SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/14/2012

TO: _____

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2011-00069 SAN MIGUELITO PARTNERS- Conditional use permit for the Cave Landing Trail and parking lot improvements. (Development plan and variance) Site located at the end of Cave Landing Road in Avila Beach. APN: 076-231-062 and 064.

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

DRC2011-00069 SAN MIGUELITO P

CONDITIONAL USE PERMIT/

CAVE LANDING TRAIL AND PARKING LOT IMPROVEMENT. DEVELOPMENT PLAN AND SLB/ AVLB

AS CAZ GS LCP RR SRA

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Build

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 County of San Luis Obispo Daytime Phone 781-4089
Mailing Address 1087 Santa Rosa, SLO Ca. 93408 Zip Code
Email Address

☐ Applicant Name Same as above Daytime Phone
Mailing Address Zip Code
Email Address:

☐ Agent Name N/A Daytime Phone
Mailing Address Zip Code
Email Address:

PROPERTY INFORMATION

Total Size of Site: 52 ac Assessor Parcel Number(s): 076-231-062, 064
Legal Description:
Address of the project (if known): end of Cave Landing Road.
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Avila Beach - Take Avila Beach Drive east turn Right on Cave Landing Road.
Describe current uses, existing structures, and other improvements and vegetation on the property: Dirt Parking lot and Bluff Trails, beach access

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Improve and formalize Trails + Parking area - See attached project description

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 Janette R Pell Date 2/28/12

FOR STAFF USE ONLY

Reason for Land Use Permit

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: .20 acres
   Moderate slopes of 10-30%: 0 acres
   Steep slopes over 30%: 52 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
   If yes, please describe: Syamore Hot Spring resort is next store
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? Drainage Calculation ☒ 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: Cave Landing Road + Parking Lot
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: Cave Landing Road

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): Variance from Bluff setbacks, waiver of fencing requirement

Describe existing and future access to the proposed project site: Cave Landing Road

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? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Open Space - Ontario Ridge South: Pacific Ocean
East: Residential West: abandoned tank farm

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 480 sq. feet .02 % Landscaping: 17,300 sq. feet .80 %
Paving: 16,200 sq. feet .74 % Other (specify) over 50 ac open space/tra
Total area of all paving and structures: 16,680 ☒ ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 4000 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 35 Height of tallest structure: 24 feet max
Number of trees to be removed: 0 Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: ☐ On-site well ☐ Shared well ☒ Other NONE
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No N/A (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☒ Other Vault Restroom
☐ 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: CDF

For commercial/industrial projects answer the following:
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:
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: _____

Water Supply Information

1. What type of water supply is proposed?
   ☐ Individual well ☐ Shared well ☐ Community water system NONE
2. What is the proposed use of the water?
   ☐ Residential ☐ Agricultural - Explain N/A
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? NONE
4. How many service connections will be required? NONE
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. N/A
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

Vault Restrooms Proposed

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? _____
2. Name of Solid Waste Disposal Company: SLO County Parks
3. Where is the waste disposal storage in relation to buildings? No Storage-Cleared daily by Parks staff
4. Does your project design include an area for collecting recyclable materials ~~and/or composting materials?~~ ☒ Yes ☐ No

Community Service Information

1. Name of School District: San Luis Obispo Coastal Unified School Dist.
2. Location of nearest police station: County Sheriff - 7 miles away
3. Location of nearest fire station: Avila .8 miles away
4. Location of nearest public transit stop: 1 mile - Avila Trolley
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? ± 1.5 miles feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property: In the 1800's it was a ~~then~~ Cave Landing Road. Recreational use for many years
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: mitten
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. 0 additional Between 4:00 to 6:00 p.m. 0 additional
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 N/A
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No N/A
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): This is a Parks facility it includes; Trails, openspace, bathrooms, educational signs
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
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: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Native plantings and skylights in bathrooms

*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:
   See attached

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 a small patch of Black figwort - not near developed area
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): SWPPP

   (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.)

Cave Landing Trail Project Description and Regulation Compliance

Project

A request by the County of San Luis Obispo General Services Agency- Parks for the construction of: 1) a bike/pedestrian trial of approximately 1,800 linear feet long and approximately 12 feet wide. Approximately 800 feet of this proposed trial is located within the abandoned road segment of Cave Landing Road. This trail will be made of decomposed granite or similar permeable surface and will require removal of approximately 800 linear feet of existing road pavement. A 30 foot span bridge will cross a natural drainage way; 2) Formalizing the Pirates' Cove parking lot by leveling, resurfacing with asphalt, landscaping, and providing 35 parking spaces; 3) Drainage improvements of vegetated bio-swales and two level spreaders in the parking lot area; 4) Improvements to the existing pedestrian trail from the parking lot to Pirates Cove beach including: a four foot wide trail; additional water bars for drainage; stairs to the beach; and rails or fencing as necessary; 5.) Accessory facilities including a waterless vault restroom, picnic tables, benches, garbage cans, and interpretive signs This project will also require: 1) a variance of the Bluff Top setback; and 2) a waiver of the Fencing and screening standard for side a rear setbacks. This project will result in approximately 700 cubic yards of ground disturbance on an approximately 50 acre site.

The project is located at the end of Cave Landing Road in Avila Beach, approximately 3,000 feet south of the intersection of Cave landing Road and Avila Beach Drive, within the San Luis Bay (Coastal) planning area.

Setting:

The project site is 55 acres, located at the end of Cave Landing Road in Avila Beach, approximately 3,000 feet south of the intersection of Cave landing Road and Avila Beach Drive, within the San Luis Bay (Coastal) planning area. This site is characterized as vacant land with steep slopes, a parking lot, and a series of pedestrian trails along the bluffs. Large homes in the City of Pismo Beach are located directly to the south of the site. To the northis the abandoned Avila Tank Farm (formerly Unocal Tank Farm), Avila golf course, and the community of Avila Beach beyond. The Pacific Ocean is to the west, and steep vacant hills are to the east.

The project site includes two assessor parcel numbers, 076-231-062 and 064. APN 076-231-064 is owned by the County General Service Agency and APN 076-231-062 is owned by San Miguelito Partners. The county has an offer to dedicate an easement (Document number 1999-087547 is enclosed) that allows the county to complete the proposed improvements on APN 076-231-062.

Zoning:

The site is zoned Residential Rural within the San Luis Bay (Coastal) Area Plan. Passive Recreation is allowed in the land use category. There are three combining designations over the site: Archeologically Sensitive Area, Geologically Sensitive Area and Sensitive Resource Area (Ontario Ridge) overlays.

23.07.104 Archeologically Sensitive Area -A preliminary site survey shall be required. The survey shall be conducted by a qualified archaeologist knowledgeable in local Native American culture and approved by the Environmental Coordinator.

Response: A Phase One Archeological Survey by a qualified archaeologist knowledgeable in local Native American culture was submitted with this application. This survey calls out the project site within a known archeology site.

23.07.104 (c) When a mitigation plan is required. If the preliminary site survey determines that proposed development may have significant effects on existing, known or suspected archaeological resources, a plan for mitigation shall be prepared by a qualified archaeologist. The County will provide pertinent project information to the Native American tribe(s) as appropriate. The purpose of the plan is to protect the resource. The plan may recommend the need for further study, subsurface testing, monitoring during construction activities, project redesign, or other actions to mitigate the impacts on the resource. Highest priority shall be given to avoiding disturbance of sensitive resources. Lower priority mitigation measures may include use of fill to cap the sensitive resources. As a last resort, the review authority may permit excavation and recovery of those resources. The mitigation plan shall be submitted to and approved by the Environmental Coordinator, and considered in the evaluation of the development request by the Review Authority.

This project has been redesigned to avoid most of the archeological site. The scale of the archeological site makes it so this project cannot avoid the entire site. Capping this site with fill will add additional weight to the site's landslide area. A Phase III data recovery with monitoring plan will be required. The Phase III study will include, but not be limited to, extracting the cultural remains (or a representative sampling, depending on the significances and the number of different materials found), cataloging and dating the sampling.

23.07.084 - GSA Application Content - Geologic and Soils Report Required:
All land use permit applications for projects located within a Geologic Study shall be accompanied by a report prepared by a certified engineering geologist and/or registered civil engineer (as to soils engineering), as appropriate.

Response: A geotechnical report prepared by a firm on the county consultant list was submitted with this application.

San Luis Bay (Coastal) Area Plan

San Luis Bay (Coastal) Area Plan has a couple of standards that apply to this project. They are:

Ontario Ridge (SRA) - This major ridge forms an important scenic backdrop for the coastal area of Avila Beach and Pismo Beach, as well as for Avila Valley. Open space agreements on the slopes should be obtained at the time of development proposals.

Response: The visual character of the immediate area is eroded because of the existing Pirate's Cove parking lot, hillside homes of Pismo Beach, and the abandoned oil tank farm immediately north of the site. However, views of the Pacific Ocean remain pristine. The whole of this project will be visible from Cave Landing Road as it is today. The parking lot, the informal bike/pedestrian trail along Cave Landing road, and the pedestrian trail to the beach are existing. The resurfaced parking lot, restroom and other amenities are expected at a recreational area and will not change the visual character of the area. The stairs will be seen from Pirate's Cove beach area only. This project will not silhouette against any ridgelines as viewed from public roadways parks, or the ocean.

County Parks owns the parcel located on the South side of Ontario Ridge. Requiring an open space agreement on a project site that is owned by County Parks is not necessary. In addition, the county cannot offer an Open Space Easement to itself. County Park's goal is recreation and open space preservation. This section of Ontario Ridge will be preserved as open space because it is a county parks facility.

Site Planning - Development Plan Projects Sloping Sites. Development plan proposals for sites with varied terrain are to include design provisions for concentrating developments on moderate slopes, retaining steeper slopes visible from public roads undeveloped.

Response: This site has steep slopes. Most of the project stays within the existing footprint of development. The parking lot, pedestrian trail to beach, and Cave Landing Trail are already in place. However, approximately one half of the Cave Landing Trail is located on an active land slide. The new section of Cave Landing trail is located up slope of the land slide area to extend the life of the trail.

Shoreline Access - Mallagh Landing. New development shall be required to incorporate means to ensure that public access will be permitted on a permanent basis. Such assurance could include an offer-to-dedicate or a deed restriction. The extent of dedication and improvements, and the appropriate agency for maintenance will be determined as a part of the Development Plan. The level of public access required must be consistent with the extent of development approved and the potential prescriptive rights which may exist in the area. However, the minimum requirement shall be a means of ensuring public use of the sandy beach and a bluff top area for parking. Other improvements which **may** be appropriate include:

a. Parking area for 100 cars is to be improved. The parking area is to be surfaced with a permeable material to control bluff erosion. Selection of the site and improvement of the parking area is to be consistent with protection of the archaeological resources and geological conditions on the site.
b. Parking area is to be enclosed with a low-level fence of natural materials to contain vehicular use. Areas disturbed by vehicle overuse should be revegetated.
c. The parking area is to be landscaped with native trees and vegetation.
d. Restrooms and trash receptacles are to be provided.
e. Pedestrian trail to the beach is to be improved extending from the parking area.
f. Pedestrian and bicycle access way is to be maintained and signed to allow access from Shell Beach.

