



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/8/2014

TO: _____

FROM: Kerry Brown (805-781-5713 or kbrown@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00052 TUCKER – Proposed minor use permit to construct a 1000-foot-long soldier pile retaining wall to stabilize roadway. Roadway will also be realigned and widened slightly. Site location is Highway 1, approximately 1.1 miles north of Ragged Point Inn. APN: 011-011-005.

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 A 1000 FT LONG SOLDIER PILE
RETAINING WALL TO STABILIZE ROADWAY.
NC/ RNC

AS CA GS LCP RL SRA
SRV

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 Bernard L. Tucker Daytime Phone _____
 Mailing Address 7547 Lolina Lane, Los Angeles, CA ~~90046~~ Zip Code 90046
 Email Address: _____

Applicant Name Ca. Dept. of Transportation % Lisa Lowenison Daytime Phone 542-4764
 Mailing Address 50 Higuera, SLO 93401 Zip Code 93401
 Email Address: lisa.lowenison@dot.ca.gov

Agent Name Paula Huddleston Daytime Phone 549-3063
 Mailing Address 50 Higuera, SLO Zip Code 93401
 Email Address: paula.huddleston@dot.ca.gov

PROPERTY INFORMATION

Total Size of Site: approx. 9 acres Assessor Parcel Number(s): 011-011-005
 Legal Description: See Doc # 2005-21362 OR; Rec. 3/18/2005
 Address of the project (if known): _____
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 1, approximately 1.1 miles north of Ragged Point Inn.
 Describe current uses, existing structures, and other improvements and vegetation on the property:
None.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Construct a 1000-foot-long soldier pile retaining wall to stabilize roadway. Roadway would also be realigned and widened slightly.

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.

Agent
 Property owner signature [Signature] Date 12-17-13
 (see contract, attached)

FOR STAFF USE ONLY
 Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Construction activities might not adhere to noise limits for hours + decibels.

Describe existing and future access to the proposed project site: Highway 1 (no change)

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: rural private South: rural private
East: rural private West: rural private

For all projects, answer the following:

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

Buildings: 0 sq. feet _____% Landscaping: 3800 sq. feet 0.02%

Paving: 39,400 sq. feet 0.2%

Other (specify) _____

Total area of all paving and structures: 1 sq. feet acres

Total area of grading or removal of ground cover: 1.4 sq. feet acres

Number of parking spaces proposed: 0 Height of tallest structure: 25 feet

Number of trees to be removed: 0 Type: 0

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

Proposed water source: On-site well Shared well Other N/A

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

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

Proposed sewage disposal: Individual on-site system Other N/A

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)

Fire Agency: List the agency responsible for fire protection: San Luis County Fire

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

Total outdoor use area: _____ sq. feet acres

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

For residential projects, answer the following: N/A

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

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

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

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 1.1 acres
Moderate slopes of 10-30%: 1.4 acres
Steep slopes over 30%: 16.1 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: an access road graded in 2009
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Wall will be visible to southbound drivers.

Water Supply Information

1. What type of water supply is proposed? *N/A*
 Individual well Shared well Community water system
2. What is the proposed use of the water? *N/A*
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? ∅
4. How many service connections will be required? ∅
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? *N/A*
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? *N/A*
 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. *N/A*
 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 *N/A*

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: _____ 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

N/A

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: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

N/A

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:

State highway + private rural and residential
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: _____
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

N/A

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 *N/A*

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): Ø
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 *: Ø

*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 Attachment 1 for measures on erosion, aesthetics, biological resources, noise, and traffic.

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: peregrin falcon; Smith's blue butterfly
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): SCH #2013051004

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): California Transportation Commission to approve funding.

(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.)

Land Use Permit Application

Caltrans Highway 1 *Elephant Trunk Slide Permanent Restoration Project*

Environmental Information, Item 1

Erosion

During construction, much of the hillside below the highway would be excavated and the material stockpiled while the wall was being built. This material would be replaced and graded to a 1.5:1 slope (horizontal distance : vertical distance) or flatter and the slope seeded to help minimize future erosion, though the area is likely to continue to erode to some extent.

Aesthetics

The concrete covering the soldier piles will be colored to blend with adjacent ground. The tubular steel railing will be treated to darken and dull the galvanized finish, reducing its prominence in the overall viewshed. (The only open-style railing that currently meets all the safety criteria for this location is Type ST-70, shown in Figure 1. If another style becomes available prior to construction, that type could be used instead.) The same treatment will be applied to metal beam guard rail at wall approaches. If the design requires concrete anchor blocks at the wall ends, they will be colored the same as the concrete on soldier piles. Native shrubs will be planted along the edge of the bench in front of the wall with a year of plant establishment work included in the contract. All disturbed soil area will be contour graded to appear natural, seeded with native grasses and shrubs, and then covered with compost to provide erosion control and to camouflage the disturbance.

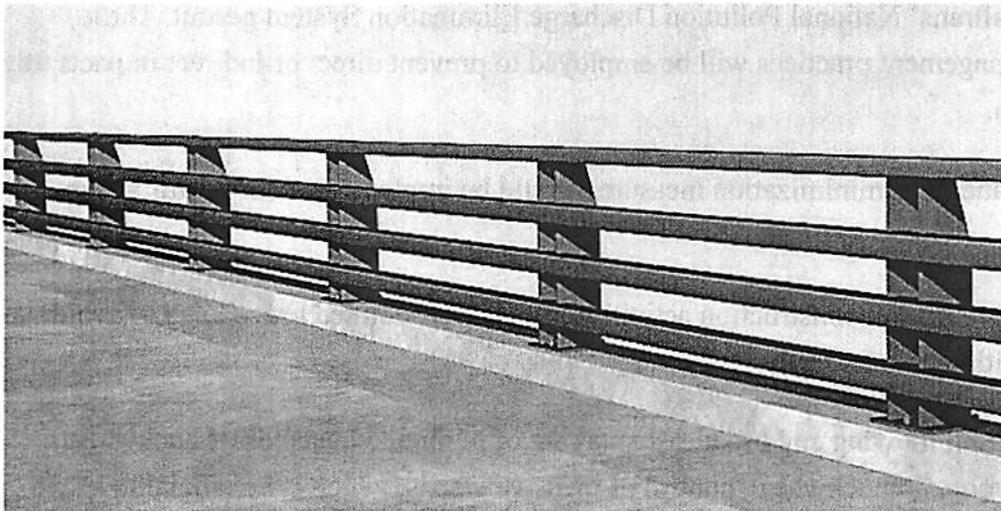


Figure 1 Type ST-70 Bridge Rail

Biological Resources

Conditions have been included in the project design to remediate potential impacts to environmental resources that could result if the proposed project were built.

