

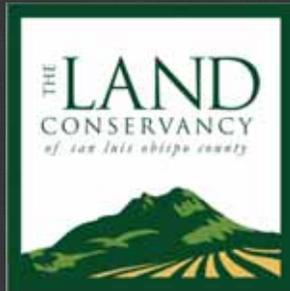


PISMO PRESERVE

Safe, Sustainable...*Sensational.*



INTRODUCTIONS



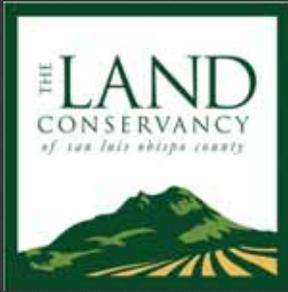
Kaila Dettman, Executive Director

The Land Conservancy of San Luis Obispo County



Brandon Medeiros, Director of Landscape Architecture

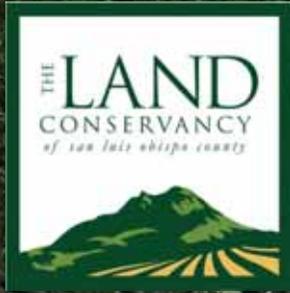
Wallace Group



OUR NONPROFIT

- Local people, local land
- Nonprofit land trust
- Established in 1984
- 15,000+ acres
permanently protected
- **CONSERVE**
- **CARE**
- **CONNECT**

Protecting what we
all love best about
where we live:
the land, the water, the
open space, the lifestyle



CONSERVE. CARE. CONNECT.

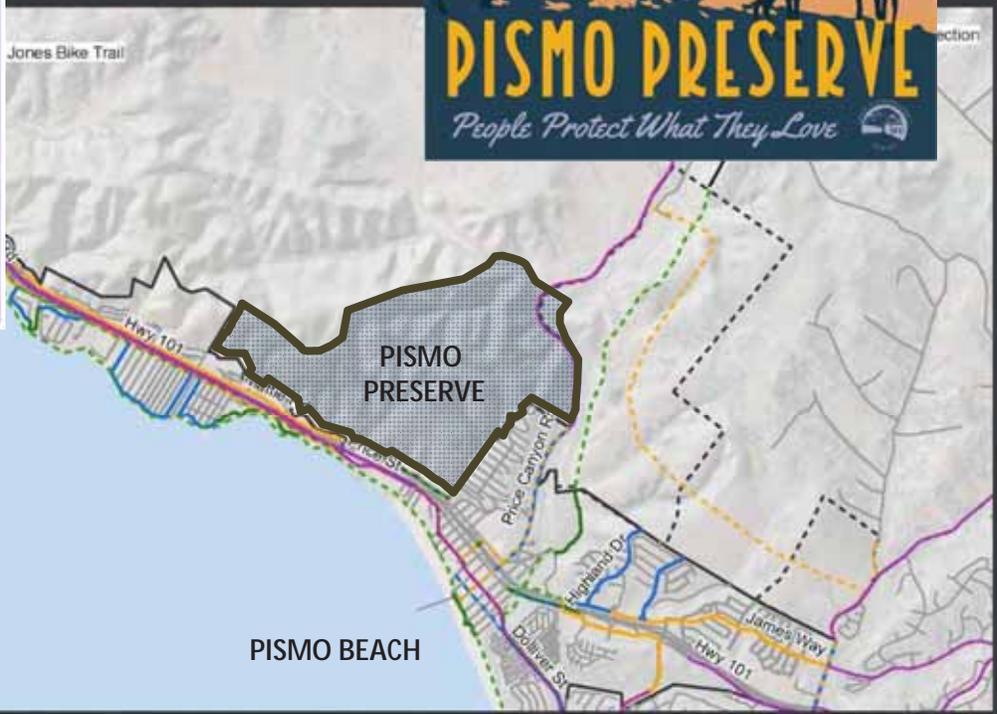
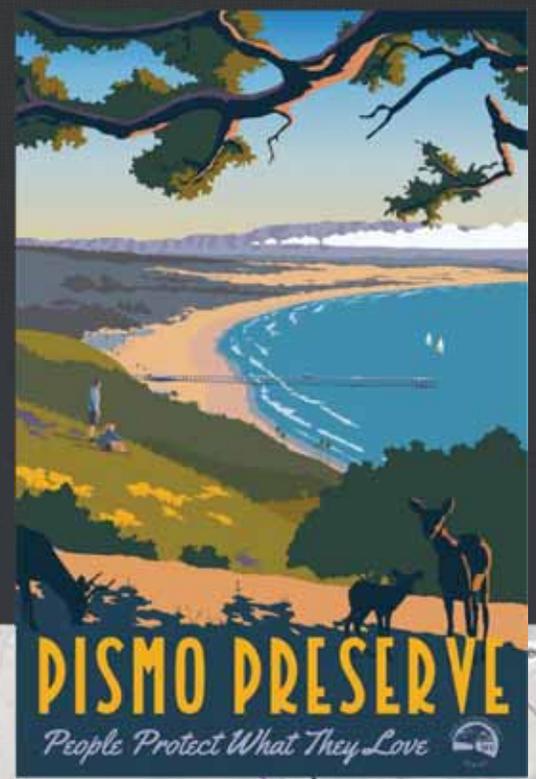
Land protection
and planning
(purchasing land
and conservation
easements)

Restoration and
stewardship of
lands we own
and hold
easements

Outreach,
education, and
community
involvement



Source from www.californiaclassic.com





WHY WE CONSERVED THIS LAND

By acquiring the Pismo Preserve,
we permanently protected the
scenic beauty and limited natural
resources that provide healthy
air and clean water...



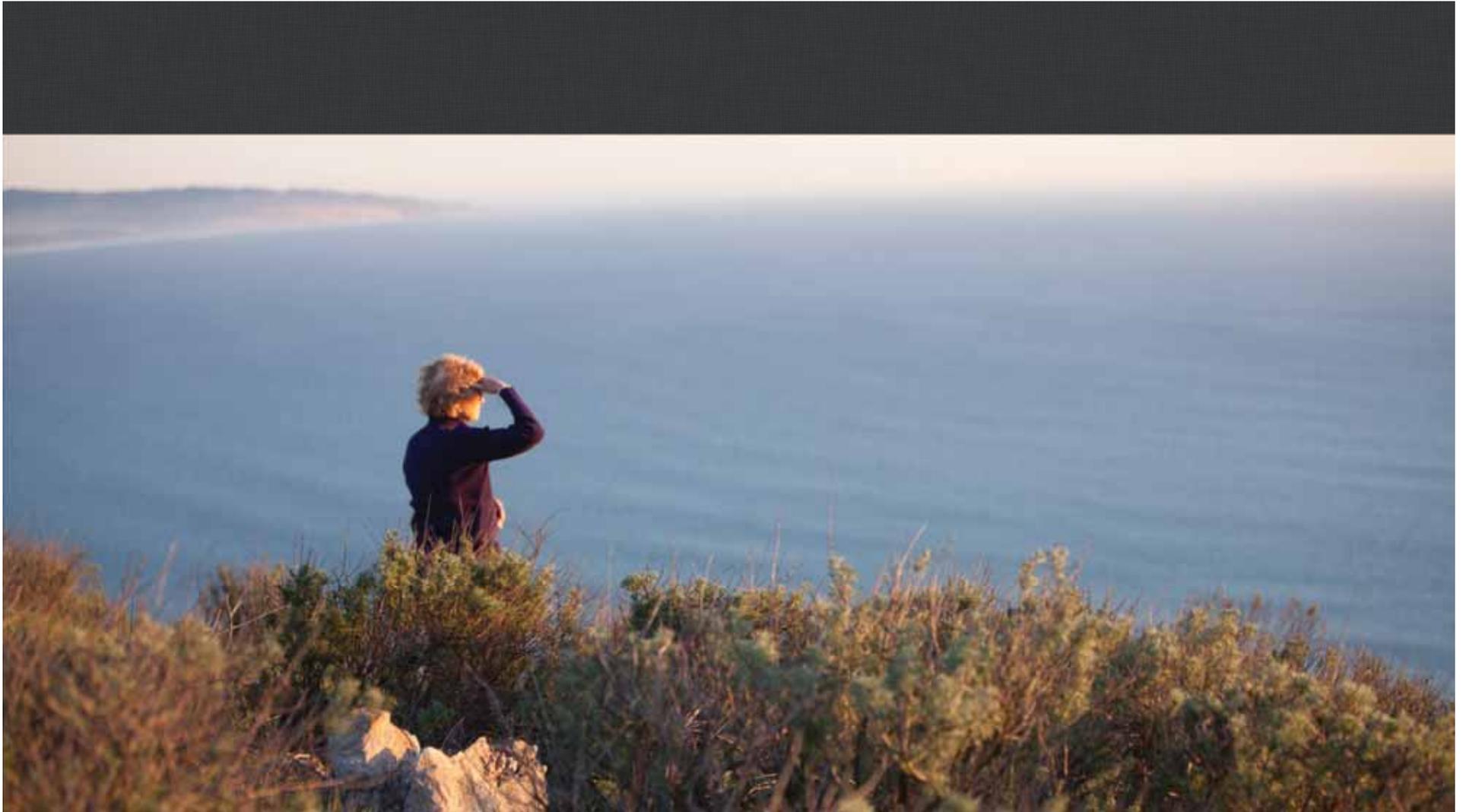
...preserved valuable habitat for wildlife and plants...



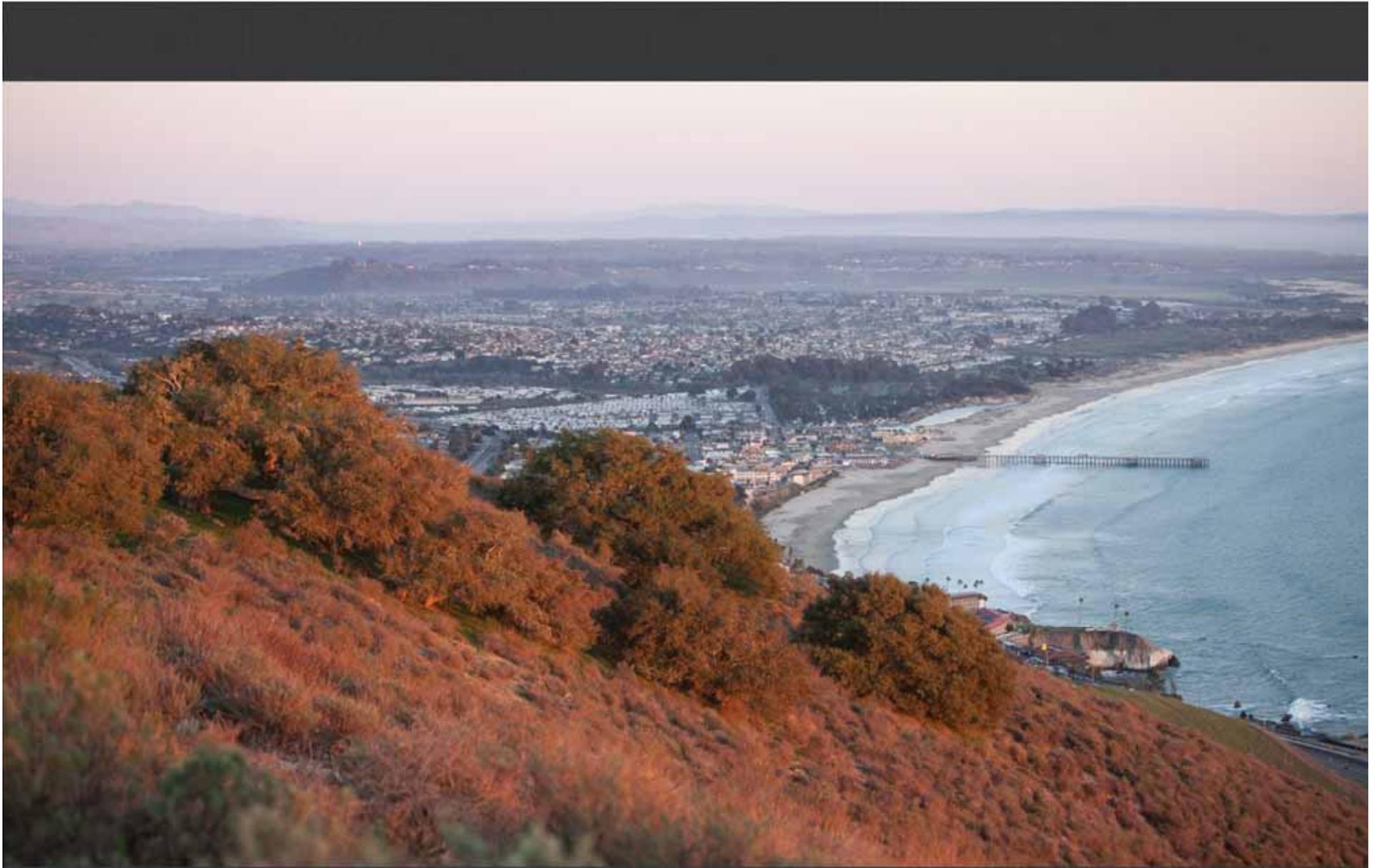
...will provide the natural and scenic beauty of a one-of-a-kind landscape for relaxation and rejuvenation...



...created critical opportunities for kids to get out and play...



...and will attract visitors from all around the world which increases tourism and brings money into our communities.



