



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/8/2011

TO: _____

FROM: Coastal Team

PROJECT DESCRIPTION: DRC2011-00013 Morro Coast Audubon Society- Minor Use Permit for installation of public access and restoration native dune scrub. 8.3 acre site located off 4th and Ramona Ave. in Los Osos. APN: 074-229-009.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Morro Coast Audubon Society Daytime Phone 805-772-1991
 Mailing Address P.O. Box 1507, Morro Bay, CA Zip Code 93443
 Email Address: mcas@morrocoastaudubon.org

Applicant Name Morro Coast Audubon Society Daytime Phone 805-772-1991
 Mailing Address P.O. Box 1507, Morro Bay, CA Zip Code 93443
 Email Address: mcas@morrocoastaudubon.org

Agent Name The Land Conservancy of SLO County Daytime Phone 805-544-9096
 Mailing Address P.O. Box 12206, San Luis Obispo, CA Zip Code 93406
 Email Address: Kailad@lcslo.org and danielb@lcslo.org

PROPERTY INFORMATION

Total Size of Site: 8.3 ACRES Assessor Parcel Number(s): 074-229-009
 Legal Description: SEE ATTACHED LEGAL DESCRIPTION
 Address of the project (if known): NO ADDRESS
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: At the intersection of 4th Street and Ramona Ave. in Los Osos.
 Describe current uses, existing structures, and other improvements and vegetation on the property: Open space with perimeter fence, dominating by non-native grassland.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Installation of public access improvements and native dune scrub restoration.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 8/10/11

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: locked gate at corner of 4th street and Ramona Ave. To be open to pedestrians and maintenance vehicles.

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? 24 Acres

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: open water (Morro Bay), Shoreline South: residential, private open space
East: residential West: public preserve (private ownership)

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 100 sq. feet 71 % Landscaping: 253004 sq. feet 71 %

Paving: 0 sq. feet 0 % Other (specify) _____

Total area of all paving and structures: 100 sq. feet acres

Total area of grading or removal of ground cover: 6,500 sq. feet acres

Number of parking spaces proposed: 0 Height of tallest structure: 10'6"

Number of trees to be removed: 92 Type: Eucalyptus

Setbacks: Front N/A Right N/A Left N/A Back N/A

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: Los Osos CSD

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

N/A
Fire Agency: List the agency responsible for fire protection: Cal Fire, Station-15 South Bay

For commercial/industrial projects answer the following: N/A

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following: N/A

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- 1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- 2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Morro Bay estuary, and two small drainages with freshwater marsh
- 3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: CONSIDERABLE RUNOFF ALONG RAMONA (2 COUNTY) RIGHT-OF-WAY
- 4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
- 5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- 6. Has a grading plan been prepared? Yes No
If yes, please include with application.
- 7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- 8. Is a railroad or highway within 300 feet of your project site? Yes No
- 9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Ramona Avenue, 4th Street, and 3rd street (minimal)

Water Supply Information

- 1. What type of water supply is proposed?
 Individual well Shared well Community water system
- 2. What is the proposed use of the water? Landscape and restoration irrigation
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial - Explain _____
- 3. What is the expected daily water demand associated with the project? 40 CF (39,000g) Annually
- 4. How many service connections will be required? One
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
- 6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
- 7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
- 8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used: N/A

- 1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
- 3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
- 4. Has a piezometer test been completed?
 Yes No
- 5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used: N/A

- 1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
- 2. What is the amount of proposed flow? _____ G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? User generated trash
- 2. Name of Solid Waste Disposal Company: Mission Disposal
- 3. Where is the waste disposal storage in relation to buildings? N/A
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes Compost No

Community Service Information

- 1. Name of School District: San Luis Coastal Unified School District
- 2. Location of nearest police station: Sheriff patrol station, 2099 10th Street, Los Osos, .88 miles
- 3. Location of nearest fire station: 2315 Bayview Heights Drive, Los Osos, 1 mile
- 4. Location of nearest public transit stop: RIDE / BINSBARTH
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Use by Native Americans, then used as a eucalyptus and cypress plantation and hunting cabins, open space
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: please see project description and surface survey
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: _____ Hours of Operation: _____
- 2. How many people will this project employ? _____
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: _____
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): ADA compliant trail, boardwalk, overlook, interpretive panels, community kiosk, benches.
2. Will the development occur in phases? Yes No
If yes describe: initial public access improvements installed together, tree removal phase
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: PROPERTY MAY ONLY BE USED FOR PASSIVE RECREATION & RESOURCE CONSERVATION.

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
-Avoidance of some of the cultural areas onsite and sensitive biological habitat. Monitors will be onsite during construction.
Data recovery for significant cultural areas. See project description.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: Morro Shoulderband Snail, Cooper's Hawk, Blochman's Leafy Daisy
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): USFWS approval, County Building, Grading, and Encroachment Permit

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

**East Sweet Springs Public Access and Habitat Enhancement
Project Description**

Morro Coast Audubon Society



Prepared for:

The County of San Luis Obispo

Prepared by:

The Land Conservancy of San Luis Obispo County

August 2011

East Sweet Springs Project Description

Introduction

Sweet Springs Preserve is a treasured nature preserve and public access park in the community of Los Osos located on the Central Coast of California. Its natural and cultural resources and location on the edge of the Morro Bay National Estuary are extremely unique. The overall management goal of the Preserve is to balance resource protection and public access and interpretation. Morro Coast Audubon Society (MCAS) owns and manages the Preserve and recently acquired what is known as the East Sweet Springs property. The following document describes the public access improvements and restoration activities MCAS proposes for the site.

Landowner

Name: Morro Coast Audubon Society

Contact: Stephanie Little, President

Mailing Address: P.O. Box 1507, Morro Bay, CA 93443

Physical Address: 601 Embarcadero, Suite 14, Morro Bay, CA 93442

Phone Number: (805) 772-1991

Agent

Name: The Land Conservancy of San Luis Obispo County (LCSLO)

Contact: Kaila Dettman, Deputy Director or Daniel Bohlman, Director of Conservation Science

Mailing Address: P.O. Box 12206, San Luis Obispo, CA 93406

Physical Address: 547 Marsh Street, San Luis Obispo, CA 93401

Phone Number: (805) 544-9096

Partners

California State Coastal Conservancy (SCC)

Northern Chumash Tribal Council (NCTC)

California Conservation Corps (CCC)

Site Description

Location

Sweet Springs Preserve is located in the town of Los Osos, in San Luis Obispo County on the Central Coast of California (please see Figure 1). The main entrance to the Preserve is located on Ramona Drive, between Broderson Avenue to the west and 4th Street to the east. The

nearest main transportation arteries are Los Osos Valley Road to the south and Highway One to the north, both connected to Ramona Avenue by South Bay Boulevard. Currently the East Sweet Springs property can be accessed by authorized personnel through a locked gate at the corner of Ramona Avenue and 4th Street.