The following general avoidance and minimization measures would be implemented:

1. Avoidance and minimization of ground disturbance due to project related actions will be achieved with the establishment of Environmentally Sensitive Areas. The Environmentally Sensitive Areas will ensure that unnecessary disturbance does not occur outside of the project limits. Environmentally Sensitive Area limits will be depicted on the final layout plans.
2. Five days prior to the beginning of work, the Resident Engineer shall meet with the Project Biologist in the field at the project site for the identification of select locations where Environmentally Sensitive Area fence and flagging shall be incorporated.
3. All equipment staging and material storage, stockpile, disposal, and borrow sites must be inspected for potentially sensitive biological resources prior to use or equipment mobilization. If sites are selected other than those already designated on the approved project plans, the Resident Engineer shall contact the environmental planning Construction Liaison or Project Biologist no less than two weeks prior to use of equipment staging and material storage, stockpile, disposal, and borrow sites. If sensitive biological resources are found at such sites, then new locations shall be selected.
4. Temporary effects to water quality will be avoided by implementing the best management practices from Caltrans' National Pollution Discharge Elimination System permit. These standard best management practices will be employed to prevent direct or indirect impacts to the Pacific Ocean.

The following avoidance and minimization measures would be implemented for Smith's blue butterfly:

5. Caltrans will ensure that all construction activities follow well-defined procedures to avoid effects to the Smith's blue butterfly.
6. Caltrans will prohibit mowing and broadcast spraying of herbicide in stands of buckwheat. Within areas that contain buckwheat, control of invasive weeds, which is beneficial to buckwheat, will be achieved by spot spraying herbicide and/or hand clearing.

7. Caltrans will ensure that only biologists approved by the U.S. Fish and Wildlife Service (Service) will participate in the capture, handling, and monitoring of the Smith's blue butterfly in all of its life stages and the handling of buckwheat plants.
8. Caltrans will ensure that ground disturbance for maintenance or project activities will not begin within stands of buckwheat until a Service-approved biologist is on site.
9. Service-approved biologists will verify that the proposed work activity within stands of buckwheat meets all criteria established by the Service.
10. For maintenance work or project activity within stands of buckwheat, a Service-approved biologist will survey the work site no more than 30 days before the onset of ground disturbance. If any life stage of the Smith's blue butterfly or its host plant, seacliff buckwheat, is found and is likely to be killed or injured by work activities, the approved biologist will be allowed sufficient time to relocate seacliff buckwheat plants, duff, and/or soil from the site before work activities begin. The seacliff buckwheat plants, duff, and/or soil will be hand removed and placed as close as possible to, but not on, living seacliff buckwheat plants. The Service-approved biologist will relocate the seacliff buckwheat plants, duff, and/or soil the shortest distance possible to a location that contains suitable habitat and will not be affected by activities associated with the proposed project. The Service-approved biologist will maintain detailed records of the number of seacliff buckwheat plants that are moved.
11. Before any maintenance or project activity work begins within stands of buckwheat, a Service-approved biologist will provide training to all field personnel. At a minimum, the training will include a description of the Smith's blue butterfly and its habitat, the specific measures that are being implemented to conserve the Smith's blue butterfly, and boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions.
12. A Service-approved biologist will be present at the work site for maintenance or project activity within stands of buckwheat until all Smith's blue butterflies and seacliff buckwheat plants that are at risk due to project activities have been removed, workers have been instructed, and disturbance to habitat has been completed. After this time, Caltrans will designate a person to monitor on-site compliance with all minimization measures. The Service-approved biologist will ensure that this monitor receives the training outlined in measure 11 and in the identification of the Smith's blue butterfly and seacliff buckwheat. If the monitor or the Service-approved biologist recommends that work be stopped because the

Smith's blue butterfly or seacliff buckwheat would be affected to a degree that exceeds the levels anticipated by Caltrans and the Service during review of the proposed action, they will notify the Resident Engineer immediately. The Resident Engineer will either resolve the situation by eliminating the unanticipated effect(s) immediately, or require that all actions causing these effects be halted. If work is stopped, the Service will be notified as soon as is reasonably possible.

13. An assemblage of native species will be used for revegetation of project sites. Seacliff buckwheat seed or plants will be placed outside the vegetation control areas only. The spread of invasive weeds during revegetation efforts will be controlled according to the Vegetation Management Guidelines developed as part of the Big Sur Coast Highway Management Plan.
14. The number of access routes, size of staging areas, and the total area of the activity will be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas will be established to confine access routes and construction areas to the minimum area necessary to complete construction, and minimize impact to Smith's blue butterfly and seacliff buckwheat.
15. If feasible, the contractor will avoid clearing and grubbing coastal scrub in the areas for temporary road access. Coastal scrub vegetation will be cut down to ground level, to allow for regrowth of natural vegetation and reduce the potential for invasive species.
16. Caltrans will ensure that best management practices are implemented according to the most current approved guidelines to control erosion and sedimentation during and after project implementation. Weed-free hay and straw bales would be used for erosion control measures when they become available.

The proposed project must be designed and scheduled to have no net impacts to American peregrine falcon. The following avoidance and minimization measures would be implemented for this species:

17. Prior to construction, a biologist approved by the California Department of Fish and Wildlife (California Fish and Wildlife) with experience conducting American peregrine falcon surveys will conduct protocol-level surveys for American peregrine falcons at the project site. The focus of pre-construction surveys will be to determine presence, locate nest site(s), determine breeding phenology, and establish nest site productivity (if nesting occurs). Protocol-level pre-construction surveys will be completed annually until the project begins construction.

18. No work will be permitted within 500 feet of an active American peregrine falcon nest from February 15 to August 31 (the raptor breeding season). No work will be permitted within 0.5 mile of an active nest site for the duration of the incubation period, between egg-laying and hatching, which lasts approximately six weeks. Nesting phenology will be determined by the pre-construction surveys and/or the biological monitor. Nesting phenology may vary from year to year, but generally the six-week incubation period spans from mid-March to mid-April or mid-April to mid-May in central California. Work may resume within 0.5 mile of an active nest when the project biologist determines the falcons are no longer incubating eggs, or that the nest has failed and there is no possibility of a replacement clutch (secondary nesting attempt).
19. A California Fish and Wildlife-approved biologist with experience observing breeding American peregrine falcons will be selected to monitor peregrines during construction of the project.
20. The California Fish and Wildlife-approved biologist will monitor peregrines at the project site from February 15 to August 31. Monitoring will require an average of 8 to 12 hours of observation per week to determine the effect of construction and determine whether peregrine falcons are exhibiting normal breeding behavior. This level of effort will continue as long as incubating peregrines or nestlings under the care of adults occupy the nesting site. If the young fledge, then the observations will continue for a minimum of 30 work days after the last young leaves the nest ledge. All monitoring will be conducted with the use of binoculars and/or spotting scope from a minimally invasive distance and document all American peregrine falcon activity in the vicinity of the project.
21. Quarterly reports summarizing monitoring observations of nesting American peregrine falcons, including breeding behavior, nest data, disturbances, and reproductive success, will be prepared by the biological monitor and submitted during construction of the project. Monitoring reports shall be submitted to the California Fish and Wildlife Regional Representative, Laura Peterson-Diaz, via email at lpdiaz@dfg.ca.gov. Fish and Wildlife may at any time increase or decrease the timing and number of monitoring reports required under this condition depending on the results of previous surveys or reports.