Response: County Parks' purpose is to provide recreational and natural area open space to the public. In addition this project will provide:

- *paved parking for 35 cars,*
- *revegetation for parking area not used,*
- *restroom, benches and trash receptacles,*
- *public trail to the sandy beach,*
- *signed bluff top pedestrian and bicycle access way to Shell Beach, and*
- *landscaped parking area*

This Area Plan standard states that the parking area may provide a parking area for 100 cars and be surfaced with permeable material. This project does not include these features. The existing parking area can accommodate up to 50 cars if it does not include landscaping. Making the parking lot larger would impact sensitive archeological resource in the area. The parking lot is proposed to be covered in non-permeable covering. This is part of the drainage plan. This site is surrounded by steep slopes and it receives a high amount of runoff. Preliminary plans included a permeable surfaced parking lot, but they required two 24 inch drainage pipes to carry runoff down to the beach. The current plan does not include the drainage pipes to the beach, but it does require paving the parking area as a way to move the runoff into the drainage bioswales and retention areas.

Site Planning - Development Plan Projects. Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas. Native vegetation is to be retained as much as possible.

Response: Most of the area to be developed is in the existing development footprint to retain as much native vegetation as possible. The western portion of the bike/pedestrian trail deviates from the exiting development foot print, but it was designed to be the least impactful to the area's archeological resources and geological concerns.

Residentail Rural -Mallagh Landing.
Permit Requirement. Development plan approval is required for all uses, except secondary dwellings, to include the following:
a. Residential clusters shall be identified in accordance with the sections of the Coastal Zone Land Use Ordinance which identifies cluster densities. At such time as the county adopts a Planned Unit Development (PUD) ordinance, the residential clusters shall be identified in accordance with the PUD ordinance.
b. Site selection for the residential clusters totaling l7 units shall be located adjacent to Pismo Beach where the extension of urban services would be appropriate.
c. A preliminary archaeological survey shall be required. Mitigation measures and residential site selection shall emphasize the protection of known archaeologic sites.
d. A geologic report shall be required to indicate areas of landslide risk, bluff erosion, or where engineered foundations may be required. The residential clusters should be located consistent with these identified geologic concerns.
e. Appropriate methods for ensuring public access and recreational use of Pirates Cove and the adjacent bluff top shall be identified. (A detailed discussion of public access standards, see Land Use Element combining designation in Chapter 7 of this document.) Compliance with The Land Use Ordinance (Coastal) A trail and beach access is considered passive recreation and according to Table O of the Land Use Ordinance (Coastal) passive recreation is an allowable use within the Residential Rural land use category.

Response: County Parks is applying for a Development Plan for trails, beach access, parking lot improvement and other recreational and public access features discussed in Chapter 7 of the San Luis Bay (Coastal) area plan. Archaeology and geologic reports have been provided with this application.

The Coastal Zone Land Use Ordinance Compliance

23.04.118 - Blufftop Setbacks: New development or expansion of existing uses proposed to be located adjacent to a beach or coastal bluff shall be located in accordance with the setbacks provided by this section instead of those provided by Sections 23.04.110or 23.04.112.

a. **Bluff retreat setback method:** New development or expansion of existing uses on blufftops shall be designed and set back from the bluff edge a distance sufficient to assure stability and structural integrity and to withstand bluff erosion and wave action for a period of 75 years without construction of shoreline protection structures that would in the opinion of the Planning Director require substantial alterations to the natural landforms along bluffs and cliffs. A site stability evaluation report shall be prepared and submitted by a certified engineering geologist based upon an on-site evaluation that indicates that the bluff setback is adequate to allow for bluff erosion over the 75 year period according to County established standards.

Response: A geotechnical report was submitted with this permit application. The bike/pedestrian trail is located along the bluffs, between an active land slide and 30 percent slopes (that are too steep for a bike/pedestrian trail). Therefore, the bike/pedestrian trail cannot be set back to allow for bluff erosion over 75 years. To offset this policy inconsistency, County Parks purchased the parcel where the bicycle/pedestrian trail will be located, APN 076-231-064. Owning this parcel will allow County Parks to rebuidt this trail further up the slope if the proposed trail becomes unsafe or unstable. Building further up the slope at this time would require unnecessary impacts to the archeologically sensitive area. In addition, this trail and recreational area can be closed down in times of bad weather or ground movement to ensure safety. Finally, as discussed above, the Malaga Point Standard of San Luis Bay Coastal Area Plan calls for the improvements associated with this application.

23.04.160- Parking- *Response: Standards, for passive recreation, in the Coastal Zone Land Use Ordinance were not identified. This project will formalize 35 parking spaces in the existing parking lot. This parking lot will be paved. The size and material selected for the parking area will allow for a drainage plan that uses the paved parking lot to move runoff into the bioswales west of the parking lot. The size of the parking spaces and the aisle width were designed to meet the Land Use Ordinance standards.*

23.04.190 - Fencing and Screening: Standards for fencing and screening are established by this section to protect certain uses from intrusion, to protect the public from uses that may be hazardous, and to increase compatibility between different land uses by visual screening. Fencing is the enclosure of an area by the materials identified in subsection c. of this section. Screening is the enclosure of an area by a visual barrier, which may include solid fencing, or other materials as specified in subsection e. of this section.

Side and rear lot lines: The side and rear property lines of all non-residential uses are to be screened as follows:

(i) **Adjacent to a residential use or category:** A solid wall or fencing is to be located on side and rear property lines of any non-residential or non-agricultural use abutting a residential use or land use category, except for parks, golf course greens and fairways.

Response: This is a 55 acre site that includes ridge tops and is adjacent to the Pacific Ocean. Fencing the side and rear property lines with solid wall or fencing would block views of the ocean and put fencing along the Ontario Ridge, an important scenic backdrop for the coastal area of Avila Beach and Pismo Beach.

Modification of Fencing and Screening Requirements. Any of the requirements of this section may be waived or modified through Minor Use Permit approval, provided the Planning Director first finds that specifically identified characteristics of the site or site vicinity would make required fencing or screening unnecessary or ineffective.

Response: County Parks is requesting a modification to this fencing and screening requirement. A solid wall or fencing along the side and rear property lines of this site is not necessary to protect adjacent residential use from the passive recreational use of this site because the site is 55 acres and has only one residence adjacent to the site. In addition, compliance with this standard would put fencing along the Ontario Ridge, an important scenic backdrop for the coastal area of Avila Beach and Pismo Beach, and block views of the ocean from a public recreation area.

Signs 23.04.300 – *Response: Two interpretive signs are proposed with this project. These signs will outline the trail and the Native American history within the area. These signs are exempt under the Land Use Ordinance Section* ***23.04.306 (b):***

> ***(11)Official signs:*** *Official federal, state or local government traffic, directional guide and other informational signs and notices issued by any court, person or officer in performance of a public duty; and/or*
>
> ***(7) Information kiosks:*** *Free-standing structures providing information for pedestrians, including permanent copy and temporary information such as handbills, posters and flyers affixed to a bulletin-board type surface. The total area of kiosk display surfaces shall not exceed 40 square feet or a height of eight feet. Kiosks are to be separated from adjacent structures by a minimum of six feet.*

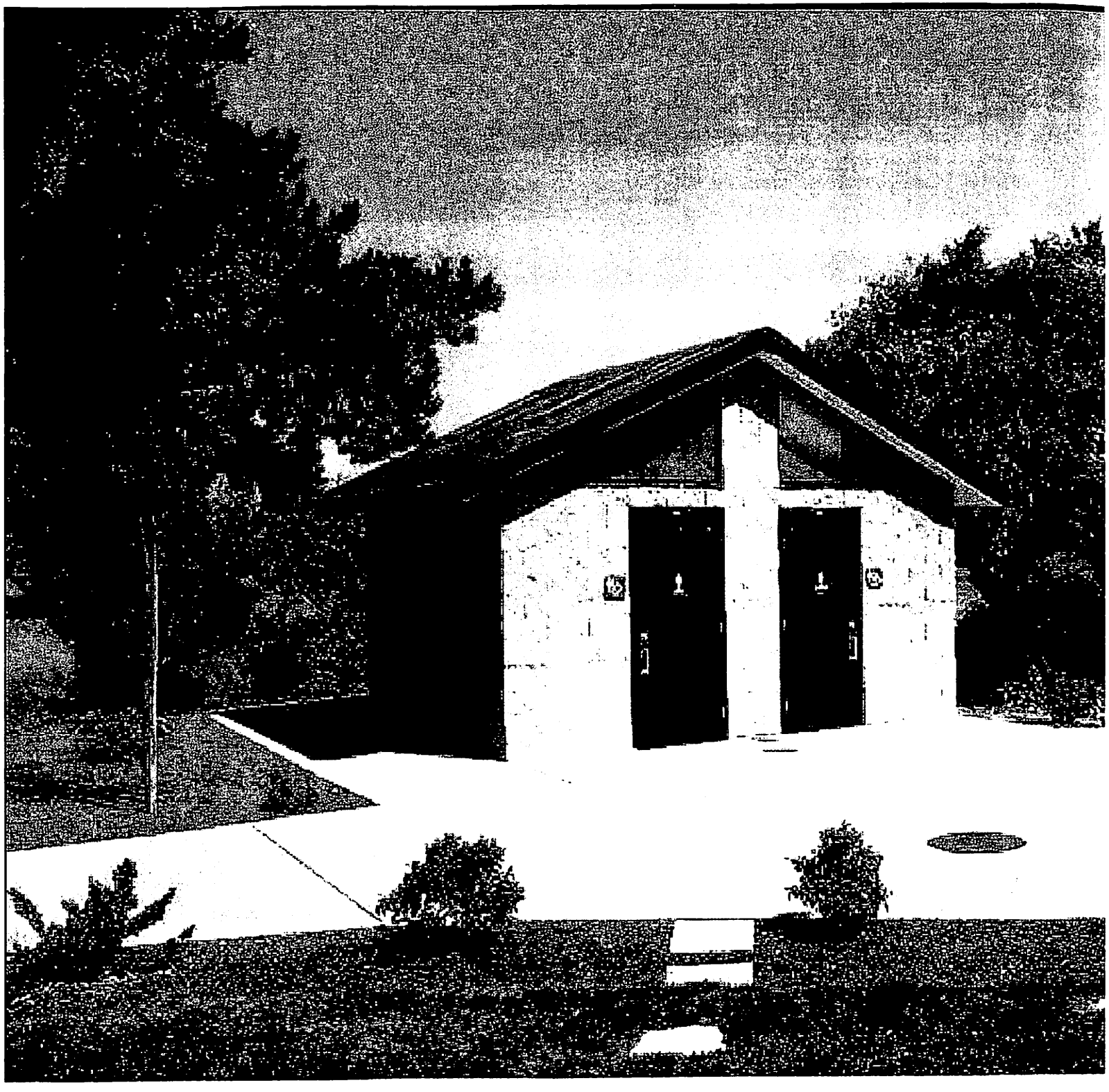


Exhibit B – Mitigation Summary Table

Aesthetics

AES-1 The balance of any cuts into the hillside shall be replanted as soon a possible with erosion control planting.

AES-2 The bridge shall be painted or made of material that is a muted and natural color that match the surrounding natural environment.