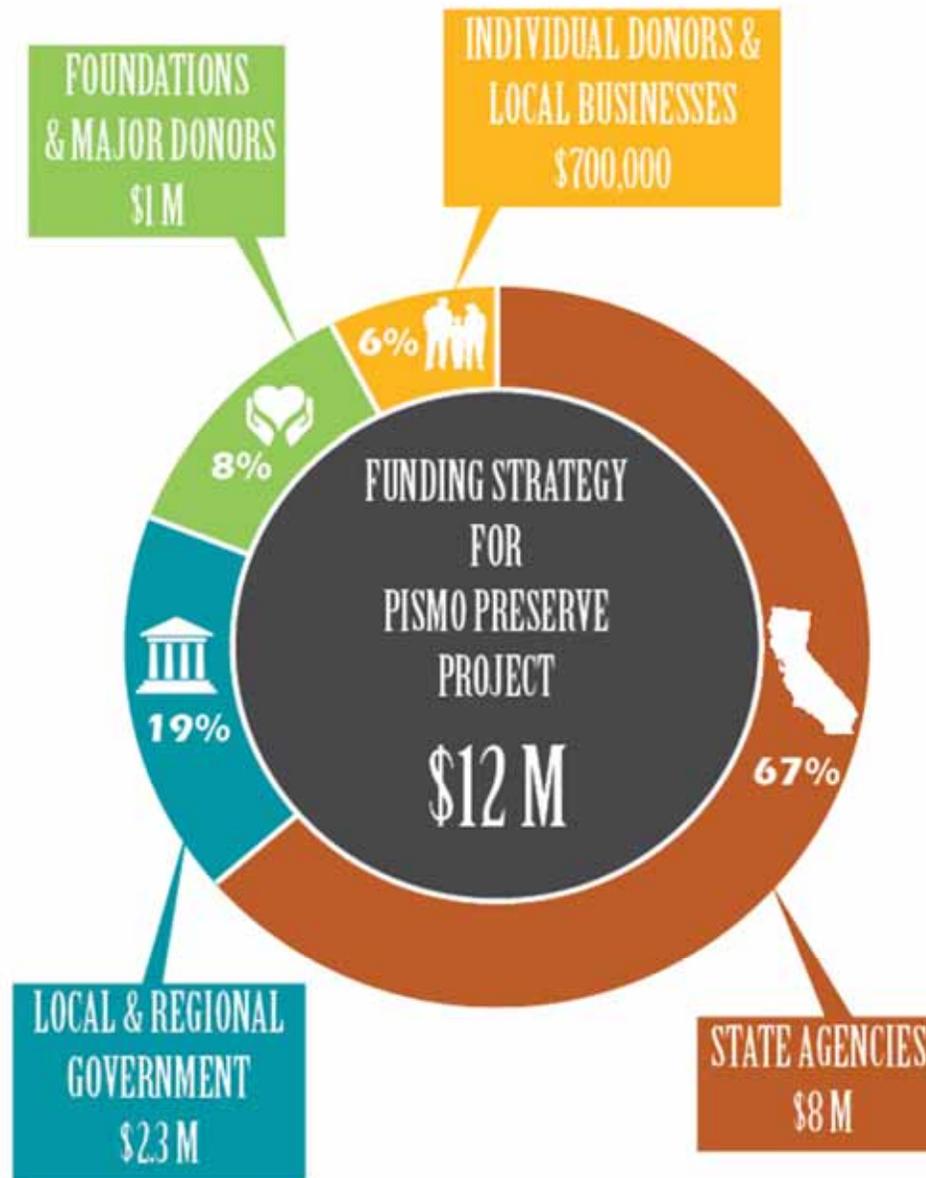
But that's not all.

Video – *Adventure is Waiting*



How we did it – *A leap of faith...*





Simple tools, Big impact



Public meetings & Support



Property Tours



Local Hotels & Restaurants



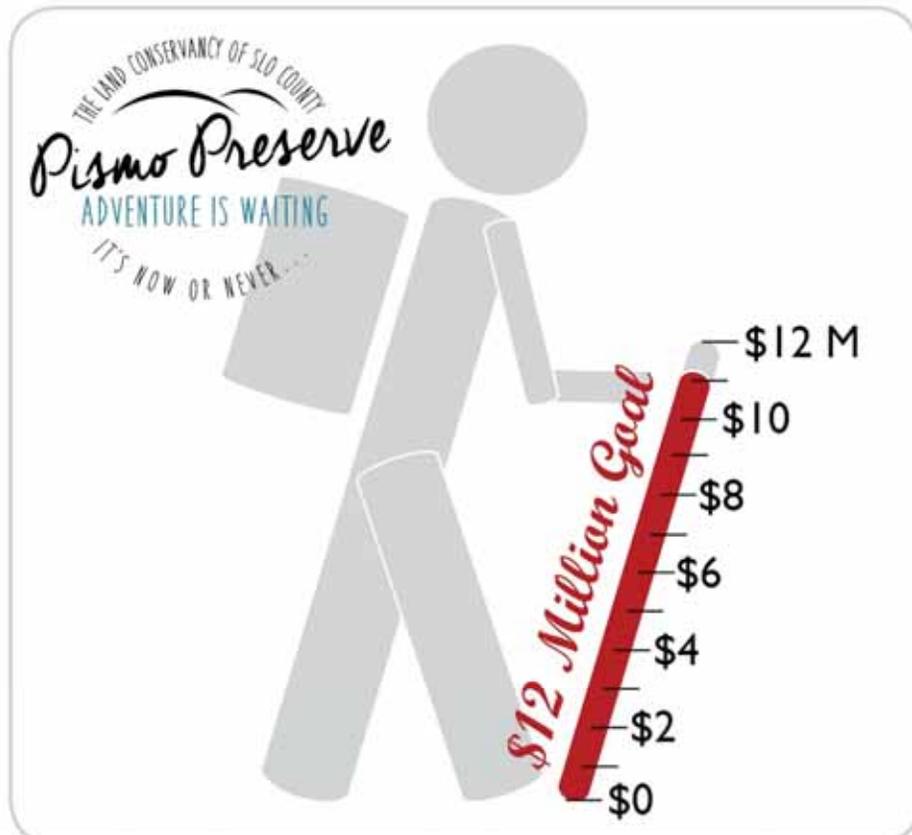
KON TIKI INN



Art Shows & Club Auctions



Outreach



11th annual

10 AM - 4PM

ART IN THE PARK @ DINOSAUR CAVES



PHOTOGRAPHY, SCULPTURE, TEXTILES, JEWELRY, CERAMICS
 GARDEN ART, WOOD, METAL, HOME DECOR, MASSAGE, PLANTS
 GOURMET FOOD, BBQ, & HANDMADE BY YOUR COMMUNITY

1 SUNDAY OF THE MONTH (May-Nov)

MAY 4 *SPECIAL EVENT* The Pismo Preserve Rally and Concert
 Ragged Company 11 am -12:30 pm
 Cuesta Ridge 1:30 pm - 3:00 pm
 and surprise special guests



JUNE 1
 JULY 6
 AUGUST 3
 SEPTEMBER 7
 OCTOBER 5
 NOVEMBER 2

DINOSAUR CAVES PARK
 LOCATED @ CORNER OF
 SHELL BEACH RD & CLIFF AVE

(805)704-8128

WWW.ARTINTHEPARKSHELLBEACH.COM

photo credits (clockwise top left): Native Herbs & Honey Co | AIP Event | Betsv Albanese
 Debra Sievers Fine Art | Big Ditch Design Works | LI Designs



Ambassador Trainings



Concerts and Events



Media Coverage

4/6/2016

Land Conservancy looking to preserve 900 acres in Pismo Beach for public use | The Tribune

ENVIRONMENT JANUARY 31, 2014 9:49 AM

Land Conservancy looking to preserve 900 acres in Pismo Beach for public use

HIGHLIGHTS

Called the Pismo Preserve, the land would extend a mile inland and be bounded on the northeast side by Price Canyon Road.



4/6/2016

Pismo Beach City Council: Help make Pismo Preserve a reality | The Tribune

EDITORIALS JUNE 16, 2014 6:00 PM

Pismo Beach City Council: Help make Pismo Preserve a reality

HIGHLIGHTS

We encourage the Pismo Beach City Council to contribute as much as possible to the Pismo Preserve, and ask it to keep in mind how important the Pismo Preserve is to constituents: As of late May, 165 Pismo residents and businesses had contributed \$161,000 to the project.



Escrow Closed September 17th, 2014



Pismo Preserve Funding Breakdown

\$8 million State Agencies

\$4 million –California State Coastal Conservancy

\$4 million – Wildlife Conservation Board

\$4 million Regional Government & Community Donations

\$1,500,000 – SLO County

\$900,000 City of Pismo Beach (\$700K PB Grant, \$200K TBID Sponsorship)

\$350,000 Regional Water Quality Control Board

\$75,000 City of SLO

\$40,000 City of Arroyo Grande

\$5,000 City of Grover Beach

\$1,355,860.92– Community and business donations

Total Raised (in round numbers) - \$12,227,000.00

Preparing for “After the Success”

- Thanking our donors and supporters
- Media coverage
- Land Stewardship

Thank You

TO ALL OF OUR PROJECT PARTNERS, DONORS, AND VOLUNTEERS
WHO MADE PISMO PRESERVE A REALITY!

Project Partners

 Coastal Conservancy  WCB   CITY OF PISMO BEACH

FB Coast View, LLC - Jim Rouse & Brad White | San Luis Obispo Council of Governments | Regional Water Quality Control Board | City of San Luis Obispo | City of Arroyo Grande | City of Gavilan Beach

Major Donors

Bert & Candace Farber | Harold | Mimi Tarr | Juliet C. Stephenson | San Luis Obispo-Pala Open Space & Trail Foundation | Ken Tili
Lee | Patricia | Coastal Community Builders | Harry's Night Club & Beach Bar | B. Wayne & Wendy Hughes | Martin Renato Ponce
Coast Village | Yvonne Christman | Ben Kaly | Wince & Brandy Simon | John Smith | R.K. Richard | Libbie Aguan & Gay Pittman | Bob
Schudson & Kim Wells | Anonymous | Emily & Doug Hubbard | Christine Harvey | Richard Albert | Edgewater Inn & Suites | Beverly
Hendel | Bernard & Leanne Hornum | Linda Kniff | Lutz & Robert Mills | Terra Verde Environmental Consulting | Michael Wang

Donors

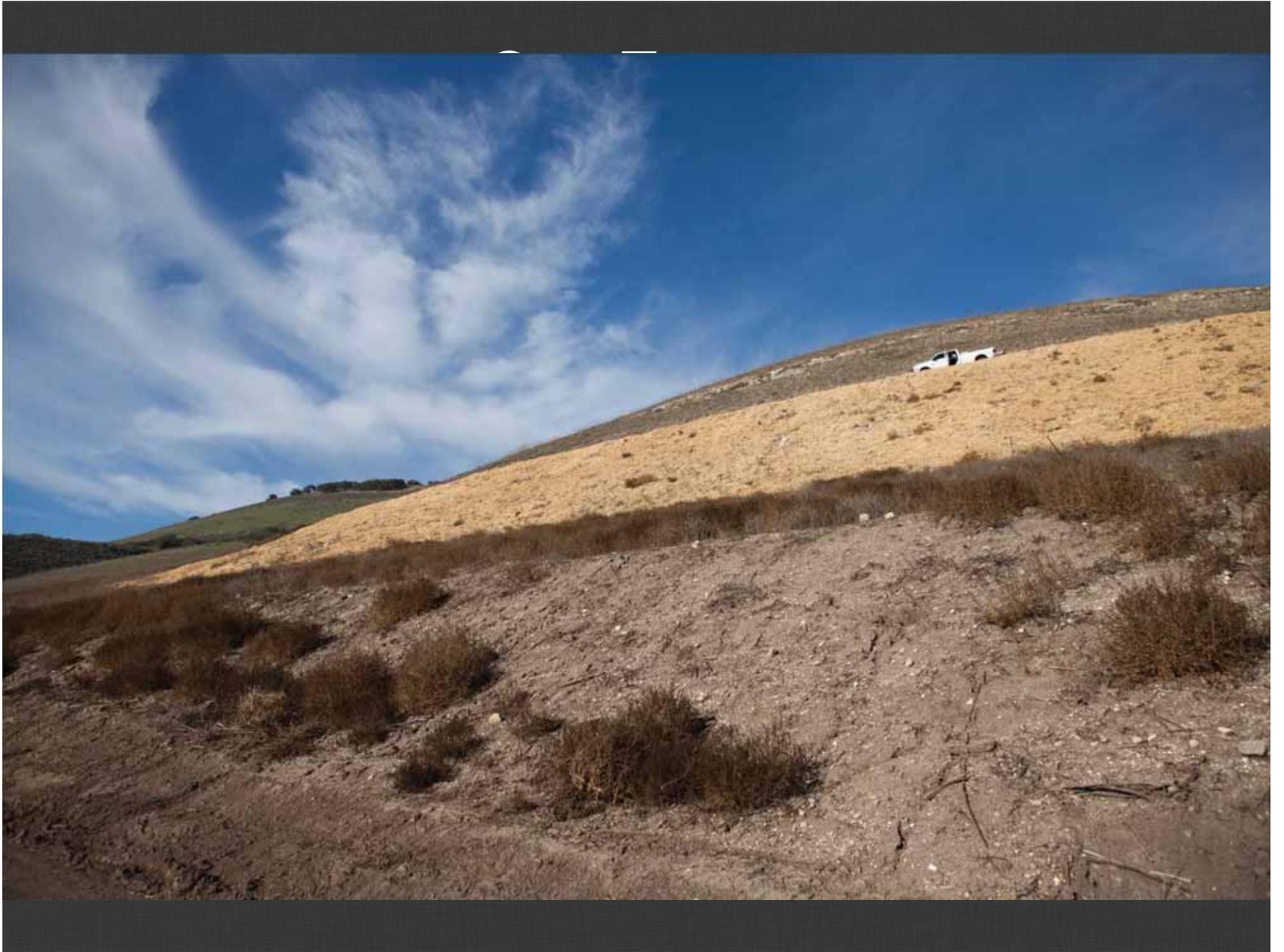
PISMO

PRESERVE

 The Land Conservancy

*The Land Conservancy of San Luis Obispo County is a local, nonprofit land trust working to protect and restore the "Heart & Soul" of local lands for the benefit of people and wildlife.
The anticipated opening date of the Pismo Preserve is Fall 2011.*