The following avoidance and minimization measures would be implemented for all nesting birds:

22. Prior to construction, vegetation removal shall be scheduled to occur between September 1 and February 14 (outside of the typical nesting season) if possible, to avoid potential impacts to nesting birds within the project area.

23. Prior to construction, if construction activities are proposed to occur between February 15 and August 31 (the typical nesting season) within potential nesting habitat within the project area, a nesting bird survey shall be conducted by a qualified biologist at least two weeks prior to construction to determine presence/absence of nesting birds within the project area. Work activities shall be avoided within 100 feet of active bird nests until a qualified biologist has determined that young birds have fledged. Readily visible exclusion zones shall be established in areas where nests must be avoided. The U.S. Fish and Wildlife Service and California Department of Fish and Wildlife shall be contacted for additional guidance if nesting birds are observed within or near the boundaries of the project site. Active nests shall not be disturbed and eggs, or young of birds covered by the Migratory Bird Treaty Act and California Fish and Wildlife Code shall not be killed, injured, or harassed at any time.

The following avoidance and minimization measures would be implemented for wetlands:

24. The temporary wetland impacts must be restored at a 1:1 ratio in approximately the same locations as the wetlands exist now. The catchment basin proposed for the toe of the inland slope will continue to provide similar hydrology to support wetland vegetation.
25. All material to be temporarily excavated at the existing wetland area will be stockpiled and retained until the catchment basin construction is completed and the material can be replaced. The retention and reuse of the native parent material will allow for the existing hydrophytic vegetation seed bank within the soil to passively revegetate the wetland.

Noise

The following measures would be included in the project to reduce impacts from construction noise:

- Manufacturer recommended mufflers should be fitted to all equipment in use.
- To the extent practicable, during evening hours of 10:00 p.m. to 7:00 a.m., the job site should not exceed a maximum hourly equivalent sound level of 45 decibels or a maximum sound level of 65 decibels at the property line of nearby receptors.
- To the extent practicable, local noise ordinances must be observed, in accordance with the County of San Luis Obispo General Plan “Noise Element” requirements.

In addition, measures would be included to address situations when the above measures were not practicable. These would include one or more of the following:

- Notifying the public of the construction schedule.
- Coordinating with affected residents.
- Constructing a barricade between the noise source and the receptor(s).
- Temporarily relocating affected individuals.

Traffic

Periodically limiting the roadway to one lane during construction would cause temporary congestion and delays lasting several minutes while traffic from the opposing direction was cleared through the project site. In addition, there would be temporary road closures of 8 to 10 hours during construction. These closures would be timed to have the least impact on traffic, likely occurring at night, and would be advertised in the media in advance.

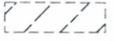
| Dist | COUNTY | ROUTE | POST MILES TOTAL PROJECT | SHEET No. | TOTAL SHEETS |
|------|--------|-------|--------------------------|-----------|--------------|
| 05 | SLO | 1 | 73.7/74.0 | x | 29 |

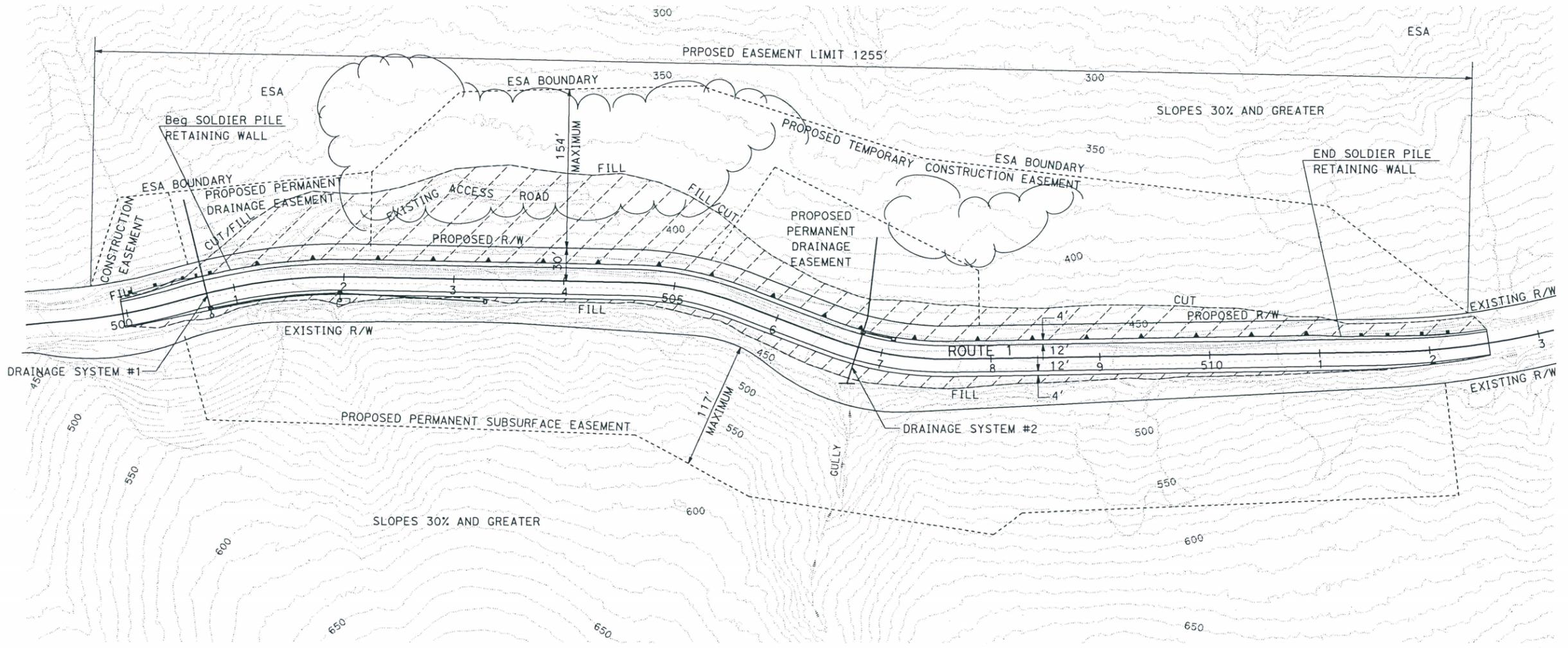
| | |
|---------------------------|------|
| REGISTERED CIVIL ENGINEER | DATE |
| PLANS APPROVAL DATE | |

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



NOTE:
FOR ACCURATE RIGHT OF WAY DATA, CONTACT RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.

