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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
May 23, 2013 LOCAL EFFECTIVE DATE June 6, 2013 APPROX FINAL EFFECTIVE DATE June 27, 2013	Ryan Hostetter, Project Manager (805) 788-2351 rhostetter@co.slo.ca.us	San Luis Obispo County General Services	DRC2011-00069

SUBJECT
Hearing to consider a request by the County of San Luis Obispo General Services Agency, parks division for a Development Plan/Costal Development Permit & Variance to construct the following: 1) Bike/Pedestrian trail approx. 1,800 feet long by 12 feet wide constructed of decomposed granite; 2) A 30 foot bridge in the middle of the trail to span a natural drainage; 3) Resurface, stripe, and install drainage improvements at Pirates Cove parking area for 35 parking spaces; 4) Improvements to existing trail and stairs down to the beach at Pirates Cove; 5) Waterless vault restroom, picnic tables, benches, garbage cans and signage including regular maintenance of all facilities. This project will require a variance of the bluff top setback, development on slopes of 30 percent and a variance to allow the parking and restroom within the front setback. The project is located at the south end of Cave Landing Road (end of pavement at top of Cave Landing).

RECOMMENDED ACTION
Approve Development Plan/Coastal Development Permit/Variance based on the findings listed in Exhibit A and the conditions listed in Exhibit B.

ENVIRONMENTAL DETERMINATION
The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 21, 2013 and is hereby adopted for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, traffic, noise, and land use and are included as conditions of approval.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Residential Rural	Archaeologically Sensitive Area, Local Coastal Program, Coastal Appealable Zone, Geologic Study Area and Sensitive Resource Area	076-231-062 & -064	3

PLANNING AREA STANDARDS:
Site Planning, Ontario Ridge SRA, Cave Landing Permit Requirements

LAND USE ORDINANCE STANDARDS:
Setbacks, Height Requirements, Visual Resources, Parking, Combining Designations, Grading Requirements

EXISTING USES:
Site is currently used as parking, coastal access, and open space

SURROUNDING LAND USE CATEGORIES AND USES:
North: Residential Rural, Open Space; undeveloped
East: Rural Lands; undeveloped
South: Residential Rural ; undeveloped, Pirates Cove Parking area and Trail
West: Open Space; undeveloped

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Avila Community Advisory Council, Public Works, Environmental Health, County Parks, Cal Fire, Avila Community Services District, APCD, Cal Trans, RWQCB, and the California Coastal Commission	
TOPOGRAPHY: Varies from nearly level to steeply sloping property	VEGETATION: grasses
PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A Fire Protection: CDF	ACCEPTANCE DATE: April 22, 2013

PROJECT HISTORY:

Cave Landing (Mallagh Landing/Pirates Cove) was the site of the original wharf and landing for the Avila Beach area developed in 1855. The site was used to bring goods in from overseas as it was a landing spot for shipments before the new piers were installed. This use was replaced approximately 10 years later with the development of a pier at Avila Beach, however the cove has continued to be used by beach goers and the public as a popular visitor spot.

Cave Landing Road accesses the site from Avila Beach Drive and at one time had continued through to the City of Pismo Beach. The road had to later be discontinued due to active landslides which removed most of the connection through to Pismo Beach. The beach and cove areas have been popular with beachgoers; however little in the way of formal improvements have been provided to date. Currently a somewhat developed parking area exists, however no other amenities are provided. There are numerous volunteer trails that exist throughout the property and bluff area as well as a trail that follows the existing old discontinued road alignment to Pismo Beach. Because this trail was a part of the eroded access to Pismo this project proposes to realign and stabilize the trail so that it may be used safely by the public as a pedestrian and bike path.

The County's Park and Recreation Element identifies the Cave Landing Trail as a proposed project. This project will not only fulfill the County's Park and Recreation Element, but serve as part of the statewide California Coastal Trail which will provide coastal access, further achieving the goals of the County's Parks and Recreation Element for coastal access.

In 1999 an irrevocable offer of dedication was made, to the County, to provide vertical public access to the shoreline and to provide lateral public access and passive recreational use along the shoreline. In 2002, the Department of Fish and Game awarded $732,745 in Unocal Avila Beach Oil Spill Settlement grant funds to County Parks, for developing the Cave Landing Trail connecting Shell Beach to the Pirates' Cove parking lot. In 2008, the County purchased the parcel adjacent to Pirates' Cove to ensure continued open space in this area. As part of the purchase negotiation, an irrevocable offer of dedication in fee was made, to the County, for the lot containing Pirates' Cove. In 2012, $350,000 in State Highway Administration grant funds were committed to the project along with an additional $350,000 in matching grant funds from the California Coastal Conservancy, for construction of the parking lot and coastal access improvements. The County accepted the lot containing Pirates' Cove in February of 2013, in order to move forward with the proposed improvements.

The proposed project goals are to improve the facilities on the site and create a safe area for public access to the beach and connection of the Coastal Trail to Pismo Beach. These facilities will include:

- Paved and striped parking within the existing informal parking area;

- Drainage facilities and natural vegetation to enhance the visual character of the site as well as provide for planted bio swales for drainage which will reduce erosion issues from the dirt lot as it exists today;
- Trash receptacles;
- Restroom facilities which include waterless vault restrooms as the site is not within the urban services line and does not propose to use well and septic at this sensitive location;
- Improved trail realignment as to avoid landslide areas and cultural resources;
- Installation of picnic tables, benches and signage;
- Hand rails and stairs at the bottom of the existing trail to the beach.

ORDINANCE COMPLIANCE:

Following is a list of the applicable ordinance requirements for this proposed project, and a statement of compliance that addresses each requirement:

Section 23.01.045 – Variance
This proposed project will require the approval of four separate variances as follows:

1. Variance to allow development of the trail within the coastal bluff setback;
2. Variance to allow grading on slopes of 30% for portions of the newly re-aligned trail between Cave Landing and Pismo Beach because grading on steep slopes of 30% or more is not normally allowed (unless there is no possible way around the slopes);
3. Variance to allow development within the required 25 foot front setback area from Cave Landing Road;
4. Variance to allow parking within the front 25 foot setback area along Cave Landing Road.

The Planning Commission must approve, approve subject to conditions, or disapprove a Variance as set forth in this subsection (CZLUO 23.01.045). Such decision may be appealed to the board of supervisors as set forth in Section 23.01.42 (Appeal).

Variance Findings

1. The Variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which it is situated.
   This proposed project is requesting four variances from the strict interpretations of the Coastal Zone Land Use Ordinance. The variance requests are as follows:
   1. *Variance to allow development of the trail within the coastal bluff setback;*
   2. *Variance to allow grading on slopes of 30% for portions of the newly re-aligned trail between Cave Landing and Pismo Beach because grading on steep slopes of 30% or more is not normally allowed (unless there is no possible way around the slopes);*
   3. *Variance to allow development within the required 25 foot front setback area from Cave Landing Road;*
   4. *Variance to allow parking within the front 25 foot setback area along Cave Landing Road.*

   This project with the requested variances does not grant special privileges inconsistent with the limitations upon other properties in the vicinity. Variance approvals for these items are common when there are no alternative designs for a proposed project, or where there are no alternative designs which comply with other portions of the Local

Coastal Program such as protection of resources. Specifically, the location of the improvements are being limited to disturbed areas to the maximum amount feasible except for the re-alignment of the new trail in order to avoid landslides and cultural resources. These locations happen to be clustered very close to the road which are within the front setback areas (3 and 4 above). The trail improvements within the bluff setback are similar to other projects where coastal trails are on the edge of the bluff in order to maximize the public viewing experience being as close to the ocean as possible (1 above). Additionally, portions of the trail will be on slopes of 30%, and in this case there is no alternative location on the site to locate the trail off of these steep slopes. This is similar to other projects that are unable to be designed to avoid steep slopes due to site constraints and have received approval for a variance (2 above).

2. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, and because of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other property in the vicinity and in the same land use category.
This project is unique in that the purpose is to provide coastal access for the public. This is unlike private development projects where there is a principal use of the site and the property owner has a right to use the property for this principal use, and without granting a variance the property owner would be deprived of their privileges enjoyed by surrounding properties within the same zoning. This proposed project includes properties held by the County which will contain trails and parking areas for coastal access. The proposed project site does contain special circumstances relative to its location which include sensitive resources areas and proximity to the coastal bluff. Similar to other projects which receive variances for slope or setback, this proposed project includes similar site constraints which do not allow for a revised project design without granting of a variance, or further impacting sensitive coastal resources (such as landslide areas and cultural resources).

3. The Variance does not authorize a use that is not otherwise authorized in the land use category.
The project includes passive recreation which is an allowed use within the Residential Rural Land Use Category.

4. The Variance is consistent with the provisions of the Local Coastal Program (LCP).
The project complies with the requirements of the Local Coastal Program as the purpose of the project is to enhance coastal access consistent with the goals and policies of the LCP.

5. The granting of such application does not, under the circumstances and conditions applied in the particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
This project will include improvements to existing informal trails and parking areas which will increase the safety for the users of the property. Currently the site contains hazardous trails which are damaged due to landslides and these will be enhanced and re located in order to provide safe access across the trails. Hand rails and stairs are also being installed which will increase safety of the proposed site. The project is not injurious to neighboring properties as the use will remain unchanged, but will be formalized in order to enhance the safety of the site.

23.04.100 Setback Requirements – Required setbacks are as follows: front shall be a minimum 25 feet, side shall be a minimum of 30 feet, and the rear property line setback shall be a minimum of 30 feet except for parking which is subject to 23.04.163 Location of Parking on a Site. *The project includes a request for a variance in order to allow for a portion of the project to*

be located within the front setback area. Due to the sensitive nature of the site (geologically and culturally), and in an effort to keep the project on previously disturbed areas to the maximum amount feasible, the project is proposed to be located up to the property line, and partially within the right of way at the end of Cave Landing Road. An encroachment permit shall be required in order to allow any improvements within the right of way. The project complies with the side and rear setback requirements.

23.04.118 Blufftop Setbacks - New development or expansion of existing uses on blufftops shall be designed and set back from the bluff edge a distance sufficient to assure stability and structural integrity and to withstand bluff erosion and wave action for a period of 75 years without construction of shoreline protection structures that would in the opinion of the Planning Director require substantial alterations to the natural landforms along bluffs and cliffs. New development or expansion of existing uses on blufftops shall be designed and set back from the bluff edge a distance sufficient to assure stability and structural integrity and to withstand bluff erosion and wave action for a period of 75 years without construction of shoreline protection structures that would in the opinion of the Planning Director require substantial alterations to the natural landforms along bluffs and cliffs. *The proposed project is requesting a variance for bluff setback because a portion of the project is located within this bluff setback area. Based on review of the Engineering Geologic investigations (Blanchard, July 19, 2012) and discussion with the Engineering Geologist, the entire trail is located within this bluff setback as the 75 year erosion rate would exist at approximately the 120 foot line above the proposed trail location (setback line outlined in the project plans). The trail down to the beach is also within this bluff setback area, a portion of the proposed parking lot and vault restroom are also within this bluff setback area.*

23.04.120 Height limit- Maximum height limits for residential rural structures is 35 feet as measured from the average natural grade. *The project complies with this requirement at a proposed maximum height of approximately 18 feet for the proposed vault restroom.*

23.04.164 Parking Design Standards – Required parking spaces are not to be located within the front setback area except in high intensity multi family areas. *This proposed project does include parking within the front setback and partially within the right of way. A variance is requested for this design similar to that of the front setback variance because of the unique nature of the project and the site. County Parks' design includes keeping the facilities in the current locations to the maximum amount feasible in order to reduce impacts to the site however, the existing facilities are within the setback areas therefore a variance is being requested in order to reduce site impacts to the maximum amount feasible.*

23.04.164 Parking Design Standards – Requirements for parking space size, isle width, and driveway standards are outlined within this section of the Coastal Zone Land Use Ordinance. Spaces are to be a minimum of 9 by 18 feet and the isle is required to be at least 24 feet for 90 degree angled parking (standard parking as opposed to slightly angled parking spaces). The project complies with these requirements as conditioned.

23.04.180 landscape, screening, and fencing - The purpose of landscape, screening and fencing standards are to: provide areas which can absorb rainfall to assist in reducing storm water runoff; control erosion; preserve natural resources; promote, preserve and enhance native plant species; reduce glare and noise; enhance the appearance of structures and property; and to provide visual privacy, while recognizing the need to use water resources as efficiently as possible. *The proposed project includes a landscape plan which shows for the replanting of disturbed areas as a result of the project, and landscaping for the proposed parking area. This project complies with this requirement.*

23.04.210 - Visual Resources – The proposed project site is located within a Sensitive Resource Area as listed in the San Luis Bay Coastal Area Plan for visual and scenic resources. Specific development standards for these sensitive resource areas include location of development, visibility, ridge top development, landscaping requirements, and open space preservation. Following is a list of standards along with responses showing how this proposed project complies with these requirements:

a. Location of Development - Development shall be located on the least visible portion of the site, consistent with protection of other resources. Emphasis shall be given to locations not visible from major public view corridors. Visible or partially visible development locations shall only be considered if no feasible non-visible development locations are identified, or if such locations would be more environmentally damaging. New development shall be designed (e.g., height, bulk, style, materials, color) to be subordinate to, and blend with, the character of the area. Use naturally occurring topographic features and slope-created "pockets" first and native vegetation and berming second, to screen development from public view and minimize visual intrusion. *This proposed project complies with this requirement as proposed. This project includes minimal above grade work which will be visible (small vault restroom which is less than 200 square feet). The location of the restroom was amended from the original proposal for the purposes of complying with this standard. The proposed location is on the uphill side of Cave Landing Road as to not obstruct the public's views of the ocean and bluff when traveling on the road. The proposed location is nestled on the uphill side of the road into the hillside as to minimize the visual impacts to the site for the public. The other improvements associated with this proposed project (trails and parking area) are located in the existing disturbed areas of the site. A portion of the trail that connects Cave Landing to the Pismo Beach side will be relocated higher on the slope as to extend the longevity of the trail due to constant landsliding and bluff erosion. This new location will be more visible, however it is not possible to keep the trail in the existing lower configuration as it is being eroded to a point of being unusable today. It is anticipated that the new alignment will exist a minimum of 25 years due to the amount of erosion occurring at this location.*

b. Structure visibility - Minimize structural height and mass by using low-profile design where feasible, including sinking structures below grade. Minimize the visibility of structures by using design techniques to harmonize with the surrounding environment. *The project includes minor facilities and the main visible portion of the project (the vault restroom) has been redesigned to be located on the uphill of Cave Landing which is the least visible portion of the site. The project is also required to paint the structure dark/blending colors which will minimize visual impacts (mitigation measures).*

c. Ridgetop development - Locate structures so that they are not silhouetted against the skyline or ridgeline as viewed from the shoreline, public beaches, the Morro Bay estuary, and applicable roads or highways described in the applicable planning area standards in the area. *This project complies with this requirement as there is no ridgetop development proposed.*

d. Landscaping for hillside and ridgetop development - Provide screening of development at plant maturity using native vegetation of local stock, non-invasive, or drought-tolerant vegetation without obstructing major public views (e.g., screening should occur at the building site rather than along a public road). The use of vegetation appropriate to the site shall be similar to existing native vegetation. Alternatives to such screening may be approved if visual impacts are avoided through use of natural topographic features and the design of structures. *The proposed project complies with this requirement as proposed. The project*

includes a landscape plan that includes native drought-tolerant vegetation which blend into the native vegetation of this hillside.

e. Open space preservation - Pursuant to the purpose of the Critical Viewshed or SRA to protect significant visual resources, sensitive habitat or watershed, open space preservation is a compatible measure. Approval of an application for new development in these scenic coastal areas is contingent upon the applicant executing an agreement with the county to maintain in open space use appropriate portions of the site within the Critical Viewshed or SRA (for visual protection). Guarantee of open space preservation may be in the form of public purchase, agreements, easement controls or other appropriate instrument approved by the Planning Director, provided that such guarantee agreements are not to provide for public access unless acceptable to the property owner or unless required to provide public access in accordance with the LCP. *This project complies with this requirement as the properties are within the County jurisdiction for the benefit of open space and public trails/coastal access, and this proposed project description is to enhance the public access to the site.*

23.04.320 Outdoor lighting – Outdoor lighting requirements are intended to keep lighting on site and eliminate any type of lighting nuisance for the neighborhood. Standards include light shielding, direction, and height requirements. *The project does not currently propose any lighting. In the event that some lighting is proposed in the future (such as security lighting), the project is conditioned to comply with outdoor lighting requirements.*

23.04.420 Coastal Access Required - Development within the Coastal Zone between the first public road and the tidelands shall protect and/or provide coastal access as required by this section. The intent of these standards is to assure public rights of access to the coast are protected as guaranteed by the California Constitution. Coastal access standards are also established by this section to satisfy the intent of the California Coastal Act. *The proposed project complies with this requirement as the project description includes improvements of trails and coastal access improvements for the public on the subject properties.*

23.05.034 Grading Standards – Grading shall be limited to the minimum amount necessary to provide stable embankments for the required parking areas or street rights-of-way and structural foundations. Grading shall be limited to slopes less than 30% (or between 20% and 30% slopes with approval of an adjustment for grading on steep slopes). Additionally grading shall occur more than 100 feet from an Environmentally Sensitive Habitat area (unless a setback adjustment has been granted). Grading, vegetation removal and other landform alterations shall be minimized on sites located within areas determined by the Planning Director to be a public view corridors from collector or arterial roads. Where feasible, contours of finished grading are to blend with adjacent natural terrain to achieve a consistent grade and appearance. Contours, elevations and shapes of finished surfaces are to be blended with adjacent natural terrain to achieve a consistent grade and natural appearance. Border of cut slopes and fills are to be rounded off to a minimum radius of five feet to blend with the natural terrain. Grading, dredging or diking (consistent with Section 23.07.174) shall not alter any intermittent or perennial stream, or natural body of water, except as permitted through approval of a county drainage plan and a streambed alteration permit from the California Department of Fish and Wildlife issued under Sections 1601 or 1602 of the Fish and Game Code. Additionally, graded areas or areas where natural vegetation has been removed shall be revegetated.
This proposed project complies with these requirements except for grading on steep slopes of 30% or more. The project requires a variance in order to allow for grading on slopes of 30% or higher for portions of the trail. There is no other way to realign the trail outside these steep slopes as in some areas it is impossible to cross the property without impacting these steep slopes. The project included review by an Engineering Geologist (John Blanchard with Fugro

Consultants Inc.) in order to recommend specific design/construction procedures within these steep slopes and are included as conditions of approval.

23.05.036 Sedimentation and Erosion Control - Submittal of a sedimentation and erosion control plan for review and approval by the County Engineer is required when grading during a period from October 15 through April 15, or when land disturbance activities are conducted in geologically unstable areas, on slopes in excess of 30%, or on soils rated as having severe erosion hazard. *This project is required to include a sedimentation and erosion control plan and complies with this requirement as conditioned.*

23.05.040 Drainage Requirements - Standards for the control of drainage and drainage facilities provide for designing projects to minimize harmful effects of storm water runoff and resulting inundation and erosion on proposed projects, and to protect neighboring and downstream properties from drainage problems resulting from new development. The standards of Sections 23.05.042 through 23.05.050 are applicable to projects and activities required to have land use permit approval. *The proposed project complies with this requirement and is required to include a drainage plan for review and approval as conditioned.*

23.04.420 Coastal Access Required - Development within the Coastal Zone between the first public road and the tidelands shall protect and/or provide coastal access as required by this section. The intent of these standards is to assure public rights of access to the coast are protected as guaranteed by the California Constitution. Coastal access standards are also established by this section to satisfy the intent of the California Coastal Act. These standards include the type of access (i.e. vertical or lateral), when access is required with a project, permit requirements, and guarantee of access. *This project complies with these requirements as the purpose is to provide for coastal access and improve the safety of existing informal trails and parking areas by construction of improvements to these facilities.*

COMBINING DESIGNATIONS:

Sensitive Resource Area 23.07.166 - Minimum Site Design and Development Standards -
All uses within a Sensitive Resource Area shall conform to the following standards:

a. Surface mining is not permitted except in areas also included in an Energy and Extractive Resource Area combining designation by the Land Use Element. Where the dual designation exists, surface mining is allowed only after approval of surface mining permit and reclamation plan, approved in accordance with Section 23.08.180.
b. Shoreline areas shall not be altered by grading, paving, or other development of impervious surfaces for a distance of 100 feet from the mean high tide line, 75 feet from any lakeshore, or 50 feet from any streambank, except where authorized through Development Plan approval. Where the requirements of the California Department of Fish and Game or other public agency having jurisdiction are different, the more restrictive regulations shall apply. Special requirements for setbacks from wetlands, streams, and the coastline are established by Sections 23.07.172 through 23.07.178.
c. Construction and landscaping activities shall be conducted to not degrade lakes, ponds, wetlands, or perennial watercourses within an SRA through filling, sedimentation, erosion, increased turbidity, or other contamination.
d. Where an SRA is applied because of prominent geological features visible from off-site (such as rock outcrops), those features are to be protected and remain undisturbed by grading or development activities.
e. Where an SRA is applied because of specified species of trees, plants or other vegetation, such species shall not be disturbed by construction activities or

subsequent operation of the use, except where authorized by Development Plan approval.

The proposed project is located within a Sensitive Resource Area due to the Ontario Ridge viewshed as outlined in the San Luis Bay Coastal Area Plan. The project has been designed with this in mind, and complies with the viewshed requirements as outlined above in 23.04.210 - Visual Resources. The project is not impacting sensitive vegetation or species, will not include surface mining, and will not impact streams or lakes as none exist near the site. The project is generally located on previously disturbed areas as the historic use of the site has included a dirt parking area and trails. The trail connecting Cave Landing to Pismo is being re-located and re-constructed to avoid landslide and cultural resource constraints.

23.07.086 - Geologic Study Area Special Standards - All uses within a Geologic Study Area are to be established and maintained in accordance with the following, as applicable:

a. Grading: Any grading not otherwise exempted from the permit requirements of Sections 23.05.020 et seq. (Grading) is to be performed as engineered grading under the provisions of those sections.
b. Seismic hazard areas: As required by California Public Resources Code Sections 2621 et seq. and California Administrative Code Title 14, Sections 3600 et seq., no structure intended for human occupancy shall be located within 50 feet of an active fault trace within an Earthquake Fault Zone.
c. Erosion and geologic stability. New development shall insure structural stability while not creating or contributing to erosion, sedimentation or geologic instability.

The proposed project complies with the requirements of 23.07.086 for Geologic Study Area Special Standards. An engineering geology investigation has been completed and reviewed by the County Geologist (Blanchard, 2012). Specific mitigation measures are included in the conditions of approval.

23.07.104 Archaeologically Sensitive Area - To protect and preserve archaeological resources, the following procedures and requirements apply to development within areas of the coastal zone identified as archaeologically sensitive.

a. Preliminary site survey required. Before issuance of a land use or construction permit for development within an archaeologically sensitive area, a preliminary site survey shall be required. The survey shall be conducted by a qualified archaeologist knowledgeable in local Native American culture and approved by the Environmental Coordinator. The County will provide pertinent project information to the Native American tribe(s).
b. When a mitigation plan is required. If the preliminary site survey determines that proposed development may have significant effects on existing, known or suspected archaeological resources, a plan for mitigation shall be prepared by a qualified archaeologist. The County will provide pertinent project information to the Native American tribe(s) as appropriate. The purpose of the plan is to protect the resource. The plan may recommend the need for further study, subsurface testing, monitoring during construction activities, project redesign, or other actions to mitigate the impacts on the resource. Highest priority shall be given to avoiding disturbance of sensitive resources. Lower priority mitigation measures may include use of fill to cap the sensitive resources. As a last resort, the review authority may permit excavation and recovery of those resources. The mitigation plan shall be submitted to and approved by the Environmental Coordinator, and considered in the evaluation of the development request by the Review Authority.
c. Archeological resources discovery. In the event archeological resources are unearthed or discovered during any construction activities, the standards of

Section 23.05.140 of this title shall apply. Construction activities shall not commence until a mitigation plan, prepared by a qualified professional archaeologist reviewed and approved by the Environmental Coordinator, is completed and implemented. The County will provide pertinent project information to the affected Native American tribe(s) and consider comments prior to approval of the mitigation plan. The mitigation plan shall include measures to avoid the resources to the maximum degree feasible and shall provide mitigation for unavoidable impacts. A report verifying that the approved mitigation plan has been completed shall be submitted to the Environmental Coordinator prior to occupancy or final inspection, whichever occurs first.

This proposed project complies with the Archaeologically Sensitive Area requirements as outlined in 23.07.104 of the coastal Zone Land Use Ordinance. A cultural resources investigation was conducted and reviewed by the Environmental Coordinator for the property (SWCA Inc., September 2010) which identified archeological resources on the subject property. Based on this survey, specific recommendations are outlined in the conditions of approval for the project.

23.07.120 Local Coastal Program -The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Program which have been outlined in this staff report.

23.01.043 Coastal Appealable Zone -The project is appealable to the Coastal Commission because the project is between the first public road and the ocean.

PLANNING AREA STANDARDS:
Following is a list of the applicable area plan standards for this proposed project, and a statement of compliance with those requirements:

Shoreline Access - Mallagh Landing - New development shall be required to incorporate means to ensure that public access will be permitted on a permanent basis. Such assurance could include an offer-to-dedicate or a deed restriction. The extent of dedication and improvements, and the appropriate agency for maintenance will be determined as a part of the Development Plan. The level of public access required must be consistent with the extent of development approved and the potential prescriptive rights which may exist in the area. However, the minimum requirement shall be a means of ensuring public use of the sandy beach and a blufftop area for parking. Other improvements which may be appropriate include:

a. Parking area for l00 cars is to be improved. The parking area is to be surfaced with a non-permeable material to manage site run-off. Selection of the site and improvement of the parking area is to be consistent with protection of the archaeological resources and geological conditions on the site.
b. Parking area is to be enclosed with a low-level fence of natural materials to contain vehicular use. Areas disturbed by vehicle overuse should be revegetated.
c. The parking area is to be landscaped with native trees and vegetation.
d. Restrooms and trash receptacles are to be provided.
e. Pedestrian trail to the beach is to be improved extending from the parking area.
f. Pedestrian and bicycle accessway is to be maintained and signed to allow access from Shell Beach.

The project complies with the above requirements as proposed. This project is being undertaken by the County of San Luis Obispo Department of General Services which has accepted an offer of dedication for the properties and will maintain the proposed improvements. The entire project is to improve the public access to the beach, trail, and parking areas as well

as restoration of the damaged and eroded parking area by formalizing parking spaces and installing improvements to reduce the erosion issues that are occurring on the site today. While the standard mentions 100 parking spaces, it is staff's recommendation that the proposed engineered design (which includes 35 formal spaces) is appropriate as the engineering, site design and environmental review process has determined that paving is the best surface (geologically) and additional drainage improvements are necessary beyond what was anticipated when the 100 space standard was written. Additional studies by General Services required a specific site design for larger drainage swales and vegetated areas be left around the parking lot. These swales remove some of the anticipated parking spaces, but are necessary to reduce the erosion problem by allowing a place for the water to percolate. Additionally, more area was also required for protection of biological and cultural resources therefore the 35 space parking area was chosen in this case. Additional parking along Cave Landing Road will remain as it exists today. The project also includes waterless restroom facilities, trash receptacles, formal stairs to the beach, and a bridge on the re-aligned trail to avoid sensitive drainage areas.

Site Planning - Development Plan Projects - Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas. Native vegetation is to be retained as much as possible. *The project complies with this requirement as the project area is located on previously disturbed areas which will reduce the amount of grading for the project. The project will enhance the site as one of the project goals includes eliminating major erosion issues in the existing dirt parking areas and including bio-swales for drainage of the site. A portion of the trail will be re-aligned however in order to avoid geologic and cultural impacts.*

Mallagh Landing Permit Requirement - Development plan approval is required for all uses, except secondary dwellings and shall include the following:

a. A preliminary archaeological survey shall be required. Mitigation measures and residential site selection shall emphasize the protection of known archaeological sites.
b. A geologic report shall be required to indicate areas of landslide risk, bluff erosion, or where engineered foundations may be required. The residential clusters should be located consistent with these identified geologic concerns.
c. Appropriate methods for ensuring public access and recreational use of Pirates Cove and the adjacent bluff top shall be identified.

The project complies with the above Mallagh Landing permit requirements. This Development Plan application is being processed as required above for the project. Additionally, the archaeological and geologic studies have been conducted and reviewed by the Environmental Coordinator and are incorporated into the project design and conditions of approval for the project.

Combining designation - Ontario Ridge (SRA) - This major ridge forms an important scenic backdrop for the coastal area of Avila Beach and Pismo Beach, as well as for Avila Valley. Open space agreements on the slopes should be obtained at the time of development proposals. *The project complies with this requirement as the entire project is an open space/public access project for the beach as well as parking and continuation of the California Coastal Trail.* The project is generally all flatwork and will not impact views of and from the project site. The project does include the construction of a small vault restroom which has been designed and located on the uphill side of the project against the slope as to not impact views across the site from Cave Landing and the parking area.