AES-3 Stairs shall be painted or made of material that is a muted and natural color that match the surrounding natural environment.

AES-4 The vault restroom shall be painted or made of material that is a muted and natural color that match the surrounding natural environment.

AES-3 The paved parking lot shall use muted color paint and natural materials parking stops (wood or vegetated berms) whenever possible to soften the appearance of the paved parking lot.

Air Quality

AQ-1 Fugitive PM 10 Mitigation measures and all required PM190 measures shall be shown on applicable grading or construction plans. In addition, the County of San Luis General Service Agency shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary in weekend and holidays to insure compliance): the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction/grading permit issuance :

- Reduce the amount of disturbed area where possible;
- Use water trucks or sprinklers systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible; Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure;
- All dirt stock-pile areas should be sprayed daily as needed;
- Permanent dust control measures identified in the approved project revegetation plan should be implemented as soon as possible following completion of disturbing activities;
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with fast germinating native grass seed and watered until vegetation is established;
- All disturbed soil areas not subject to revegtation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by APCD;
- All roadways driveways, sidewalks etc. to be paved should be completed as soon as possible. In additional, building pads should be aid as soon ass possible after grading unless seeding or soil binders are used;

- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet freeboard (minimum vertical distance between top of load and top of trailer) in accordance with the CVC Section;
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site: and
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

AQ-2 Prior to issuance of Construction permits, the applicant shall provide evidence they have contracted APCD on any proposed portable equipment requiring APCD or CARB registration such as: 50-hp portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinder, trammel screens, etc. should any of these types of equipment be used during construction activities, Californian Statewide portable equipment registration (issued by the Californian Air Resources Board) or a APCD permit may be required.

AQ-3 As of February 2000, the APCD prohibits developmental burning of vegetative material with San Luis Obispo county. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed, any such exemption must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by APCD and the local fire department authority. As part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes cost and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted.

Biological Resources

Prior to issuance of a Construction Permit:

BIO-1 A focused botanical survey shall be conducted by a qualified botanist to determine the presence and distribution of black-flowered figwort. The botanical survey shall be conducted during the appropriate flowering period (April-May) to ensure detectability and that all black-flowered figwort can be flagged within and adjacent to the proposed impact areas. Should black-flowered figwort or other special-status plant species be identified within or adjacent to work sites, the following methods shall be used to avoid impacts:

- Avoidance;
- If avoidance is not feasible; a mitigation plan would be developed and implemented by a qualified biologist/restoration specialist, and may include salvaging/transplanting plants and/or cuttings from impact areas and relocating to suitable habitat and/or collecting seeds for distribution in a designated mitigation/restoration area.

BIO-2 A qualified biologist shall conduct a pre-construction survey prior to the mobilization, operation, and demobilization of project equipment within work areas to determine presence/absence sensitive wildlife species. In the event that any special-status species are identified within the immediate project work area, work will not be initiated until the appropriate agencies have been contacted and appropriate measures for protection have been instituted. Project activities may commence only after pre-construction surveys have confirmed the absence of all special-status species

BIO-3 All applicable agency permits with jurisdiction over the project area (e.g. CCC, CDFG, Corps, Regional Water Quality Control Board [RWQCB]) should be obtained (as necessary) for proposed project improvements including storm drain outlets to intertidal areas. All additional mitigation measures required by these agencies would be implemented as necessary throughout the project.

BIO-4 If feasible, construction activities shall take place between mid-August and mid-March to be outside of the nesting bird season. If construction activities occur within the nesting bird season, a qualified biologist shall perform pre-activity nesting bird surveys to determine if breeding/nesting birds are present within the Project Site. If an active bird nest, greater than 50% completed, is identified, then CDFG and/or USWFS shall be consulted to determine appropriate buffer during construction activities. Nests less than 50% completed or a non-active nest (i.e., last year's nest or an abandoned nest) shall be removed by a qualified biologist in accordance to the MBTA.

<u>During Construction Activities:</u>

BIO-5 An Environmental Sensitivity Training presentation shall be prepared and presented to all construction personnel at the beginning of the project. The program shall discuss sensitive species with potential to occur in the construction zone, with emphasis on special-status wildlife, plants, and sensitive marine resources. The program shall explain the importance of minimizing disturbance and adhering to all permit conditions and provide an overview of a petroleum spill prevention and response actions.

BIO-6 The following measures shall be implemented to further mitigate impacts to sensitive wildlife that may occur within project area:

- All vegetation removal and initial ground disturbing excavation activities shall be monitored by a qualified biologists, authorized to relocate native wildlife to adjacent suitable habitat;
- A qualified biologist shall inspect the immediate work areas for any signs of nesting woodrats. In the event a woodrat nest is found within the immediate work area and project activities cannot avoid the nest, all activities within the vicinity of the nest shall stop and the CDFG shall be consulted. At no time shall a woodrat nest be removed until CDFG consultation;
- All construction activities will be completed during daylight hours only;
- All trash receptacles will be located away from the bluff face and will be covered; and all food-related trash shall be removed from the Project Site at the end of each working day;

- Project-related equipment should be prohibited outside of designated work areas and delineated access routes;
- No firearms should be allowed in the project area;
- In the event a special status animal is observed within the Project Site, appropriate agencies will be notified immediately to determine further mitigation;
- No project activities shall be conducted during rain events; and,
- No rodenticides or herbicides should be applied within the project area.

BIO-7 The use of heavy equipment and vehicles shall be limited to the proposed project limits, existing roadways, and defined staging areas/access points. Impervious material will be placed under all containers with petroleum products, including machinery engines and fuel tanks, in the storage or refueling area. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing.

BIO-8 During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas. Straw bales, sandbags, and sorbent pads shall be available to prevent water and/or spilled fuel from entering adjacent waters. In addition, secondary containment should be installed around all locations where petroleum products are stored. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

BIO-9 Heavy equipment that creates noise levels above 85 dB shall not be used for project activities along the shoreline during installation of during future improvements of the lower portion of Pirate's Cove trail down to the beach. Specifically, noise level measurements shall be taken during the first day that a piece of equipment that has no published noise level data is to be used at the site. Measurements shall be taken to determine the distance to the 85 dB noise level and adjustments to machinery operation (i.e., ramp up) shall be made if wildlife (i.e., harbor seal, sea otter, and sea lion) are observed to be negatively affected by the equipment noise.

BIO-10 Erosion control measures shall be implemented to prevent runoff into adjacent waters. Silt fencing, in conjunction with other methods, shall be used to prevent erosion and avoid and/or minimize excavated soil and sediments from entering adjacent waterways. Further, appropriate dust control measures, such as, daily watering of work areas, shall be implemented to minimize dust impacts to surrounding habitat areas.

Cultural Resource

Prior to issuance of construction permit:

CR-1 The applicant shall submit to the Environmental Coordinator for review and approval, a detailed researched design for a Phase III data recovery archaeological investigation. The Phase III program shall be prepared by a subsurface qualified archaeologist and approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of the previous archaeological

investigations. The Phase III program shall include at least the following:

a. standard archaeological data recovery practices;
b. recommendation of sample size adequate to mitigate for impacts to the archaeological site, including basis and justification of the recommended sample size.
c. identification of location of sample sites/test units;
d. detailed description of sampling techniques and material recovery procedures (e.g.how sample is to be excavated, how the material will be screened, screen size, how materials will be collected;.
e. disposition of collected materials;
f. proposed analysis of results of data recovery and collected materials, including timeline of final analysis results; and
g. consultation with appropriate Chumash tribal representatives.

Once approved these measures shall be shown on all applicable plans and implemented during construction.

CR-2 A monitoring plan, prepared by a subsurface-qualified archaeologist, approved by the Environmental Coordinator, to be reviewed and approved by the Environmental Coordinator. The monitoring plan shall include at a minimum:

a. List of personnel involved on the monitoring activities;
b. Description of how monitoring shall occur;
c. Description of frequency of monitoring (e.g. full-time, part time. spot checking);
d. Description of what resources are expected to be encountered;
e. Description of circumstances that would result in the halting of work at the project site (e.g. what is considered significant archaeological resources?);
f. Description of procedures for halting work on the site and notification procedures; Description of monitoring reporting procedures; and
h. Consultation with appropriate Chumash tribal representatives.

CR-3 A letter from the consulting archaeologist shall be submitted to the Environmental Coordinator indicating that all necessary field work, as identified in the Phase III, program, has been completed.

During Construction

CR-4 All ground disturbing construction activities, the applicant shall retain a qualified archaeologist (approved by the environmental coordinator) and Native America to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring all work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigations as required by the Environmental Coordinator.

Prior to final inspection

CR-5 Upon completion of all monitoring/data recovery activates and prior to final inspection (whichever occurs first) the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/data recovery activities and confirming that all mitigation

measures have been met. If the analysis included in the Phase III program is not complete by the time of final inspection the applicant shall provide to the environmental coordinator, proof of obligation to complete the required analysis.

CR-6 Split rail fencing, or similar type fencing, a minimum of three feet high shall be installed along the bike/pedestrian trail. This fencing is to discourage people from meandering off the official trail.

CR-7 Interpretive panel(s) shall be installed to educate the public about the Chumash experience and cultural history of the area. The(se) interpretive panel(s) shall be approved by County Parks, and the content shall be developed in cooperation with appropriate Chumash tribal representatives.

Geology and Soils

Prior to issuance of a construction permit:

GS-1 The applicant shall submit a geotechnical report(s) prepared by a qualified registered professional for the design and construction of trail facility that will evaluate the subsurface conditions along the trail, coastal erosion conditions, landsliding and slope stability and provide recommendations for the design of the trail with consideration of those conditions in accordance with County building code, and to help minimize the impact that the trail could have on existing landslides know to be present at the site.

GS-2 The applicant shall provide verification that the plans and specification for the design of the trail, grading, bridge structures, utility trenches and appurtenant improvements have been prepared in accordance with the recommendations of the geotechnical report(s) prior to beginning construction. Structures shall be designed to design according to at least the minimum requirements of the 2010 California Building Code and the recommendations of the geotechnical report(s).

Prior to final inspection:

GS-3 The applicant shall provide verification that the earthwork, drainage, structures, and trail improvements were inspected, testing, and observed under the auspices of a California registered professional engineer and the geotechnical engineer for conformance with the plans, specifications, and any special inspection requirements of the 2010 California Building Code so as to have reasonable certainty that the work was constructed according to the approved plans and specifications.

GS-4 If landslide potential is perceived (heavy rains, earthquakes) the bike/pedestrian trail will be closed to ensure public safety.

GS-5 The trail should be inspected by the County following periods when landslide potential may increase (such as following periods of heavy rains, earthquakes, or high surf) or when there are reports of cracking, settlement, or erosion of within or adjacent to the bike/pedestrian and the trail will be closed to ensure public safety if conditions are deemed to make travel on the path unsafe.

GS-6 A sign will be posted at either end of the trail with notice to contact County Parks if dangerous or unusual conditions are observed.

Noise

N-1 Construction activities will be limited to the hours of 7:00 a.m. to 7:00 p.m.

