

Condition 54**Staging-Visual**

Construction staging areas shall conform to Estero Area Plan AES-1 and be located away from sensitive viewing areas to the extent feasible. Before construction activities begin, an area of construction equipment storage away from direct views of sensitive viewing corridors (e.g. residences and major roads in the project area) shall be designated.

Evidence of compliance:

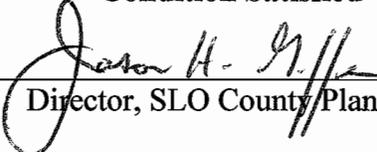
AES-1 is a mitigation measure from the *Final Environmental Impact Report for the Los Osos Community Services District Wastewater Facilities Project*, certified on March 1, 2001. This measure is incorporated into the Estero Area Plan as an environmental mitigation measure for a wastewater treatment plant and related facilities (Estero Area Plan, Chapter 7, Section VI., Subsection C.9.) and states: *Construction staging Area. For all aspects of the project, construction staging areas shall be located away from sensitive viewing areas to the extent feasible. Before construction activities begin, an area of construction equipment storage away from direct views of sensitive viewing corridors (e.g. residences and major roads in the project area) shall be designated.*

Staging areas have been designated at the Walker Site (18th Street at Paso Robles Avenue) and at the Midtown Site (immediately north of Los Osos Valley Road and west of Palisades Avenue). The Walker Site has been significantly altered over time due to farming, grazing, and prior use as a staging area. The Midtown site was chosen as a staging area due to the fact that much of the 12 acre site will be graded as part of the effort to restore that site.

There are no other areas in Los Osos large enough for staging that would not impact sensitive viewsheds or other important coastal resources.

The project specifications (Contract Documents) for the Los Osos Wastewater Project require contractors to minimize staging associated effects on the environment and the community (attached).

Condition Satisfied



Director, SLO County Planning

MAY 3, 2012

Date

10. Locate construction staging areas at least 1000 feet from sensitive receptors.
- I. Condition 36. Construction Activity Management Plan. The Construction Activity Management Plan (CAMP) should include but not be limited to the following elements:
 1. Schedule construction truck trips during non-peak hours to reduce peak hour emissions.
 2. Limit the length of the construction work-day period, if necessary.
 3. Phase construction activities to minimize overlapping emissions.
 4. Construction Equipment composition and schedule including:
 - a. Equipment Type
 - b. Equipment Model
 - c. Equipment Year
 - d. Engine Type
 - e. Engine Model
 - f. Engine Year
 - g. Engine Horsepower
 - h. Schedule of use
- J. Condition 44. Noise. Equipment noise measured at the property lines shall not exceed ambient level of 50 dBA Leq. The noise from installed equipment may be attenuated through the use of a "manufacturer enclosure" or through incorporation of noise attenuation design features into the enclosure structure.
- K. Condition 48. CAL-OSHA Standards. All CONTRACTORS shall comply with relevant provisions of CAL-OSHA CAC Title 8 regarding the provision of safety and rescue equipment, to the satisfaction of the County Department of Public Works in consultation with the Planning Director.
- L. Condition 54. Staging-Visual. CONTRACTOR staging areas shall be located as shown in Section 01500. Construction staging areas shall conform to Estero Area Plan AES-1 and be located away from sensitive viewing areas to the extent feasible.
- M. Condition 58. Monarch Butterfly Surveys. The CONTRACTOR is directed to Specification 01561 – Biological and Cultural Resource Environmental Controls.
- N. Condition 63. Morro Shoulderband Snail Monitoring. The CONTRACTOR is directed to Specification 01561 – Biological and Cultural Resource Environmental Controls.
- O. Condition 64. California Red-legged Frog Monitoring. The CONTRACTOR is directed to Specification 01561 – Biological and Cultural Resource Environmental Controls.

