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**New Visitor Center and Vehicle Storage Building  
Pismo State Beach**

**Initial Study/  
Mitigated Negative Declaration**

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**April 2009**



**State of California  
Department of Parks and Recreation  
Off-Highway Motor Vehicle Recreation Division**

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Mitigated Negative Declaration

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April 2009

Prepared for:

State of California  
Department of Parks and Recreation  
Off-Highway Motor Vehicle Recreation Division



Prepared by:

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## DRAFT MITIGATED NEGATIVE DECLARATION

PROJECT: New Visitor Center at Pismo State Beach

LEAD AGENCY: California Department of Parks and Recreation (CDPR), Off-Highway Motor Vehicle Recreation (OHMVR) Division

AVAILABILITY OF DOCUMENTS: The Initial Study for this Mitigated Negative Declaration is available for review at:

- California Department of Parks and Recreation

Oceano Dunes District Office  
340 James Way, Ste. 270  
Pismo Beach, CA 93449  
(805) 773-7170  
Contact – Ronnie Glick

### PROJECT DESCRIPTION:

CDPR proposes to construct a new vehicle storage building at the Pismo State Beach Maintenance Yard and construct a new visitor center and reconfigure the entrance to the Oceano Campground at Pismo State Beach, in Oceano, California. The Project comprises the following activities:

1. Relocation of the existing park entrance off Pier Avenue involving demolition of the existing entrance station and ranger office and construction of a new entrance and contact station about 140 feet south of the existing entrance.
2. Construction of a new, permanent, and larger visitor center for the Pismo State Beach Visitors Center with an observation area adjacent to the Oceano Lagoon. The new visitor center would include office space for the Oceano Dunes District Interpretive and Environmental Resource staff and a new parking area and bus turnaround.
3. Construction of a new 250 foot long access road on the north side of the existing RV campground area at the Oceano Campground.
4. Construction of a five-vehicle storage building at the maintenance yard with additional surface parking adjacent to the new garage.

### FINDINGS

The OHMVR Division, having reviewed the Initial Study for the proposed project, finds that:

1. The proposed project will improve the existing Oceano Campground at Pismo State Beach by: reconfiguring the entrance from Pier Avenue, constructing a new visitor center, and constructing a new access road. The project would also construct a new vehicle garage at the maintenance yard.

2. With the implementation of mitigation measures, the project will not exceed significance thresholds for the environmental effects identified in the Initial Study Checklist.
3. A Mitigated Negative Declaration will be filed as the appropriate CEQA document of the Project.

### **BASIS OF FINDINGS**

Based on the environmental evaluation presented herein, the project will not cause significant adverse effects related to aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology/soils, hazards/ hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utilities/service systems. In addition, substantial adverse effects on humans, either direct or indirect, will not occur. The project does not affect any important examples of the major periods of California prehistory or history. Nor will the project 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, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. The project does not have impacts that are individually limited, but cumulatively considerable.

A copy of the Initial Study is attached. Questions or comments regarding this Initial Study/ Negative Declaration should be submitted in writing to:

Contact – Ronnie Glick  
Oceano Dunes District Office  
340 James Way, Ste. 270  
Pismo Beach, CA 93449  
(805) 773-7170

Pursuant to Section 21082.1 of the California Environmental Quality Act, CDPR has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration for the proposed project and finds these documents reflect the independent judgment of CDPR.

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## Chapter 1 INTRODUCTION

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### 1.1 INTRODUCTION AND REGULATORY GUIDANCE

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the Off-Highway Motor Vehicle Recreation (OHMVR) Division of the California Department of Parks and Recreation (CDPR). This IS evaluates the potential environmental effects of various improvements at Pismo State Beach including constructing a new visitor center, reconfiguring the entrance to the Oceano Campground, constructing a new access road, and construction of a vehicle storage building at the maintenance yard. Pismo State Beach is located in San Luis Obispo County, California.

This project would involve:

1. Construction of a new permanent and larger visitor center (approximately 4,400 square feet) for the Pismo State Beach Visitors Center – The new visitor center would include an observation area at Oceano Lagoon and office space for Interpretive and Environmental Resource staff. The existing temporary nature center would be demolished;
2. Reconfiguration of the Oceano Campground entrance – The existing park entrance off Pier Avenue would be removed and a new entrance station and road would be constructed approximately 140 feet to the west. The existing entrance station and ranger office (cottage) would be removed;
3. Installation of a new access road within the Oceano Campground at the northern end of the RV camping area; and
4. Construction of a five-vehicle storage building at the Pismo State Beach maintenance yard.

The California Environmental Quality Act (CEQA; Public Resources Code § 21000 *et seq.*) and the CEQA Guidelines (14 CCR §15000 *et seq.*) establish the OHMVR Division as the lead agency. The lead agency is defined in CEQA Guidelines section 15367 as “the public agency which has the principal responsibility for carrying out or approving a project.” The lead agency decides whether an Environmental Impact Report (EIR) or ND is required for the project and is responsible for preparing the appropriate environmental review document.

According to CEQA Guidelines Section 15070, a public agency shall prepare a proposed ND or a Mitigated ND when:

1. The IS shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or,
2. The IS identifies potentially significant effects, but:
  - Revisions in the project plans made before a proposed Mitigated ND and IS are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

- There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

This IS has been prepared by the OHMVR Division of CDPR in accordance with CEQA and the CEQA Guidelines.

## 1.2 LEAD AGENCY CONTACT INFORMATION

The lead agency for the proposed project is the OHMVR Division of CDPR, the agency that would be approving and carrying out the project. The contact person for the lead agency regarding the project and questions or comments regarding this Initial Study/Mitigated Negative Declaration should be submitted to:

Ronnie Glick – Senior Environmental Scientist  
Oceano Dunes District  
340 James Way, Ste. 270  
Pismo Beach, CA 93449  
(805) 773-7170

### Purpose and Document Organization

The purpose of this document is to evaluate the potential environmental effects of the construction of a new visitor center, reconfiguration of the Oceano Campground entrance, and construction of the vehicle storage building.

This document is organized as follows:

- Chapter 1 - Introduction

This chapter provides an introduction to the project and describes the purpose and organization of this document.

- Chapter 2 – Proposed Project

This chapter describes the project location, project area, and site description, objectives, characteristics and related projects.

- Chapter 3 - Environmental Checklist and Responses

This chapter contains the Environmental (IS) Checklist that identifies the significance of potential environmental impacts (by environmental issue) and provides a brief discussion of each impact resulting from implementation of the proposed project. This chapter also contains the Mandatory Findings of Significance.

- Chapter 4 - References

This chapter identifies the references and sources used in the preparation of this IS/MND.

- Chapter 5 - Report Preparation

This chapter provides a list of those involved in the preparation of this document.

### **1.3 REQUIRED PERMITS AND APPROVALS**

The following permits or approvals are required for this project:

- Oceano County Airport Land Use Plan Review
- San Luis Obispo County Coastal Development Permit

## **Chapter 2 PROPOSED PROJECT**

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### **2.1 PROJECT LOCATION AND SITE DESCRIPTION**

CDPR proposes to construct a new visitor center and reconstruct the entrance and build a new access road at the Pismo State Beach Oceano Campground in the community of Oceano, San Luis Obispo County, California (Figure 1). The project also includes construction of a vehicle storage building at the Pismo State Beach maintenance yard.

The Pismo State Beach Oceano Campground is located at 555 Pier Avenue, off State Route (SR) 1 (Figure 2). The Pismo State Beach maintenance yard is located adjacent to SR 1 at 900 Pacific Boulevard. Although it is a State Beach, the Pismo State Beach park unit and campground are managed by the Oceano Dunes District of CDPR. The Oceano Dunes District facilities/attractions range from highly developed campgrounds and a golf course to the wholly undeveloped Pismo Dunes Natural Preserve.

The Oceano Campground at Pismo State Beach contains 82 developed campsites (including tent and RV campsites) with hot showers. This location also features the Pismo Nature Center, providing education about plants, animals, and cultural history at this State Beach. Interactive, hands-on exhibits on birds, animals, monarch butterflies, fresh water lagoon habitat, native plants, and Chumash culture are a few of the highlights. The Center features many mounts of local animals on display and a collection of video presentations on local natural history. The Pismo Nature Center is currently housed in a temporary building. To the north beyond the Oceano Campground is the Pismo State Beach maintenance yard and residence area and to the east is the Oceano Lagoon.

### **2.2 PROJECT OBJECTIVES**

The purpose of this project is to construct a new visitor center to replace the existing Pismo Nature Center to better serve school groups, the community, and park visitors with upgraded interpretive opportunities. The project also includes the reconfiguration of the Oceano Campground entrance to allow vehicles to queue within the park, rather than blocking traffic on Pier Avenue. The reconfigured entrance will also provide a parking area and bus turnaround which allows access to the visitor center without entering the campground. With the existing configuration, school buses often travel through the campground to exit the site. In addition, moving the contact station further in the park allows a longer stacking lane to alleviate backups extending onto Pier Avenue. An internal access road will also provide for better circulation within the campground between the RV and tent camping areas. A five-vehicle garage is also proposed at the maintenance yard site to extend the operational life of the equipment.

### **2.3 PROJECT DESCRIPTION**

#### **2.3.1 New Visitor Center**

The new visitor center would be located to the east of the existing park entrance (Figure 3) and adjacent to the Oceano Lagoon. It would be approximately 4,400 square feet and feature an observation area that looks out onto Oceano Lagoon. A parking area would be provided to the west of the new visitor center building. The parking area would provide 15 regular parking spaces, two pull-through bus/RV spaces, and one handicapped (Americans with Disabilities Act (ADA) compliant) parking spaces. The new visitor center would replace the existing Pismo

Nature Center which is currently housed in a temporary building. The temporary building would be removed as part of the project.

Tree removal is required to accommodate the new visitor center construction. Approximately 23 mature landscaping trees consisting of 12 Monterey pines, 4 Torrey pines (*Pinus torreyana*), 2 eucalyptus, and 5 Monterey cypress (*Cupressus macrocarpa*) would be removed. The project would also remove one native tree, a coast live oak (*Quercus agrifolia*), and 14 mature native shrubs. Replacement planting is proposed for the loss of these trees. See Chapter 2.3.5. BMPs Incorporated Into the Project, below.

### 2.3.2 Reconfigured Campground Entrance

The new entrance to the Oceano Campground and Visitor Center would be located approximately 140 feet west of its present location off Pier Avenue. The existing contact station and ranger office (cottage) would be relocated north of the proposed new entrance off Pier Avenue providing approximately 240 feet of stacking within the park, more than doubling the existing stacking distance provided at the current entrance station. Under the existing park entrance layout, vehicles often stack out onto Pier Avenue and can block normal traffic. The new entrance will allow vehicles to stack within the park and relieve congestion on the County road. The existing ranger cottage would be removed. The new contact station would also have four parking spaces (including one handicapped) for visitors and staff, and one pull-out area for one RV, auto, or trailer.

### 2.3.3 New Access Road

The Oceano Campground contains both an RV camp site and tent camp site areas. Both areas are accessed by a main Oceano Campground circulation road. A new paved RV campground access road would be constructed at the north end of the RV campsite loop of the Oceano Campground and connect to the main internal circulation road. The road will accommodate one lane of traffic in each direction and will be approximately 40 feet wide.

