

**Condition 3****All Development Consistent with Conditions**

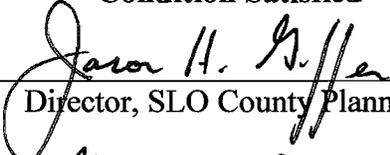
All development shall be consistent with the conditions contained herein. Prior to final design / layout of the East Paso Robles Avenue pump station and the Doris Avenue / Lupine Street pump station, the applicant shall provide verification to the satisfaction of the Planning Director, that the required 75 foot wetland setback will be met with the redesign / layout of said pump stations.

**Evidence of compliance:**

The East Paso Robles Avenue pump station and standby power building located southeast of the Paso Robles Ave. and 18<sup>th</sup> Street intersection, and the Lupine pump station located within the Doris Ave. right-of-way just north of Lupine Street are sited so that they are located entirely outside of the 75 foot setback from known wetland(s) in the vicinity. For condition compliance verification, attached are copies of improvement plan sheets A-C-106 and B-C-202 which show the East Paso Robles pump station and standby power building, and the Lupine pump station, respectively. Note that the 75' setback from the nearest known wetland is plotted on each sheet. The sheets are included in the wetland delineation memo prepared for each site.

The standby power building for the Lupine pump station will be located in a remote location southwest of the Mitchell and Doris Ave. intersection. This remote area is approximately 200' northeast of the nearest known wetland.

**Condition Satisfied**

  
\_\_\_\_\_  
Director, SLO County Planning  
MAY 2, 2012  
\_\_\_\_\_  
Date



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

## **Wetland Delineation Report for the East Paso Pump Station, Los Osos Wastewater Project (300448)**

*Prepared by: Kate Ballantyne, Environmental Resource Specialist, Dept. of Public Works*

*January 31, 2012*

### Introduction

This wetland delineation report summarizes existing wetland conditions found within and adjacent to the proposed East Paso Pump Station site in Los Osos, California. This report identifies potential wetlands, as defined by the California Coastal Commission.

### Methods

Wetland delineations were prepared for the Los Osos Community Services District's Wastewater Facilities Project in 2004/2005, including a delineation adjacent to the East Paso Pump Station. On January 25, 2012, the project site was inspected by Kate Ballantyne, Environmental Resource Specialist/biologist with the Department of Public Works. The purpose of the inspection was to review the 2004/2005 wetland work for current applicability. The inspection focused on the location of wetland conditions within 100 feet of the proposed pump station location.

### Conclusion

The location of wetlands as mapped in 2004/2005 was found to accurately depict the willow trees observed on the west side of 18<sup>th</sup> Street and on the Walker site. The above-ground portions of the proposed pump station facility will maintain a setback of at least 75 feet to the west edge of the paved surface of 18<sup>th</sup> Street (Sheet A-C-106). All areas within 75 feet of the above-ground structures of the proposed East Paso Pump Station are uplands. Areas which meet or have potential to meet the Coastal Act definition of wetlands are located more than 75 feet from the pump station.



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## **Wetland Delineation Report for the Lupine Pump Station, Los Osos Wastewater Project (300448)**

*Prepared by: Kate Ballantyne, Environmental Resource Specialist, Dept. of Public Works*

*January 31, 2012*

### Introduction

This wetland delineation report summarizes existing vegetative conditions found within and adjacent to the proposed Lupine Pump Station site in Los Osos, California. This report identifies potential waters of the United States, as defined by the California Coastal Commission (CCC).

### Methods

On January 25, 2012, the project site was inspected by Kate Ballantyne, Environmental Resource Specialist/biologist with the Department of Public Works. The inspection focused on the location of wetland conditions within 100 feet of the proposed pump station location.

Potential wetland areas were evaluated using the CCC single parameter wetland definition. Hydric soils or wetland hydrology was not evident within 100 feet of the pump station site, therefore hydrophytic vegetation was used as the indicator of wetland or potential wetland conditions. A very conservative approach was taken to defining wetlands. If a wetland indicator plant was present in a certain location, that area was mapped as a potential wetland (Figure 1).

