Baywood Park, west of the project site. The road connects South Bay Boulevard with Baywood Park. No road closures would be required to complete the project. The project itself is limited in scope and will not involve any hazardous materials except equipment fuel and fluids. The Fire Hazard rating for this area is Moderate.

Impact. Potential impacts could involve mechanical failure on some equipment resulting in fuel or fluid spills. Improper operation of equipment in proximity to dry vegetation could result in an equipment caused fire.

Mitigation/Conclusion. The water quality mitigation measures will serve to mitigate any potential impact from equipment fueling or failure by including measures to contain and clean up any spill. Fire hazard impacts will be reduced to a level of insignificance with the following mitigation measure:

[HZ-1] Any staging or equipment/vehicle parking areas shall be free of combustible vegetation and work crews shall have shovels and a fire extinguisher on site during all construction activities.

Monitoring: On-site monitors will verify compliance.

8.	NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Expose people to noise levels which exceed the County Noise Element thresholds?*	❑	❑	■	❑
b)	*Generate increases in the ambient noise levels for adjoining areas?*	❑	❑	■	❑
c)	*Expose people to severe noise or vibration?*	❑	❑	■	❑
d)	*Other* _____	❑	❑	❑	❑

Setting. Noise levels in the immediate project area will be elevated during construction activities when machinery is in use. Such noise is not uncommon in the area, given the moderate levels of automobile traffic present on Santa Ysabel Avenue.

Impact. Noise impacts resulting from construction will be of a short duration, and temporary in nature. No exceedance of county noise standards is expected from the project.

Mitigation/Conclusion. No noise 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 or indirectly (e.g., through projects in an undeveloped area or 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)	*Use substantial amount of fuel or energy?*	❑	❑	■	❑
e)	*Other* _____	❑	❑	❑	❑

Setting. The project site is in an urbanized area developed mostly with single family residences, inside the urban reserve line.

Impact. The project is limited to enhancing Santa Ysabel Avenue and portions of connecting streets to reduce traffic speeds and to improve pedestrian safety. This will not induce growth, displace housing or people or create the need for substantial new housing.

Mitigation/Conclusion. None required

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 roadway serves an important link in the local transportation network, providing access to residential and commercial uses. Modifying the roadway to reduce traffic speeds and improve pedestrian safety will enhance the transportation function of the roadway.

Impact. No impact

Mitigation/Conclusion. None required

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 project site is located in a residential area with an existing Class II bike lane used by some recreational and commuter bicycle traffic. The present configuration of the roadway and its shoulders is not well suited to pedestrian usage due to high prevailing automobile speeds and lack of a designated pathway.

Impact. The project will improve Santa Ysabel Avenue and the northern Baywood-Los Osos area for bicycle and pedestrian usage.

Mitigation/Conclusion. None required

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 "Levels 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) *Result in inadequate parking capacity?*	❑	❑	■	❑
f) *Result in inadequate internal traffic circulation?*	❑	❑	■	❑
g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?*	❑	❑	■	❑
h) *Result in a change in air traffic patterns that may result in substantial safety risks?*	❑	❑	❑	■
i) *Other* _____	❑	❑	❑	❑

Setting. The roadway serves an important link in the local transportation network, providing access to residential and commercial uses. Modifying the roadway to reduce traffic speeds and improve pedestrian safety will enhance the transportation function of the roadway.

Impact. No impact

Mitigation/Conclusion. None required

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, daylighting)?*	❑	❑	■	❑
c) *Adversely affect community wastewater service provider?*	❑	❑	■	❑

13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Other _____	❑	❑	❑	❑

Wastewater Impacts: The project is a proposal to improve a section of road and will not generate wastewater, or have an impact on wastewater collection and treatment systems.

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	❑	❑	■	❑
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	❑	❑	■	❑
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	❑	❑	■	❑
a) Change the quantity or movement of available surface or ground water?	❑	❑	■	❑
e) Adversely affect community water service provider?	❑	❑	■	❑
f) Other _____	❑	❑	❑	❑

Setting. No surface water bodies, wetlands or seasonal streams occur in the project area. Surface runoff from the project eventually drains to Morro Bay.

Impact. The project could result in water quality impacts through the discharge of sediments during construction or the accidental spill of petroleum based fuels or lubricants.

Mitigation/Conclusion. In addition to the Biological Resources and Geology and Soils erosion control mitigation measures in Sections 4 and 6, the following will reduce the potential impacts to a less than significant level:

[W-1] Avoid expanding the work area into adjacent vegetation. Clearly mark the boundaries of the proposed work area before and during construction using highly visible flagging or fencing. Advise all construction personnel to conduct work activities within the defined area only.