### 2.3.4 New Vehicle Garage

A new five-vehicle storage building would be constructed at the maintenance yard located adjacent to SR 1. The new garage would be used to house heavy equipment (loader and bulldozer) used in the maintenance program at Pismo State Beach. The building would be 100 feet wide, 40 feet deep, and between 15 to 18 feet high (measured from eave and top or roof ridge). It is proposed as an engineered steel building with block partitions. To accommodate the building in the proposed location, the existing maintenance yard fence would be moved east approximately 25 feet toward SR 1, for a length of about 200 feet. Landscape vegetation (Monterey pines and other landscape vegetation) previously installed to screen views to the maintenance yard site would be removed. New native landscape vegetation would be installed on the eastern edge of the building to provide screening to SR 1. See Chapter 2.3.5. below for additional information.

### 2.3.5 BMPs Incorporated Into the Project

#### Dust Minimization

While the project does not exceed thresholds of significance outlined in San Luis Obispo County Air Pollution Control District's CEQA Guidelines, feasible measures will be implemented to further minimize PM<sub>10</sub> emissions during construction including:

1. Reduce the amount of the disturbed area where possible.
2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
3. All dirt stock-pile areas should be sprayed daily as needed.
4. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
5. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.
6. 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 the APCD.
7. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
10. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
11. 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.

### Replacement Planting

Construction of these facilities requires the removal of dune scrub vegetation, limited riparian vegetation, landscape tree/shrubs, and some native landscaping trees. This tree removal is proposed outside of the nesting season (nesting season is February 15 through September 30). The project includes a landscaping component which will replace the impacted trees and vegetation with appropriate native vegetation. Replacement ratios proposed by CDPR for this vegetation loss are as follows:

Currently, the dune area is stabilized primarily with non-native species (Cypress, Veldt grass, European beach grass and Acacia). After grading, this area will be stabilized with native dune scrub plants.

Impacts to riparian vegetation areas will be mitigated using a 3:1 ratio. For every unit of riparian area impacted by this project, 3 units of riparian revegetation or restoration (invasive plant

species removal, native plant planting, etc.) would be provided. Riparian tree removal (willow) would be replaced at a 3:1 ratio.

Landscape tree removal (approximately 23 trees at the visitor center site and less than 5 Monterey pines and landscaping plants at the vehicle storage building site) would be replaced at a 2:1 ratio with native trees. Native (approximately one coast live oak) tree removal is proposed to be replaced at a 5:1 ratio. Native plants removed from within the area of the project would be replaced at a 2:1 ratio along the peninsula section of the lagoon. All vegetation removal and replacement plantings would be shown on landscaping plans.

#### Special-Status Species Avoidance Protocol

Several special-status species have the potential to be impacted by project activities. Therefore, CDPR is proposing to implement the following avoidance protocol to avoid impacting these species:

Tree removal is proposed outside of the nesting season for birds and raptors (nesting season for birds and raptors is February 15 through September).

#### Storm Water

Because the project disturbs one or more acres of soil the project is required to obtain coverage under the State Water Resources Control Board's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs.

#### Post Construction Drainage

To protect post-construction storm water quality and hydrology, a drainage plan is required for projects that propose construction within 50 feet of a watercourse, per the San Luis Obispo County Coastal Zone Land Use Ordinance Title 23.05.042. Therefore, CDPR would prepare a Drainage Plan for approval by the County during the Coastal Development Permit Process.

#### 2.3.6 Construction Times and Duration

Duration of the construction is expected to last between 14 and 16 months. CDPR proposes to adhere to the San Luis Obispo County's Local Coastal Plan Zoning Ordinance limitations on construction hours. Construction for all elements of the project shall be limited to the hours between 7:00 a.m. and 9:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m. Saturday or Sunday per Title 23.06.042(d) of the San Luis Obispo County Coastal Land Use Ordinance. In addition, pile driving at the visitor center site may be considered a greater nuisance to nearby property owners. Therefore, pile driving activities are further limited to the hours between 9:00 a.m. and 5:00 p.m. on weekdays only.

Figure 1 – Regional Location



Figure 2 – Project Site Map



Figure 3 – Entrance and Visitor Center Improvements

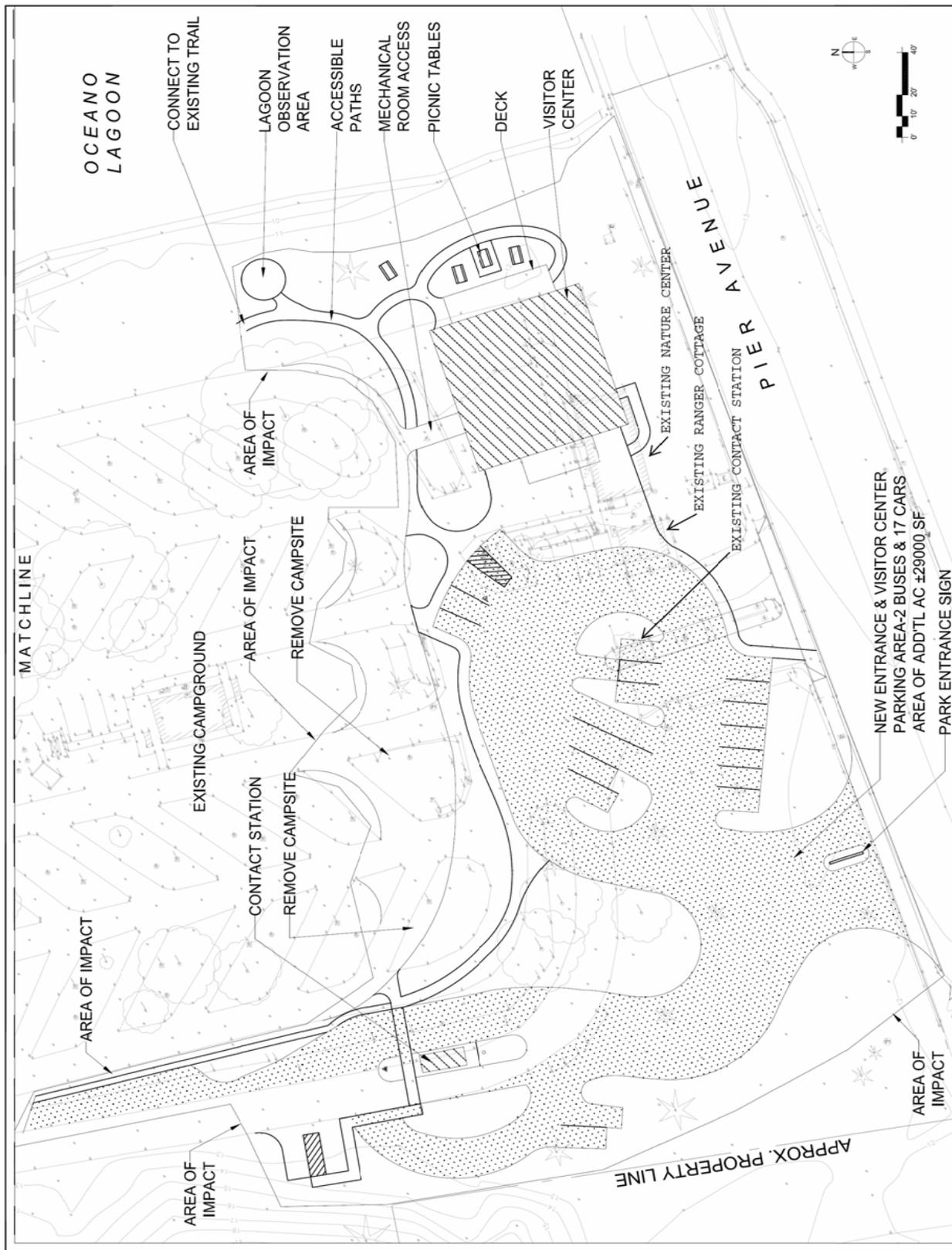




Figure 5 – New Vehicle Storage Building Impact Area at Maintenance Yard



Photos

Photo 1: Proposed Oceano Campground entrance area – view looking east-southeast towards existing contact station and Pier Avenue.



Photo 2: Area between existing Nature Center parking lot and Oceano Campground RV sites



Photo 3: From about the center of the new visitor center footprint looking east toward Oceano Lagoon



**Chapter 3** ENVIRONMENTAL CHECKLIST AND RESPONSES

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**PROJECT INFORMATION**

1. **Project Title:** New Visitor Center and Maintenance Storage Building at Pismo State Beach
2. **Lead Agency Name & Address:** CDPR, OHMVR Division  
1725 23<sup>rd</sup> Street, Suite 200  
Sacramento, CA 95816
3. **Contact Person & Phone Number:** Ronnie Glick, (805) 773-7170
4. **Project Location:** Pismo State Beach, Oceano, CA
5. **Project Sponsor Name & Address:** Same as Lead Agency
6. **General Plan Designation:** Park
7. **Zoning:** Recreation
8. **Description of Project:** See Chapter 2 Project Description
9. **Surrounding Land Uses & Setting:** Refer to Chapter 3 of this document (Section 3.9, Land Use and Planning)
10. **Approval Required from Other Public Agencies:** Army Corp of Engineers, California Department of Fish and Game, San Luis Obispo County.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact" if mitigation measures are not implemented as indicated by the checklist on the following pages. Note measures contained in this chapter can avoid or minimize all impacts to less than significant levels.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                               | <input type="checkbox"/> Agricultural Resources                        | <input type="checkbox"/> Air Quality            |
| <input checked="" type="checkbox"/> Biological Resources          | <input checked="" type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils          |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality                       | <input type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Noise   | <input type="checkbox"/> Population/Housing     |
| <input type="checkbox"/> Public Services                          | <input type="checkbox"/> Recreation                                    | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems                | <input checked="" type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> None                   |

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project could not have a significant effect on the environment and a negative declaration will be prepared.
- I find that, although the original scope of the proposed project could have had a significant effect on the environment, there will not be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A mitigated negative DECLARATION will be prepared.
- I find that the proposed project may have a significant effect on the environment and an environmental impact report or its functional equivalent will be prepared.
- I find that the proposed project may have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An environmental impact report is required, but it must analyze only the impacts not sufficiently addressed in previous documents.
- I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required.

\_\_\_\_\_  
Phil Jenkins, Chief, Off-Highway Motor Vehicle Recreation Division

\_\_\_\_\_  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.
4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration (CEQA Guidelines § 15063(c)(3)(D)). References to an earlier analysis should:
  - a) Identify the earlier analysis and state where it is available for review.
  - b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.
  - c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.
7. A source list should be appended to this document. Sources used or individuals contacted should be listed in the source list and cited in the discussion.
8. Explanation(s) of each issue should identify:
  - a) the criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question **and**
  - b) the mitigation measures, if any, prescribed to reduce the impact below the level of significance.

### 3.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Would the proposed project:*

**a. Have a substantial adverse effect on a scenic vista?**

**Less than Significant Impact.** SR 1 in the project area is eligible for State scenic highway status. However, none of the highway segments that are located in the project area (SR 1 and U.S. 101) are officially designated as State Scenic Highways ([http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm)). SR 1 becomes a State Scenic Highway north of the city of San Luis Obispo, about 14 miles north of the project site. None of these proposed improvements are visible from the officially designated State Scenic Highway segment of SR 1.

According to the San Luis Obispo County Coastal Zone Land Use Ordinance (CZLUO), tree removal within public view corridors (areas visible from collector or arterial roads) shall be minimized in accordance with the Visual and Scenic Resources Policy 5. Indiscriminate or unnecessary tree removal in coastal areas is also regulated by CZLUO Section 23.05.060 pursuant to Section 30251 of the Coastal Act which requires protection of scenic and visual qualities of coastal areas. The Oceano campground project improvements (entrance relocation, new visitor center, and access road) occur within an existing campground adjacent to a developed road (Pier Avenue). The Oceano Campground and the maintenance yard are not identified as highly scenic/sensitive resource areas according to the County's San Luis Bay Coastal Planning Area Rural Combining Designation map.

