

Condition 3**All Development Consistent with Conditions**

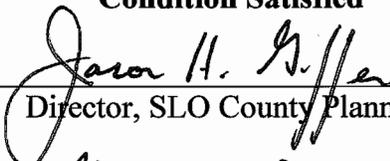
All development shall be consistent with the conditions contained herein. Prior to final design / layout of the East Paso Robles Avenue pump station and the Doris Avenue / Lupine Street pump station, the applicant shall provide verification to the satisfaction of the Planning Director, that the required 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 18th 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

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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 (Figure 1). 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 18th 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 18th 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 roadway of Doris Avenue, approximately 65 feet north of Lupine Street, in coastal San Luis Obispo County (Figure 1). 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