### Results

#### *Physical Description*

The project site is in a nearly level area. The underground pump station will be located within the eastern road shoulder of Doris Avenue, approximately 65 feet north of Lupine Street, in coastal San Luis Obispo County (Figure 2). Elevation is approximately 10 feet above sea level. The soils within the project area are mapped as Baywood fine sand by the Soil Survey of San Luis Obispo County, California (USDA Natural Resources Conservation Service).

#### *Plant Communities*

The pump station site supports a sparse cover of ruderal vegetation composed mostly of non-native grasses and bare soil. The dominant plant species is veldt grass (*Ehrharta calycina*), with lesser coverage by other mostly non-native, weedy annual species.

At the southeast corner of the intersection of Doris Avenue and Lupine Street, a patch of field

sedge (*Carex praegracilis*) grows ten feet off of the edge of road pavement. Other larger patches of this species can be found approximately 100 feet to the east of this small patch (Figure 1).

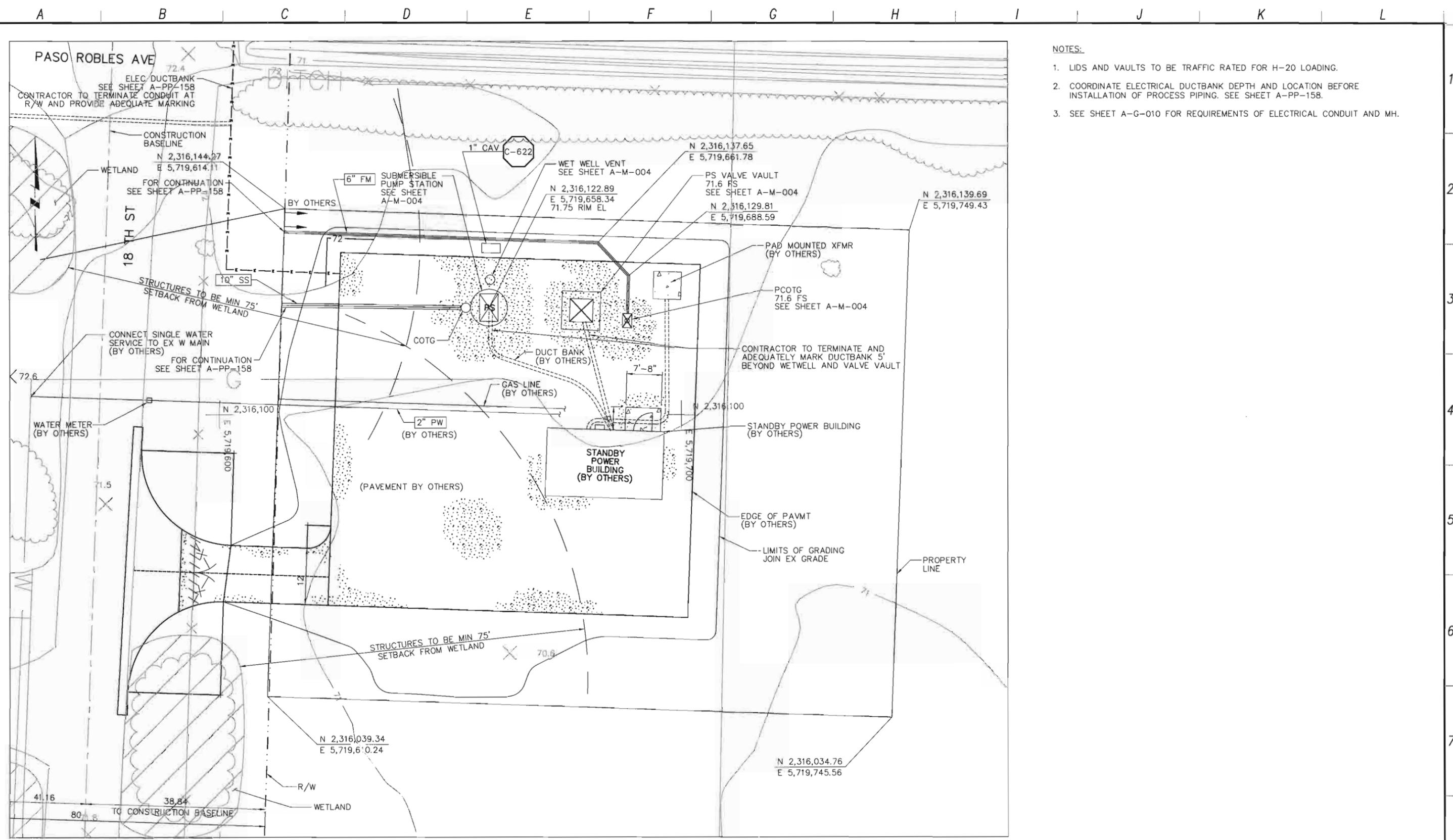
Toward Cuesta Inlet at the southwest corner of Doris Avenue and Lupine Street, iceplant (*Carpobrotus edulis*) is the dominant plant species. Field sedge begins to appear within the iceplant approximately 10 feet to the southwest of the edge of pavement. Coastal salt marsh vegetation occurs beyond this potential wetland vegetation, and was not examined as part of this effort.