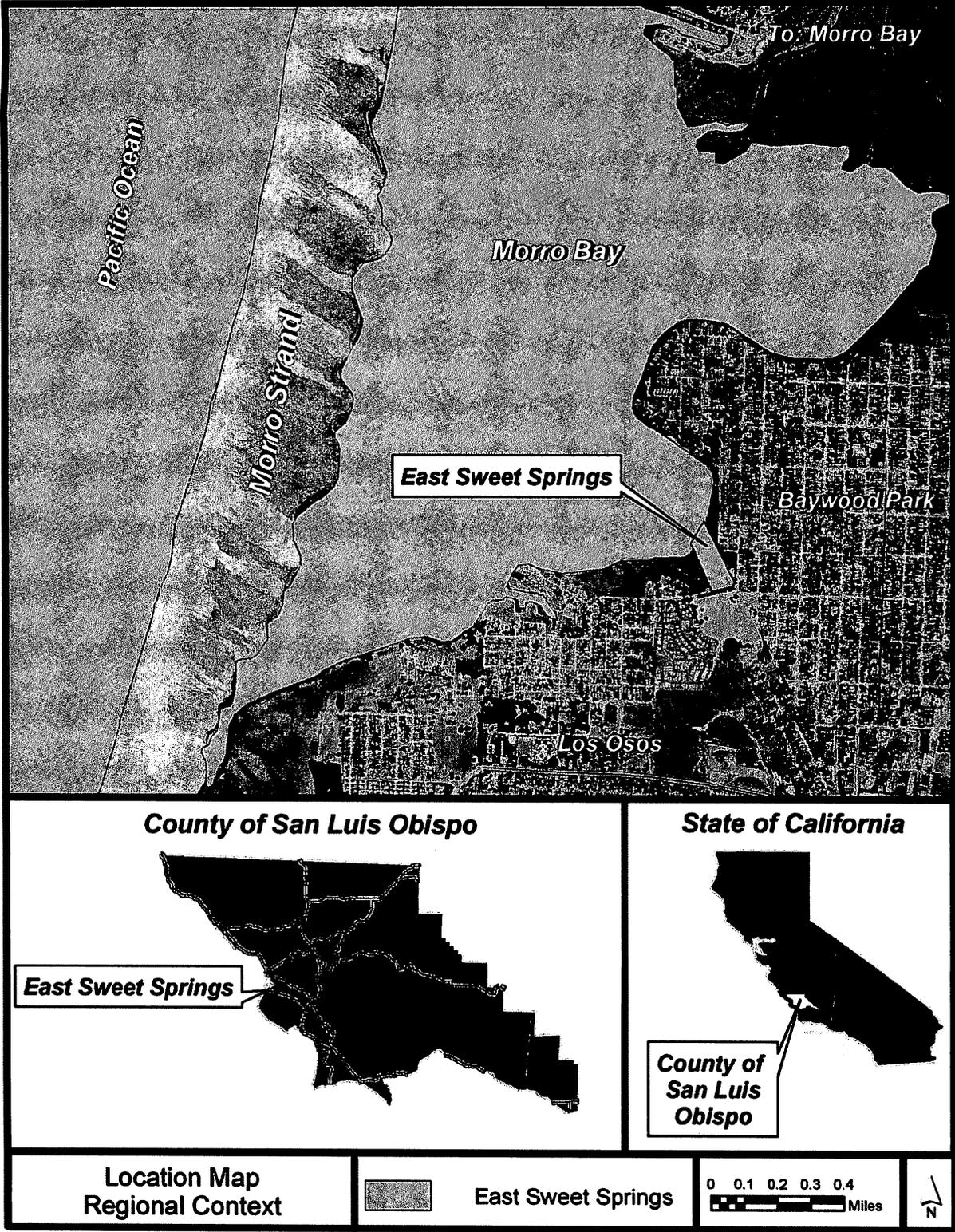


Figure 1

Parcel Information

The East Sweet Springs parcel (Assessor Parcel Number 074-229-009) is located in Supervisorial District 2, within the Estero Planning Area and the Coastal Zone. The parcel is designated as a Flood Hazard Area (FHA) and a Sensitive Resource Area (SRA). Its Coastal Designations include Wetland and Archeologically Sensitive Areas. The Land Use Category is Open Space (OS), which allows for the preservation of fragile plant and animal communities and passive recreation. The parcel is 8.346 acres.

The Central Sweet Springs parcel (Assessor Parcel Number 074-229-010) is also located in Supervisorial District 2, within the Estero Planning Area and the Coastal Zone. The parcel is designated as a FHA and a SRA. Its Coastal Designations include Wetland and Archeologically Sensitive Areas. This parcel shares a boundary with the East Sweet Springs parcel which will be linked by a spur trail into one preserve.

Hydrology

The project site is located adjacent to the Morro Bay National Estuary, which outlets to the Pacific Ocean on its northern end. The Chorro Creek and Los Osos Creek Watersheds drain into the estuary and both serve as the freshwater and sediment sources for the system. Portions of the parcel are inundated by high tides and the site is bounded by two drainages along its northeast and southwest boundaries. These drainages support freshwater marsh/emergent wetland and are moist year-round. The southwestern drainage includes a freshwater pond.

Very little surface flow occurs across the rest of the site during rain events due to the permeability of the soils onsite. A ditch along Ramona Drive collects road runoff that feeds into the southwestern drainage.

Soils

The soils found onsite are typical of the shoreline in Morro Bay. The following descriptions were derived from the NRCS Soil Survey of San Luis Obispo County, Coastal Part.

Aquolls, saline

This soil is formed in the tidal marsh in Morro Bay. It is frequently inundated by high tide events, is poorly drained and very deep with slow or very slow permeability. It is not suitable for development, structures (with the exception of boardwalks or other elevated structures), or paths.

Baywood fine sand, 2 to 9 percent slopes and 9 to 15 percent slopes

This soil is found in stabilized sand dunes, formed from the deposits of windblown sand. It is very deep and somewhat excessively drained, with rapid permeability and low available water

capacity. The wind erosion hazard is high and water erosion hazard is medium. The soil will initially repel water when dry, but once moist, water intake can reach rates of 6 to 20 inches per hour. Baywood fine sand is susceptible to piping and the wind and water erosion hazard will increase if the soil is left exposed. The soil is severely restricted for establishment of campgrounds, playgrounds, and trails, since it is so sandy. It is rated as good for grassland habitat and fair for shrub habitat. Excavations can be problematic and any development should use measures to stabilize the soil while constructing dwellings or structures. This soil is moderately restricted for landscaping due to droughty conditions; overhead sprinklers and drip irrigation are the best means of delivering water to plants.

Site Specific Conditions

The site is approximately 50% Baywood fine sand, 2 to 9 percent slopes, 25% Baywood fine sand 9 to 15 percent slopes, and 25% Aquolls, saline (which is found mainly along the edge of the north end of the parcel). Baywood fine sands are exposed in some areas of the site where informal trails have been established. Some road runoff from 4th Street and Ramona Drive has caused localized erosion during the winter months, demonstrating that extra precaution must be used when designing trails and stabilizing the site.

Biological Resources

The East Sweet Springs site supports a diverse set of biological communities, and is home to sensitive special status species of both animals and plants. Detailed surveys and reports have been generated for the site and are summarized here. Specifically, SWCA Morro Group performed a Biological Constraints Analysis, dated October 7, 2008. This document has been included in Appendix A as it provides the detail necessary for environmental review.

Habitat

The plant communities found onsite include non-native grassland, eucalyptus woodland, freshwater marsh, and saltwater marsh. There are a few scattered shrubs and native trees on the site as well. The non-native grassland is dominated by veldt grass (*Ehrharta calycina*), an invasive, exotic, perennial bunch grass that colonizes open sand found between shrubs in coastal dune scrub habitat.

Special Status Plant Species

Suitable habitat conditions for 17 special status plant species exist onsite, three of which have been described from the site. Blochman's leafy daisy (*Erigeron blochmaniae*) is considered rare and fairly endangered by the California Native Plant Society (CNPS). California sea blite (*Suaeda californica*), considered to be seriously endangered by CNPS and is federally-listed as endangered, have actually been observed. Coast live oak (*Quercus agrifolia*) is also found onsite

and is protected by County ordinances. California sea blite is not likely to be affected by project activities. Blochman's leafy daisy could be impacted by project activities and measures will be implemented to avoid harm. Coast live oak will not be removed, trimmed, or otherwise impacted by the project.

Special Status Wildlife Species

Suitable habitat conditions for 13 special status wildlife species can be found onsite. Only 2 of these species were actually observed during site surveys: Morro Shoulderband Snail (*Helminthoglypta walkeriana*) (MSS), a federally-listed Endangered Species, and Cooper's Hawk (*Accipiter cooperii*). In preparation for the project, protocol level surveys were performed by SWCA Morro Group for MSS from December 2008 through February 2009. Their report can be found in Appendix B. Cooper's Hawks have been observed perching in the eucalyptus (*Eucalyptus globulus*) trees. Eucalyptus trees have been known to support myriad bat species, which are protected by the California Endangered Species Act (CESA) and CEQA.

The project has the potential to impact MSS and its habitat. Measures will be implemented to avoid take during project activities, per a Section 10(a)(1)(A) recovery permit issued to MCAS by the US Fish and Wildlife Service (USFWS) (Permit Number TE213314-0) which can be found in Appendix C, and the Draft MSS Recovery Action Plan prepared by SWCA Morro Group on behalf of MCAS, which can be found in Appendix D.

The project also has the potential to impact monarch butterflies, raptor species and bat species during eucalyptus removal. For more information about avoidance measures for these species, please refer to the Best Management Practices section of this document.

Archeological Resources

The Morro Bay Estuary and its surrounding landscape have experienced extensive pre and post historic use by humans due to the rich natural resources present in the area. As a result, high concentrations of culturally significant sites exist in Los Osos and Baywood, especially those related to Chumash use of the area. In preparation for the project a Phase 1 Cultural Resource Inventory for East Sweet Springs was performed by Bertrando & Bertrando Research Consultants. Their report reviewed two previously discovered and recorded general sites, and described the results of the specific survey for the parcel. This report is confidential and available upon request. The project has the potential to impact significant sites. Avoidance measures will be implemented where possible and disturbance will be minimal site-wide. Monitors will be present onsite during restoration and construction activities, and the project proponents are working closely with Chumash representatives to minimize potential negative impacts on cultural resources.