COASTAL PLAN POLICIES:

Shoreline Access: Policy No(s): 1, 2, 4, 5, 6, 7, 8, & 9
Recreation and Visitor Serving: ☒ N/A
Energy and Industrial Development: ☒ N/A
Commercial Fishing, Recreational Boating and Port Facilities: ☒ N/A
Environmentally Sensitive Habitats: ☒ N/A
Agriculture: ☒ N/A
Public Works: Policy No(s): 1 &7
Coastal Watersheds: Policy No(s): 7, 9, 10
Visual and Scenic Resources: Policy No(s): 4
Hazards: Policy No(s): 1,2,3, 6, & 7
Archeology: Policy No(s): 1
Air Quality: ☒ N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION:

Shoreline Access:
Policy 1: Protection of Existing Access. Public prescriptive rights may exist in certain areas of the county. Development shall not interfere with the public's right of access to the sea where acquired through historic use or legislative authorization. These rights shall be protected through public acquisition measures or through permit conditions which incorporate access measures into new development. *This project complies with this policy as the purpose of the project is to provide formalized, safe coastal access, parking, and support facilities such as picnic tables and restrooms.*

Policy 2: New Development. Maximum public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development. Exceptions may occur where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; (2) adequate access exists nearby, or; (3) agriculture would be adversely affected. Such access can be lateral and/or vertical. Lateral access is defined as those accessways that provide for public access and use along the shoreline. Vertical access is defined as those accessways which extend to the shore, or perpendicular to the shore in order to provide access from the first public road to the shoreline. *This project complies with this policy as the intent of the project is to provide the maximum amount of public access feasible for the property.*

Policy 4: Provision of Support Facilities and Improvements. Facilities necessary for public access shall be provided. This may include parking areas, restroom facilities, picnic tables or other such improvements. The level of these facilities and improvements should be consistent with the existing and proposed intensity and level of access use and provisions for on-going maintenance. Requirements for coastal access and improvements are identified in the specific Planning Area Standards and the Land Use Ordinance for the coastal zone. *The proposed project complies with this policy because it provides for facilities such as improved parking, restrooms, picnic tables, trash receptacles and ongoing maintenance of these facilities.*

Policy 5: Acceptance of Offers to Dedicate. Dedicated accessways shall not be required to be opened to public use until a public agency or private association agrees to accept the responsibility for maintenance and liability of the accessway. New offers to dedicate public access shall include an interim deed restriction that restricts the property owner from interfering with the present use by the public of the areas subject to the easement prior to acceptance of the offer. Existing offers for dedication having such an interim deed restriction, shall remain open and unobstructed during the period when the offer is outstanding. Once a public agency or

private association agrees to accept the responsibility for maintenance and liability of the access, the property owner's responsibility under the interim deed restriction may be relinquished. *The project complies with this requirement as the County has accepted an offer to dedicate for the properties and will maintain the proposed facilities.*

Policy 6: Public Safety. The level and intensity of shoreline access is to be consistent with public safety concerns related to bluff stability, trail improvements as well as the provision of adequate facilities such as signs, fences and stairways. *The project complies with this policy as one of the project goals includes improving and formalizing facilities for public safety due to geological concerns on the site. The trails will be improved and re-routed to enhance public safety of the site.*

Policy 8: Minimizing conflicts with Adjacent Uses. Maximum access shall be provided in a manner which minimizes conflicts with adjacent uses. Where a proposed project would increase the burdens on access to the shoreline at the present time or in the future, additional access areas may be required to balance the impact of heavier use resulting from the construction of the proposed project. *This project complies with this policy because the project includes improving a historic trail and parking area which are pre-existing uses, and no new uses are proposed with this project. This passive recreation area is an allowed use within this zoning category and does not conflict with the neighboring properties.*

Policy 9: Restoration and Enhancement of Shoreline Access Areas. Areas that have been severely degraded through overly intense and unrestricted use should be restored by such techniques as revegetation with native plants, trail consolidation and improvement and through the provision of support facilities such as parking, defined trail and/or beach walk stairway systems, trash receptacles, restrooms, picnic areas, etc. In extremely degraded areas (especially sensitive habitat areas), a recovery period during which public access would be controlled and limited may be necessary. This should be determined through consultation with the property owner and appropriate public agencies to establish the means of controlling public access that is reasonable and cost effective. Any limitation of use shall be evaluated periodically to determine the need for continued limited use. *This project complies with this policy as one of the project goals includes restoration of damaged and eroded areas, instituting best management practices and installing low impact development drainage facilities, and re-aligning portions of the existing trail which currently contains severe erosion issues.*

Public Works:
Policy 1: Availability of Service Capacity applies to the project. *The proposed project does not intend to use water/sewer facilities. The proposed restroom includes a waterless vault type of restroom which is commonly used in other park facilities.*

Policy 7: Permit requirements. A permit is required for projects within the coastal zone. *The applicant is requesting approval of a Development Plan / Coastal Development Permit, consistent with the requirements of this policy.*

Coastal Watersheds:
Policy 7: Siting of New Development. Grading for the purpose of creating a site for a structure or other development shall be limited to slopes of less than 20 percent. Grading that will occur on slopes of greater than 20 percent requires a Minor Use Permit or Development Plan approval and shall consider site characteristics such as proximity of nearby streams, erosion potential, and slope stability, amount of grading necessary, and measures proposed to reduce potential erosion and sedimentation. *The project is designed to incur the least amount of site disturbance as possible. The project design does include grading on steep slopes of 30% or more, however this activity includes a variance request in order to complete this construction. The project has obtained additional review from a project Engineering Geologist (Fugro) and recommendations*

for construction activities are included as conditions of approval in order to increase geologic stability and erosion control.

Policy 9: Techniques for Minimizing Sedimentation. Appropriate control measures shall be utilized to minimize erosion and sedimentation. *The project complies with this project as proposed and as conditioned.*

Policy 10: Drainage Provisions. Site design shall ensure that drainage does not increase erosion. *The project has been sited and designed to ensure runoff does not increase erosion. Additionally, conditions of approval have been put in place to ensure construction documents show compliance with this requirement.*

Visual and Scenic Resources:
Policy 4: New Development in Rural Areas. New development shall be sited to minimize its visibility from public view corridors. *The project is designed to minimize views from public vantage points through project design and location of the proposed facilities (such as the vault restroom on the uphill side of Cave Landing Road). The parking lot and trails are existing uses and this project does not propose to change these uses such that there would be additional visual impacts for the trail and parking areas. The newly re-aligned trail which provides access from Cave Landing Road to Pismo will include cut slopes which will be visible, however the project proposes to vegetate these slopes which will reduce any visual impacts (also outlined in the adopted Mitigated Negative Declaration and attached mitigation measures).*

Hazards:
Policy 1: New Development. All new development proposed within areas subject to natural hazards from geologic or flood conditions (including beach erosion) shall be located and designed to minimize risks to human life and property. Along the shoreline new development (with the exception of coastal-dependent uses or public recreation facilities) shall be designed so that shoreline protective devices (such as seawalls, cliff retaining walls, revetments, breakwaters, groins) that would substantially alter landforms or natural shoreline processes, will not be needed for the life of the structure. Construction of permanent structures on the beach shall be prohibited except for facilities necessary for public health and safety such as lifeguard towers. *The proposed project complies with this policy as one of the project goals is to improve an existing trail and parking area which are currently degraded due to erosion issues, and the re-designed parking area and trails are engineered to provide safe coastal access on the property for the public.*

Policy 2: Erosion and Geologic Stability. New development shall ensure structural stability while not creating or contributing to erosion or geological instability. *The proposed project complies with this policy because an engineering geology investigation (Fugro) has been completed and reviewed by the County Geologist which contains recommendations for construction which ensure geologic stability for the life of the project.*

Policy 3: Development Review in Hazard Areas. The county shall require a detailed review of development proposed within the geologic study area and flood hazard combining designations as indicated on the Land Use Element maps for the coastal zone. The review shall be performed by a qualified registered and/or certified engineering geologist and shall be adequately detailed to provide recommendations and conclusions consistent with this plan. *The proposed project complies with this policy because an engineering geology investigation (Fugro) has been completed and reviewed by the County Geologist which contains recommendations for construction which ensure geologic stability for the life of the project.*

Policy 6: Bluff Setbacks. New development or expansion of existing uses on blufftops shall be designed and set back adequately to assure stability and structural integrity and to withstand

bluff erosion and wave action for a period of 75 years without construction of shoreline protection structures which would require substantial alterations to the natural landforms along bluffs and cliffs. A site stability evaluation report shall be prepared and submitted by a certified engineering geologist based upon an on-site evaluation that indicates that the bluff setback is adequate to allow for bluff erosion over the 75 year period. *The proposed project complies with this policy because an engineering geology investigation (Fugro) has been completed and reviewed by the County Geologist which contains recommendations for construction which ensure geologic stability for the life of the project. This project is also requesting a variance for the 75 year bluff setback as most of the project (bluff trail and a portion of the parking area) are within this setback area due to the nature of the project being a bluff top coastal trail, and due to the sensitive nature of the site. A project redesign to avoid the 75 year bluff setback is infeasible for this particular project.*

Policy 7: Geologic Study Area (GSA) Combining Designation. The GSA designation in coastal areas of the county include all coastal bluffs and cliffs greater than 10 feet in vertical relief and that are identified in the *Assessment and Atlas of Shoreline Erosion* (DNOD, 1977) as being critical to future or present development. Maps clearly distinguish the different geologic and seismic hazards which the county covers by the GSA combining designation. These hazards shall include steep slopes, unstable slopes, expansive soils, coastal cliff and bluff instability, active faults, liquefaction and tsunami. *This proposed project is located within the GSA combining designation and complies with the ordinance requirements by including an engineering geology investigation (Fugro) which includes recommendations for construction within this sensitive area.*

Archaeology:
Policy 1: Protection of Archaeological Resources. *The project includes mitigation measures which ensure the protection of archaeological resources. Archaeological site surveys have been conducted which include recommendations for the location of improvements and construction. These recommendations are outlined in the conditions of approval.*

COMMUNITY ADVISORY GROUP COMMENTS: In the minutes for the March 11, 2013 meeting the Avila Valley Advisory Council (AVAC) stated the following: "Support letter for Pirates Cove/Cave Landing Project: Sherri reviewed a previous letter written in support with concerns expressed re: loss of parking spaces, and cataloging/placement of archaeological artifacts found during construction. The letter will be modified by Sherri to reflect our support with the same concerns. Action passed."

Staff Response to AVAC comments: Staff has been coordinating with Public Works regarding striping additional parking spaces along Cave Landing Road and it was recommended by Public Works that this may in fact reduce the actual number of parking spaces that could fit along the street therefore it was determined that additional striping is not recommended with this project. The proposed parking lot will hold fewer cars than the existing dirt parking area, however this is due to the requirements for on site drainage basins, geologic issues for expansion, and avoidance of sensitive cultural resources. It was determined through an intensive site design process that this proposed parking configuration was the best option based on all the underlying issues of the site. Additionally, special measures are in place to ensure archaeological resources are not impacted during construction through project conditions of approval.

AGENCY REVIEW (responses shown):
Public Works-The existing trail is within the County right of way. The proposed facilities will require an encroachment permit.
Cal Fire -Letter from Cal Fire dated April 11, 2012 recommended conditions to be incorporated into the project (attached).

LEGAL LOT STATUS:
The lot was legally created by deed at a time when that was a legal method of creating lots.

Staff Report prepared by Ryan Hostetter and reviewed by Steve McMasters

EXHIBIT A
FINDINGS DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT

Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 21, 2013 and is hereby adopted for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, traffic, noise, and land use and are included as conditions of approval.

Development Plan

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies. The County's Park and Recreation Element identifies the Cave Landing Trail as a proposed project. This project will not only fulfill the County's Park and Recreation Element, but serve as part of the statewide California Coastal Trail which will provide coastal access, further achieving the goals of the County's Parks and Recreation Element for coastal access

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project which includes improvements to existing trails and parking areas does not generate activity that presents a potential threat to the surrounding properties. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the trail, parking area and passive recreation facilities (picnic tables, restrooms and trash receptacles) will not conflict with the surrounding lands and uses.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Cave Landing Road, a local road constructed to a level able to allow the current informal passive recreation facilities to become formalized and remain under County maintenance and control.

Archeological Sensitive Area

G. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the project. The project has been sited and designed to minimize impacts to cultural resources, but full avoidance to cultural resources is not feasible. The project is conditioned to include a monitoring plan which will require a qualified professional approved by the county to monitoring any ground disturbing activities.

Coastal Access

H. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the purpose of the project is to provide for and formalize coastal access for the public on the subject properties.

Variance Findings

I. The Variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which it is situated.

This proposed project is requesting four variances from the strict interpretations of the Coastal Zone Land Use Ordinance. The variance requests are as follows:

1. Variance to allow development of the trail within the coastal bluff setback;
2. Variance to allow grading on slopes of 30% for portions of the newly re-aligned trail between Cave Landing and Pismo Beach because grading on steep slopes of 30% or more is not normally allowed (unless there is no possible way around the slopes);
3. Variance to allow development within the required 25 foot front setback area from Cave Landing Road;
4. Variance to allow parking within the front 25 foot setback area along Cave Landing Road.

This project with the requested variances does not grant special privileges inconsistent with the limitations upon other properties in the vicinity. Variance approvals for these items are common when there are no alternative designs for a proposed project, or where there are no alternative designs which comply with other portions of the Local Coastal Program such as protection of resources. Specifically, the location of the improvements are being limited to disturbed areas to the maximum amount feasible except for the re-alignment of the new trail in order to avoid landslides and cultural resources. These locations happen to be clustered very close to the road which are within the front setback areas (3 and 4 above). The trail improvements within the bluff setback are similar to other projects where coastal trails are on the edge of the bluff in order to maximize the public viewing experience being as close to the ocean as possible (1 above). Additionally, portions of the trail will be on slopes of 30%, and in this case there is no alternative location on the site to locate the trail off of these steep slopes. This is similar to other projects that are unable to be designed to avoid steep slopes due to site constraints and have received approval for a variance (2 above).

J. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, and because of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other properties in the vicinity and in the same land use category.

This project is unique in that the purpose is to provide coastal access for the public. This is unlike private development projects where there is a principal use of the site and the property owner has a right to use the property for this principal use, and without granting a variance the property owner would be deprived of their privileges enjoyed by surrounding properties within the same zoning. This proposed project includes properties held by the County which will contain trails and parking areas for coastal access. The proposed project site does contain special circumstances relative to its location which include sensitive resources areas and proximity to the coastal bluff. Similar to other projects which receive variances for slope or setback, this proposed project includes similar site constraints which do not allow for a revised project design

without granting of a variance, or further impacting sensitive coastal resources (such as landslide areas and cultural resources).

K. The Variance does not authorize a use that is not otherwise authorized in the land use category.
The project includes passive recreation which is an allowed use within the Residential Rural Land Use Category.

L. The Variance is consistent with the provisions of the Local Coastal Program (LCP).
The project complies with the requirements of the Local Coastal Program as the purpose of the project is to enhance coastal access consistent with the goals and policies of the LCP.

M. The granting of such application does not, under the circumstances and conditions applied in the particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
This project will include improvements to existing informal trails and parking areas which will increase the safety for the users of the property. Currently the site contains hazardous trails which are damaged due to landslides and these will be enhanced and re located in order to provide safe access. Hand rails and stairs are also being installed which will increase safety of the proposed site. The project is not injurious to neighboring properties as the use will remain unchanged, but will be formalized in order to enhance the safety of the site.

EXHIBIT B
CONDITIONS OF APPROVAL FOR DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT/VARIANCE DRC2011-00069

Approved Development

1. This approval authorizes a Development Plan/Coastal Development Permit/Variance to allow for the construction of the following:
    a. Construction of a bike/pedestrian trail of approximately 1,800 linear feet long and approximately 12 feet wide. Approximately 800 feet of this proposed trial is located within the abandoned road segment of Cave Landing Road. This trail will be made of decomposed granite or similar permeable surface and will require removal of approximately 800 linear feet of existing abandoned road pavement. A 30 foot span bridge will cross a natural drainage way;
    b. formalization of the Pirates' Cove parking lot by leveling, resurfacing with asphalt, landscaping, and providing 35 parking spaces;
    c. installation of drainage improvements of vegetated bio-swales and two level spreaders in the parking lot area;
    d. Improvement of the existing pedestrian trail from the parking lot to Pirates Cove beach including: a four foot wide trail; additional water bars for drainage; stairs to the beach; and rails or fencing as necessary;
    e. construction of accessory facilities including a waterless vault restroom, picnic tables, benches, garbage cans, and interpretive signs, and
    f. regular maintenance of these facilities.
    g. Variance to allow construction on slopes of 30%
    h. Variance to allow parking and fencing within a front setback along Cave Landing Road
    i. Variance to allow construction within the coastal bluff setback area.

Conditions required to be completed prior to commencement of construction

Site Development

2. Construction plans submitted shall show all development consistent with the approved site plan, floor plans and elevations.

3. The project shall comply with the parking design standards of section 23.04.164 of the Coastal Zone Land Use Ordinance.

Lighting Plan

4. The applicant shall provide a Lighting Plan. The plan shall include the height, location and intensity of all exterior lighting. All light fixtures shall be shielded so that neither the lamp nor the reflective interior surface is visible from areas outside the project site. All light poles, fixtures and hoods shall be dark (non-reflective) colored. All exterior lighting sources shall be low-level and adjusted so that light is directed into the project site. Security lighting shall be shielded so as not to create glare when viewed outside the project boundaries.

Fire Safety

5. All construction plans shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the letter prepared by the CDF/County Fire Department for this proposed project and dated April 11, 2012.

Public Works

6. The applicant shall obtain all necessary approvals from County Public Works, and all recommendations from Public Works shall be incorporated in the project plans. A drainage plan and sedimentation and erosion control plan shall also be prepared for review and approval by County Public Works.

Vault Restroom

7. The applicant shall submit evidence that the vault restrooms are reviewed and approved by County Environmental Health Department.

Air Quality

8. AQ-1 Fugitive PM 10 **Mitigation measures (All required PM190 measures shall be shown on applicable grading or construction plans.** In addition, the County of San Luis General Service Agency/Parks shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary in weekend and holidays to insure compliance): the name and telephone number of the designated monitors shall be provided to the APCD prior to construction/grading permit issuance:
   - Reduce the amount of disturbed area where possible;
   - Use water trucks or sprinklers systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible; Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure;
   - All dirt stock-pile areas should be sprayed daily as needed;
   - Permanent dust control measures identified in the approved project revegetation plan should be implemented as soon as possible following completion of disturbing activities:;
   - Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with fast germinating native grass seed and watered until vegetation is established;
   - All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by APCD;
   - All roadways driveways, sidewalks etc. to be paved should be completed as soon as possible. In additional, building pads should be aid as soon as possible after grading unless seeding or soil binders are used.
   - Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
   - All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet freeboard (minimum vertical distance between top of load and top of trailer) in accordance with the CVC Section.
   - Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site: and
   - Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

9. AQ-2 Prior to construction the General Service Agency/Parks shall provide evidence they have contracted APCD on any proposed portable equipment requiring APCD or CARB registration such as: 50-hp portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinder,

trammel screens, etc. should any of these types of equipment be used during construction activities, Californian Statewide portable equipment registration (issued by the Californian Air Resources Board) or a APCD permit may be required.

Biological Resources

10. BIO-1 The Black-flowered figwort shall be flagged along the beach trail so construction activities avoid this area. If avoidance is not feasible; a mitigation plan would be developed and implemented by a qualified biologist/restoration specialist, and may include salvaging/transplanting plants and/or cuttings from impact areas and relocating to suitable habitat and/or collecting seeds for distribution in a designated mitigation/restoration area.

11. BIO-2 A qualified biologist shall conduct a pre-construction survey prior to the mobilization, operation, and demobilization of project equipment within work areas to determine presence/absence sensitive wildlife species. In the event that any special-status species are identified within the immediate project work area, work will not be initiated until the appropriate agencies have been contacted and appropriate measures for protection have been instituted. Project activities may commence only after pre-construction surveys have confirmed the absence of all special-status species

12. BIO-3 All applicable agency permits with jurisdiction over the project area (e.g. CCC, CDFW, Corps, Regional Water Quality Control Board [RWQCB]) should be obtained (as necessary) for proposed project improvements. All additional mitigation measures required by these agencies would be implemented as necessary throughout the project.

13. BIO-4 If feasible, construction activities shall take place between mid-August and mid-March to be outside of the nesting bird season. If construction activities occur within the nesting bird season, a qualified biologist shall perform pre-activity nesting bird surveys to determine if breeding/nesting birds are present within the project site. If an active bird nest, greater than 50% completed, is identified, then CDFW and/or USWFS shall be consulted to determine appropriate buffer during construction activities. Nests less than 50% completed or a non-active nest (i.e., last year's nest or an abandoned nest) shall be removed by a qualified biologist in accordance to the MBTA.

Cultural Resources

14. CR-1 The applicant shall submit to the Environmental Coordinator for review and approval, a detailed researched design for a Phase III data recovery archaeological investigation. The Phase III program shall be prepared by a subsurface qualified archaeologist, approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of the previous archaeological investigations. The Phase III program shall include at least the following:
    a. standard archaeological data recovery practices;
    b. recommendation of sample size adequate to mitigate for impacts to the archaeological site, including bases and justification of the recommended sample size;
    c. identification of location of sample sites/test units;
    d. detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how materials will be collected;.
    e. disposition of collected materials;
    f. proposed analysis of results of data recovery and collected materials, including timeline of final analysis results; and
    g. consultation with appropriate Chumash tribal representatives.

Once approved these measures shall be shown on all applicable plans and implemented during construction.

15. CR-2 A monitoring plan, prepared by a subsurface-qualified archaeologist, approved by the Environmental Coordinator, to be reviewed and approved by the Environmental Coordinator. The monitoring plan shall include at a minimum:
    a. List of personnel involved on the monitoring activities;
    b. Description of how monitoring shall occur;
    c. Description of frequency of monitoring (e.g. full-time, part time. Spot checking);
    d. Description of what resources are expected to be encountered;
    e. Description of circumstances that would result in the halting of work at the project site (e.g. what is considered significant archaeological resources?);
    f. Description of procedures for halting work on the site and notification procedures;
    g. Description of monitoring reporting procedures; and
    h. Consultation with appropriate Chumash tribal representatives.

16. CR-3 A letter from the consulting archaeologist shall be submitted to the Environmental Coordinator indicating that all necessary field work, as identified in the Phase III, program, has been completed.

Geology and Soils

17. GS-1 General Service Agency/Parks shall prepare construction plans that show the Cave Landing Road trail head relocated away from the potential sinkhole area and tension crackling/scarps as shown on page 27 of this report.

18. GS-2 General Service Agency/Parks shall prepare construction/drainage plan(s) that show the level of water drained into the Pirates Cove Landslide Complex does not increase, drainage does not cause erosion or flow into the landslide areas and the grading does not affect the overall stability of the site.

19. GS-3 General Service Agency/Parks shall prepare construction plans that increase the span of the bridge to a length that will reduce foundation depths of the bridge footing to no more than two or three feet and reduce the potential to remove lateral support from an active landslide that is present in the area of the west abutment.

20. GS-4 General Service Agency/Parks shall prepare construction plans that include:
    a. proper compaction and grading for fills placed on sloping ground;
    b. fill slopes no steeper than 2h:1v; and
    c. cut slopes no steeper than 1.5h:1v.

21. GS-5 General Service Agency/Parks shall prepare construction plans for the bridge that include:
    a. fill placed on slopes steeper that 20 percent (at the bridge approaches) should be initiated from a toe key excavated into firm material, and be keyed and benched into the hillside in accordance with good construction practices;
    b. The embankment should be founded on firm subgrade soil below any loose or fissured topsoil;
    c. The toe embankment should be initiated from a tow key excavated to at least two feet below existing site grades and sloped at least two percent into the fill side. The tow key should be at least eight feet wide. The fill above the toe key should then be keyed and benched into the hillside such that at least the upper two feet of soil is removed by the grading.

22. GS-6 General Service Agency/Parks shall prepare construction/drainage plans that:
    a. improve cross drainage on trails and reduce concentrated flows of runoff;
    b. do not increase erosion or flow of surface drainage water into landslide area; and
    c. spreader trenches sized such that storm water runoff trenches allow no additional runoff than the natural surface runoff.

23. GS-7 General Service Agency/Parks shall prepare a complete erosion and sedimentation control plan in accordance with Title 23.05.

24. GS-8 The applicant shall provide verification that the plans and specification for the design of the trail, grading, bridge structures, utility trenches and appurtenant improvements have been prepared in accordance with the recommendations of the geotechnical report(s) prior to beginning construction. Structures shall be designed to at least the minimum requirements of the 2010 California Building Code and the recommendations of the geotechnical report(s).

Traffic and Circulation

25. TR-1 Prior to construction, General Service Agency/Parks shall secure an encroachment permit to allow the installation of the restroom, tables, benches, bike racks and the removal and restoration to native of a portion of the existing trails that lies within the County maintained road right-of-way.

Water

26. W-1 Prepare and implement an erosion, sedimentation and pollution prevention plan and SWPPP.

27. W-2 Submit a drainage plan showing the use of a filter devise to prevent oils and fuel washing from the proposed parking area into the ocean at the parking lot inflow location

Conditions required to be completed during project construction

Biological Resources

28. BIO-5 An Environmental Sensitivity Training presentation shall be prepared and presented to all construction personnel at the beginning of the project. The program shall discuss sensitive species with potential to occur in the construction zone, with emphasis on special-status wildlife, plants, and sensitive marine resources. The program shall explain the importance of minimizing disturbance and adhering to all permit conditions and provide an overview of petroleum spill prevention and response actions.

29. BIO-6 The following measures shall be implemented to further mitigate impacts to sensitive wildlife that may occur within project area:
    - All vegetation removal and initial ground disturbing excavation activities shall be monitored by a qualified biologists, authorized to relocate native wildlife to adjacent suitable habitat;
    - A qualified biologist shall inspect the immediate work areas for any signs of nesting woodrats. In the event a woodrat nest is found within the immediate work area and project activities cannot avoid the nest, all activities within the vicinity of the nest shall stop and the CDFW shall be consulted. At no time shall a woodrat nest be removed until CDFW consultation;
    - All construction activities will be completed during daylight hours only;

- All trash receptacles will be located away from the bluff face and will be covered; and all food-related trash shall be removed from the Project Site at the end of each working day;
- Project-related equipment should be prohibited outside of designated work areas and delineated access routes;
- No firearms should be allowed in the project area;
- In the event a special status animal is observed within the Project Site, appropriate agencies will be notified immediately to determine further mitigation;
- No project activities shall be conducted during rain events; and,
- No rodenticides or herbicides should be applied within the project area.

30. BIO-7 The use of heavy equipment and vehicles shall be limited to the proposed project limits, existing roadways, and defined staging areas/access points. Impervious material will be placed under all containers with petroleum products, including machinery engines and fuel tanks, in the storage or refueling area. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing.

31. BIO-8 During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas. Straw bales, sandbags, and sorbent pads shall be available to prevent water and/or spilled fuel from entering adjacent waters. In addition, secondary containment should be installed around all locations where petroleum products are stored. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

32. BIO-9 Heavy equipment that creates noise levels above 85 dB shall not be used for project activities along the shoreline during installation of the storm drain culverts and/or during future improvements of the lower portion of Pirate's Cove trail down to the beach. Specifically, noise level measurements shall be taken during the first day that a piece of equipment that has no published noise level data is to be used at the site. Measurements shall be taken to determine the distance to the 85 dB noise level and adjustments to machinery operation (i.e., ramp up) shall be made if wildlife (i.e., harbor seal, sea otter, and sea lion) are observed to be negatively affected by the equipment noise.

33. BIO-10 Erosion control measures shall be implemented to prevent runoff into adjacent waters. Silt fencing, in conjunction with other methods, shall be used to prevent erosion and avoid and/or minimize excavated soil and sediments from entering adjacent waterways. Further, appropriate dust control measures, such as, daily watering of work areas, shall be implemented to minimize dust impacts to surrounding habitat areas.

Cultural Resources

34. CR-4 All ground disturbing construction activities, the applicant shall retain a qualified archaeologist (approved by the environmental coordinator) and Native America to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring all work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

Noise

35. N-1 Construction activities will be limited to the hours of 7:00 a.m. to 7:00 p.m.

36. N-2 Heavy equipment that creates noise levels above 85 dB shall not be used for project activities along the shoreline during installation of the storm drain culverts and/or during future improvements of the lower portion of Pirate's Cove trail down to the beach. Specifically, noise level measurements shall be taken during the first day that a piece of equipment that has no published noise level data is to be used at the site. Measurements shall be taken to determine the distance to the 85 dB noise level and adjustments to machinery operation (i.e., ramp up) shall be made if wildlife (i.e., harbor seal, sea otter, and sea lion) are observed to be negatively affected by the equipment noise.

Conditions required to be completed prior to final inspection

Aesthetics

37. AES-1 The balance of any cuts into the hillside shall be replanted as soon as possible with erosion control planting.

38. AES-2 Stairs to the beach shall be painted or made of material that is a muted and natural color that match the surrounding natural environment.

39. AES-3 The vault restroom shall be painted or made of material that is a muted and natural color that match the surrounding natural environment.

40. Landscaping in accordance with the approved landscaping plan shall be installed before final inspection. All landscaping shall be maintained in a viable condition in perpetuity.

41. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Cultural Resources

42. CR-5 Upon completion of all monitoring/data recovery activates, and prior to final inspection (whichever occurs first) the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/data recovery activities and confirming that all mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time of final inspection the applicant shall provide to the environmental coordinator, proof of obligation to complete the required analysis.

43. CR-6 Split rail fencing, or similar type fencing, a minimum of three feet high shall be installed along the bike/pedestrian trail. This fencing is to discourage people from meandering off the official trail.

44. CR-7 Interpretive panel(s) shall be installed to educate the public about the Chumash experience and cultural history of the area. The(se) interpretive panel(s) shall be approved by County Parks, and the content shall be developed in cooperation with appropriate Chumash tribal representatives

Geology and Soils

45. GS-9 The applicant shall provide verification that the earthwork, drainage, structures, and trail improvements were inspected, testing, and observed under the auspices of a California registered professional engineer and the geotechnical engineer for conformance with the plans, specifications, and any special inspection requirements of the 2010 California Building Code so as to have reasonable certainty that the work was constructed according to the approved plans and specifications.

46. GS-10 If landslide potential is perceived (heavy rains, earthquakes) the bike/pedestrian trail will be closed to ensure public safety.

47. GS-11 A sign will be posted at either end of the trail with notice to contact County Parks if dangerous or unusual conditions are observed.

Traffic and Circulation

48. TR-2 After completion of the bike trail improvements and realignment, General Service Agency/Parks shall request vacation of the County maintained road right-of-way being superseded by the trail.

On-going conditions of approval (valid for the life of the project)

Air Quality

49. AQ-3 As of February, 2000, the APCD prohibits developmental burning of vegetative material with San Luis Obispo county. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed, any such exemption must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by APCD and the local fire department authority. As part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes cost and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted.

Geology and Soils

50. GS-12 The trail should be inspected by the County following periods when landslide potential may increase (such as following periods of heavy rains, earthquakes, or high surf) or when there are reports of cracking, settlement, or erosion of within or adjacent to the bike/pedestrian and the trail will be closed to ensure public safety if conditions are deemed to make travel on the path unsafe.

51. GS-13 This project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the county's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et. sec.

Land Use

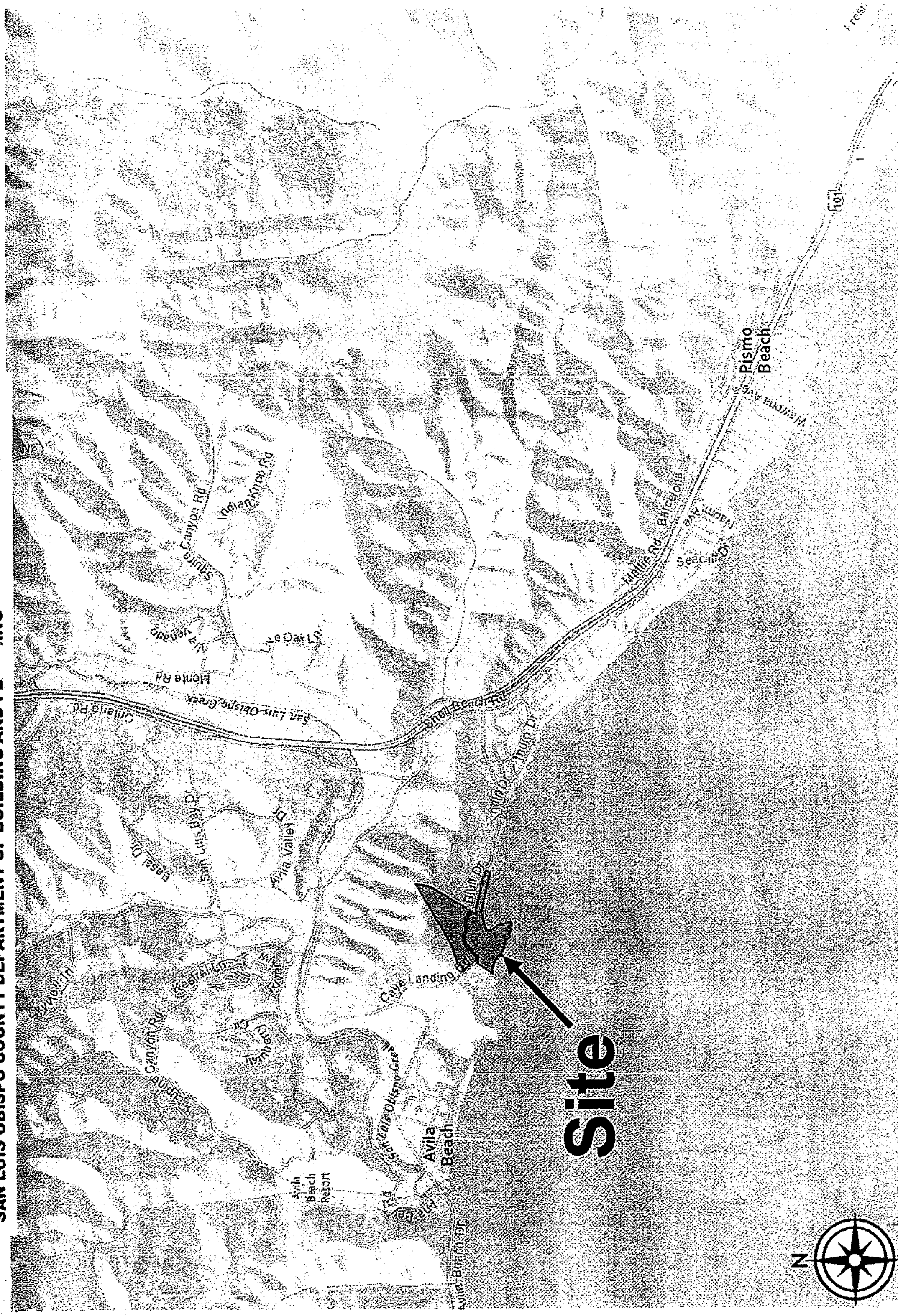
52. LU-1 The recreational area shall be closed down during significant rain storms or ground movement to ensure public safety.

53. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

54. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the

Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PL[illegible]ING



PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

EXHIBIT
Vicinity Map

2-30

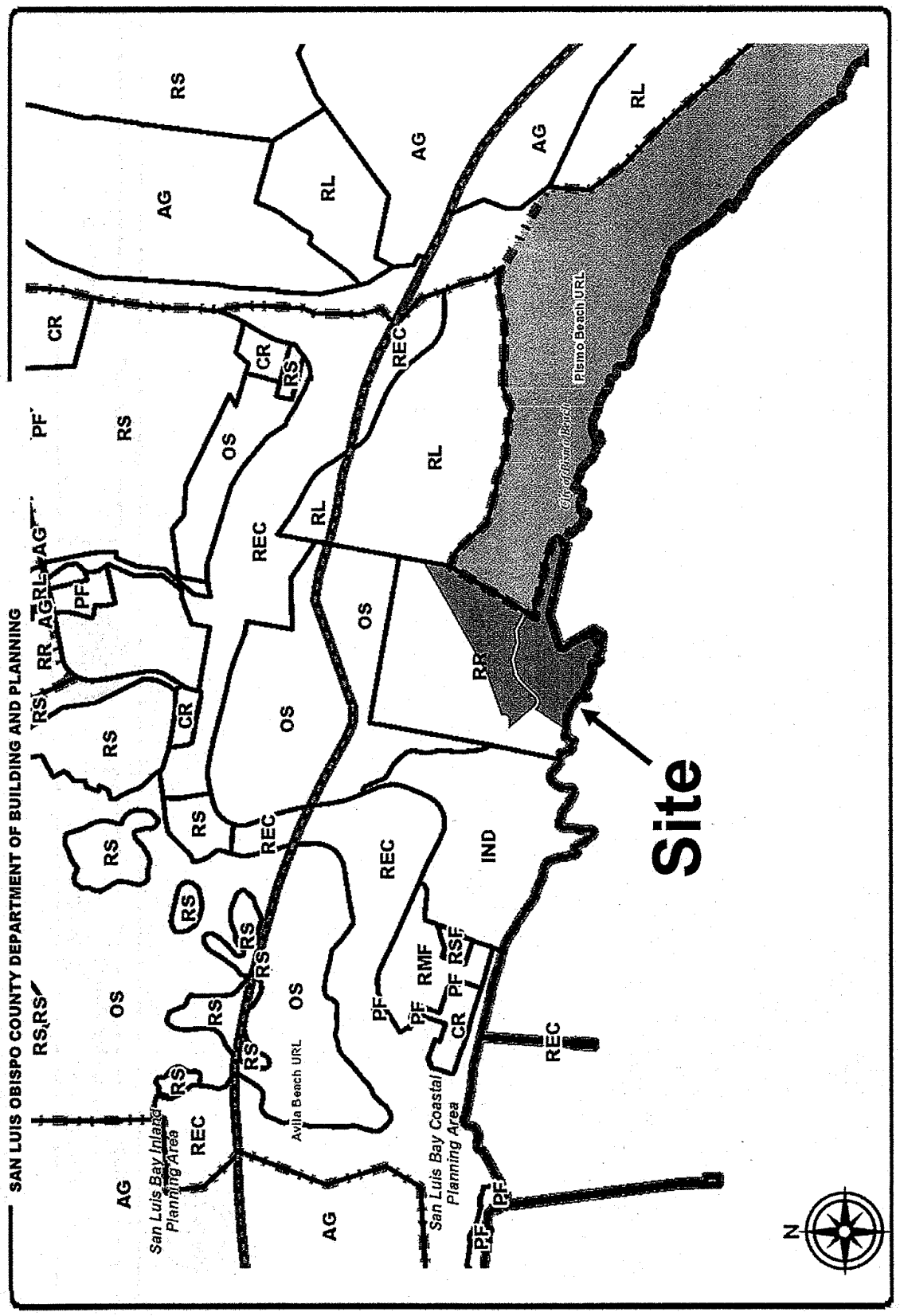
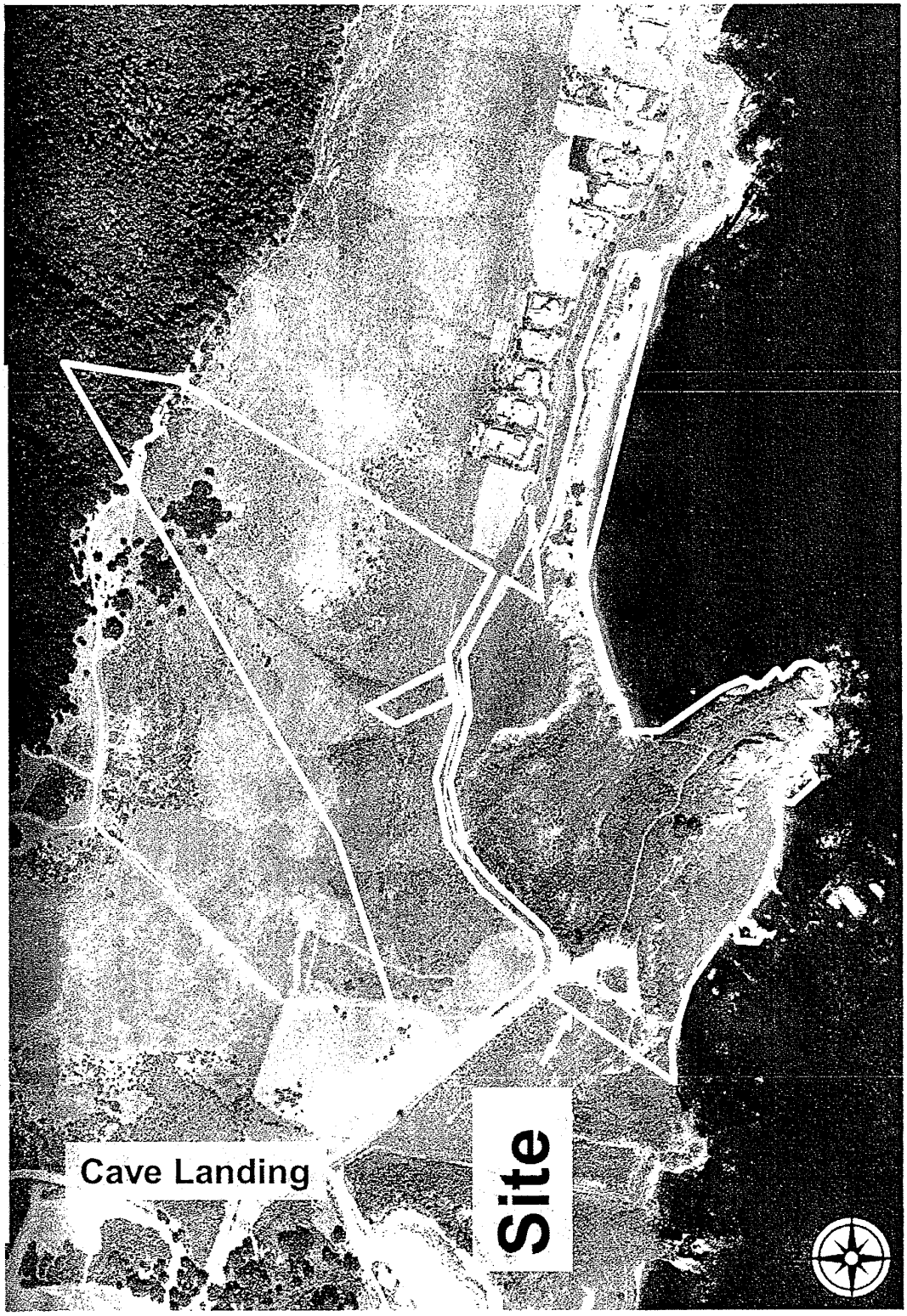


EXHIBIT
Land Use Category Map

PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

2-31



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PL. ING

PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

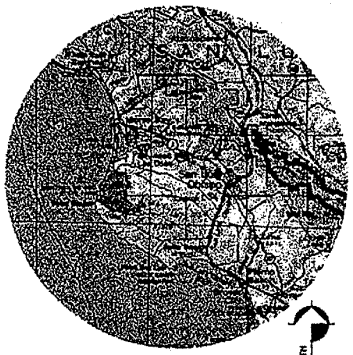
EXHIBIT
Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

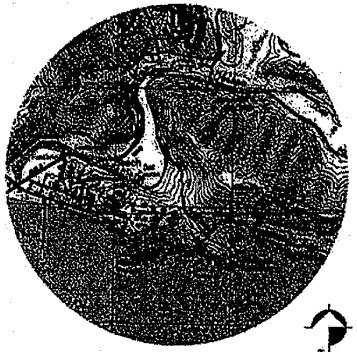
CAVE LANDING

BIKE PATH AND PARKING LOT IMPROVEMENTS

(PRELIMINARY DESIGN PLANS)



PROJECT VICINITY



PROJECT LOCATION

PROJECT SITE

PROJECT CONTACTS

CLIENT

CIVIL ENGINEERING

GEOTECHNICAL ENGINEERING

PROJECT REFERENCES

PROJECT GRADING QUANTITIES

MAIN TRAIL ALIGNMENT	
CUT VOLUME	[illegible] CUBIC YARDS
FILL VOLUME	[illegible] CUBIC YARDS
NET VOLUME	[illegible] CUBIC YARDS CUT
BEACH TRAIL ALIGNMENT	
CUT VOLUME	[illegible] CUBIC YARDS
FILL VOLUME	[illegible] CUBIC YARDS
NET VOLUME	[illegible] CUBIC YARDS CUT
PARKING LOT	
CUT VOLUME	[illegible] CUBIC YARDS
FILL VOLUME	[illegible] CUBIC YARDS
NET VOLUME	[illegible] CUBIC YARDS FILL

NOTES:
1. NO CUT OR FILL FACTORS HAVE BEEN ADDED TO THESE CALCULATIONS
2. GRADING QUANTITIES DO NOT INCLUDE EXISTING TRAIL TO BE RESTORED

LEGEND

(F) EXISTING (ABBREVIATION)

(N) NEW (ABBREVIATION)

(C) CONTOUR

FRATES COVE LANDING COMPLEX (FCLC)

SHEET INDEX

0.0	COVER SHEET
1.0	SITE IMPROVEMENT PLAN
2.0	GRADING PLAN - MAIN TRAIL ALIGNMENT PLAN AND PROFILE
2.0.1	GRADING PLAN - MAIN TRAIL ALIGNMENT DETAILS
2.1	GRADING PLAN - BEACH TRAIL ALIGNMENT PLAN AND PROFILE
2.1.1	GRADING PLAN - BEACH TRAIL ALIGNMENT DETAILS
2.2	GRADING PLAN - PARKING AREA
3.0	EROSION CONTROL PLAN AND DETAILS
4.0	DRAINAGE PLAN AND DETAILS

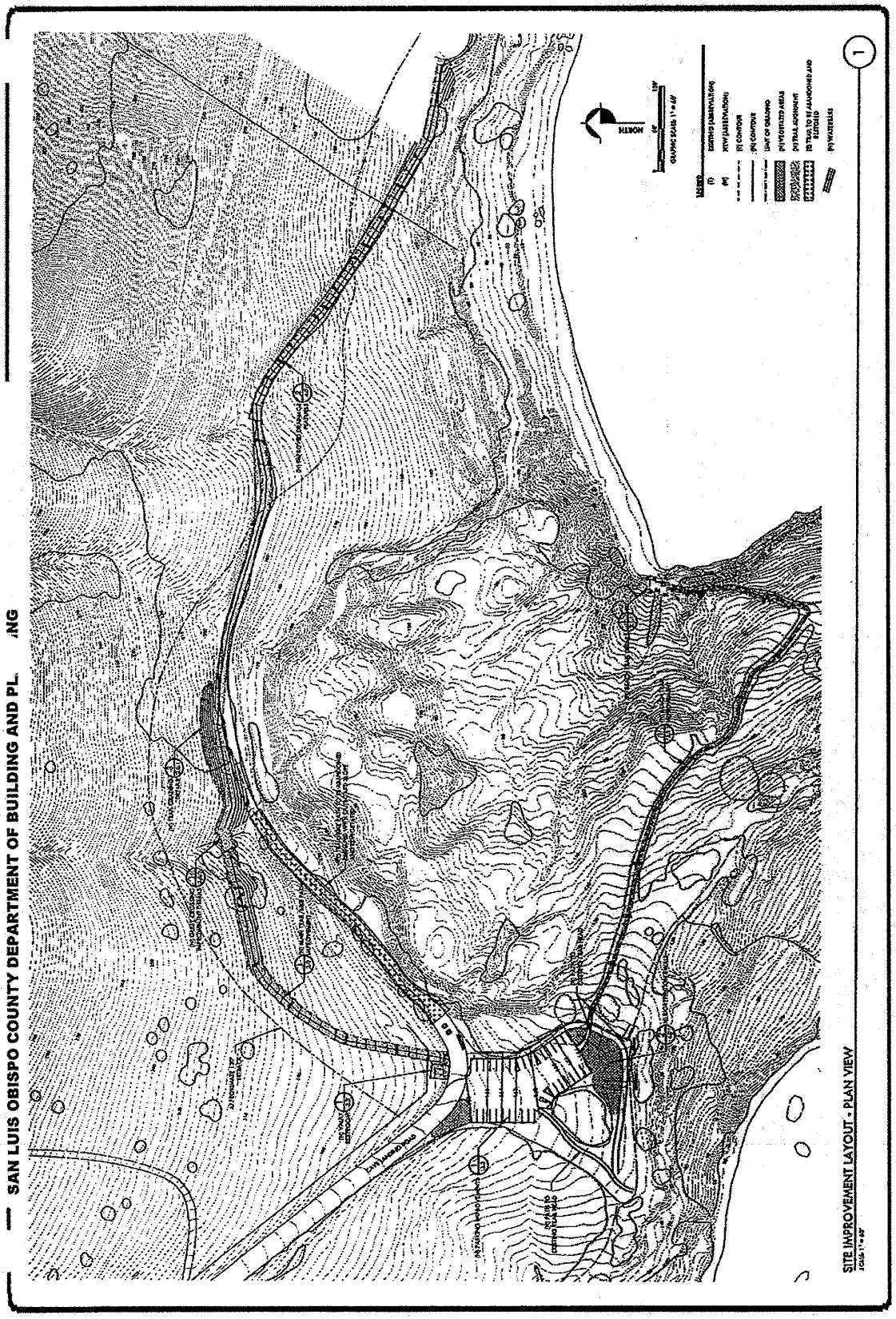
PROJECT

Minor Use Permit
San Miguelito Partners DRC2011-00069

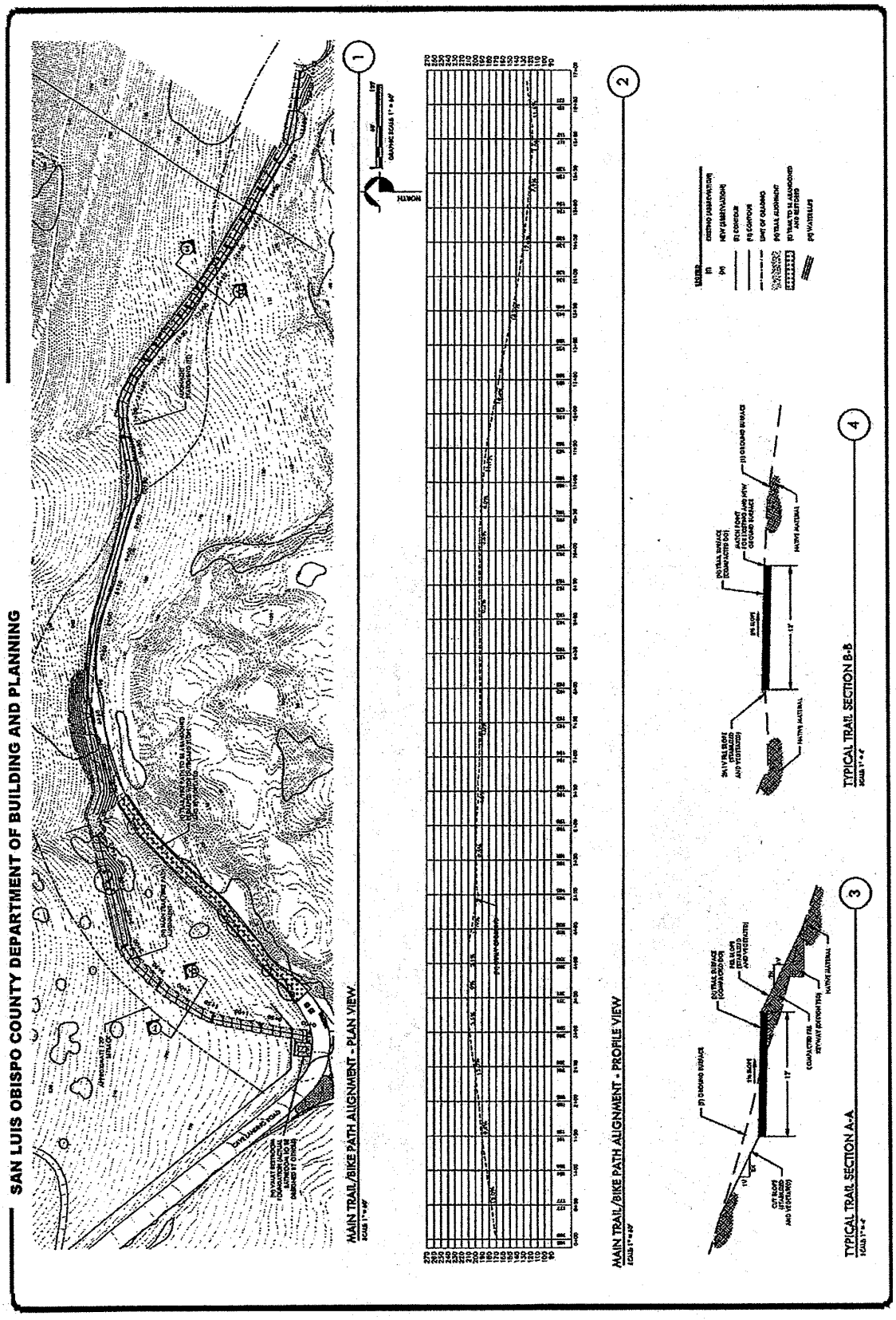
EXHIBIT

Cover Sheet

2-33


SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PL ING
SITE IMPROVEMENT LAYOUT - PLAN VIEW
NORTH
EXHIBIT
Site Improvement Plan
PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

2-34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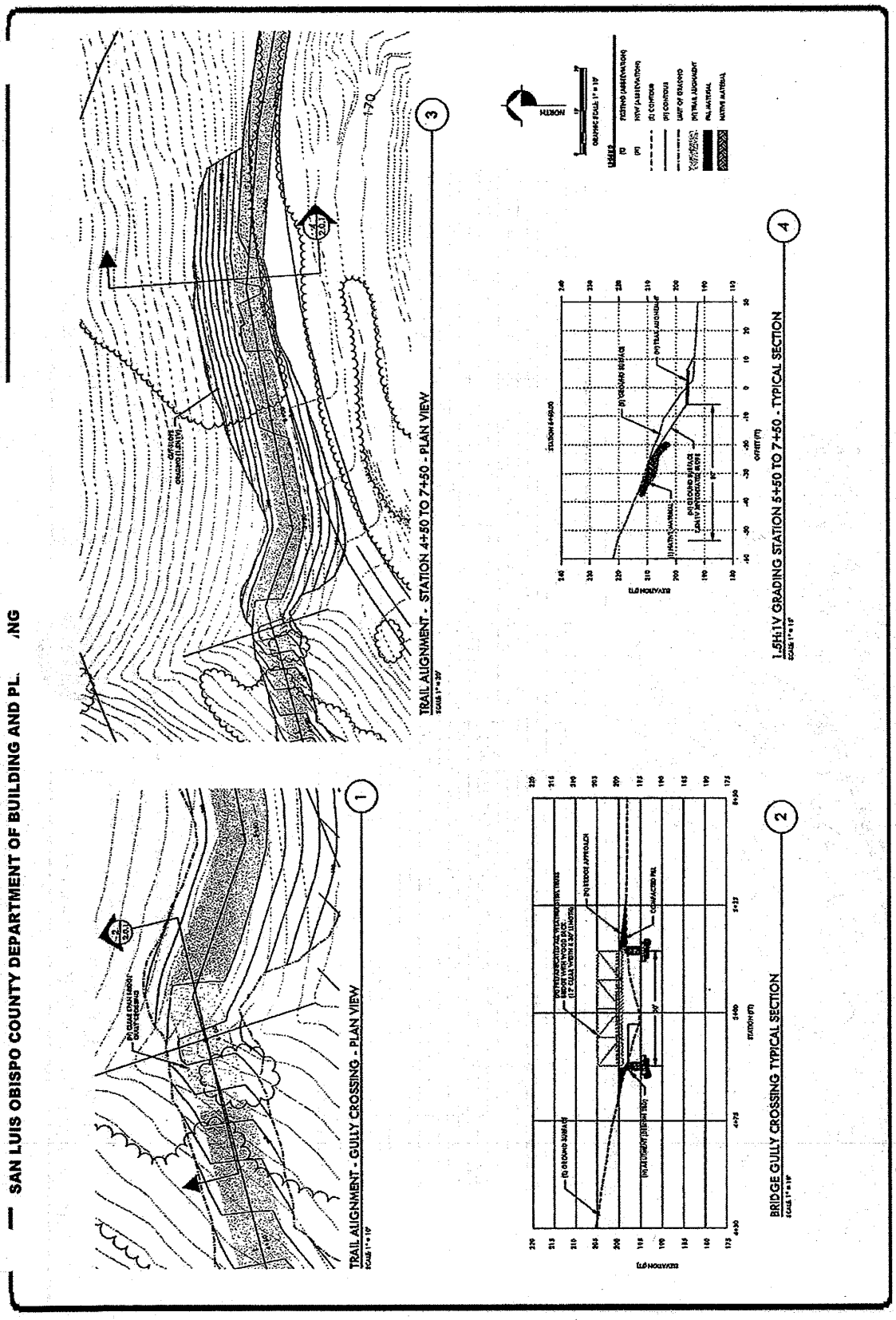
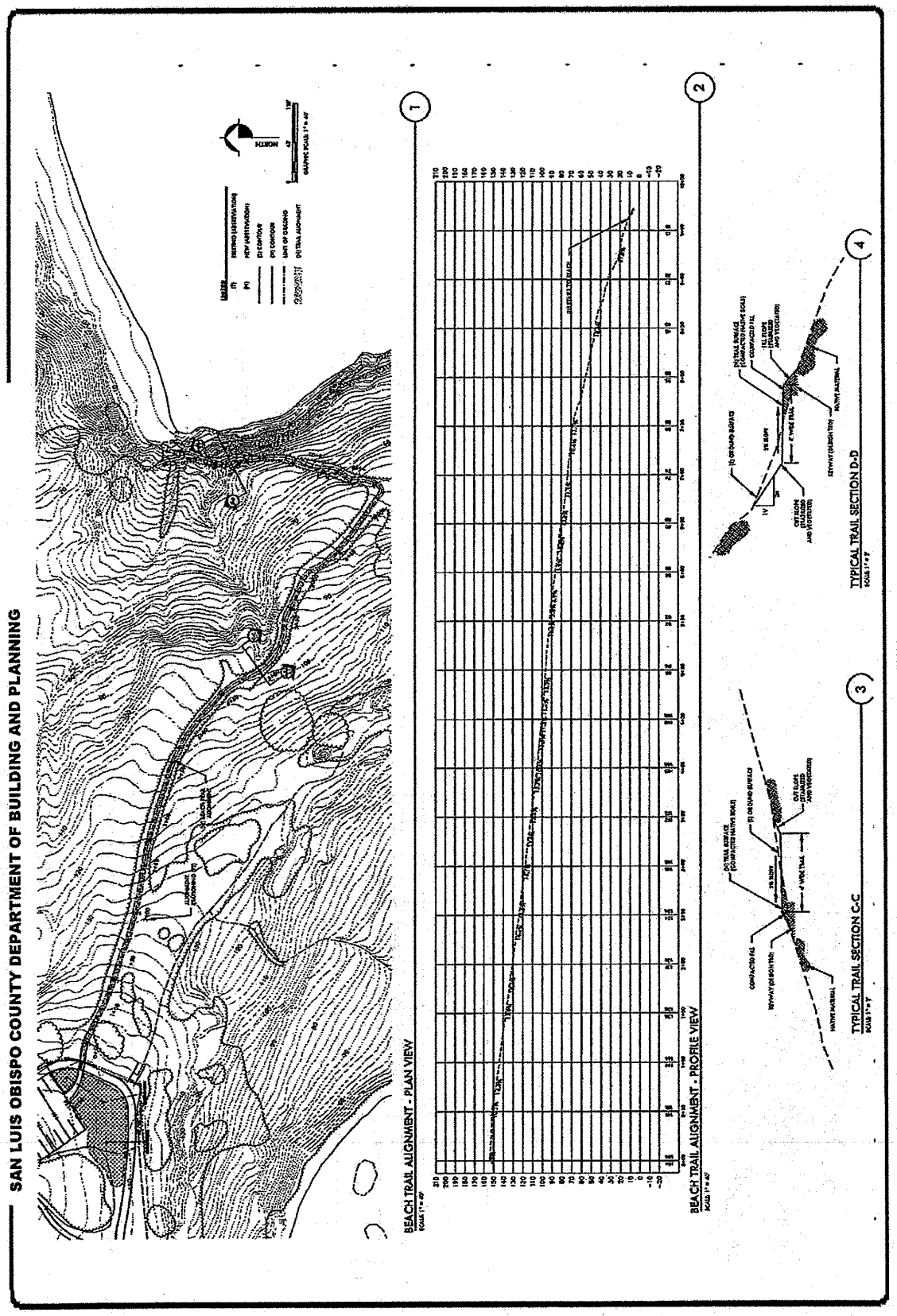
MAIN TRAIL/BIKE PATH ALIGNMENT - PLAN VIEW
MAIN TRAIL/BIKE PATH ALIGNMENT - PROFILE VIEW
TYPICAL TRAIL SECTION A-A
TYPICAL TRAIL SECTION B-B
NORTH
EXHIBIT
Grading Plan: Main Trail Alignment
Plan and Profile
PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

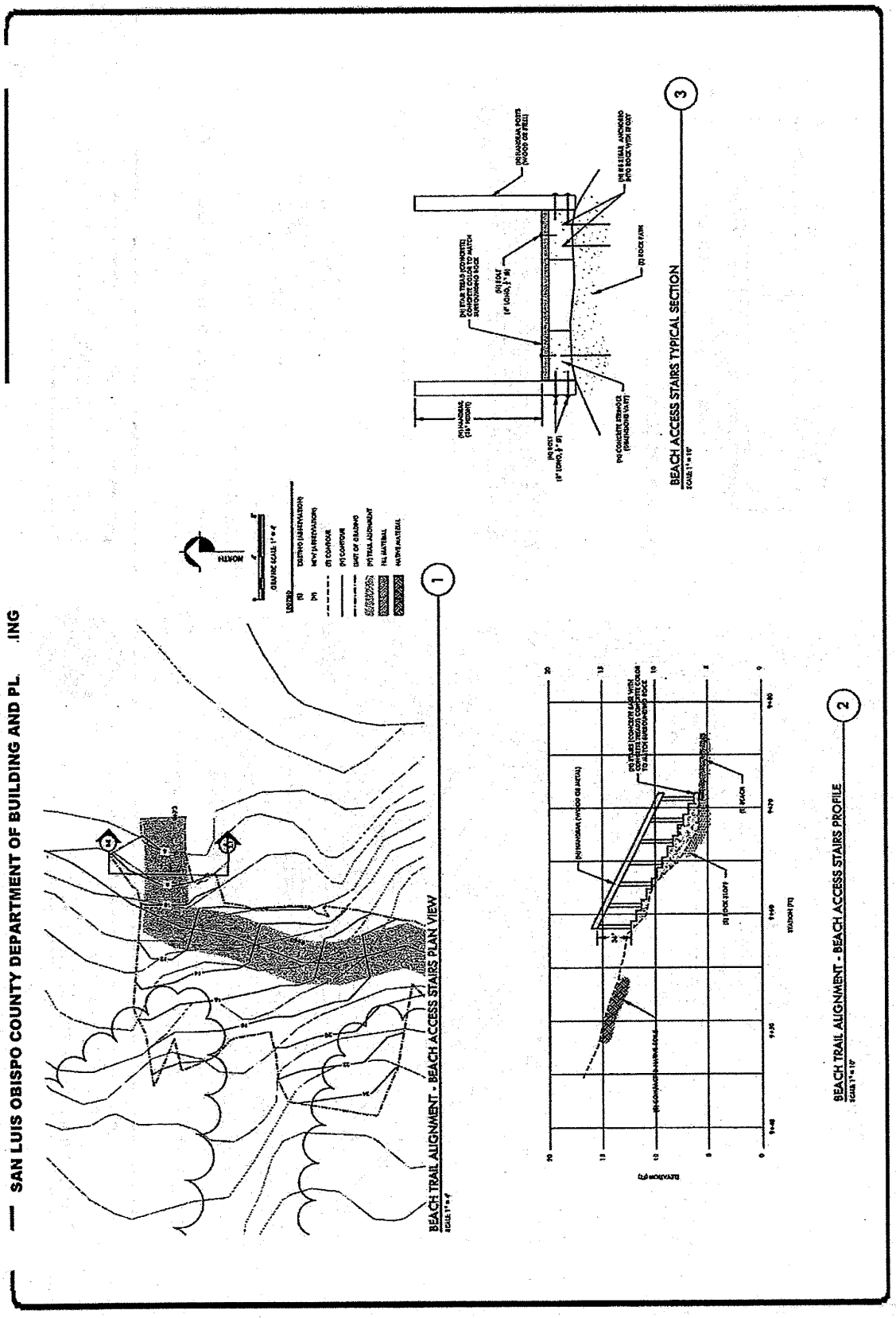
2-35


SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PL. NG
TRAIL ALIGNMENT - GULLY CROSSING - PLAN VIEW
1
BRIDGE GULLY CROSSING TYPICAL SECTION
2
TRAIL ALIGNMENT - STATION 4+50 TO 7+50 - PLAN VIEW
3
1.5H:1V GRADING STATION 5+50 TO 7+50 - TYPICAL SECTION
4
NORTH
EXHIBIT
Grading Plan: Main Trail Alignment Details
PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

