



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/21/2013

TO: _____

FROM: Karen Nall, Development Review

PROJECT DESCRIPTION: DRC2012-00061 CALIFORNIA DEPARTMENT of PARK AND REC- Minor use permit for the construction of a new visitor center. 107 acre site located off Pier Avenue in Oceano. APN: 061-101-010 and 061-031-001.

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

CONDITIONAL USE PERMIT/

CONSTRUCT NEW VISITOR CENTER AND AND ADDITIONAL SLB/ OCNO

AR AS FH LCP REC SRA WET

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 California Department of Parks & Recreation Daytime Phone 916-445-8870
 Mailing Address 1 Capitol Mall, Suite 410, Sacramento, CA Zip Code 95814-3245
 Email Address: N/A

Applicant Name California Department of Parks & Recreation, SSC Daytime Phone 619-221-7060
 Mailing Address NTC at Liberty Station, Barracks 26, 2797 Truxtun Rd., San Diego, CA Zip Code 92106
 Email Address: N/A

Agent Name Debbie Waldecker Daytime Phone 619-221-7073
 Mailing Address NTC at Liberty Station, Barracks 26, 2797 Truxtun Rd., San Diego, CA Zip Code 92106
 Email Address: Debbie.Waldecker@parks.ca.gov

PROPERTY INFORMATION

Total Size of Site: ~107 acres Assessor Parcel Number(s): APN 061-101-010 & APN 061-031-001

Legal Description: See attached deeds for legal description of parcels.

Address of the project (if known): 555 Pier Avenue, Oceano, CA 93445

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 State Highway 1 turn onto Pier Avenue, proceed west for approximately 1,100 feet, and then turn right at the entrance to Pismo State Beach.

Describe current uses, existing structures, and other improvements and vegetation on the property: The property contains an entry kiosk, Nature Center, Resource Staff Building, campsites (82), a Campfire Center, restrooms, showers, a maintenance facility (in the northeast portion of the parcel), and landscaped trees and shrubs.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Construction of a new Visitor Center (473 sq. ft.), entry kiosk (215 sq. ft.), access road, parking area (21 standard, 1 ADA, 2 bus), campground entry, and camp host site, along with a vending kiosk (11 sq. ft.) and additional parking spaces (2 standard, 1 ADA) located near the new entry kiosk.

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 2/4/13

<p>FOR STAFF USE ONLY</p> <p>Reason for Land Use Permit: _____</p>

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): Exemption to Section 23.07.172d(2) of the Coastal Zone Land Use Ordinance to allow for wetland setback of 25 ft. to "enable a principal permitted use to be established on the site after all practical design modifications have been considered."

Describe existing and future access to the proposed project site: Existing and future access to the project site would still be obtained from State Highway 1 and Pier Avenue.

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? ~1,300 acres

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

North: Recreation (e.g., Pismo Coast Village)

South: Residential/Commercial

East: Transportation (i.e., State Highway 1)

West: Pacific Ocean

For all projects, answer the following:

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

Buildings: 688 sq. feet 0.003 %

Landscaping: 26,895 sq. feet 12 %

Paving: 200,429 sq. feet 88 %

Other (specify) 11 sq. feet (Vending Kiosk)

Total area of all paving and structures: 228,023

sq. feet acres

Total area of grading or removal of ground cover: 15,251

sq. feet acres

Number of parking spaces proposed: 25

Height of tallest structure: 21 feet

Number of trees to be removed: 17

Type: Monterey pine (6), Torrey pine (4), eucalyptus (4), coast live oak (2), & Monterey cypress (1)

Setbacks: Front _____

Right _____

Left _____

Back _____

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

Community System - List the agency or company responsible for provision: Oceano Community Services District

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: Oceano Community Services District

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

Fire Agency: List the agency responsible for fire protection: California Department of Fire and Forestry

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: _____

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
555 Pier Avenue, Oceano, CA 93445, identified as Assessor Parcel Number
061-101-010 & 061-031-001, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: Visitor Center, entry kiosk, access road, & parking (specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

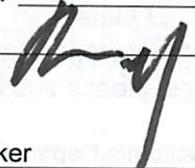
1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: Ronnie Glick
Daytime Telephone Number: 805-773-7180
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property N/A

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Barney Matsumoto

Print Address: NTC at Liberty Station, Barracks 26, 2797 Truxtun Road, San Diego, CA 92106

Daytime Telephone Number: 619-221-7040

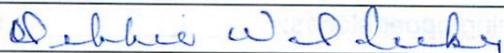
Signature of landowner:  Date: February 4, 2013

AUTHORIZED AGENT:

Print Name: Debbie Waldecker

Print Address: NTC at Liberty Station, Barracks 26, 2797 Truxtun Rd., San Diego, CA

Daytime Telephone Number: 619-221-7073

Signature of authorized agent:  Date: February 4, 2013

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: CEQA documentation for the project (IS/MND) was completed in April 2009 by TRA Environmental Sciences, Inc., with a subsequent Addendum filed in July 2010 (SCH #2009041060).

- 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: 1.94 acres
Moderate slopes of 10-30%: 0.02 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: Oceano Lagoon is located approximately 200 feet east of the project site.
- 3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: Project site falls within the FEMA 100-year flood zone.
- 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: Pier Avenue

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?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain Restroom facility at proposed Visitor Center & kiosk + temporary (3-year) irrigation
 Industrial - Explain _____ of landscaping.
3. What is the expected daily water demand associated with the project? Two restroom facilities + periodic landscape irrigation.
4. How many service connections will be required? No change from existing use.
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Two campground restrooms, existing Nature Center, and Resource
6. Has there been a sustained yield test on proposed or existing wells? Staff Building support water facilities.
 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:

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:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: 120 feet Location of connection: Northwest of proposed Visitor Center.
2. What is the amount of proposed flow? Support one new restroom stall at Visitor Center and kiosk. 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: South San Luis Obispo County Sanitation District
- 3. Where is the waste disposal storage in relation to buildings? Adjacent to buildings.
- 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: Lucia Mar Unified School District
- 2. Location of nearest police station: 711 Rockaway Avenue, Grover Beach, CA 93433
- 3. Location of nearest fire station: 1655 Front Street, Oceano, CA 93445
- 4. Location of nearest public transit stop: Airpark Drive at the Oceano Airport
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? Approximately 300 feet feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Property has historically served as a recreational facility, with the lands acquired by State Parks in 1934, and the existing campgrounds completed in 1947.
- 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: The project area supports no known historic, cultural, or archaeological materials, however, CA-SLO-218 has been recorded northwest of the campgrounds and CA-SLO-394 has been documented east of Oceano Lagoon.
- 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): When completed, the Visitor Center, entry kiosk, access road, and parking area will all provide greater convenience, recreation, and/or safety to park visitors.
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: Due to dual jurisdiction, the new Visitor Center, will also undergo review/approval by the Coastal Commission, as part of the Coastal Development
4. Are there any proposed or existing deed restrictions? Yes No Permitting (CDP) process.
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Project will comply/exceed requirements of the Title 24 2010 California Building Code, including Calgreen.