The proposed new vehicle storage garage at the maintenance yard is adjacent to and visible from SR 1. This new vehicle storage garage does not change the existing visual character in the area as other buildings and vehicles on the maintenance yard site are also already visible from SR 1. Project plans include removal of some of the Monterey pine (*Pinus radiata*) trees and landscaping plants located to the east of the existing maintenance yard fence line. All vegetation to be impacted at this location was installed previously to landscape and screen views of the maintenance yard from SR 1. No naturally growing vegetation would be impacted by the new vehicle storage

building. Replacement landscape tree plantings and native vegetation to screen views are proposed at this site. See project description, Chapter 2.3.5.

The Oceano Campground project area construction (visitor center/entrance reconfiguration) would remove 23 mature landscaping trees consisting of 12 Monterey pines, 4 Torrey pines (*Pinus torreyana*), 2 eucalyptus, and 5 Monterey cypress (*Cupressus macrocarpa*). The project would also remove one native tree, a coast live oak (*Quercus agrifolia*), and 14 mature native shrubs. As stated in Chapter 2.3.5, the oak is proposed to be replaced at a 5:1 ratio and the riparian trees a ratio of 3:1. Native plants removed from within the area of the project would be replaced at a 2:1 ratio along the peninsula section of the lagoon. Vegetation removal and replacement shall be shown on landscaping plans.

Riparian vegetation impacted by the north RV campground access road construction would be replaced at a 3:1 ratio.

**b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**No Impact.** The project site does not contain scenic resources such as trees, rock outcroppings, or historic buildings within a state scenic highway. The nearest segment of officially designated State scenic highway is on SR 1, north of San Luis Obispo, which is not visible from the project site as it is 14 miles north of the project site.

**c. Substantially degrade the existing visual character or quality of the site and its surroundings?**

**Less than Significant Impact.** The development proposed is in line with existing development at the site. The development proposed does not significantly alter the existing visual character in the area as both sites (Oceano Campground and maintenance yard) are already developed sites with in-kind development. According to the San Luis Obispo County Coastal Zone Land Use Ordinance, tree removal within public view corridors (areas visible from collector or arterial roads) shall be minimized in accordance with the Visual and Scenic Resources Policy 5. Approximately 24 trees would be removed across the site to accommodate the new construction. These trees are mainly Monterey pine, Monterey cyprus, and Tory pine species, all of which are non-native species to the area and were originally planted as landscape trees. They are not part of a natural intact habitat type. Replacement planting is planned along SR 1 to screen the new vehicle storage garage and along Pier Avenue to screen the new visitor center.

**d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

**Less than Significant Impact.** The project would not create a new source of substantial light or glare affecting day or nighttime views in the area as no significant exterior lighting is proposed. The development proposes night time safety/security lighting and a sign at the entrance; however, this lighting is not significant as there are numerous other developments in the area with similar type lighting and signage. No large lighted signs or billboards are proposed for the new visitor center development. No new outdoor lighting is proposed at the maintenance yard site.

### 3.2 AGRICULTURE RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project*:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

*Would the proposed project:*

- a. **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**
- b. **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**
- c. **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

**No Impact.** (Responses a-c) The project area is located within an existing State Beach. No farmland exists on the proposed project site. The project site is zoned as park land in the San Luis Obispo County General Plan. The proposed project would not remove any acreage from agricultural production. The project would have no impact on prime farmland or other agricultural resources in the project vicinity. The project does not affect any land that has been zoned for agricultural use or is currently in Williamson Act contracts. The project would not involve other changes in the existing environment which could result in the conversion of farmland to non-agricultural use.

### 3.3 AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Environmental Setting

The project is located on the San Luis Obispo County coast near the community of Oceano. The County of San Luis Obispo Air Pollution Control District (APCD) is the air quality regulatory agency for the project area. Pollution from mobile sources, such as cars, trucks, trains and marine vessels, falls outside of the APCD's jurisdiction and is regulated by state and federal agencies that establish the air pollution emission standards for vehicles and the fuel they run on. State standards for ozone and fine particulate matter (PM<sub>10</sub>) are currently exceeded in San Luis Obispo County. As a result, the state Air Resources Board has designated the county a nonattainment area for these pollutants. The California Clean Air Act requires the development of plans to achieve and maintain the state ozone standard by the earliest practicable date. The San Luis Obispo County APCD currently operates according to their 2001 Clean Air Plan.

*Would the proposed project:*

**a. Conflict with or obstruct implementation of the applicable air quality plan?**

**Less than Significant Impact.** The project would result in temporary emissions during construction. However, the proposed project would not contribute to urban growth or introduce new sources of air pollutants into the air basin. Therefore, the project does not conflict with or obstruct the implementation of the San Luis Obispo County Clean Air Plan.

**b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Less than Significant Impact.** The project would result in temporary emissions for the duration of construction. However, the project does not involve new land uses and would not contribute to urban growth or introduce new permanent sources of air emissions into the air basin.

**c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**Less than Significant Impact.** The County is a State non-attainment area for PM<sub>10</sub> (fine particulate matter) and ozone. The County is either unclassified or in attainment for all National Ambient Air Quality Standards and other State Standards.

The project does not involve new land uses and would not contribute to urban growth or introduce new sources of air emissions into the air basin. Exhaust from construction vehicles and grading would result in temporary air pollutant emissions. The temporary nature of the impacts does not result in a cumulatively considerable net increase in PM<sub>10</sub> or ozone precursors.

Thresholds of significance for construction emissions are 185 pounds per day each for NO<sub>x</sub> and ROG as well as 2.5 tons per quarter for PM<sub>10</sub>. According to the APCD's CEQA Handbook, the levels of construction activity that would require mitigation are 2,000 cubic yards of material moved per day for NO<sub>x</sub> and 9,100 cubic yards of material moved per day for ROG, and any project with a grading area greater than 4 acres of continuously worked area. The project requires moving 2,000 cubic yards of material over a period of five days at the visitor center location. This level of construction activity is below the significance level for construction emissions. The grading required for the access road and vehicle storage building would not exceed 2,000 cubic yards per day and would not occur concurrently with each other or the visitor center grading. Therefore the impact is considered less than significant.

While the project does not exceed thresholds of significance outlined in San Luis Obispo County APCD's CEQA Handbook, feasible measures as prescribed in the APCD's CEQA Handbook will be implemented to further minimize PM<sub>10</sub> emissions during construction including:

1. Reduce the amount of the disturbed area where possible.
2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
3. All dirt stock-pile areas should be sprayed daily as needed.
4. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
5. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.

6. 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 the APCD.
7. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
10. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
11. 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.

All PM<sub>10</sub> avoidance measures required must be included on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

**d. Expose sensitive receptors to substantial pollutant concentrations?**

**Less than Significant Impact.** The closest sensitive receptors to the Oceano Campground site would be visitors staying in the campground. Other adjacent land uses include a hotel, located across the street from the campground entrance on Pier Avenue, mobile home and other residences west on and south of Pier Avenue. There are no residences adjacent to the maintenance yard site; however, there is an RV park to the east beyond SR 1.

There are no long term pollutant emissions associated with the project. Temporary emissions of construction vehicles and dust would occur during the construction period. Implementation of the BMPs listed in the project description would minimize the impacts of emissions during construction therefore, the impact is considered less than significant.

**e. Create objectionable odors affecting a substantial number of people?**

**No Impact.** The activities associated with the construction and operation of the proposed facilities at the Oceano Campground and maintenance yard would not result in the creation of objectionable odors.

### 3.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Regulatory Setting

In addition to CEQA, other federal, state, and regional laws apply to the biological resources identified in this report. Each of these laws is identified and discussed below.

#### *Federal Endangered Species Act (FESA)*

The Federal Endangered Species Act (FESA) establishes a broad public and federal interest in identifying, protecting, and providing for the recovery of threatened or endangered species. The Secretary of the Interior and the Secretary of Commerce are designated in FESA as responsible for identifying endangered and threatened species and their critical habitat, carrying out programs for the conservation of these species, and rendering opinions regarding the impact of proposed federal actions on listed species. The U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) are charged with implementing and enforcing the ESA. USFWS

has authority over terrestrial and continental aquatic species, and NMFS has authority to over species that spend all or part of their life cycle at sea, such as salmonids.

Section 9 of FESA prohibits the unlawful “take “ of any listed fish or wildlife species. Take, as defined by FESA, means “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such action.” The USFWS’s regulations define harm to mean “an act which actually kills or injures wildlife.” Such an act “may include “significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering” (50 CFR § 17.3). Take can be permitted under FESA under sections 7 and 10. Section 7 provides a process for take permits for federal projects or projects subject to a federal permit, and Section 10 provides a process for incidental take permits for projects without a federal nexus. FESA does not extend the take prohibition to federally listed plants on private land, other than prohibiting the removal, damage, or destruction of such species in violation of state law.

#### *The Migratory Bird Treaty Act of 1918 (MBTA)*

Under the MBTA, it is unlawful to “pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not.” In short, under the MBTA it is illegal to disturb a nest that is in active use, since this could result in killing a bird or destroying an egg. The USFWS oversees implementation of the MBTA.

#### *The Clean Water Act of 1972 (Section 404)*

The United States does not have a federal, comprehensive law protecting wetlands. However, through the regulation of activities in “waters of the United States,” The Clean Water Act of 1972 is the main federal law used to protect wetlands. Section 404 of the Clean Water Act regulates the discharge of dredged or fill material into “waters of the United States,” which includes traditional navigable waters, interstate waters, certain tributaries of any of these waters, and wetlands that meet these criteria or that are adjacent to any of these waters. In 1987, the USACE published a manual for the delineation wetlands, those that are regulated by Section 404, and generally defined wetlands as requiring the following three characteristics: hydrology, hydric soils, and hydrophytes (plants adapted to living in saturated soils).

The USACE also regulates activities in waters of the United States under the federal Rivers and Harbors Act. Section 10 of the Rivers and Harbors Act requires permits for any work or structures in navigable waters of the United States, including wetlands within or adjacent to these waters. Both dredging and filling are regulated activities under the Act. Navigable waters are defined as those waters that are subject to the ebb and flow of the tide, or that are presently have been, or may be used for transport of interstate or foreign commerce.

#### *USFWS Wetland Definition*

In 1979 the USFWS adopted the wetland classification developed by Cowardin et al. In this classification system, wetlands are defined as: lands that are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water, and that have one or more of the following attributes:

At least periodically, the land supports predominantly hydrophytes; the substrate is predominantly undrained hydric soil; and, the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.

This differs slightly from the USACE definition. The USACE definition requires all three wetlands attributes (hydrology, hydrophytes, and hydric soils) to be present, where the USFWS definition does not.

#### *California Endangered Species Act (CESA)*

Provisions of CESA protect state-listed threatened and endangered species. The Fish and Game Commission is charged with establishing a list of endangered and threatened species. The California Department of Fish and Game (CDFG) regulates activities that may result in “take” of individuals (i.e., “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”). Habitat degradation or modification is not expressly included in the definition of “take” under the California Fish and Game Code, but CDFG has interpreted “take” to include the killing of a member of a species which is the proximate result of habitat modification.

#### *Fish and Game Code Section 1602*

Section 1602 requires an entity to notify CDFG of any proposed activity that may substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing pavement where it may pass into any stream, river, or lake. CDFG uses the USFWS definition of wetlands when regulating these activities.

#### *California Coastal Act of 1976*

The California Coastal Act of 1976 requires protection of land and water resources and avoidance of impacts resulting from land form alteration. The Act imposes restrictions on any development in Environmentally Sensitive Habitat Areas, such as wetlands. The Act requires any person proposing to undertake development in the Coastal Zone to obtain a Coastal Development Permit. Under the CCA, wetlands are defined as land within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens (Public Resources Code §30121). However, further guidance in defining wetlands is provided to the Coastal Commission under the California Code of Regulations. Under these provisions wetlands are defined as:

“...land where the water table is at near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentration of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to vegetated wetland or deepwater habitats” (14 CCR 13577).