[W-2] Retain a biological monitor to monitor construction work and to inspect the installation and removal of diversion structures and erosion/sediment control devices if applicable.

[W-3] Fuel and maintain equipment in an appropriate staging area removed from native vegetation.

[W-4] Act appropriately to prevent, contain, and clean up hazardous material spills.

[W-5] Install and maintain appropriate erosion/sediment control measures throughout the duration of

work activities. If necessary, adjust erosion/sediment control measures to reflect work area changes.

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. The project is located in the Residential Single Family land use category, and the area is almost completely built out with residences. The project is located in a designated "archaeologically sensitive area" under the County's Local Coastal Plan (LCP). Portions of the project are also habitat for the federally Endangered Morro shoulderband snail. Although the site is not mapped as an Environmentally Sensitive Habitat Area (ESHA) pursuant to the LCP, because Endangered species habitat is present, those portions are considered "unmapped" ESHA.

Impact. The project will be consistent with the surrounding residential land uses and will continue to facilitate efficient movement of people through the project location. The project will protect the archaeological resources and Endangered species habitat, and is therefore consistent with LCP policies which aim to protect cultural resources, natural values and the provisions of the CZLUO. Application for a CDP has been made to the Department of Planning and Building, the agency with coastal permitting authority.

Mitigation/Conclusion. None required

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 prehistory?	❑	❑	■	❑
b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, 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 Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

V:\Project Folders\Santa Ysabel\Initial Study & NOD\SYA IS checklist.wpd

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
X	County Public Works Department	**Project proponent**
___	County Environmental Health Division	**Not Applicable**
___	County Agricultural Commissioner's Office	**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	**Not Applicable**
X	CA Coastal Commission	**None**
X	CA Department of Fish and Game	**None**
___	CA Department of Forestry	**Not Applicable**
___	CA Department of Transportation	**Not Applicable**
___	Los Osos Community Service District	**Not Applicable**
X	Los Osos Community Advisory Council	**None**
___	Army Corps of Engineers	**Not Applicable**

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

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

✔ Project File for the Subject Application

County documents

___ Airport Land Use Plans
___ Annual Resource Summary Report
___ Building and Construction Ordinance
✔ Coastal Policies
✔ Framework for Planning (Coastal & Inland)
✔ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  ___ Agriculture & Open Space Element
  ___ Energy Element
  ✔ Environment Plan (Conservation, Historic and Esthetic Elements)
  ___ Housing Element
  ✔ Noise Element
  ___ Parks & Recreation Element
  ✔ Safety Element
  ___ Land Use Ordinance
  ___ Real Property Division Ordinance
  ___ Trails Plan
  ___ Solid Waste Management Plan
___ _____ Area Plan and Update EIR
___ _____ Circulation Study

Other documents

✔ Archaeological Resources Map
✔ Area of Critical Concerns Map
✔ Areas of Special Biological Importance Map
✔ California Natural Species Diversity Database
✔ Clean Air Plan
✔ Fire Hazard Severity Map
✔ Flood Hazard Maps
✔ Natural Resources Conservation Service Soil Survey for San Luis Obispo County
✔ Regional Transportation Plan
___ Uniform Fire Code
✔ Water Quality Control Plan (Central Coast Basin - Region 3)
___ Other _____
___ Other _____

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

Natural Environment Study Report for the Santa Ysabel Avenue Traffic Calming and Pedestrian Safety Project, Morro Group, Inc., August 2002

Historical Property Survey Report for the Santa Ysabel Traffic Calming and Pedestrian Safety Project, County of San Luis Obispo Department of Public Works, August, 2004

Archaeological Survey Report for the Santa Ysabel Traffic Calming and Pedestrian Safety Project, Bertrando & Bertrando Research Consultants, August 2003

Historical Resources Evaluation Report for the Santa Ysabel Traffic Calming and Pedestrian Safety Project, Bertrando & Bertrando Research Consultants, August 2003

Extended Phase I Archaeological Investigation for the Santa Ysabel Traffic Calming and Pedestrian Safety Project, Far Western Anthropological Research Group, Inc., May 2004

Visual Impact Study for the Santa Ysabel Traffic Calming and Pedestrian Safety Project, Morro Group, Inc., October 2002