*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:
All mitigation measures, proposed to avoid and minimize resource impacts, can be found in the project's Initial Study/ Mitigated Negative Declaration (April 2009) and subsequent Addendum (July 2010).

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No The California red-legged frog (FT, SSC), California least tern (FE, SE), southwestern pond turtle (SSC), silvery legless lizard (SSC), overwintering monarch butterflies, and
 If yes, please list: breeding nesting birds have either been observed or have the potential to occur in the project vicinity.
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): A Minor Use Permit/Coastal Development Permit for the construction of a proposed equipment storage building was approved by the County of San Luis Obispo on July 1, 2011 (County File Number DRC2010-00061).

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Per the Coastal Zone Land Use Ordinance (Section 23.07.172d[2]), a Minor Use Permit may be needed to address the proposed adjustment to the wetland setback.

(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.)

INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No _____

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.



DEPARTMENT OF PARKS AND RECREATION
Southern Service Center
NTC at Liberty Station, Barracks 26
2797 Truxtun Road
San Diego, CA 92106
619-221-7060 – FAX 619-221-7082

Major General Anthony L. Jackson, USMC (Ret), Director

February 4, 2013

San Luis Obispo County
Department of Planning & Building
Attn: Ryan Hostetter
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Dear Ms. Hostetter,

The California Department of Parks and Recreation (CDPR) is proposing to construct a series of facilities (i.e., Visitor Center, entry kiosk, access road, parking lot, campground entry, and camp host site) at Pismo State Beach in San Luis Obispo County, California. As planned, the existing contact station, located directly off Pier Avenue, would be demolished and replaced with a new building (215 feet²) that would be situated roughly 300 feet to the northwest of the current park entrance. Three parking spaces and a vending kiosk would then be constructed to the south of the station and connected via a concrete walkway. Realignment of the existing access road would also be conducted to allow vehicle stacking/queuing within the park and minimize standing traffic along Pier Avenue; thereby, creating a safer environment for visitors. A new parking lot, designed for 21 standard vehicles, one (1) ADA van, and two (2) buses, would be established just north of the reconfigured roadway. As a result of these upgrades, the existing camp host site and one Recreational Vehicle (RV) space would be eliminated, and the campground entry point would need to be relocated. A new camp host site would subsequently be built on disturbed habitat in a central portion of the campground and access to the RV sites would be shifted to the northwest by creating an entryway through a section of split rail fencing.

In addition to the described improvements, the CDPR would replace the existing Resource Staff Building and Nature Center with a new Visitor Center (roughly 4,125 ft²). Based on Zone Boundaries for Permit/Appeal Jurisdiction within the Coastal Zone, a small portion (northwest side) of the future Visitor Center (473 ft²) would fall under the purview of the

County of San Luis Obispo (County), along with a plaza entry and two concrete walkways (see attachment). Additionally, roughly half of the existing Resource Staff Building lies within the County's authority, while the adjacent Nature Center resides completely within the permit jurisdiction of the California Coastal Commission. As such, the CDPR would request that the demolition of the Resource Staff Building and proposed construction of applicable facilities at the Visitor Center also be evaluated by the County, as part of the Coastal Development Permit (CDP) process.

To assist the County's review of the proposed improvements, the CDPR is submitting a completed Land Use Permit Application Package, along with a full project description, parcel documents, design layouts, geotechnical investigation, resource reports, Initial Study/Mitigated Negative Declaration, and Notice of Determination. A check in the amount of \$9,868 has also been enclosed as payment for permit processing. With implementation of project-specific avoidance and minimization measures, no impacts to listed/sensitive species or jurisdictional wetlands/waters are anticipated; therefore, no approvals or agreements with the resource agencies would be needed.

Lastly, the CDPR has attached a copy of the CDP application for proposed work at the Visitor Center that falls within the jurisdiction of the California Coastal Commission (CCC). The CCC has requested that the County provide input on the Local Agency Review Form (Appendix B), so that it may be forwarded to their agency to complete the project's application package.

Should the County have questions or find anything missing from the package, please contact Debbie Waldecker at (619) 221-7073.

Sincerely,



Barney F. Matsumoto
Manager/Supervising Landscape Architect
California Department of Parks and Recreation
Southern Service Center

Attachments

ATTACHMENT A

PROJECT DESCRIPTION

INTRODUCTION

The California Department of Parks and Recreation (CDPR) is proposing a series of upgrades at Pismo State Beach (SB) to enhance recreational uses, increase public safety, and comply with standards of the Americans with Disabilities Act (ADA). As planned, work would involve the demolition and replacement of both the Resource Staff Building and entry kiosk, realignment of an existing access road, construction of a new parking lot, reconfiguration of the campground entrance, and creation of a new camp host site.

PROJECT LOCATION AND GENERAL SETTING

Pismo SB, lying along the coast of southern San Luis Obispo County, California (Oceano USGS 7.5-Minute Quadrangle), was acquired by the CDPR in 1935. The park, covering an area of roughly 1,411 acres, supports two campgrounds (i.e., Oceano and North Beach), a maintenance facility, a monarch butterfly grove, and lagoon. For the proposed project, all construction would be confined to the Oceano Campground, which was originally built in 1947, and currently contains 82 campsites, along with an entry kiosk, Nature Center, and Resource Staff Building. Due to the campground's long history as a recreational area, the on-site vegetation is primarily composed of native and nonnative landscaped species that have become well-established on the property.

PROJECT DESCRIPTION

Facilities at the Oceano Campground in Pismo SB would be subject to a series of improvements that would serve to correct safety concerns, promote recreational opportunities, and allow for greater visitor access. Specifically, the modifications that would be implemented as part of the project include:

- **Resource Staff Building** – The Resource Staff Building (325 feet²) would be removed to accommodate the future Visitor Center (4,125 feet²), which would be built on the cleared site (473 feet²) and also within the footprint of the existing Nature Center (3,652 feet²). At the new Visitor Center, the facilities that would fall under the County's jurisdiction include one office, a single-stall ADA restroom, an electrical

equipment room, a reception area, nature store, and a plaza entry. In addition, two concrete paved walkways, extending from the plaza to the vehicle/bus parking areas and the campground, would be installed as part of the project.