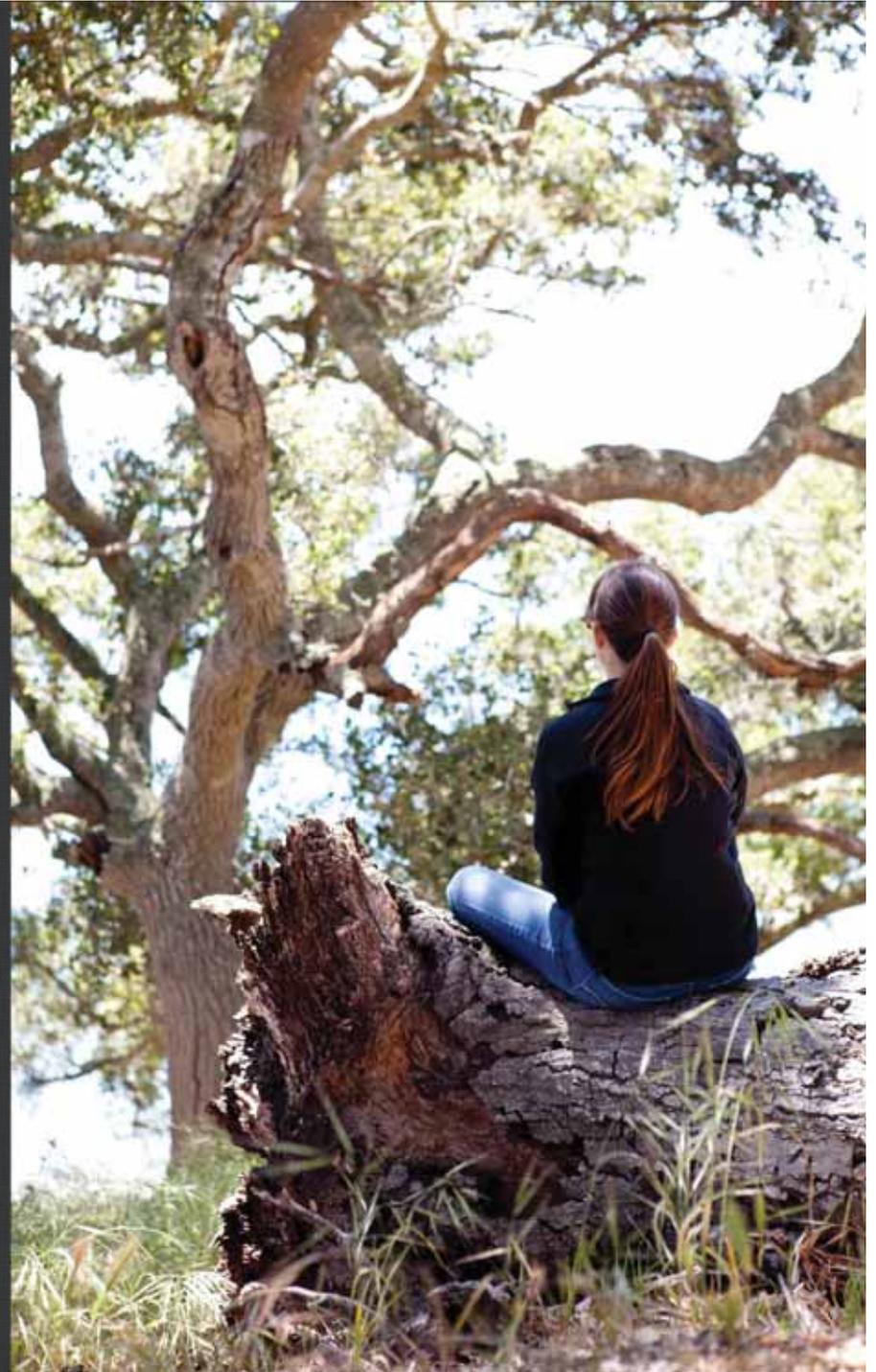


Preparing for “after the success”

- “Over-Fundraising” to cover all project costs, not just the purchase.
- Setting expectations for what happens after the deal closes.

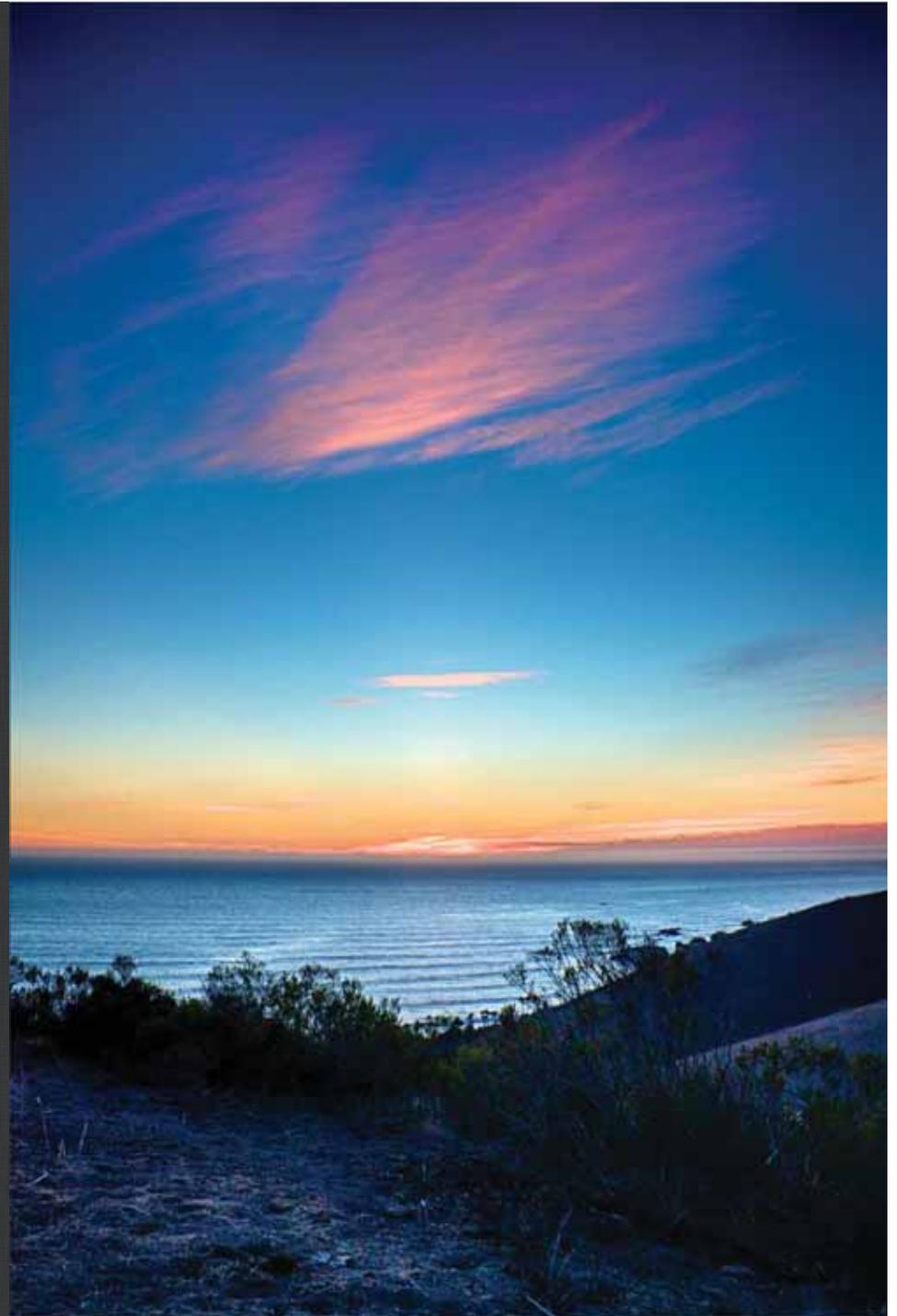
Preparing for “after the success”

- Stakeholder engagement doesn't stop when project fundraising ends.
- Capturing the enthusiasm and carrying it through to other mission-related activities.



Project Goals

- Public park: dawn to dusk passive recreation.
- Open to hikers, horseback riders, and mountain bikers.
- Preserve Manager and Ranger
- Mattie Road parking and infrastructure.
 - Parking areas.
 - Restrooms.
 - Interpretive signage and wayfinding.
 - Donor recognition.
 - 10 to 15 miles of trail.
- Wildfire risk management and emergency evacuation routes.
- Environmental study and planning.



Concept Design – “All Trails, All Users”



TRAIL MASTER PLANNING PROCESS

- Opportunities & Constraints Mapping
- Field Studies & Data Inventory
- Design Development
- Trail Building Progress Update