Wetlands as shown on the County’s Sensitive Habitats Map are protected by a 100-foot buffer zone according to the County’s Coastal Zone Land Use Ordinance (CZLUO). Oceano Lagoon is one of these mapped wetland habitats. Some uses, such as education, are exempt from this 100 foot buffer in the CZLUO; however, appropriate impact minimization should be incorporated into project plans.

As the project is within the San Luis Obispo County Coastal Zone, it is subject to the Coastal Zone Land Use Ordinance requirements and, as stated in the project description, is required to obtain a Coastal Development Permit from the County. Riparian areas are also protected by the County’s CZLUO, as grading within sensitive habitats, such as riparian habitats, is prohibited within 100 feet.

However, exceptions to this requirement can be made through approval of a setback adjustment (CZLUO 23.05.034 (c)) in the Coastal Development Permit process.

#### *Fish and Game Code Section 3503 and 3503.5*

Pursuant to Fish and Game Code section 3503, it is unlawful to “take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.” Section 3503.5 provides similar protection specifically to raptors and their nests. CDFG typically recommends surveys for nesting birds that could potentially be directly (actual removal of trees/vegetation) or indirectly (noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “taking” by the CDFG.

#### *Fish and Game Code Section 4150*

Pursuant to Fish and Game Code section 4150, “[a]ll mammals occurring naturally in California which are not game mammals, fully protected mammals, or fur-bearing mammals, are nongame mammals. Nongame mammals or parts thereof may not be taken or possessed except as provided in this code or in accordance with regulations adopted by the commission.”

Bats are the only special-status, non-game mammal species protected under this law that have potential to occur on site. Direct impacts to bats generally occur through loss of roosting habitat. There are three general categories of roosts: cavities, crevices, and foliage (Johnston et al. 2004). Bats have day roosts, night roosts, maternity roosts, and hibernation or torpor roosts. The most likely roosting sites in an urban area are bridges, conifer snags, and live, mature oaks, sycamores, and cottonwoods (Johnston et al. 2004). Generally speaking, it is the take of maternal or hibernation roost sites that is of most concern to regulatory agencies.

### **Environmental Setting**

Oceano Campground at Pismo State Beach consists of a nature center, an RV and tent campground, a restroom and shower facility, and a nature trail. The campground is bordered to the east by Oceano Lagoon and to the west by intact but degraded Central Coast dune scrub. Oceano Lagoon is a modified marsh system that functions like a freshwater marsh and lake system. The adjacent dune habitat is considered to be the northern-most section of the Guadalupe-Nipomo Dunes system.

Mature trees surrounding the campground and nature center areas are dominated by non-native species such as Monterey pine and eucalyptus (*Eucalyptus* sp.). Riparian vegetation characterized by arroyo willow (*Salix lasiolepis*) and rushes (*Juncus* sp.) is found along the eastern and northern portions of the project site. The understory is dominated by ruderal grassland with some native scrub species such as coyote brush (*Baccharis pilularis*) and toyon (*Heteromeles arbutifolia*) intermixed, particularly on the western edge of the project site that borders coastal dune habitat.

There are three sensitive habitat types found in and around the project site: central dune scrub, central foredunes, and emergent marsh/wetland. The small dune community located directly west of the project site is known as the northern extent of the Guadalupe-Nipomo Dunes system. Although this portion of the dune system is not contiguous with the larger, intact dune system to the south, it has the plant and animal communities that are typical of the Guadalupe-Nipomo Dunes and is therefore considered part of the larger dune system.

The Guadalupe-Nipomo Dunes is the largest remaining dune system south of San Francisco and the second largest in the state of California. It encompasses an 18-mile (29 km) stretch of coastline on the central coast of California and extends from southern San Luis Obispo County to northern Santa Barbara County. The Guadalupe-Nipomo Dunes system is home to a unique dunes ecosystem and is recognized as a National Natural Landmark. Although the project site is adjacent to this very unique and sensitive habitat, no construction will occur within intact non-degraded portions of the coastal dunes system.

Oceano Lagoon and its associated wetlands border the eastern boundary of the project site. Oceano Lagoon is more aptly described as a man-made, freshwater lake. Historically, this lagoon area comprised of marshlands. These marshlands were likely brackish, with freshwater input from Meadow Creek and occasional seawater input from the Pacific Ocean in the form of dune overwash during high tide, storm, and big wave events. In the 1920s the Meadow Creek marshlands were dredged. The dredged material was apparently used to raise and level the areas now used as a campground.

Today, Oceano Lagoon continues to receive freshwater from Meadow Creek and captures runoff from neighboring development. Meadow Creek is a small watershed between two larger watersheds: Pismo Creek watershed to the north and Arroyo Grande Creek watershed to the south. Meadow Creek and its tributaries drain a small portion of the eastern slope of the Coastal Mountain Range northwest of Grover Beach.

Meadow Creek runs under SR 1 just north of its intersection with La Sage Road on the northern edge of the City of Grover Beach. Once west of SR 1 Meadow Creek heads south, along the eastern edge of Pismo State Beach Golf Course and Sheridan Road. It then goes under La Sage Road and Grand Avenue where it feeds a small riparian/willow complex located east of an intact section of Coastal dune habitat. Meadow Creek continues south to finally terminate in Oceano Lagoon.

Table 1 is a table of special-status species<sup>1</sup>, as defined by the California Department of Fish and Game (2008), with potential to occur within the project site. This list is based on occurrences listed with the California Natural Diversity Database (CNDDDB 2008) and field observations and local knowledge of C DPR Resource Ecology personnel.

Table 1. Special-status species with potential to occur within the project site			
Common Name Scientific Name	Status*	Habitat	Potential to Occur On Site
Mimic tryonia (=california brackishwater snail) <i>Tryonia imitator</i>	-	Inhabits coastal lagoons, estuaries and salt marshes, from Sonoma County south to San Diego County. Found only in permanently submerged areas in a variety of sediment types; able to withstand a wide range of salinities.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site.
Sandy beach tiger beetle <i>Cicindela hirticollis gravid</i>	-	Found in moist sand near the ocean, for example in swales behind dunes or upper beaches beyond normal high tides.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site.
Globos dune beetle <i>Coelus globosus</i>	-	Inhabits foredunes and sand hummocks immediately bordering the coast from Bodega Bay head to Ensenada, Baja California, and all of the Channel Islands except San Clemente Island.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site.
White sand bear scarab beetle <i>Lichnanthe albipilosa</i>	-	Inhabits coastal sand dunes of San Luis Obispo County, in the vicinity of Dune Lakes. Found hovering close to the surface of the dunes near the lake, but some distance from the surf.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site.
Rude's longhorn beetle <i>Necydalis rudei</i>	-	From sand dunes at Oso Flaco Lake. Larvae live in root crown and lower stem area of <i>haplopappus ericoides</i> .	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site.
Oso flaco robber fly <i>Ablautus schlingerii</i>	-	Sand dunes	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site.
Oso flaco flightless moth <i>Areniscythris brachypteris</i>	-	Open, coastal sand dune slopes in San Luis Obispo County. Larvae live in tubes attached to buried, green parts of plants at the margin of the active, moving sand dunes.	Low. No on-site habitat exists and no occurrences of the species are known within the project site. Suitable habitat is adjacent to site.
Monarch butterfly <i>Danaus plexippus</i>	-	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	High. Habitat exists and observations have been made on site (CNDDDB 2008).
Morro Bay blue butterfly <i>Plebejus icarioides moroensis</i>	-	Inhabits stabilized dunes and adjacent areas of coastal San Luis Obispo and NW Santa Barbara Counties. Larval foodplant thought to be <i>Lupinus chamissonis</i> .	Moderate. No on-site habitat, but adjacent habitat combined with flight has potential to result in occurrence.

<sup>1</sup> Special-status species, as defined by the California Department of Fish and Game (2008), include: 1) state or federal candidates for possible listing; 2) species considered by the CDFG to be a Species of Special Concern (SSC); 3) species listed or proposed for listing under the state and/or federal Endangered Species Acts; 4) species that are biologically rare, very restricted in distribution, declining throughout their range, or have a critical, vulnerable stage in their life cycle that warrants monitoring; 5) populations in California that may be on the periphery of a species range, but are threatened with extirpation in California; 6) species closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands, vernal pools, etc.); or 7) species designated as a special-status, sensitive, or declining species by other state or federal agencies, or non-governmental organization (NGO) of the list, such as the California Native Plant Society, Audubon Society, the IUCN - The World Conservation Union Red List, the United States Bird Conservation Watch List, or the Western Bat Working Group.

Table 1. Special-status species with potential to occur within the project site			
Common Name Scientific Name	Status*	Habitat	Potential to Occur On Site
Steelhead - south/central California coast ESU <i>Oncorhynchus mykiss irideus</i>	FT, SSC	Fed listing refers to runs in coastal basins from the Pajaro River south to, but not including, the Santa Maria River.	None. No habitat present on or adjacent to site.
Tidewater goby <i>Eucyclogobius newberryi</i>	FE, SSC	Brackish water habitats along the Calif. coast from Agua Hedionda Lagoon, San Diego Co. to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	None. No habitat present on or adjacent to site.
California red-legged frog <i>Rana draytonii</i>	FT, SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	Moderate. Habitat is adjacent to site but no known observances. Non-native predator/competitor (bull frogs) also present in adjacent habitat.
Southwestern pond turtle <i>Actinemys marmorata pallida</i>	SSC	Permanent or nearly permanent bodies of water in many habitat types; below 6000 ft elev. Require basking sites such as partially submerged logs, vegetation mats, or open mud banks. Need suitable nesting sites.	High. Suitable habitat on site in the Oceano Lagoon and occurrences by CDPR staff have been observed.
Coast (California) horned lizard <i>Phrynosoma coronatum</i> (frontale population)	SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site; however, suitable habitat exists adjacent to the site.
Silvery legless lizard <i>Anniella pulchra pulchra</i>	-SSC	Loose soils of beach, chaparral, pine-oak woodland, and streamside growth of sycamores, cottonwoods, and oaks. Burrows in dune sand of beaches, washes, and loose soil near bases of slopes and near streams. Forages in leaf litter by day.	High. Suitable habitat on site and occurrences by CDPR staff have been observed.
Sharp-shinned hawk <i>Accipiter striatus</i>	-	Ponderosa pine, black oak, riparian deciduous, mixed conifer and Jeffrey pine habitats. Prefers riparian areas. North-facing slopes, with plucking perches are critical requirements. Nests usually within 275 ft of water.	Moderate. Mature trees are present on site. No trees will be removed during breeding season.
California black rail <i>Laterallus jamaicensis coturniculus</i>	ST	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays. Needs water depth of about 1 inch that does not fluctuate during the year and dense vegetation for nesting habitat.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site;
Western snowy plover <i>Charadrius alexandrinus nivosus</i>	FT, SSC	Sandy beaches, salt pond levees, and shores of large alkali lakes. Needs sandy, gravelly, or friable soils for nesting.	Low. No on-site habitat exists and no occurrences of the species are known within the project site.
California least tern <i>Sternula antillarum browni</i>	FE, SE	Nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	Low. No habitat within project site, no occurrences of the species within the project site. Least Tern have been observed foraging in Oceano Lagoon during their breeding season.
Marsh sandwort <i>Arenaria paludicola</i>	FE, SE, CNPS 1b.1	Marshes and swamps. Growing up through dense mats of <i>Typha</i> , <i>Juncus</i> , <i>Scirpus</i> , etc. In freshwater marsh. 10-170m.	Low. No on-site habitat exists and no occurrences of the species are known within the project site.
La Graciosa thistle <i>Cirsium loncholepis</i>	FE, ST, CNPS 1b.1	Coastal dunes, brackish marshes, riparian scrub. Lake edges, riverbanks, other wetlands; often in dune areas. 5-185m.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site;