- **Entry Kiosk** – The existing contact station, located at the entrance to the campground (and north of Pier Avenue), is scheduled to be demolished and replaced. The new kiosk, with a footprint of roughly 215 feet², would be sited northwest of the current entrance and designed to accommodate an office, public contact area, and accessible restroom. Three parking spaces (including one ADA-compliant stall) and a vending kiosk (for shower tokens) would also be constructed to the south of the new building and interconnected via a concrete walkway.
- **Access Road** – The existing access road would be realigned to the south and west to create approximately 400 feet of vehicle stacking or queuing within the park. Reconfiguration of the new roadway, with one lane in either direction, would help to reduce standing traffic along Pier Avenue, minimize the potential for accidents/collisions, and create a safer environment for visitors.
- **Parking Lot** – A new parking lot, with sufficient space to accommodate 21 standard vehicles, one (1) ADA van, and two (2) buses, would be constructed immediately north of the new access road and south of the campground. In the area designated for bus use, adequate space/roadway would be provided to accommodate the turning capacity of the oversized vehicles.
- **Campground Entry** – Existing access to the campground would be relocated from the south to the northwest side of the site, by removing a portion of split rail fencing that aligns the roadway. The new entrance, which would be built through a disturbed area, shall be graded and paved with asphalt concrete (AC).
- **Camp Host Site** – Due to realignment of the entry road and construction of the parking lot, the existing camp host site and one Recreational Vehicle (RV) space would have to be removed. A new camp host site would be established in an

expanse of barren/disturbed habitat, located in the middle of the campground and between two public restrooms.

WETLAND SETBACK

Based on a wetland delineation, conducted in 2009, it was determined that no jurisdictional wetlands/waters under the purview of the U.S. Army Corps of Engineers existed within the proposed project limits (CDPR 2009). In the western portion of the parcel, however, the dominant understory vegetation consisted of an obligate wetland species (i.e., Baltic rush), which indicated that a potential coastal wetland was present on-site. Although the habitat supported the Baltic rush and a few native arroyo willows, the majority of the wetland (approximately 0.02 acres), was covered in iceplant, with other nonnative species occurring in the overstory (e.g., myoporum, Torrey pine, Monterey cypress).

Pursuant to Section 23.07.172d of the Coastal Zone Land Use Ordinance for the County of San Luis Obispo County, new development needs to be “located a minimum of 100 feet from the upland extent of all wetlands”. A wetland setback adjustment, though, may be permitted, under certain circumstances, as outlined in Section 23.07.172d(2). Due to existing conditions/constraints on the project site, as described below, the CDPR is seeking to have the wetland setback adjusted to 25 feet:

- **Limited Area** – Approximately 425 feet span the distance between the coastal wetland, located on the park’s western boundary, and Oceano Lagoon, situated beyond the project limits on the eastern side of the campground. However, within the eastern portion of this site (approximately 200 feet), the CDPR is proposing to demolish and replace the existing Nature Center with a new Visitor Center Complex, and must, in accordance with California Coastal Commission requirements, maintain a 50-foot buffer between the lagoon and any future development. As a consequence, a maximum of 200 feet would be available, as part of the current project, to accommodate parking that would be eliminated during the Visitor Center construction, and also provide an entry road that would safely allow for vehicle passage and a reduction in traffic congestion along Pier Avenue. Given the limited project area, the new roadway was designed with the minimal/acceptable turning

capacity and the shortest length necessary to afford access to RVs and buses, while at the same time, ensuring a buffer/setback to the existing wetland. The road realignment would also result in the elimination of two RV campsites, of which one (i.e., camp host site) would be replaced in another location within the campground, while the other would lead to a permanent loss of revenue and decrease in recreational opportunity. Therefore, without an approved reduction in the wetland setback, a principal permitted use of the site would not be physically feasible, and other roadway alternatives would likely contribute to greater impacts upon the environment.

- **Existing Access Road** – As constructed, the entrance/access road currently intrudes into the minimum 100-foot buffer required between a wetland and new development. At its closest point, the pavement lies approximately 40 feet from the boundary of the sensitive habitat. In designing the realigned roadway and new parking lot, various configurations were considered and reviewed that would meet the setback requirements and minimally provide for the principal permitted use of the site. The proposed project represents the least environmentally damaging alternative that would maintain the integrity of the coastal wetland, minimize fragmentation and permanent loss of the surrounding habitat, but still allow for the feasible and continued operation of the area.
- **Proposed Access Road and Traffic Patterns** – Since half of the sites at the Oceano Campground are designated for RV use, the supporting infrastructure must be able to accommodate larger vehicles. Provisions for groups that visit the park via bus must also be available to ensure public safety and reasonable access. The realigned road was, therefore, designed with the necessary turning capacity to allow for proper maneuvering of motorhomes/buses; with one lane for exiting vehicles and one lane for vehicles entering the park. Additionally, to address bus traffic and turnarounds, a through-lane was included adjacent to the bus parking spaces. In combination with parking for passenger vehicles (22 stalls), to offset the loss of spaces from an adjacent construction project, the design was reduced to the maximum extent practicable, to meet the basic needs of park visitors.

- **Wetland Enhancement** – Owing to the degraded nature of the coastal wetland, the CDPR is proposing enhancement to structurally and functionally improve the existing habitat. At a minimum, work would involve the removal of all nonnative/exotic plants (e.g., ice plant) within and surrounding the wetland (0.10 acres), along with supplemental plantings of wetland-associated species (e.g., arroyo willow). Project features, such as the absence of curbing, in conjunction with site grading would also facilitate the on-site retention of runoff that would benefit habitat/vegetation adjoining the access road, and ultimately the coastal wetland.

ENCROACHMENT INTO ESHA

Although the northern extent of the Guadalupe-Nipomo Dunes, situated to the west of the project, is separated from the larger dune system that lies south, along the coastline, the habitat is recognized as a sensitive community and designated as a National Natural Landmark. However, within the proposed work limits, no intact central dune scrub exists and the remnant dune habitat, found in the southern and western portions of the project area, has been severely degraded by extensive landscaping and development. As a result, the on-site dune scrub does not structurally resemble or likely function as viable, native habitat. Construction of park facilities should, therefore, not significantly impact or disrupt the existing community, even though the project would contribute to the removal of some remnant dune scrub (roughly 0.37 acres). Additionally, as mentioned, the access road, parking lot, and kiosk have been subject to several iterations of redesign that served to minimize potential habitat loss and fragmentation. Following project completion, the remaining dune scrub (roughly 0.34 acres) would also undergo exotic removal, enhancement, and revegetation to assist in improving the quality of the dune habitat over the long-term.