Biological Opinion for the Santa Ysabel Avenue Expansion and Safety Improvement, San Luis Obispo County, California (1-8-03-F-51), U.S. Fish & Wildlife Service, June, 2004

Exhibit B - Mitigation Summary Table

Air Quality

[AQ1]During construction/ground disturbing activities, County crews shall implement the following particulate (dust) control measures. In addition, the County shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

a. Reduce the amount of disturbed area where possible

b. Prevent airborne dust from leaving the site.

c. Control dust from all dirt stock pile areas.

d. Implement revegetation (i.e., hydro seeding) as soon as possible following completion of any soil disturbing activities.

e. Exposed ground areas that are planned to be reworked at dates greater then one month after initial grading shall be subject to dust control measures (watering, etc.) or shall be sown with a fast germinating native grass seed and watered until a temporary vegetative cover is established.

f. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.

g. Ensure that trucks and equipment leaving the site do not carry soil material onto adjacent paved roads; clean adjacent paved roads at the end of each day if visible soil material is carried from the site onto those roads.

Biological Resources

[BR-1] To the maximum extent feasible, project related earth moving (e.g., grading) shall be conducted during the months of April thorough October. If site earthwork is required during the months of November through March, the project proponent shall prepare an erosion control plan meeting the requirements of the Local Coastal Plan (Title 23 of the San Luis Obispo County Code) prior to commencing site earthwork.

[BR-2] Following project completion, all bare soil surfaces exposed during the project with the potential to erode to the Morro Bay estuary shall be stabilized with plantings of native vegetation and, if necessary, erosion blankets (e.g., fiber netting). A qualified restoration specialist shall monitor all such stabilized areas annually for a period of 3 years. The County shall correct erosion failures noted by the specialist within 5 days of the noted failure. The specialist shall ensure, during follow-up monitoring, that contingency actions have satisfactorily been implemented. All monitoring and contingency actions shall be documented by the specialist within annual reports submitted to the County for a period of 3 years.

[BR-3] Prior to commencement of ground disturbing activities, the project proponent shall retain a qualified restoration specialist to salvage all sand almond plants to be impacted, if possible. Salvaged plants shall be kept alive in appropriately sized containers (discretion of restoration specialist) until the project is complete. The restoration specialist shall, at the time of salvage, determine the actual number of plants salvaged. Plant salvage shall not adversely affect

cultural resources of the project site.

The restoration specialist shall replant the salvaged plants and/or nursery stock at the project site within 30 days of project completion, or within a time period specified by the restoration specialist that ensures maximum survivorship. Nursery stock shall be obtained in the event that salvage plants do not survive the transplant effort. The restoration specialist shall monitor the transplanted sand almond once-annually for a period of 3 years to ensure that all transplants are viable for a period of 3 years from the date of transplant. The restoration specialist shall replace, at a ratio of 1:1, all observed dead transplants within 30 days of such an observation.

[BR-4] Prior to project commencement, the project proponent shall retain a USFWS-approved biologist to conduct or approve a worker education seminar summarizing the life history and ecology of Morro shoulderband snail and California legless lizard. Agency regulations and protections pertaining to these species shall also be discussed. Consequences of knowingly violating such regulations shall be discussed. All workers to participate in the project shall complete the training and sign a log acknowledging completion of such training. No workers shall be allowed to work on the noted project until such time that they have completed the seminar and signed the completion log.

[BR-5] Prior to project commencement, the project site shall be clearly flagged or fenced so that the contractor is aware of the limits of allowable site access and disturbance. Areas within the designated project site that do not require regular access shall be clearly marked as off-limit areas to prevent unnecessary damage to sensitive species potentially occurring near the project site.

[BR-6] No greater than 12 hours prior to commencement of ground disturbing activities (e.g., grading, surveying), a USFWS-approved biologist shall, within daylight hours, carefully survey each area to be disturbed for the presence of Morro shoulderband snail and California legless lizard. All ice plant to be removed shall be carefully removed by hand by the qualified monitor to avoid adverse impacts to sensitive species. All legless lizards found by the biological monitor during the noted survey effort shall be moved by the monitor to adjacent, similar habitats out of harms way. The USFWS-approved biologist shall move all live snails found within project disturbance areas to adjacent, similar habitats out of harms way.

[BR-7] Within 30 days of project completion, the qualified biologist shall prepare a completion report for submittal to the USFWS. The report shall summarize all monitoring and mitigation activities conducted during the project, as they pertain to Morro shoulderband snail.