1.05 CONTRACTOR USE OF CONSTRUCTION STAGING AREAS

- A. The CONTRACTOR's use of the construction staging areas designated Figure 1 in this Section and on the Drawings shall be limited to its storage of materials and equipment, project component fabrication facilities, and field offices.
- B. CONTRACTOR is advised that all construction staging areas designated on the final plans are located within or in close proximity to residential neighborhoods.
- C. CONTRACTOR shall NOT use construction staging areas for:
 - 1. Storage of vehicles or equipment not directly used for construction of the project.
 - 2. Overnight camping or overnight accommodations for non-security personnel
 - 3. Storage of motor fuel in excess of 5 gallons, unless in the onboard tank of engine driven equipment or self-propelled vehicle.
- D. Equipment maintenance and materials fabrication in staging areas must be conducted during normal working hours in accordance with the Noise Abatement Requirements of Section 01060.
- E. CONTRACTOR shall assume full responsibility for security of all its subcontractors materials and equipment stored at the construction staging areas.
- F. If directed by the OWNER or ENGINEER, move any stored items which interfere with operations of OWNER or other contractors
- G. Obtain and pay for use of additional construction staging, storage or equipment maintenance areas if needed to perform the Work.
- H. Construction staging areas beyond those shown shall be identified on a site plan and submitted to the ENGINEER for review and approval. CONTRACTOR shall not utilize any additional area for construction staging without first obtaining approval from the ENGINEER.
- I. CONTRACTOR shall submit a site plan for all construction staging and related areas, and all development associated with such areas. All areas within which construction staging are to take place shall be minimized to the maximum extent feasible in order to minimize impacts on resources (e.g., terrestrial habitat, wetlands, creeks, riparian areas, or other sensitive resource areas, etc.). All measures to be taken to minimize impacts associated with construction staging and related areas shall be identified on the site plan, including but not limited to screening, fencing, landscaping, signage, and designation of various activity and storage areas on the site.
- J. Copies of the signed COASTAL DEVELOPMENT PERMIT shall be maintained in a conspicuous location at all construction staging areas at all times.
- K. Use of any building or site in a residential area for field offices or related purposes not previously designated in the project's COASTAL DEVELOPMENT PERMIT, is prohibited.

construction activities associated with this type of work, the construction CONTRACTOR shall inspect all structures within the area predicted to experience vibration in excess of 0.25 PPV to document existing characteristics of the structures. During construction, vibration shall be monitored and recorded and adjustments made to operation or to the radius of concern if the level of vibration differs from estimates. If a post construction survey indicates that damages to structures (e.g., residences, pools) occurred during the work, the property owner shall be fairly compensated for the cost of remediating damages.

- Z. Condition 81, Invasive Plants: The CONTRACTOR is directed to Specification 01561 – Biological and Cultural Resource Environmental Controls.
- AA. Condition 82, Los Osos Creek Environmental Requirements. The CONTRACTOR is directed to Specification 01561 – Biological and Cultural Resource Environmental Controls.
- AB. Condition 94, Laterals - Biology. Installation of lateral lines will conform to the mitigation procedures contained in the “Lateral Line Installation – Biological Resources & Mitigation” report date 10-16-02.

AC. Coastal Condition 11, Approved Development – Construction. All areas within which construction staging are to take place shall be minimized to the maximum extent feasible in order to minimize impacts on resources (e.g., terrestrial habitat, wetlands, creeks, riparian areas, or other sensitive resource areas, etc.). All measures to be taken to minimize impacts associated with construction staging and related areas shall be identified, including but not limited to screening, fencing (see Part 2 of this Specification), landscaping, signage, and designation of various activity and storage areas on the site. If additional construction staging and related areas are needed following award of the Work, such areas shall be identified in a plan and submitted for Executive Director review and approval. Copies of the signed Coastal Development Permit (CDP) shall be maintained in a conspicuous location at the construction staging area at all times, and that such copies be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the CDP, and the public review requirements applicable to them, prior to commencement of construction. A primary construction coordinator shall be designated by the CONTRACTOR for public inquiries regarding the construction, and that their contact information (i.e., address, phone numbers, etc.) including, at a minimum, a telephone number available 24 hours a day for the duration of construction, be conspicuously posted at the construction staging area and at individual construction sites where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

1.05 SURFACE MINE AND RECLAMATION ACT

- A. Imported borrow or aggregate material must come from a surface mine permitted under the Surface Mining and Reclamation Act of 1975 (SMARA), Pub Res Code § 2710, et seq., or from an exempt site.