LOW IMPACT DEVELOPMENT (LID)

As designed, the parking lot would incorporate two drainage swales (one on the northwest end and one on the southwest end) that would be capable of storing approximately 10,000 gallons and 22,000 gallons of water, respectively, during a 100-year storm event (i.e., rain intensity of 1.1 inches and duration of 60 minutes).

Extensive landscaping with native plants would also be implemented west of the park entrance, around the parking lot, and adjacent to the access road. The project footprint would be graded and no curbing would be installed along the edge of pavement, such that runoff would directly flow into adjoining areas of vegetation. All these design features would assist in maintaining the “natural hydrologic character of the site” by containing runoff, promoting stormwater infiltration, encouraging groundwater recharge, minimizing sediment release, and improving the aesthetic quality of the area.

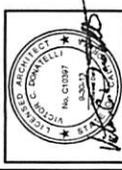
TREE/VEGETATION REPLACEMENT

As outlined in the Initial Study/Mitigated Negative Declaration and subsequent Addendum for the proposed project, trees and vegetation removed during construction would be replaced as follows:

- **Landscaped Trees** – Fifteen (15) landscaped trees (i.e., six [6] Monterey pines, four [4] Torrey pines, four [4] eucalyptus, and one [1] Monterey cypress) that have been identified for removal would be replaced with native trees at a ratio of 2:1. Additionally, two (2) coast live oaks, located slightly north of the existing wetland, would undergo salvaging, but, due to the uncertainty of success, the native trees would be further mitigated at a ratio of 5:1. All removal of trees would be conducted outside the breeding/nesting season (work to be completed between October 1st through February 14th) to prevent potential impacts to birds/raptors.
- **Vegetation** – Within the central dune scrub, the dominant understory vegetation consists of weeds, such as veldt grass and European beach grass, while nonnative shrubs/trees (e.g., acacia, Monterey cypress, Torrey pine) occupy the overstory. During construction, the existing landscaping/weeds in the area would be removed and subsequently revegetated with plants native to the dune habitat.



ACQUISITION &
DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95833-5225



APPROVED FOR THE MATERIAL SPECIFICATIONS
Approval of this plan does not constitute an
endorsement of the contractor or the contractor's
work. The contractor is responsible for the quality
of the work and for the safety of the project.
Approval is subject to the provisions of the contract.
Approval is not a warranty of the contractor's
work or the quality of the work.
Contract No. _____
Project No. _____
Date _____