[BR-8] If complete avoidance of suitable habitat for Morro shoulderband snail is not feasible (see BR-5), the monitoring biologist (see BR-4) shall quantify the extent and composition of suitable habitat to be removed. The project proponent shall restore, enhance, or replace suitable habitat for Morro shoulderband snail in the vicinity of the project site.

[BR-9] The USFWS-approved biologist must monitor the action area daily during work activities. Less frequent monitoring may be approved by the USFWS depending on the project timing and environmental conditions at the project site. The biologist must have the authority to halt the work if Morro shoulderband snails are found. The biologist must collect any living Morro shoulderband snails and relocate them to predetermined suitable habitat outside of areas affected by pedestrian pathway, median islands, and bus stop construction activities before work may resume.

[BR-10] Vehicles, equipment and supplies must be inspected daily by the USFWS-approved biologist for Morro shoulderband snails prior to the onset of activities within the action area. Less frequent monitoring may be approved by the USFWS depending on the

project timing and environmental conditions at the project site. Any Morro shoulderband snails that are found on the vehicles, equipment or supplies must be relocated to suitable habitat and carefully placed under dense vegetation with accumulated leaf litter that would provide a suitable microclimate.

[BR-11] Permanent signs must be constructed within the action area to educate the public about the Morro shoulderband snail, its habitat and the protections afforded to species protected by the federal Endangered Species Act.

Cultural Resources

[CR-1] Install and maintain high-visibility plastic construction fencing (exclusion fencing) around both CA-SLO-24 and CA-SLO-458 site boundaries in the vicinity of the construction project. Signs denoting the areas as Environmentally Sensitive Areas (ESA's) shall be attached to the fencing. The ESA's will be defined prior to construction by the Project Archaeologist in consultation with the Native American Monitor and will be depicted on all construction drawings and plans, and made part of the Contract Special Provisions. All construction personnel will be instructed to avoid these areas.

[CR-2] All earth moving construction within 50 feet of the project's Area of Direct Impact (ADI) at both CA-SLO-24 and CA-SLO-458 will be monitored by a professional archaeologist. This monitoring will be full-time (i.e., the archaeological monitor will be present whenever any earth-moving activity is conducted). Earth moving activity includes: surface vegetation clearing, "grubbing," grading, trenching, boring, auguring, excavation, and any other activity involving work which extends beneath the existing ground surface. The archaeological monitor will be provided with updated construction schedules, at least one week in advance, throughout the duration of the project.

[CR-3] The archaeological monitor will have the authority to halt construction, if necessary, to investigate any potentially significant deposits unearthed during excavation in the vicinity of sites CA-SLO-24 and CA-SLO-458.

[CR-4] The archaeological monitor will conduct on-site cultural resources sensitivity training (crew education) to all workers performing ground disturbance activities that are immediately adjacent to the project's area of direct impact at sites CA-SLO-24 and CA-SLO-458. Prior to the beginning of earth-moving construction activities (including initial grading and vegetation removal), all construction personnel (including management) will be informed of the cultural resource values involved and of the regulatory protections afforded those resources. The construction personnel will also be informed of procedures relating to the discovery of unanticipated cultural resources (as outlined below). They will be cautioned not to collect artifacts, and asked to inform a construction supervisor and the onsite archaeological monitor in the event that cultural remains are discovered during the course of construction. Prior to their commencement of ground disturbing construction activities, the on-site archaeological monitor will administer supplemental briefings to all new construction personnel who may perform ground disturbing activities at locations immediately adjacent to the project's ADI at sites CA-SLO-24 and CA-SLO-458.

[CR-5] The archaeological monitor will confirm the placement of exclusion fencing prior to earth-moving operations. The archaeological monitor will serve as the point of contact for local Native American tribal representatives and will coordinate with the Native American Monitor.

[CR-6] Because resources of concern to Native Americans have been identified in the project area, a Northern Chumash Native American Monitor will monitor ground-disturbing activities in the vicinity of CA-SLO-24 and CA-SLO-458.

[CR-7] During earth moving activities, in the event archaeological resources are unearthed or discovered, construction in the vicinity of the find shall stop, and the Environmental Coordinator shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

[CR-8] In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified so proper disposition may be accomplished.

Geology and Soils

[GS-1] Install appropriate erosion control measures (i.e., silt fences, hay bales) along the base of the proposed work area and at the downstream end of the proposed construction zone and maintain erosion control mechanisms on a daily basis.

[GS-2] Check and maintain erosion control measures on a daily basis throughout the duration of work activities. Erosion control measures should be re-installed appropriately as the proposed work area changes.