Land Use

The project site experienced very little development or specific use when first held privately as a part of the Spanish land grant named the Rancho Cañada de los Osos. Even in more recent history only small hunting cabin structures were erected on or near the site. The Central Sweet Springs parcel was used as a eucalyptus and cypress plantation, resulting in the presence of eucalyptus woodland and remnant cypress trees today. Development in Los Osos and Baywood accelerated in the second half of the 20th century, resulting in the construction of urban infrastructure, single family homes, and small businesses in the surrounding area. The site is designated as Open Space and is therefore zoned to prohibit development under current zoning laws.

Project Goal

The goal of this project is to provide public access to East Sweet Springs in a manner that protects the sensitive biological and cultural resources found onsite and accommodates all visitors who wish to participate in passive recreation. The project also endeavors to restore habitat areas for the benefit of sensitive species and to improve visitor experience and increase interpretative opportunities.

Project Implementation

The project includes two major phases: access improvements and habitat restoration. The access improvements include an ADA compliant trail and boardwalk system including interpretive elements that will guide visitors to a prominent lookout point along the shoreline of the estuary. The habitat restoration will focus on the eradication of veldt grass and the restoration of native dune scrub for the benefit of sensitive species such as MSS.

Access Improvements

The conceptual alignment of the trail system and its associated interpretive elements that will be installed as a part of this project are shown in Figure 2.

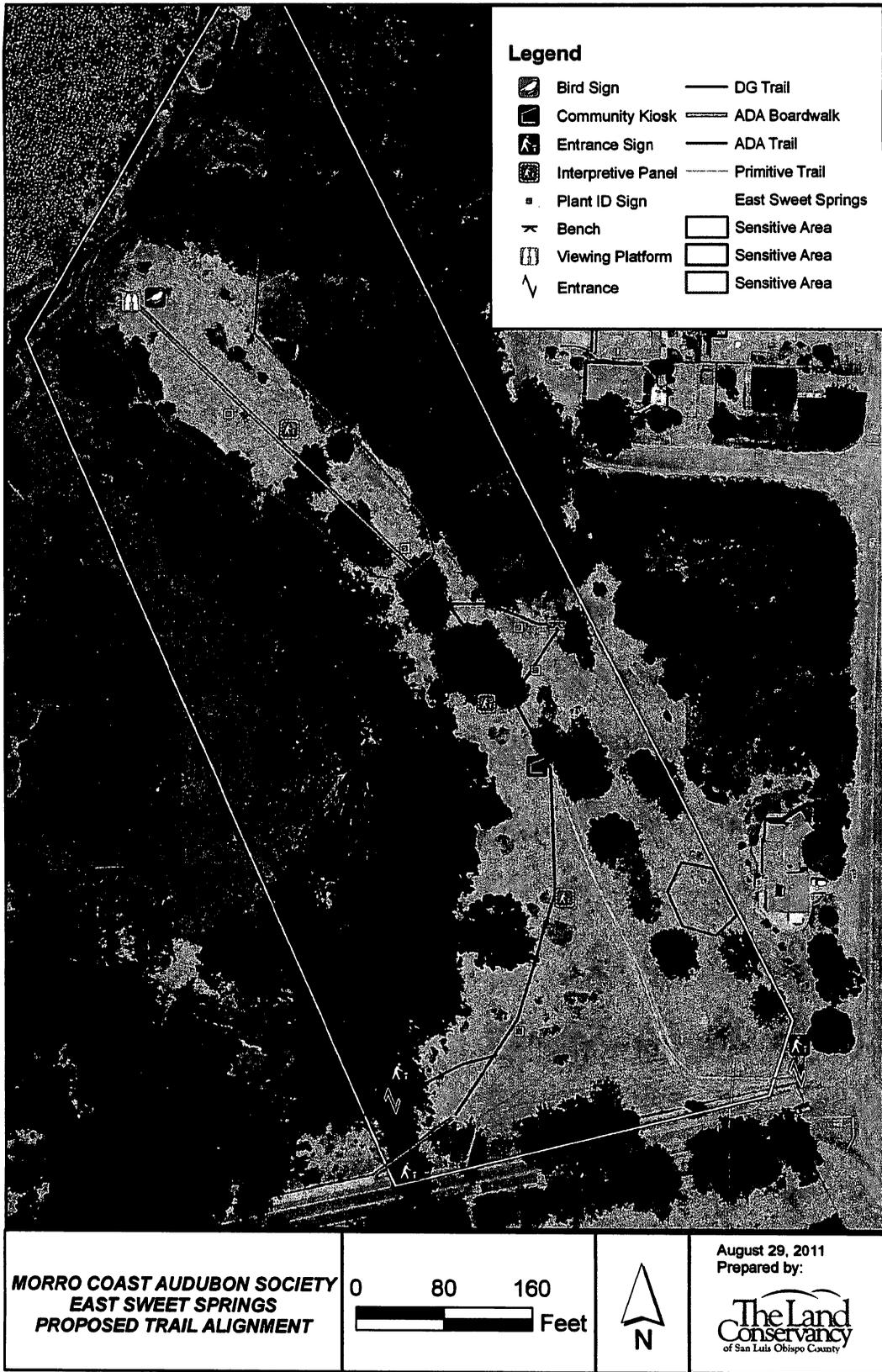


Figure 2

Trails

In order to provide improved access for the public and reduce impacts to sensitive resources, a trail system will be delineated and constructed on the site. The trail will include one linear main line constructed of a combination of decomposed granite and elevated wooden or composite boardwalk, which will lead from the preserve entrance to the bay view overlook. The main line will be designed to enhance visitor experience and will be at least 5 feet wide to provide ADA accessibility. A spur trail will connect the main line to the existing Central Sweet Springs Preserve, and one small loop will be installed near the middle of the main line to provide a resting area. The main line will originate from the southwest corner of the parcel and will follow the site contour to manage gradient and reduce fill requirements. The main line will be sited to avoid sensitive cultural and biological resources to the maximum extent practicable. The vegetated access road that currently exists will be utilized as a service road and a primitive (undeveloped) foot path to accommodate pedestrian access from the southwest corner of the parcel. As recent cultural studies and MSS surveys indicate a high presence of sensitive resources in the areas close to the shoreline, the trail will transition back to an elevated boardwalk (see description below). All existing informal volunteer trails will be closed and re-vegetated to help protect sensitive areas. If needed, temporary signage will be installed to discourage visitors from using the decommissioned trails and shortcuts.

With oversight by appropriate construction site monitors, trail construction will begin with minor grading/earthwork to level the trail surface and prepare the trail bed. For all new/improved trails edging will be constructed to formally delineate the trail and contain the fill material used for the trail surface. For the main line a geotextile fabric will be installed to line the trail bed. Decomposed granite or an equivalent will be stockpiled at the southeast service entrance. Fill material will be delivered to the trail bed via a pickup truck or bobcat where it will be leveled and compacted. The connector spur will be constructed with the sand found onsite. All trails will be installed on contour so that the drainage regime is not significantly altered, therefore minimizing runoff, erosion, and sedimentation during and following construction.

Boardwalk

The main trail originates from the southwest corner of the parcel and will utilize a short section of elevated boardwalk to address slope related accessibility issues. The final section of proposed trail that leads to the shoreline of the Morro Bay National Estuary has a high concentration of highly sensitive cultural and biological resources. This area also provides amazing opportunities for interpretation and extremely meaningful visitor experience. To minimize impacts to the above mentioned resources, a boardwalk will be constructed.

Very little grading will occur in this section. The only anticipated soil disturbance will be minor leveling during the creation of footings for the Boardwalk, which will be constructed to “float” on the soil (see example photos below in Figures 3 through 6). The boardwalk will be designed and installed to meet ADA specifications and County structural requirements. The boardwalk will be 5 ft (60 inches) wide and the walking surface will vary in height above the ground to compensate for changes in grade. One section will be higher than 30 inches above ground; therefore a railing will be installed from that point to the overlook. Please see the attached plan set for more information related to the boardwalk and railing.