- LEGEND:**
-  GRADING AND EROSION CONTROL
 -  MODERATE SLOPE AREA 10-30%
 -  SOLDIER PILE RETAINING WALL
 -  MIDWEST GUARDRAIL SYSTEM



LAYOUT

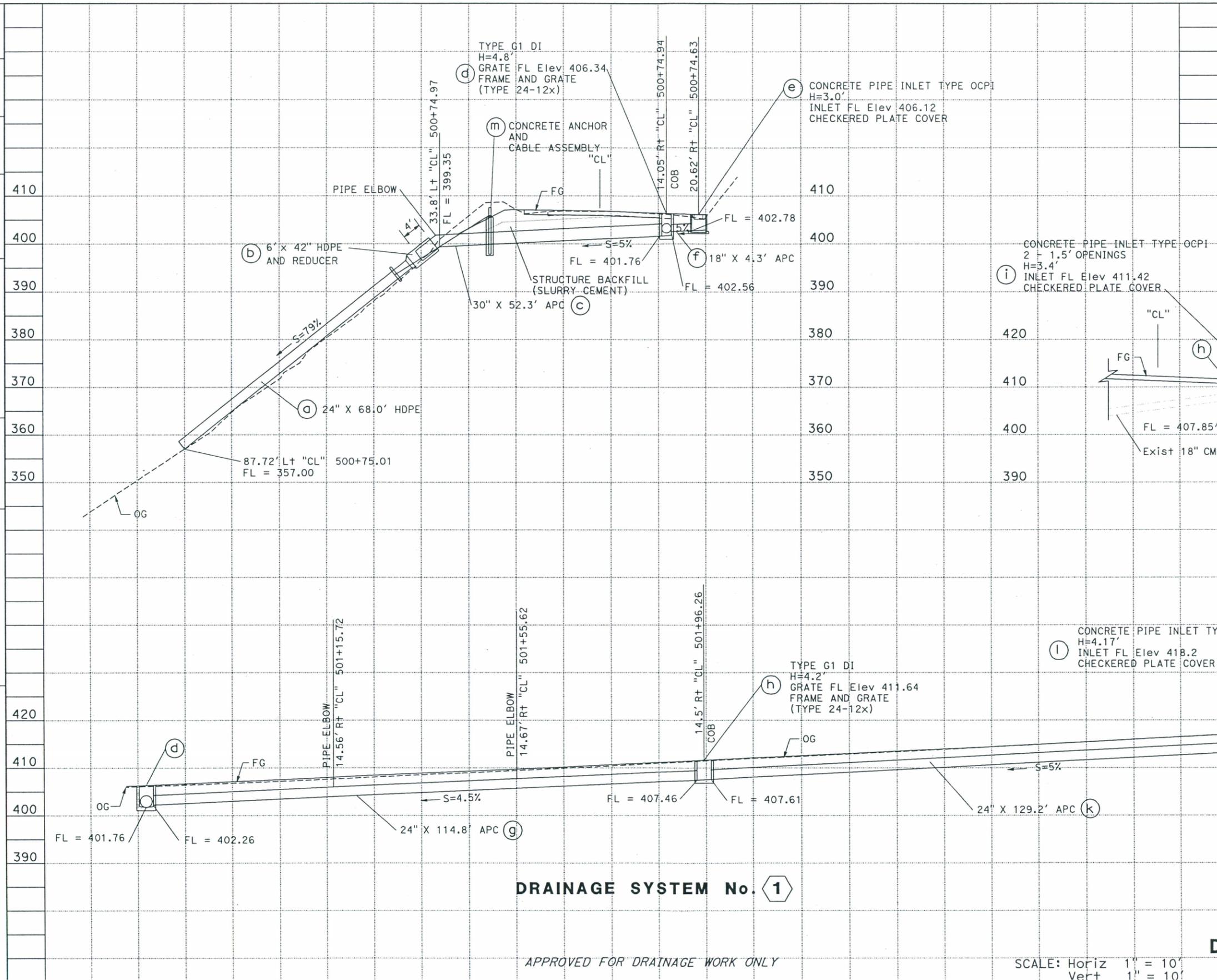
SCALE: 1" = 50'

1 - 1

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans DESIGN
 FUNCTIONAL SUPERVISOR STEVEN M. WYATT
 CHECKED BY M. O'NEAL
 DESIGNED BY S. LOZON
 REVISIONS: (none listed)
 REVISED BY (none listed)
 DATE REVISED (none listed)

REVISION DATE PLOTTED 5/13/03 PFC 0017

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans
 FUNCTIONAL SUPERVISOR: STEVEN M. WYATT
 CALCULATED-DESIGNED BY: S. LOZON
 CHECKED BY: M. O'NEAL
 REVISED BY: DATE REVISIONS

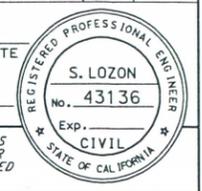


| Dist | COUNTY | ROUTE | POST MILES TOTAL PROJECT | SHEET No. | TOTAL SHEETS |
|------|--------|-------|--------------------------|-----------|--------------|
| 05 | SLO | 1 | 73.7/74.0 | X | 29 |