DESIGNED: BSS
DRAWN: BSS
CHECKED: VCD/CS
DATE: 07/26/2011

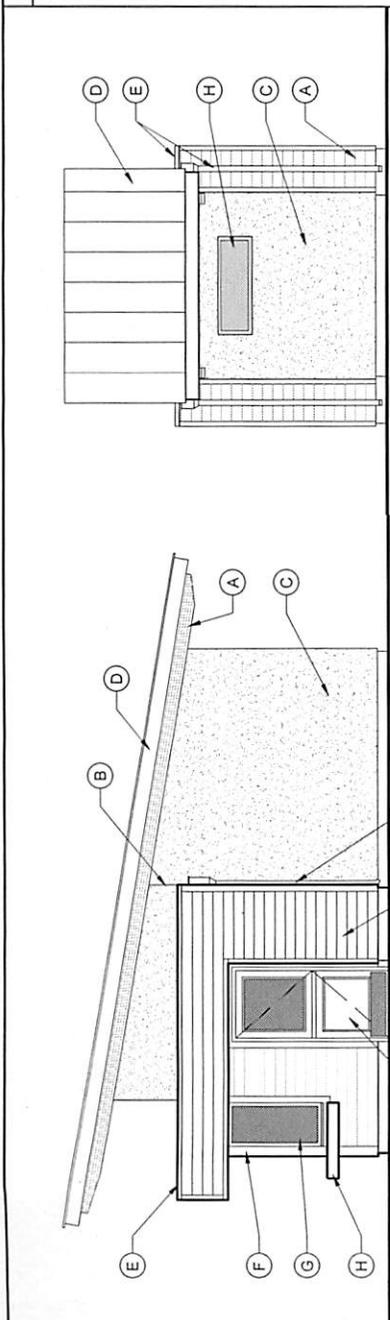
REVISIONS: DATE

PISMO STATE BEACH
VISITOR CENTER AND EQUIPMENT STORAGE BUILDING
KIOSK
COLOR BOARD

SHEET NO.
CB-2
2 OF 5

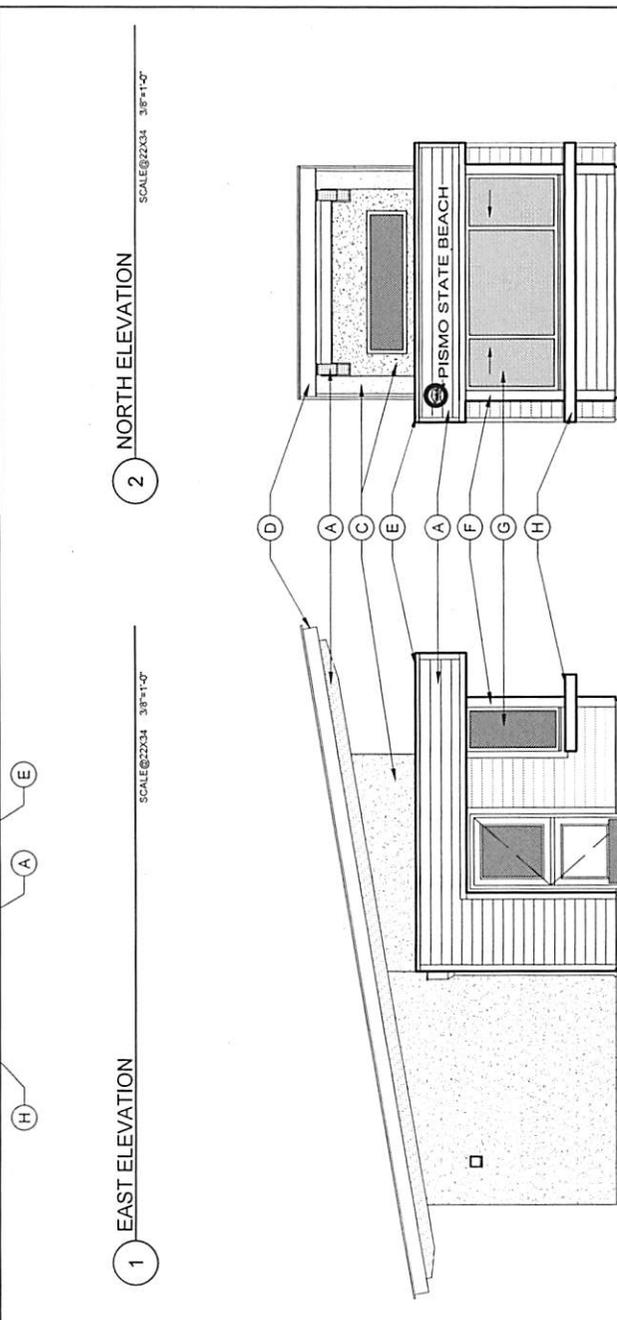
EXTERIOR MATERIALS AND FINISHES

- A. CEDAR SIDING: "DRIFTWOOD GRAY"
- B. ALUMINUM SIDING TRIM: "OXFORD SILVER"
- C. STUCCO SIDING: "OCEAN GRAY"
- D. METAL ROOFING: "LEAD-COTE"
- E. METAL GUTTERS/DOWNSPOUTS: "THUNDEROUS" PAINT
- F. ALUMINUM WINDOWS, STOREFRONT SYSTEM, and FLASHING: "SLATE GRAY"
- G. GLAZING: PPG "ATLANTICA"
- H. SHADE SCREENS and FIBERGLASS DOORFRAMES: "ROCKWOOD BLUE GREEN" PAINT