[GS-3] Restore all previously vegetated areas that are cleared during project activities through revegetation with appropriate indigenous native species.

[GS-4] Ensure borrow areas are restored so that they drain properly and employ best management practices on the slopes to control erosion.

Hazards/Hazardous Materials

[HZ-1] Any staging or equipment/vehicle parking areas shall be free of combustible vegetation and work crews shall have shovels and a fire extinguisher on site during all construction activities.

Water

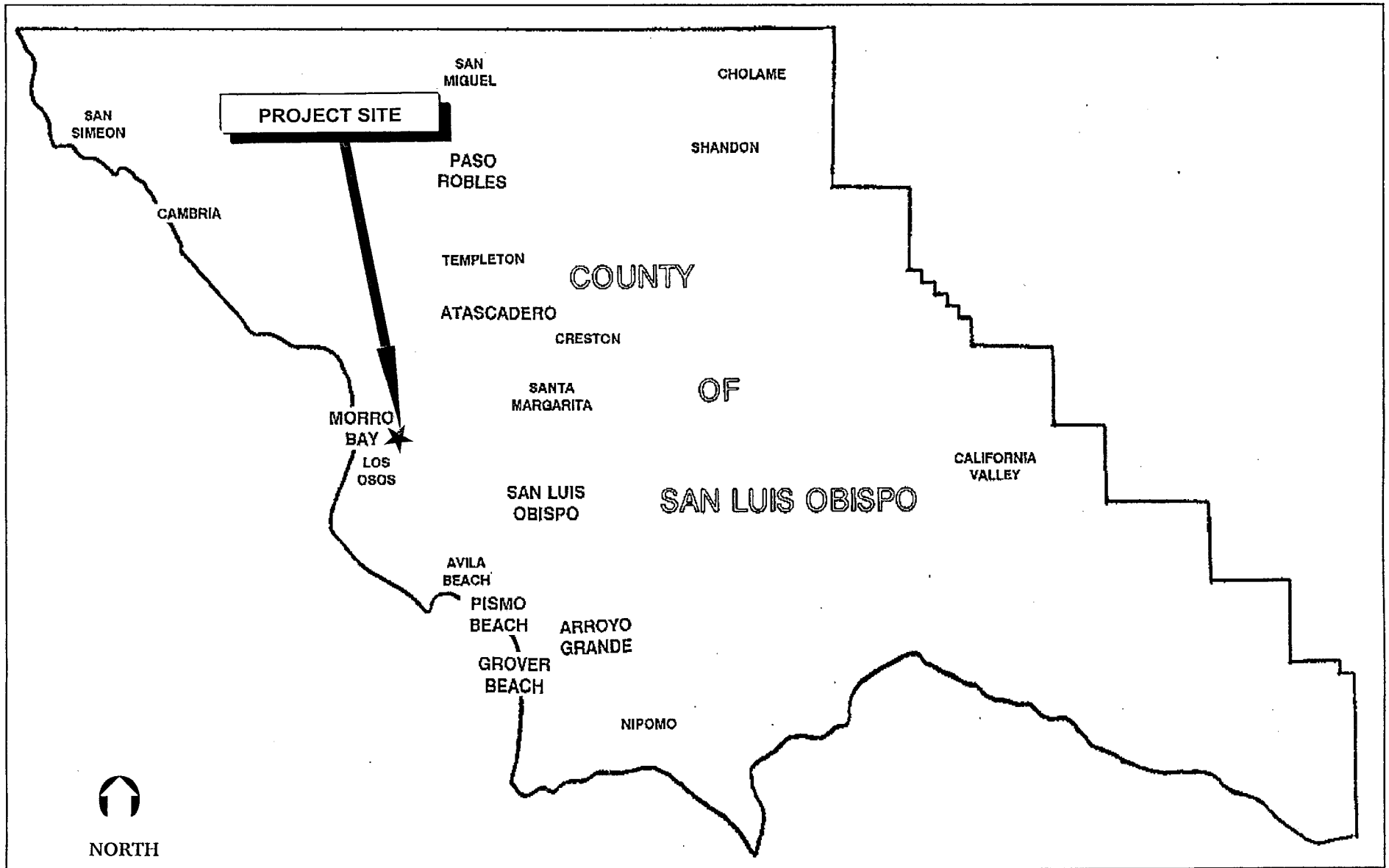
[W-1] Avoid expanding the work area into adjacent vegetation. Clearly mark the boundaries of the proposed work area before and during construction using highly visible flagging or fencing. Advise all construction personnel to conduct work activities within the defined area only.

