

EXHIBIT “C”

Highway 1 and 13th Street Drainage Improvements, Oceano

Summary of Project Constraints

Agency Requirement	Estimated Timeframe (Schedule Impact)
Federal Aviation Administration (FAA) ¹ <ul style="list-style-type: none"> • Compliance under (NEPA) National Environmental Policy Act • Coastal Zone Management Act • Land Use Agreement with County Airport 	2 – 3 Years
Environmental Requirements	
CA Coastal Commission – Coastal Development Permit <ul style="list-style-type: none"> • County Land Use Permit • Assumed Appeal of local Coastal Development Permit 	1.5 – 2 Years
California Environmental Quality Act (CEQA) <ul style="list-style-type: none"> • Mitigated Negative Declaration 	4 – 8 Months
US Army Corps of Engineers – Section 404 Permit <ul style="list-style-type: none"> • RWQCB – Section 401 Certification • U.S. Fish & Wildlife Service – Biological Assessment • National Marine Fisheries – Biological Assessment • CA Department of Fish & Game – Streambed Alteration 	6 - 12 Months
Right-of-Way / Agreements	
Union Pacific Railroad <ul style="list-style-type: none"> • Right-of-Entry / Potholing Approval • Pipeline Crossing Permit 	4 – 6 Months
Caltrans <ul style="list-style-type: none"> • Division of Aeronautics • Encroachment Permit / P.E.E.R • Cooperative Agreement 	6 – 9 Months
County General Services, Airport Services Division <ul style="list-style-type: none"> • Land Use Agreement • Airport Land Use Commission 	See FAA above
Private Property Owners (Three) <ul style="list-style-type: none"> • Right-of-Way / Easement Acquisition 	12 - 18 Months

¹ FAA Optional Approach: Change in Use under the Airport Master Plan (Timeframe: 10 – 15 Years)