1 EAST ELEVATION
SCALE @ 22X34 3/8"=1'-0"

2 NORTH ELEVATION
SCALE @ 22X34 3/8"=1'-0"



3 WEST ELEVATION
SCALE @ 22X34 3/8"=1'-0"

4 SOUTH ELEVATION
SCALE @ 22X34 3/8"=1'-0"

Figure 3 – Entrance and Visitor Center Improvements

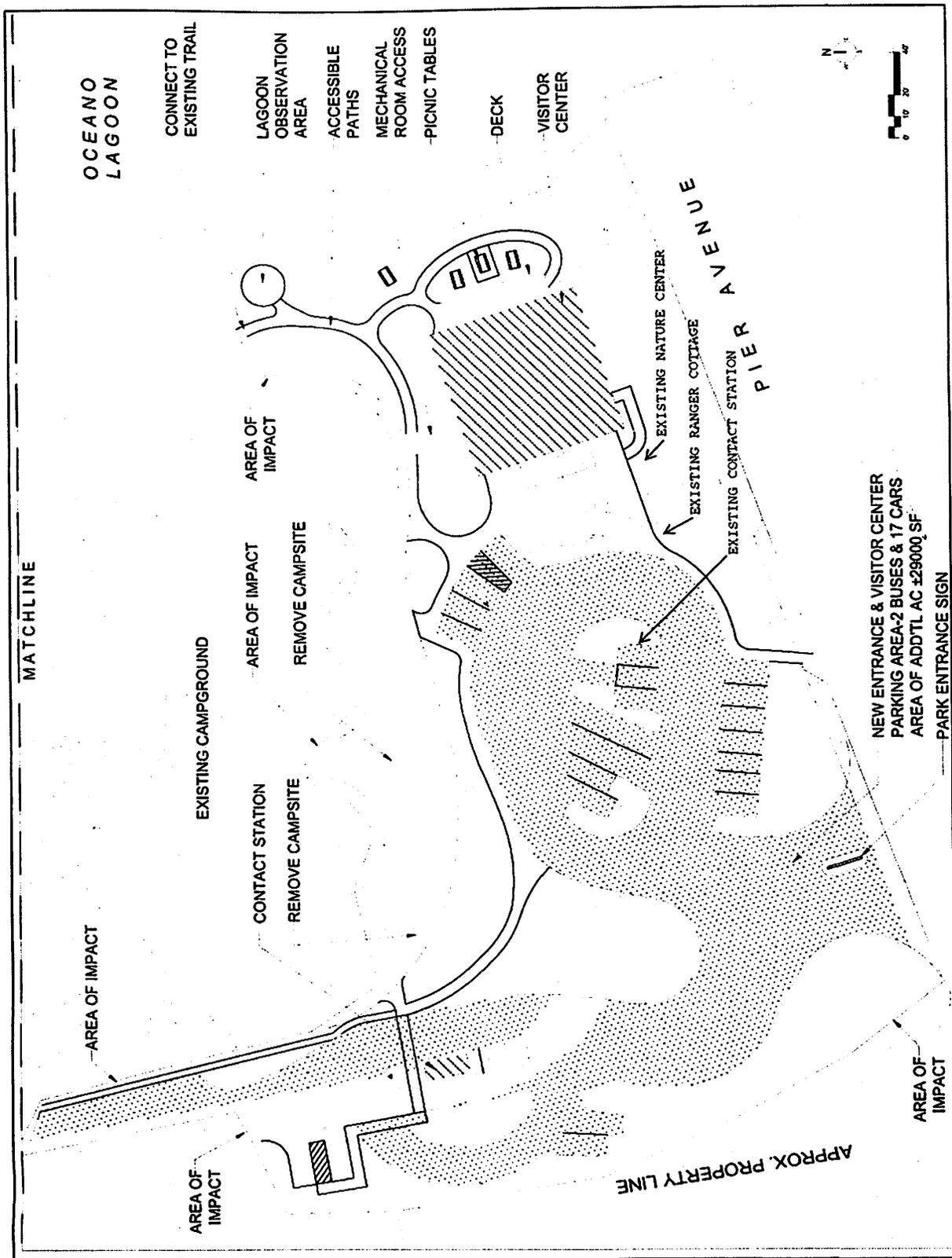
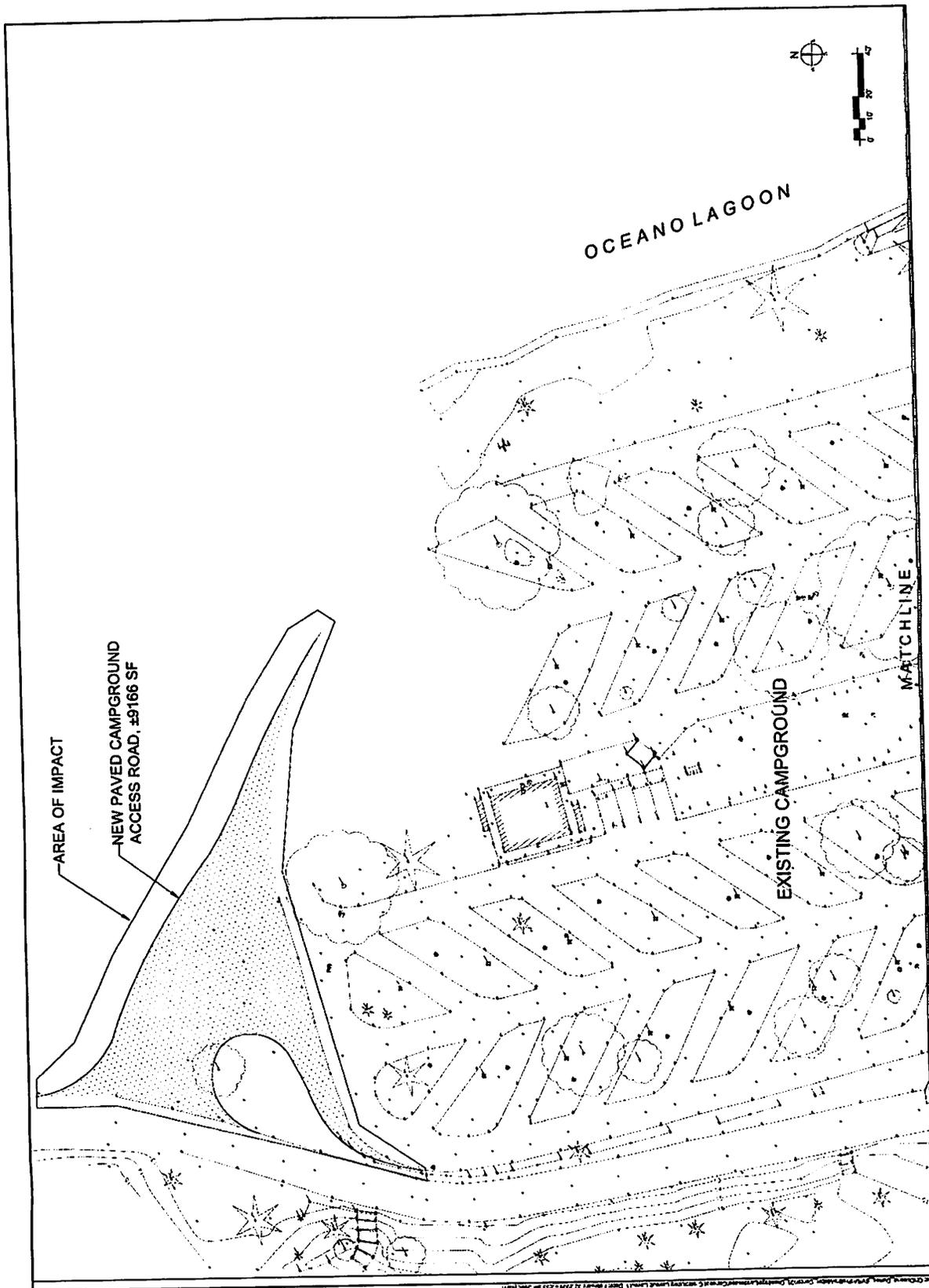
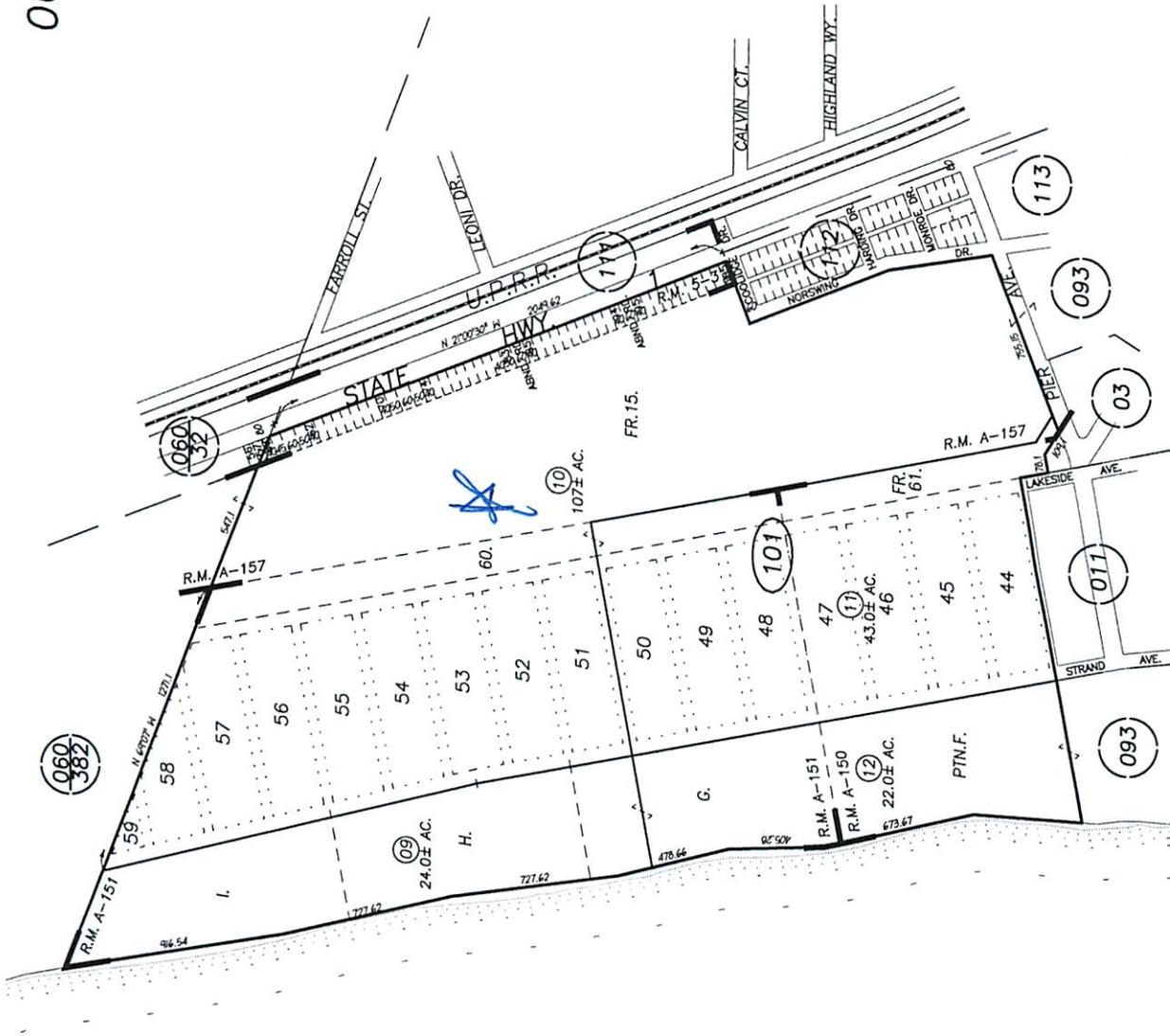