Table 1. Special-status species with potential to occur within the project site			
Common Name Scientific Name	Status*	Habitat	Potential to Occur On Site
Surf thistle <i>Cirsium rhotophilum</i>	ST, CNPS 1b.2	Coastal dunes, coastal bluff scrub. Open areas in central dune scrub; usually in coastal dunes. 3-60m.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site.
California saw-grass <i>Cladium californicum</i>	CNPS 2.2	Freshwater and alkali marshes, seeps. Freshwater or alkaline moist habitats. 60-600m.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site; however, suitable habitat exists adjacent to the site.
Pismo clarkia <i>Clarkia speciosa</i> ssp. <i>Immaculata</i>	FE, CNPS 1b.1	Chaparral, cismontane woodland, valley and foothill grassland. On ancient sand dunes not far from the coast. Sandy soils, openings. 25-185m.	None. No habitat present on or adjacent to site.
Dune larkspur <i>Delphinium parryi</i> ssp. <i>Blochmaniae</i>	CNPS 1b.2	Chaparral, coastal dunes (maritime). On rocky areas and dunes. 30-375m.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site; however, suitable habitat exists adjacent to the site.
Beach spectaclepod <i>Dithyrea maritima</i>	ST, CNPS 1b.1	Coastal dunes, coastal scrub. Formerly more widespread in coastal habitats in so. Calif. Sea shores, on sand dunes, and sandy places near the shore. 3-50m.	Low. On-site habitat is highly degraded but occurrences of species have been recorded very near the project site.
Blochman's leafy daisy <i>Erigeron blochmaniae</i>	CNPS 1b.2	Coastal dunes. Sand dunes and hills. 3-185m.	Low. On-site habitat is highly degraded but occurrences of species have been recorded very near the project site.
Hoover's button-celery <i>Eryngium aristulatum</i> var. <i>Hooveri</i>	CNPS 1b.1	Vernal pools. Alkaline depressions, vernal pools, roadside ditches and other wet places near the coast. 5-45m.	None. No habitat present on or adjacent to site.
Nipomo Mesa lupine <i>Lupinus nipomensis</i>	FE, SE, CNPS 1b.1	Coastal dunes. Dry sandy flats, restricted to back dunes, assoc. with central dune scrub habitat - a rare community type. 10-50m.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site.
Crisp monardella <i>Monardella crispa</i>	CNPS 1b.2	Coastal dunes, coastal scrub. Often on the borders of open, sand areas, usually adjacent to typical backdune scrub vegetation. 5-120m.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site; however, suitable habitat exists adjacent to the site.
San Luis Obispo monardella <i>Monardella frutescens</i>	CNPS 1b.2	Coastal dunes, coastal scrub. Stabilized sand of the immediate coast. 10-100m.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site; however, suitable habitat exists adjacent to the site.
Gambel's water cress <i>Nasturtium gambelii</i>	FE, ST, CNPS 1b.1	Marshes and swamps. Freshwater and brackish marshes at the margins of lakes and along streams, in or just above the water level. 5-1305m.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site.
Black-flowered figwort <i>Scrophularia atrata</i>	CNPS 1b.2	Closed-cone coniferous forest, chaparral, coastal dunes, coastal scrub, riparian scrub. Sand, diatomaceous shales, and soils derived from other parent material; around swales and in sand dunes. 10-250m.	None. No habitat present on or adjacent to site.
San Bernardino aster <i>Symphyotrichum defoliatum</i>	CNPS 1b.2	Meadows and seeps, marshes and swamps, coastal scrub, cismontane woodland, lower montane coniferous forest, grassland. Vernal mesic grassland or near ditches, streams and springs; disturbed areas 2-2040m.	Low. No habitat within project site, no occurrences of the species within or immediately adjacent to the project site; however, suitable habitat exists adjacent to the site.

\*SSC=State species of special concern; FE=Federally endangered; SE=State endangered; CNPS=California Native Plant Society priority ranking; FT=Federally threatened; ST=State threatened; species with no status listed have no formal list status but are included in CNDDDB based upon a ranking code that provides information about the status of a taxon, both throughout its entire range and within California.

A wetland delineation (Appendix A) was conducted at the Pismo Beach Visitor Center Project site on March 9, 2009, by a qualified CDPR biologist to determine whether USACE or Coastal Act jurisdictional wetlands would be affected by project implementation. The biologist used field methodology following the Interim Regional Supplement to the USACE Wetland Delineation Manual: Arid West Region (USACE 2006). Plant species were identified using the *Jepson Manual: Higher Plants of California* (Hickman 1996), and the wetland indicator status of these species was determined using the *National List of Vascular Plant Species that Occur in Wetlands: 1988 National Summary* (USFWS 1988). A Munsell® Soil Color Chart was used to determine soil matrix and redox feature colors. The data were collected at various locations within the project area (see map in Appendix A for sample point locations) and paired (i.e., one in wetland, one outside of wetland) sample points were used whenever possible.

Field mapping of the potential wetlands was conducted using a Trimble GPS unit. A total of 0.33 acres of potential USACE-jurisdictional wetland were mapped along the edge of the lagoon (see Appendix A). In addition, three areas totaling 0.14 acres exhibited hydric soil (i.e., redox) features but lacked hydrophytic vegetation and wetland hydrology. These areas of hydric soils contain weedy and upland plant species. Although these areas do not meet the requirements for USACE-jurisdictional wetland because two of the three required parameters are missing, they may be of interest in the coastal zone and are, therefore, included on the attached maps in Appendix A. The riparian vegetation in the project area totals 0.79 acres (see Appendix A).

#### **Discussion:**

*Would the proposed project:*

- a. **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**Less than Significant Impact with Mitigation.** The current developed and degraded state of the project site makes it very unlikely to be used by special-status species for foraging, rearing, or breeding. However, the existence of suitable aquatic habitat to the east and Coastal dunes habitat to the west creates some potential for the occurrence of special-status species on the project site.

Table 1 is a list of those special-status species that have potential to occur in each of the adjacent habitats.

Due to non-existent or degraded habitat and the developed nature of the site, most of the species on

Table 1 have no or low potential to occur on the project site. As they are not expected to occur on site, with the exception of California least tern, there is no potential for significant impacts to these species. Although they are not expected to occur on the project site, the potential exists for construction noise to disturb least terns foraging in the adjacent Oceano lagoon. This potential impact is addressed below.

Nesting birds are protected by the MBTA. Disturbance of or removal of nests during the nesting season would be considered a significant impact. Therefore, Mitigation Measure BIO-1, below, is proposed. Implementation of Mitigation Measure BIO-1 would reduce the impact to less than significant.

The California red-legged frog is a federally-listed species with potential for occurrence on site (moderate potential to occur on site). However, the potential for significant impacts to red-legged frogs is low because: aquatic habitat will not be directly impacted by the project, the species is not known to occur in the adjacent aquatic habitat (Oceano Lagoon), and predators (bullfrogs) are present in that aquatic habitat. Since red-legged frogs occur within the general vicinity (Arroyo Grande Creek, about ½ mile south of the visitor center) of the project, they could be present and move through the site during project construction. If a red-legged frog was crushed or otherwise harmed, it would be a significant impact. Mitigation Measure BIO-2 would reduce this impact to less than significant. Mitigation Measure BIO-2 would also avoid potential impacts to legless lizards and southwestern pond turtles, two other special-status herpetological species with moderate to high potential to occur on site.

As over-wintering monarchs generally cluster in the same trees year after year and no historical accounts of over-wintering use on site exist, the use of trees within the project site is not anticipated. However, it is possible a tree is being used and has not been observed, or will be used by monarchs for the first recorded time, and removing an occupied tree would be a significant impact. To ensure any such potential impact is avoided, CDPR will implement Mitigation Measure BIO-3. Implementation of Mitigation Measure BIO-3 would reduce this impact to less than significant.

The California least tern is a federally-listed species with low potential to occur on site, but it has been observed at Oceano Lagoon during the breeding season. No work is proposed in the lagoon; however, construction activities are proposed to occur within 50 feet of the lagoon. Construction noise could substantially interfere with foraging activity, which would be a significant impact. To ensure any such impact is avoided, CDPR will implement Mitigation Measure BIO-4. Implementation of Mitigation Measure BIO-4 would reduce this impact to less than significant.

Below are the proposed mitigation measures to avoid impacts to sensitive species:

**Mitigation Measure BIO-1:** Mature, urban trees are known to provide nesting habitat for migratory birds, especially raptors. The breeding season for migratory birds is considered to be between February 15th and August 31st. Tree removal and construction activities adjacent to mature trees have potential to cause direct and/or indirect impacts to nesting birds. Impacts to nesting birds would be avoided by removing trees outside of the nesting season (as stated in the project description). However, in the event this is not possible, pre-construction nesting bird surveys are required to prevent potentially significant impacts to nesting birds. Trees will either be removed outside of the nesting bird season or a nest survey will be performed prior to removal. To ensure construction-related noise or ground disturbance do not impact nesting birds in trees adjacent to the construction site, pre-construction surveys of mature, urban trees within and adjacent to the construction site will be performed.

**Mitigation Measure BIO-2:** Sensitive species with moderate to high potential for occurrence such as southwestern pond turtle, legless lizard, and red-legged frog shall be surveyed for prior to construction activities and then shall be excluded from entering the project site once construction begins through the construction of a plywood fence buried 12 inches below grade. The fence shall be shown on project plans and specifications. If any of these sensitive species are found within the construction area an avoidance and mitigation plan will be prepared and incorporated into the project. Any relocation of species will be done in consultation with the appropriate authorities.

**Mitigation Measure BIO-3:** Impacts to over-wintering monarch butterflies will be avoided by removing trees outside of the monarch season (Late October to February) or by conducting pre-construction surveys to insure trees are not being used.

**Mitigation Measure BIO-4:** The California least tern would be protected from harassment or “take” through construction monitoring by qualified biologists. From April 15-September 15, qualified biologists shall be on site during construction activities of the visitor center, entrance reconfiguration, and access road at the Oceano Campground to monitor for California least tern activity. If least terns are not foraging nearby or biologists observing least tern foraging activity determine construction noise is not disturbing the least terns, then work may proceed as planned. However, if least terns are being disturbed, the biologist shall direct work to stop within 250 feet of the bird until it leaves on its own accord.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**Less than Significant.** (Responses b-c). No construction will occur in those areas defined as wetlands by the USACE.

The County of San Luis Obispo may choose to take jurisdiction over areas containing only one of the three criteria that USACE defines as wetlands: standing water, hydrophytic vegetation, or hydric soils. Within the project site, there is one location with hydric soils that would be impacted by project construction. However, this location is missing the hydrology (water) and hydrophytes (wetland vegetation) characteristic of a jurisdictional wetland. This is a small, depressed area is located southwest of the existing Visitor Center. Despite hydric soils, this area is predominately non-native grasses and forbs and serves very little habitat value. Therefore, the impact is considered less than significant. Nevertheless, as stated in the project description, CDPR plans to restore impacted hydric soil areas at a 2:1 by removing non-native, invasive plant species in the riparian areas adjacent to Oceano Lagoon.

Currently, the dune area is stabilized primarily with non-native species (Cypress, Veldt grass, European beach grass and Acacia). After grading, this area will be stabilized with native foredune and back dune plants.