N-2 Heavy equipment that creates noise levels above 85 dB shall not be used for project activities along the shoreline during installation of the storm drain culverts and/or during future improvements of the lower portion of Pirate's Cove trail down to the beach. Specifically, noise level measurements shall be taken during the first day that a piece of equipment that has no published noise level data is to be used at the site. Measurements shall be taken to determine the distance to the 85 dB noise level and adjustments to machinery operation (i.e., ramp up) shall be made if wildlife (i.e., harbor seal, sea otter, and sea lion) are observed to be negatively affected by the equipment noise.

Water

W-1 Prepare and implement an erosion, sedimentation and pollution prevention plan and SWPPP.

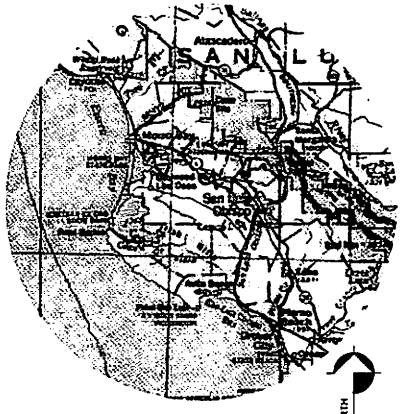
W-2 Submit a drainage plan showing the use of a filter devise to prevent oils and fuel washing from the proposed parking area into the ocean at the parking lot inflow location.

LU-1 This recreational area shall be closed down in times of bad weather or ground movement.

CAVE LANDING

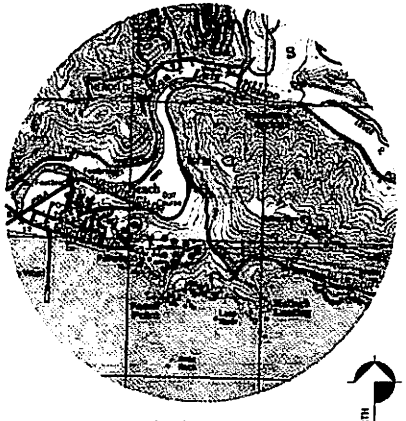
BIKE PATH AND PARKING LOT IMPROVEMENTS

(PRELIMINARY DESIGN PLANS)



PROJECT VICINITY

SCALE NTS



PROJECT LOCATION

SCALE NTS

PROJECT SITE

SCALE 1" = 100'

1

PROJECT CONTACTS

CLIENT
COUNTY OF SAN LUIS OBISPO
PARKS DIVISION
1087 SANTA ROSA STREET
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FAX: 805-781-1102

CIVIL ENGINEERING
FALL CREEK ENGINEERING, INC.
P.O. BOX 7894
SANTA CRUZ, CA 95061
PHONE: 831-426-9354
FAX: 831-426-4932
CONTACT: PETER HAASE, P.E.
PRINCIPAL ENGINEER

GEOTECHNICAL ENGINEERING
FUGRO WEST, INC
660 CLAXTON COURT SUITE A
SAN LUIS OBISPO, CA 93401
PHONE: 805-543-8797
FAX: 805-543-9311
CONTACT: CHRISTOPHER LOVATO, G.E.
PROJECT ENGINEER

PROJECT REFERENCES

GEOTECHNICAL REPORT - CAVE LANDING BIKE PATH CAVE LANDING ROAD - BLUFF DRIVE, SAN LUIS OBISPO COUNTY, CALIFORNIA - PREPARED BY FUGRO WEST INC, DATED DECEMBER 21, 2009

PRELIMINARY DESIGN MEMORANDUM, CAVE LANDING PATH REVISED PRELIMINARY DESIGN - PREPARED BY AECOM, DATED MARCH 17, 2010

PROJECT GRADING QUANTITIES

MAIN TRAIL ALIGNMENT	
CUT VOLUME	505 CUBIC YARDS
FILL VOLUME	345 CUBIC YARDS
NET VOLUME	160 CUBIC YARDS CUT
BEACH TRAIL ALIGNMENT	
CUT VOLUME	23 CUBIC YARDS
FILL VOLUME	8 CUBIC YARDS
NET VOLUME	15 CUBIC YARDS CUT
PARKING LOT	
CUT VOLUME	47 CUBIC YARDS
FILL VOLUME	497 CUBIC YARDS
NET VOLUME	450 CUBIC YARDS FILL

NOTES
1. NO CUT OR FILL FACTORS HAVE BEEN ADDED TO THESE CALCULATIONS
2. GRADING QUANTITIES DO NOT INCLUDE EXISTING TRAIL TO BE RESTORED

LEGEND

(E)	EXISTING (ABBREVIATION)
(N)	NEW (ABBREVIATION)
	(E) CONTOUR
	PIRATES COVE LANDING COMPLEX (PCLC)

SHEET INDEX

0.0	COVER SHEET
1.0	SITE IMPROVEMENT PLAN
2.0	GRADING PLAN - MAIN TRAIL ALIGNMENT PLAN AND PROFILE
2.0.1	GRADING PLAN - MAIN TRAIL ALIGNMENT DETAILS
2.1	GRADING PLAN - BEACH TRAIL ALIGNMENT PLAN AND PROFILE
2.1.1	GRADING PLAN - BEACH TRAIL ALIGNMENT DETAILS
2.2	GRADING PLAN - PARKING AREA
3.0	EROSION CONTROL PLAN AND DETAILS
4.0	DRAINAGE PLAN AND DETAILS

SHEET TITLE
COVER SHEET
PRELIMINARY SITE
IMPROVEMENT PLANS

CLIENT
COUNTY OF SAN LUIS OBISPO
PARKS DIVISION
ATTN: SHAUN COOPER
1087 SANTA ROSA STREET
SAN LUIS OBISPO, CA

PROJECT TITLE
CAVE LANDING
BIKE PATH IMPROVEMENTS
CAVE LANDING ROAD
SAN LUIS OBISPO, CALIFORNIA

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil • Environmental • Water Resources
P.O. BOX 7894, SANTA CRUZ, CA 95061
TEL (831) 426-9354 FAX (831) 426-4932

REGISTERED PROFESSIONAL ENGINEER
PETER H. HAASE
NO. 60860
EXP. 12/31/12
CIVIL
STATE OF CALIFORNIA

DRAWN BY	RLC
CHECKED BY	PHH
DATE	MAY 2011
JOB NO	21107
SCALE	AS SHOWN
SHEET	0.0 OF 7

SITE IMPROVEMENT LAYOUT - PLAN VIEW

SCALE 1" = 60'

1

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

SHEET TITLE

PRELIMINARY SITE IMRPOVEMENT PLAN

CLIENT

COUNTY OF SAN LUIS OBISPO
PARKS DIVISION
ATTN: SHAUN COOPER
1037 SANTA ROSA STREET
SAN LUIS OBISPO, CA

PROJECT TITLE

CAVE LANDING
BIKE PATH IMPROVEMENTS
CAVE LANDING ROAD
SAN LUIS OBISPO, CALIFORNIA

FALL CREEK ENGINEERING, INC.

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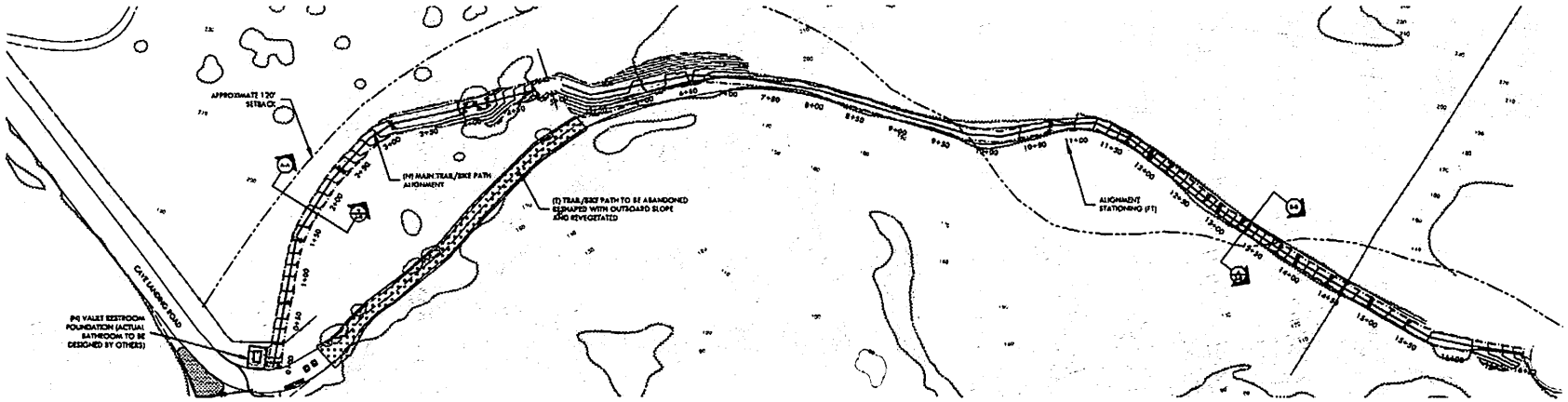
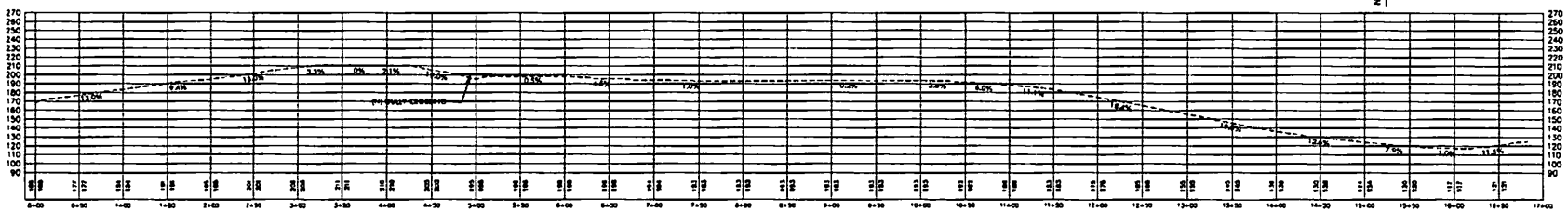
DRAWN BY	RLC
CHECKED BY	PHH
DATE	MAY 2011
JOB NO	21107
SCALE	AS SHOWN
SHEET	1.0 OF 7



MAIN TRAIL/BIKE PATH ALIGNMENT - PLAN VIEW
SCALE 1" = 60'

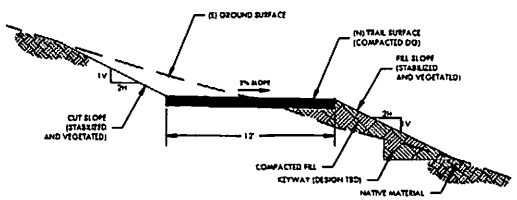
1

NORTH
GRAPHIC SCALE 1" = 60'



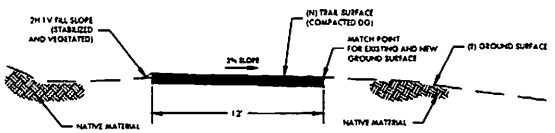
MAIN TRAIL/BIKE PATH ALIGNMENT - PROFILE VIEW
SCALE 1" = 60'

2



TYPICAL TRAIL SECTION A-A
SCALE 1" = 4'