[W-2] Retain a biological monitor to monitor construction work and to inspect the installation and removal of diversion structures and erosion/sediment control devices if applicable.

[W-3] Fuel and maintain equipment in an appropriate staging area removed from native vegetation.

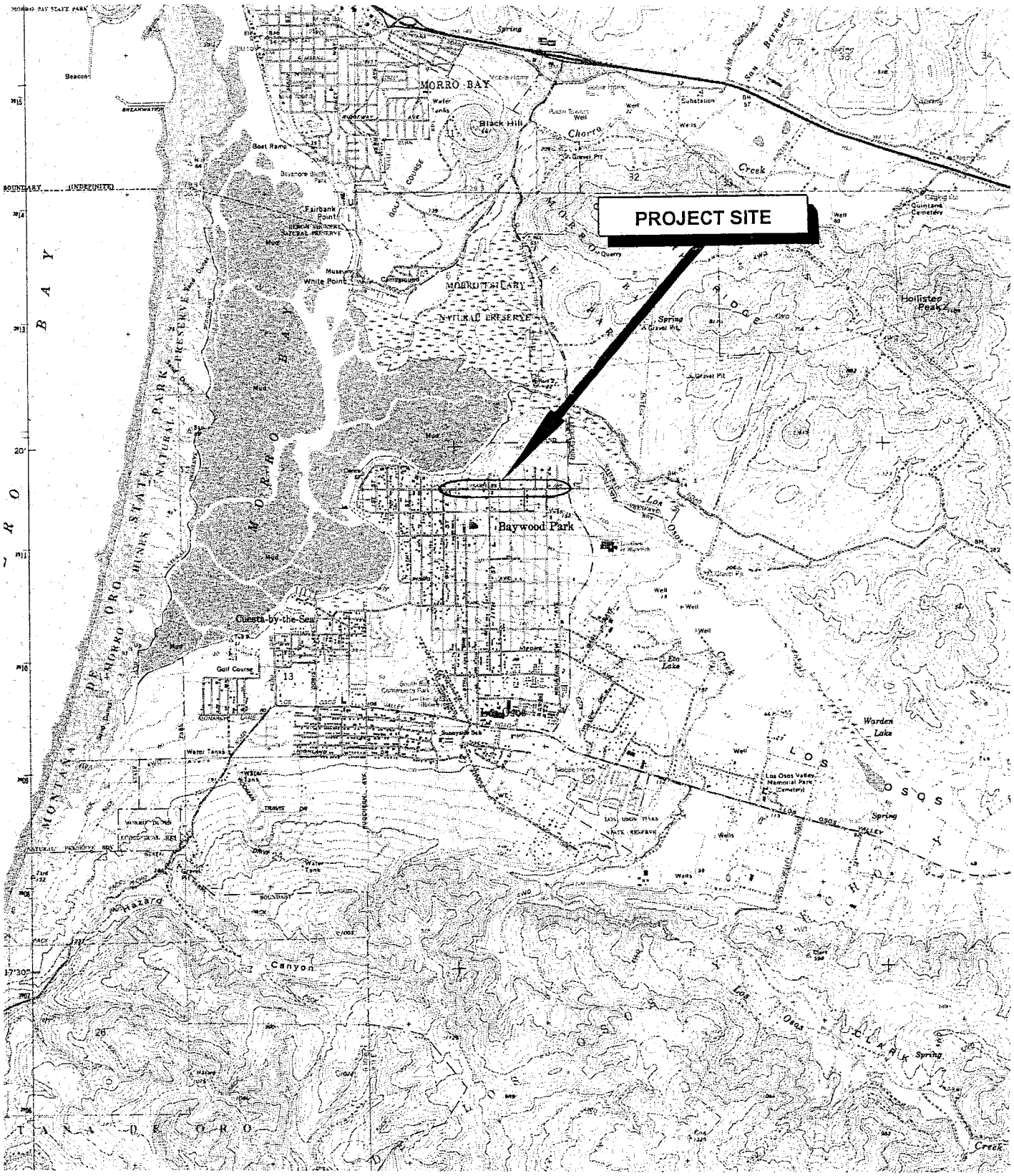
[W-4] Act appropriately to prevent, contain, and clean up hazardous material spills.

[W-5] Install and maintain appropriate erosion/sediment control measures throughout the duration of work activities. If necessary, adjust erosion/sediment control measures to reflect work area changes.