REGISTERED CIVIL ENGINEER DATE

PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



DRAINAGE SYSTEM No. 1

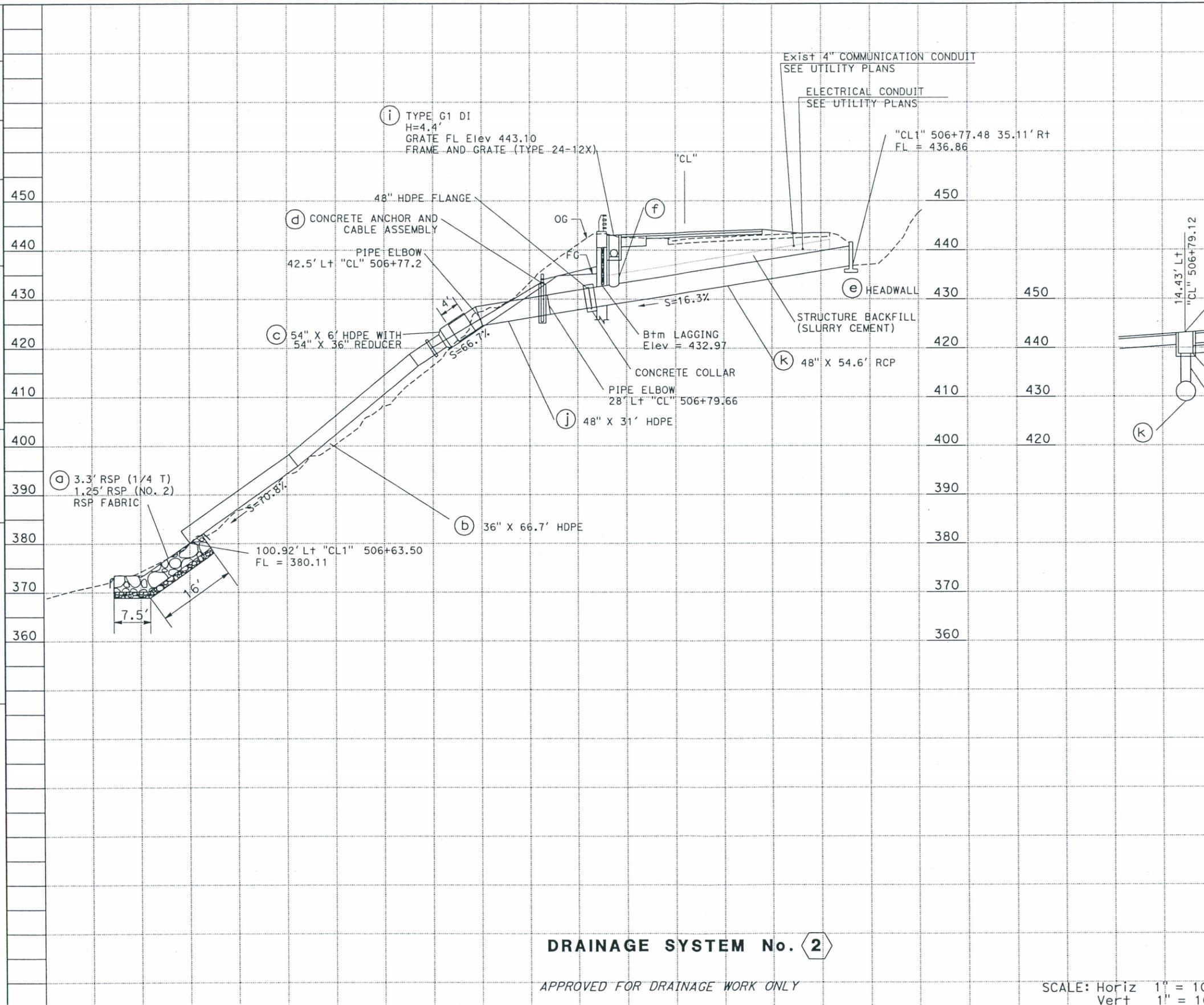
APPROVED FOR DRAINAGE WORK ONLY

SCALE: Horiz 1" = 10'
 Vert 1" = 10'

95% REVIEW
DRAINAGE PROFILES
DP-1

REVISION DATE PLOTTER 3.11.07

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans
 FUNCTIONAL SUPERVISOR: STEVEN M. WYATT
 CHECKED BY: M. O'NEAL
 DESIGNED BY: S. LOZON
 REVISIONS: (None shown)



| Dist | COUNTY | ROUTE | POST MILES TOTAL PROJECT | SHEET No. | TOTAL SHEETS |
|------|--------|-------|--------------------------|-----------|--------------|
| 05 | SLO | 1 | 73.7/74.0 | X | 29 |

REGISTERED CIVIL ENGINEER DATE: _____
 S. LOZON No. 43136
 PLANS APPROVAL DATE: _____
 THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

DRAINAGE SYSTEM No. 2

APPROVED FOR DRAINAGE WORK ONLY

SCALE: Horiz 1" = 10'
 Vert 1" = 10'

95% REVIEW
DRAINAGE PROFILES
DP-2

REVISION DATE PLOTTED 11/11/09

| Dist | COUNTY | ROUTE | POST MILES TOTAL PROJECT | SHEET No. | TOTAL SHEETS |
|------|--------|-------|--------------------------|-----------|--------------|
| 05 | SLO | 1 | 73.7/74.0 | X | 29 |