3



TYPICAL TRAIL SECTION B-B
SCALE 1" = 4'

4

LEGEND

(E)	EXISTING (ABBREVIATION)
(N)	NEW (ABBREVIATION)
	(E) CONTOUR
	(N) CONTOUR
	LIMIT OF GRADING
	(N) TRAIL ALIGNMENT
	(E) TRAIL TO BE ABANDONED AND RESTORED
	(N) WATERBARS

SHEET TITLE
PRELIMINARY GRADING PLAN
MAIN TRAIL ALIGNMENT
PLAN AND PROFILE

CLIENT
COUNTY OF SAN LUIS OBISPO
PARKS DIVISION
ATTN: SHAUN COOPER
1087 SANTA ROSA STREET
SAN LUIS OBISPO, CA

PROJECT TITLE
CAVE LANDING
BIKE PATH IMPROVEMENTS
CAVE LANDING ROAD
SAN LUIS OBISPO, CALIFORNIA

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil • Environmental • Water Resources

DRAWN BY	RLC
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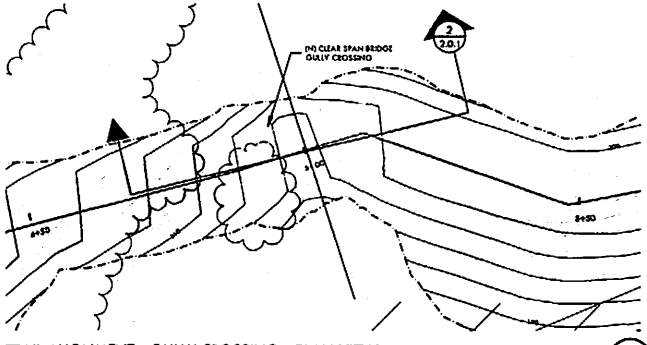
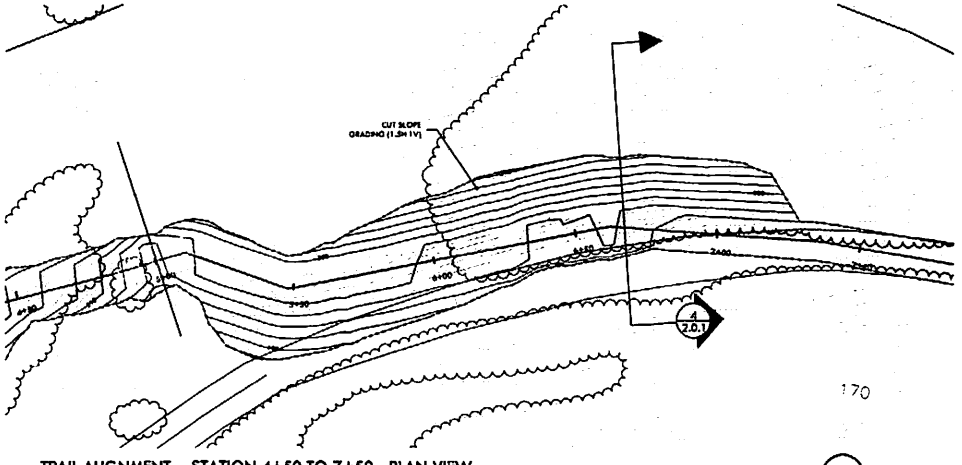
DATE	MAY 2011
JOB NO	21107
SCALE	AS SHOWN
SHEET	2.0 OF 7



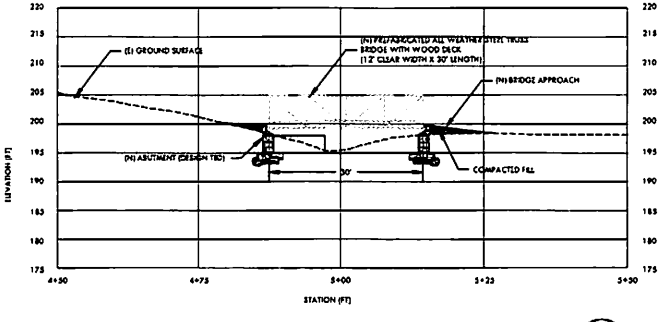
TRAIL ALIGNMENT - GULLY CROSSING - PLAN VIEW (1)

SCALE 1" = 10'



TRAIL ALIGNMENT - STATION 4+50 TO 7+50 - PLAN VIEW (3)

SCALE 1" = 20'



BRIDGE GULLY CROSSING TYPICAL SECTION (2)

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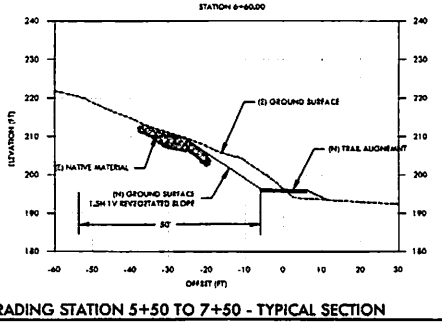
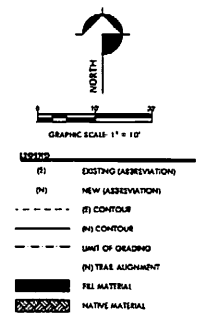


1.5H:1V GRADING STATION 5+50 TO 7+50 - TYPICAL SECTION (4)

SCALE 1" = 15'



SHEET TITLE
PRELIMINARY GRADING PLAN MAIN TRAIL ALIGNMENT DETAILS

CLIENT
COUNTY OF SAN LUIS OBISPO
PARKS DIVISION
ATTN: SHAUN COOPER
1087 SANTA ROSA STREET
SAN LUIS OBISPO, CA

PROJECT TITLE
CAVE LANDING
BIKE PATH IMPROVEMENTS
CAVE LANDING ROAD
SAN LUIS OBISPO, CALIFORNIA

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil • Environmental • Water Resources

DRAWN BY	RLC
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DATE	MAY 2011
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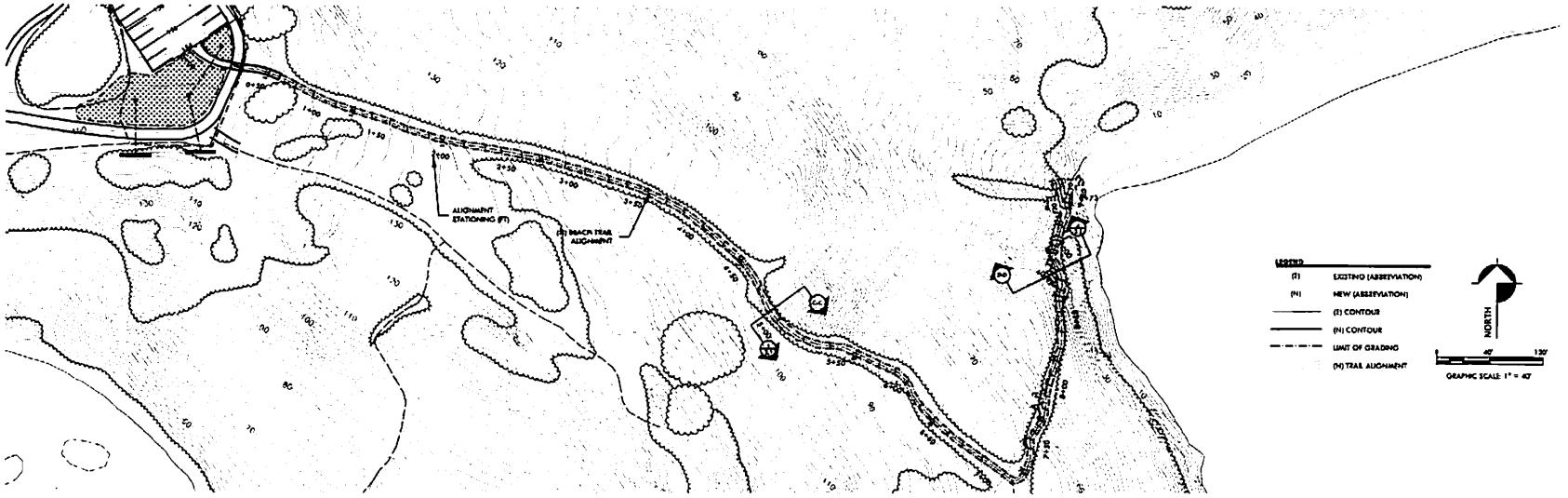
SHEET	2.0.1 OF 7



BEACH TRAIL ALIGNMENT - PLAN VIEW

SCALE: 1" = 40'

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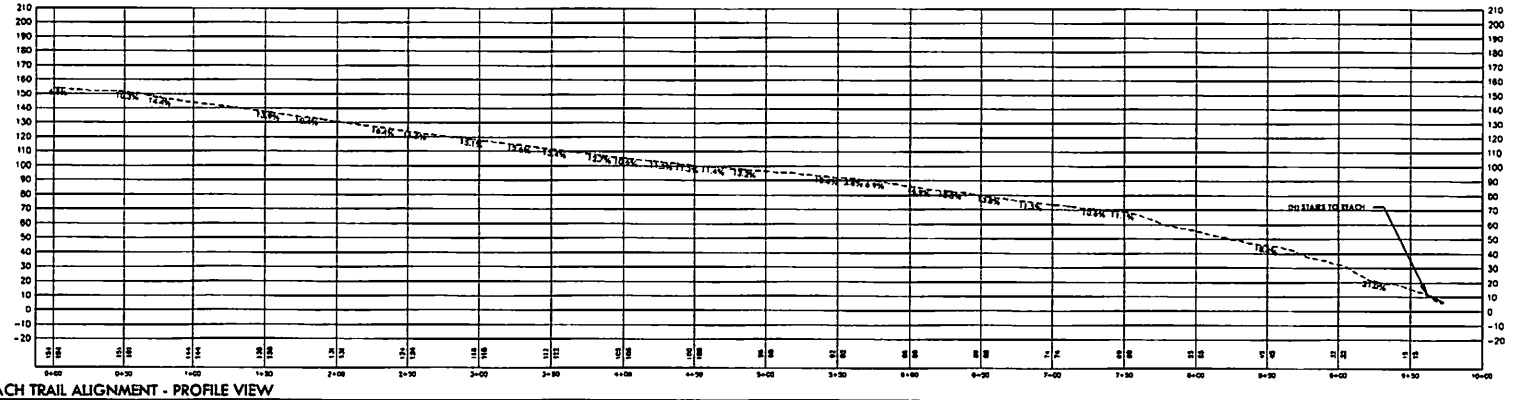
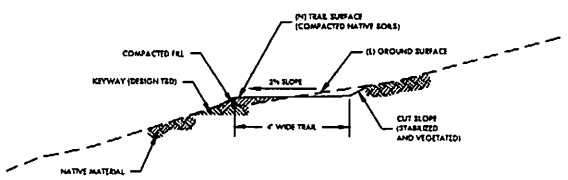


BEACH TRAIL ALIGNMENT - PROFILE VIEW

SCALE: 1" = 40'

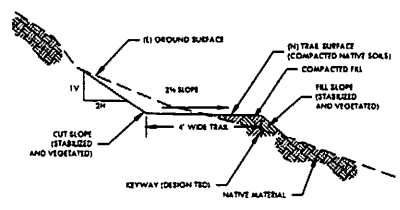
2



TYPICAL TRAIL SECTION C-C

SCALE: 1" = 2'