A freshwater marsh occurs approximately 150 south of the proposed pump station, and 85 feet south of the intersection of Doris Avenue and Lupine Street. This vegetation was not examined due to its distance from the pump station.

### Conclusion

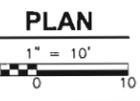
The pump station has been sited to maintain a setback of at least 75 feet to wetlands or potential wetlands (Figure 2). All areas within 75 feet of the proposed Lupine Pump Station are uplands. Areas which meet or have potential to meet the Coastal Act definition of wetlands are located more than 75 feet from the pump station.

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- NOTES:
1. LIDS AND VAULTS TO BE TRAFFIC RATED FOR H-20 LOADING.
  2. COORDINATE ELECTRICAL DUCTBANK DEPTH AND LOCATION BEFORE INSTALLATION OF PROCESS PIPING. SEE SHEET A-PP-158.
  3. SEE SHEET A-G-010 FOR REQUIREMENTS OF ELECTRICAL CONDUIT AND MH.

EAST PASO PUMP STATION



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: \_\_\_\_\_ MPH  
 DRAWN BY: \_\_\_\_\_ WKT  
 CHECKED BY: \_\_\_\_\_ MDM  
 DATE: MARCH 2012

**CDM Smith**  
 2296 Gateway Oaks Drive, Suite 240  
 Sacramento, CA 95833  
 Tel: (916) 567-9900



0 1/2 1  
 IF THIS BAR DOES NOT MEASURE 1" THEN ADJUST SCALE ACCORDINGLY



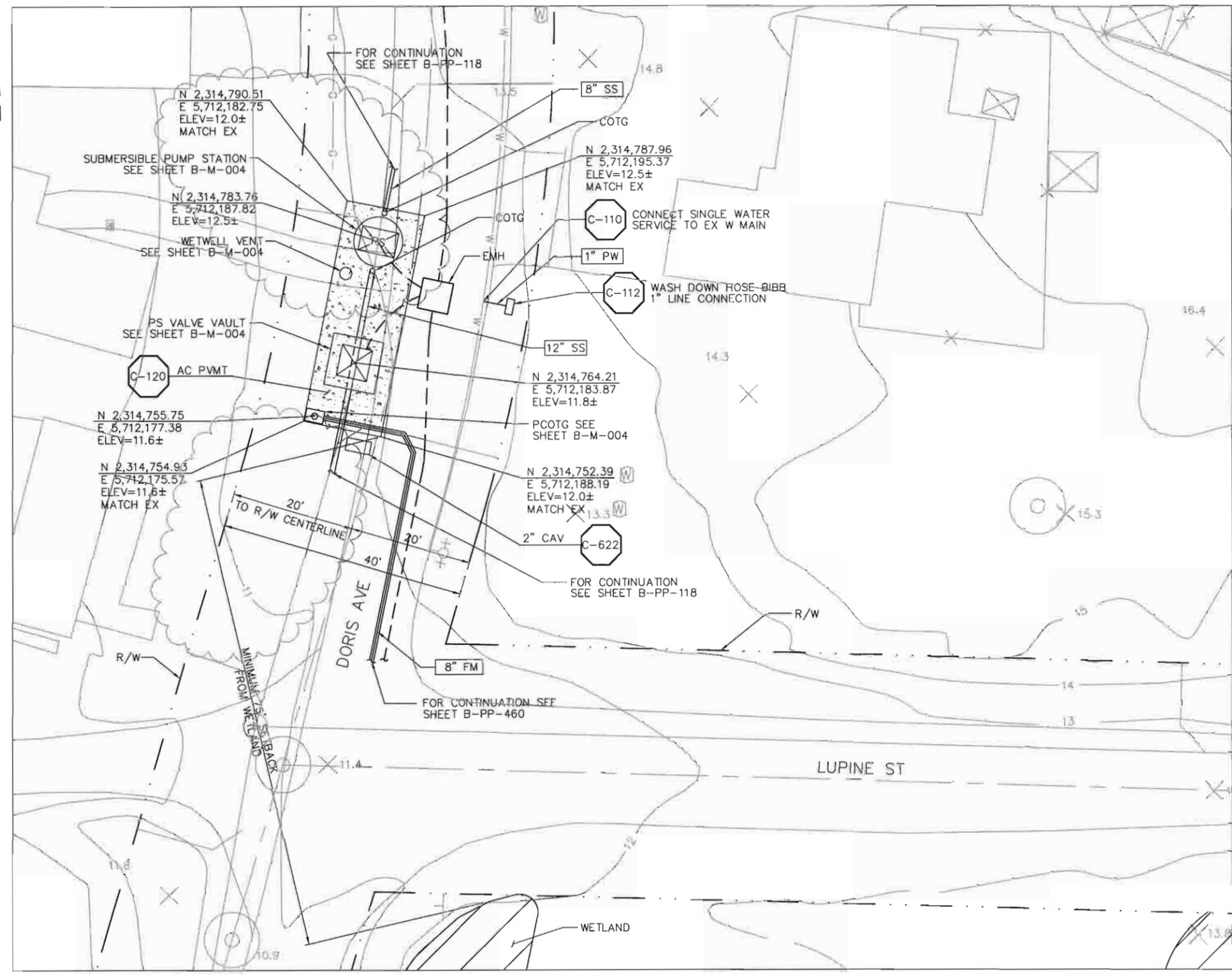
**DIGALERT**  
 DIAL TOLL FREE  
 1-800-642-2444  
 AT LEAST TWO DAYS BEFORE YOU DIG  
 UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

LOS OSOS WASTEWATER COLLECTION SYSTEM  
**CIVIL**  
 EAST PASO PS & STANDBY  
 POWER SITE PLAN

PROJECT NO. 42502-83120  
 FILE NAME: A-C-106  
 SHEET NO.  
**A-C-106**

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A B C D E F G H I J K L



- NOTES:
1. LIDS AND VAULTS TO BE TRAFFIC RATED FOR H-20 LOADING.
  2. COORDINATE ELECTRICAL DUCTBANK DEPTH AND LOCATION BEFORE INSTALLATION OF PROCESS PIPING. SEE SHEET B-PP-118.
  3. CONTRACTOR SHALL GRADE AROUND PS PAD TO MATCH EXISTING SLOPES.
  4. REFER TO SHEET B-C-010 FOR REQUIREMENTS OF ELECTRICAL CONDUIT AND MANHOLES ALONG PIPELINE.

LUPINE PUMP STATION  
 PLAN  
 1" = 10'  
 5 0 10

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: \_\_\_\_\_ MPH  
 DRAWN BY: \_\_\_\_\_ JAW  
 CHECKED BY: \_\_\_\_\_ CCA  
 DATE: APRIL 2012

**CDM Smith**  
 2295 Gateway Oaks Drive, Suite 240  
 Sacramento, CA 95833  
 Tel: (916) 567-9900



0 1/2 1  
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 AT LEAST TWO DAYS BEFORE YOU DIG  
 UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

LOS OSOS WASTEWATER COLLECTION SYSTEM  
**CIVIL LUPINE PUMP STATION SITE PLAN**

PROJECT NO. 42502-83120  
 FILE NAME: B-C-202  
 SHEET NO.  
**B-C-202**

1  
2  
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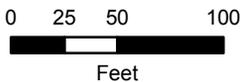


Figure 1: Lupine Pump Station Wetland Map