REGISTERED CIVIL ENGINEER DATE _____

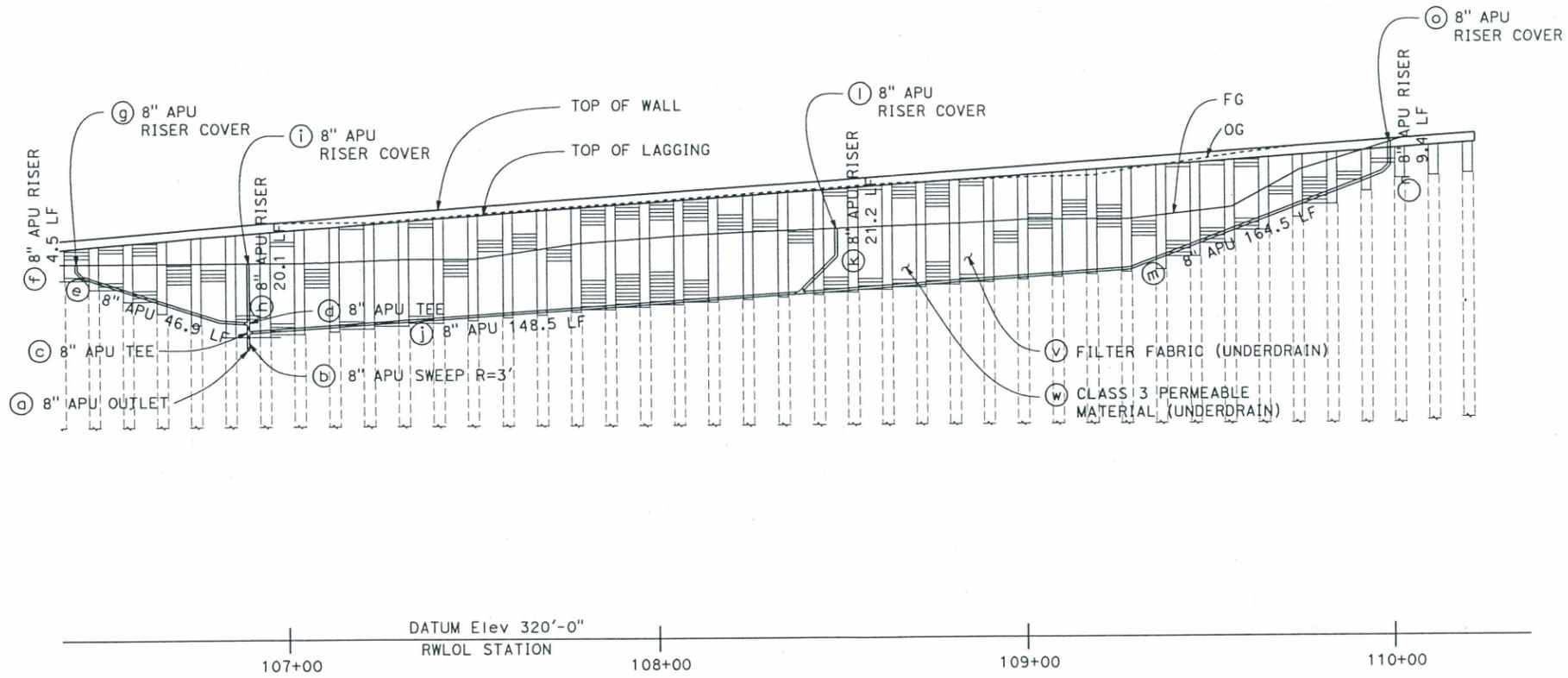
PLANS APPROVAL DATE _____

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



- NOTES:**
1. LOCATIONS AND ELEVATIONS AS SHOWN OR AS DIRECTED BY ENGINEER.
 2. FOR UNDERDRAIN DETAILS NOT SHOWN SEE STANDARD PLANS D102.
 3. TOP OF CLASS III PERMEABLE MATERIAL IS 3' BELOW FG BENCH (SEE DD-1).

E OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 Steven M. Wyatt
 FUNCTIONAL SUPERVISOR
 CHECKED BY
 Calculated-Designed By
 S. Lozon
 M. O'Neal
 REVISED BY
 DATE REVISED



DRAINAGE SYSTEM No. 4

**DRAINAGE PROFILE
DP-5**

SCALE: 1" = 20'

REVISION DATE PLOTTER 11/11/09 09:00:00

| Dist | COUNTY | ROUTE | POST MILES TOTAL PROJECT | SHEET No. | TOTAL SHEETS |
|------|--------|-------|--------------------------|-----------|--------------|
| 05 | SLO | 1 | 73.7/74.0 | x | 29 |

NOTES:
 1. LOCATIONS AND ELEVATIONS AS SHOWN OR AS DIRECTED BY THE ENGINEER.
 2. FOR UNDERDRAIN DETAILS NOT SHOWN SEE STANDARD PLANS D102.
 3. SEE STRUCTURE PLANS FOR RETAINING WALL DETAILS.

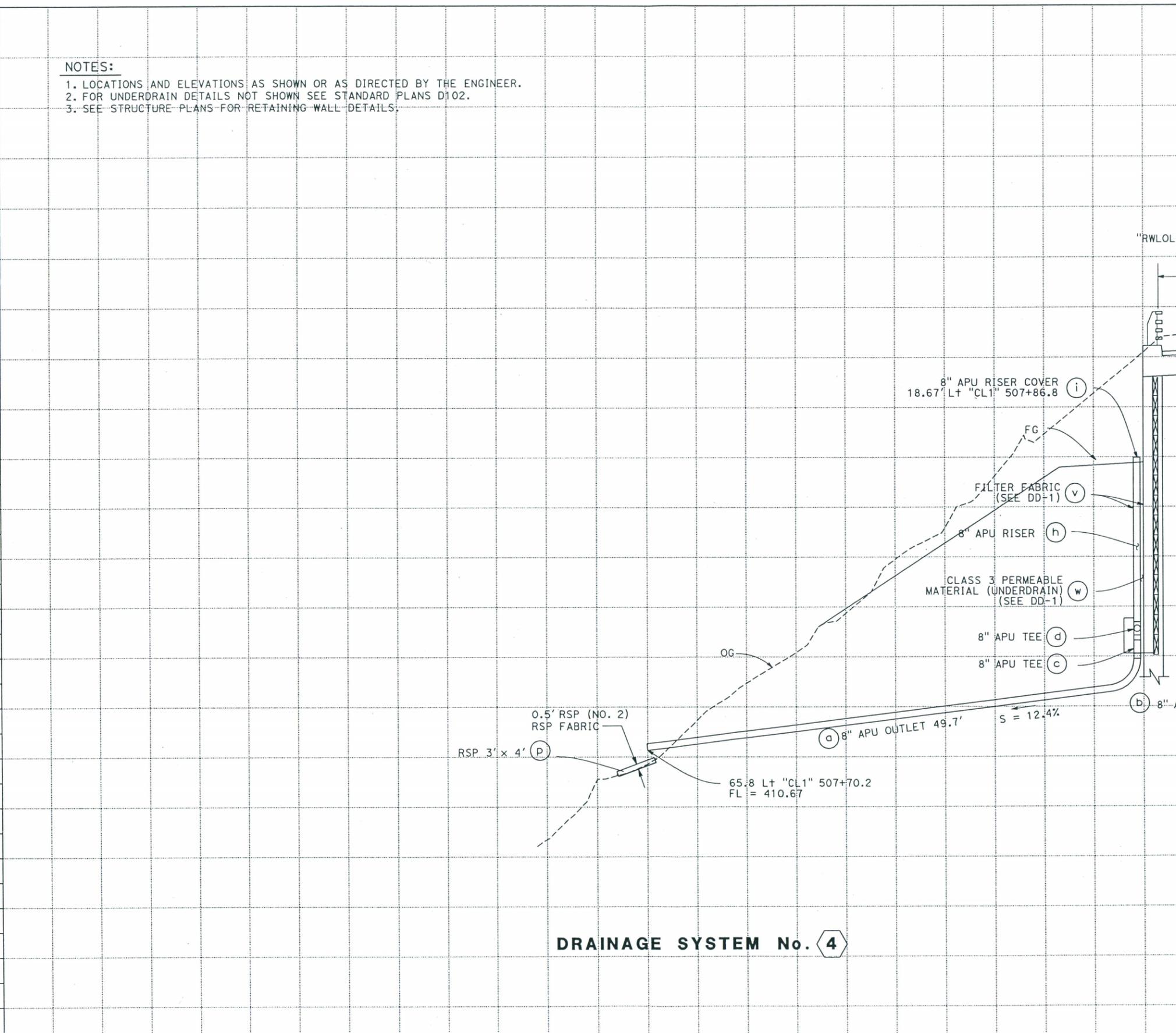
REGISTERED CIVIL ENGINEER DATE _____

PLANS APPROVAL DATE _____

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Gilbane
 DESIGN

FUNCTIONAL SUPERVISOR: STEVEN M. WYATT
 CHECKED BY: _____
 CALCULATED-DESIGNED BY: _____
 S. LOZON
 M. O'NEAL
 REVISIONS: _____