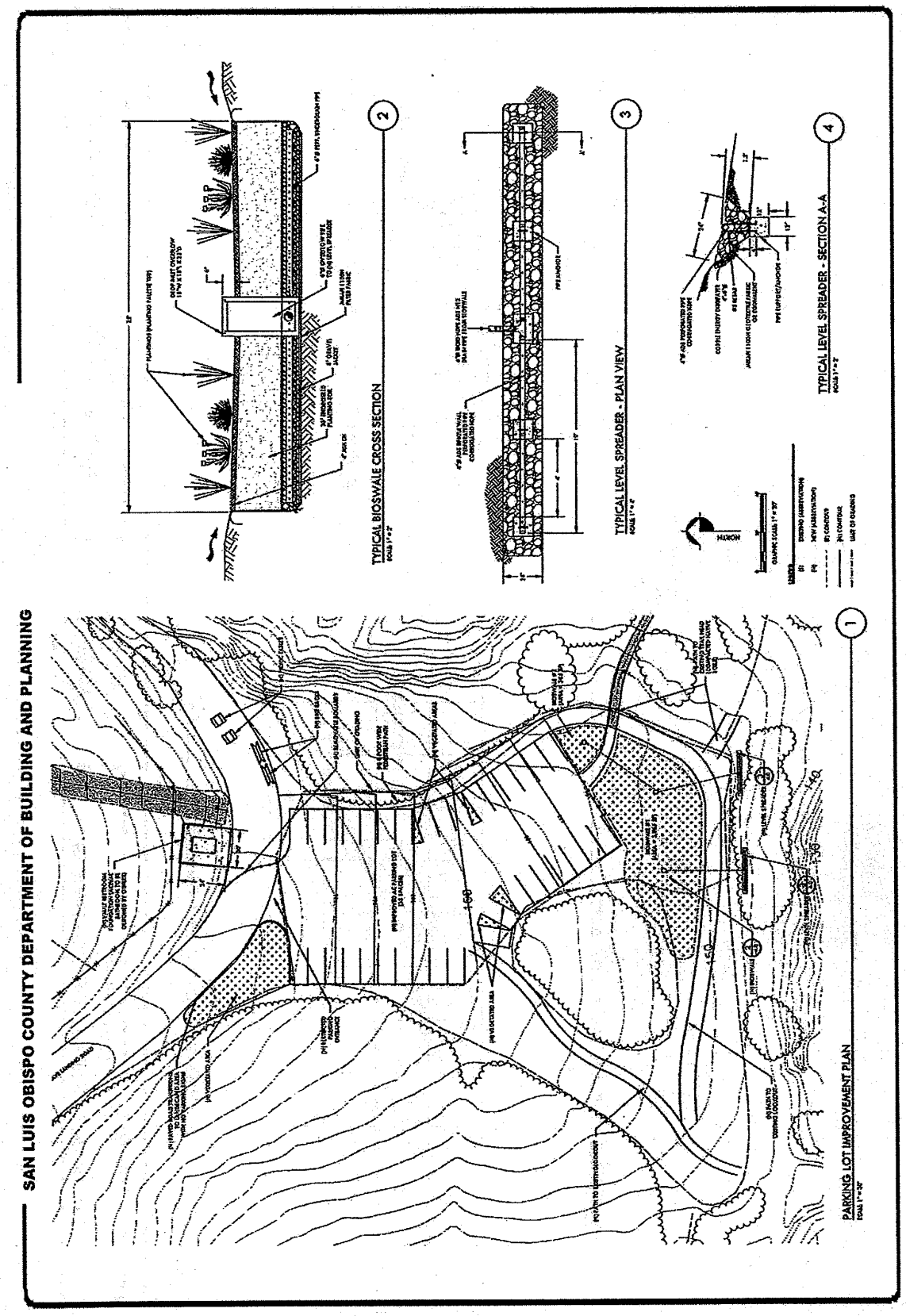
2-36


SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING
BEACH TRAIL ALIGNMENT - PLAN VIEW
BEACH TRAIL ALIGNMENT - PROFILE VIEW
TYPICAL TRAIL SECTION C-C
TYPICAL TRAIL SECTION D-D
EXHIBIT
Grading Plan: Beach Trail Alignment
Plan and Profile
PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

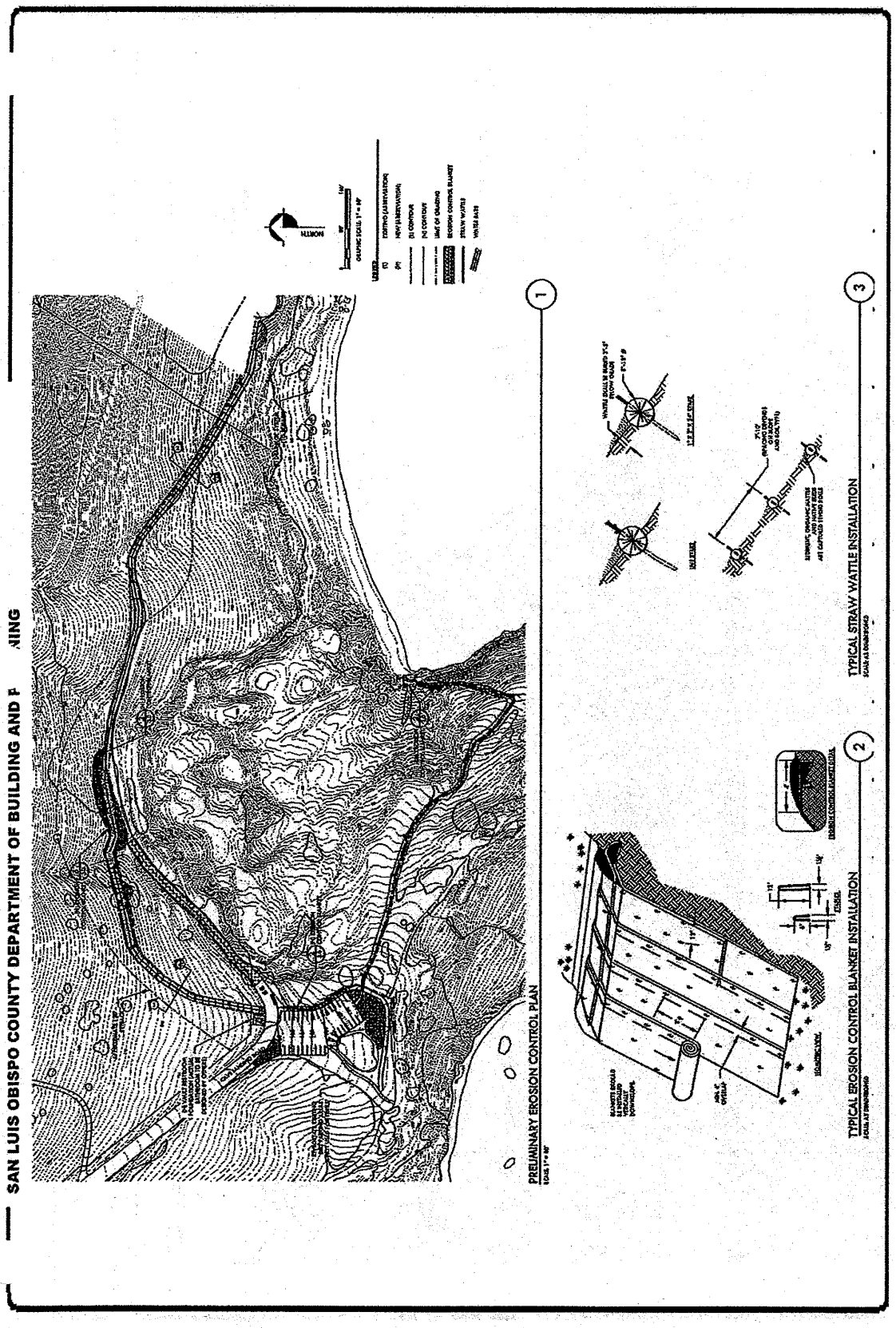
2-37


SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PL. ING
BEACH TRAIL ALIGNMENT - BEACH ACCESS STAIRS PLAN VIEW
BEACH TRAIL ALIGNMENT - BEACH ACCESS STAIRS PROFILE
BEACH ACCESS STAIRS TYPICAL SECTION
EXHIBIT
Grading Plan: Beach Trail Alignment Details
PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

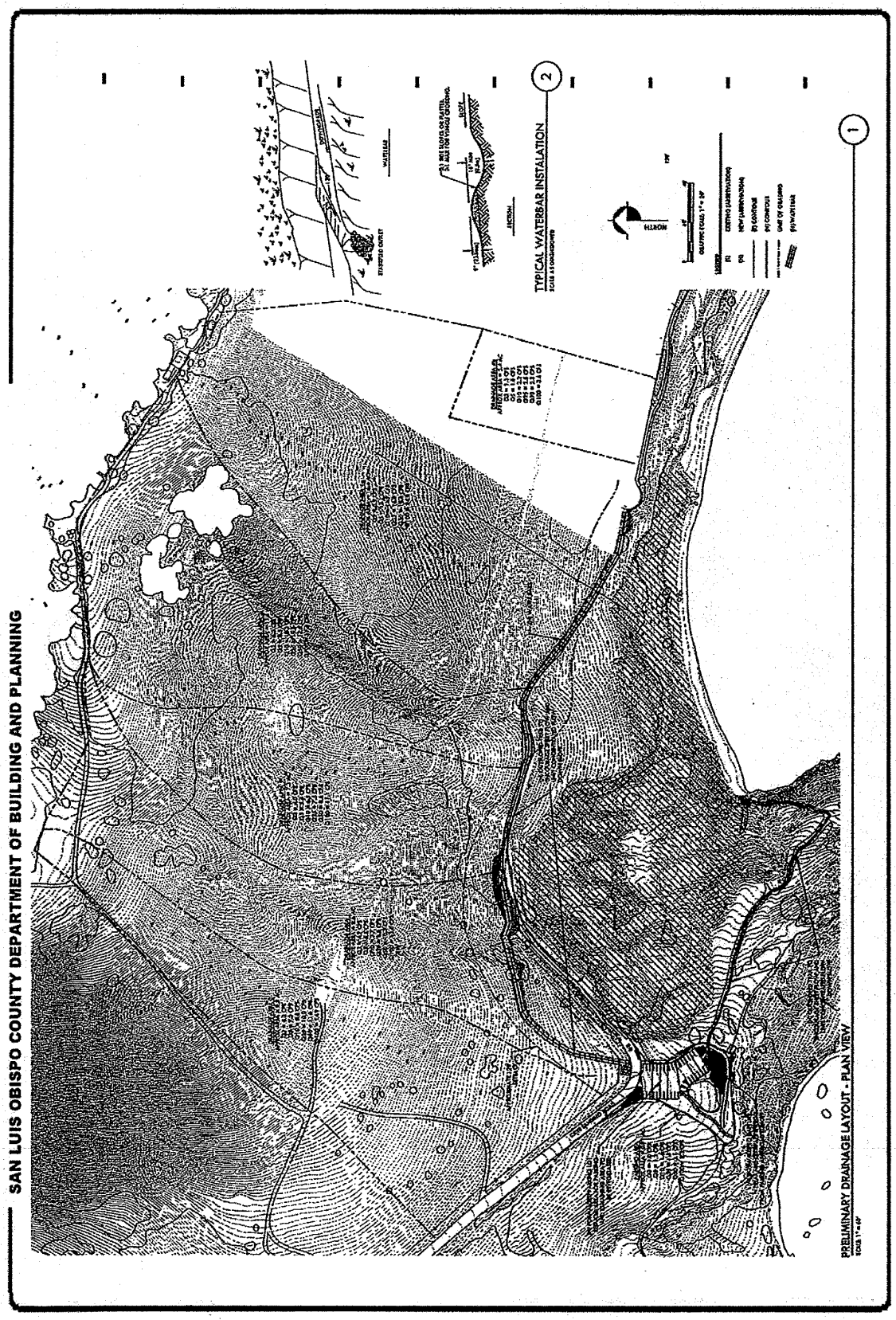
2-38


SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING
TYPICAL BIOSWALE CROSS SECTION
TYPICAL LEVEL SPREADER - PLAN VIEW
TYPICAL LEVEL SPREADER - SECTION A-A
PARKING LOT IMPROVEMENT PLAN
NORTH
EXHIBIT
Grading Plan: Parking Area
PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

2-39


SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING
PRELIMINARY EROSION CONTROL PLAN
TYPICAL EROSION CONTROL BLANKET INSTALLATION
TYPICAL STRAW WATTLE INSTALLATION
EXHIBIT
Erosion Control Plan and Details
PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

2-40


SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING
PRELIMINARY DRAINAGE LAYOUT - PLAN VIEW
TYPICAL WATERBAR INSTALATION
NORTH
EXHIBIT
Drainage Plan and Details
PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

COALITION PARTNERS:

Arroyo Grande Community Hospital
Boys and Girls Club – South County
Cal Poly University
Art and Design Department
Center for Sustainability
Food Science & Nutrition Department
Kinesiology Department
Landscape Architecture Department
STRIDE
CenCal Health
Central Coast Ag Network
City of San Luis Obispo
Parks and Recreation Department
Community Action Partnership of SLO County, Inc.
Dairy Council of California
Diringer Associates
Equilibrium Fitness
First 5 Commission of SLO
French Hospital Medical Center
Juiciful Creative Consulting
Kennedy Club Fitness
Lillian Larsen Elementary School
g the Run
a Mar Unified School District
Network for a Healthy California – Gold Coast Region
North County Farmers Market Association
Oceano Community Center
Paso Robles Library & Recreation Services
Rideshare – Safe Routes to School Program
San Luis Sports Therapy
San Miguel Joint Unified School District
San Miguel Resource Connection
SLO Bicycle Coalition
SLO Council of Governments
SLO County Board of Supervisors
SLO County Community Foundation
SLO County Health Commission
SLO County Office of Education
SLO County Parks
SLO County Planning and Building
SLO County Public Health
SLO Food Bank Coalition
UC Cooperative Extension
YMCA of SLO County

April 6, 2012

TO: San Luis Obispo County Planning Commission

FROM: HEAL-SLO - Healthy Communities Work Group

RE: DRC2011-00069 – San Miguelito Partners
Cave Landing Trail and Parking Lot Improvements

HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to planning staff, from a healthy community's perspective, on proposed land development projects, ordinance and general plan amendments, and special projects.

The Healthy Communities work group has reviewed the request by the San Luis Obispo County General Services Agency to construct a bike/pedestrian trail, improve the parking lot, and construct a restroom and other facilities including picnic tables, benches and interpretative signs on the 55 acre site at the end of Cave's Landing Road in Avila Beach. We are fully supportive of this development for the following reasons:

- According to the Centers for Disease Control and Prevention (CDC), unintentional falls are one of the top 10 leading causes of injury deaths in all persons over the age of 25. The improvements to the trails will decrease the likelihood of falls and make them more user friendly.
- The improved trails will also make them a more likely destination for someone who wants to get outdoors and enjoy the magnificent beauty of the coastline. A strong body of psychological research, supported by widespread anecdotal evidence, confirms the hypothesis that direct contact with nature leads to increased mental health and psychological development. Howard Frumkin, director of the National Center for Environmental Health at the CDC, and Richard Louv, author of the book, Last Child in the Woods: Saving our Children from Nature-Deficit Disorder, conclude that "land conservation can now be viewed as a public health strategy" (Frumkin & Louv, 2007).
- Accessibility to the trails will improve for people who live in the area. The improvements will help motivate them to get out and exercise. The new paved parking lot will also be a benefit for other county residents who drive to the area to hike. According to the CDC, only 47% of adults 18 years of age and over met the Physical Activity Guidelines for aerobic physical activity in 2009.
- The parking lot is designed with a permeable material to decrease erosion, and natural vegetation will be planted, which is in keeping with sustainable principles.
- A new restroom will improve sanitation in the recreational area.

Thank you for the opportunity to provide input on this proposed development.

cc: San Luis Obispo County Health Commission

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/14/2012

TO: Avila Beach CSD

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2011-00069 SAN MIGUELITO PARTNERS- Conditional use permit for the Cave Landing Trail and parking lot improvements. (Development plan and variance) Site located at the end of Cave Landing Road in Avila Beach. APN: 076-231-062 and 064.

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.

No comment. / outside our District (ABCSD)

Date	Name	Phone
3/27/13	John Wallace	595-2664

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600
EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org

Final

AVILA VALLEY ADVISORY COUNCIL
San Luis Obispo County, California
P.O. Box 65
Avila Beach, California 93424
www.AvilaValley.org

Minutes, Monday March 11, 2013

1.The meeting was called to order at 7:04 p.m. by Jim Hartig, Chair. Present were: Chair Hartig, Sherri Danoff, Anne M. Brown, Julia Hartzell, MaryEl Hansen, Jan Taylor, Ken Thompson, Bob Pusanik, Lynn Walter, Karla Bittner, Denise Allen, Bill Tickell. Excused were: Lisa Newton, Lynn Helenius, John Salisbury and Saul Goldberg. Absent was Karin Argano.

2. Minutes: The February minutes were approved (Sherri/Julia) as emailed , by voice vote.

3. Chair's comments: Attended the Parking Management meeting on February 28th. At his request, Steve McGrath will email the report to AVAC members. There is also a paper report available at Port.

4. Public Comment: None

5. Treasurer's Report: Julia reports receipt of $500.00 from Supervisor Adam Hill's discretionary account. Thanks to him. The account now has $1051.07 after paying $18.96 for name plaques.

6. County Reports:

a. Sheriff: Cmdr. Nefores reports 92 calls (9 EMS, 11 crime (2 intoxication, 3 burglaries), 13 traffic, etc. No suspects in the burglaries where 2 homes were unlocked. The creek site mentioned previously has been cleaned up. Thanks from See Canyon AVAC member for covering their Canyon with increased patrols. The See Canyon/San Luis Bay Drive intersection continues to be a concern. Cmdr. Nefores will try to increase patrols at active school times.

b. Planning: Airlin Singlewald reported on the LUCE (Land Use and Circulation Elements) update and provided maps to show new areas and the re-organization. The plan will go to the Planning Commission in May. Concern was expressed by Sherri Danoff, chair of our AVAC LUC committee regarding including "old" data (1980) in the plan. This has been expressed previously to Planning by our Council. Suggestions included a disclaimer about outdated data on each sheet and the possibility of citizens providing "wikipedia-like" input to help with updating the data. Airlin will take these suggestions back to Planning. Supervisor Hill stated he would ask the "systems planning director" to come to the April meeting to discuss this matter. He requests a letter from AVAC asking for this information. Sherri will write the letter.

c. Public Works: Anne reports a request from Ryan Chapman for input of AVAC in the Avila Parking Plan. Because Steve McGrath from Port who is spearheading this Plan will report at the April AVAC meeting, Ryan's request will be considered after that presentation.

d. CalFire: Batt.Chief Paul Lee reports 19 calls only, due to the decrease in "flu" calls; he attended the Cal Poly Wildfire Protocol meeting which students have addressed; his agency attends the AMGEN tour meetings and plans 4x their usual staffing; During

Spring Break there will be extra coverage in Pismo Beach and Avila. They have conducted a tsunami drill. An AVAC member requested another" chipping" project in See Canyon. Chief Lee will look for funding for this project. San Luis Bay Estates requests help with funding their weed abatement, since they have spent $1000s on the state assessment. Chief Lee will look into the matter. The Davis Canyon fire break is waiting for funding to expand its perimeters.

e. Supervisor Adam Hill addressed the Events Ordinance question by saying that there are "more important" issues before the Board, even though it has been 18 months since referral to the EVC, a time-table of review which the Board might be able to shorten, the use of "non-profit" status to continue to allow events at the Golf Course, and the continuing lack of a permitting process for larger venues in the County. The Pirate's Cove property has been accepted by the County. (See 7b. for more info.) In response to a question about Wild Cherry Canyon, he states that it is still alive, and hopes for action at the State level soon.

7. Old Business:

a. Bird Sanctuary: Shirley Goetz provided printed material to support the request for this designation by the County. She wishes for AVAC to support the proposal to the Board of Supervisors. Active discussion with input from audience members cleared up many questions of Council members, i.e. boundaries of the designated area, signage, damage to croplands, etc. **Action: that AVAC recommend to the Board of Supervisors that the Avila Specific Plan area be designated as a bird sanctuary, with the following provisions: 1. that the above Plan area be the designated area; 2. that there be a requirement for signage proclaiming sanctuary status; 3. that there be no bird protection requirements beyond existing laws. Vote: 7 yes; 2 no; 2 abstain.** Sherri will draft the letter.

[redacted]upport letter for Pirates Cove/Cave Landing Project: Sherri reviewed a previous letter written in support with concerns expressed re: loss of parking spaces, and cataloging/placement of archealogical artifacts found during construction. The letter will be modified by Sherri to reflect our support with the same concerns. **Action passed.**

c. AMGEN Tour Update: Greg Schulte reviewed current planning: meetings continue; parking plans coming together; the route established into Avila; times of closure of the route to cars, etc.; CHP to staff intersections closed. The contract will go to the BOS in April: many vendors are providing services "free" to the County; major costs to the County will be Sheriff and Public Works man-hours used. Shuttle vehicles will be needed at a cost of $12,000.00 +/-. Volunteers are needed and can register at the AMGEN website. The bicycle community is very active in planning. The "Avila Alerts" website can be used to notify residents of any changes. Many questions were asked: access to residents' homes during the event; Bellevue-Santa Fe School access during afternoon let-out; traffic issues on Hwy 101, etc. It is not known at this time whether there will be a Concert at the Golf Course. Mr. Schulte will come to the April and May AVAC meetings with current planning information.

8. Community Liaisons:

a. Avila Beach Civic Association: Anne reports a "Spring Festival" on May 30th at the Community Building with support from the Yacht Club and Sea Life Center. All are invited 10:00 to 11:30 a.m.

b. Avila Beach Community Foundation: Rick Cohen reminds that there is still time to register for the Health Symposium on April 6th at the Community Center. $10.00 for all sessions and lunch. The new telescope at the Pier has been dedicated and is in active use.

c. Port San Luis: Steve McGrath says dredging continues. The water taxi is free. The February 28th Parking Management meeting provided updated information. It will be presented to the Port Commission on March 26th. Comments are actively solicited. Additional copies of the Plan are available at the Port office and can be sent on-line with a request to Steve. He will present the Plan at our April AVAC meeting.

d. PG&E/Diablo Canyon: Eric Daniels is a new Government Relations hire. He reports that the refueling/upgrades is almost complete and that workers will be leaving in the next two weeks.

9. New Business: None.

10. AVAC Committees:

a. Land Use: no report.

b. Diablo: Ken Thompson thanks Cal Poly Professor Richard Gearhart for help with making videos of NRC meetings available to the public. Contact Ken for more information. He announces an "Invitation Only" meeting at 6 p.m. before our regular AVAC meeting on April 8th. It will be a "meet and greet" session with Ed Halpin and Barry Allen of PG&E, and open ONLY to AVAC members. Food will be provided. An invitation will follow.

c. Port: See 8c. above.

d. Avila Beach: Anne says the main issue is the Tour impact in Avila.

e. San Luis Bay Estates: Bob Pusanik reports hiring more security for the race days.

f. Avila Valley: no report.

g. See Canyon: no report, but Denise brought oranges…thanks!!.

h. Squire Canyon: no report…no representative!!

i. Bob Jones Trail: Julia reports a meeting with Shaun Cooper (Parks) re: the draft EIR expected shortly (it is back for "tweaking" regarding farmland issues). The construction poles requested by AVAC are being sought. It will come to AVAC as part of the review process, which is 45 days. Council members want a 60-day review period and ask Supervisor Hill to intercede with Parks for this extension. **Action: AVAC requests that Supervisor Hill work with Parks to extend the comment period to 60 days, rather than 45 days. Passed unanimously.**

11. Next meeting: Monday, April 8, 2013 at 7:00 p.m.

12. The meeting was adjourned at 9:16 p.m.

Respectfully submitted,

Anne M. Brown, Secretary

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/14/2012

TO: _____

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2011-00069 SAN MIGUELITO PARTNERS- Conditional use permit for the Cave Landing Trail and parking lot improvements. (Development plan and variance) Site located at the end of Cave Landing Road in Avila Beach. APN: 076-231-062 and 064.

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.
outside ABCSD - no comments applicable

Date 3/16/12 Name John Wallace Phone 595-2664

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600
EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org

CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

Date: April 11, 2012

Subject: DRC2011-00069 – San Miguelito Partners

To Whom It May Concern: Ryan Hostetter, Coastal Team

CAL FIRE/San Luis Obispo County Fire Department has reviewed the referral information in regards to the p osed Conditional Use Permit for the Cave Landing Trailand parking lot improvements. The site is located a e end of Cave Landing Road in Avila Beach, CA. The project is located in State Responsibility Area within a ***"High"*** to **"Very High"** Fire Hazard Severity Zone for wildland fires. This project site has an approximate 5 to 10 minute response time from the nearest County Fire Station. The following requirements must be satisfied prior to project final.

- The roadway providing access from Road to the proposed project site must provide a minimum 20-foot edge to edge all-weather driving surface.
- Vertical clearance of 13'6" is required the entire length of the roadway.
- Roadways shall also provide for a 10 foot fuel modification zone on both sides.
- A fire engine turnaround is required at or near the gate
- A fuel reduction zone may be required around the project site. CAL FIRE/County Fire will work with the applicant and the San Luis Obispo County Department of Planning and Building to ensure adequate "defensible space" from wildland fire threat
- The existing and proposed gates must provide adequate means of emergency access. This department may require a "Knox" lock or keypad to ensure access during emergencies.

If I may provide additional assistance or information please do not hesitate to contact me at (805)543-4244.

Sincerely,

A hony Ramirez
L lion Chief/Fire Marshal

LANDSET
ENGINEERS, INC.
ENGINEERING - LAND PLANNING
SURVEYING - ENVIRONMENTAL CONSULTING

August 15, 2012

File No.: 0916-01
SLO Co. File No. DRC2011-00069

County of San Luis Obispo
Parks Division
1087 Santa Rosa Street
San Luis Obispo, California 93408

Attention: Ms. Elizabeth Kavanaugh

Subject: **Review of Engineering Geology Report**

Project: **Cave Landing Bike Path Improvements**
End of Cave Landing Road **(APN's 076-231-062 & 064)**
San Luis Obispo County, California

References:
1. Engineering Geology Report, Cave Landing Bike Path, Cave Landing Road – Bluff Drive, San Luis Obispo County, California, Project No. 04.6111.0038, prepared by Fugro Consultants, Inc., dated July 19, 2012.
2. Geotechnical Report, Cave Landing Bike Path, Cave Landing Road – Bluff Drive, San Luis Obispo County, California, Project No. 3014.016, prepared by Fugro West, Inc., dated December 21, 2009.
3. Project Improvement Plans Cave Landing Bike Path and Parking Lot Improvements (Preliminary Design Plans), Cave Landing Road, San Luis Obispo County, California, Sheets 0.0, 1.0, 2.0, 2.0.1, 2.1, 2.1.1, 2.2, 3.0 & 4.0 of Nine Sheets, Job No. 21107, prepared by Fall Creek Engineering, Inc., dated May 2011.

Dear Ms. Kavanaugh:

The purpose of this letter is to summarize our findings of a site reconnaissance performed on August 10, 2012; and review of the above referenced Engineering Geology Report (Reference 1).

The report was reviewed for conformance with section 23.07.084 of the San Luis Obispo County Coastal Land Use Ordinance (CZLUO) and the San Luis Obispo County Guidelines for Engineering Geology Reports. It is our opinion that the referenced report presents a comprehensive outline, modeling the site engineering geology and geologic constraints.

520-B Crazy Horse Canyon Road, Salinas, CA 93907 • (831) 443-6970 • Fax (831) 443-3801

August 15, 2012

File No.: 0916-01
SLO Co. File No. DRC 2010-00069

It is our opinion that the site geologic conditions are accurately modeled as represented. Our findings are congruent with the conclusions and recommendations of the engineering geology report prepared by Fugro Consultants, Inc., dated July 19, 2012.

It is our opinion that the project engineering geologic constraints have been adequately characterized and appropriate mitigative measures have been included for CEQA & CZLUO compliance. The recommended engineering geologic mitigations summarized in the Executive Summary (Section 1.0, pp. 1-3) of the project engineering geology report (Reference 1) should be included as conditions of approval prior to the issuance of building permits.

Please contact me at (831) 443-6970 or bpapurello@landseteng.com if you have questions regarding this matter.

Respectfully,
LandSet Engineers, Inc.

PROFESSIONAL GEOLOGIST
BRIAN E. PAPURELLO
No. CEG 2226
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Brian Papurello, CEG 2226

Doc. No. 1208-112.REV

Copies: Addressee (2)
Ms. Ryan Hostetter, San Luis Obispo Co., Dept. of Planning & Building (1)
Ms. Lori E. Prentice, Fugro Consultants, Inc. (1)
SLO County Geology files

August 15, 2012

File No.: 0916-01
SLO Co. File No. DRC 2010-00069

SAN LUIS OBISPO COUNTY ENGINEERING GEOLOGY REPORT REVIEW FORM

The San Luis Obispo County Planning and Building Department uses the following checklist as part of reviewing engineering geology reports. Explanatory notes are appended and keyed to each numbered item.

Checklist item within consulting report	Adequately described: satisfactory	Additional data needed: unsatisfactory
1. Project Description	X	
2. SLO County Geological Study Area Map	X	
3. Site Location	X	
4. Regional Geologic Map	X	
5. Original engineering geologic map of site	X	
6. Aerial photograph interpretation	X	
7. Subsurface site geology	X	
8. Geologic cross sections	X	
9. Active faulting and coseismic deformation across the site	X	
10. Landslides	X	
11. Flooding, severe erosion, deposition	X	
12. On-site septic systems	N/A	
13. Hydrocollapse of alluvial fan soils	X	
14. Evaluation of historical seismicity and regional faults	X	
15. Characterize and classify geologic site class	X	
16. Probabilistic evaluation of earthquake ground motion	X	
17. Peak ground acceleration for MCE levels of ground motion	X	
18. Site coefficients F_a & F_v and spectral accelerations S_s, S_1, S_{MS}, S_{M1} S_{DS} & S_{D1}	X	
19. Geologic setting for liquefaction analysis	X	
20. Liquefaction methodology	N/A	
21. Bluff erosion	X	
22. Tsunami or seiche potential	X	
23. Expansive soil	X	
24. Naturally occurring asbestos	X	
25. Radon and other hazardous gasses	X	
26. Geologic constraints anticipated during grading operations	X	
27. Areas of cut and fill, preparation of the ground, and depth of removals	N/A	
28. Subdrainage plans for groundwater	N/A	
29. Final grading report and as-built map	N/A	
30. Summary sheet	X	
31. Age of report	X	
32. Engineering geology report signed by CEG	X	

2-51

Northern Chumash Tribal Council
A Native American Corporation - NorthernChumash.org
67 South Street, San Luis Obispo, CA 93401 805-801-0347

Elizabeth Kavanaugh
Parks Planner,
San Luis Obispo County Parks
Ph. (805)781-4089

October 21, 2011

Re: Cave Landing Trail

Dear Elizabeth,

The Northern Chumash Tribal Council (NCTC) would like to take this opportunity to thank you personally for the efforts that you have given to Native American Meaningful Consultation, also we want to thank County Parks of San Luis Obispo for allowing you to work with NCTC through many meetings and emails to come to an agreement for the improvement of the trail from Sunset Palisades to Cave Landing, an Ancient Chumash Sacred Place located south of Avila Beach, California.

NCTC is in agreement with the Phase III data recovery for the portion of the Sacred Site that the new trail will impact, we are also in agreement with the placement of the trail, minimizing impact to the Sacred Site.

NCTC looks forward to continuing working with you and County Parks to see this project completed in a good way, for all to enjoy.

Be Well,

Fred Collins
Tribal Administrator
NCTC

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Paavo Ogren, Director
County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: March 23, 2012

To: Ryan Hostetter, Project Manager

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on the Cave Landing Trail and Parking Lot Plan Conditional Use Permit DRC2011-00069

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

1. The existing trail is within the County Maintained portion of the Cave Landing Road right of way which should be vacated.
2. The proposed restroom and tables will require an encroachment permit for them to be placed and remain within the County maintained road right-of-way.