As sated in the project description, Chapter 2.3.5, impacts to riparian vegetation areas (a sensitive habitat in coastal areas) will be minimized using a 3:1 replacement ratio. For every unit of riparian area impacted by this project, 3 units of riparian revegetation or restoration (invasive plant species

removal, native plant planting, etc.) would be provided. Riparian tree removal (willow) would be replaced at a 3:1 ratio.

Landscape tree removal (approximately 23 trees at the visitor center site and fewer than 5 Monterey pines and landscaping plants at the vehicle storage building site) would be replaced at a 2:1 ratio with native trees. Native (approximately one coast live oak) tree removal is proposed to be replaced at a 5:1 ratio. Native plants removed from within the area of the project would be replaced at a 2:1 ratio along the peninsula section of the lagoon. All vegetation removal and replacement plantings would be shown on landscaping plans.

This would ensure that any habitat value lost is replaced and overall habitat value is increased.

Although no construction activities will occur within “wetlands” as defined by the USACE, construction and grading for the RV campground northern access road and the visitor center will disturb and remove riparian vegetation in the northeastern and southeastern portions of the campground site. Both of these riparian areas are dominated by arroyo willow and *Juncus* sp. In the northeast corner of the RV campground area, the riparian area is quite large, encompassing the majority of that area. Riparian vegetation is also found along the edge of Oceano Lagoon. Some riparian vegetation (less than 0.5 acres) will be disturbed or removed during construction. Loss of this riparian vegetation would be a significant impact. With implementation of Mitigation Measure BIO-6, this impact is considered less than significant.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**Less Than Significant.** The developed, degraded condition of the site renders its use as a wildlife corridor or nursery site obsolete. Because the site is already heavily used by park visitors and automobile traffic, construction activity is very unlikely to interfere with the current use of the adjacent wetland or dune habitat as breeding, foraging, or rearing habitat.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**Less than Significant.** Trees removed within the coastal zone require approval through the Coastal Development Permit process. The project description acknowledges a Coastal Development Permit for the project is required. The Oceano Campground project area would remove 23 mature landscaping trees consisting of 12 Monterey pines, four Torrey pines, two eucalyptus, and five Monterey cypress. The project would also remove one native tree, a coast live oak, and 14 mature native shrubs. The oak would be replaced at a 5:1 ratio and the riparian trees a ratio of 3:1. Native plants removed from within the area of the project would be replaced at a 2:1 ratio along the peninsula section of the lagoon.

Tree removal is also proposed east of the existing fence line at the location of the proposed new vehicle storage building. Replacement landscape tree plantings and native vegetation to screen views is proposed at this site. Native landscaping is proposed to be installed at the new fence line to provide visual screening to the storage building and maintenance yard. The replacement ratios proposed by CDPR ensure that any habitat value that lost is replaced, and overall habitat value is increased.

- f. **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**No Impact.** CDPR is currently developing an HCP that includes Pismo State Beach, but the HCP has not been approved by the trustee agencies. This project would be consistent with activities anticipated by the HCP.

### 3.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Environmental Setting

The Oceano Campground project site (access road, visitor center, and entrance) was evaluated for cultural resources in an Archaeological Survey Report (March 2009) and Historical Review (January 2009) by the State Department of Parks and Recreation archaeology staff. The evaluation consisted of a record search for previously recorded archaeological and historical sites, a pedestrian survey for cultural resources, and a historical features evaluation.

A literature search revealed two archaeological sites that are located in the vicinity of the campground. However, these sites would not be affected by this project's activities. No archaeological sites exist in the Oceano Campground project area.

A records review and site history search revealed two structures on the Oceano Campground project site that are over 40 years old. These are the existing office/ranger station (1950) and entrance kiosk (1960). Although historical in nature, these features were found ineligible for inclusion on both the California and National Historic Registers. The State Office of Historic Preservation (OHP) concurred with this finding in January 2009. The project was determined to have no effect on historical resources as none are present at the project site.

The existing visitor center is the only known historic-era resource in the project area, P-40-041193. P-40-041193 was evaluated by the SHPO on January 8, 2009, and was found ineligible for the California Register of Historical Resources and the National Register of Historic Properties. P-40-0041193 will be removed during project construction.

An Archaeological Survey Report (March 2009) was also prepared for the new vehicle storage building at the maintenance yard. A record search revealed one site, CA-SLO-396 located immediately adjacent to the new vehicle storage building project area. During the field survey, this site was not noticed on the surface immediately due to vegetation cover. However, inspection of uprooted pine trees revealed dense shell concentration below the surface. Areas not covered by vegetation show a moderate density of shell, approximately 50+ shell fragments per square meter.

Dense thickets of blackberry and other vegetation obscure the western boundary of CA-SLO-396, and further testing is needed to determine this boundary. According to previous investigations, areas of this site not previously impacted by the construction of SR 1 and the Pismo State Beach Maintenance Yard contain intact midden that is eligible for the nomination to the National Register of Historic Places under criterion D for its potential to provide scientific data about the history or prehistory of the United States.

CA-SLO-396 was successfully relocated and no new archaeological resources were located during this survey. The southern portion of the survey area, adjacent to the Ranger Station parking lot, had been tilled and graded exposing a large area of open dirt. There were no archaeological resources in this exposed area.

Two auger tests were placed within the proposed footprints for the new vehicle storage building, and two auger tests were placed outside the area of impact to determine the southern extent of CA-SLO-396. The southern boundary of CA-SLO-396 stops approximately 5 meters north of the area of impact and begins at a depth of 25 centimeters below the surface.

No historical resources exist at the Pismo State Beach maintenance yard site.

### **Discussion:**

*Would the proposed project:*

- a. **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

**No Impact.** A historical review revealed that there are no structures on the project site that are eligible for inclusion on the California or National Historic registers. The State Office of Historic Preservation concurred with this finding in January 2009.

- b. **Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

**Less than Significant Impact with Mitigation.** Site records review and a pedestrian survey for the Oceano Campground area as part of the Archaeological Survey Report (CDPR 2009a) did not reveal any known or unknown buried cultural resources at the project site. However, there is a chance that construction activities could uncover previously undiscovered buried cultural resources. Therefore, an archaeological monitor should be present during all ground disturbing activities at the site.

The maintenance yard site is adjacent to a known archaeological resource. Auger tests to 50 centimeters below grade within the proposed footprint of the vehicle storage building did not reveal any cultural resource materials. The known extent of the site is approximately five meters north of the new vehicle storage building impact area.

Auger testing to 50 centimeters, although containing sterile soils, might not have revealed the full southern extent of this site. In addition, it may be possible to reveal previously unknown cultural resources in any portion of Pismo State Beach. Disturbing or damaging any such archaeological site would be a significant impact. Implementing the following mitigation measure would reduce this potential impact to a less-than-significant level:

**Mitigation Measure CUL-1:** Associate State Archaeologists from OHMVR Division Headquarters will be present and monitor all ground disturbing activities during any project construction activities. A Native American monitor will also be present. It will be important that all project managers and equipment operators keep open communication with an Associate State Archaeologist from OHMVR Division Headquarters in order to schedule this monitoring. Any time cultural resources or materials are discovered during project activities, all activities within 50 feet of the find will cease until an Associate State Archaeologist from OHMVR Division Headquarters can investigate the resource. Should any human remains be identified, action shall be taken consistent with CEQA Guidelines 15064.5(e)

**c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Less than Significant Impact with Mitigation.** This activity would not significantly modify existing topography or impact paleontological resources or geologic features. There has been no documentation of significant paleontological resources or geological features in the project area by Division cultural resource specialists. However, there is a chance that construction activities could uncover previously undiscovered buried paleontological resources. Therefore, an archaeological monitor should be present during all ground disturbing activities at the site. See Mitigation Measure CUL-1 above.

**d. Disturb any human remains, including those interred outside of formal cemeteries?**

**Less than Significant Impact with Mitigation.** The Archaeological Survey Reports did not reveal any known or unknown buried cultural resources in the project site, including human remains and any interred outside of formal cemeteries. However, there is a chance that construction activities could uncover previously undiscovered buried human remains. Therefore, an archaeological monitor should be present during all ground disturbing activities at the site. See mitigation measure CUL-1 above.

### 3.6 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Environmental Setting:

A Geotechnical Investigation (December 2008) was prepared for the new visitor center by Geocon Consultants (Appendix E). The purpose of the report was to observe and sample the subsurface conditions encountered at the site and provide conclusions and recommendations relative to the geotechnical aspects of the design and engineering of the proposed project. Pertinent results of the report are as follows:

Site topography: Elevation at the site is approximately 10 feet above mean sea level. Given the site's proximity to the ocean, it is assumed that the water surface elevation of Oceano Lagoon is somewhat influenced by sea level, which has a mean tidal range of approximately four feet.

However, the water level in Oceano Lagoon likely remains relatively constant due to inflow from Meadow Creek.

Soil and geologic conditions: Soil and geologic conditions encountered at the site predominantly consist of recent sand dune/alluvial deposits overlying interbedded older sand dune and estuarine deposits. Existing pavement materials consist of approximately two inches of asphalt concrete (AC) overlying seven inches of aggregate base. Eolian/alluvial (recent sand dune deposits) from below the pavement section extend to a depth of approximately 11.5 feet. From about one to ten feet, these deposits generally consist of loose, poorly graded sand. From 10 to 11.5 feet, a layer of soft clayey silt is present.

Below the Eolian/alluvial deposits is loose to medium dense older sand dune deposits, consisting of poorly graded, fine sand. Estuarine deposits were encountered below the older sand dune deposits at a depth of approximately 29.5 feet. These consisted primarily of interbedded layers of firm to stiff lean clay, medium dense silty sand, and medium dense poorly graded sand.

Groundwater: Groundwater was encountered at a depth of six feet. However, the groundwater elevation likely coincides with the water level in Oceano Lagoon. Fluctuations in groundwater may occur due to variations in precipitation, temperature, seasonal fluctuations, and other factors such as ocean tides. Therefore it is possible that future groundwater may be higher than the levels observed in the investigation.

Geologic Hazards: The site is not located on any known active earthquake fault trace. In addition, the site is not within an Alquist-Priolo earthquake fault zone. The closest active fault is the San Luis Range Fault, located approximately 1.4 miles to the northeast. The site could be subject to ground shaking in the event of an earthquake along faults in the area.

Seismicity – Liquefaction and Lateral Spreading: The site is located in an area of “high potential” for liquefaction. Liquefaction is a phenomenon in which saturated cohesionless soils are subject to a temporary loss of shear strength due to pore pressure buildup under the cyclic shear stresses associated with intense earthquakes. Lateral spreading is a phenomenon in which soils move laterally during seismic shaking and is often associated with liquefaction.

Significant liquefaction and lateral spreading occurred in Oceano during the 2003 San Simeon earthquake, where the closest fault rupture surface was located approximately 40 miles north of Oceano and significant damage occurred as a result. A report documented two major liquefaction-induced lateral spread sites within a 0.25-mile radius of the visitor center site. In addition, liquefaction-induced sand boils and an extensional lateral spread feature were mapped at the visitor center site. Locations of other lateral spreading occurred nearby. The report concluded that the Oceano area is particularly prone to liquefaction and lateral spreading.

The investigation confirmed the presence of significant, potentially liquefiable sand layers in the upper 25 feet of soil at the test locations. The layers range in thickness from a few inches, to over 10 feet thick and likely intersect the free face geometry of the adjacent Oceano Lagoon. Therefore there is a high potential for lateral spreading to occur as a result of liquefaction. If liquefaction were to occur, the total vertical ground surface settlement was estimated at three to five inches. Sand boils were also predicted to occur during liquefaction. The estimated potential horizontal displacement due to lateral spreading was approximately three feet.