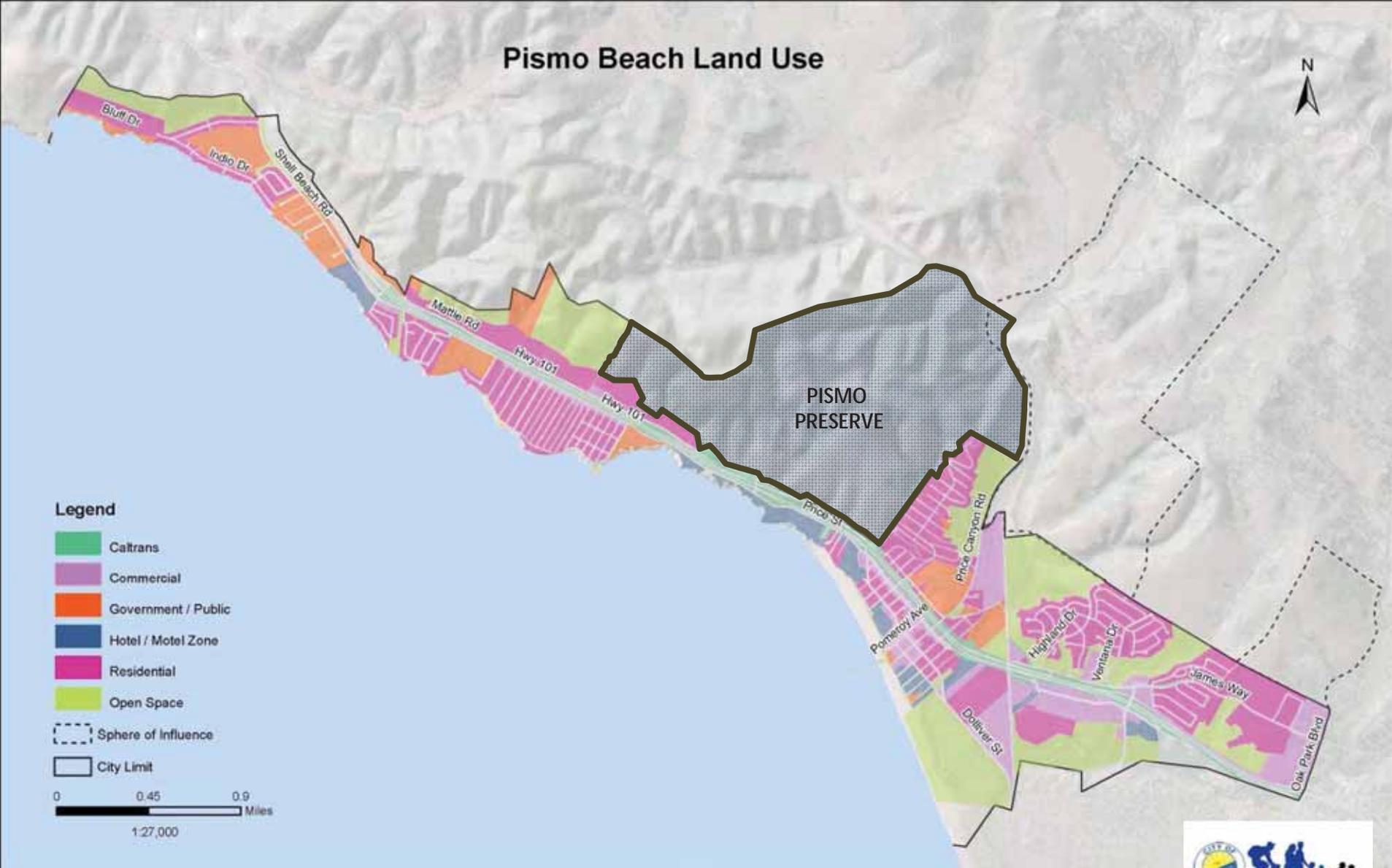
Regional Connections



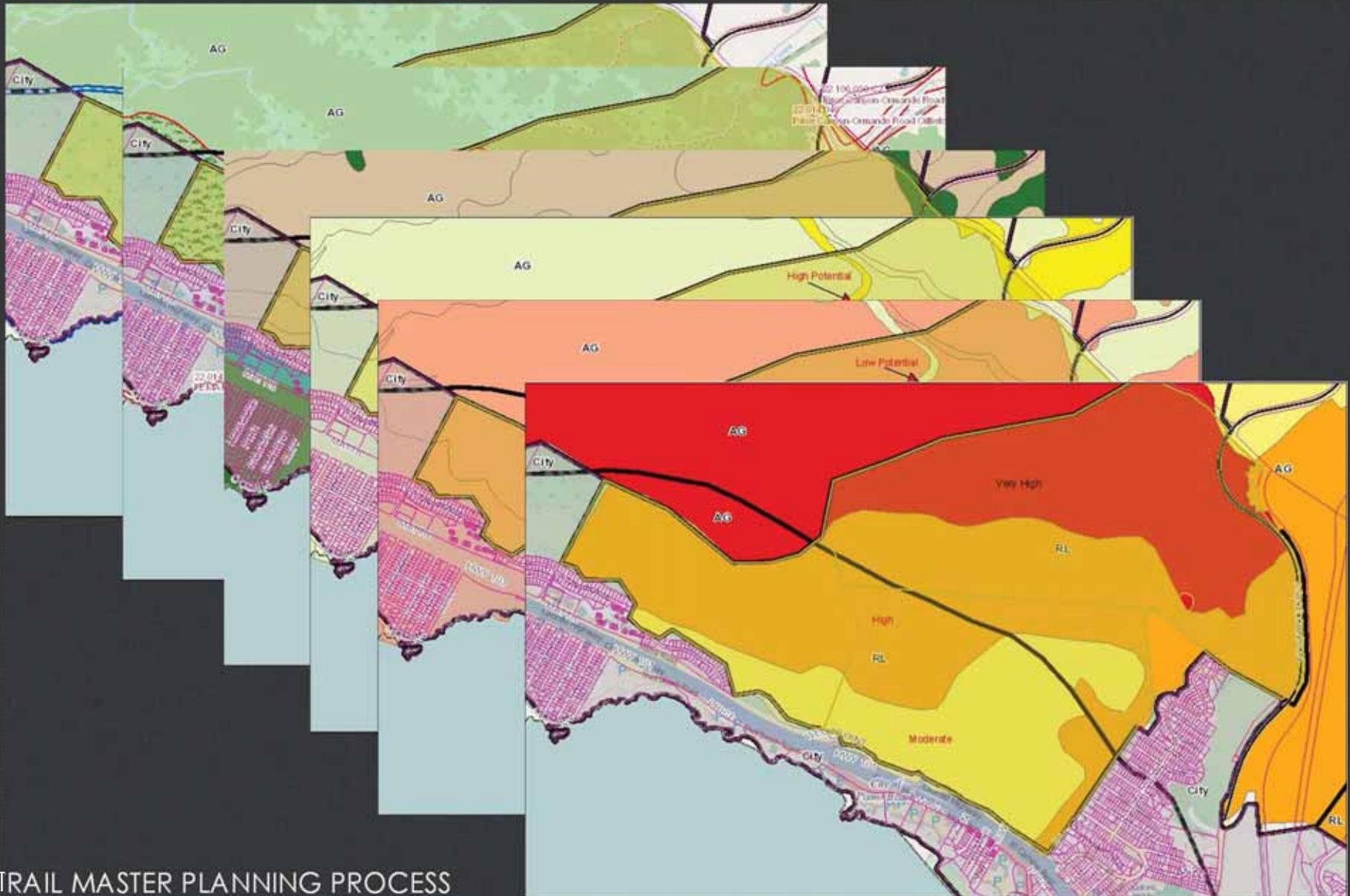
Community Connections



Adjacent Land Use



SLO County Planning GIS Database Overlays



TRAIL MASTER PLANNING PROCESS

Aerial & Topographic Base Information





TRAIL MASTER PLANNING PROCESS



Pismo Preserve: Potential Trails



FIRST ITERATION OF THE TRAIL PLAN



PRELIMINARY TRAIL GRADING STUDIES

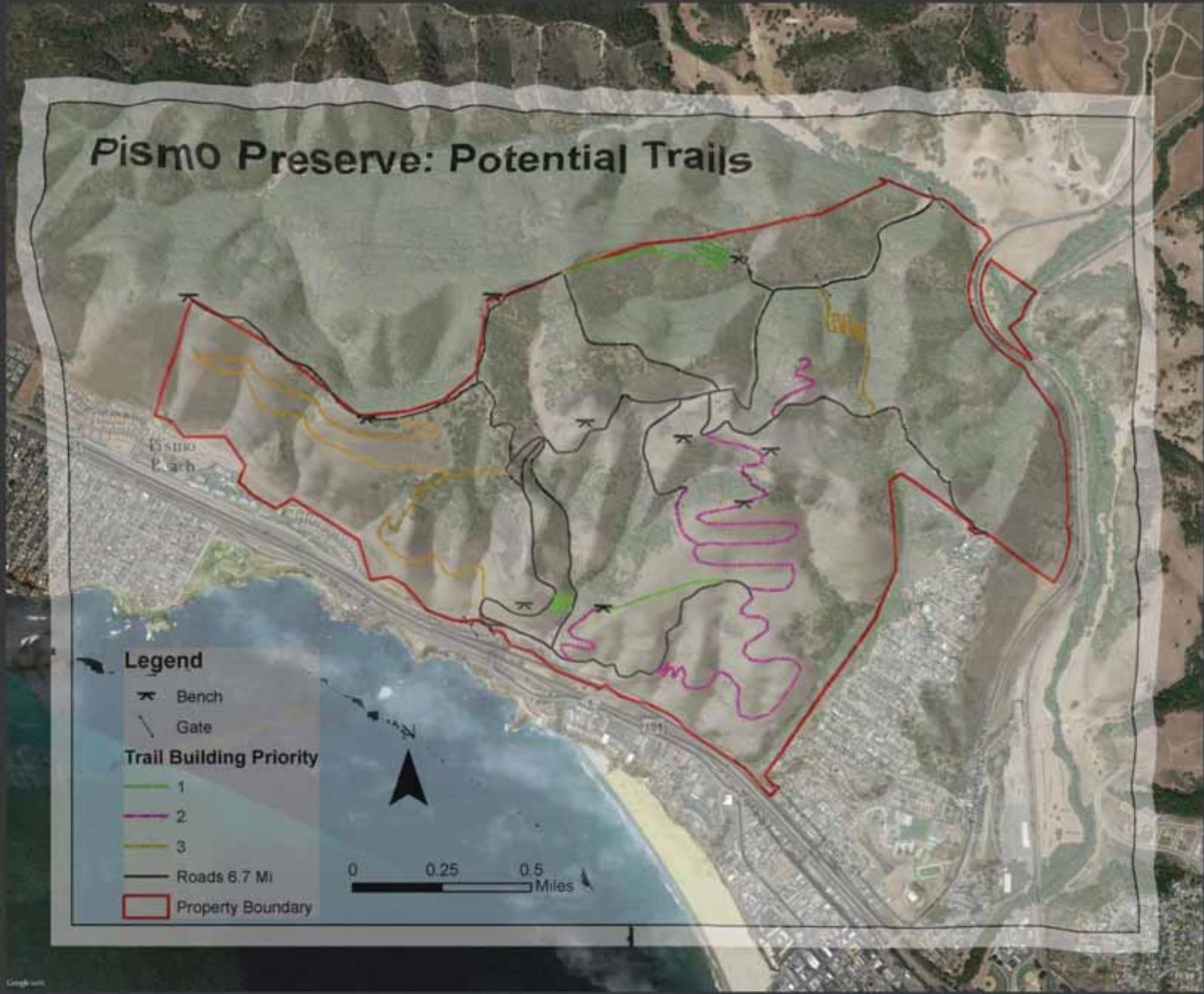




Study Findings:

- Approx. 900 feet of elevation
- Existing roads are steep
- Difficult to have relatively moderate sloped trails for all areas
- Will require a designated accessible trail.
- Vista Points are abundant
- Loop trail system for a variety of trail experiences and skill levels
- Access points are limited
- Preferred Parking Area will be a tight fit