Recommended Project Conditions of Approval:

Drainage

1. **At the time of application for construction permits,** the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with Title 23.05.
   a. **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Access

2. **At the time of application for construction permits**, the applicant shall secure an Encroachment Permit to allow the installation of the proposed restroom and tables and the removal and restoration to native of a portion of the existing trail that lies within the County maintained road right-of-way.

3. **After completion of the trail improvements and re-alignment,** the Applicant shall request vacation of the County maintained road right of way being superseded by the trail.

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

March 25, 2013

Elizabeth Kavanaugh
San Luis Obispo County
976 Osos Street, Rm 300
San Luis Obispo, CA 93408-2040

Subject: Cave Landing Trail
SCH#: 2013021043

Dear Elizabeth Kavanaugh:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on March 20, 2013, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

GENERAL SERVICES
2013 MAR 28 AM 9:48

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH#	2013021043
Project Title	Cave Landing Trail
Lead Agency	San Luis Obispo County
Type	MND Mitigated Negative Declaration
Description	A request by the County of San Luis Obispo General Services Agency-Parks for the: 1) construction of a bike/pedestrian trail of approximately 1,800 linear feet long and approximately 12 feet wide. Approximately 800 feet of this proposed trial is located within the abandoned road segment of Cave Landing Road. This trail will be made of decomposed granite or similar permeable surface and will require removal of approximately 800 linear feet of existing abandoned road pavement. A 30 foot span bridge will cross a natural drainage way; 2) formalization of the Pirates' Cove parking lot by leveling, resurfacing with asphalt, landscaping, and providing 35 parking spaces; 3) installation of drainage improvements of vegetated bio-swales and two level spreaders in the parking lot area; 4) Improvement of the existing pedestrian trail from the parking lot to Pirates Cove beach including: a four foot wide trail; additional water bars for drainage; stairs to the beach; and rails or fencing as necessary; 5) construction of accessory facilities including a waterless vault restroom, picnic tables, benches, garbage cans, and interpretive signs, and 6) regular maintenance of these facilities. This project will also require a variance of the Bluff Top Setback and Development on Slopes of 30 percent standards and a waiver of the fencing and screening standard for side and rear setbacks. This project will result in approximately 700 cubic yards of ground disturbance, on two parcels totaling approximately 53 acres.

Lead Agency Contact

Name	Elizabeth Kavanaugh		
Agency	San Luis Obispo County		
Phone	805 781 4809	*Fax*	
email			
Address	976 Osos Street, Rm 300		
City	San Luis Obispo	*State* CA	*Zip* 93408-2040

Project Location

County	San Luis Obispo			
City				
Region				
Lat / Long	35° 10' 31" N / 120° 43' 2" W			
Cross Streets	Dead end of Cave Landing Rd, 3,000 feet south of Avila Beach Drive			
Parcel No.	072-231-062, 064			
Township	*Range*	*Section*	*Base*	

Proximity to:

Highways	
Airports	
Railways	
Waterways	San Luis Creek
Schools	
Land Use	Recreation

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Traffic/Circulation; Water Quality; Wildlife; Landuse

Note: Blanks in data fields result from insufficient information provided by lead agency.

2-55

Document Details Report
State Clearinghouse Data Base

Reviewing Agencies	Resources Agency; California Coastal Commission; Department of Fish and Wildlife, Region 4; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 5; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 3; Native American Heritage Commission; State Lands Commission

Date Received 02/15/2013 *Start of Review* 02/19/2013 *End of Review* 03/20/2013

Note: Blanks in data fields result from insufficient information provided by lead agency.

2-56

NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

GENERAL SERVICES
2013 FEB 20 PM 12: 34

ENVIRONMENTAL DETERMINATION NO. ED10-016 **DATE:** February 21, 2013

PROJECT/ENTITLEMENT: Cave Landing

APPLICANT NAME: County of SLO General Services Agency - Parks
ADDRESS: 1087 Santa Rosa St., San Luis Obispo, CA 93408
CONTACT PERSON: Elizabeth Kavanaugh **Telephone:** 805-781-4089

PROPOSED USES/INTENT: A request by the County of San Luis Obispo General Services Agency-Parks for the: 1) construction of a bike/pedestrian trail of approximately 1,800 linear feet long and approximately 12 feet wide. Approximately 800 feet of this proposed trial is located within the abandoned road segment of Cave Landing Road. This trail will be made of decomposed granite or similar permeable surface and will require removal of approximately 800 linear feet of existing abandoned road pavement. A 30 foot span bridge will cross a natural drainage way; 2) formalization of the Pirates' Cove parking lot by leveling, resurfacing with asphalt, landscaping, and providing 35 parking spaces; 3) installation of drainage improvements of vegetated bio-swales and two level spreaders in the parking lot area; 4) Improvement of the existing pedestrian trail from the parking lot to Pirates Cove beach including: a four foot wide trail; additional water bars for drainage; stairs to the beach; and rails or fencing as necessary; 5.) construction of accessory facilities including a waterless vault restroom, picnic tables, benches, garbage cans, and interpretive signs, and 6) regular maintenance of these facilities. This project will also require a variance of the Bluff Top Setback and Development on Slopes of 30 percent standards and a waiver of the fencing and screening standard for side and rear setbacks. This project will result in approximately 700 cubic yards of ground disturbance, on two parcels totaling approximately 53 acres.

LOCATION: The project is located at the south end of Cave Landing Road, approximately 3,000 feet south of the intersection of Cave Landing Road and Avila Beach Drive, within the community of Avila Beach, in the San Luis Bay (Coastal) planning area.

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040

Website: http://www.sloplanning.org

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Game

STATE CLEARINGHOUSE REVIEW: YES ☒ **NO** ☐

ADDITIONAL INFORMATION: Additional information pertaining to this environmental Determination may be obtained by contacting the above Lead Agency address of (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

2-57

NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County_____ as ☐ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

	Elizabeth Kavanaugh		County of San Luis Obispo
Signature	**Project Manager Name**	**Date**	**Public Agency**

2-58

Steven McMasters
Co. Department of Planning & Building
County Government Center, Room 310
San Luis Obispo, CA 93408
(805) 781-5096

Elizabeth Kavanaugh
Co. General Services Agency- Parks
County Government Center
San Luis Obispo, CA 93408
(805) 781-4809

This proposed Mitigated Negative Declaration has been issued by:

2·8·2013
Date

Ellen Carroll
Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

The project proponent, who agrees to implement the mitigation measures for the project, is:

2-8-13
Date

Janette O Pell
Janette Pell, General Services Agency Director
County of San Luis Obispo

Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

(ver 3.3)

Project Title & No. County Parks -**Cave Landing Trail Project ED10-016**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☒ Aesthetics	☒ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☒ Hazards/Hazardous Materials	☒ Transportation/Circulation
☒ Air Quality	☒ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☐ Water
☒ Cultural Resources	☐ Public Services/Utilities	☒ Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Elizabeth Kavanaugh — Elizabeth Kavanaugh — 2-8-13
Prepared by (Print) — Signature — Date

Ellen Carroll, Environmental Coordinator — 2/8/13

Reviewed by (Print) Signature (for) Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: A request by the County of San Luis Obispo General Services Agency- Parks for the: 1) construction of a bike/pedestrian trail of approximately 1,800 linear feet long and approximately 12 feet wide. Approximately 800 feet of this proposed trial is located within the abandoned road segment of Cave Landing Road. This trail will be made of decomposed granite or similar permeable surface and will require removal of approximately 800 linear feet of existing abandoned road pavement. A 30 foot span bridge will cross a natural drainage way; 2) formalization of the Pirates' Cove parking lot by leveling, resurfacing with asphalt, landscaping, and providing 35 parking spaces; 3) installation of drainage improvements of vegetated bio-swales and two level spreaders in the parking lot area; 4) Improvement of the existing pedestrian trail from the parking lot to Pirates Cove beach including: a four foot wide trail; additional water bars for drainage; stairs to the beach; and rails or fencing as necessary; 5.) construction of accessory facilities including a waterless vault restroom, picnic tables, benches, garbage cans, and interpretive signs, and 6) regular maintenance of these facilities. This project will also require a variance of the Bluff Top Setback and Development on Slopes of 30 percent standards and a waiver of the fencing and screening standard for side and rear setbacks. This project will result in approximately 700 cubic yards or 1.84 acres of ground disturbance on in mostly distrubed areas on two parcels totaling approximately 53 acres. The project is located at the south end of Cave Landing Road, approximately 3,000 feet south of the intersection of Cave Landing Road and Avila Beach Drive, within the community of Avila Beach, in the San Luis Bay (Coastal) planning area.

The site has a history of informal recreational use including a parking lot, trails and coastal access. The proposed project will formalize this use and provide improvements that will provide necessary amenities (e.g. bathroom) and enhance current uses (e.g. trails). For decades there have been and still are several existing volunteer trails on this site, some that provide coastal access. The existing parking lot was created as a result of an oil spill clean-up effort in the 1970's. In addition to the recreational use of this site, Cave Landing Road was a through road that connected Avila Beach to Pismo Beach. This road was closed in the 1970's because a land slide made the road unsafe for vehicle traffic. This closed road has been used as an informal trail ever since. In acknowledgement of this use the County's Park and Recreation Element designated this as a proposed connector trail and part of the California Coastal Trail.

Development on this site presents many challenges to development and maintenance: an active land

slide, subsurface resources, steep slopes that collect a substantial amount of the areas storm water runoff. Several designs were considered before the proposed project was selected because it was the most sensitive to these site specific features.

ASSESSOR PARCEL NUMBER(S): 076-231-062 and 064

Latitude: 35 degrees 10 ' 31 " N Longitude: 120 degrees 43 ' 2 " W SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLANNING AREA: San Luis Bay(Coastal), Avila Beach

LAND USE CATEGORY: Residential Rural

COMBINING DESIGNATION(S): Coastal Appealable Zone , Geologic Study , Archaeolgically Sensitive

EXISTING USES: Undeveloped

TOPOGRAPHY: Steeply sloping

VEGETATION: Grasses

PARCEL SIZE: Two parcels totaling 53.4acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Rural, Open Space; undeveloped	*East:* Rural Lands, City of Pismo Beach; undeveloped, residential
South: ; Pacific Ocean	*West: Open Space, Industrial*; industrial uses (old Avila Tank Farm)

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1.	**AESTHETICS** - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Create an aesthetically incompatible site open to public view?*	☐	☐	☒	☐
b)	*Introduce a use within a scenic view open to public view?*	☐	☒	☐	☐
c)	*Change the visual character of an area?*	☐	☒	☐	☐
d)	*Create glare or night lighting, which may affect surrounding areas?*	☐	☐	☐	☒
e)	*Impact unique geological or physical features?*	☐	☐	☒	☐
f)	*Other:*_____	☐	☐	☐	☐

Setting. This site is characterized as vacant land with steep slopes, a parking lot, and pedestrian trails along the bluffs. Large homes in the City of Pismo Beach are located directly to the south of the site. To the north is Ontario Ridge and open space. The Pacific Ocean is to the south, to the east the large homes of Pismo Beach and to the west the abandoned Avila Tank Farm (formerly Unocal Tank Farm) with Avila Golf course and the community of Avila Beach beyond. The visual character of the immediate area is varied with the existing Pirate's Cove parking lot, hillside homes of Pismo Beach and the abandon oil tank farm near or on the site. However views of the Pacific Ocean remain a prominent feature of the site.

Impact. Cave Landing Road, a public road, connects to the existing parking lot. The proposed recreation area (parking and trail) connects to this road. The newly constructed section of the bike/pedestrian trail, the associated three to four foot high wood split rail fencing, vault bathrooms, benches, trash cans and bollards will be visible from Cave Landing Road. The pedestrian trail to the beach will remain within the footprint of existing trails with the exception of the proposed stairs to the beach. No lighting is proposed. The project elements are considered consistent with the expectation of a recreational area and will likely reduce the volunteer trails and associated erosion and vegetation loss that currently occurs.

Much of this project will be visible from Cave Landing Road as it is today. The parking lot, the bike/pedestrian trail and the pedestrian trail to the beach, currently existing and will not change the visual character of the area. The bathroom and other amenities are expected at a recreational area. The bathroom may be seen from trails and Cave Landing Road and the stairs to the beach will be seen from Pirate's Cove beach area. Grading cuts associated with the bike trail will be visible. This project will not silhouette against any ridgelines as viewed from public roadways, parks, or the ocean.

Mitigation/Conclusion. To mitigate the visual impact of the proposed trail's grading cuts County General Service Agency shall revegetate these cuts with erosion control plantings as soon as construction is complete. The vault restroom building and stairs to the beach shall be painted or made of materials that match the surrounding natural environment. Incorporation of these mitigations will bring the visual impact of this project to less than significant.

2. AGRICULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Convert prime agricultural land to non-agricultural use?*	☐	☐	☐	☒
b) *Impair agricultural use of other property or result in conversion to other uses?*	☐	☐	☒	☐
c) *Conflict with existing zoning or Williamson Act program?*	☐	☐	☐	☒
d) *Other:* _____	☐	☐	☐	☐

Setting. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Rural Residential

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include: *[list soil types]*

Diablo and Cibo clays (15 - 30 % slope).

Diablo. This moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Cibo. This moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Lopez very shaly clay loam (30 - 75% slope). This steeply to very steeply sloping, shallow gravelly fine loamy soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Nacimiento- silty clay loam (30 - 50 % slope). This steeply sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Still gravelly sandy clay loam (15 - 25% slope). This moderately sloping, gravelly fine loamy soil is

considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Impact/Conclusion. The project is located in a non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. Before the town of Avila was developed this site was used for growing orchards and grazing cattle. A recent lease between the property owner and a neighbor was been granted in July 2012 for grazing over the parking lot parcel. No cattle are located on the parcel and grazing is not anticipated on this intensive informal recreational area that includes a parking lot, street, trails and coastal access. According to the County Agricultural Commissioner's office this site and area has no recent history of agricultural use. In addition, San Luis Obispo County is not a free range county, which means that this site would need to be fenced and water brought to the site before it would be suitable for grazing. Finally based on the historic trail, coastal access and recreation use of the site, the Agriculture Commissioners office stated that it is not advisable to combine cattle with the intensive level of cars and people who use this site (personal communication with Lynda Auchinachie; County Agricultural Dept. on September 13, 2012). Finally, there is a recorded irrevocable offer of dedication this site to County Parks. Prior to construction of this project, County Parks will accept this offer and the grazing lease will become invalid. No significant impacts to agricultural resources are anticipated.

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*	☐	☐	☐	☒
b) *Expose any sensitive receptor to substantial air pollutant concentrations?*	☐	☒	☐	☐
c) *Create or subject individuals to objectionable odors?*	☐	☐	☒	☐
d) *Be inconsistent with the District's Clean Air Plan?*	☐	☐	☐	☒
e) *Other:* _____	☐	☐	☐	☐

Setting. The county's CZLUO (section 23.060.080) includes air quality provisions to include review by the Air Pollution Control district (APCS), as well as reduce odors. APCD had developed the 2009 CEQA Air Quailty Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The project is not within close proximity of the following facilities: heavy traveled freeways (greater than 100,000 vehicles), dry cleaners or gas stations.

Wind Erodibility – The Natural Resources Conservation Service has rated most soils for potential loss due to wind erosion. Major factors affecting this erodibilty potential included vegetation cover, climate, soil erodibility and certain soil characteristics (e.g. particle roughness). The rating system used by NRCS ranges between 1 and 8 where 1 is most erosive and 8 is least erosive. In some cased the soil is giving an "unclassified rating". This project proposed to disturb soils that have been given a wind erodibility of 4 to 8, which is considered moderate to high.

Naturally Occuring Asbestos (NOA). Asbestos can occur naturally in certain rock formations, such as those that include serpentine or ultramafic rock. The State Air Resources Board considers asbestos a toxic contaminant. If asbestos is present within the soil underlying the project site, future grading and site disturbance activities would release the asbestos into the air, resulting in a potentially significant air quality impact.

This project site contain shallow bedrock, areas of fill, crushed siltstone and shallow siltstone with claystone bedrock, Based on the site specific geologic investigation of NOA, the potential for naturally occurring asbestos to be encountered at the project site is very low to nil. (Furgro 2009).

Impact.

As proposed the project will result in the disturbance of approximately700 cubic yards of ground disturbance on an approximately 50 acre site. This will result in the creation of construction dust. Based on the Table 1-1 of the CEQA handbook, the project will result in less than 10 lbs./day of pollutants, which is below the thresholds warranting mitigation.

Greenhouse Gas Emissions

The California Air Resources Board (CARB), the Californian Environmental Protection Agency, and other governmental agencies with jurisdiction are in the process of developing guidelines and thresholds to address a project's cumulative contribution to greenhouse gas (GHG). Over the last few years, a series of related legislative acts have been made relating to this issue.

There are seven greenhouse gases, as follows, and are in order of their global warming potential: Carbon Dioxide, methane, Nitrous oxide, Chlorofluorocarbons, Hydrofluorocarbons, Perfluorocarbons, and sulfur hexafluoride.

Project GHG Impacts/Conclusion – As an interim effort until such time CARB formalizes a process for development to follow, the following is a qualitative discussion of the project's impacts, as well as measures to reduce the GHG production. The proposed project is generally limited to open space and recreational uses. The project ability to connect the city of Pismo Beach to the community of Avila Beach with a bicycle and pedestrian route could potentially reduce the number of vehicle trips between the two destinations that are currently made. Potential long term operation impacts related to the proposed project will be less than significant. Construction emissions would be relatively insignificant.

Mitigation/Conclusion. This project is consistent with the general level of development anticipated and projected by the clean air plan. Short term air quality impacts are expected to occur during project construction and grading. Mitigation measures are proposed to reduce those temporary impacts to a less than significant level. Those measures include but are not limited to testing and receiving an exemption from the Air Pollution Control District for naturally occurring asbestos, prohibition of developmental burning of material and dust mitigation during construction. For a full list of these measures see the mitigation summary tables at the end of this report.

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Result in a loss of unique or special status species or their habitats?*	☐	☐	☒	☐
b) *Reduce the extent, diversity or quality of native or other important vegetation?*	☐	☒	☐	☐
c) *Impact wetland or riparian habitat?*	☐	☐	☐	☒
d) *Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?*	☐	☐	☒	☐
e) *Other:* _____	☐	☐	☐	☐

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: non native grasses

Name and distance from blue line creek(s): Unnamed tributary to San Luis Obispo Creek runs at the edge of the property.

Habitat(s): Coast Live Oak forest

Site's tree canopy coverage: Approximately 0%.

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Black-flowered figwort (Scrophularia atrata) List 1B

Black-flowered figwort *(Scrophularia atrata)* has been found on the property, 0.66 and 0.82 miles to the east and north east. This perennial herb is generally found growing on calcareous or diatomaceous soils in a closed-cone coniferous forest, chaparral, coastal dunes, coastal scrub, or riparian scrub areas at elevations between 10 and 500 meters (30 to 1,640 feet). It is a California endemic which has a blooming period of April-June. Black-flowered figwort is considered rare by the CNPS (List 1B, RED 2-2-3).

Hoover's bentgrass (Agrostis hooveri) List 1B

Hoover's bentgrass *(Agrostis hooveri)* has been found about 0.86 mile to the east. This perennial herb prefers sandy soils in open chaparral, cismontane woodland, and valley and foothill grassland area below the 600-meter (1,970-foot) elevation. The species blooming period is April-July. Hoover's bentgrass is considered rare by the California Native Plant Society (List 1B, RED 2-2-3).

Pismo clarkia (Clarkia speciosa ssp. immaculate) FE, SR, List 1B

Pismo clarkia *(Clarkia speciosa* ssp. *immaculate)* has been found about 1, 1.3 and 1.5 mile to the east. This annual herb occurs on low, sandy hills (up to the 185 meter (600-foot) elevation) from Pismo to Edna Valley. Pismo clarkia populations are found in valley and foothill grasslands, and in the margins between chaparral and oak woodland communities near the coast. This species is listed as Federally endangered, State rare, and extremely rare by CNPS (List 1B, RED 3-3-3).

San Luis Obispo owl's-clover (*Castilleja densiflora ssp. obispoensis*) see Obispo Indian paintbrush.

Obispo indian paintbrush (Castilleja densiflora ssp. obispoensis) List 1B

Obispo Indian paintbrush *(Castilleja densiflora ssp. obispoensis)* has been found about 215 feet to the north. This annual herb is found in valley and foothill grasslands at elevations between 10 to 400 meters (30 to 1,315 feet). The blooming period is April. Obispo Indian paintbrush is considered rare by CNPS (List 1B, RED 2-2-3).

Wells's manzanita (Arctostaphylos wellsii) List 1B

Wells's manzanita *(Arctostaphylos wellsii)* has been found about 215 feet to the north. This evergreen shrub is found primarily on sandstone soils in closed cone coniferous forests and chaparral areas; in addition, individual shrubs have been observed growing in the shade of coast live oak trees on steep north-facing slopes. The typical flowering period is December through April. The species grows at elevations between 30 to 400 meters (100 to 1,315 feet). Wells's manzanita is considered rare by CNPS (List 1B, RED 2-3-3).

California red-legged frog *(Rana aurora draytonii)* FT

California red-legged frog *(Rana aurora draytonii)* has been found about 0.3 mile to the west. California red-legged frog is considered federally threatened. This species typically inhabits shorelines with extensive vegetation. The frog requires 11 to 20 weeks of permanent water for larval development.

Harbor Seal (*Phoca vitulina*) Sensitive data. Offshore rock or reef.

Found 300 feet to the south from project site.

Tidewater goby *(Eucyclogobius newberryi)* FE, CSC

Tidewater goby *(Eucyclogobius newberryi)* has been found about 0.42 mile to the north. They are considered federally endangered and a California Species of Special Concern. This species is found in brackish water habitats along the California coast. Microhabitats include shallow lagoons and lower stream reaches. The goby needs fairly still but not stagnant water with high oxygen levels. Suitable habitat within these streams range from the mouths to approximately 1.5 to 2.0 miles upstream. Tidewater goby is threatened by various factors including water quality degradation and low instream flows caused by water diversions and periodic drought.

Western snowy plover *(Charadrius alexandrinus nivosus)* FT, CSC

Western snowy plover *(Charadrius alexandrinus nivosus)* has been found about 0.34 mile to the west. Western snowy plover is considered federally threatened and a California Species of Special Concern. The species inhabits sand beaches, salt pond levees, and shores of large alkali lakes. The plover needs sandy, gravelly, or friable soils for nesting.

Impact. A biological assessment (June 2010) and a spring botanical survey (May, 2012) was completed for this project by a qualified biologist at Padre Associates. The report concluded none of the plant species of concern were on the site except a small patch of Black-flowered figwort was found approximately 65 feet south of the pedestrian trail leading down to the beach. No evidence of special statues fauna was found on the site, but the site and the immediate vicinity may provide habitat to six special-status wildlife species 1) San Diego dessert woodrat, 2) American badger, 3) Western snowy plover, 4) Southern sea otter, 5) Pacific harbor seal and the 6) California sea lion. In addition, birds of prey and other protected birds could occur on site.

San Diego dessert woodrat, American badger, Western snowy plover may forage or nest on the site. The Southern sea otter, Pacific harbor seal and the California sea lion are all found in the ocean near the project site. Birds and birds of prey may use the site for the purpose of foraging and nest building. The mobile nature of these animals makes their presence on a site are temporary and fleeting. However construction activities can destroy a nest if on-site. State and federal regulatory agencies protect bird nests within 250 to 500 feet around the nest and a nest could appear during any special statues bird's nesting season.

It is likely that the improvements to the site will formalize and control public use and access and will help reduce the disturbance resulting of volunteer trails and unrestricted use.

Coast live oak woodland is present on the far northern section of one of the subject properties. This habitat is located approximately 1,000 feet from the trail alignment and at the top of, and on the north side of the ridge. The trail is located on the lower slope of the south facing ridge.

Mitigation/Conclusion. A pre-construction survey will be preformed to ensure no special-status species or sensitive habitat is present at the time of construction. If a special status plant is found on site then avoidance of this plant is the preferred mitigation. The Black-flowered figwort shall be flagged prior to construction of the beach trail. If avoidance of special-status species or sensitive habitat is not possible restoration and/or relocation plan shall be implemented by a qualified biologist. These measures along with construction measures, monitoring and environmental sensitivity training for workers will reduce impacts to special-status species and sensitive habitat to a less than significant level.

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	☐	☒	☐	☐
b) Disturb historic resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
*d) Other:*_____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Three cultural resource investigations have been conducted on this site (Gibson 1981, 2003 and SWCA 2010). These surveys identified cultural resources on the site including marine shell and lithic debris. In addition, it is known that the area has cultural importance to the Chumash people.

Impact. Construction activities including heavy construction will impact cultural resources of the site. In addition, a formalized trail may bring more people to this site. While the current unrestricted access to the area is extensive, new visitors could have an impact to cultural resources if they go off the formal trail.

Mitigation/Conclusion. CEQA requires that if cultural sites cannot be preserved in place, they shall be mitigated through excavation and analysis of the "scientifically consequential information from or about the resources" (Sec. 150026.4 C). Although cultural sites should first be avoided, or put into a conservation easement, they could also be capped to preserve the resource or go through a data recovery process as a final resort (if avoidance or capping is infeasible). This project has been redesigned to avoid much of the archeological site. The scale of the archeological site makes it so this project cannot avoid the entire site. Capping this site with fill will add additional weight to the sites landslide area, making this option infeasible. A Phase III data recovery with monitoring plan will be required. The Phase III study will include but not be limited to extracting the cultural remains (or a representative sampling depending on the significances and the number of different materials found), cataloging and dating the sample.

Fencing along the bike/pedestrian trail is required to discourage people from walking off the trail, while Interruptive panel(s) posted along the trail that describes the Chumash experience and/or history with the area will help educate the public. In addition, revegetation of areas exposed or disturbed during construction will limit visibility and public access to cultural resources. See the attached Mitigation Summary Table at the end of this report for specific mitigation measures that reduce impacts to cultural resources to a less that significant level.

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?*	☐	☒	☐	☐
b) *Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?*	☐	☐	☒	☐
c) *Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?*	☐	☒	☐	☐
d) *Change rates of soil absorption, or amount or direction of surface runoff?*	☐	☒	☐	☐
e) *Include structures located on expansive soils?*	☐	☒	☐	☐

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*	☐	☒	☐	☐
g) *Involve activities within the 100-year flood zone?*	☐	☐	☒	☐
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
i) *Preclude the future extraction of valuable mineral resources?*	☐	☐	☒	☐
j) *Other:*_____	☐	☐	☐	☐

Setting

GEOLOGY - The following relates to the project's geologic aspects or conditions:

Topography: to steeply sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? runs through property

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? land slide on site

The project is within the Geologic Study area designation or within a high liquefaction area, and is subject to the preparation of a geological report per the County's Land Use Ordinance CZLUO section 23.07.084(c)] to evaluate the area's geological stability. Geologic investigations have occurred on this property for the proposed project. Geological reports were conducted for the project (Fugro, 2009 and 2011 and 2012). These reports include review of geologic information by the contract County Geologist (Landset Engineers, Inc. Paparello)

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No,

Closest creek? unnamed tributary to San Luis Creek

Distance? approximately 2000 feet north-west

Soil drainage characteristics: Moderately drained to not well drained to poorly drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as:

constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low to moderate

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

LANDSLIDE HAZARDS – The project site contains known mapped landslides, however the design of the project has included avoidance and setbacks from these known landslides area. Slope instability may result from natural processes, such as erosion of the toe of slope or by ground shaking caused by earthquake. Slopes can also be modified artificially by grading or by addition of water or structures. Development on a slope can substantially increase the frequency and extent to potential slope failures. Steep unstable slopes in week soil/bedrock typically characterize areas susceptible to landslides and record of slope failure. There are numerous factors that affect the stability of a slope: slope height and steepness, material composition, material strength, structural geologic relationships, ground water level and level of seismic shaking.

Landslides occur when a portion of a hillside becomes too weak to support its own weight. Some landslides move slowly and cause damage gradually, whereas other move so rapidly that they can destroy property and take lives suddenly and unrepentantly. Gravity is the force driving landslide movement, factors include: saturation by water, steepening, of slopes caused by erosion or construction, freeze/thaw cycles, earthquake shaking and volcanic eruptions,

Landslides are generally classified into slides, falls and flows. Slides move as large bodies by slipping along one or more failures surfaces. Falls of rock or soil originate on cliff faces or steep slopes. Flows are landslides that behave like fluids. Mudflows involve wet mud and debris and earthflows involve wet, claylike materials.

Area that are generally prone to landslide hazards include: previous landslide locations, the bases of steep slopes, the bases of drainage channels, and developed hillsides where leach-field septic systems are used. Areas that are typically considered safe from landslide include area that have not moved in the past; relatively flat-lying areas away from sudden changes in slope; and areas at the top of along ridges, setback from the tops of slopes.

Site characteristics as outlined in the Fugro's Geological and Geotechnical Engineering reports are suitable for the proposed project design. Items specifically discussed include land slide, faulting, bluff retreat, drainage, excavation and temporary slopes. This site contains areas of fill, clay and sandy silt and shallow bedrock made of soft siltstone. Faults do exist in the area (San Miguelito and Hogri), but they are not anticipated to negativity impact the project. . The soils do not create liquefaction issues, and the site is not within tsunami inundation zone. No subsurface water was present during examination of test pits on site. The only structure proposed near the land slide area is a span bridge over a drainage gully approximately 500 feet from the parking lot.

Impact. As proposed, the project will result in the disturbance of approximately 700 cubic yards.

Landslide: Geologic investigations have been conducted to evaluate known on-site hazards such as: landslides, steep slopes. This project is outside of the active landslide, Pirates Cove Land Slide

Complex, but the bike trail is within the 120 foot setback from this landslide. The presence of a land slide in the area along with the needed grading on slopes of 30% indicates a potential for slope instability if appropriate measures are not undertaken. In addition, a possible sinkhole may be located near the bike trailhead at Cave Landing Road.

Drainage: The project area collects runoff water from the surrounding steep slopes.

Mitigation.

Based on the conclusions and recommendations of the geologic investigations, the project is proposed to be mitigated for geologic impacts. Mitigation measures; include requirements for site preparation, grading, trenching, drainage and maintenance.

Landslide: To reduce impact of this project to the landslide potential of the site special attention shall be paid to the grading and minimize fill on the site. Specific measures are listed at the end of this report and include grading techniques and expanding the span of bridge.

Drainage: The use of bio-swales and level spreaders shall be sized as such that water flowing out of the spreaders discharges over an area that is similar to the natural flow of water on site and does not pond in localized areas. An erosion and sedimentation control plan that is in compliance with Title 23.05, on-going compliance with the requirement of the of the National Pollutant Discharge Elimination System and the County Storm Water Pollution Control and Drainage Ordinance , Title 8 Section 8.68 et sec is required.

This project does not include habitable structures the trail and bridge could be relocated in the event of a landslide or bluff erosion. To ensure public safety if landslide potential is perceived (heavy rains, wet winters and/or earthquakes) the recreation area will be closed. A list of specific measures are listed in Table A at the end of this report.

With implementation of these measures the project impacts to geology and soils is insignificant.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?*	☐	☐	☒	☐
b) *Interfere with an emergency response or evacuation plan?*	☐	☐	☐	☒
c) *Expose people to safety risk associated with airport flight pattern?*	☐	☐	☐	☒
d) *Increase fire hazard risk or expose people or structures to high fire hazard conditions?*	☐	☐	☒	☐
e) *Create any other health hazard or potential hazard?*	☐	☒	☐	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Other: _____	☐	☐	☐	☐

Setting. The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. The project is not within the Airport Review area. The southern edge of the subject project is within the 100-year Flood Hazard Combining Designation (FH).