| | |
|-----|-----|
| 460 | 460 |
| 455 | 455 |
| 450 | 450 |
| 445 | 445 |
| 440 | 440 |
| 435 | 435 |
| 430 | 430 |
| 425 | 425 |
| 420 | 420 |
| 415 | 415 |
| 410 | 410 |

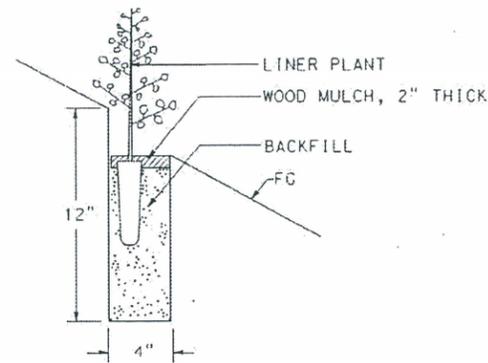
DRAINAGE SYSTEM No. 4

REVISION DATE PLOTTER DATE

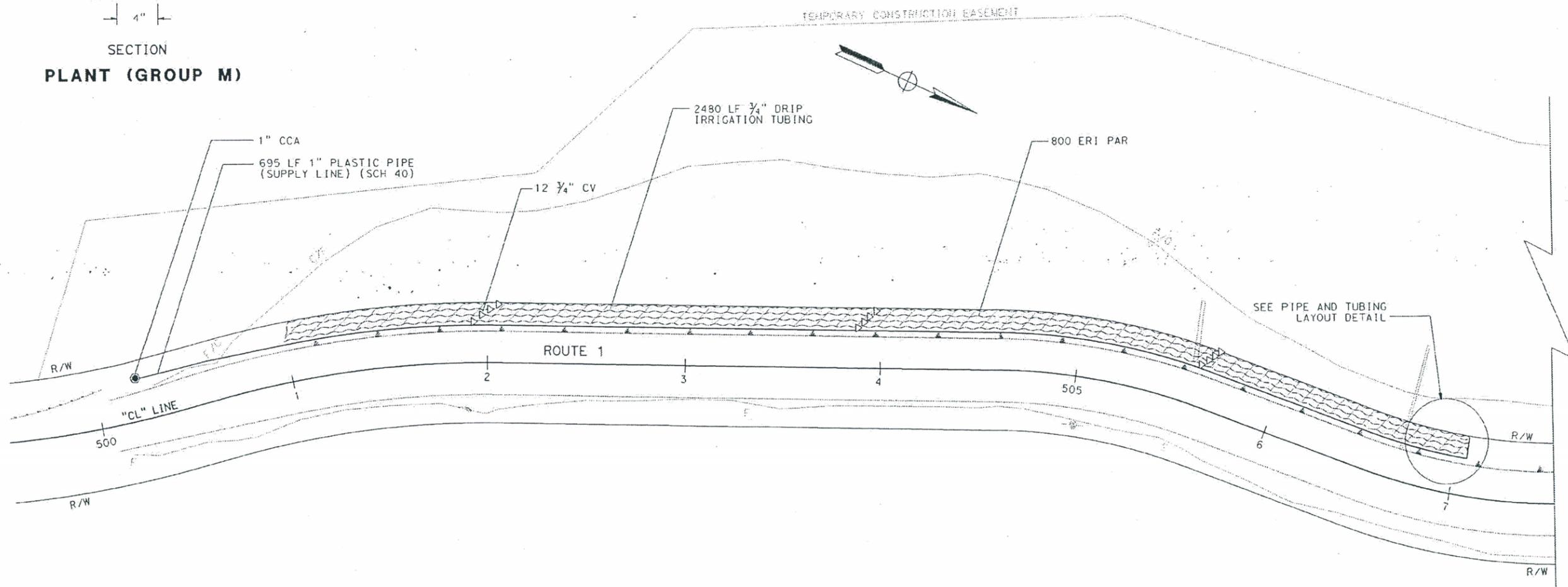
| | | | |
|--|----------------------------|------------------------|---------|
| STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION | SENIOR LANDSCAPE ARCHITECT | CALCULATED-DESIGNED BY | REVISOR |
| St. Caltrans LANDSCAPE ARCHITECTURE | DENNIS REEVES | CHECKED BY | DATE |
| | | BRYAN PARKER | DATE |
| | | JO JACKSON | REVISOR |

NOTE:

FOR ACCURATE RIGHT OF WAY DATA, CONTACT RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.



SECTION
PLANT (GROUP M)



| DIST | COUNTY | ROUTE | POST MILES TOTAL PROJECT | SHEET NO. | TOTAL SHEETS |
|------|--------|-------|--------------------------|-----------|--------------|
| 05 | SLO | 1 | 73.7/74.0 | | |

Bryan Parker
LICENSED LANDSCAPE ARCHITECT

PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

**IRRIGATION AND PLANTING
PLAN AND DETAIL**

NO SCALE

IPP-1

APPROVED FOR IRRIGATION AND PLANTING WORK ONLY

LAST REVISION DATE PLOTTED 11-06-2013
11-06-13 TIME PLOTTED 14:43

REVISED BY: BRYAN PARKER
 DATE REVISION: JO JACKSON
 CALCULATED-DESIGNED BY: DENNIS J REEVES
 CHECKED BY:
 SENIOR LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECTURE
 DEPARTMENT OF TRANSPORTATION
 CALIFORNIA

| | | | | |
|------|--------|-------|--------------------------|------------------------|
| DIST | COUNTY | ROUTE | POST MILES TOTAL PROJECT | SHEET TOTAL No. SHEETS |
| 05 | SLO | 1 | 73.7/74.0 | |

LICENSED LANDSCAPE ARCHITECT

PLANS APPROVAL DATE

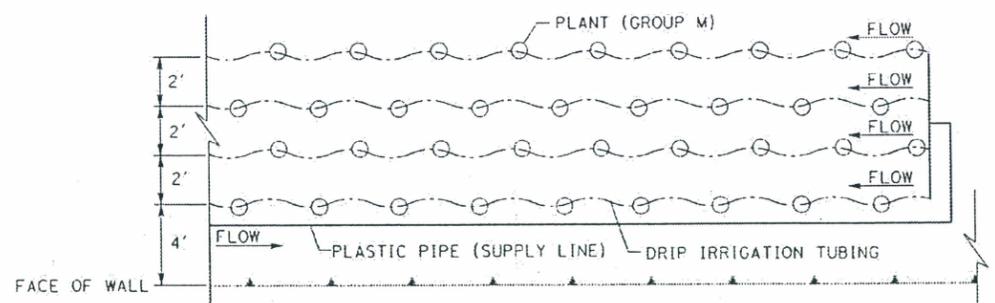
THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

NOTE:
 Underlined portions of botanical name indicate abbreviations used on Planting Plans.