Pismo Preserve: Potential Trails



PRELIMINARY STUDIES



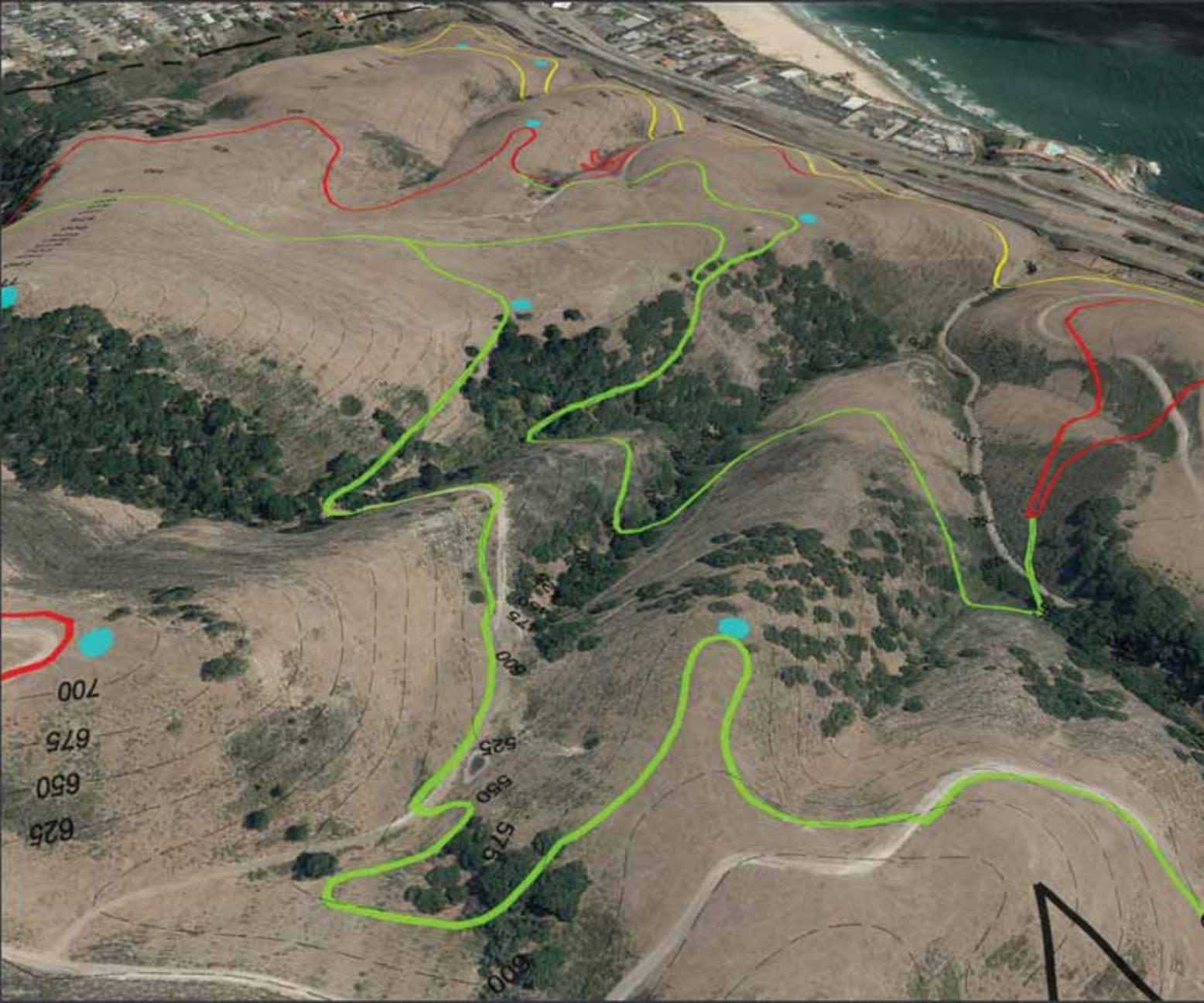


SITE PLAN DRAPING



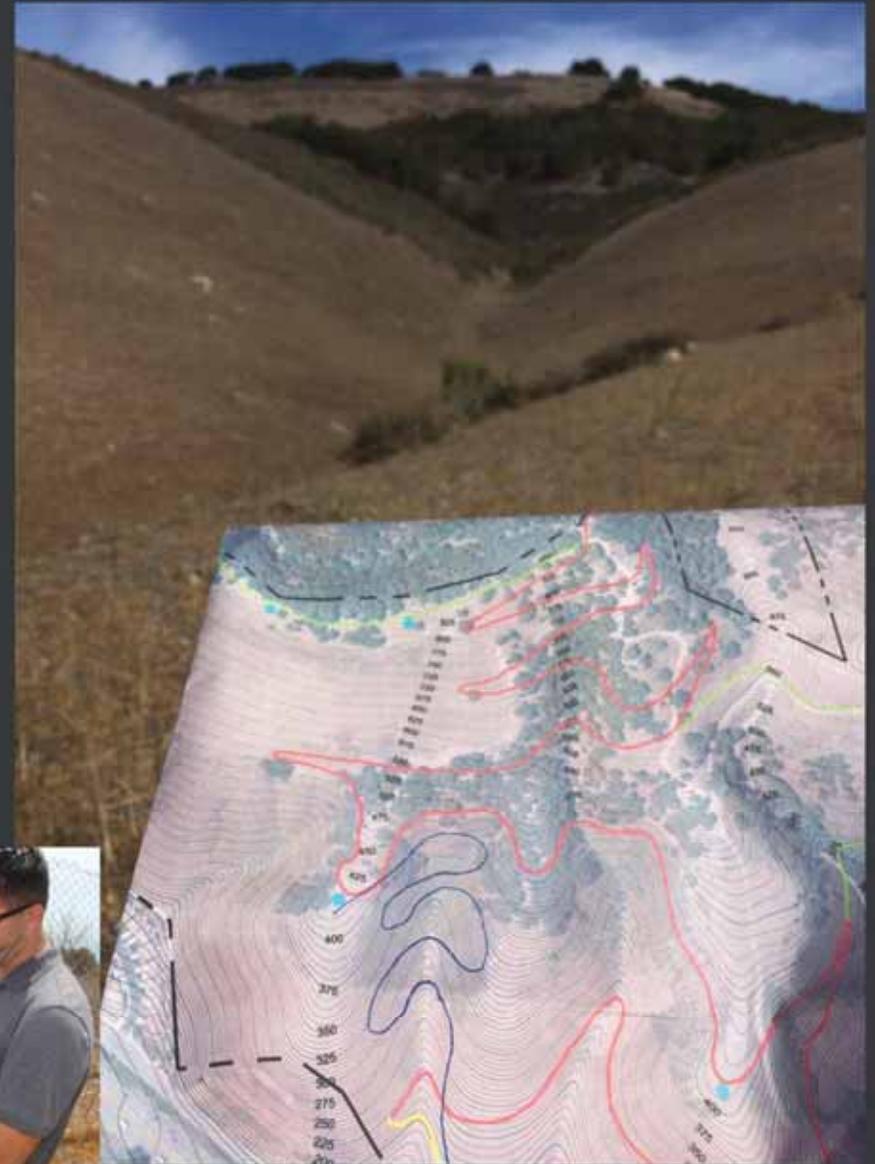
SITE PLAN DRAPING





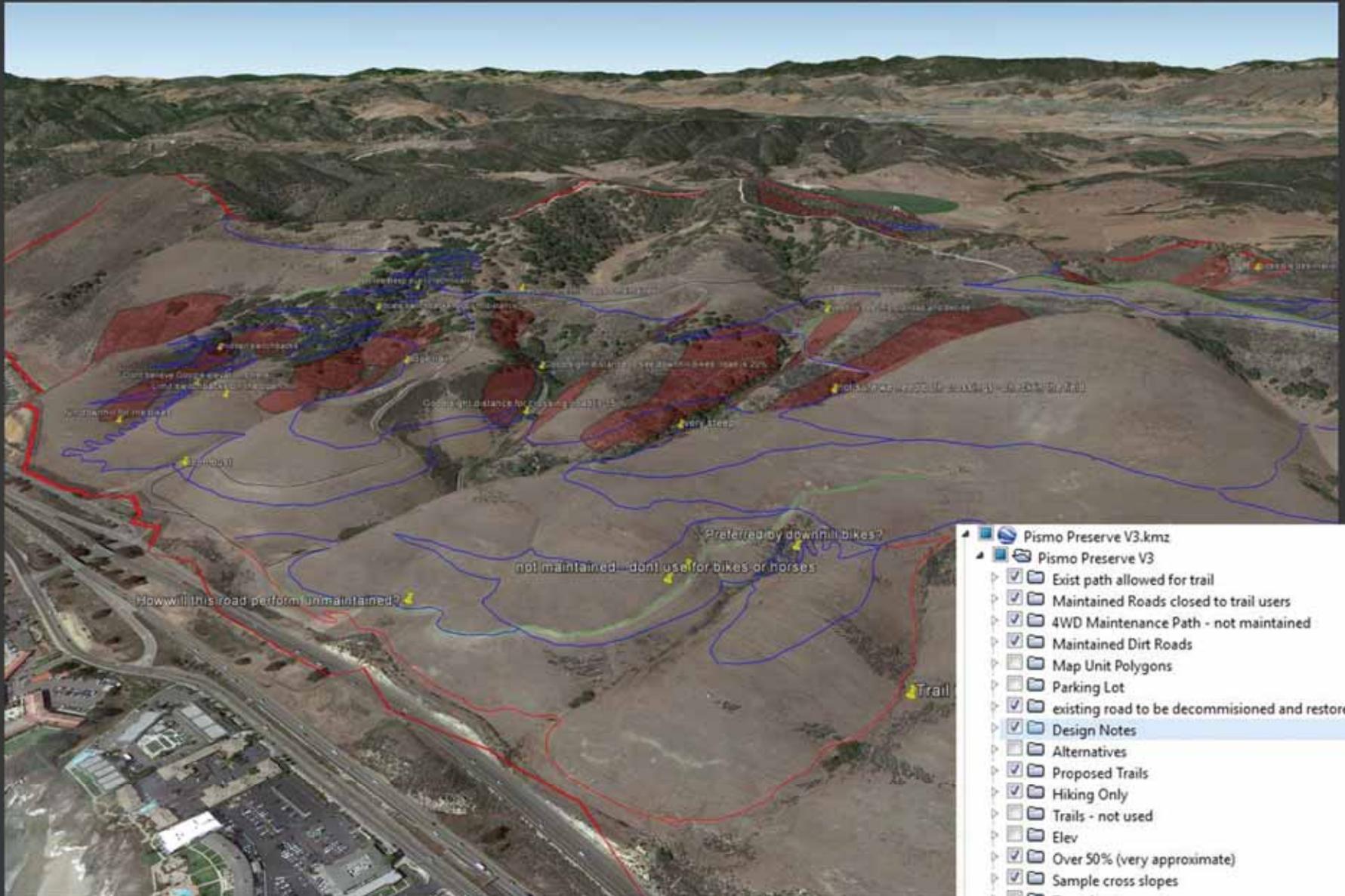
TRAIL HEIRARCHY AND LOOPS

Truth is in the Field



FIELD STUDIES & INVENTORY

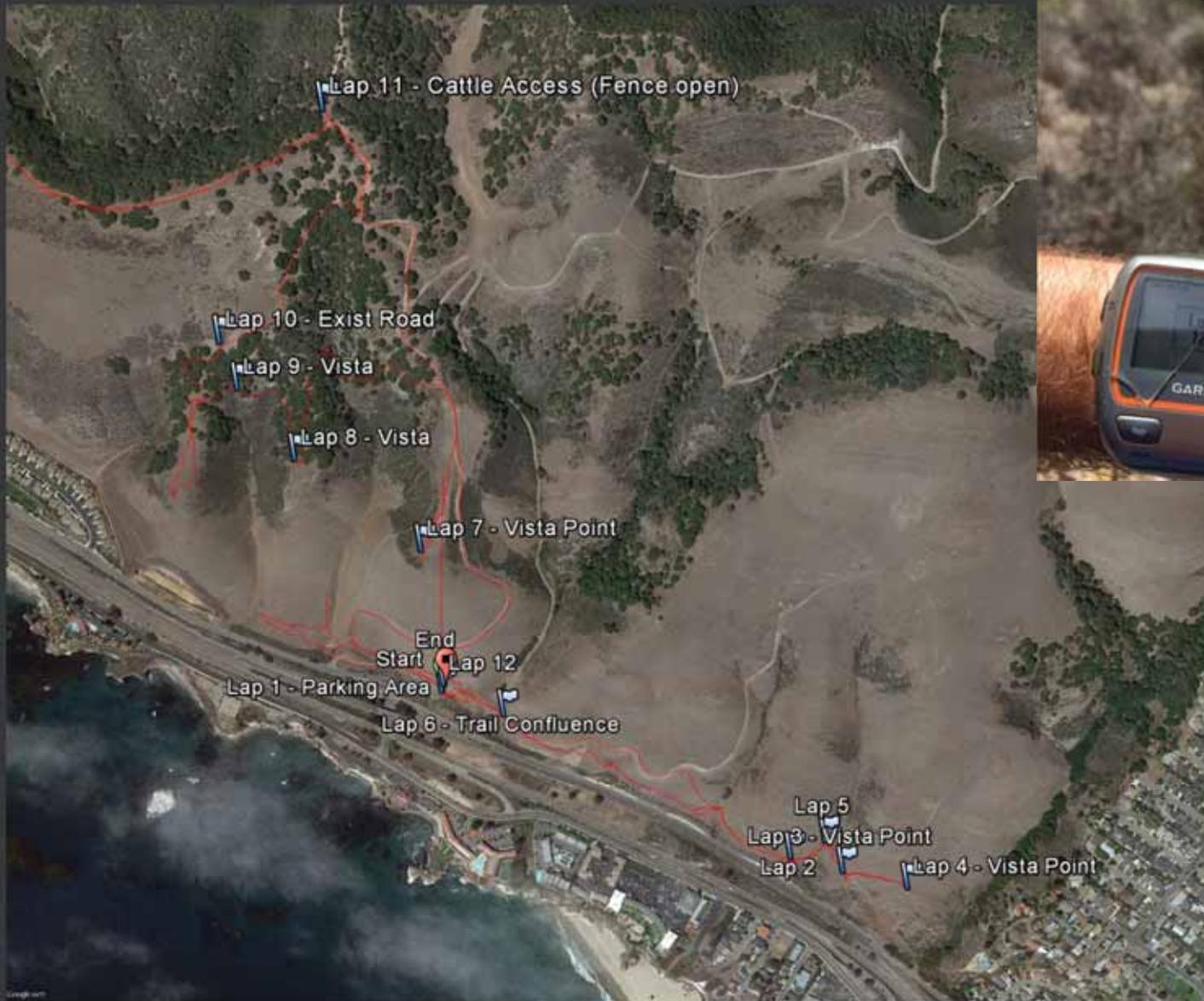




- Pismo Preserve V3.kmz
 - Pismo Preserve V3
 - Exist path allowed for trail
 - Maintained Roads closed to trail users
 - 4WD Maintenance Path - not maintained
 - Maintained Dirt Roads
 - Map Unit Polygons
 - Parking Lot
 - existing road to be decommissioned and restored
 - Design Notes
 - Alternatives
 - Proposed Trails
 - Hiking Only
 - Trails - not used
 - Elev
 - Over 50% (very approximate)
 - Sample cross slopes
 - Topo Areas
 - Photos