With regards to potential fire hazards, this project is within the high Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 5 to 10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

The project is located within the setback of an active landslide as discussed in the Geology and Soils section of this report.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk because it does not include buildings or homes. The trails and parking lot can be closed if a wildfire were to occur here. The creation of the pedestrian/bicycle trail will provide a second exit from the area if a wildfire were to occur. The Flood Hazard from a stream that is 3,400 feet from the nearest project component will not affect this project. The project does present a significant land slide safety risk.

Mitigation/Conclusion. This project does not include habitable structures but to ensure public safety if landslide potential is perceived (heavy rains, wet winters and/or earthquakes) the recreation area will be closed as identified in the Geology and Soils section of this report. No other significant impacts to hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate increases in the ambient noise levels for adjoining areas?	☐	☒	☐	☐
c) Expose people to severe noise or vibration?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an

acceptable threshold area.

Impact. The project is not expected to generate loud noises as pedestrian and bicycle riding are generally quiet activities. The parking lot and vehicles that park there already exist and resurfacing the parking lot and the trail to beach will not increase noise levels. The project will include construction equipments that could result in the temporary noise increases that may impact adjacent residences or animals on site and in the ocean.

Mitigation/Conclusion. To mitigate construction noise impacts, construction activities such that the noise or vibration creates a disturbance will be limited to the hours of 7:00 a.m. to 7:00 p.m. in accordance with the requirements of the CZLUO. In addition, Heavy equipment that creates noise levels above 85 dB shall not be used for project activities along the shoreline during installation

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?*	☐	☐	☐	☒
b) *Displace existing housing or people, requiring construction of replacement housing elsewhere?*	☐	☐	☐	☒
c) *Create the need for substantial new housing in the area?*	☐	☐	☐	☒
d) *Use substantial amount of fuel or energy?*	☐	☐	☐	☒
e) *Other:* _____	☐	☐	☐	☐

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing. The trails and parking lot refurbishing does not have the potential to increase population.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Fire protection?*	☐	☐	☒	☐
b) *Police protection (e.g., Sheriff, CHP)?*	☐	☐	☒	☐
c) *Schools?*	☐	☐	☒	☐
d) *Roads?*	☐	☐	☒	☐
e) *Solid Wastes?*	☐	☐	☒	☐
f) *Other public facilities?*	☐	☐	☒	☐
g) *Other:* _____	☐	☐	☐	☐

Setting. The project area is served by the following public services/facilities:

Police: City of Pismo Beach Location: City of Pismo Beach (Approximately 4.5 miles to the south east)

Fire: Cal Fire (formerly CDF) Hazard Severity: High to very high Response Time: 5-10 minutes

Location: Approximately 1 mile to the north

School District: San Luis Coastal Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. The proposed project formalizes a bike and pedestrian trial that is currently being used and is located next to the Pirates' Cove beach where recreation activities already exist. The proposed project would provide safe bike and pedestrian trails. The proposed project does not create an increase need of public services or facilities. The County Sherriff Department determined these projects will likely decrease service calls from the site because it will bring additional people to the site which would provide more eyes in the area (personal conversation with Sergeant McDonald of the Sherriff Department on January 9, 2013). No significant project-specific impacts to utilities or public service were identified.

Conclusion. This project will not create and increase demand for public services or facilities. No mitigation measures are necessary.

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Increase the use or demand for parks or other recreation opportunities?*	☐	☐	☐	☒
b) *Affect the access to trails, parks or other recreation opportunities?*	☐	☐	☒	☐
c) *Other* _____	☐	☐	☐	☐

Setting. The County's Parks and Recreation Element shows the Cave Landing bike trail traversing through the proposed project. An easement for the trail to Pirate's Cove Beach and the Cave Landing parking lot have been offered to the county and will be accepted as a natural area that is operated and maintained by County Parks Department.

The area of the project has a history on intensive informal recreational use including trails and beach access. The proposed project will formalize this use and provide improvements that will provide necessary amenities (e.g. bathroom) and enhance current uses (e.g. trails).

Impact. The proposed project will not create a significant need for additional parks, natural areas, and/or recreational resources. It will provide a pedestrian/bike trails and improve the access and parking of a natural area.

Conclusion. This project will not create an increase demand for recreational facilities. No mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Levels of Service" on public roadway(s)?	☐	☐	☒	☒
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☒
d) Provide for adequate emergency access?	☐	☐	☒	☒
e) Result in inadequate parking capacity?	☐	☐	☒	☒
f) Result in inadequate internal traffic circulation?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	☐	☒
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	☒
i) Other: _____	☐	☐	☐	☐

Setting. The area is accessed by Cave Landing Road via Avila Beach Drive, which both are county maintained roads. The identified roadways are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves) sight distance is considered acceptable. Cave Landing Road was once a through road that connected Avila Beach to the north to

Shell Beach to the south. The Cave Landing Landslide Complex forced this road to be closed.

Impact. The proposed project is estimated to generate zero additional trips per day, based on a review by County Public Works. This trail project will provide a direct link between the communities of Avila Beach and Pismo Beach for bicycle users and pedestrians. This link will encourage non-vehicle transportation between these communities that may reduce area traffic trips. This project is considered "passive recreation" and is not subject to the Avila Road Impact Fee.

The southern half of the bicycle trail shares the alignment with previously closed Cave Landing Road and the bathroom, picnic bench area is located within the existing Cave Landing Road right- of way. The northern terminus of this trail section connects to an existing trail in the city of Pismo Beach. A referral was sent to the city of Pismo Beach and the City is supportive of this project and did not raise any concerns with this project.

Mitigation/Conclusion. No significant traffic impacts were identified so no traffic mitigation measures are required. To address development within the Cave Landing Road right-of-way County Parks will need to apply to County Public Works for an encroachment permit and vacation of Cave Landing Road.

13. WASTEWATER - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☐

Setting/Conclusion. The proposed project will not require the use of sewer service or a leachfield. The applicant is proposing to provide a pre-fabricated restroom facility. This restroom will have a sealed vault construction for temporary storage of domestic waste. The waste would be emptied and transported to a county-approved waste disposal facility. Based on the project's proposed design, no impacts resulting from wastewater would occur.

14. WATER - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*	☐	☐	☒	☐
d) *Change the quantity or movement of available surface or ground water?*	☐	☐	☒	☐
e) *Adversely affect community water service provider?*	☐	☐	☐	☒
f) *Other:* _____	☐	☐	☐	☐

Setting.
Water Quality.

Water Quality. The topography of the project is nearly level to very steeply sloping The closest creek from the proposed development is is an unnamed blue line tributary of San Luis Creek over 3,000 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have high to moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Water Supply.
The applicant is not proposing to utilize an on-site well or community water service to supply water. There is no landscaping proposed and erosion control planting will be drought-tolerant native vegetation that will be either installed in the late fall and/or the applicant will utilize a water truck for irrigation if needed. No on-site irrigation system is proposed. Due to the applicant's proposal to minimize water usage, no water supply impacts would occur as a result of the proposed project.

Impact.
Regarding surface water quality, as proposed, the project will result in the disturbance of 700 cubic yards. The project is within close proximity to the Pacific Ocean and over 3,000 feet from San Luis creek, the nearest creek. Topography of the site is moderately sloping to steeply sloping. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality. No additional measures are considered necessary and potential water quality impacts are either insignificant or will be reduced to less than significant levels through existing ordinance requirements.

Mitigation/Conclusion. Since no potentially significant water quality or quantity impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) *Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?*	☐	☒	☐	☐
b) *Be potentially inconsistent with any habitat or community conservation plan?*	☐	☐	☒	☐
c) *Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?*	☐	☐	☒	☐
d) *Be potentially incompatible with surrounding land uses?*	☐	☐	☒	☐
e) *Other:*_____	☐	☐	☐	☐

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project will need a Coastal Development Permit which is appealable to the California Coastal Commission before construction can be started. The Coastal Development permit process will review for consistency policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). . A preliminary consistency review of this project against policy and/or regulatory documents is provided below and referred to in Exhibit A on reference documents. Used. Ultimately the County Planning Commission and California Coastal Commission will determine if this project is consistent with these documents .The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

In a preliminary review it appears the Local Coastal Plan (LCP) has many policies that align with this project. This project appears to meets all the Access and Visitor Servicing and Recreation policies because the project is a coastal access and recreation project that includes a segment of the California Coastal Trail. The site has none of the Environmental Sensitive Habitats discussed in the LCP (streams, riparian or wetlands) and most of the site is already in an open space easement, preserving the areas open space and is part of a green belt around Avila Beach as called out in the LCP. The proposed drainage features and erosion control measures at time of construction seem to meet the LCP's policies on Watershed Management. Finally the LCP requires studies and implementation of mitigation measures from these studies during construction to address geological and cultural resources. These studies have been completed and adoption of this Mitigated Negative Declaration with the mitigations proposed and if approved the subsequent coastal permit will ensure compliance with the geological and cultural policies of the LCP. This project appears to have one LCP inconsistency; the 75 foot bluff set back policy. However an adjustment to this policy and the similar Area Plan policy may be approved as part of the requested coastal permit process. The bike/pedestrian trail is located along the bluffs, squeezed between an active land slide and slopes over 30 percent (that are too steep for a bike trail). Therefore the bike/pedestrian trail cannot be set back to a location that would assure 75 years or potential erosion. The project does not involve

structures that would require protection with a shoreline structure (e.g. seawall), and in the event of substantial erosion, the trail may need to be relocated..

This project appears to be mostly consistent with the San Luis Bay (Coastal) Area and the Coastal Zone Land Use Ordinance and Parks and Recreation Element. A variance is required to modify the Bluff Setback standard and development on 30 percent slope. These potential inconsistencies are based on the project site itself and are discussed in the previous paragraph.

Per the Coastal Zone Land Use Ordinance, a solid wall or fencing is to be located on side and rear property lines of any non-residential or non-agricultural use abutting a residential use or land use category, except for parks, golf course greens and fairways. It is presumed that a solid wall or fencing along the side and rear property lines of this site is not necessary to protect adjacent residential uses from the passive recreational use of this site. The site is 53 acres and has only one residence adjacent to the site. In addition, compliance with this standard will place fencing along the Ontario Ridge an important scenic backdrop for the coastal area of Avila Beach and Pismo Beach and block views of the ocean from a public recreation area. However this will be determined by the County Planning Commission and the California Coastal Commission at the time a Coastal Permit is processed.

Mitigation/Conclusion. The fencing waiver will not create a health and safety concern or environmental impacts therefore no additional measures will be required. To offset the policy inconsistency with the Bluff Erosion standard and development on slopes of over 30 percent, the recreational area shall be closed down in times of bad weather or ground movement to ensure public safety.

16. MANDATORY FINDINGS OF SIGNIFICANCE - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Divisions have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	**attached**
☐	County Environmental Health Division	
☐	County Agricultural Commissioner's Office	
☐	County Airport Manager	
☐	Airport Land Use Commission	
☐	Air Pollution Control District	
☐	County Sheriff's Department	
☐	Regional Water Quality Control Board	
☐	CA Coastal Commission	
☐	CA Department of Fish and Game	
☒	CA Department of Forestry (Cal Fire)	**attached**
☐	CA Department of Transportation	
☐	Community Service District	
☒	Other City of Pismo Beach	**attached**
☐	Other AVAC & North Chumash Tribal Co.	**attached**

*** "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☐ Building and Construction Ordinance
- ☒ Coastal Policies
- ☒ Framework for Planning (Coastal & Inland)
- ☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture & Open Space Element
  - ☒ Energy Element
  - ☒ Environment Plan (Conservation, Historic and Esthetic Elements)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☒ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☒ Trails Plan
- ☐ Solid Waste Management Plan
- ☒ Area Plan and Update EIR
- ☒ Circulation Study

Other documents

- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Areas of Special Biological Importance Map
- ☒ California Natural Species Diversity Database
- ☒ Clean Air Plan
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☐ Other ____

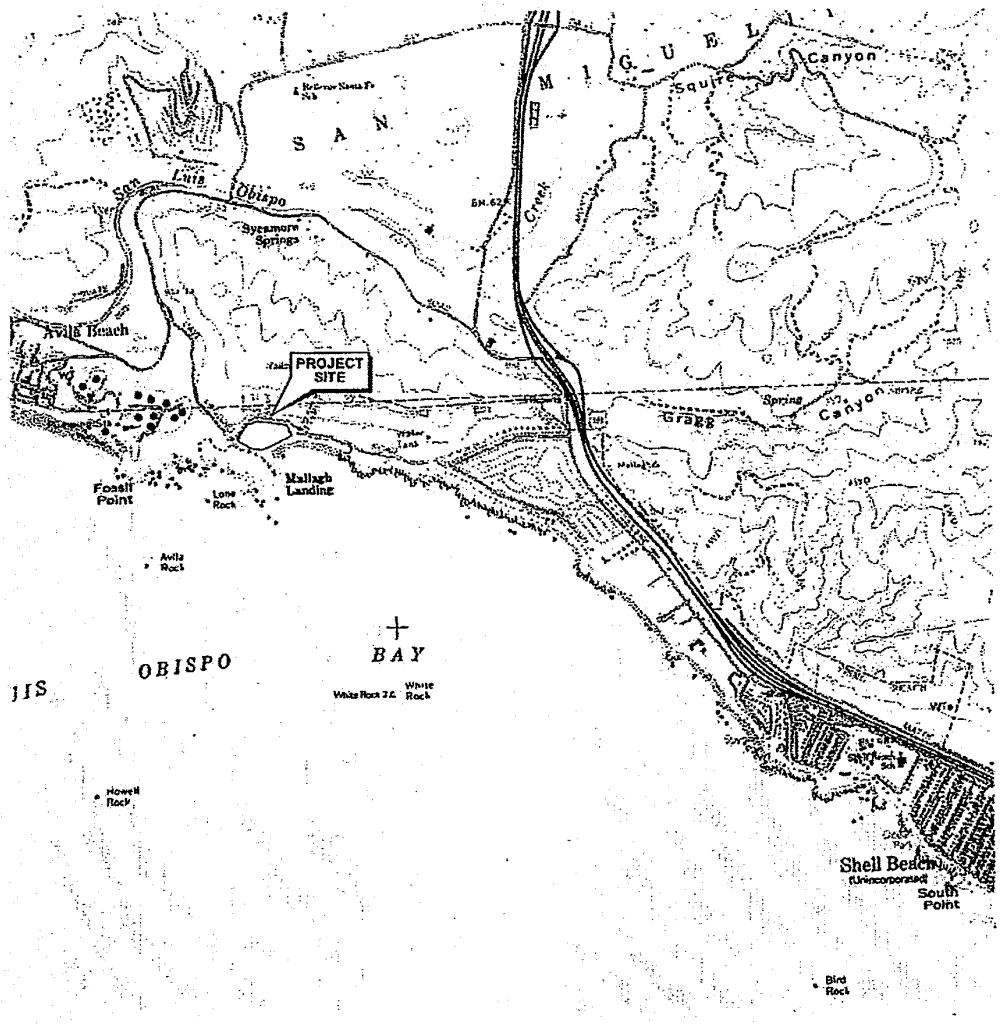
In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Biological Assessment (Rincon 2010, 2012)

Cultural Resource Survey (SWCA 2010), (Gibson 2003, 1981)

Geological and geotechnical Reports Cave Landing Bike Path (Fugro West, 2009, 2011, 2012)

2-84



BASE MAP SOURCE: USGS San Luis Obispo County Pismo Beach 7.5' Quadrangle

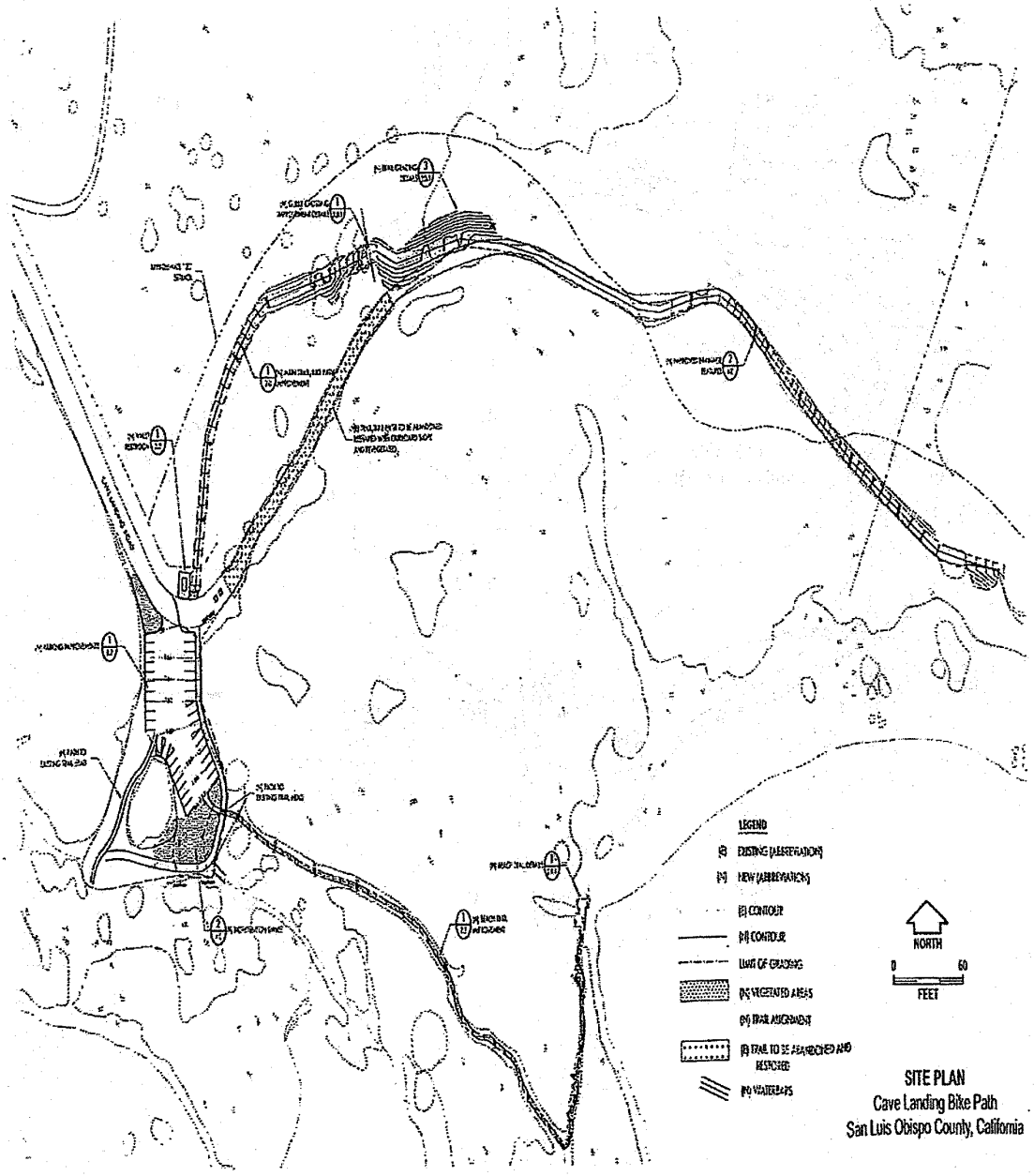
NORTH

0 1200 2400

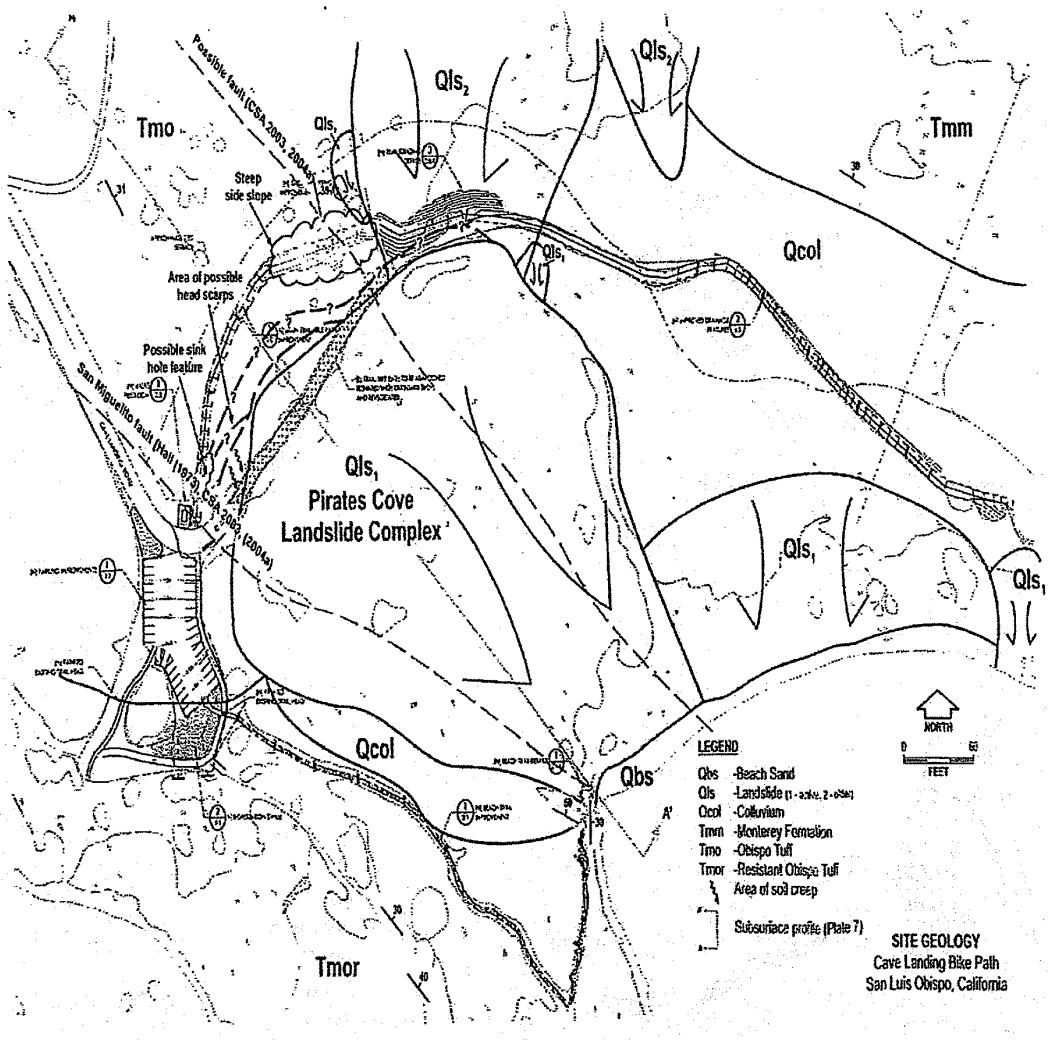
FEET

VICINITY MAP
Cave Landing Bike Path
San Luis Obispo County, California

2-85


LEGEND
NORTH
0
60
FEET
SITE PLAN
Cave Landing Bike Path
San Luis Obispo County, California

2-86


Tmo
Tmm
Qls2
Qls1
Qcol
Qbs
Tmor
Steep side slope
Area of possible head scarps
Possible sink hole feature
Possible fault (CSA 2003, 2004a)
San Miguelito fault (Hall 1973), CSA 2003, (2004a)
Pirates Cove Landslide Complex
NORTH
FEET
LEGEND
Qbs -Beach Sand
Qls -Landslide
Qcol -Colluvium
Tmm -Monterey Formation
Tmo -Obispo Tuff
Tmor -Resistant Obispo Tuff
Area of soil creep
Subsurface profile (Plate 7)
SITE GEOLOGY
Cave Landing Bike Path
San Luis Obispo, California

2-87

Referrals

Northern Chumash Tribal Council
A Native American Corporation - NorthernChumash.org
67 South Street, San Luis Obispo, CA 93401 805-801-0347

October 21, 2011

Elizabeth Kavanaugh
Parks Planner,
San Luis Obispo County Parks
Ph. (805)781-4089

Re: Cave Landing Trail

Dear Elizabeth,

The Northern Chumash Tribal Council (NCTC) would like to take this opportunity to thank you personally for the efforts that you have given to Native American Meaningful Consultation, also we want to thank County Parks of San Luis Obispo for allowing you to work with NCTC through many meetings and emails to come to an agreement for the improvement of the trail from Sunset Palisades to Cave Landing, an Ancient Chumash Sacred Place located south of Avila Beach, California.

NCTC is in agreement with the Phase III data recovery for the portion of the Sacred Site that the new trail will impact, we are also in agreement with the placement of the trail, minimizing impact to the Sacred Site.

NCTC looks forward to continuing working with you and County Parks to see this project completed in a good way, for all to enjoy.

Be Well,

Fred Collins
Tribal Administrator
NCTC

ENVIRONMENTAL & LAND-USE CONSULTING
EDUCATIONAL SERVICES TEACHING NATURE, NATIVE CULTURES & FARMING

LANDSET ENGINEERS, INC.

ENGINEERING, LAND PLANNING
SURVEYING · ENVIRONMENTAL CONSULTING

August 15, 2012

File No.: 0916-01
SLO Co. File No. DRC2011-00069

County of San Luis Obispo
Parks Division
1087 Santa Rosa Street
San Luis Obispo, California 93408

Attention: Ms. Elizabeth Kavanaugh

Subject: Review of Engineering Geology Report

Project: Cave Landing Bike Path Improvements
End of Cave Landing Road (APN's 076-231-062 & 064)
San Luis Obispo County, California

References:
1. Engineering Geology Report, Cave Landing Bike Path, Cave Landing Road – Bluff Drive, San Luis Obispo County, California, Project No. 04.6111.0038, prepared by Fugro Consultants, Inc., dated July 19, 2012.
2. Geotechnical Report, Cave Landing Bike Path, Cave Landing Road – Bluff Drive, San Luis Obispo County, California, Project No. 3014.016, prepared by Fugro West, Inc., dated December 21, 2009.
3. Project Improvement Plans Cave Landing Bike Path and Parking Lot Improvements (Preliminary Design Plans), Cave Landing Road, San Luis Obispo County, California, Sheets 0.0, 1.0, 2.0, 2.0.1, 2.1, 2.1.1, 2.2, 3.0 & 4.0 of Nine Sheets, Job No. 21107, prepared by Fall Creek Engineering, Inc., dated May 2011.

Dear Ms. Kavanaugh:

The purpose of this letter is to summarize our findings of a site reconnaissance performed on August 10, 2012; and review of the above referenced Engineering Geology Report (Reference 1).

The report was reviewed for conformance with section 23.07.084 of the San Luis Obispo County Coastal Land Use Ordinance (CZLUO) and the San Luis Obispo County Guidelines for Engineering Geology Reports. It is our opinion that the referenced report presents a comprehensive outline, modeling the site engineering geology and geologic constraints.

520-B Crazy Horse Canyon Road, Salinas, CA 93907 • (831) 443-6870 • Fax (831) 443-3801

August 15, 2012

File No.: 0916-01
SLO Co. File No. DRC 2010-00069

It is our opinion that the site geologic conditions are accurately modeled as represented. Our findings are congruent with the conclusions and recommendations of the engineering geology report prepared by Fugro Consultants, Inc., dated July 19, 2012.

It is our opinion that the project engineering geologic constraints have been adequately characterized and appropriate mitigative measures have been included for CEQA & CZLUO compliance. The recommended engineering geologic mitigations summarized in the Executive Summary (Section 1.0, pp. 1-3) of the project engineering geology report (Reference 1) should be included as conditions of approval prior to the issuance of building permits.

Please contact me at (831) 443-6970 or bpapurello@landseteng.com if you have questions regarding this matter.

Respectfully,
LandSet Engineers, Inc.

Brian Papurello, CEG 2226

Doc. No. 1208-112.REV

Copies: Addressee (2)
Ms. Ryan Hostetter, San Luis Obispo Co., Dept. of Planning & Building (1)
Ms. Lori E. Prentice, Fugro Consultants, Inc. (1)
SLO County Geology files

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Paavo Ogren, Director
County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: March 23, 2012

To: Ryan Hostetter, Project Manager

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on the Cave Landing Trail and Parking Lot Plan Conditional Use Permit DRC2011-00069

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

1. The existing trail is within the County Maintained portion of the Cave Landing Road right of way which should be vacated.
2. The proposed restroom and tables will require an encroachment permit for them to be placed and remain within the County maintained road right-of-way.

Recommended Project Conditions of Approval:

Drainage

1. **At the time of application for construction permits,** the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with Title 23.05.
   a. **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Access

2. **At the time of application for construction permits,** the applicant shall secure an Encroachment Permit to allow the installation of the proposed restroom and tables and the removal and restoration to native of a portion of the existing trail that lies within the County maintained road right-of-way.

3. **After completion of the trail improvements and re-alignment,** the Applicant shall request vacation of the County maintained road right of way being superseded by the trail.

CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

Date: April 11, 2012

Subject: DRC2011-00069 – San Miguelito Partners

To Whom It May Concern: Ryan Hostetter, Coastal Team

CAL FIRE/San Luis Obispo County Fire Department has reviewed the referral information in regards to the proposed Conditional Use Permit for the Cave Landing Trailand parking lot improvements. The site is located at the end of Cave Landing Road in Avila Beach, CA. The project is located in State Responsibility Area within a *"High"* to "Very High" Fire Hazard Severity Zone for wildland fires. This project site has an approximate 5 to 10 minute response time from the nearest County Fire Station. The following requirements must be satisfied prior to project final.

- The roadway providing access from Road to the proposed project site must provide a minimum 20-foot edge to edge all-weather driving surface.
- Vertical clearance of 13'6" is required the entire length of the roadway.
- Roadways shall also provide for a 10 foot fuel modification zone on both sides.
- A fire engine turnaround is required at or near the gate
- A fuel reduction zone may be required around the project site. CAL FIRE/County Fire will work with the applicant and the San Luis Obispo County Department of Planning and Building to ensure adequate "defensible space" from wildland fire threat
- The existing and proposed gates must provide adequate means of emergency access. This department may require a "Knox" lock or keypad to ensure access during emergencies.

If I may provide additional assistance or information please do not hesitate to contact me at (805)543-4244.

Sincerely,

Anthony Ramirez
Battalion Chief/Fire Marshal

2-93

RE: Cave Landing Road Trail - City of Pismo Beach comments

Johnson, Carolyn
to:
'ekavanaugh@co.slo.ca.us'
10/05/2012 02:54 PM

Hello Elizabeth,

Thank you for the excellent presentation on the Cave Landing Road and Pirates Cove trail improvement project to the Pismo Beach Parks, Recreation and Beautification Commission last evening, Thursday, October 4. The Commission shared their support of the project with compliments on the County's efforts to connect trails between jurisdictions, in this case linking to the bluff top trail in Pismo Beach adjacent to Bluff drive.

The technical review of this proposal has also been completed with by Pismo Beach staff. All comments were favorable and supportive of the project.