3



TYPICAL TRAIL SECTION D-D

SCALE: 1" = 2'

4

SHEET TITLE

PRELIMINARY GRADING PLAN BEACH TRAIL ALIGNMENT PLAN AND PROFILE

CLIENT

COUNTY OF SAN LUIS OBISPO

PARKS DIVISION
ATTN: SHAUN COOPER
1087 SANTA ROSA STREET
SAN LUIS OBISPO, CA

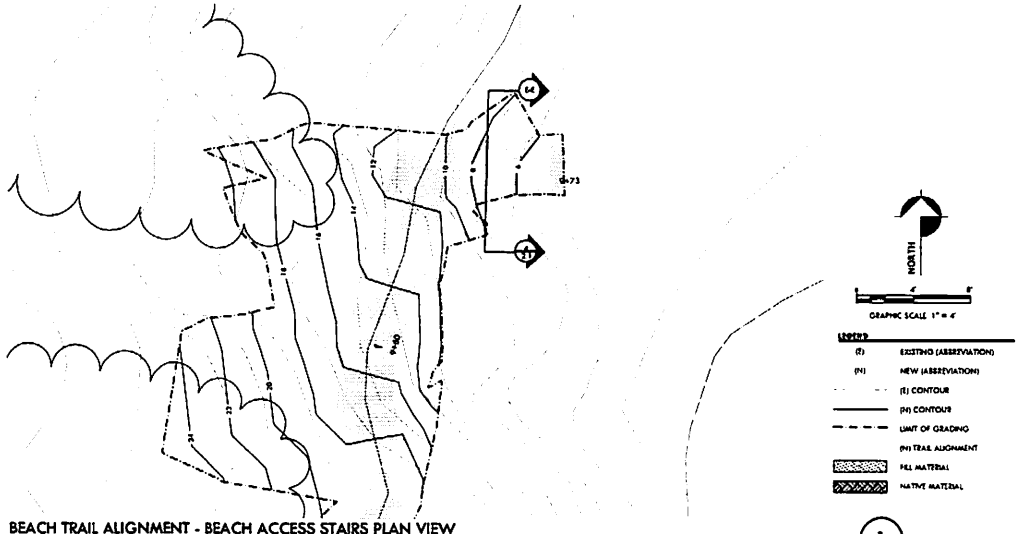
PROJECT TITLE

CAVE LANDING

BIKE PATH IMPROVEMENTS
CAVE LANDING ROAD
SAN LUIS OBISPO, CALIFORNIA

FALL CREEK ENGINEERING, INC.

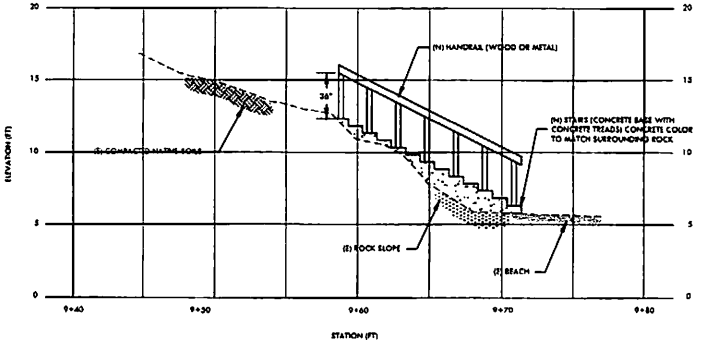
DRAWN BY	RLC
CHECKED BY	PHH
DATE	MAY 2011
JOB NO	21107
SCALE	AS SHOWN
SHEET	2.1 OF 7



BEACH TRAIL ALIGNMENT - BEACH ACCESS STAIRS PLAN VIEW

SCALE 1" = 4'

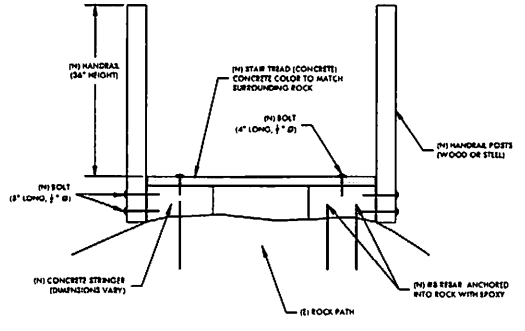
1



BEACH TRAIL ALIGNMENT - BEACH ACCESS STAIRS PROFILE

SCALE 1" = 10'

2



BEACH ACCESS STAIRS TYPICAL SECTION

SCALE 1" = 10'

3

SHEET TITLE
PRELIMINARY GRADING PLAN BEACH TRAIL ALIGNMENT DETAILS

CLIENT
COUNTY OF SAN LUIS OBISPO
PARKS DIVISION
ATTN: SHAUN COOPER
1087 SANTA ROSA STREET
SAN LUIS OBISPO, CA

PROJECT TITLE
CAVE LANDING
BIKE PATH IMPROVEMENTS
CAVE LANDING ROAD
SAN LUIS OBISPO, CALIFORNIA

PADRE CREEK ENGINEERING, INC.
Civil • Environmental • Water Resources

DRAWN BY: RLC
CHECKED BY: PHH
DATE: MAY 2011
JOB NO: 21107
SCALE: AS SHOWN
SHEET: 2.1.1
OF 7

PARKING LOT IMPROVEMENT PLAN (1)

SCALE 1" = 20'

TYPICAL BIOSWALE CROSS SECTION (2)

SCALE 1" = 2'

TYPICAL LEVEL SPREADER - PLAN VIEW (3)

SCALE 1" = 4'

LEGEND

(E)	EXISTING (ABBREVIATION)
(N)	NEW (ABBREVIATION)
- - - -	(E) CONTOUR
———	(N) CONTOUR
—·—·—	LIMIT OF GRADING

TYPICAL LEVEL SPREADER - SECTION A-A (4)

SCALE 1" = 2'

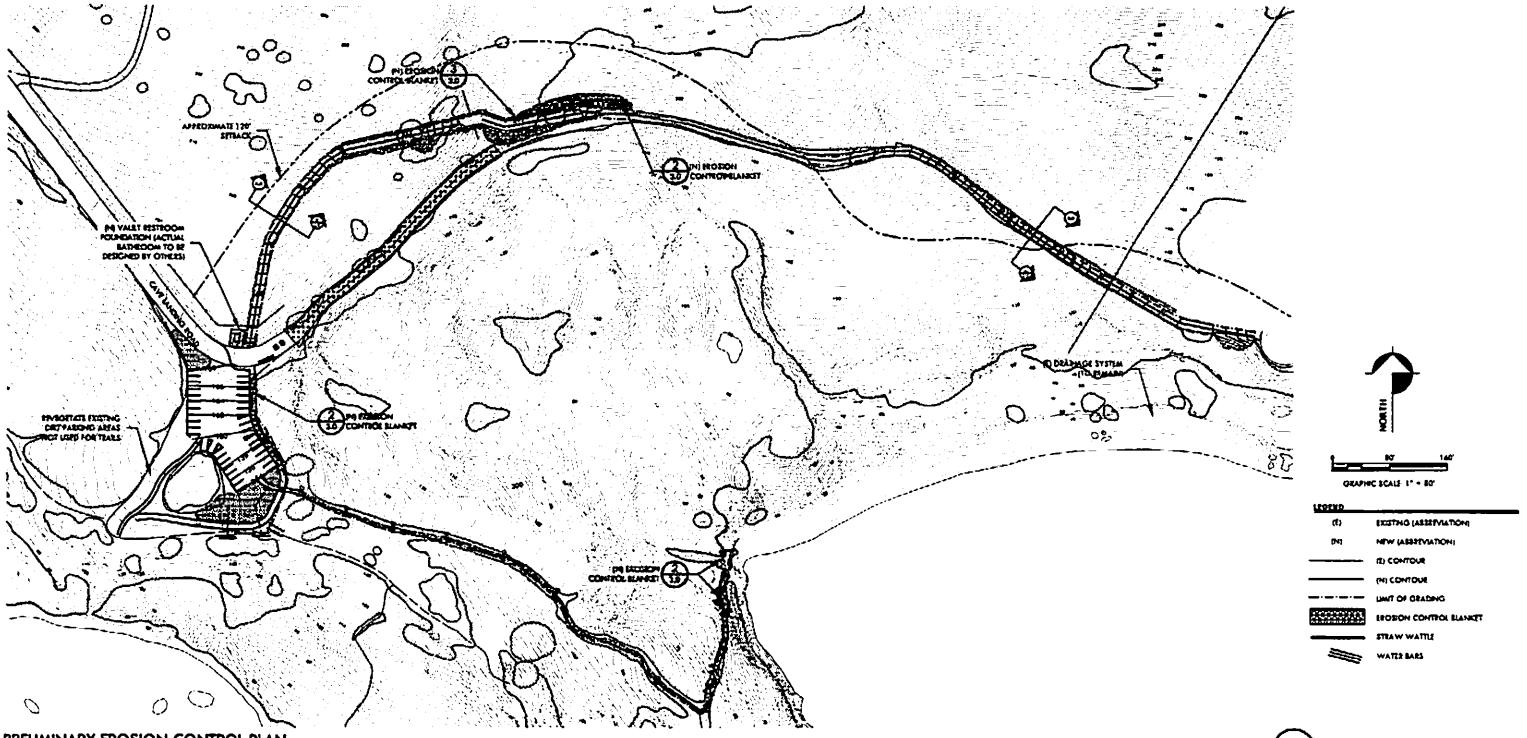
SHEET TITLE
PRELIMINARY GRADING PLAN PARKING LAYOUT

CLIENT
COUNTY OF SAN LUIS OBISPO
PARKS DIVISION
ATTN: SHAUN COOPER
1087 SANTA ROSA STREET
SAN LUIS OBISPO, CA

PROJECT TITLE
CAVE LANDING
BIKE PATH IMPROVEMENTS
CAVE LANDING ROAD
SAN LUIS OBISPO, CALIFORNIA

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil • Environmental • Water Resources

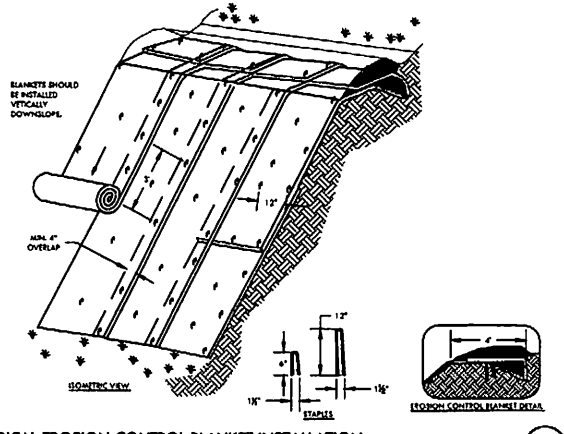
DRAWN BY	ELC
CHECKED BY	PHH
DATE	MAY 2011
JOB NO	21107
SCALE	AS SHOWN
SHEET	2.2 OF 7



PRELIMINARY EROSION CONTROL PLAN

SCALE 1" = 80'