GPS Tracking & Notes



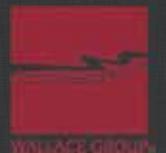


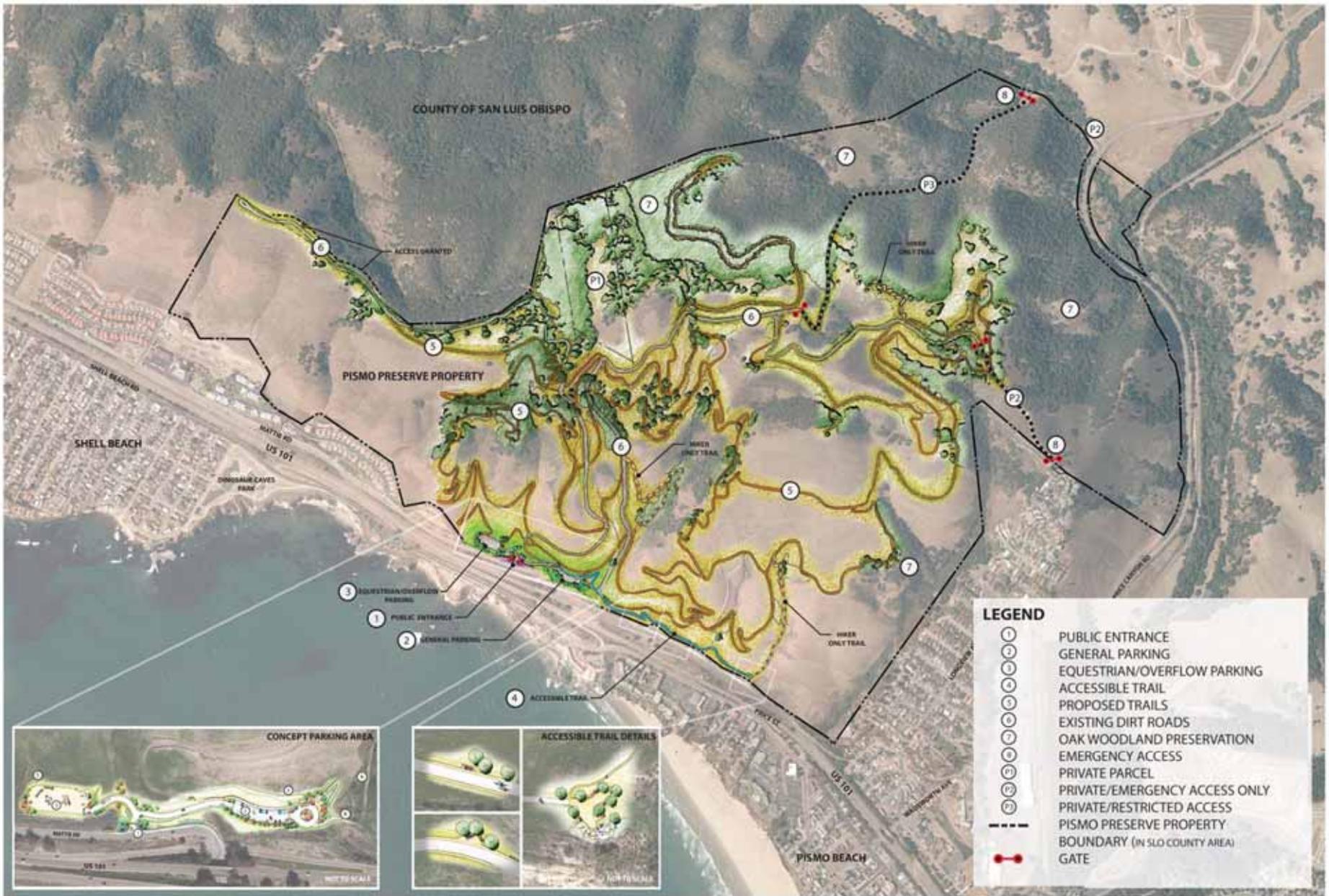
UNDERSTANDING THE SENSE OF PLACE





UNDERSTANDING THE SENSE OF PLACE





PISMO PRESERVE
CONCEPT MASTER PLAN
 DECEMBER 15, 2015

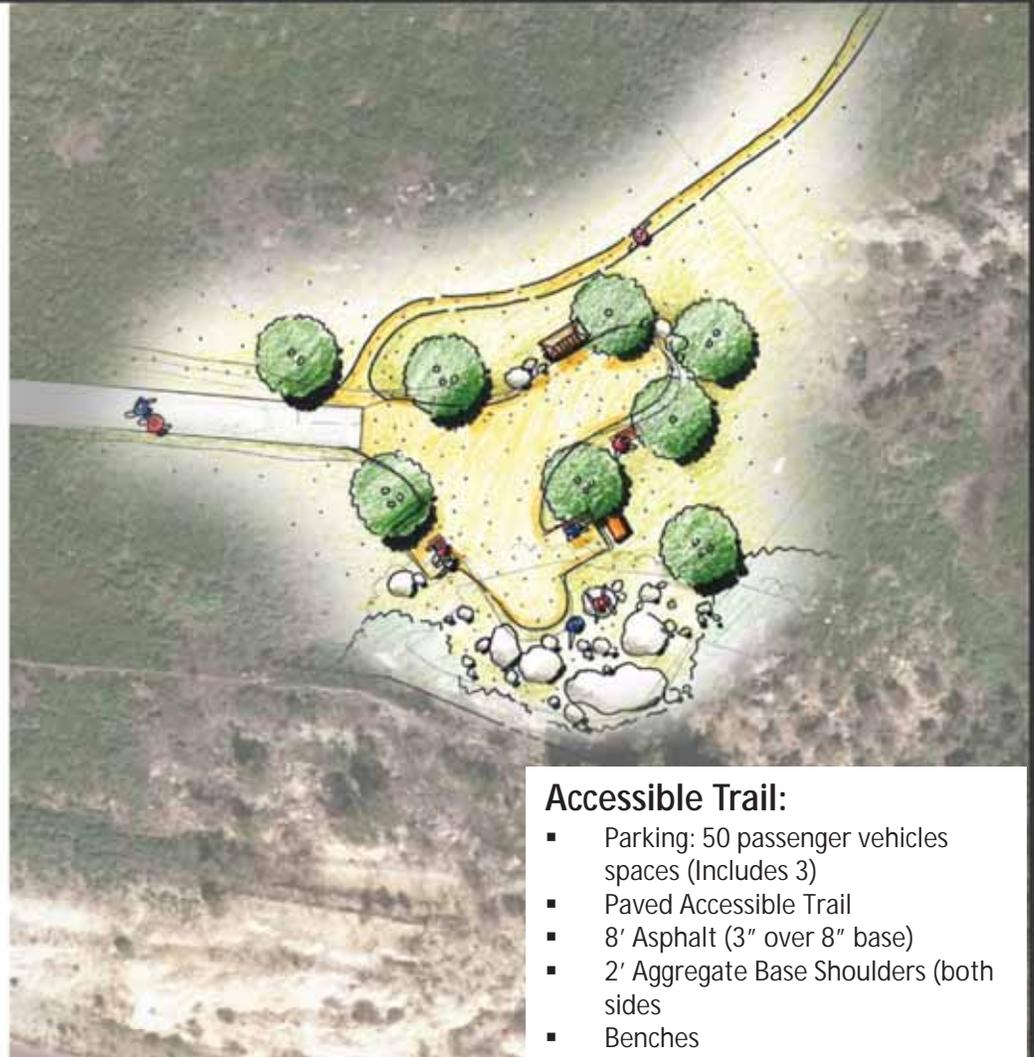
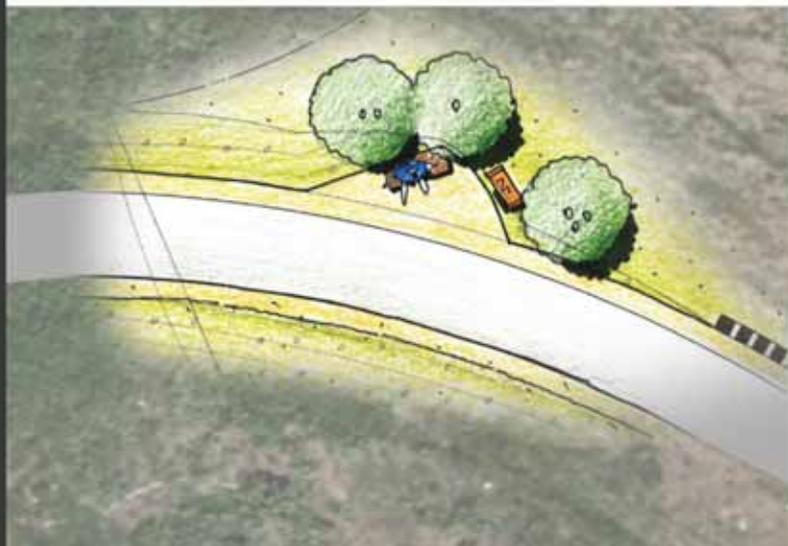
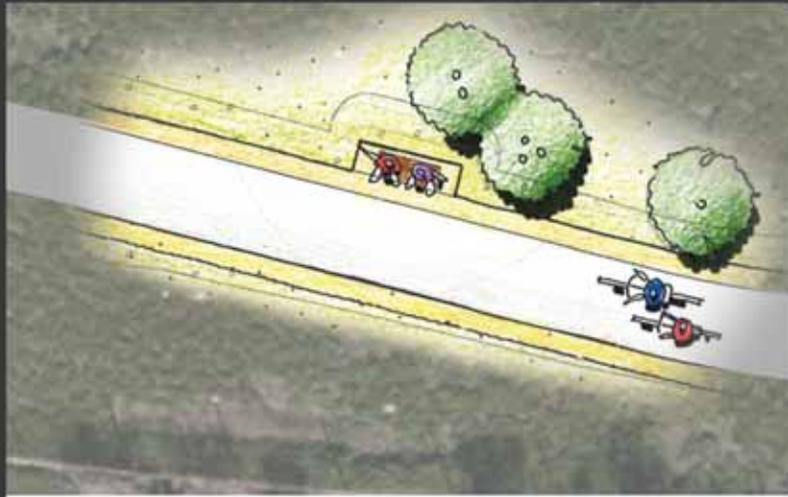
SCALE: 1" = 300'





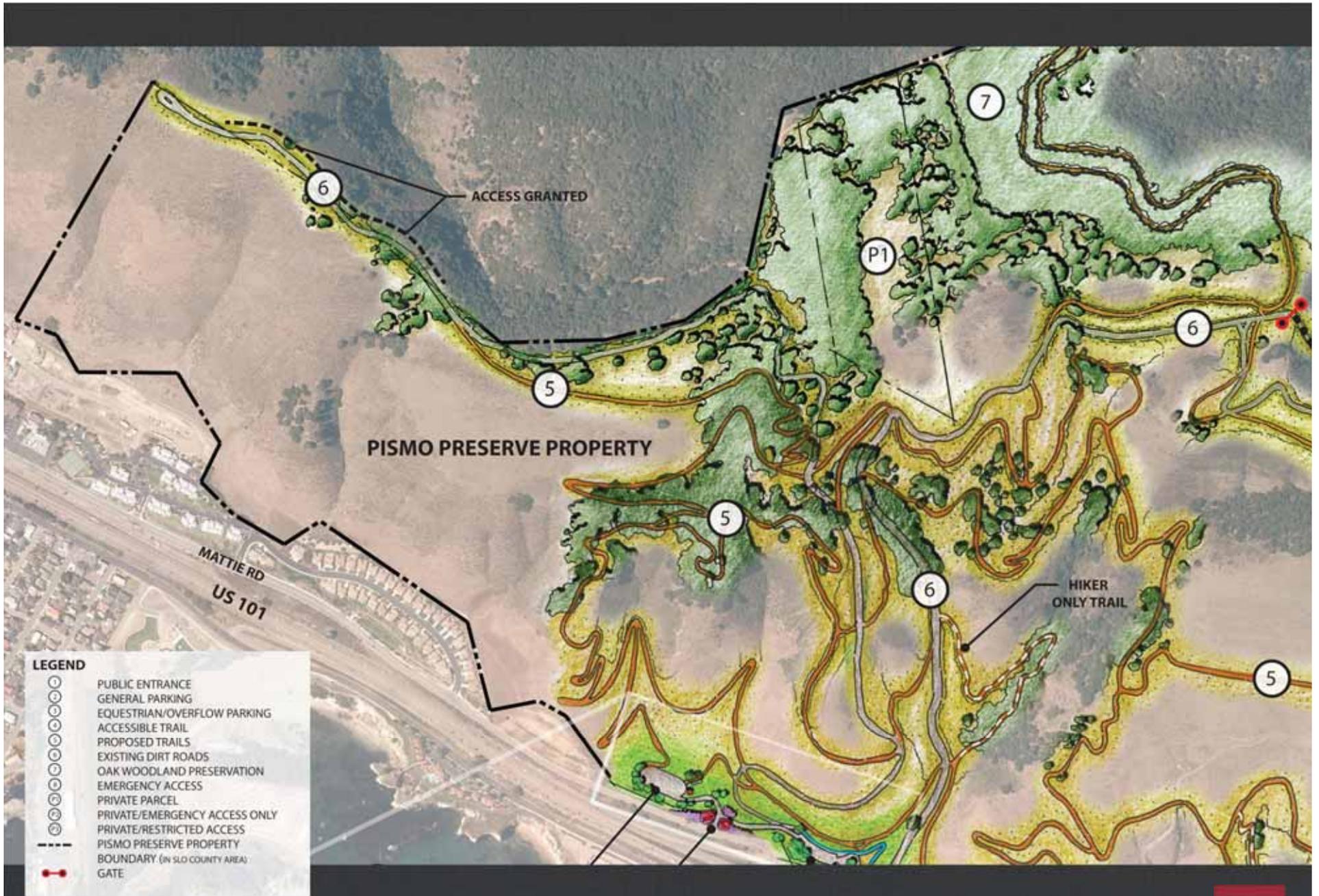
CONCEPT MASTER PLAN – ENTRY AREA & ACCESSIBLE TRAIL





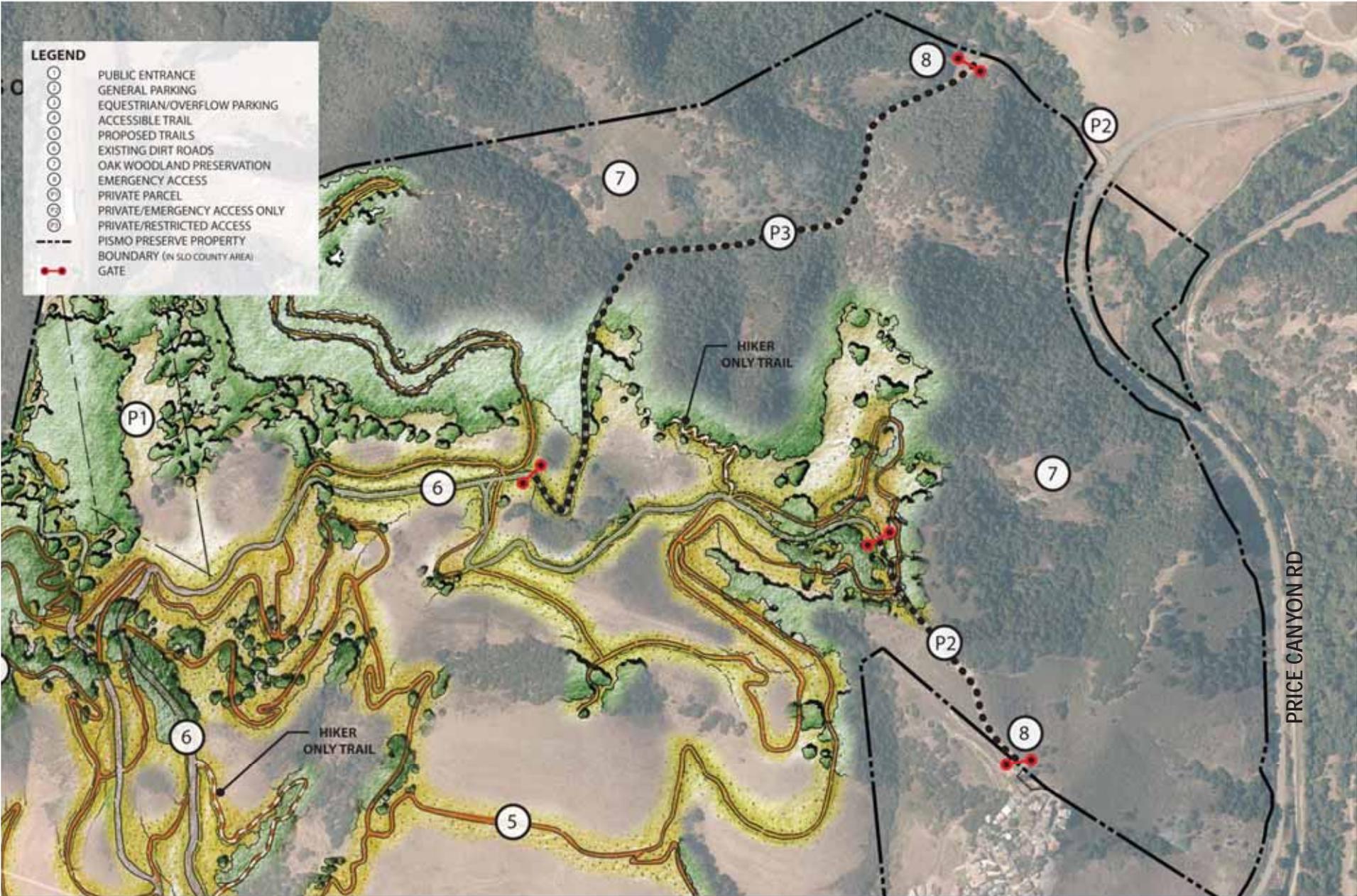
Accessible Trail:

- Parking: 50 passenger vehicles spaces (Includes 3)
- Paved Accessible Trail
- 8' Asphalt (3" over 8" base)
- 2' Aggregate Base Shoulders (both sides)
- Benches
- Trail Head Kiosks
- Trash & Recycling Receptacles
- Boulders
- Pet Waste Stations



CONCEPT MASTER PLAN



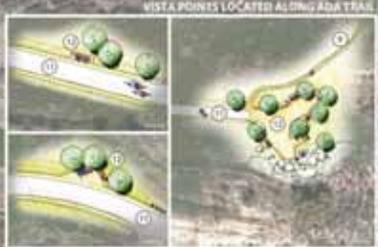


CONCEPT MASTER PLAN





- LEGEND**
- 1 PUBLIC ENTRANCE
 - 2 VEHICULAR ACCESS GATE
 - 3 TRAILED ENTRY ROAD
 - 4 VEHICULAR PARKING
 - 5 EQUINE TRAIL / OVERFLOW PARKING
 - 6 TRAILHEAD & PICNIC AREA
 - 7 RESTROOM
 - 8 RESTRAINING WALL
 - 9 PROPOSED TRAIL
 - 10 PIPE BAG FENCING
 - 11 ACCESSIBLE TRAIL
 - 12 VISTA POINTS



**PISMO PRESERVE
PARKING LOT PLAN**
DECEMBER 13, 2013

SCALE: 1" = 20'