Figure 3

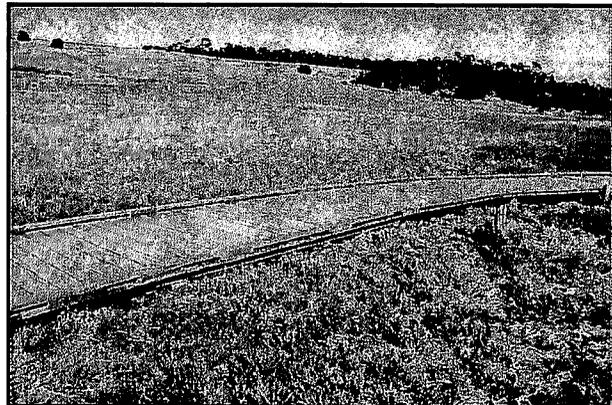


Figure 4



Figure 5

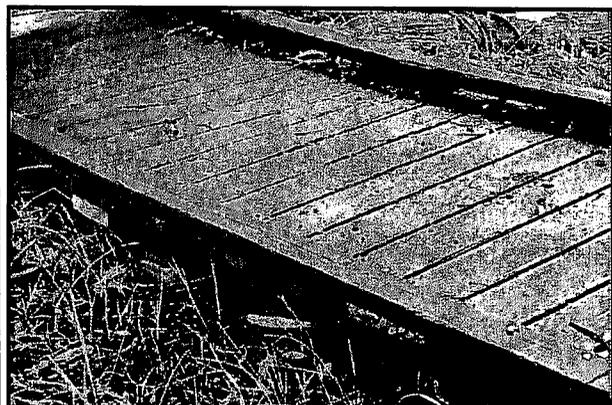


Figure 6

Overlook/Viewing Platform

The boardwalk will end at a viewing platform at a distance of approximately 90 feet from and 6 feet in elevation above the high tide shoreline. The platform will match the character of the existing platform at Central Sweet Springs. It will include built-in benches with a gap to facilitate wheelchair accessibility, elbow-rests for binocular use, and a railing. It will be 24 by 16 ft to accommodate multiple visitors and groups and will include interpretive panels. Please see the attached plan set for more information related to the design of the viewing platform.

Benches & Signage

The generous width of the trail and boardwalks will negate the need to construct frequent wide spots in the trail to accommodate passage and resting areas. Resting spots will be constructed every 200 ft in areas of the trail where the slope exceeds 5%. Three benches, including at least one that is ADA compliant, will be installed at the trail loop located approximately equidistant between the entrance and the overlook. The benches will be constructed to match the character of the boardwalk.

Interpretive panels will be installed along the main line, spur, and boardwalks. The interpretive plan includes a community kiosk at the entrance to the preserve, two grantor/partners signs (one at the entrance to the preserve and one at the southeast pedestrian/service entrance), three interpretive panels will be located along the length of the main line and one will be mounted at the overlook. Additionally, the trail system will feature 8 to 16 plant identification signs. The community kiosk will be a roofed two-sided upright structure with information about the Preserve and current updates on the outside panels. The grantor/partners entrance panels will be 36 by 24 inches, installed on upright double pedestals. The interpretive panels will be 24 by 36 inches, mounted on double cantilevered pedestals at a 45 degree angle. The plant ID signs will be 6 by 10 inches, mounted on mini posts at a 45 degree angle. With the exception of the small plant ID signs, all pedestals will be anchored into concrete footings and will require excavation to a depth of 24"

Post and Rail Fence

The cyclone fence between east and central Sweet Springs and along Ramona Drive and 4th Street will be removed. A post and rail fence, which matches the existing fencing at Sweet Springs Preserve, will be installed on the same alignment along Ramona Drive and 4th Street. The boundary between east and central will be left open. The fence will cross through a culturally-significant site and habitat for MSS, therefore the appropriate monitors will oversee construction. The post and rail fence will include 6 inch diameter, 5 to 6 ft tall peeler logs, anchored in cement at a depth of 2 ft, connected by two 3 inch diameter 8 ft stringer rails (see Figures 5 and 6 for example photos).



Figure 7



Figure 8

Minor Amenities

Bike racks will be installed at both the primary entrance as well as the pedestrian/service entrance, to accommodate bicyclists who visit the preserve. Bicycles will not be allowed on the preserve. Trash receptacles will be available to visitors, which will be stored in a small wooden structure installed at the entrance. The kiosk will include a “mutt mitt” dispenser.

Native Habitat Restoration

Restoration of the property will focus on two primary objectives: post construction stabilization and revegetation of disturbed areas, and restoration of coastal dune scrub habitat for the benefit of MSS and other sensitive species. As a part of the restoration project, informal volunteer trails will be closed and re-vegetated.

Invasive Species Removal

Habitat restoration at East Sweet Springs Preserve will begin with invasive species removal, which will focus on veldt grass (*Ehrharta calycina*) control and eucalyptus removal. All habitat restoration activities will be installed per the Recovery Action Plan and monitored by a USFWS-approved MSS monitor permitted to survey for and handle MSS. A combination of manual (hand pulling), mechanical (weedwhacking and/or mowing), and chemical (herbicide spray) techniques will be used to remove veldt grass from the site. A phased approach will be used to remove eucalyptus gradually. Currently there are 120 eucalyptus trees on the site, 28 of which are less than 8 inches DBH (diameter at breast height). The trees will be removed selectively at a rate of up to 10% of the original total per year, or up to 12 trees per year for 10 years. The remaining stumps will be treated with an appropriate herbicide to prevent re-sprouting. Native trees, specifically coast live oak, California wax myrtle (*Myrica californica*), and willow (*Salix spp.*) (where appropriate) will be planted to replace the eucalyptus trees that are removed. If monarch butterflies are found in formal surveys in winter of 2011/2012 those trees will be avoided until it is determined that the tree(s) no longer host over-wintering monarchs.

Individual cypress trees will be removed if they become hazardous; otherwise they will be left in place and maintained by removing limbs as needed. Volunteer cypress trees will be removed.

For details regarding the procedures and practices that will be used for invasive species removal, refer to the Recovery Action Plan in Appendix D.

Plant Materials and Installation

Revegetation and stabilization of the site will be achieved through a combination of native seeding and container stock planting. Seeds and cuttings will be collected locally and/or onsite where possible. Seed will be hand broadcast following construction activities and on sensitive areas where soil disturbance is not permissible. The seeding rate will be approximately 50 lbs per acre to compete with invasive species on newly disturbed portions of the site and to provide dense cover of sensitive areas. One-gallon container stock will be contract-grown locally and installed onsite in areas where soil disturbance is allowed. Shovels will be used to dig the holes and all container stock will be watered in. Mulch will be applied around each plant to hold in moisture and discourage the establishment of exotic species. For additional information related to planting procedures, refer to the Recovery Action Plan in Appendix D.

The plant species to be installed onsite will be chosen from the palate identified in Table 1. These species were included if they met all of the following criteria: they have been found at East Sweet Springs during site specific surveys; they can be grown locally or acquired from commercial seed sources; and they have established successfully from seed and/or containers on local restoration sites.

Table 1. Native Plant Species List

Genus	Species	Common Name
<i>Achillea</i>	<i>millefolium</i>	Common Yarrow
<i>Artemisia</i>	<i>californica</i>	California Sagebrush
<i>Baccharis</i>	<i>pilularis</i>	Bush Baccharis
<i>Ceanothus</i>	<i>cuneatus</i>	Buck brush
<i>Ceanothus</i>	<i>griseus</i>	Ceanothus
<i>Corethrogyne</i>	<i>filaginifolia</i>	California Aster
<i>Ericameria</i>	<i>ericoides</i>	Mock Heather
<i>Erigeron</i>	<i>blochmaniae</i>	Blochman's leafy daisy
<i>Eriogonum</i>	<i>parvifolium</i>	Dune Buckwheat
<i>Eriophyllum</i>	<i>confertiflorum</i>	Golden yarrow
<i>Erysimum</i>	<i>insulare</i>	Dune Wallflower
<i>Horkelia</i>	<i>cuneata</i>	Wedgeleaf
<i>Lotus</i>	<i>scoparius</i>	Deer Weed
<i>Lupinus</i>	<i>chamissonis</i>	Silver Dune Lupine
<i>Mimulus</i>	<i>aurantiacus</i>	Sticky Monkeyflower
<i>Phacelia</i>	<i>distans</i>	Common Phacelia
<i>Prunus</i>	<i>fasciculata</i>	Sand Almond
<i>Quercus</i>	<i>agrifolia</i>	Coast Live Oak
<i>Rhamnus</i>	<i>californica</i>	Coffeeberry
<i>Salvia</i>	<i>mellifera</i>	Black Sage

Irrigation

Supplemental irrigation will be required since Baywood fine sands tend to have low water holding capacity and rapid permeability. Irrigation water delivery will ultimately be achieved by acquiring and installing a new water meter from the Los Osos Community Services District. Installation of the water meter will require trenching beneath the road from the water main across 4th Street to the entrance of the preserve. Prior to the installation of the water meter, water delivery will be achieved via the use of a mobile watering truck.