A separate geotechnical investigation was not prepared for the vehicle storage building because a report had been prepared previously for another site nearby in the maintenance yard.

Would the proposed project:

**a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

**i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?**

**No Impact.** There are no active faults mapped within Pismo State Beach park boundaries (SLO County Natural Hazards Map: Earthquake Fault Zone). In addition, it is not located within an Alquist-Priolo Earthquake fault zone. Therefore, there would be no impact to people or structures from the rupture of a known earthquake fault.

**ii. Strong seismic ground shaking?**

**Less than Significant Impact.** The project site is located in San Luis Obispo within a seismically active area and would be subject to strong seismic shaking during the next major earthquake. The facilities proposed are designed to current 2007 California Building Code, which would resist collapse damage during a seismic event. In addition, a geotechnical investigation was prepared (Appendix E), and the conclusions and recommendations shall be included in the design and construction of the proposed facilities. A separate geotechnical investigation was not prepared for the vehicle storage building because a report had been prepared previously for another site nearby in the maintenance yard. Therefore, the impact is determined to be less than significant.

**iii. Seismic-related ground failure, including liquefaction?**

**Less than Significant Impact.** The town of Oceano has been subject to liquefaction and amplification in previous seismic events. It can therefore be concluded that the location where the improvements are proposed would be subject to liquefaction and or amplification in the event of a future seismic event. All built structures are being designed to the most recent International Building Code Standards, and recommendations of the Geotechnical Investigation (Appendix E) are incorporated in to the project's design and construction. A separate geotechnical investigation was not prepared for the vehicle storage building because a report had been prepared previously for another site nearby in the maintenance yard. Therefore, the impact is considered less than significant.

**iv. Landslides?**

**Less than Significant Impact.** San Luis Obispo County hazard maps show the project area to have a low potential for landslides. The topography at the project site is flat, which is not conducive to landslides.

**b. Result in substantial soil erosion or the loss of topsoil?**

**Less than Significant Impact.** The proposed improvements occur on sandy soil, a highly erosive material, but typical of the area because of the beach and dune location. Project activities may require cutting into a stabilized dune at the western end of the project site. If any portion of the dune is cut during construction activities, replacement planting would occur to stabilize the slope.

- c. **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

**Less than Significant Impact.** The soils underlying the project site are known areas of liquefaction and amplification. The buildings have been designed accordingly with recommendations incorporated from the Geotechnical Investigation. Therefore, the risk from unstable soils or geologic unit is considered less than significant.

- d. **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

**Less than Significant.** The Geotechnical Investigation states that the on-site soils exhibit a low expansion potential and no special pad pre-saturation procedures are considered necessary. However, the pads would be moisture conditioned to optimum moisture content prior to placing the vapor barrier; which is typical practice for concrete placement. Therefore, the impact is considered less than significant.

- e. **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

**No Impact.** Alternative waste water or septic tank systems are not proposed for the project. Connections to existing sewer lines would be provided.

### 3.7 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Would the proposed project:*

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

**Less than Significant Impact.** The project proposes to build a new visitor center, reconfigure the entrance of an existing campground facility, and build a new access road at the Oceano Campground. The project also proposes constructing a new vehicle storage building at the maintenance yard. There is no routine transport, use, or disposal of hazardous materials proposed by the project. The new vehicle storage building would be used to house maintenance vehicles

including a bulldozer and loader. The building would be for storage of vehicles only; maintenance would occur at an existing automotive repair shop on site.

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Less than Significant Impact with Mitigation.** The proposed project is the building of a new visitor center, reconfiguration of the entrance to an existing campground facility, and building of a new access road. No hazardous materials are involved in the construction of the project. However, the project does involve demolition and removal of the existing park ranger cottage, contact station, and Pismo Dunes Nature Center. These structures may contain asbestos or lead. Worker or air contamination can occur during demolition activities. Therefore, the following mitigation measure is proposed

**Mitigation Measure HAZ-1:** Facilities to be removed/demolished shall be tested for lead and asbestos and handled and disposed of accordingly. A Cal-OSHA Certified Asbestos Consultant must be contracted to prepare an asbestos/lead abatement work plan or specification. A Cal-OSHA Certified Asbestos Consultant or Site Surveillance Technician shall also be retained to provide on-site construction/demolition supervision of the asbestos abatement contractor to ensure utilization of proper work practices as stated in the work plan or specification. All asbestos containing materials will be removed by a licensed abatement contractor only. Removal of leaded paints shall be according to 29 CFR 1926.62, Lead Exposure in Construction, Interim Final Rule.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or hazardous waste within one-quarter mile of an existing or proposed school?**

**No Impact.** There are no schools within one-quarter mile of the project site. The closest school is Oceano Elementary located at 1551 17<sup>th</sup> Street, Oceano, CA 93445, about one mile east of the project site. The project does not involve the emission or handling of hazardous or acutely hazardous materials, substances or hazardous waste. Temporary emissions of construction exhaust is evaluated in Air Quality, Section 3.3.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**No Impact.** No hazardous material site is known to occur on or in the vicinity of the project site. The project site is not on the Department of Toxic Substance Control's Hazardous Waste and Substance Site List (Cortese List; Department of Toxic Substances 2008). The maintenance yard contains an existing 2,000 gallon above ground fuel tank, which has had no record of leaks. No changes are proposed for the existing fuel storage at the site.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

**Less than Significant Impact.** The airport closest to the project site is the Oceano County airport about 0.2 mile south of the Oceano Campground and even further from the maintenance yard. This airport is a general aviation airport and has an adopted Airport Land Use Plan (2007). The project

is located within Area C of the Oceano County airport land use plan (Airport Land Use Commission 2007) and is subject to ALUC review and approval. The proposed project would not result in an airport safety hazard for the project site or the people using the site as the buildings proposed are one-story tall (maximum 15 to 18 feet high), which is commensurate with the development surrounding the site. The project does not include any features such as highly reflective surfaces or unusually tall structures that could pose hazardous to aircraft overflights.

**f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.** There are no private air strips within two miles of the project site, so the project would not result in a safety hazard for people residing or working in the project area.

**g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**No Impact.** The proposed new access road, visitor center, and reconfiguration of the campground entrance at the Oceano Campground would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Installation of the new vehicle storage building at an existing maintenance yard site would also not physically interfere with an adopted emergency response plan or emergency evacuation plan. Access would be maintained to and from open portions of the campground and maintenance yard throughout construction.

**h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?**

**Less than Significant.** The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project is not located within the urban/wildland interface; however the area is mapped as a “moderate” fire hazard area (<http://sloplanning-maps.org>). There are adequate fire fighting capabilities in the event of small fires within the park, and for larger fires, the area would be subject to existing park emergency response plans. The proposed new visitor center would include fire prevention devices such as smoke alarms and sprinklers.

## 3.8 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Would the proposed project:*

**a. Violate any water quality standards or waste discharge requirements?**

**Less than Significant Impact.** The project would not violate any water quality standards or waste discharge requirements. The project is the construction of a new vehicle storage building, visitor center, and access road and reconfiguration of a campground entrance. Sewer facilities would be connected to existing sanitary sewer infrastructure. Mitigation measures are proposed to protect water quality during construction; see Response to (c) below.

**b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

**Less than Significant Impact.** The project does not propose to extract groundwater. The project does not involve significant amounts of cut or fill that could change the direction or rate of groundwater flow. The project does not involve the installation of wells to extract groundwater. While the square footage of the proposed visitor center facility is greater than the existing facility, visitorship is not expected to vary significantly from current numbers, and therefore water use is not expected to change significantly. The project therefore would not impact the groundwater table or nearby wells.

**c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

**Less than Significant Impact.** The existing drainage pattern of the area would not be altered significantly from the existing drainage pattern on site. Drainage from impermeable surfaces on the site would be directed to the local storm drain system and not directly into Oceano Lagoon. Disturbance to the site during construction could result in the discharge of sediment into storm water runoff. In addition, the project proposes to prepare a Storm Water Pollution Prevention Plan (SWPPP) and an Erosion Control Plan as stated in the project description. Therefore, the impact is considered less than significant.

**d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

**Less than Significant Impact.** The project does not involve altering the course of a stream or river. Stormwater runoff from the site would be directed to the local storm drain system and not directly into the lagoon.

**e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

**Less than Significant Impact.** Temporary impacts to storm water quality during construction are minimized through the implementation of a Storm Water Pollution Prevention Plan as described above and in Chapter 2.3.5. Post construction impacts as a result of changes to on-site drainage

features would be avoided through the preparation of a Drainage Plan, as required by the County as stated in the project description.

**f. Otherwise substantially degrade water quality?**

**Less than Significant Impact.** The project is a redevelopment of an existing campground site and installation of a new vehicle storage building at an existing maintenance yard. These activities would not otherwise substantially degrade water quality.

**g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**No Impact.** The project does not involve construction of residential structures at either the Oceano Campground or the maintenance yard.

**h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

**Less than Significant Impact.** The project site is identified as a special flood hazard area subject to inundation by the one percent annual flood. The one percent annual chance flood (also known as the 100-year flood or base flood), is the flood that has a one percent chance of being equaled or exceeded in any given year. The project site is within Zone AE according to panel 1582F of the San Luis Obispo County Flood Insurance Rate Map. However, the project site is not located within a flood way. The flood way is a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the one percent annual chance of flood can be carried without substantial increases in flood heights. The new visitor center building elevation will be in conformity with the FEMA standards for the 100-year flood.

**i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

**Less than Significant Impact.** The project would not expose people or structures to a significant risk of loss or injury or death involving flooding as it is not located downstream from a dam or adjacent to a levee. Local public safety, public works, and related agencies would use standard emergency response procedures or internal procedures in the event of flood conditions.

**j. Result in inundation by seiche, tsunami, or mudflow?**

**Less than Significant Impact.** The project is located in an area that could be subject to inundation by tsunamis, and seiches due to its proximity to the Pacific Ocean and Oceano Lagoon. However, the impact is considered less than significant due to the County's Tsunami Response Plan (San Luis Obispo County 2005) in effect for the County.

### 3.9 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Would the proposed project:*

**a. Physically divide an established community?**

**No Impact.** There is no established community within the project area. The closest established community is located two miles east of the event site. The project is a reconfiguration of a campground entrance and installation of a new visitor center and garage at an existing State Beach; it would not divide an established community.

**b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

**Less than Significant Impact.** No significant impacts would occur from the project as it would not change the nature of use within the park. The visitor center use is a legal use allowed by the park's General Development Plan and San Luis Obispo County's Local Coastal Plan (LCP). The project is located within the County's LCP and therefore requires a Coastal Development Permit and is subject to the requirements of the Coastal Zone Land Use Ordinance. According to land use maps prepared by the County, the project area is mapped in or adjacent to several special areas including: floodplain, wetland, and airport review area. The Coastal Zone Land Use Ordinance outlines specific requirements for projects located in these areas. Proximity to the flood hazard area was taken into account during the planning and engineering of the visitor center. According to the CZLUO, only certain uses are allowed within 100 feet of wetlands; one of these is education, which the new visitor center would qualify as. The project also proposes mitigation for impacts to riparian vegetation and hydric soils (see Biology section); however, the County can choose to require additional mitigation through the Coastal Development Permit process. Therefore, the impact is considered less than significant.

**c. Conflict with any applicable habitat conservation plan or natural community conservation plan?**

**No Impact.** The project site is not located in an area covered by a habitat conservation plan or natural community conservation plan. A habitat conservation plan is being developed for certain State Park units within San Luis Obispo County, including Pismo State Beach; however, it has not yet been approved by the trustee agencies.