Figure 4 – Oceano Campground Access Road Improvement



New Visitor Center – Initial Study/Mitigated Negative Declaration – April 2009
Pismo State Beach, California Department of Parks & Recreation
Off-Highway Motor Vehicle Recreation Division

061-101



078-01
078-02
078-16

OCEAN

PACIFIC

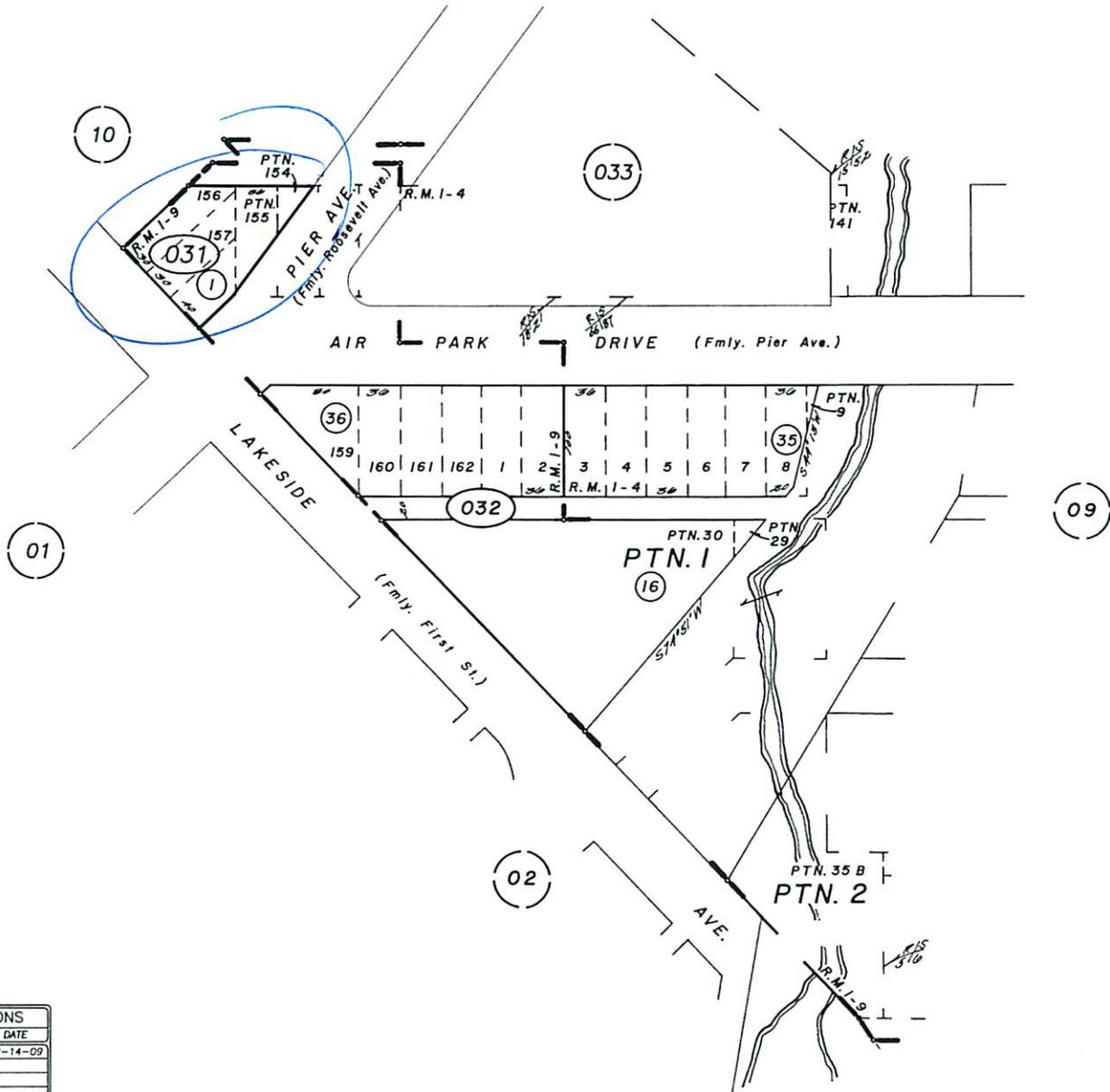
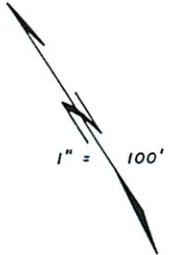
REVISIONS	
LS.	DATE
09-278	02-14-09
NA	02-18-11

150' 0 500' 1000'

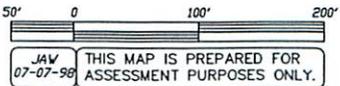
THIS MAP IS PREPARED FOR
07-20-98 ASSESSMENT PURPOSES ONLY.

VISTA DEL ENCANTO SUB. NO. 2, R.M. Bk. 5, Pg. 3.
RANCHO EL PIZMO & SAN MIGUELITO, R.M. Bk. A, Pg. 157.
OCEAN BEACH SUB. NO's. 2 & 3, R.M. Bk. A, Pg. 150 & 151.