Irrigation will be achieved through the use of a temporary drip system and/or by hand using buckets and hoses. The temporary drip system will consist of above ground PVC and/or half inch drip line on battery operated timers. The systems will be designed for each area when restoration has begun. The irrigation techniques used will be non-erosive.

Project Schedule

The following schedules are tentative, pending permit approvals and the acquisition of funding for all project activities. This project will be implemented in multiple phases over five to ten years, therefore, MCAS requests that all permits be valid for at least ten years.

Access Improvements

The site will be graded and the trails, boardwalks, and interpretive features will be constructed and installed after the rainy season during the summer. The site will be stabilized prior to October 15th.

Habitat Restoration

Invasive species removal will begin prior to construction of the access improvements in fall of 2011. Veldt grass removal will be ongoing through the life of the project, with the majority of the work being performed during the first three years. Work will be concentrated during the active growing season for veldt grass, typically December through April. Where possible, eucalyptus removal will be scheduled to avoid impacts during bird nesting season, which is typically March through September. Eucalyptus removal will not occur if a nest is found until young have fledged.

Seeding will be performed following construction to stabilize the soil and establish habitat, before the start of the rainy season (October 15th). Seed will also be applied following successful invasive species control.

Immediately following installation, shrubs will be irrigated once per week. Depending on weather conditions irrigation will be reduced to every other week and will cease during the rainy season. After one year of regular irrigation, plants will be watered on an as-needed basis.

Permit Requirements

US Fish and Wildlife Service

Protocol level surveys were performed and the Recovery Action Plan was developed to establish the presence of MSS and to formalize the conditions under which restoration work could be performed onsite. USFWS has also been consulted regarding other species onsite, specifically those that could be affected by eucalyptus removal such as raptors. USFWS staff will be informed of all activities and monitoring results throughout the duration of the project.

US Army Corps of Engineers

The project will not impact jurisdictional Waters of the U.S.

California Department of Fish and Game

The California Department of Fish and Game may have jurisdiction over special status species that could be found onsite. CDFG will be consulted during the permitting process.

California Regional Water Quality Control Board

The project will disturb less than one acre of the land, therefore it is exempt from the requirements of the National Pollutant Discharge Elimination System general permit. A Notice of Intent and Stormwater Pollution Prevention Plan will not be prepared or submitted for this project.

Since the project does not directly impact Waters of the State, a CWA 401 Water Quality Certification will not be required.

County of San Luis Obispo

This project will obtain a Minor Use Permit through the County of San Luis Obispo. Since the project falls within the Coastal Zone it will require a Coastal Add-On and a longer review period. As a part of the process for obtaining the Minor Use Permit, the project will be reviewed per the California Environmental Quality Act (CEQA). A Building Permit, Grading Permit, and Encroachment Permit will likely be required.

Best Management Practices

The following practices will be included in the project to reduce impacts to sensitive resources. These practices will be implemented where applicable and as needed depending on site conditions at the time of construction and restoration.

Project Scheduling

All major soil disturbing activities will be implemented during the non-rainy season (designated regionally as between April 15th and October 15th of each year). This will minimize the chance of water erosion occurring onsite when the soil is exposed during construction. In addition, to reduce the potential for wind erosion, construction will be scheduled after the windiest months (March through May). Therefore construction activities will occur between June 1st and October 15th of any given year.

Preservation of Existing Vegetation

Disturbance areas will be minimized to the maximum extent practicable, thus reducing the total area of soil exposed to potential wind and rain events. Native shrubs, trees, grasses and forbs will be left in place where possible. This will also minimize potential impacts to sensitive biological and cultural resources.

Construction Materials Management

Stockpiles will be staged a minimum of 100 feet from any surface waters or known MSS habitat. If stockpiles will be left longer than four weeks without use, fiber rolls (plastic free wattles) will be installed around the perimeter of the stockpile per industry standards. Where practicable, the construction materials used will be sustainable and/or biodegradable. Sediment control materials will be inspected for presence of sensitive species prior to being disturbed or removed.

Construction Waste and Pollutant Management

All waste materials will be removed promptly to avoid dispersal of trash and to reduce the chances that sensitive species will colonize those materials while idle. Fueling and maintenance of vehicles and equipment will be performed offsite where possible, or greater than 100 ft from any surface water onsite. All herbicide mixing and filling will be performed at the entrance to the Preserve or in designated staging areas. All trucks will carry spill kits and any spills will be promptly remedied.

Invasive Species Introduction Management

All new equipment brought onsite will be inspected for contamination by invasive plant seeds. All plant materials will be guaranteed weed-free where possible. Project staff will avoid accessing pristine/restored areas after working in heavily infested areas, unless their clothing and equipment have been properly cleaned.

Avoidance of Impacts to Biological Resources

All herbicide applications will be performed by a licensed or certified applicator and monitored by a USFWS-approved MSS monitor who will have authority to stop work in accordance with permit requirements (see Appendix C) should sensitive species be discovered in the work area. Sensitive habitat areas that are located within close proximity to the work area and that must be avoided will be flagged or fenced. Project staff and volunteers will receive mandatory sensitive species training prior to starting work.

If monarch butterflies are found during formal surveys the occupied eucalyptus trees will be avoided. If bats are found the appropriate avoidance measures will be implemented. Raptors are known to occupy the eucalyptus trees on site; therefore avoidance measures will be implemented to minimize negative impacts.

Please see the Appendix D for additional detail regarding restoration activities.

Avoidance of Impacts to Cultural Resources

All excavation and soil disturbance activities will be monitored by a qualified archeologist, unless the archeologist determines that specific areas do not require ongoing monitoring. The monitor will be given the authority to stop work should any discoveries of significant artifacts or other resources occur. The smallest equipment necessary to perform the work will be used to minimize unnecessary impacts. Augers and shovels will be used to excavate fence post holes and planting holes, rather than large equipment. Project staff and volunteers will receive mandatory sensitive resources training prior to starting work.

Temporary Soil Stabilization

Immediately following construction, all stockpiles/excess material will be removed from the site. All staging and other disturbed areas will be mulched where appropriate to provide initial protection of the soil surface and to deplete the seed bank of invasive species prior to seeding. Stockpiles of mulch will be stored onsite long term to support restoration activities.

Permanent Soil Stabilization

Following construction and any significant invasive species removal, the site will be permanently stabilized to reduce the potential for water and wind erosion. This will predominantly be achieved through seeding and planting efforts. The trail network will include edging, which will reduce the migration of the compacted fill used to construct the trail surface.

Monitoring

Construction

Cultural

Cultural resources monitoring is anticipated for all areas directly impacted by cut/fill operations associated with construction activities. A county approved archeologist will be retained to perform Phase III monitoring. All monitoring reports furnished to the applicant will be provided to the County.

Biological

Short term biological monitoring associated with construction activities will focus on Morro Shoulderband Snail (MSS) and will follow protocol established in the Recovery Action Plan (Appendix D).

Long term biological monitoring of the project area as well as any acreage specified as on-site mitigation will be monitored annually for a period of five years following construction-related restoration activities.

Qualitative monitoring will be conducted in each spring for five years following construction related restoration activities and will include evaluations of plant vigor and survivorship as well as photo documentation from fixed photo monitoring points. Plant vigor and survivorship will be determined via ocular estimate and will be performed in all areas with construction related restoration activities using a stratified random sampling design to ensure that each restoration area is represented using a method which prevents bias. Success criteria for these areas are found in Table 2.

Table 2. Success Criteria

Attribute	Year 1	Year 2	Year 3	Year 4	Year 5
Plant Survival	90%	85%	80%	75%	70%
Average Vigor Rating*	2	3	3	3	3

*Plant vigor determinations:

1 = Excellent – vigorous healthy plants (no necrotic or chlorotic leaves)

2 = Good – plant healthy with limited signs of vigorous growth.

3 = Adequate – plant healthy, but with no signs of vigorous growth, and some necrosis or other damage present.

4 = Poor – low vitality, or main stem dead but basal sprouts emerging.

5 = Dead – no evidence or recovery.

Photo documentation points will be established following the completion of construction related restoration activities. To ensure repeatability, the location and cardinal direction of each photo will be recorded using a global positioning unit (GPS) and a handheld compass.

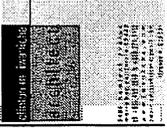
Photos will be taken each spring from each photo monitoring point to help track changes over time, support vigor and survivorship estimates, and create photo documentation for reporting.