SANTA YSABEL AVENUE PROJECT
ED00-176 (D000131P/P12A177)

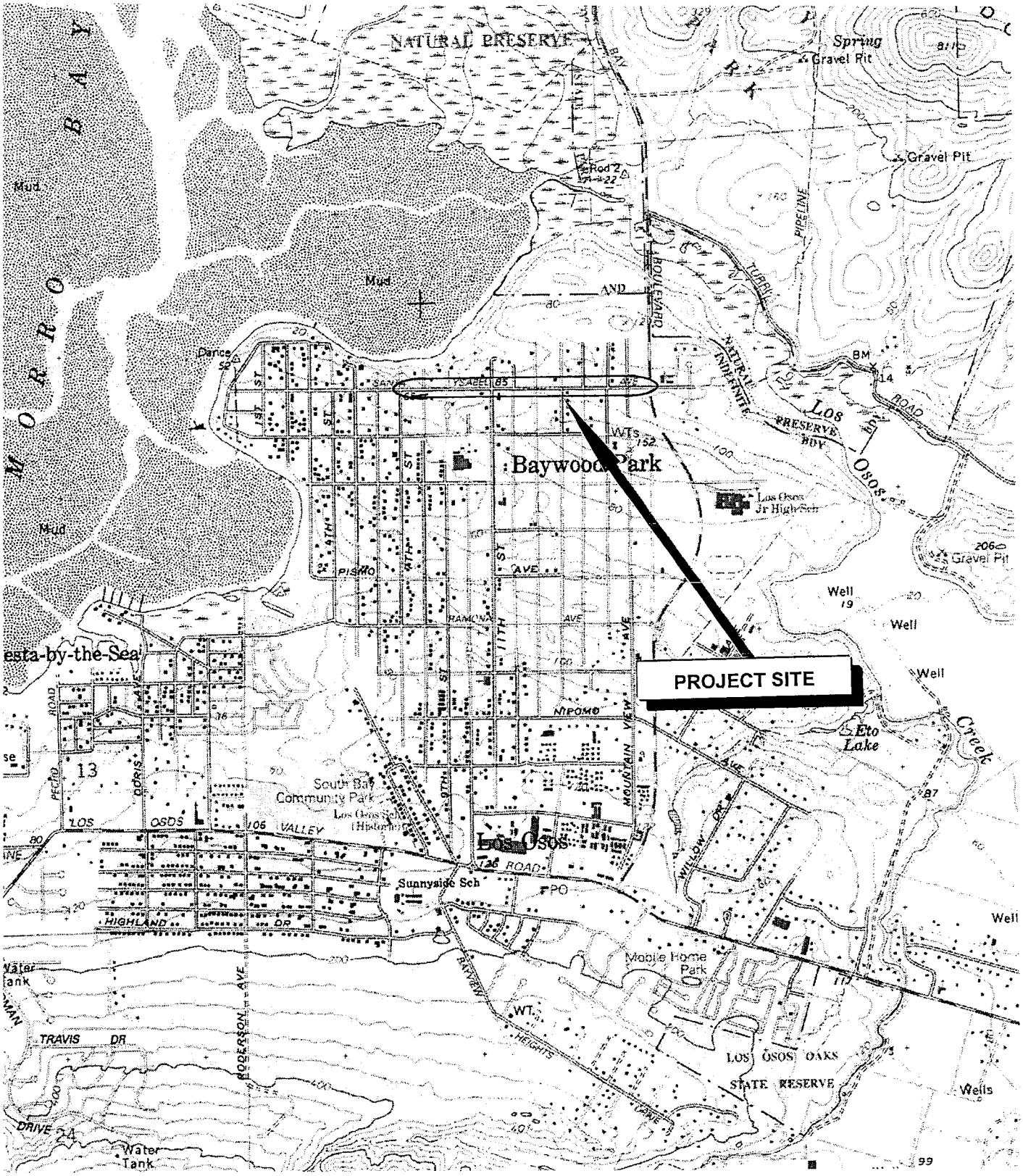
LOCATION MAP



NORTH

PORTION OF USGS MORRO BAY SOUTH 7.5 MINUTE QUADRANGLE

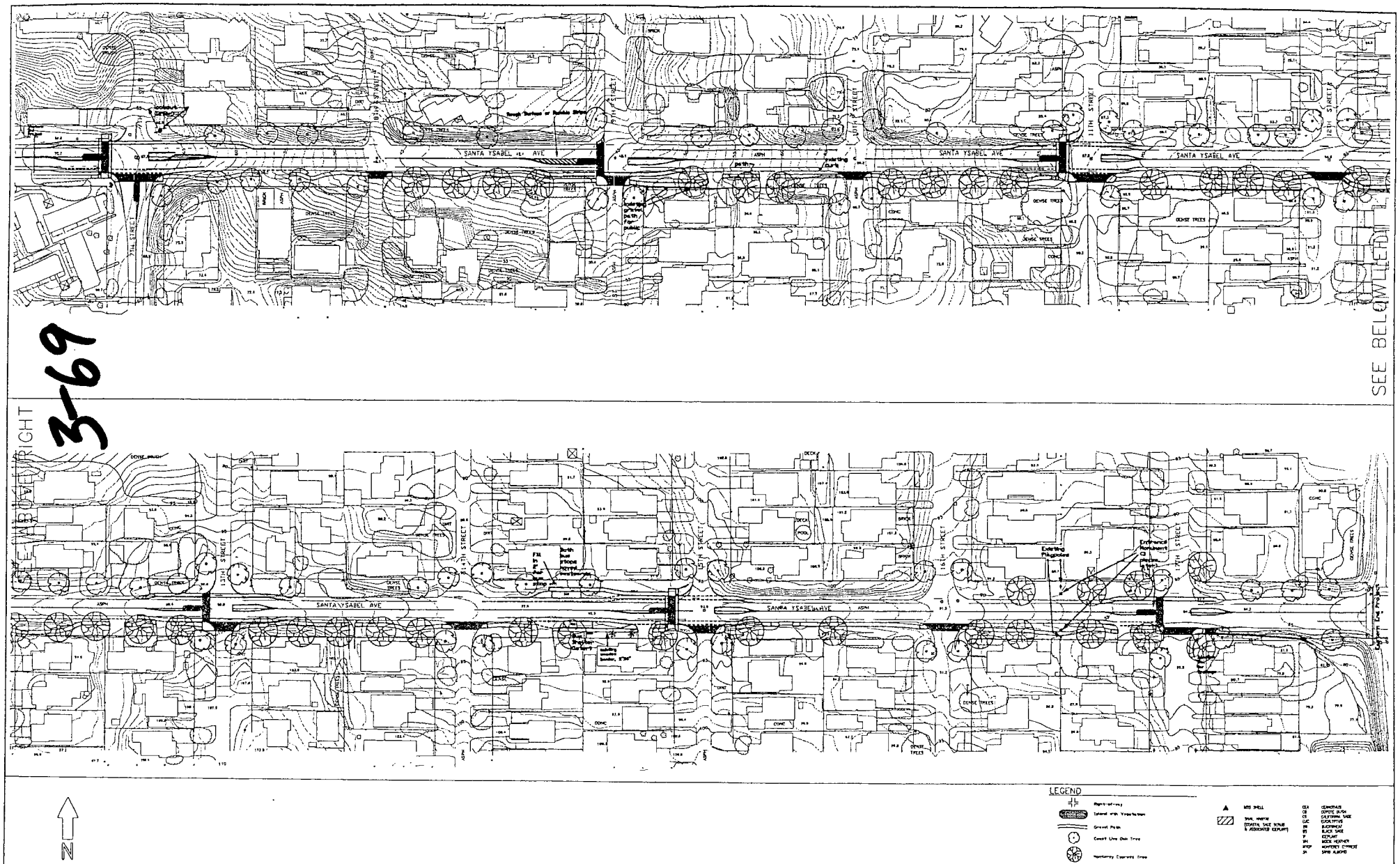
SANTA YSABEL AVENUE PROJECT ED00-176 (D000131P/P12A177)	USGS MAP



NORTH

PORTION OF USGS MORRO BAY SOUTH 7.5 MINUTE QUADRANGLE

SANTA YSABEL AVENUE PROJECT ED00-176 (D000131P/P12A177)	FOCUSED USGS MAP



3-69

SHEET: 1 OF 7 SCALE: 1" = 120'	JUD CONSULTANTS P.O. Box 1145 San Luis Obispo, CA 93406-1145	ROAD PROJECT SANTA YSABEL AVENUE – LOS OSOS, CALIFORNIA	PROJECT AREA 7TH ST. TO S. BAY BLVD.	FIGURE 1
CADD FILE: FIG1.DWG				
DATE: 09/25/00 BY: EL REV. 2				

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