### 3.10 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local -general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Would the proposed project:*

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

**No Impact.** The project would not affect any known mineral resources of regional or local importance as none are mapped to exist in the area (<http://sloplanning-maps.org>).

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

**No Impact.** No locally important mineral resources are designated at this site in the San Luis Obispo County General Plan. The project would not result in the loss of availability of any locally important mineral resources.

## 3.11 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Would the proposed project:*

- a. Expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Less than Significant Impact.** Noise levels would increase during construction of the project. However, noise from construction activities would be limited to the hours between 7:00 a.m. and 9:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m. Saturday or Sunday per Title 23.06.042(d) of the San Luis Obispo County Coastal Land Use Ordinance. If pile driving is required, it would be further limited to the hours between 9:00 a.m. and 5:00 p.m. on weekdays only. Operation of the Nature Center and maintenance yard vehicle storage building would not result in noise levels in excess of standards established in the San Luis Obispo County Local Coastal Plan, land use ordinance, or applicable standard of other agencies.

- b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?**

**Less than Significant Impact.** Construction of the new visitor center, garage, and campground access road and reconfiguration of the campground entrance would not expose people to

excessive ground borne vibration or ground borne noise levels. Construction of the visitor center may involve pile driving, which can produce moderate ground vibrations. However, the nearest buildings are on the opposite site of Pier Avenue about 150 feet away, and the Geotechnical Investigation does not identify this type of installation as a hazard. Operation of the Nature Center and maintenance yard vehicle storage building also would not result in exposure to or generation of excessive ground vibration or noise as center operations would not involve any activities creating ground borne vibration or noise.

**c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Less than Significant Impact.** The land use proposed is an existing land use at the campground and maintenance yard. Although the new visitor center would be larger in size than the existing temporary facility, there are no new activities proposed that would result in a permanent increase in ambient noise levels. The vehicle storage building at the maintenance yard will provide the equipment vehicles protection from the weather. Noise creating activities are not associated with the vehicle storage building.

**d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Less than Significant Impact.** The project would not create a substantial temporary or periodic increase in ambient noise levels. As mentioned above, construction of the project would result in a temporary increase in noise levels from activities such as grading, felling trees, demolition of existing structures, and framing of the new visitor center structure. These are common construction/demolition activities that do not rise to a level of significance if performed during the normal construction hours stated above; therefore, the impact is considered less than significant. However, noise from pile driving at the visitor center site may be considered a greater nuisance to nearby property owners. Therefore, pile driving activities are further limited to the hours between 9am and 5pm on weekdays only, as stated in the project description. Therefore, temporary noise impacts are considered less than significant.

**e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

**Less than Significant Impact.** The nearest airport to the project site is the Oceano County Airport, located 0.2 miles south of Oceano Campground. The project is located within the 65 dBA CNEL zone of the airport, however, the project merely replaces an existing use at the Oceano Campground and does not result in exposure to excessive noise levels. Normal building design requires adequate noise insulation to reduce indoor noise levels to acceptable levels. As the vehicle storage building at the maintenance yard is meant only for storage of maintenance vehicles, noise attenuation is not required or appropriate for the structure.

**f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

**No Impact.** The proposed project is not within the vicinity of a private airstrip.

### 3.12 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

*Would the proposed project:*

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**No Impact.** The project would not induce population growth in the community of Oceano or its environs. The project is within a State Beach, and no permanent population or housing would be generated as a result of the project. The project would not add any new permanent residents to the area.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**Less than Significant Impact.** The project would not displace existing housing at the State Beach, as there is none at the project site. Portions of the campground may be closed temporarily to accommodate the construction process. However this is not considered a significant impact as campgrounds require reservations to use the sites and reservations would only be made available to those sites remaining open during construction.

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**Less than Significant Impact.** The project would not displace any people, as it is a reconfiguration of a campground entrance and installation of a new visitor center and garage in an existing State Beach. Portions of the campground may be closed temporarily to accommodate the construction process. However this is not considered a significant impact as campgrounds require reservations to use the sites and reservations would only be made available to those sites remaining open during construction.

## 3.13 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Would the proposed project:*

- a. **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

1. **Fire protection?**

**Less than Significant Impact.** The construction of a new visitor center and reconfiguring the entrance to the campground would not increase the need for fire protection services or create an adverse impact on fire protection services, as it is a construction project for an existing land use within a State Beach.

2. **Police protection?**

**Less than Significant Impact.** The project does not increase the need for police protection services or create an adverse impact on police protection services, as these are existing land uses at a State Beach.

3. **Schools?**

**No Impact.** The project would not result in increased number of students served by local schools, as it is an existing land use and reconfigures a campground entrance and installs a new vehicle

storage building. These activities would not bring in new residents requiring the construction of additional schools.

**4. Parks?**

**No Impact.** The project would not result in an increased number of residents or visitors in the area using community parks.

**5. Other public facilities?**

**No Impact.** No other public facilities would be affected by the project.

### 3.14 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Would the proposed project:*

- a. **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

**Less than Significant Impact.** The project would not increase the visitor use of Pismo State Beach, Oceano Dunes SRVA, or nearby community parks in Oceano or generate demand for recreational facilities. Although a small portion of the campground and the nature center could be closed to public use during construction of the project, this closure would only be temporary for the duration of construction and would not permanently shift significant numbers of users, if any, to other parks. One to two RV camp sites may be eliminated from use to accommodate the construction at the campground. Elimination of one to two RV sites is not considered a significant impact.

- b. **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**No Impact.** The project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

## 3.15 TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Would the proposed project:*

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

**Less than Significant Impact.** The project does not include expansion of existing camping facilities nor does it propose to expand the visitor center to accommodate a significant increase in visitors. Parking is provided for two school buses, representing the maximum number of students per day (50 students) to the visitor center. Therefore, the impact is considered less than significant. The visitor center patrons are mainly existing campground users or students on field trips.

- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

**Less than Significant Impact.** The project is the reconfiguration of a campground entrance, installation of an access road, and the construction of a new visitor center, which is currently housed in an old temporary building. Reconfiguring the Oceano Campground entrance improves traffic on the local streets by increasing the stacking length within the park, preventing overflow onto Pier Avenue. Both the campground and existing natural history museum are existing features on the project site. The campground is not being expanded, and the parking area for the new visitor center is not significantly larger than the existing parking area. The existing parking area currently accommodates about 14 cars, while the proposed parking area will accommodate 15 cars (including two ADA compliant spaces) and two RV pull through stalls. The number of people expected at the visitor center is not expected to change dramatically from existing numbers. The increased size in the facility is proposed in order to provide an enhanced and updated visitor experience and includes office space for park employees. The proposed vehicle storage building will house existing maintenance equipment. Traffic to and from the maintenance yard site is not expected to change as a result of the project.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**No Impact.** The proposed campground reconfiguration and new visitor center would not affect air traffic patterns. The buildings proposed are one-story in height (maximum height 18 feet) and would not affect air traffic patterns.

- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Less than Significant Impact.** The proposed reconfiguration and visitor center would not increase hazards due to a design feature or incompatible uses. The project actually eliminates a current hazard as with the existing campground entrance configuration, cars are forced to queue onto Pier Avenue creating a hazard by blocking or impeding traffic on the road. The project would reconfigure the entrance and move the contact station further into the park allowing a greater number of cars to queue in the park, rather than on Pier Avenue, a county arterial road.

- e. Result in inadequate emergency access?**

**No Impact.** The proposed project would not result in inadequate emergency access. The project actually improves access into and within the Oceano Campground. Access to the campground would be maintained at all times allowing for access during emergencies.

- f. Result in inadequate parking capacity?**

**No Impact.** The proposed project would not result in inadequate parking capacity. The number of parking spaces provided by the project is more than the existing number of spaces provided. The existing parking area currently accommodates about 14 cars, while the proposed parking area will accommodate 16 cars (including two ADA compliant spaces) and two RV pull through stalls.

**g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

**No Impact.** The proposed project would not conflict with adopted alternative transportation policies as it would not affect any existing alternative transportation facilities.

### 3.16 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Would the proposed project:*

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**Less than Significant Impact.** There are no water uses proposed that would result in an exceedance of waste water treatment requirements. The project is the construction of a new visitor center and reconfiguration of the entrance to a campground. The new visitor center would be connected to existing sanitary sewer infrastructure. No other uses or activities are proposed at the site that would result in wastewater that would exceed treatment requirements.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Less than Significant Impact.** The project would not require construction of new or expanded water or wastewater treatment facilities. Water use at the site after the proposed improvements is expected to remain the same despite a larger (increased floor space) facility. The reason for this is that the facilities being removed are quite old, and it is assumed that any increase in gross floor area is offset by the improvements in efficiency in the new plumbing code. In addition, visitor use numbers are not expected to change significantly from existing visitation.

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Less than Significant Impact.** This project will reconfigure the entrance to the Oceano Campground and construct a new visitor center. Runoff from the site will be directed to the local storm drains and does not require reconstruction of storm water facilities to accommodate the proposed flows; therefore, the project would not cause significant environmental effects due to expansion or construction of storm water drainage facilities.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

**Less than Significant Impact.** No new water supplies or entitlements would be needed. There would be no expansion of existing water use associated with this project.

- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Less than Significant Impact.** The project does not involve construction of expanded facilities that would add quantities of wastewater to be treated. The Oceano Community Services District provides wastewater services to Pismo State Beach.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

**Less than Significant Impact.** The project is the reconfiguration of a campground entrance and construction of a new visitor center. The campground and existing natural history museum that will be demolished are existing uses currently on the project site. The new visitor center is replacing an old temporary building, the amount of solid waste is not expected to vary significantly from current amounts; therefore, the impact is considered less than significant.

- g. Comply with federal, state, and local statutes and regulations related to solid waste?**

**No Impact.** The project is the reconfiguration of the entrance to a campground, construction of a new access road and a new visitor center. The project would also install a new vehicle storage building at the maintenance yard site. The project will not violate federal state or local statutes or regulations related to solid waste. The County does not have an ordinance that requires recycling

of construction or demolition waste; however, they can regulate these activities through the Coastal Development Permit process.

### 3.17 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means the incremental effects of past projects, the effects of other current projects, and the effects of probably future projects as defined in Section 15130.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

- a. **Does the project have the potential to substantially 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, substantially 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?**

**Less than Significant Impact with Mitigation.** The project would employ on-site monitoring during construction activities by qualified specialists (biologist and an archaeologist) to preserve quality of the environment and sensitive habitats and species and important examples of the major periods of California history or prehistory. Mitigation measures are also proposed to avoid impacting sensitive species.

- b. **Does the project have possible environmental effects that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means the incremental effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in Section 15130)?**

**Less than Significant Impact.** The project would not have environmental effects that are individually limited, but cumulatively considerable. The project does not propose new uses at the project site and all impacts to disturbed habitats (riparian vegetation, hydric soils) would be minimized and compensated for. Impacts related to climate change are not anticipated as the facilities are not expanding resulting in increased visitorship to the visitor center. The project does

not propose new housing or new permanent sources of air pollutant emissions. A number of projects have occurred or are scheduled to occur in the Pismo State Beach maintenance yard. The projects include an interior remodel of two existing buildings, the installation of an employee parking area at the entrance from SR 1, the installation of outstructures to one of the employee residences, and the installation of a vehicle wash facility. All of the projects will occur within the existing disturbed footprint of the maintenance yard. The projects do not result in cumulative impacts when considered alone or in combination.

**c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Less than Significant Impact.** The project would not have environmental effects that would cause substantial adverse effects on humans, either directly or indirectly. Temporary impacts to air quality during construction would be avoided through the use of best management practices to minimize PM<sub>10</sub> emissions during construction.

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## **Chapter 5** REPORT PREPARATION

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