Eucalyptus Removal

Prior to their removal, all eucalyptus trees slated for removal will be monitored for occupancy by over-wintering monarch butterflies (*Danaus plexippus*) and/or nesting raptors. All trees hosting over-wintering monarch butterflies will be avoided until it is determined that the tree(s) no longer host over-wintering monarchs. Trees occupied by nesting raptors will be avoided until after all young have fledged.

Following removal (discussed above under Invasive Species Removal), all eucalyptus stumps will be monitored annually for stump sprouts. All stump sprouts will be mechanically removed and “painted” with an appropriate herbicide.

Coast live oak, wax myrtle, and willow trees planted following eucalyptus removal will be monitored for success according to the success criteria established in Table 2 above. Given that the eucalyptus removal project is phased to occur over ten years, monitoring will run five years for every eucalyptus removal and restoration area with the goal of 70% survivorship of installed tree species within that node at year five.



PROJECT: **east sweet springs
public access &
habitat enhancement**

CLIENT: **east sweet springs
ramona ave.
los osos, california**

PREPARED BY: **MCAS
601 embarcadero, suite 14
monro bay, ca 93442
805.772.1991**

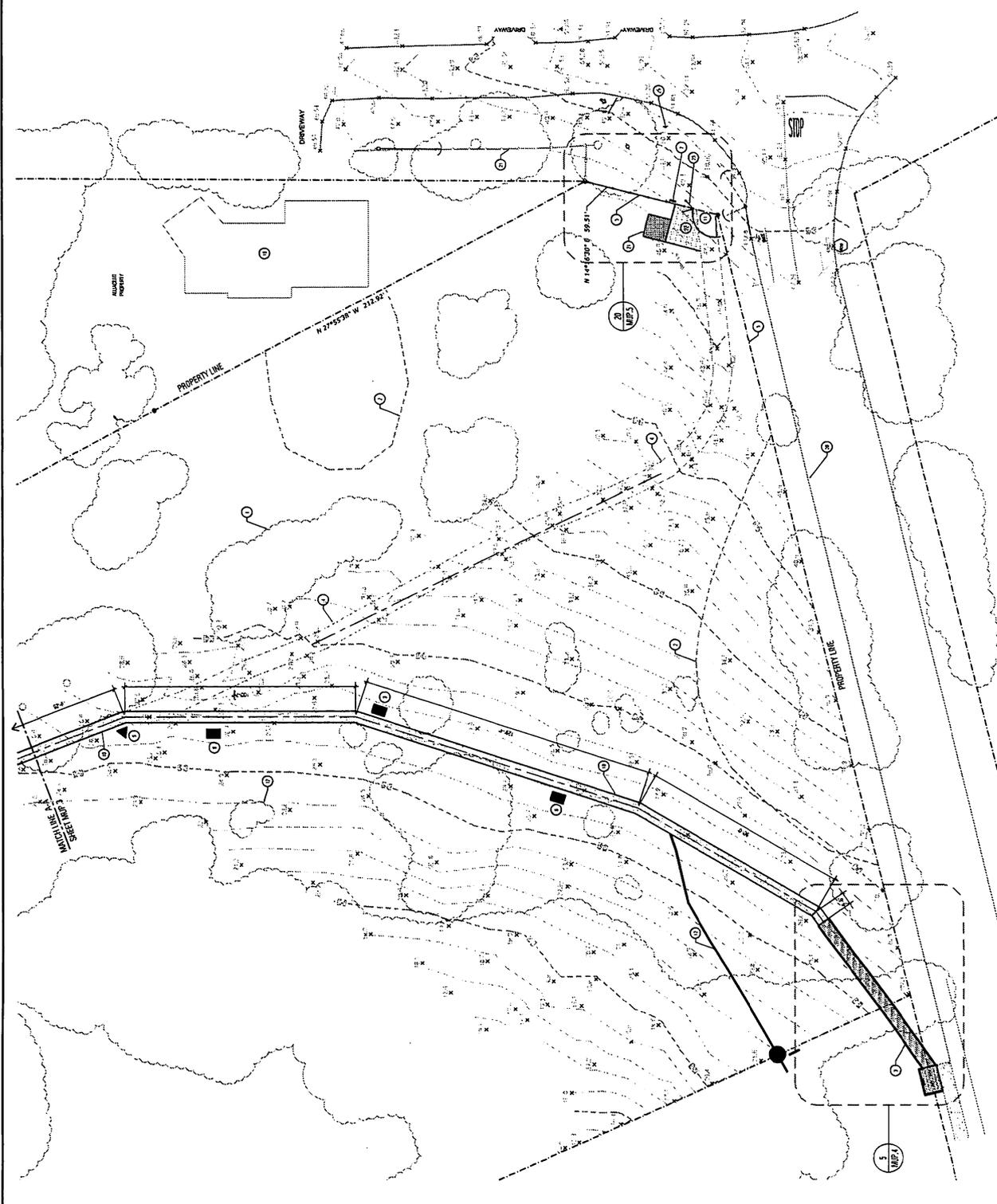
SCALE: **1" = 20'**

NO.	DESCRIPTION	DATE

mup.2

reference notes

1. LINE OF EVIDENCE FIELD OR VERTICALLY
2. LINE OF EVIDENCE FIELD OR VERTICALLY
3. ACCESSIBLE (ADAPTABLE) IMPROVED ACCESS FOR EAST SWEET SPRINGS FROM
4. ACCESSIBLE (ADAPTABLE) IMPROVED ACCESS FOR EAST SWEET SPRINGS FROM
5. ACCESSIBLE (ADAPTABLE) IMPROVED ACCESS FOR EAST SWEET SPRINGS FROM
6. ACCESSIBLE (ADAPTABLE) IMPROVED ACCESS FOR EAST SWEET SPRINGS FROM
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20. ACCESSIBLE (ADAPTABLE) IMPROVED ACCESS FOR EAST SWEET SPRINGS FROM



20 enlarged site area A



ARCHITECT: SWAF
 PROJECT TYPE:
 public access &
 habitat enhancement

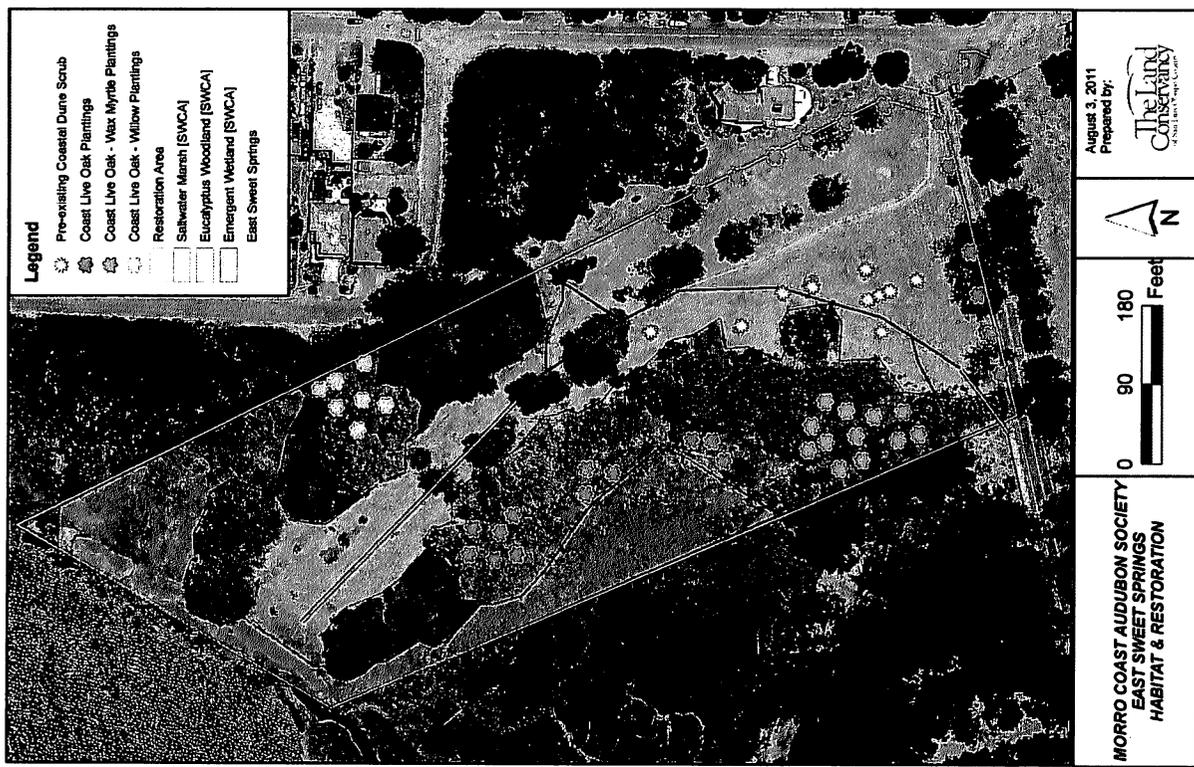
PROJECT ADDRESS:
 east sweet springs
 ramona ave.
 los osos, california

CLIENT:
 MCHS
 601 embarcadero, suite 14
 morro bay, ca 93942
 805.772.1991

PROJECT TITLE:
 landscape plan

NO.	DATE	DESCRIPTION

SCALE:
 mup.6



proposed landscape plan



NORTH

Preliminary Grading Plan for Morro coast audubon society EAST SWEET SPRINGS PUBLIC ACCESS & HABITAT ENHANCEMENT

Notes

Accessibility
The proposed trail will have a firm compacted surface with a detectable edge. Slopes will be limited to 1:1. The Maximum Longitudinal Slope will be 5%. The Maximum cross slope will be 2%.