OCEANO
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 061 PAGE 101

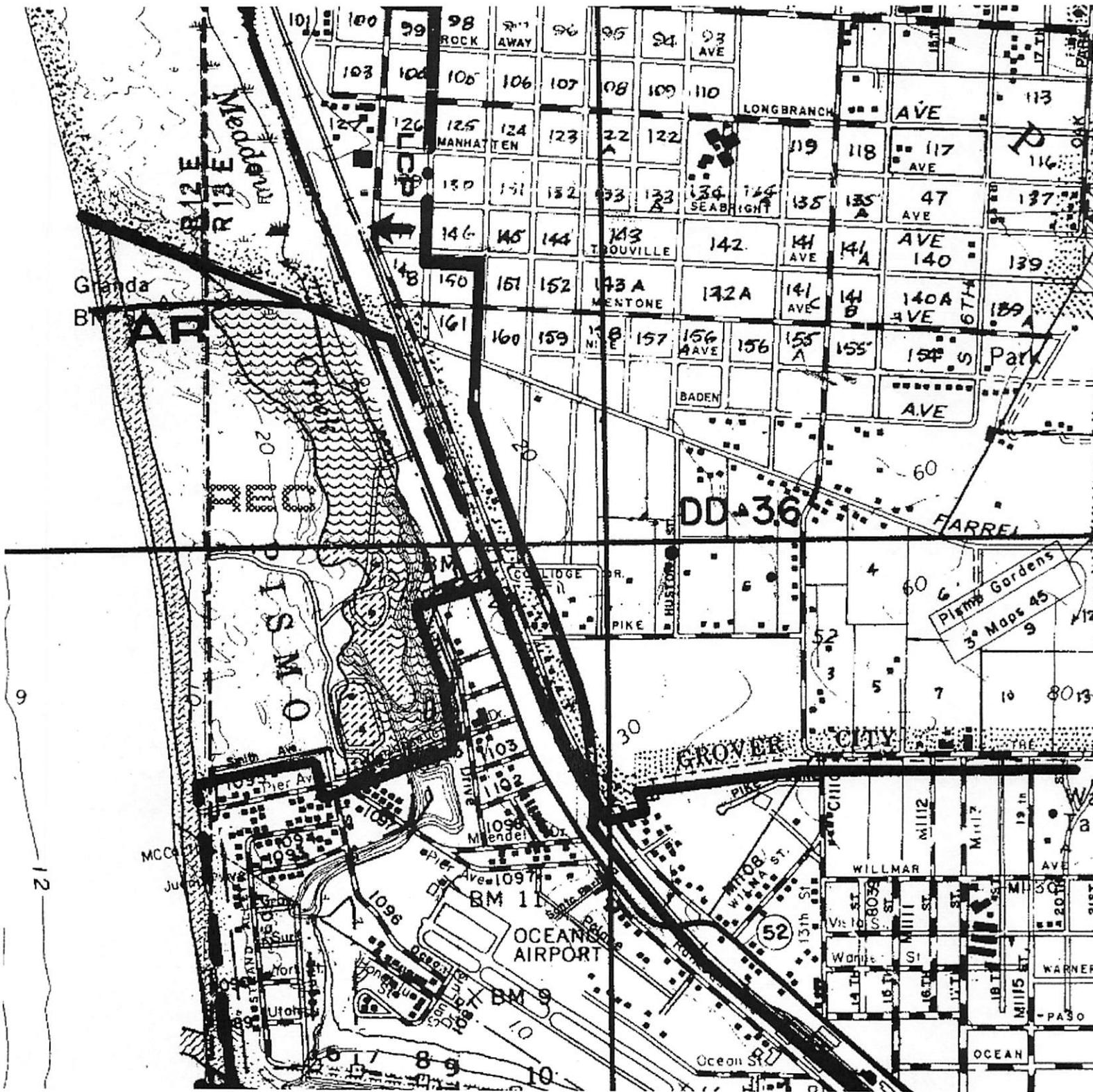


REVISIONS	
LS.	DATE
09-278	02-14-09



OCEAN VIEW TERRACE NO. 1, R. M. BK. 1, PG. 4.
 OCEAN VIEW TERRACE NO. 2, R. M. BK. 1, PG. 9.

OCEANO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 061 PAGE 03



Medan
R 12 E
R 13 E

Granda
B

REC

SMO

DD-36

Plumb Gardens
3rd Map 45

GROVER CITY

OCEAN AIRPORT

12

52

BM 11

BM 9

Ocean St

OCEAN



Parcel Summary Report For Parcel # 061-101-010

3/21/2013
10:12:03AM

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 CALIF STATE OF

Address Information

<u>Status</u>	<u>Address</u>
P	00896 PACIFIC BL RSLB
P	00900 PACIFIC BL RSLB
P	00902 PACIFIC BL RSLB
P	00928 PACIFIC BL RSLB

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
OCNOBCH3	PTN	PTN	Oceano	San Luis Bay				U		
OCNOBCH2	PTN	PTN	Oceano	San Luis Bay	AS			U		
RHOPIAMO	0000	15P	Oceano	San Luis Bay	REC	LCP	AR	Y	IP	D890222P / D930240P
VSTDENC2	PTN	0000	Oceano	San Luis Bay	FH	WET	SRA	Y	ZL	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	082.50AC STATE PARK HDQTS

Notes

Tax Districts

LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
ARROYO GRANDE CEMETERY
COASTAL SAN LUIS RESOURCE CONSV.
COUNTY-ZONE NO. 03 FLOOD CONTROL



Parcel Summary Report For Parcel # 061-101-010

3/21/2013
10:12:03AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR
SOUTH SAN LUIS OBISPO COUNTY SANITATION
OCEANO COMM. SERVICE
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

Case Status:

D010244P APP Primary Parcel

Description:

EXPAND NATURE CENTER

D930240P CMP Primary Parcel

Description:

INSTALLATION OF A MODULAR BUILDING

DRC2007-00123 APV Primary Parcel

Description:

INSTALL NEW PARKING LOT (9000SF), CHAIN LINK FENCE, SOLAR LIGHTING, ROAD BASE AND METAL STORAGE BUILDING (600 SF) ON CONCRETE PIERS,DECK AND SPA

DRC2008-00084 CMP Primary Parcel

Description:

VEHICLE WASH FACILITY FOR STATE PARKS.

DRC2010-00061 APV Primary Parcel

Description:

CONSTRUCTION OF A 5 VEHICLE STORAGE BUILDING (GARAGE) AT THE MAINTENANCE YARD WITH ADDITIONAL SURFACE PARKING ADJACENT TO THE BUILDING.

DRC2012-00061 REC Primary Parcel

Description:

CONSTRUCT NEW VISITOR CENTER AND AND ADDITIONAL UPGRADES TO PISMO STATE BEACH CAMPGROUND

PRE2008-00069 REC Primary Parcel

Description:

RELOCATE EXISTING VISITOR CENTER AND CAMPGROUND ENTRANCE/ PARKING TO IMPROVE TRAFFIC FLOW. CONSTRUCT NEW EQUIPMENT STORAGE BLDG AND STORAGE YARD