Thank you,
Carolyn Johnson
Planning Manager
City of Pismo Beach
(805) 773-7043

AVILA VALLEY ADVISORY COUNCIL

San Luis Obispo County, California
P.O. Box 65 Avila Beach, California 93424
www.AvilaValley.org
Monday, September 12, 2011

The meeting was called to order by Chair Anne Brown at 7:05 p.m. Present were: Anne M. Brown, Boyd Horne, Jayne Morton, Lisa Newton, Lynn Helenius, Julia Hartzell, Sherri Danoff, Ken Thompson, Bob Pusanik, Bill Tickell. The resignation of John Schug was announced. A quorum was established.
The minutes for the July 11th and Special meeting August 8th were approved as e.mailed.
Chair Anne reviewed received mail.
There was no public comment.
Treasurer's Report: Jayne Morton reported $842.80 in the treasury.
County Reports:
a. Sheriff's Office: Cmdr. Jason Nefores reports a light 2 months in Avila with 8 calls!!. Undersheriff Basti reported on meetings with the Golf Course personnel regarding events there. Contracts are being developed and will be in place for future events to augment a law-enforcement presence at said events, the first being this weekend. The department hopes to report to AVAC on a quarterly basis on the successes/failures of this approach to cut down on impacts to residents in Avila and the area. Chair will write a letter thanking the Sheriff for proactive work.
b. Planning: no representative
c. Public Works: Ryan Chapman reported on the "2011 Update, Avila Circulation Plan (exhibit to members). He is working on solutions to: Avila Barn left-turn problems and Parking/vendors using the area at Shell Beach Road and Avila Beach Drive. He will report at subsequent AVAC meetings and will work with the Land Use Committee for input.
d. CALFIRE: Chief Rob Lewin reported for Station 62, because 200 of the firefighters are off fighting other peoples' fires!! One major EMS issue on the B.J. Trail: through efforts of off-duty fire personnel and trained by-standers, the person was revived and transported to the hospital. At last report, he is alive. It accents the need for Paramedic services at the local fire station. He reports a "hostile action" exercise ("table top") on next Wednesday, with a "boots on the ground" exercise on November 16th. The rural fire fee has been decreased to manageable #s. The state budget impacts are still unknown.
e. Supervisor: Adam Hill reports that the BOS will ask for a seismologist representing county interests be hired with PUC money to be appointed to the Committee reviewing PG&E's seismic studies.
f. Parks: Elizabeth Kavanaugh, planner presented the draft plan for the Cave Landing Trail (schematic for each member) and answered questions.

Community Liaisons:
a. Avila Business Association: no report.
b. Avila Beach Civic Association: Anne Brown introduced Mary Foppiano the new Executive Director of the Association. She reported that tickets are available for the Albacore Feed on Saturday, October 8th and encouraged members and the public to purchase soon, as the event sells out!!
c. Avila Beach Foundation: Rick Cohen mentioned the October 1st deadline for grant requests. The ABCF is sponsoring a 2nd Annual Town Hall Forum on February 24, 2012. They are developing a "History/Heritage" event for a future date.
d. Port San Luis: Steve McGrath reports the retirement of 2 19-year employees. Canopy stabilization continues on the Pier. (It is "noticed" on the "avilaalerts" website.) He FINALLY has a meeting with the Coastal Commission staff in Santa Cruz on Sept. 20th! regarding the umbrella coastal development permit. There are concerns among the fishermen about the seismic studies proposed by PG&E and what impact that will have on fishing in our area. There is great concern. The Port had its busiest summer!, with few problems. Jet skis have been seen, but no problems have been reported.
e. Diablo/PG&E: no report.
New Business:
Pruett Residence in Avila: The Avila sub-committee recommends to AVAC and AVAC **"recommends to Planning that the Project be approved with the condition of conformance of the rear setback of the deck.** The applicants attended and concurred with this action. They are working with their architect on all compliance issues.
AVAC committees:
a. Land Use: Sherri reports that the Events Ordinance will be heard by the BOS on Tuesday, October 4th. Motion proposed by Sherri, 2nd by Boyd that **AVAC write an e.mail letter to the BOS re: concerns in the ordinance which will reflect past letters.** Unanimously passed. A draft will be sent to council members by Sherri. (Necessary due to BOS meeting being before our next AVAC meeting.)
b. Diablo: Ken Thompson reports that the NRC Task Force will be meeting again in SLO. The ocean-bottom seismometers are an issue in the area. The Independent Safety Committee will be meeting at the Embassy Suites on October 5th and 6th.
c. Port: see above
d. Avila: see above.
e. SLBE: no report
f. Avila Valley: Julia mentions entrance/road work on Ontario Road at the church.
g. See Canyon: Bill cautions drivers on the road due to deer coming for water.
h. Squire Canyon: no report. John Schug has retired. Chair will send a letter of thanks for his website service.
Next Meeting: Members voted to cancel the October 10th meeting since it is a County Holiday. (A meeting will be called on that date if circumstances require it.)
The meeting was adjourned at 8:30 p.m.

2-96

Anne M. Brown, reluctant pro-tem secretary

Exhibit B - Mitigation Summary Table

Aesthetics

AES-1 The balance of any cuts into the hillside shall be replanted as soon a possible with erosion control planting.

AES-2 Stairs to the beach shall be painted or made of material that is a muted and natural color that match the surrounding natural environment.

AES-3 The vault restroom shall be painted or made of material that is a muted and natural color that match the surrounding natural environment.

Air Quality

AQ-1 Fugitive PM 10 Mitigation measures (All required PM190 measures shall be shown on applicable grading or construction plans. In addition, the County of San Luis General Service Agency/Parks shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary in weekend and holidays to insure compliance): the name and telephone number of the designated monitors shall be provided to the APCD prior to construction/grading permit issuance:

- Reduce the amount of disturbed area where possible;
- Use water trucks or sprinklers systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible; Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure;
- All dirt stock-pile areas should be sprayed daily as needed;
- Permanent dust control measures identified in the approved project revegetation plan should be implemented as soon as possible following completion of disturbing activities:;
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with fast germinating native grass seed and watered until vegetation is established;
- All disturbed soil areas not subject to revegtation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by APCD;
- All roadways driveways, sidewalks etc. to be paved should be completed as soon as possible. In additional, building pads should be aid as soon ass possible after grading unless seeding or soil binders are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet freeboard (minimum vertical distance between top of load and top of trailer) in accordance with the CVC Section.
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site: and

- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

AQ-2 Prior to construction the General Service Agency/Parks shall provide evidence they have contracted APCD on any proposed portable equipment requiring APCD or CARB registration such as: 50-hp portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinder, trammel screens, etc. should any of these types of equipment be used during construction activities, Californian Statewide portable equipment registration (issued by the Californian Air Resources Board) or a APCD permit may be required.

AQ-3 As of February, 2000, the APCD prohibits developmental burning of vegetative material with San Luis Obispo county. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed, any such exemption must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by APCD and the local fire department authority. As part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes cost and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted.

Biological Resources

Prior to construction:

BIO-1 The Black-flowered figwort shall be flagged along the beach trail so construction activities avoid this area. If avoidance is not feasible; a mitigation plan would be developed and implemented by a qualified biologist/restoration specialist, and may include salvaging/transplanting plants and/or cuttings from impact areas and relocating to suitable habitat and/or collecting seeds for distribution in a designated mitigation/restoration area.

BIO-2 A qualified biologist shall conduct a pre-construction survey prior to the mobilization, operation, and demobilization of project equipment within work areas to determine presence/absence sensitive wildlife species. In the event that any special-status species are identified within the immediate project work area, work will not be initiated until the appropriate agencies have been contacted and appropriate measures for protection have been instituted. Project activities may commence only after pre-construction surveys have confirmed the absence of all special-status species

BIO-3 All applicable agency permits with jurisdiction over the project area (e.g. CCC, CDFG, Corps, Regional Water Quality Control Board [RWQCB]) should be obtained (as necessary) for proposed project improvements. All additional mitigation measures required by these agencies would be implemented as necessary throughout the project.

BIO-4 If feasible, construction activities shall take place between mid-August and mid-March to be outside of the nesting bird season. If construction activities occur within the nesting bird season, a qualified biologist shall perform pre-activity nesting bird surveys to determine if breeding/nesting birds are present within the project site. If an active bird nest, greater than 50% completed, is

identified, then CDFG and/or USWFS shall be consulted to determine appropriate buffer during construction activities. Nests less than 50% completed or a non-active nest (i.e., last year's nest or an abandoned nest) shall be removed by a qualified biologist in accordance to the MBTA.

During Construction Activities:

BIO-5 An Environmental Sensitivity Training presentation shall be prepared and presented to all construction personnel at the beginning of the project. The program shall discuss sensitive species with potential to occur in the construction zone, with emphasis on special-status wildlife, plants, and sensitive marine resources. The program shall explain the importance of minimizing disturbance and adhering to all permit conditions and provide an overview of petroleum spill prevention and response actions.

BIO-6 The following measures shall be implemented to further mitigate impacts to sensitive wildlife that may occur within project area:

- All vegetation removal and initial ground disturbing excavation activities shall be monitored by a qualified biologists, authorized to relocate native wildlife to adjacent suitable habitat;
- A qualified biologist shall inspect the immediate work areas for any signs of nesting woodrats. In the event a woodrat nest is found within the immediate work area and project activities cannot avoid the nest, all activities within the vicinity of the nest shall stop and the CDFG shall be consulted. At no time shall a woodrat nest be removed until CDFG consultation;
- All construction activities will be completed during daylight hours only;
- All trash receptacles will be located away from the bluff face and will be covered; and all food-related trash shall be removed from the Project Site at the end of each working day;
- Project-related equipment should be prohibited outside of designated work areas and delineated access routes;
- No firearms should be allowed in the project area;
- In the event a special status animal is observed within the Project Site, appropriate agencies will be notified immediately to determine further mitigation;
- No project activities shall be conducted during rain events; and,
- No rodenticides or herbicides should be applied within the project area.

BIO-7 The use of heavy equipment and vehicles shall be limited to the proposed project limits, existing roadways, and defined staging areas/access points. Impervious material will be placed under all containers with petroleum products, including machinery engines and fuel tanks, in the storage or refueling area. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing.

BIO-8 During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas. Straw bales, sandbags, and sorbent pads shall be available to prevent water and/or spilled fuel from entering adjacent waters. In addition, secondary containment should be installed around all locations where petroleum products are stored.

Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

BIO-9 Heavy equipment that creates noise levels above 85 dB shall not be used for project activities along the shoreline during installation of the storm drain culverts and/or during future improvements of the lower portion of Pirate's Cove trail down to the beach. Specifically, noise level measurements shall be taken during the first day that a piece of equipment that has no published noise level data is to be used at the site. Measurements shall be taken to determine the distance to the 85 dB noise level and adjustments to machinery operation (i.e., ramp up) shall be made if wildlife (i.e., harbor seal, sea otter, and sea lion) are observed to be negatively affected by the equipment noise.

BIO-10 Erosion control measures shall be implemented to prevent runoff into adjacent waters. Silt fencing, in conjunction with other methods, shall be used to prevent erosion and avoid and/or minimize excavated soil and sediments from entering adjacent waterways. Further, appropriate dust control measures, such as, daily watering of work areas, shall be implemented to minimize dust impacts to surrounding habitat areas.

Cultural Resource
Prior to issuance of construction permit:

CR-1 The applicant shall submit to the Environmental Coordinator for review and approval, a detailed researched design for a Phase III data recovery archaeological investigation. The Phase III program shall be prepared by a subsurface qualified archaeologist, approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of the previous archaeological investigations. The Phase III program shall include at least the following:

a. standard archaeological data recovery practices;
b. recommendation of sample size adequate to mitigate for impacts to the archaeological site, including bases and justification of the recommended sample size;
c. identification of location of sample sites/test units;
d. detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how materials will be collected;.
e. disposition of collected materials;
f. proposed analysis of results of data recovery and collected materials, includingtimeline of final analysis results; and
g. consultation with appropriate Chumash tribal representatives.

Once approved these measures shall be shown on all applicable plans and implemented during construction.

CR-2 A monitoring plan, prepared by a subsurface-qualified archaeologist, approved by the Environmental Coordinator, to be reviewed and approved by the Environmental Coordinator. The monitoring plan shall include at a minimum:

a. List of personnel involved on the monitoring activities;
b. Description of how monitoring shall occur;
c. Description of frequency of monitoring (e.g. full-time, part time. spot checking);
d. Description of what resources are expected to be encountered;
e. Description of circumstances that would result in the halting of work at the project site (e.g. what is considered significant archaeological resources?);
f. Description of procedures for halting work on the site and notification procedures;
g. Description of monitoring reporting procedures; and
h. Consultation with appropriate Chumash tribal representatives.

CR-3 A letter from the consulting archaeologist shall be submitted to the Environmental Coordinator indicating that all necessary field work, as identified in the Phase III, program, has been completed.

During Construction

CR-4 All ground disturbing construction activities, the applicant shall retain a qualified archaeologist (approved by the environmental coordinator) and Native America to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring all work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

Prior to final inspection

CR-5 Upon completion of all monitoring/data recovery activates, and prior to final inspection (whichever occurs first) the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/data recovery activities and confirming that all mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time of final inspection the applicant shall provide to the environmental coordinator, proof of obligation to complete the required analysis.

CR-6 Split rail fencing, or similar type fencing, a minimum of three feet high shall be installed along the bike/pedestrian trail. This fencing is to discourage people from meandering off the official trail.

CR-7 Interpretive panel(s) shall be installed to educate the public about the Chumash experience and cultural history of the area. The(se) interpretive panel(s) shall be approved by County Parks, and the content shall be developed in cooperation with appropriate Chumash tribal representatives.

Geology and Soils

Prior to construction:

GS-1 General Service Agency/Parks shall prepare construction plans that show the Cave Landing Road trail head relocated away from the potential sinkhole area and tension crackling/scarps as shown on page 27 of this report.

GS-2 General Service Agency/Parks shall prepare construction/drainage plan(s) that show the level of water drained into the Pirates Cove Landslide Complex does not increase, drainage does not cause erosion or flow into the landslide areas and the grading does not affect the overall stability of the site.

GS-3 General Service Agency/Parks shall prepare construction plans that increase the span of the bridge to a length that will reduce foundation depths of the bridge footing to no more than two or three feet and reduce the potential to remove lateral support from an active landslide that is present in the area of the west abutment.

GS-4 General Service Agency/Parks shall prepare construction plans that include:
a. proper compaction and grading for fills placed on sloping ground;
b. fill slopes no steeper than 2h:1v; and
c. cut slopes no steeper than 1.5h:1v.

GS-5 General Service Agency/Parks shall prepare construction plans for the bridge that include:
a. fill placed on slopes steeper that 20 percent (at the bridge approaches) should be initiated from a toe key excavated into firm material, and be keyed and benched into the hillside in accordance with good construction practices;
b. The embankment should be founded on firm subgrade soil below any loose or fissured topsoil;
c. The toe embankment should be initiated form a tow key excavated to at least two feet below existing site grades and sloped at least two percent into the fill side. The tow key should be at least eight feet wide. The fill above the toe key should then be keyed and benched into the hillside such that at least the upper two feet of soil is removed by the grading.

GS-6 General Service Agency/Parks shall prepare construction/drainage plans that:
a. improve cross drainage on trails and reduce concentrated flows of runoff;
b. does not increase erosion or flow of surface drainage water into landslide area; and
c. spreader trenches sized such that storm water runoff existing trenches is no more than the natural surface runoff.

GS-7 General Service Agency/Parks shall prepare a complete erosion and sedimentation control plan in accordance with Title 23.05.

GS-8 The applicant shall provide verification that the plans and specification for the design of the trail, grading, bridge structures, utility trenches and appurtenant improvements have been prepared in accordance with the recommendations of the geotechnical report(s) prior to beginning construction. Structures shall be designed to at least the minimum requirements of the 2010 California Building Code and the recommendations of the geotechnical report(s).

Prior to final inspection:

GS-9 The applicant shall provide verification that the earthwork, drainage, structures, and trail improvements were inspected, testing, and observed under the auspices of a California registered professional engineer and the geotechnical engineer for conformance

with the plans, specifications, and any special inspection requirements of the 2010 California Building Code so as to have reasonable certainty that the work was constructed according to the approved plans and specifications.

GS-10 If landslide potential is perceived (heavy rains, earthquakes) the bike/pedestrian trail will be closed to ensure public safety.

GS-11 A sign will be posted at either end of the trail with notice to contact County Parks if dangerous or unusual conditions are observed.

For The Life of the Project

GS-12 The trail should be inspected by the County following periods when landslide potential may increase (such as following periods of heavy rains, earthquakes, or high surf) or when there are reports of cracking, settlement, or erosion of within or adjacent to the bike/pedestrian and the trail will be closed to ensure public safety if conditions are deemed to make travel on the path unsafe.

GS-13 This project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the county's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et. sec.

Traffic

Prior to Construction

TR-1 Prior to construction, General Service Agency/Parks shall secure an encroachment permit to allow the installation of the restroom, tables, benches, bike racks and the removal and restoration to native of a portion of the existing trails that lies within the County maintained road right-a-way.

Upon Completion of the Bike Trail

TR-2 After completion of the bike trail improvements and realignment, General Service Agency/Parks shall request vacation of the County maintained road right-of-way being superseded by the trail.

Noise

N-1 Construction activities will be limited to the hours of 7:00 a.m. to 7:00 p.m.

N-2 Heavy equipment that creates noise levels above 85 dB shall not be used for project activities along the shoreline during installation of the storm drain culverts and/or during future improvements of the lower portion of Pirate's Cove trail down to the beach. Specifically, noise level measurements shall be taken during the first day that a piece of equipment that has no published noise level data is to be used at the site. Measurements shall be taken to determine the distance to the 85 dB noise level and adjustments to machinery operation (i.e., ramp up) shall be made if wildlife (i.e., harbor seal, sea otter, and sea lion) are observed to be negatively affected by the equipment noise.

Water

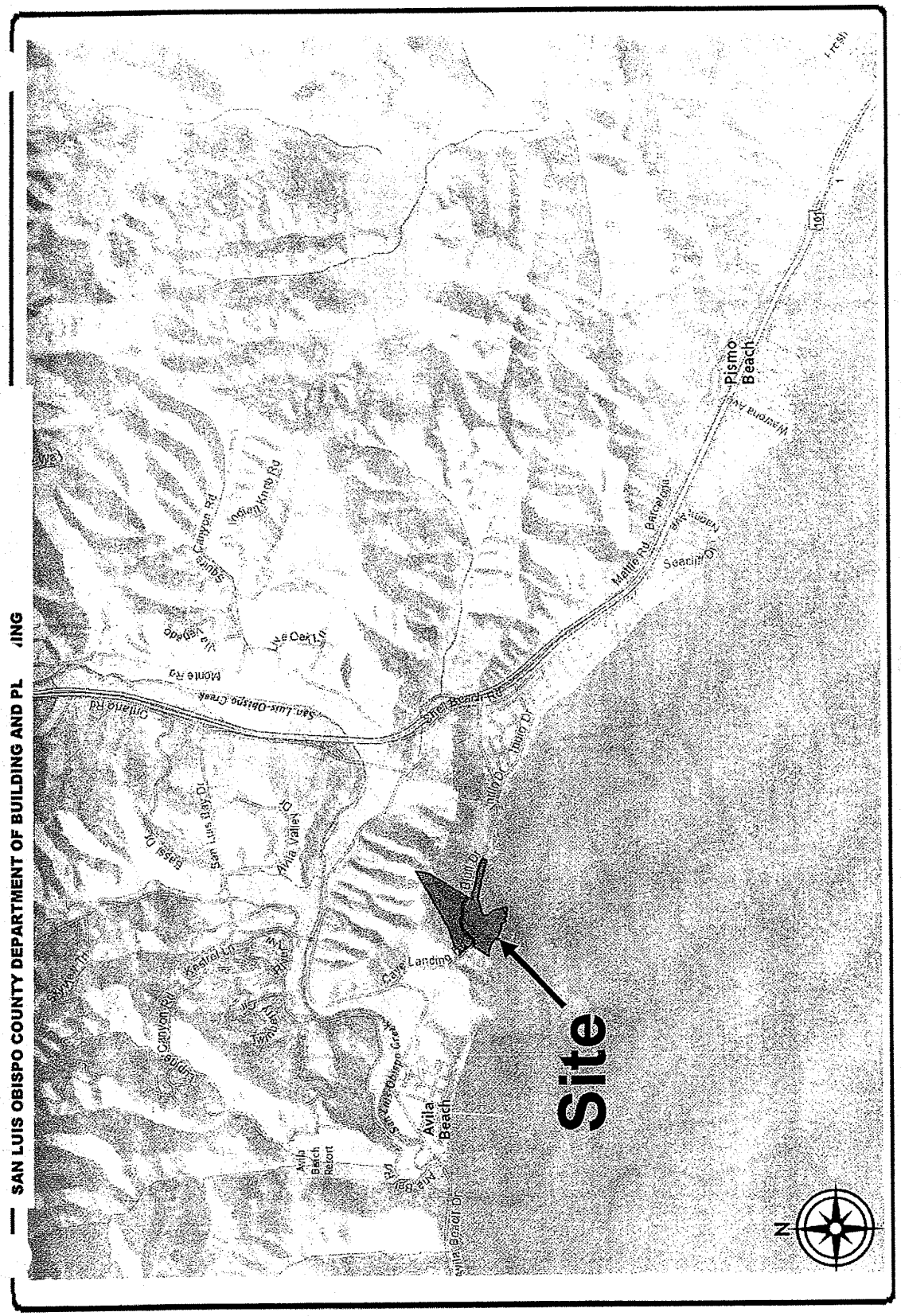
W-1 Prepare and implement an erosion, sedimentation and pollution prevention plan and SWPPP.

W-2 Submit a drainage plan showing the use of a filter devise to prevent oils and fuel washing from the proposed parking area into the ocean at the parking lot inflow location.

Land Use

LU-1 The recreational area shall be closed down during significant rain storms or ground movement to ensure public safety.

2-105



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PL ING

PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

EXHIBIT
Vicinity Map

2-106

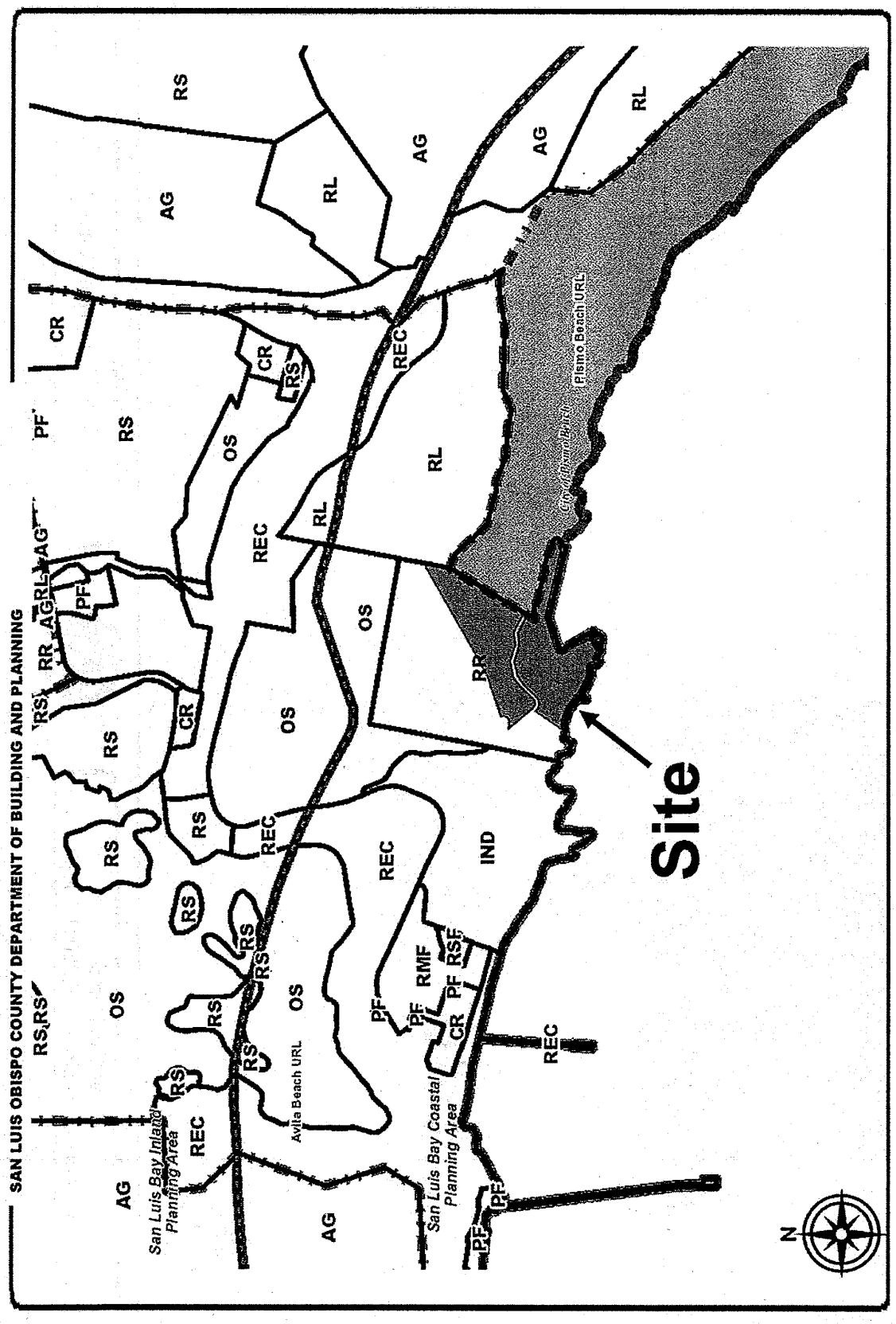
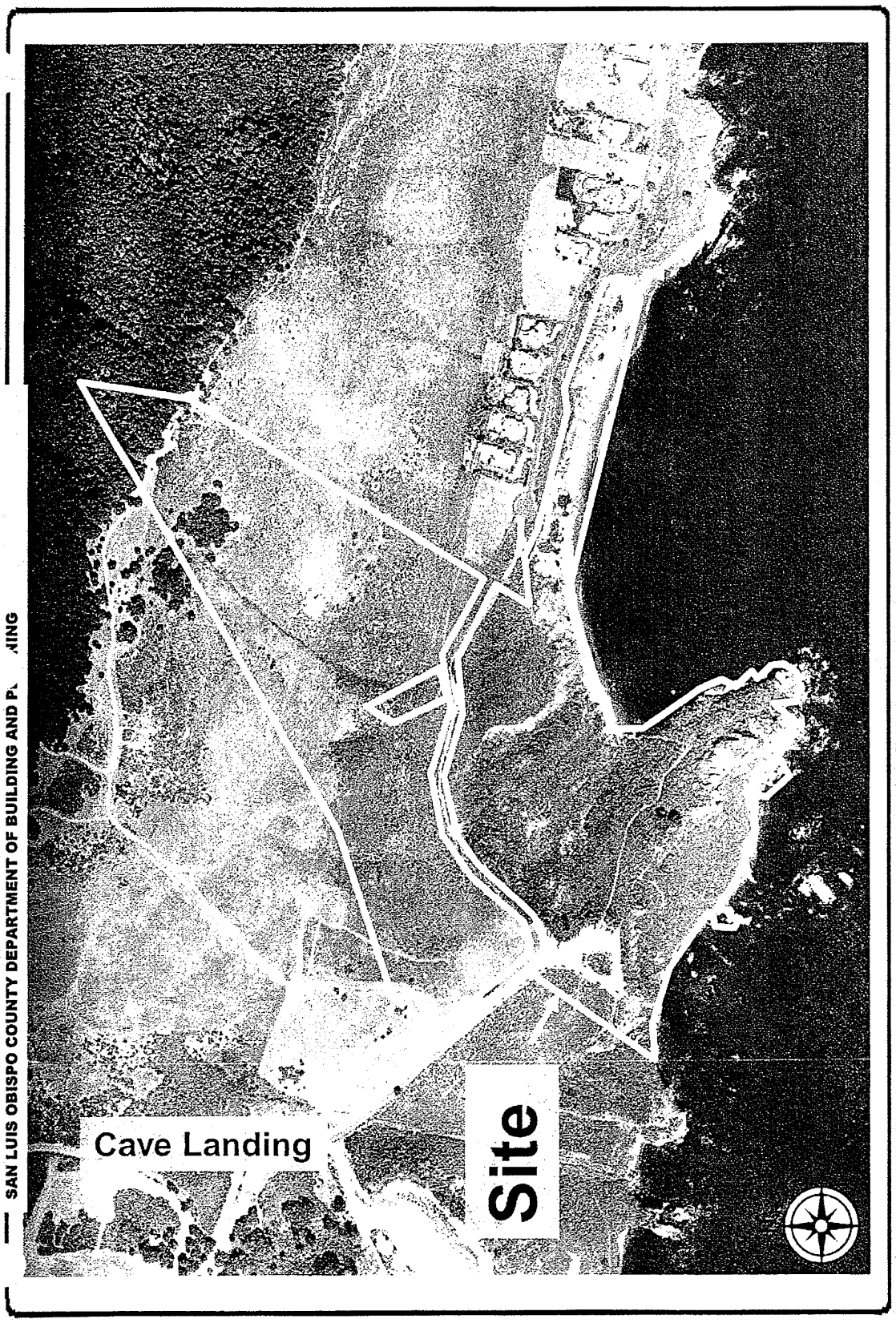


EXHIBIT
Land Use Category Map

PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

2-107



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

PROJECT
Minor Use Permit
San Miguelito Partners DRC2011-00069

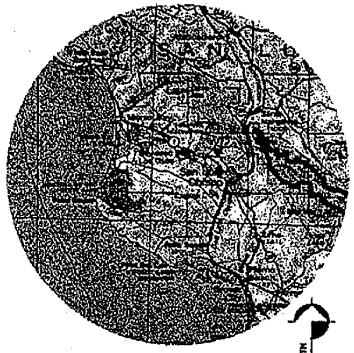
EXHIBIT
Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

CAVE LANDING

BIKE PATH AND PARKING LOT IMPROVEMENTS

(PRELIMINARY DESIGN PLANS)



PROJECT VICINITY

SCALE: NTS

PROJECT LOCATION

SCALE: NTS

PROJECT SITE

SCALE: 1" = 100'

1

PROJECT CONTACTS

CLIENT

COUNTY OF SAN LUIS OBISPO
PARKS DIVISION
1087 SANTA ROSA STREET
SAN LUIS OBISPO, CA
CONTACT: [illegible]
PHONE: [illegible]
FAX: [illegible]

CIVIL ENGINEERING

[illegible]
[illegible]
SANTA CRUZ, CA [illegible]
PHONE: [illegible]
FAX: [illegible]
CONTACT: [illegible]
PRINCIPAL ENGINEER

GEOTECHNICAL ENGINEERING

[illegible]
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PHONE: [illegible]
FAX: [illegible]
CONTACT: [illegible]
PRINCIPAL ENGINEER

PROJECT REFERENCES

GEOTECHNICAL REPORT - CAVE LANDING BIKE PATH CAVE LANDING ROAD - [illegible], SAN LUIS OBISPO COUNTY, CALIFORNIA - PREPARED BY FUGRO WEST INC, DATED DECEMBER 23, 2009

PRELIMINARY DESIGN MEMORANDUM, CAVE LANDING PATH REVISED PRELIMINARY DESIGN - PREPARED BY ARCOSA, DATED MARCH 17, 2010

PROJECT GRADING QUANTITIES

MAIN TRAIL ALIGNMENT	
CUT VOLUME	[illegible] CUBIC YARDS
FILL VOLUME	[illegible] CUBIC YARDS
NET VOLUME	[illegible] CUBIC YARDS CUT
BEACH TRAIL ALIGNMENT	
CUT VOLUME	23 CUBIC YARDS
FILL VOLUME	0 CUBIC YARDS
NET VOLUME	23 CUBIC YARDS CUT
PARKING LOT	
CUT VOLUME	47 CUBIC YARDS
FILL VOLUME	[illegible] CUBIC YARDS
NET VOLUME	[illegible] CUBIC YARDS FILL

NOTES:
1. NO CUT OR FILL FACTORS HAVE BEEN ADDED TO THESE CALCULATIONS
2. GRADING QUANTITIES DO NOT INCLUDE EXISTING TRAIL TO BE RESTORED

LEGEND

(E) EXISTING (ABBREVIATION)

(N) NEW (ABBREVIATION)

(T) CONTOUR

PRISTINE COVE LANDING COMPLEX (P.C.C.)