TRAIL HEAD / PARKING LOT CONCEPT PLAN



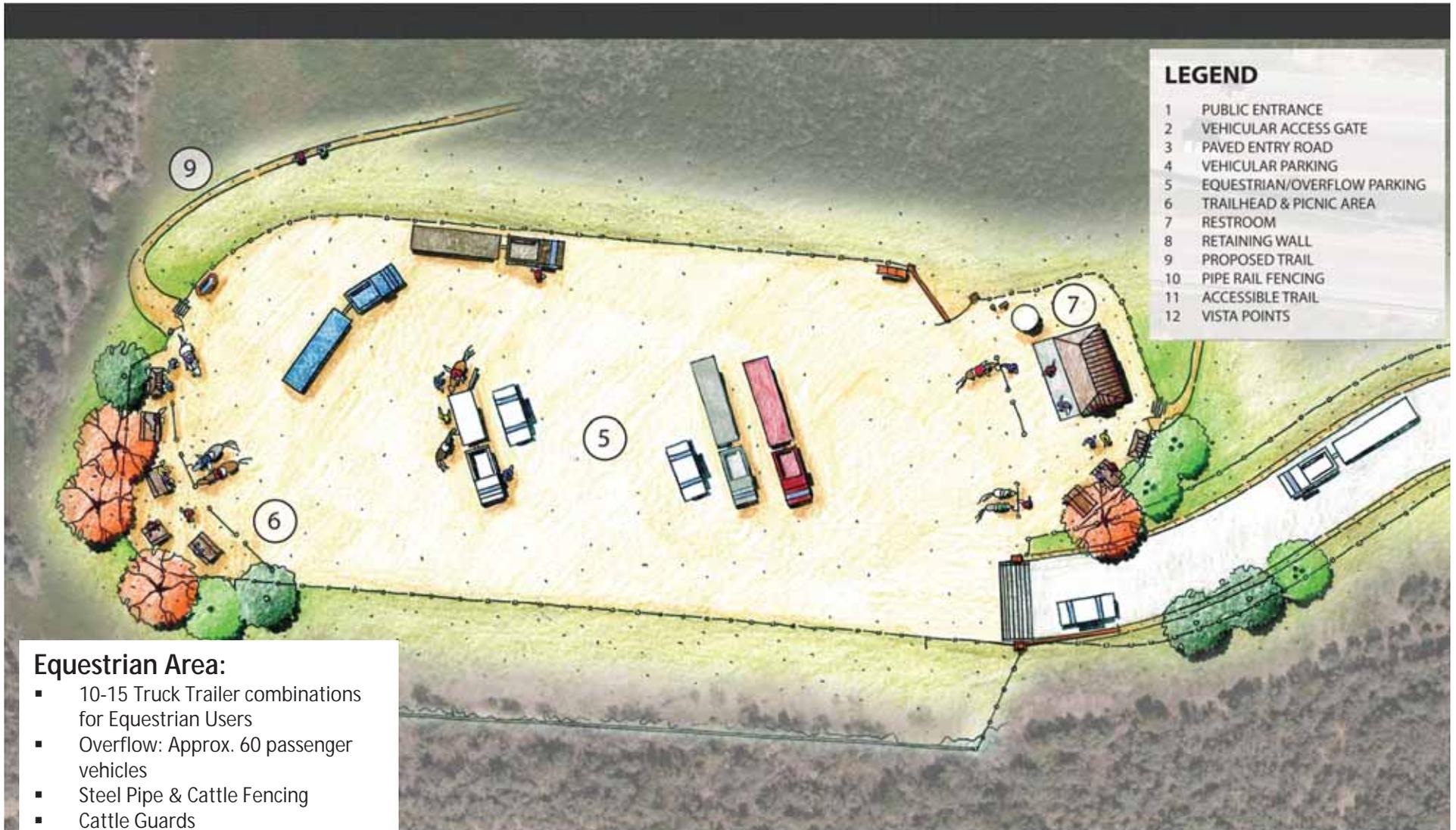


LEGEND

- 1 PUBLIC ENTRANCE
- 2 VEHICULAR ACCESS GATE
- 3 PAVED ENTRY ROAD
- 4 VEHICULAR PARKING
- 5 EQUESTRIAN/OVERFLOW PARKING
- 6 TRAILHEAD & PICNIC AREA
- 7 RESTROOM
- 8 RETAINING WALL
- 9 PROPOSED TRAIL
- 10 PIPE RAIL FENCING
- 11 ACCESSIBLE TRAIL
- 12 VISTA POINTS

ENTRY CONCEPT PLAN





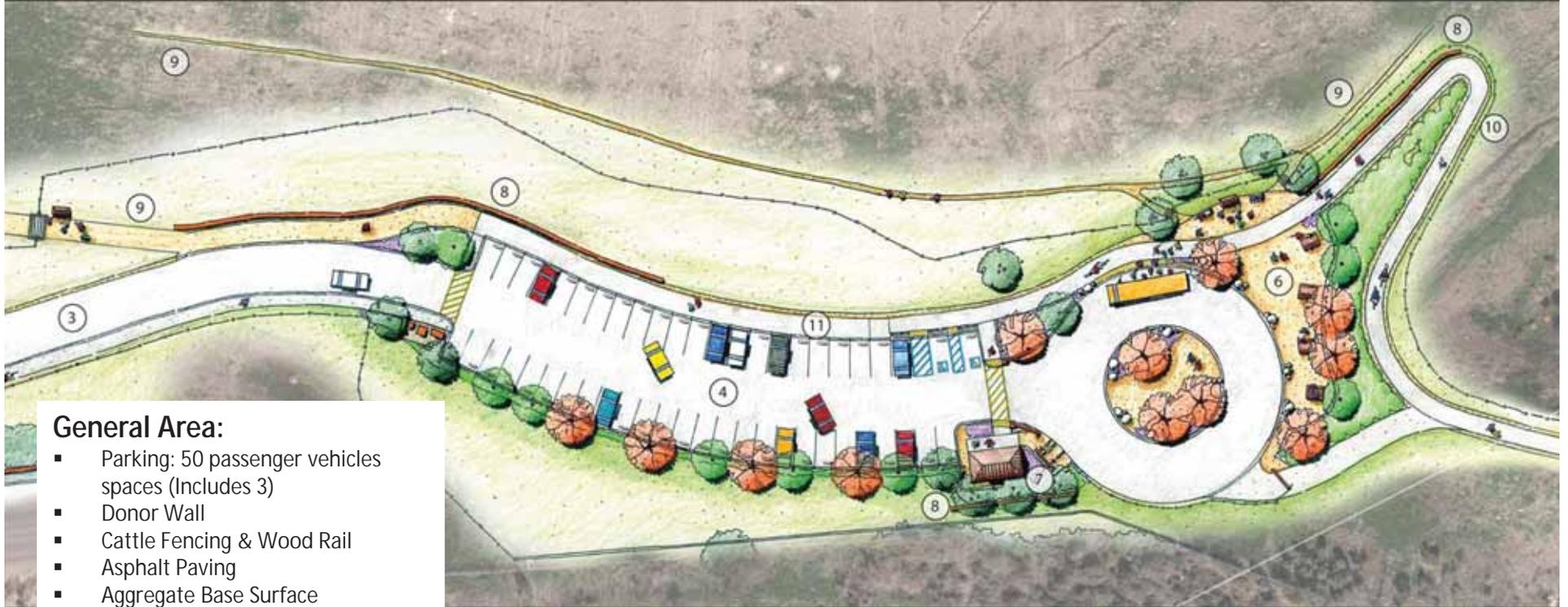
LEGEND

- 1 PUBLIC ENTRANCE
- 2 VEHICULAR ACCESS GATE
- 3 PAVED ENTRY ROAD
- 4 VEHICULAR PARKING
- 5 EQUESTRIAN/OVERFLOW PARKING
- 6 TRAILHEAD & PICNIC AREA
- 7 RESTROOM
- 8 RETAINING WALL
- 9 PROPOSED TRAIL
- 10 PIPE RAIL FENCING
- 11 ACCESSIBLE TRAIL
- 12 VISTA POINTS

Equestrian Area:

- 10-15 Truck Trailer combinations for Equestrian Users
- Overflow: Approx. 60 passenger vehicles
- Steel Pipe & Cattle Fencing
- Cattle Guards
- 2,500 Gal Fire Storage Tank
- Aggregate Base Surface
- Restroom Facility
- Picnic Areas (Tables & Benches)
- Hitching Rails
- Trail Head Kiosks
- Drinking Fountain
- Water Trough
- Trash, Manure & Recycling Bins





General Area:

- Parking: 50 passenger vehicles spaces (Includes 3)
- Donor Wall
- Cattle Fencing & Wood Rail
- Asphalt Paving
- Aggregate Base Surface
- Restroom Facility
- Trail Head Kiosks
- Picnic Areas (Tables & Benches)
- Boulders
- Pet Waste Stations
- Drinking Fountain
- Trash & Recycling Receptacles
- Low Security Lighting
- Bike Rack

PARKING LOT CONCEPT PLAN





TRAIL HEAD / PARKING LOT CONCEPT PLAN



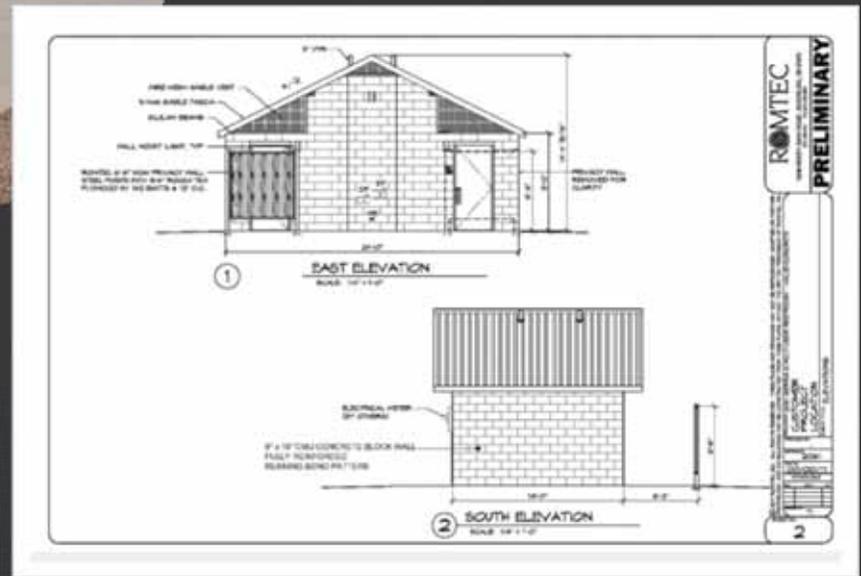


TRAIL HEAD CONCEPT PLAN



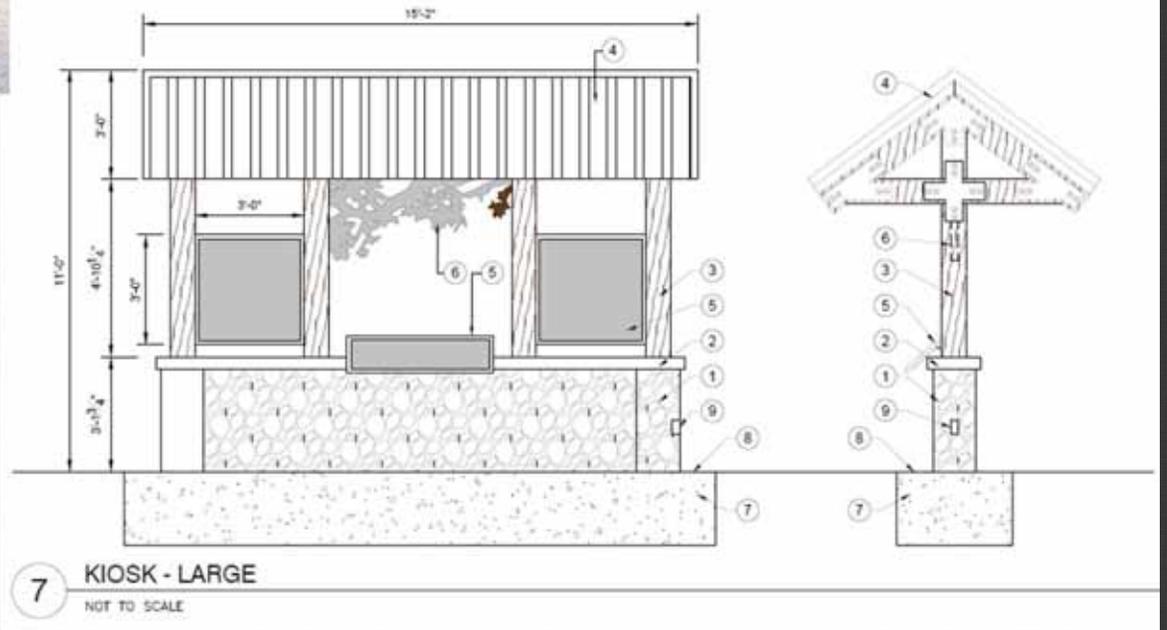
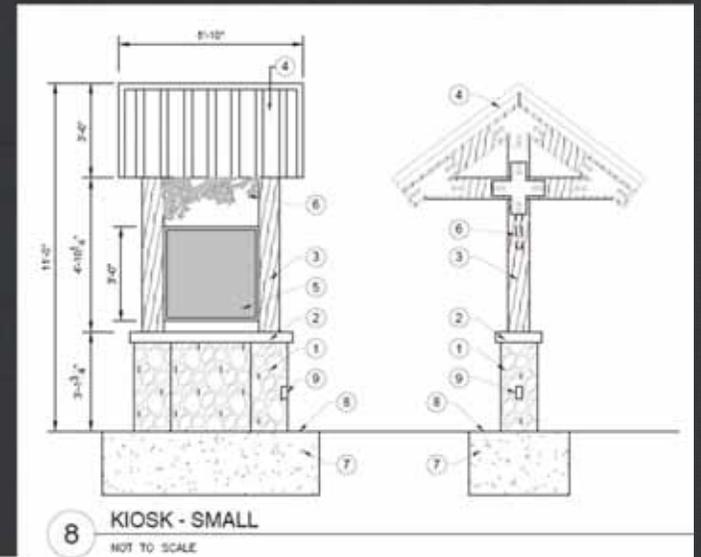