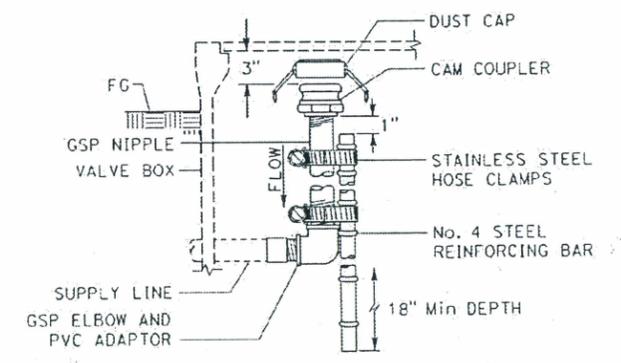
PLANT LIST AND PLANTING SPECIFICATIONS

| PLANT GROUP | PLANT No. | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY EACH | HOLE SIZE (INCH) | | BASIN TYPE | IRON SULFATE | SOIL AMEND ① | COMMERCIAL FERTILIZER ① | | WOOD CHIP MULCH ① | STAKING | PLANTING LIMITS | | | | | REMARKS | | |
|-------------|-----------|--------|-----------------------------|--------------------|-------|---------------|------------------|-------|------------|--------------|--------------|-------------------------|----------|-------------------|---------|-----------------|------|-------|------|--|---------|----------------|-------|
| | | | | | | | Di | DEPTH | | | | PLANTING | PLT ESTB | | | TRVD WAY | PVMT | FENCE | WALL | MINIMUM DISTANCE (Ft) FROM PAVED/EARTH DITCH | | ON CENTER (Ft) | |
| M | 1 | /// | <u>ERIGONUM PARVIFOLIUM</u> | SEACLIFF BUCKWHEAT | LINER | 800 | ⑥ | ⑥ | - | - | 0.05 CF | 1 Pkt | - | 0.02 CF | - | - | - | - | 4 | - | - | 3 | SHRUB |

- APPLICABLE WHEN CIRCLED:**
- ① - Quantities shown are "per plant" unless shown as SQFT or SQYD application rates.
 - 2 - Sufficient to receive root protector.
 - 3 - Does not apply to mulch areas.
 - 4 - As shown on plans.
 - 5 - Root protector required.
 - ⑥ - See detail.



PLAN
PLANT AND PLASTIC PIPE AND TUBING LAYOUT



SECTION
CAM COUPLER ASSEMBLY

| SPRINKLER SCHEDULE | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|------|-------------|---------------|--------------------------|-----------------------|--------------------------|------------------------|-------------|---------------------|----------|-----------------------------|-------------------------------|---------------------|--------------|-----------------------|---------------|-------|---------|------------|---------|-----------------|---------------|---------------------|
| SYMBOL | TYPE | DESCRIPTION | SPRAY PATTERN | OPERATING PRESSURE (PSI) | PRESSURE COMPENSATING | PLUS/MINUS 5% ① | | RADIUS (Ft) | WIDTH X LENGTH (Ft) | MATERIAL | INLET CONNECTION (NPT INCH) | POSITIVE-LOCKING ADJ ARC STOP | BACKSLASH PREVENTER | DIFFUSER PIN | DISTANCE CONTROL FLAP | ADJ DISCHARGE | RISER | | | REMARKS | | | |
| | | | | | | GALLONS PER MINUTE (GPM) | GALLONS PER HOUR (GPH) | | | | | | | | | | TYPE | PLASTIC | GALVANIZED | | SIZE (IPS INCH) | HEIGHT (INCH) | FLOW SHUTOFF DEVICE |
| | | | | | | | | | | | | | | | | | | | | | | | |
| - | - | EMITTER | - | 15 | X | - | 1 | - | - | PL | - | - | - | - | - | - | - | - | - | - | ② | | |

- APPLICABLE WHEN CIRCLED BELOW:**
- ① - If a pressure compensating device is specified, the discharge shown reflects its use.
 - ② - Locate sprinkler on the uphill side of plant.

X IN BOX DENOTES REQUIREMENT

DATE PLOTTED: 11-DEC-2013
 TIME PLOTTED: 14:44



North Coast
Planning Area

RL

RL

400 m

0 ft

121331399

AG



Parcel Summary Report For Parcel # 011-011-005

1/8/2014
3:04:13PM

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 TUCKER BERNARD L
7547 LOLINA LN LA CA 90046-
OWN TUCKER BERNARD L TRUST

Address Information

Status Address
P 20001 CABRILLO HY RNC

Lot Information:

| <u>Tract / Townshp</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> |
|----------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| T25S | R6E | 5P | North Coast Ru | North Coast | RL | LCP | CA | Y | IR | |
| 011011 | 005 | 0001 | North Coast Ru | North Coast | GS | SRV | SRA | N | | |
| 011011 | 005 | 0002 | North Coast Ru | North Coast | AS | | | N | | |

Parcel Information

Status Description
Active T25S R6E SEC 5 LTS 2&4 LESS 6% MIN RTS

Notes
THIS APN CONSISTS OF TWO LEGAL PARCELS - LOT 2 (K PAT 510) AND LOT 4 (K PAT 364). JSM 5/8/13

Tax Districts
COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
CAMBRIA COMMUNITY
NO. 02
AREA NO. 21



Parcel Summary Report For Parcel # 011-011-005

1/8/2014
3:04:14PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)

Case Information

Case Number:

Case Status:

DRC2013-00052

REC

Primary Parcel

Description:

CONSTRUCT A 1000 FT LONG SOLDIER PILE RETAINING WALL TO STABILIZE ROADWAY. ROADWAY WOULD BE REALIGNED AND WIDENED SLIGHTLY.