Grading and Drainage
The trail will be designed to conform to natural grade to the extent practicable. The design will maintain the natural drainage pattern and minimize points of concentration. Standard erosion and sedimentation measures will be used to prevent soil loss.

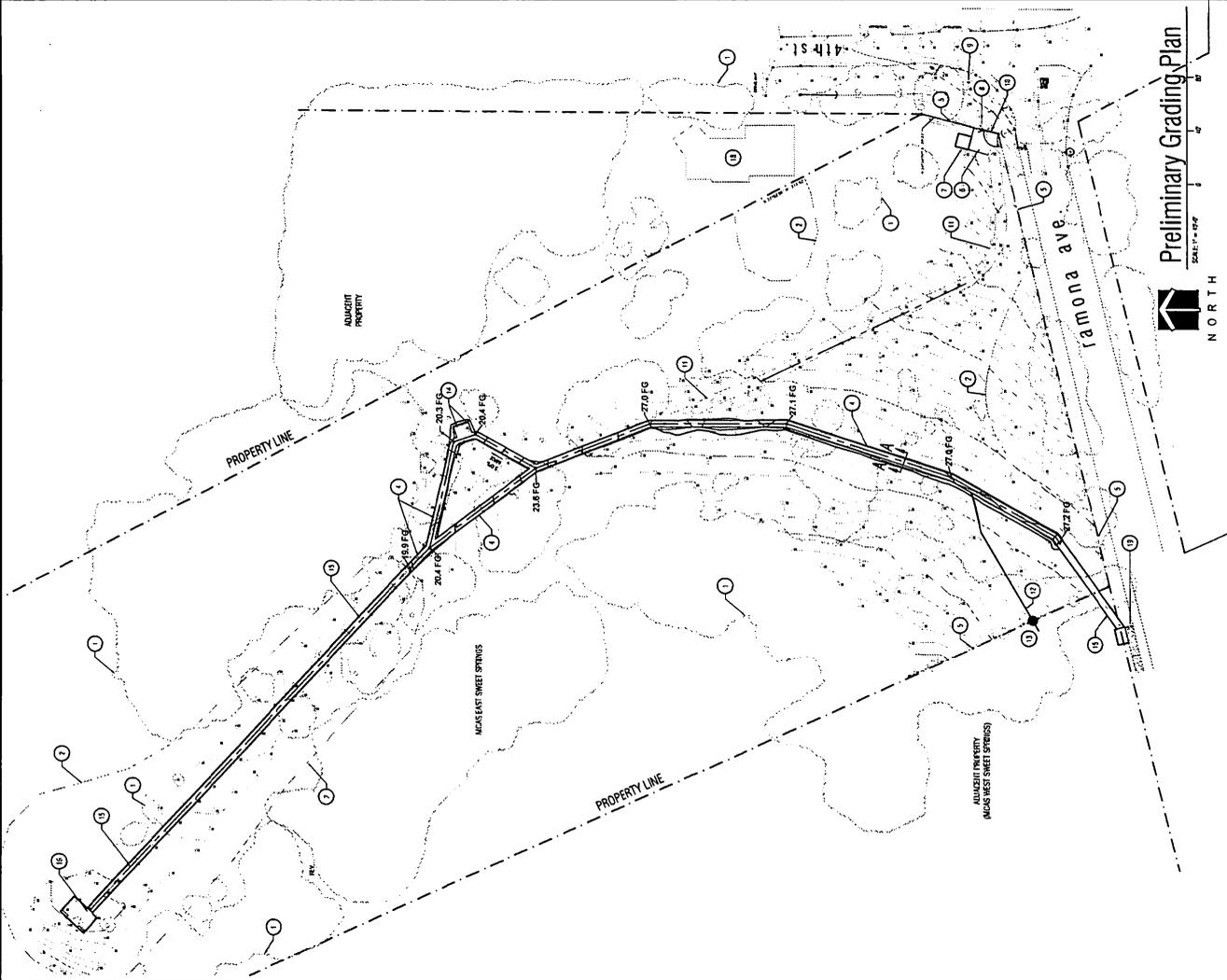
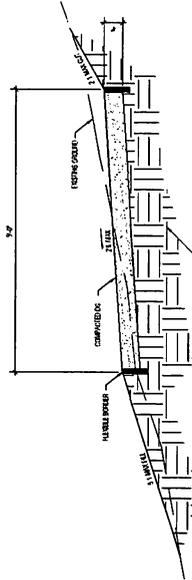
earthwork quantities

ITEM	QUANTITY
1.00	1.00
2.00	2.00
3.00	3.00
4.00	4.00
5.00	5.00

reference notes

- 1 LINE OF EXISTING TREE PROJECTIONS
- 2 LINE OF EXISTING SLOPE AND RELIEF INDICATION
- 3 ELEVATION LINE
- 4 5' WIDE ACCESSIBLE COMPACTED GRANITE GULLY BANKING WITH 2% CROSS SLOPE TO DRAINAGE
- 5 EXISTING DRIVE DRIVE LINE
- 6 EXISTING DRIVE DRIVE LINE, REFER TO PROJECT PLAN
- 7 LEFT HAND DRIVE DRIVE LINE
- 8 EXISTING DRIVE DRIVE LINE
- 9 EXISTING DRIVE DRIVE LINE
- 10 EXISTING DRIVE DRIVE LINE
- 11 EXISTING DRIVE DRIVE LINE
- 12 EXISTING DRIVE DRIVE LINE
- 13 EXISTING DRIVE DRIVE LINE
- 14 EXISTING DRIVE DRIVE LINE
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- 16 EXISTING DRIVE DRIVE LINE
- 17 EXISTING DRIVE DRIVE LINE
- 18 EXISTING DRIVE DRIVE LINE
- 19 EXISTING DRIVE DRIVE LINE
- 20 EXISTING DRIVE DRIVE LINE

Typical Cross Section A-A
1:10 SCALE



ENGINEER: SOUTH COAST ENGINEERING
3440 SWEET SPRINGS DRIVE
MORRO, CALIFORNIA 92052
PHONE: 760.772.1991
FAX: 760.772.1992

PROJECT: EAST SWEET SPRINGS
public access &
habitat enhancement

CLIENT: MORRO COAST AUDUBON SOCIETY
601 embarcadero, suite 14
morro bay, ca 93442
805.772.1991

DATE: 11/15/2011
PROJECT: EAST SWEET SPRINGS
PRELIMINARY GRADING PLAN

NO.	REVISION	DATE

SCALE: 1" = 40'
NORTH
mup.7

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

That portion of Lot B of a plat of part of Lot 79 of the Rancho Canada de Los Osos, in the County of San Luis Obispo, State of California, according to map subdivided by H. C. Ward in June 1880 and filed for record June 9, 1880 in Book B, Page 72 of Maps, in the Office of the County Recorder of said County, described as follows

Beginning at a stake "S.1" at the line of high water mark of Morro Bay, from which a stake "W.P. No. 1 El Morro" bears South 27° 57' East, 127.38 feet (1.93 chains) distant; thence

1) Along said line of high water mark South 27°20' West 402.60 feet (6.10 chains) to an iron pipe marked "S.4", from which a blue gum 26" in diameter bears North 44° East 38.94 feet (59 links) distant; thence

2) South 24°45' East, 825.48 feet, more or less, to the North line of property conveyed to the County of San Luis Obispo, a political corporation, by Deed dated April 9, 1957 and recorded June 24, 1957, in Book 896, page 504 of Official Records, thence

3) North 76°06' East along the North line of said Deed to County a distance of 351.06 feet; thence

4) North 14°04' East along the North line of said Deed to County a distance of 59.46 feet to the Southwest line of the Town of El Moro as shown on map filed in Book A of Maps, at page 80, thence

5) North 27°57' West along said line of El Moro to Stake "S.1", the point of beginning.