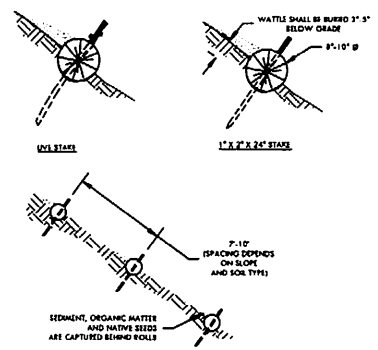
1



TYPICAL EROSION CONTROL BLANKET INSTALLATION

SCALE AS DIMENSIONED

2



TYPICAL STRAW WATTLE INSTALLATION

SCALE AS DIMENSIONED

3

SHEET TITLE

PRELIMINARY EROSION CONTROL PLAN

CLIENT

COUNTY OF SAN LUIS OBISPO

PARKS DIVISION
ATTN: SHAUN COOPER
1087 SANTA ROSA STREET
SAN LUIS OBISPO, CA

PROJECT TITLE

CAVE LANDING

BIKE PATH IMPROVEMENTS
CAVE LANDING ROAD
SAN LUIS OBISPO, CALIFORNIA

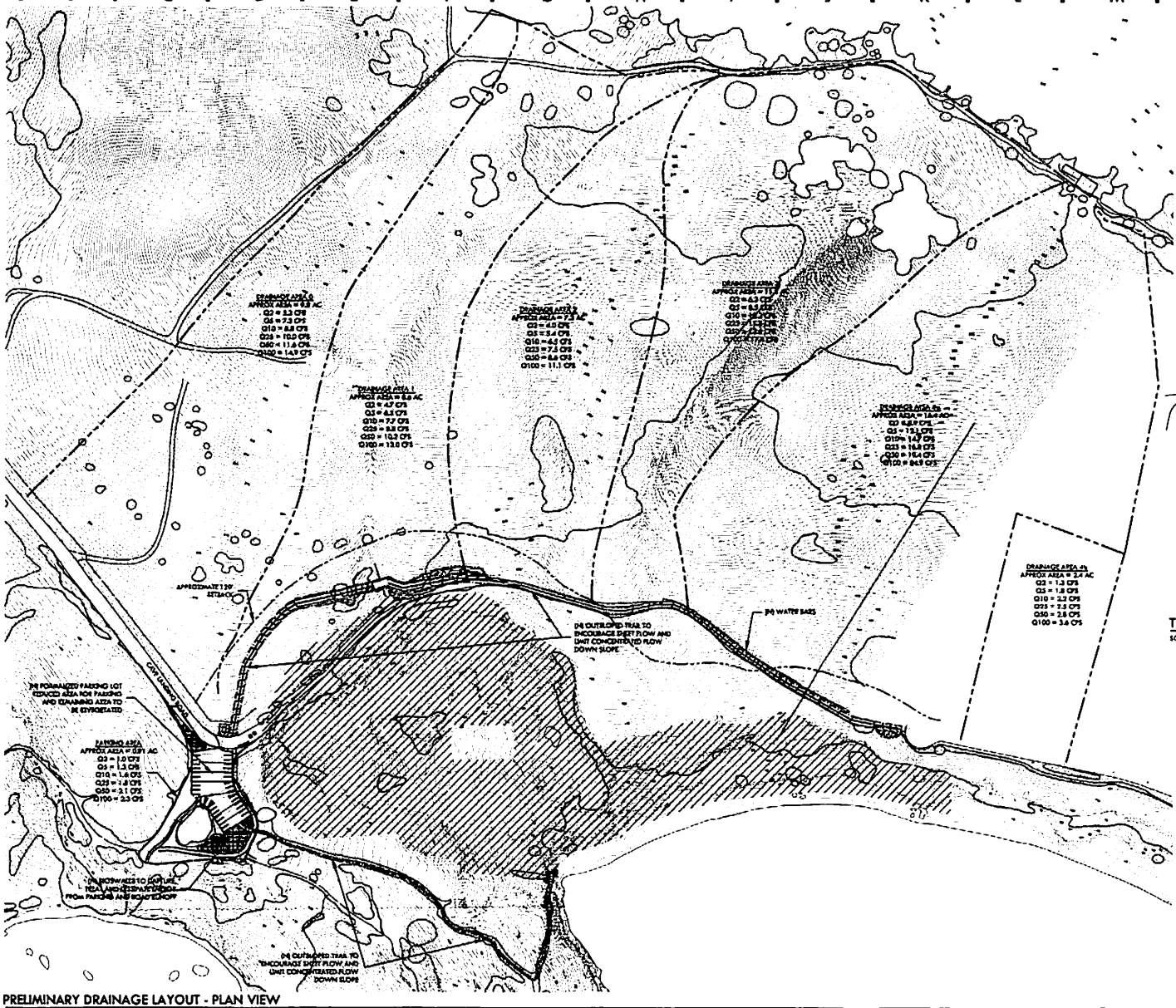
FALL CREEK ENGINEERING, INC.

Consulting Engineers

Civil • Environmental • Water Resources

P.O. BOX 7904, SANTA CRUZ, CA 95061
TEL (831) 426-9054 FAX (831) 426-4993

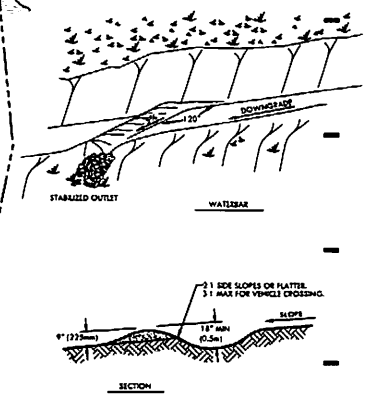
DRAWN BY	RLC
CHECKED BY	PHH
DATE	MAY 2011
JOB NO	21107
SCALE	AS SHOWN
SHEET	3.0 OF 7



PRELIMINARY DRAINAGE LAYOUT - PLAN VIEW

SCALE: 1" = 60'

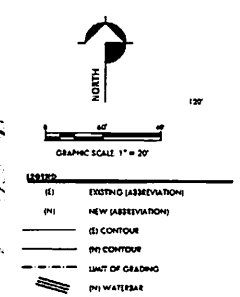
1



TYPICAL WATERBAR INSTALATION

SCALE AS DIMENSIONED

2



SHEET TITLE

PRELIMINARY DRAINAGE PLAN

CLIENT

COUNTY OF SAN LUIS OBISPO
PARKS DIVISION
ATTN: SHAUN COOPER
1087 SANTA ROSA STREET
SAN LUIS OBISPO, CA

PROJECT TITLE

CAVE LANDING
BIKE PATH IMPROVEMENTS
CAVE LANDING ROAD
SAN LUIS OBISPO, CALIFORNIA

FALL CREEK ENGINEERING, INC.