SHEET INDEX

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1.0	SITE IMPROVEMENT PLAN
2.0	GRADING PLAN - MAIN TRAIL ALIGNMENT PLAN AND PROFILE
2.0.1	GRADING PLAN - MAIN TRAIL ALIGNMENT DETAILS
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2.1.1	GRADING PLAN - BEACH TRAIL ALIGNMENT DETAILS
2.2	GRADING PLAN - PARKING AREA
3.0	EROSION CONTROL PLAN AND DETAILS
4.0	DRAINAGE PLAN AND DETAILS

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Cover Sheet

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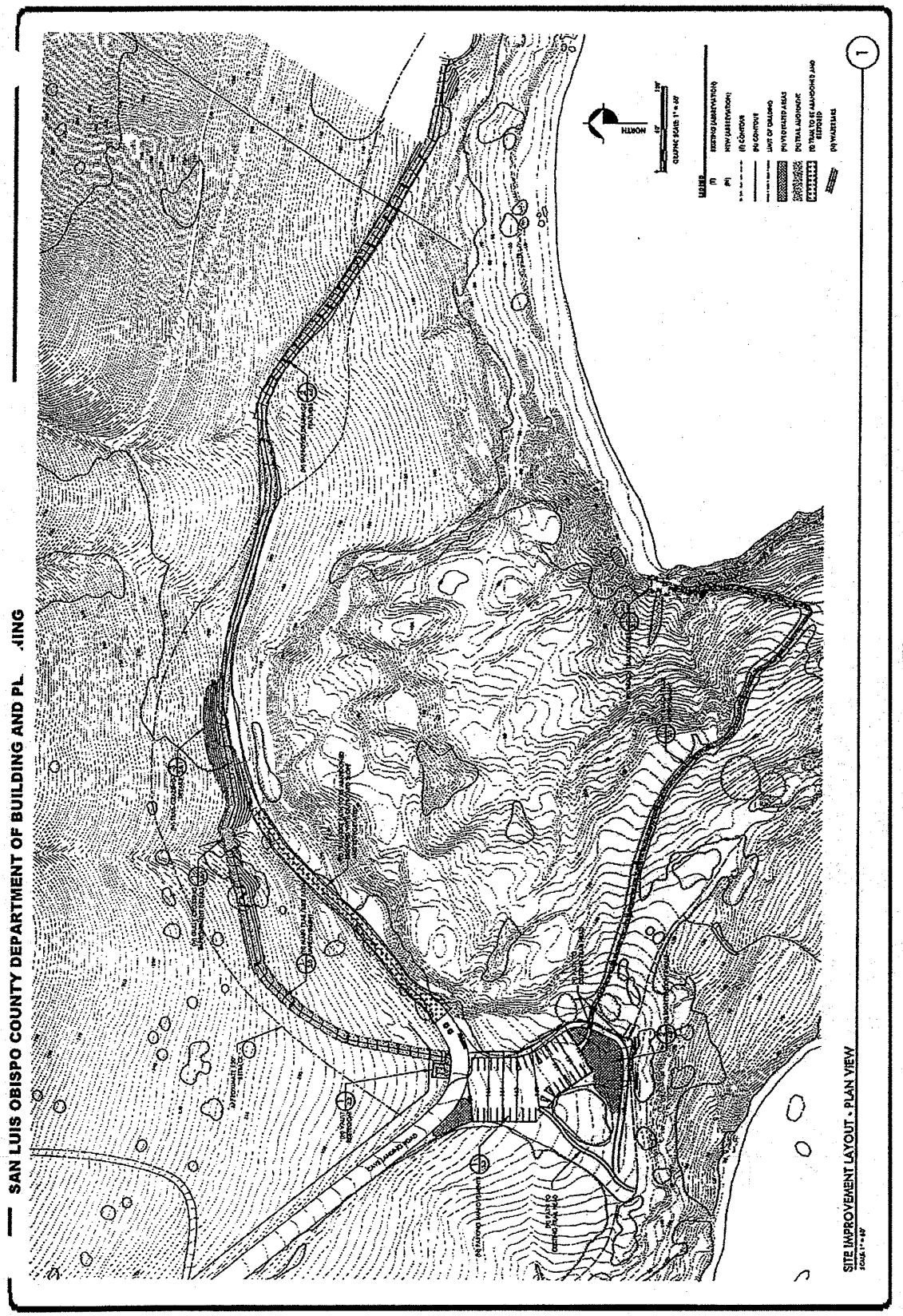
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PL ING
SITE IMPROVEMENT LAYOUT - PLAN VIEW
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Site Improvement Plan
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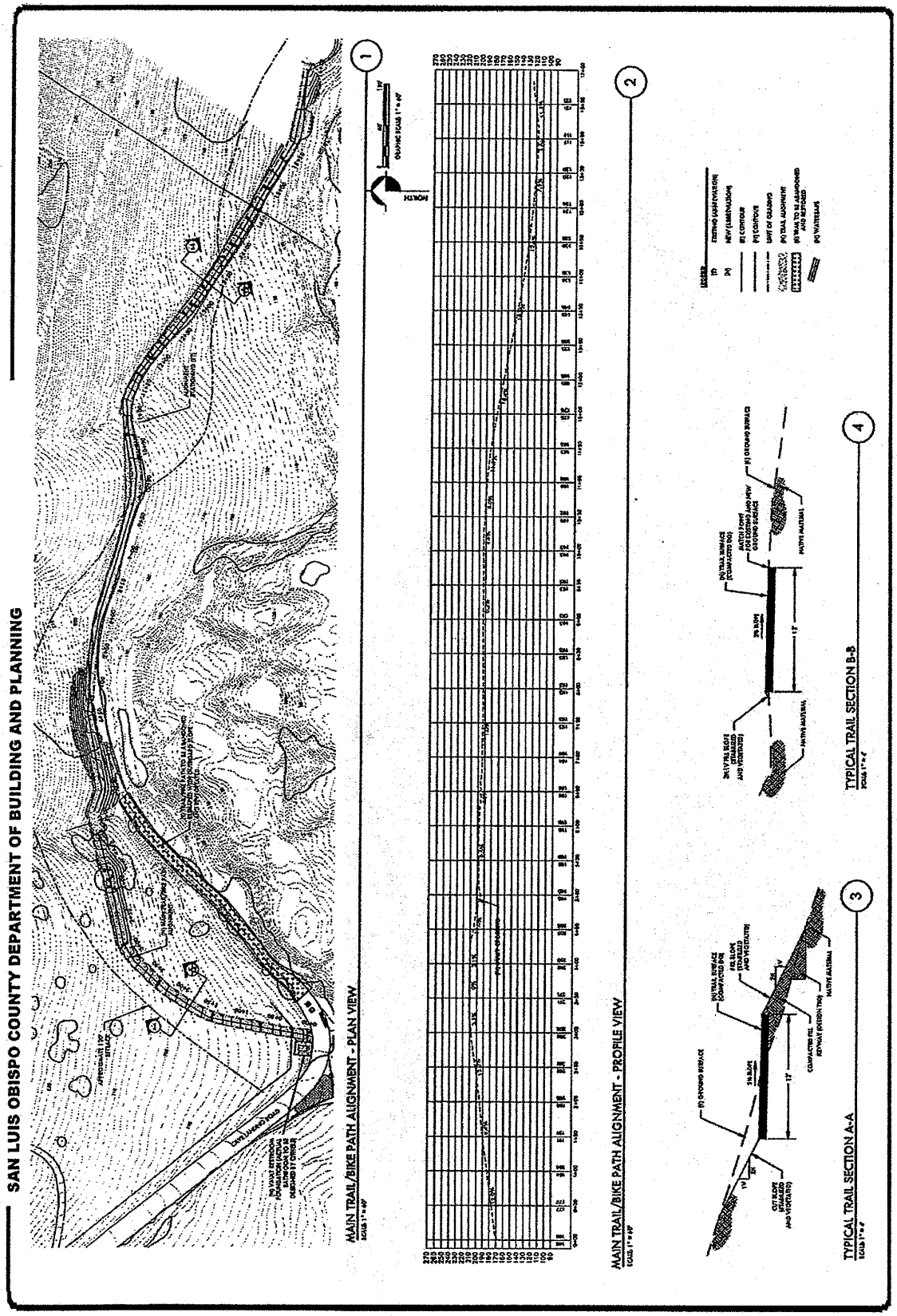
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING
MAIN TRAIL/BIKE PATH ALIGNMENT - PLAN VIEW
MAIN TRAIL/BIKE PATH ALIGNMENT - PROFILE VIEW
TYPICAL TRAIL SECTION A-A
TYPICAL TRAIL SECTION B-B
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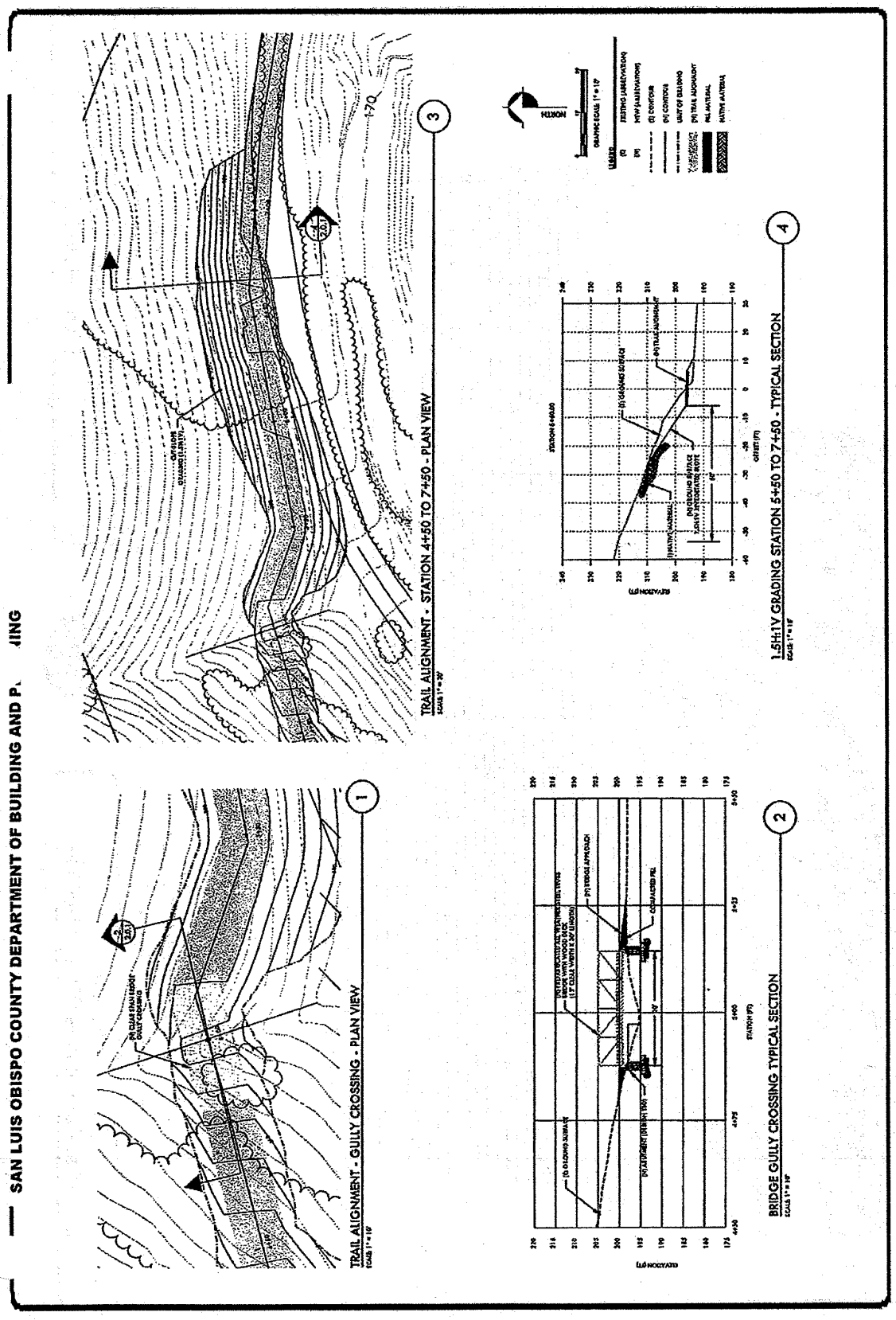
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND P. ING
TRAIL ALIGNMENT - GULLY CROSSING - PLAN VIEW
1
TRAIL ALIGNMENT - STATION 4+50 TO 7+50 - PLAN VIEW
3
BRIDGE GULLY CROSSING TYPICAL SECTION
2
1.5H:1V GRADING STATION 5+50 TO 7+50 - TYPICAL SECTION
4
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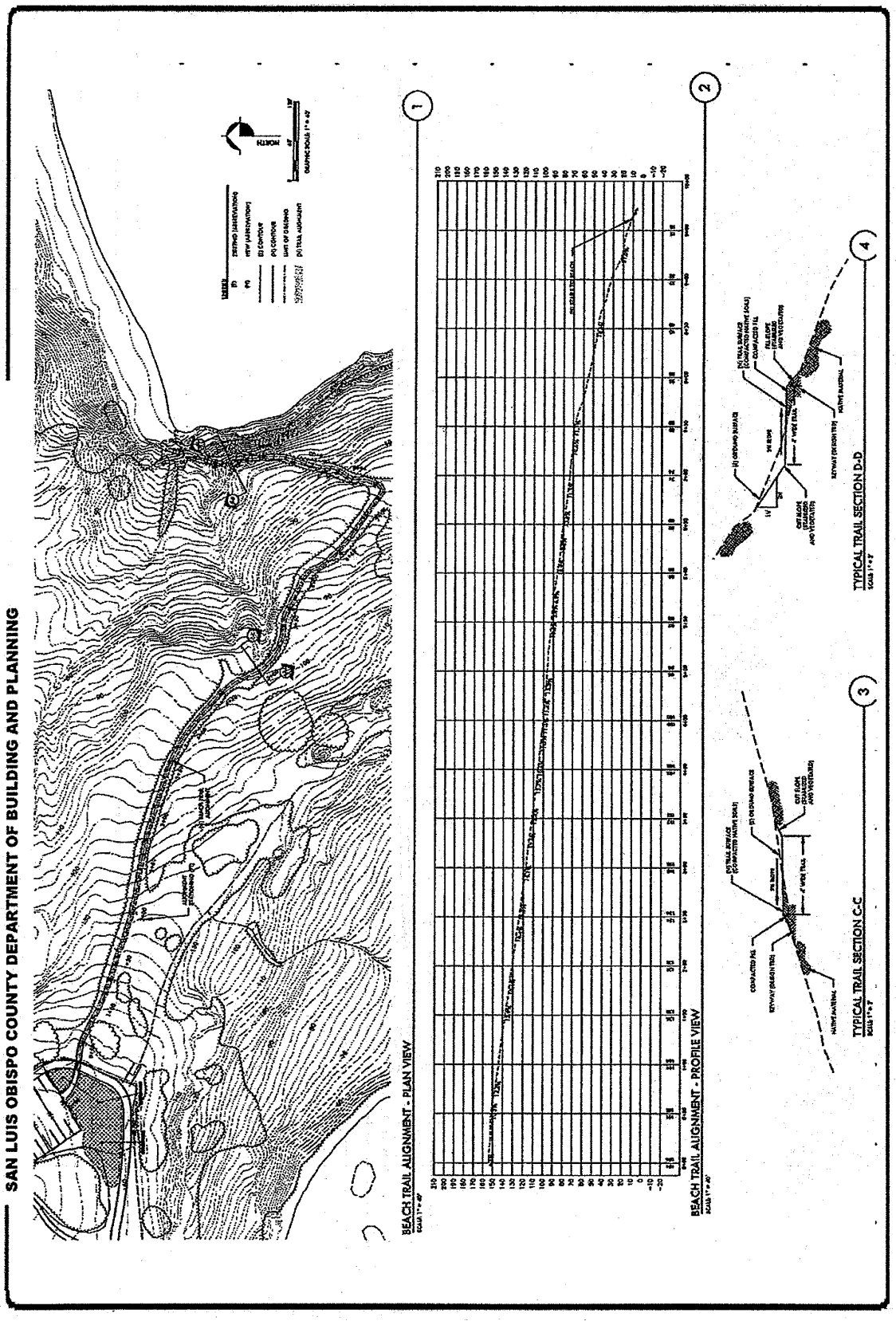
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING
BEACH TRAIL ALIGNMENT - PLAN VIEW
BEACH TRAIL ALIGNMENT - PROFILE VIEW
TYPICAL TRAIL SECTION C-C
TYPICAL TRAIL SECTION D-D
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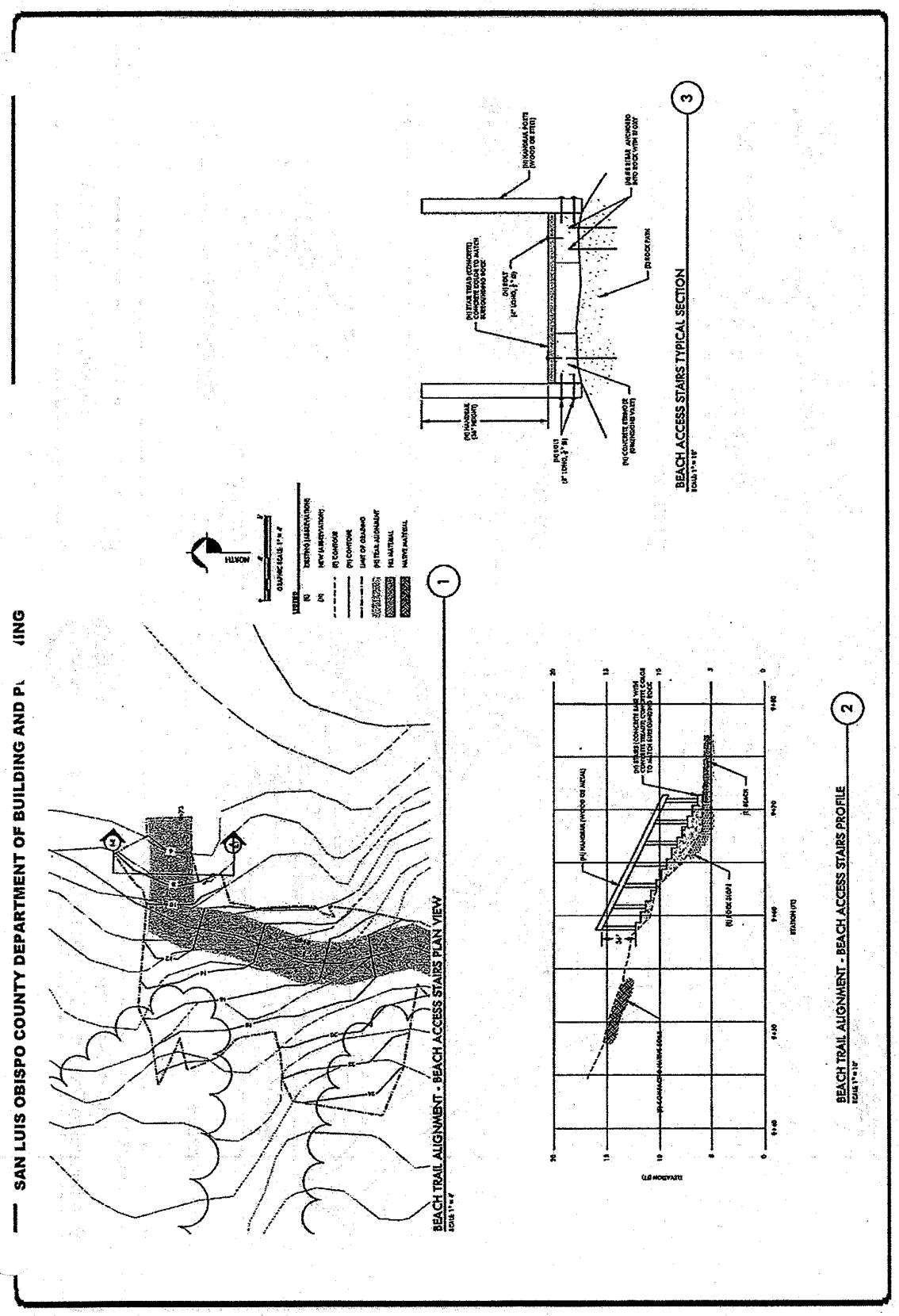

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Grading Plan: Beach Trail Alignment Details

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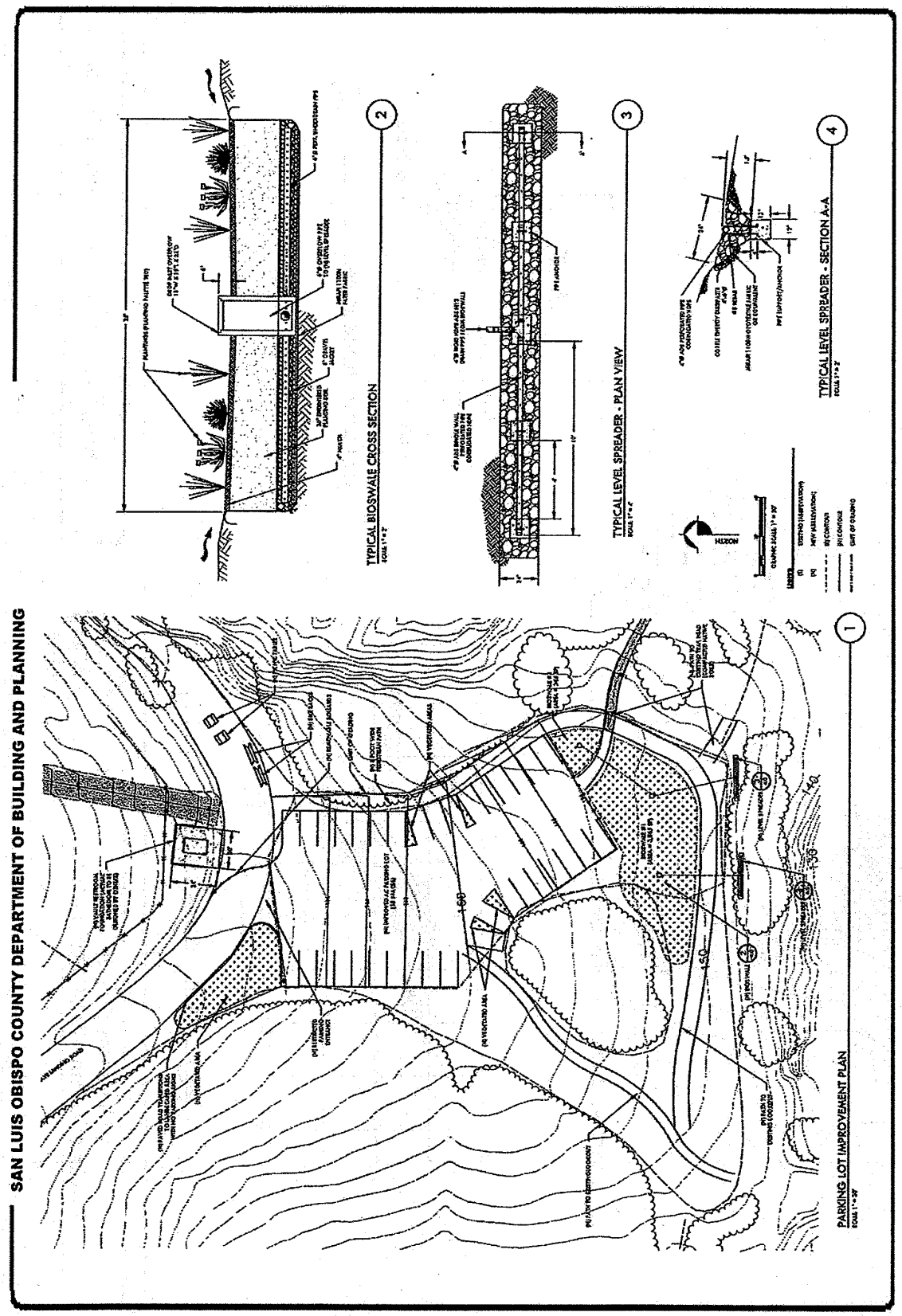
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING
TYPICAL BIOSWALE CROSS SECTION
TYPICAL LEVEL SPREADER - PLAN VIEW
TYPICAL LEVEL SPREADER - SECTION A-A
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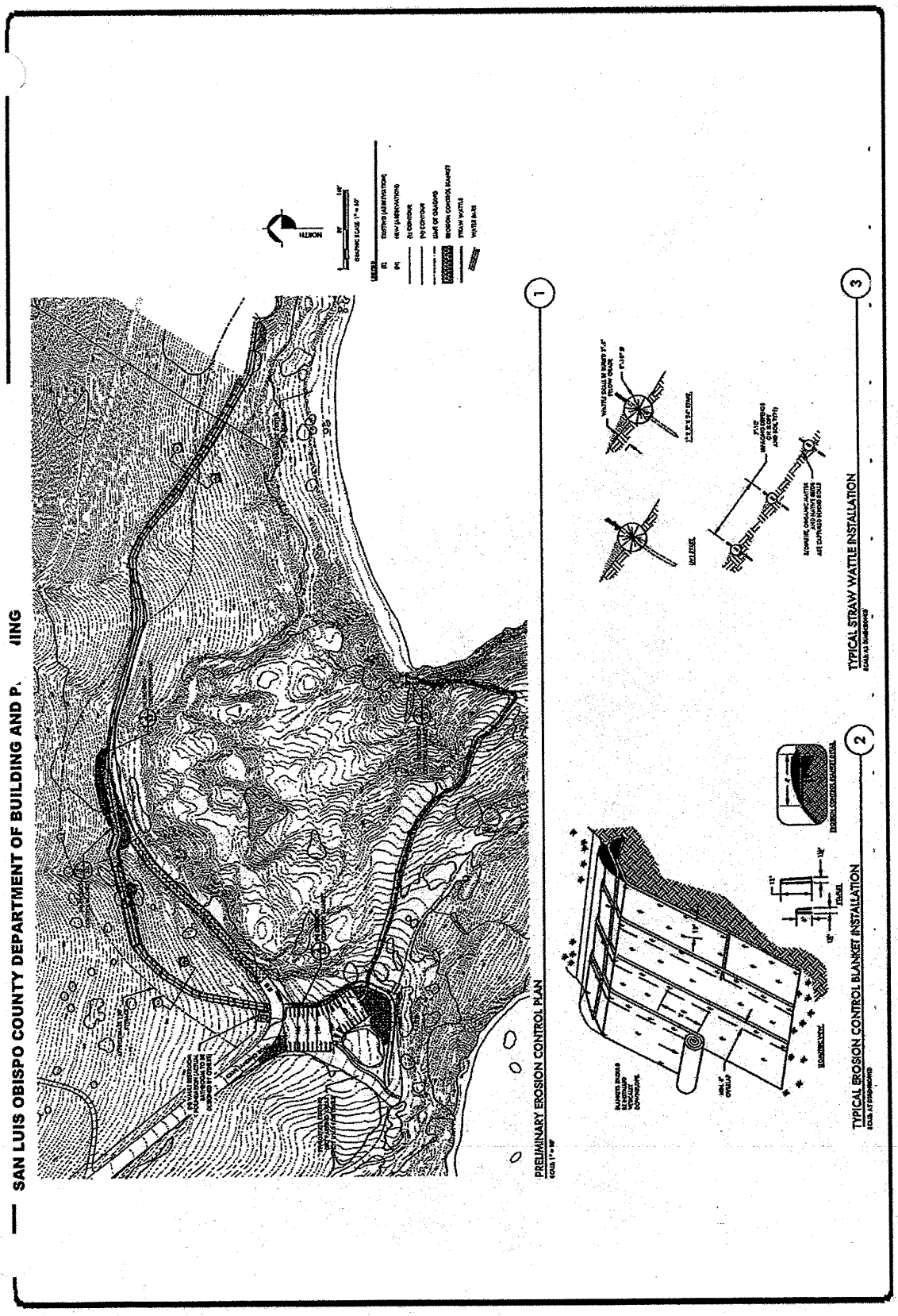
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND P. ING
PRELIMINARY EROSION CONTROL PLAN
TYPICAL EROSION CONTROL BLANKET INSTALLATION
TYPICAL STRAW WATTLE INSTALLATION
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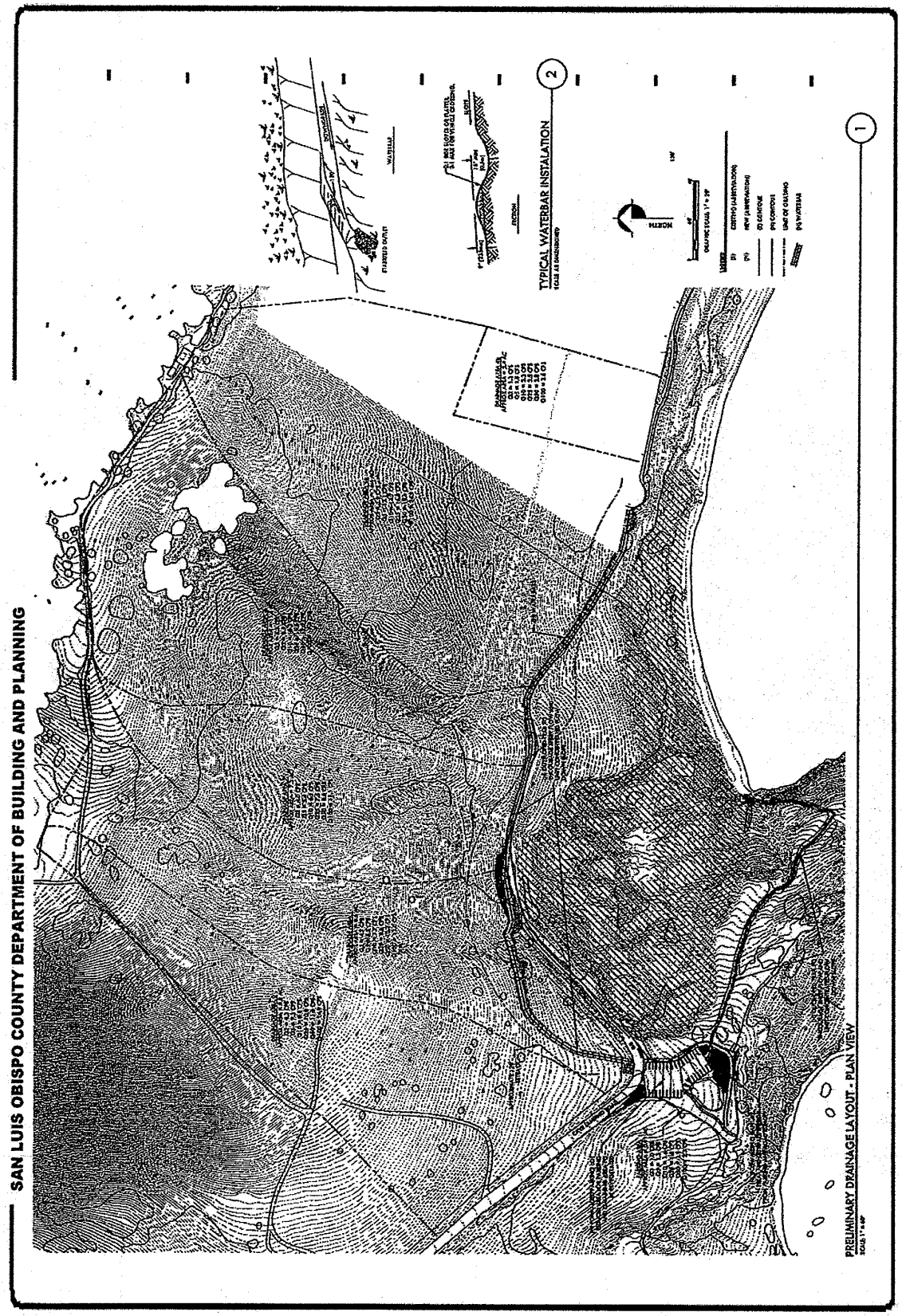
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING
PRELIMINARY DRAINAGE LAYOUT - PLAN VIEW
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Drainage Plan and Details