APN: 074-229-009

SWEETSPRINGS
BUCCON
PRESERVE

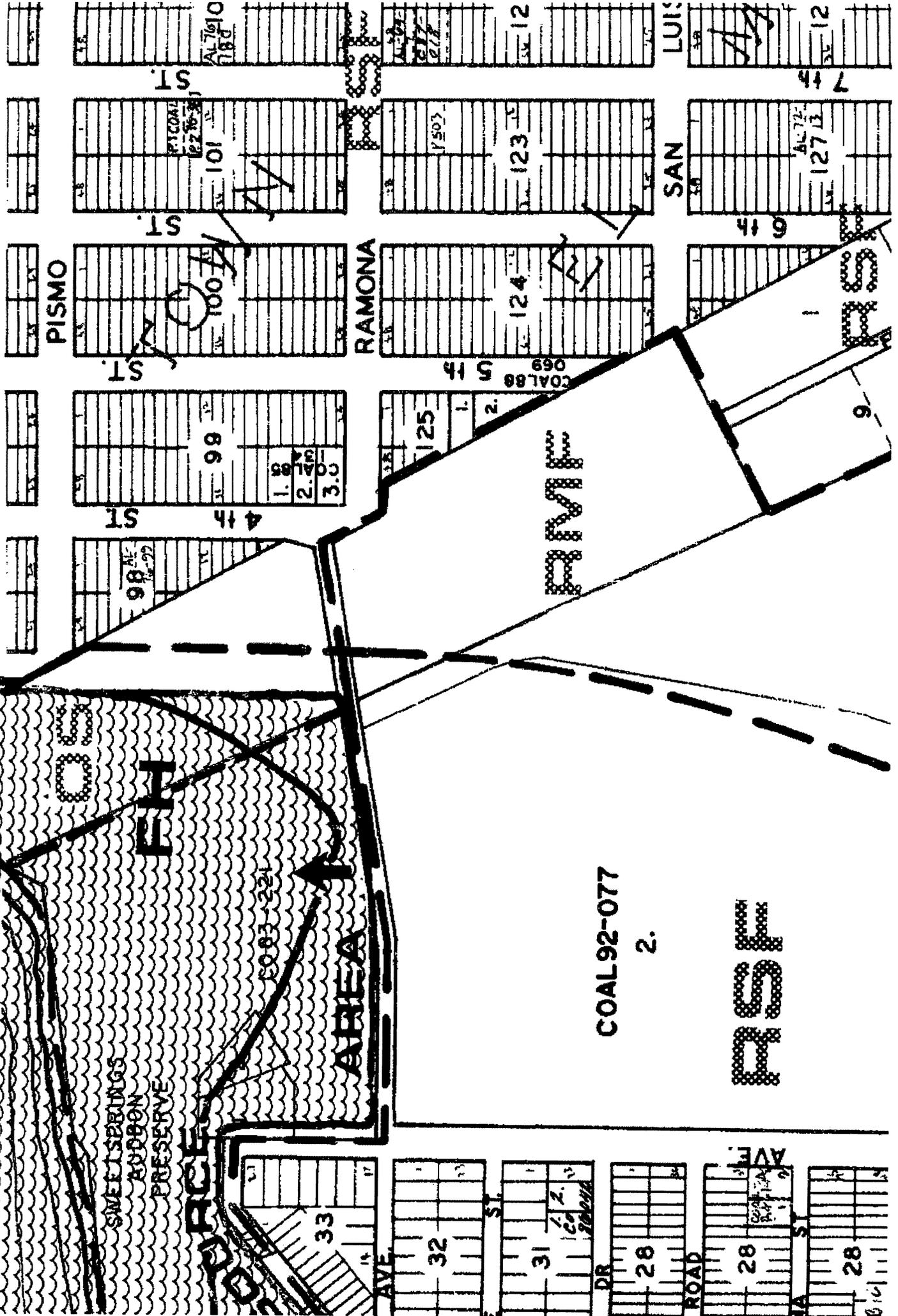
COAL
AREA

COAL 92-077

COAL 92-077

2.

COAL





Parcel Summary Report For Parcel # 074-229-009

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role Name and Address

OWN MORRO COAST AUDUBON SOCIETY
PO BOX 1507 MORRO BAY CA 93443-1507

Address Information

Status P
Address 00000 RAMONA AV LSOS

Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
APV.C07-	306	0001						N	S2	

Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
074229	009	0001	Los Osos	Estero	AS	CA	FH	N		
074229	009	0002	Los Osos	Estero	WET	SRA		N		
RHOLSOSO	0000	79P	Los Osos	Estero	OS	RSF	LCP	Y	IP / S2	

Parcel Information

Status Description

Active RHO LS OSOS & LL PTN LT 2



Parcel Summary Report For Parcel # 074-229-009

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Notes

APPLICANT CALLED TO ASK ABOUT DOING A LOT LINE ADJUSTMENT IT WAS DETERMINED THAT THIS IS ONE LEGAL PARCEL ALONG WITH 074-229-004 S020415U THE FOLLOWING INFORMATION IS FROM AN INFOHOLD LETTER FOR PROPOSED TRACT: PLEASE PROVIDE ~~VERIFICATION~~ VERIFICATION OF PARCEL LEGALITY, PRELIMINARY REVIEW INDICATES A CONDITIONAL CERTIFICATE OF COMPLIANCE IS NEEDED. THE DEED SUBMITTED WAS A ROAD DEED, A CONDITIONAL CERTIFICATE IS STILL REQUIRED.

2. PLEASE PROVIDE WATER AND SEWER WILL-SERVE LETTERS. A WILL-SERVE IS NEEDED, WE CANNOT PROCEED WITHOUT A WILL-SERVE.

NOTE: OUR PRELIMINARY ASSESSMENT INDICATES THAT THERE ARE POTENTIALLY SIGNIFICANT IMPACTS ASSOCIATED WITH THE PROPOSED SUBDIVISION INCLUDING BUT NOT LIMITED TO CULTURAL RESOURCES, ENDANGERED SPECIES, WETLANDS, DRAINAGE, AND TRAFFIC. THERE IS A HIGH LIKELIHOOD THAT WE WILL BE REQUIRING AN ENVIRONMENTAL IMPACT REPORT FOR THIS APPLICATION.

NOTE: THE PROPOSED SUBDIVISION PLANS SHOW 3RD STREET CONNECTING WITH RAVENNA. PLEASE BE AWARE THAT THIS PROPOSAL IS NOT CONSISTENT WITH THE LATEST UPDATE OF THE LOS OSOS CIRCULATION STUDY.

NOTE: LOS OSOS URBAN AREA STANDARDS REQUIRE PRIORITIES FOR WATER USE, PRIOR TO A RESOURCE CAPACITY STUDY. FOR NEW SUBDIVISIONS FINDINGS MUST BE MADE THAT RESOURCES ARE ADEQUATE TO SERVE HIGHER PRIORITY USES IN ADDITION TO ANY NEWLY CREATED LOTS (SEE ATTACHED STANDARD).

SAN LUIS COASTAL UNIFIED SCHOOL

SAN LUIS OBISPO JT(27,40) COMM. COLLEGE

NO. 02 ROAD-CO/SUPVR

LOS OSOS-ZONE B COMM. SERVICE

AREA NO. 21 COUNTY SERVICE

LOS OSOS-ZONE J COMM. SERVICE

LOS OSOS-ZONE K COMM. SERVICE

LOS OSOS COMM. SERVICE

Case Information

Case Number: **Case Status:**

DRC2011-00013 REC Primary Parcel

Description:

MUP FOR INSTALLATION OF PUBLIC ACCESS IMPROVEMENTS AND NATIVE DUNE SCRUB RESTORATION

PMT2010-01455 FNL Primary Parcel

Description:

TEMPORARY PROJECT ANNOUNCEMENT SIGN FOR AUDUBON SOCIETY



Parcel Summary Report For Parcel # 074-229-009

9/8/2011
12:57:54PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

S020415U WIT Primary Parcel
Description:
TRACT MAP W/CONCURRENT DEVELOPMENT PLAN
SUB2007-00116 RDD Primary Parcel
Description:
PROP 1 COND CERT OF COMPLIANCE
ZON2004-00530 AUT Primary Parcel

Description:
TWO MONTEREY PINES TARGETING HOUSE. 1ST TREE HAS INSECT INFESTATION AND IS ALMOST DEAD. 2ND TREE HAS INSECT INFESTATION AND 30% DIEBACK IN CROWN. OK TO REMOVE TWO TREES.