Consulting Engineers

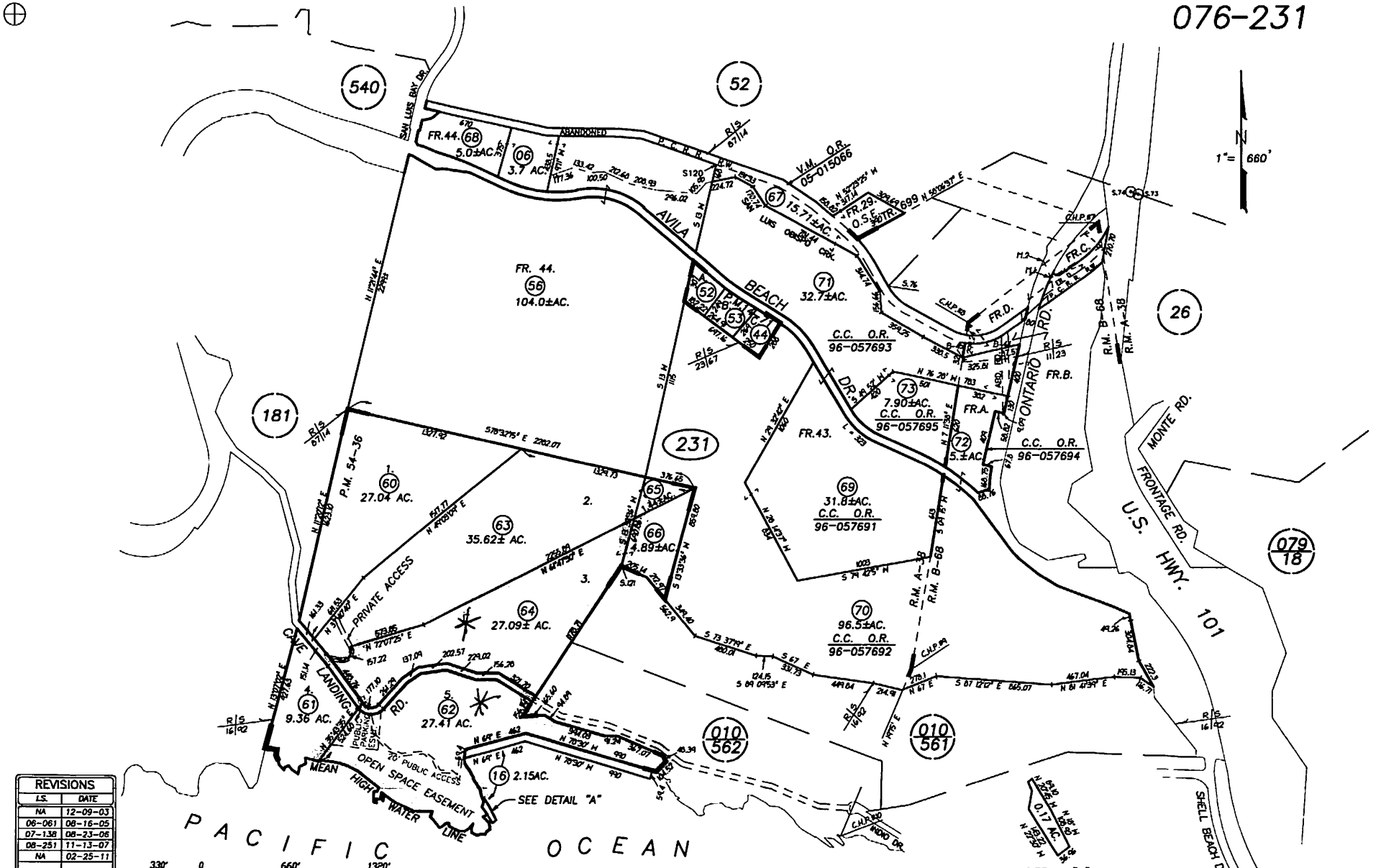
Civil • Environmental • Water Resources

P.O. BOX 7974, SANTA CRUZ, CA 95061
TEL (831) 426-9064 FAX (831) 426-4929

REGISTERED PROFESSIONAL ENGINEER
PAUL H. NEWMAN
EXP. 12/31/12
CIVIL
STATE OF CALIFORNIA

DRAWN BY:	RLC
CHECKED BY:	PHH
DATE:	MAY 2011
JOB NO:	21107
SCALE:	AS SHOWN
SHEET	4.0 OF 7

076-231

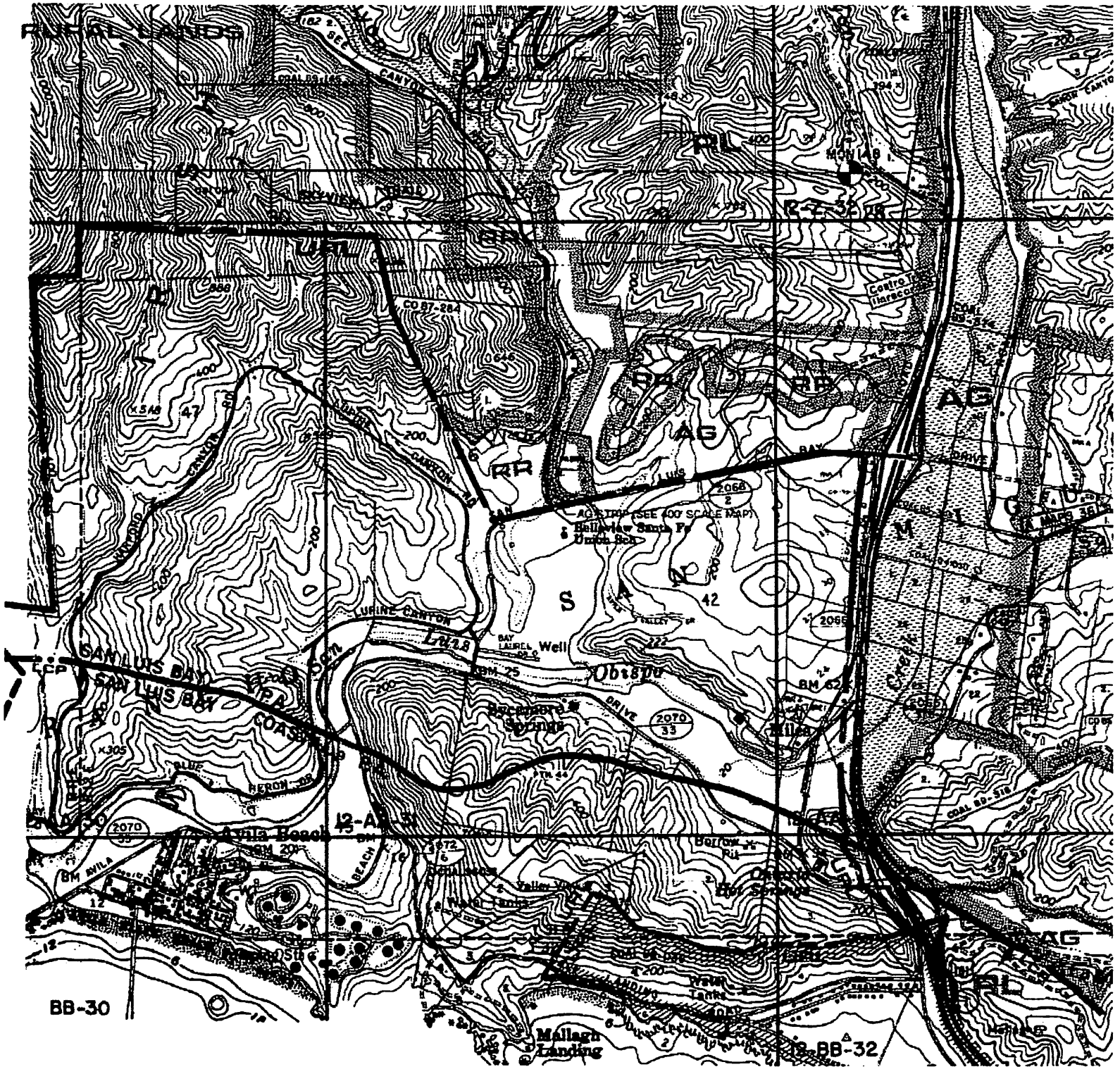


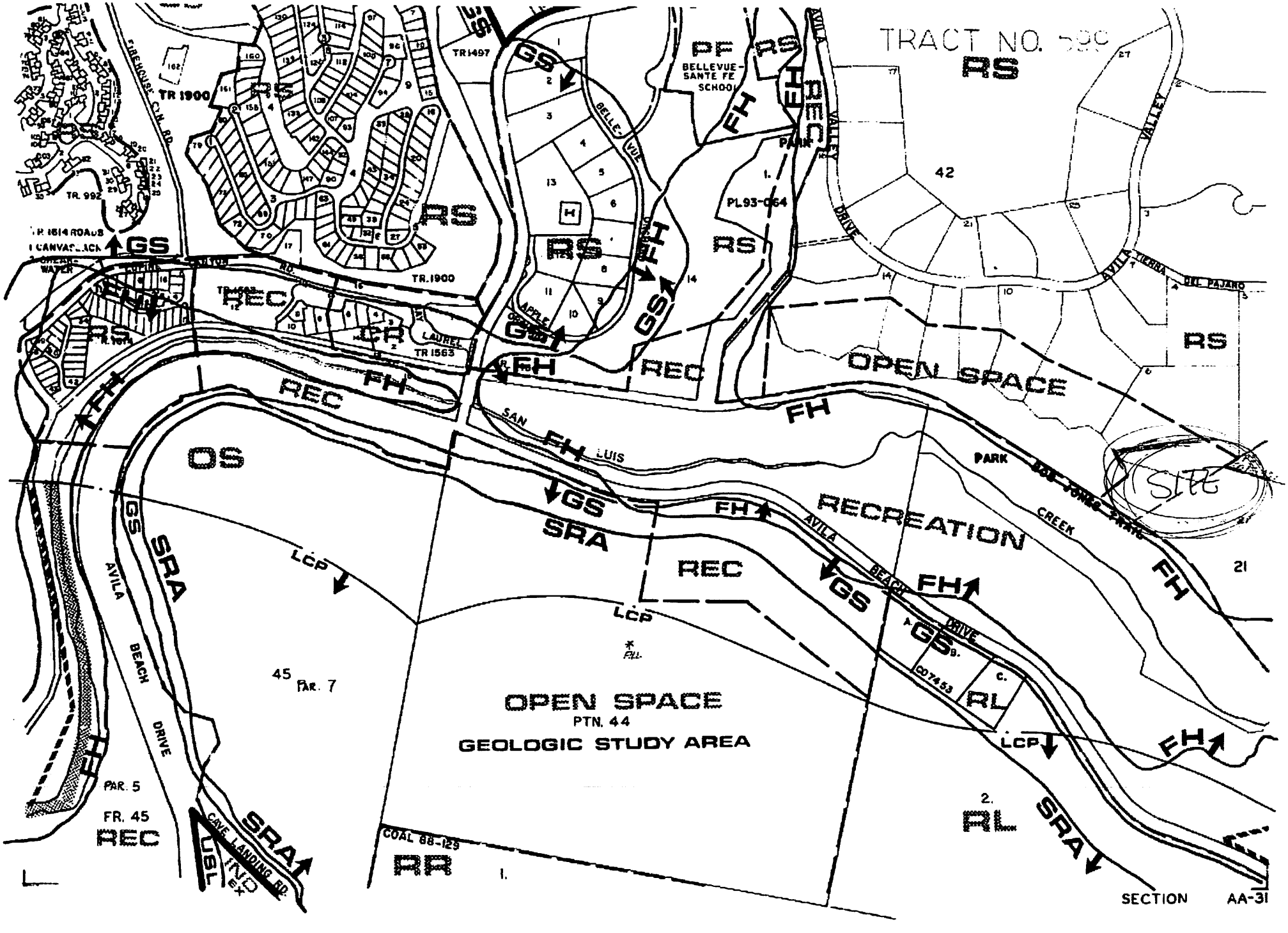
REVISIONS	
LS.	DATE
NA	12-09-03
06-061	08-16-05
07-138	08-23-06
08-251	11-13-07
NA	02-25-11

GB 3-31-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 699, R.M. Bk. 10 , Pg. 12.
W. L. BEEBEE TRACT PTN., R.M. Bk. B , Pg. 68.
RANCHO SAN MIGUELITO, R.M. Bk. A , Pg. 38.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 231


RURAL LANDS
SEE CANYON
PL
MON 148
12-Z-32
RR
AG
CO 87-284
Costro Tract
Harbor
AG STRIP (SEE 400' SCALE MAP)
Bellevue Santa Fe
Union Sch
S A N
LUPINE CANYON
Luis
Obispo
Well
BM 25
Sycamore Springs
DRIVE
2070
33
Miles
SAN LUIS BAY
SAN LUIS BAY
COAST
BLUE HERON DR
Avila Beach
12-AA-31
BM 20
BEACH
Borrow Pit
Water Tanks
Valley View
Mallagh Landing
12-BB-32
BB-30


TRACT NO.
RS
PF
BELLEVUE-SANTE FE SCHOOL
FH
REC
PARK
PL93-064
42
TR 1900
TR 1497
TR 992
TR 1614 ROADS
CANVASBACK
GS
FH
REC
CR
LAUREL
TR 1563
OPEN SPACE
SAN LUIS
OS
SRA
RECREATION
AVILA BEACH DRIVE
LCP
45
PAR. 7
OPEN SPACE
PTN. 44
GEOLOGIC STUDY AREA
PAR. 5
FR. 45
REC
CAVE LANDING RD.
USL
COAL 88-129
RR
RL
21
SECTION AA-31
SITE

Parcel Summary Report For Parcel # 076-231-062

3/14/2012
1:16:37PM

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	SAN MIGUELITO PARTNERS A CA LTD PTP 110 NEWPORT CTR DR #200 NEWPORT BEACH CA 92660-

Address Information

Status	Address
P	00000 CAVE LANDING RD AVLB

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
076231	062	0001	Avila Beach	San Luis Bay	SRA	GS	CAZ	N		
COAL96-	036	0005	Avila Beach	San Luis Bay	RR	AS	LCP	Y	SL	D920068P

Parcel Information

Status	Description
Active	PM 54-36 PAR 5

Notes

Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
COUNTY-ZONE NO. 03 FLOOD CONTROL
SAN LUIS PORT & HARBOR
NO. 03 ROAD-CO/SUPVR
AREA NO. 12 COUNTY SERVICE
AREA NO. 21 COUNTY SERVICE

Parcel Summary Report For Parcel # 076-231-062

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Case Information

Case Number:	Case Status:	
DRC2011-00069	REC	Primary Parcel
Description:		
CAVE LANDING TRAIL AND PARKING LOT IMPROVEMENT. DEVELOPMENT PLAN AND VARIANCE.		
DTM2006-00010	REC	Primary Parcel
Description:		
CONFORMITY REPORT FOR DETERMINATION OF GP CONSISTENCY OF PUBLIC OWNERSHIP		
G960009F	REC	Primary Parcel
Description:		
LAFCO REFERRAL ANNEXATION REQUEST		
G970019F	WIT	Primary Parcel
Description:		
LAFCO REF.-REVISE PISMO SPHERE OF INFLNC		
S960012L	RDD	Primary Parcel
Description:		
5 PARCEL ADJUSTMENT		
G000022M	ISP	Related Parcel
Description:		
EXTEND URBAN SERVICES LINE OF AVILA CSD		
S770008C	RDD	Related Parcel
Description:		
PROP 6 CERT OF COMP		