Farm Villa® - Timberlake



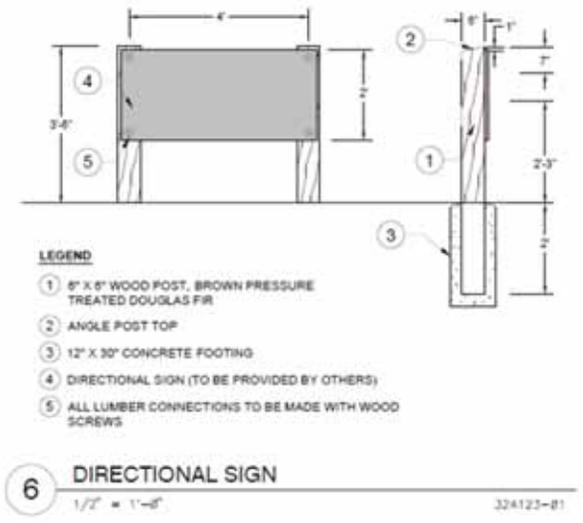
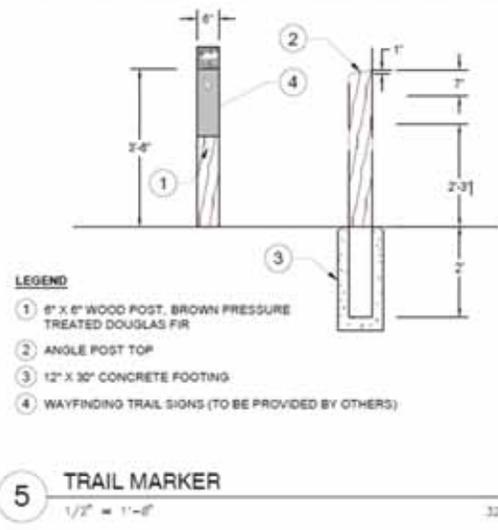
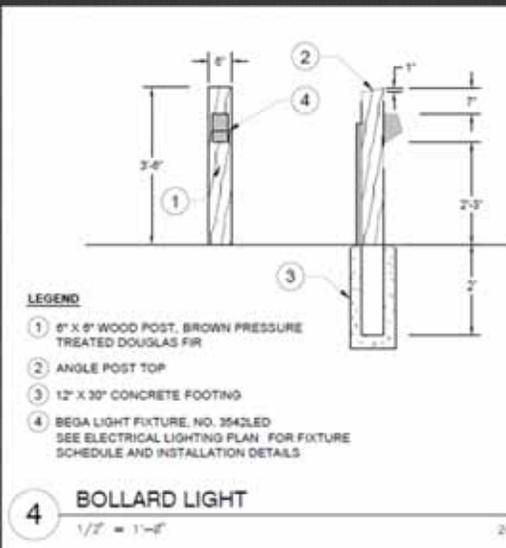
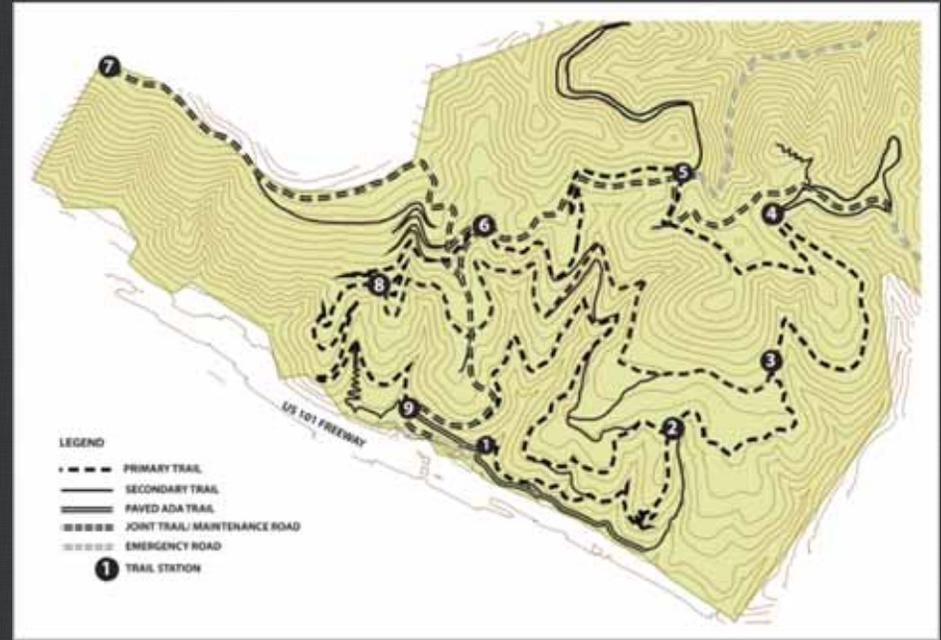
AMENITIES & DESIGN CONCEPTS – RESTROOM

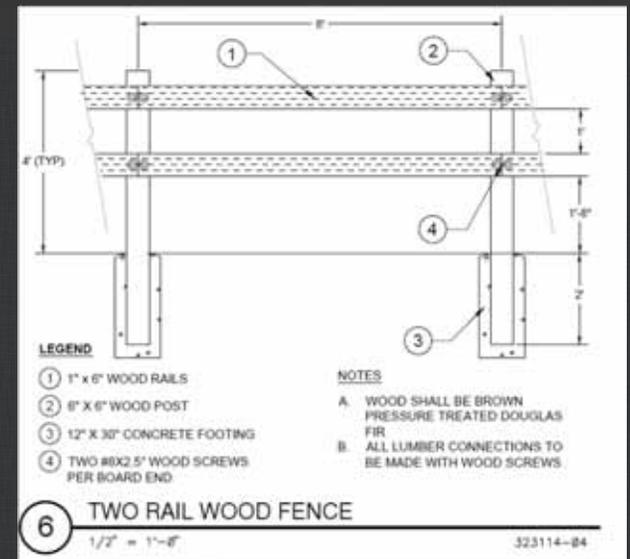
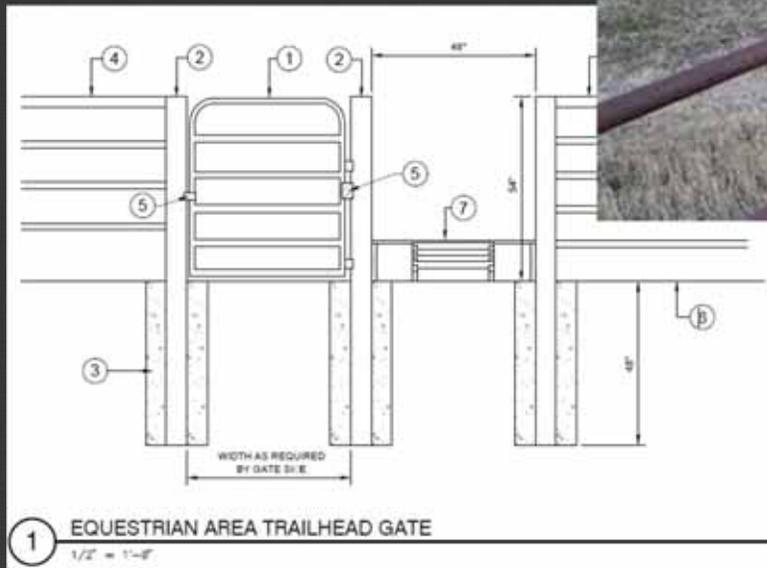




AMENITIES & DESIGN CONCEPTS – KIOSK FACILITIES





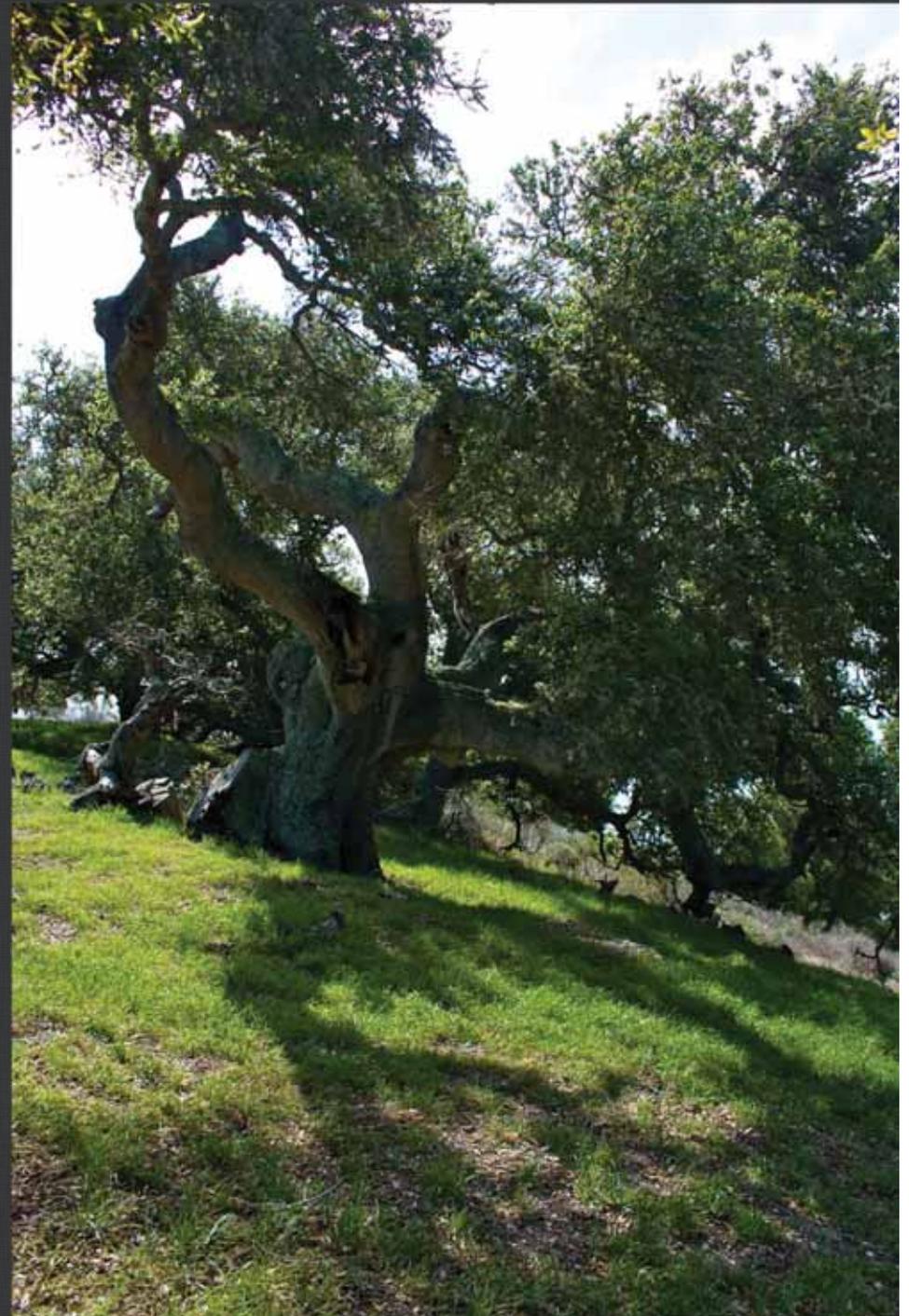


AMENITIES & DESIGN CONCEPTS – PED BRIDGE / FENCING / FURNISHINGS



Conditions of Approval

- CalFire: Fire suppression, emergency ingress/egress, all weather road improvements, fire management plan, mapping.
- City of Pismo Beach: Parking, restrooms, signage and wayfinding, cooperative agreement to address public safety.
- County of SLO: CEQA Negative Declaration, onsite mitigation for sensitive biological and cultural resources.
- State of California: Open to public dawn to dusk for passive recreation, wildlife management.



Trail Building Progress

STATISTICS:

- 11 Miles of Trails Built
- 3 Months of Progress
- 230+ Volunteers
- 6,300 Volunteer Hours

pismopreservetrailproject.org



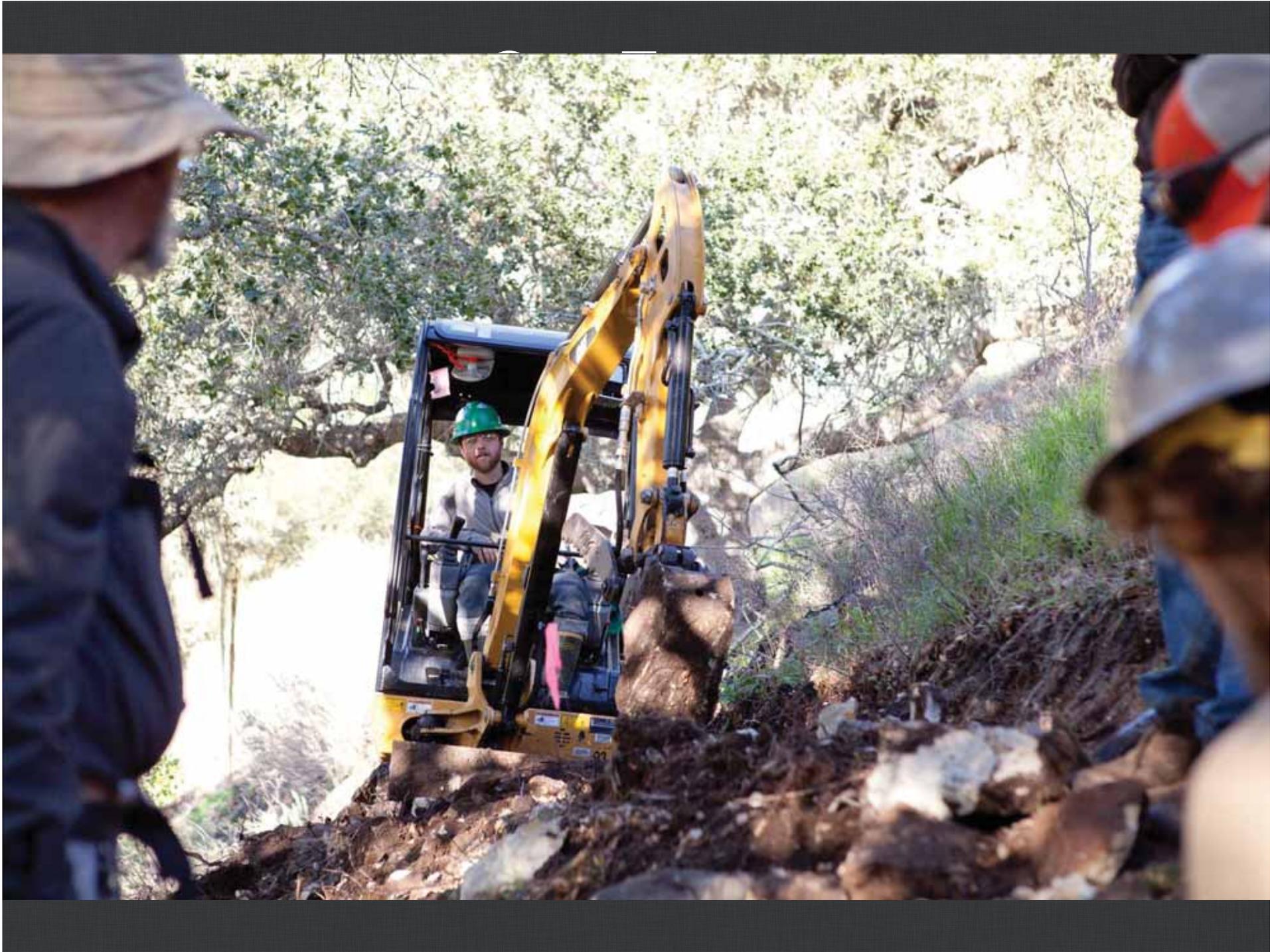
Partnerships







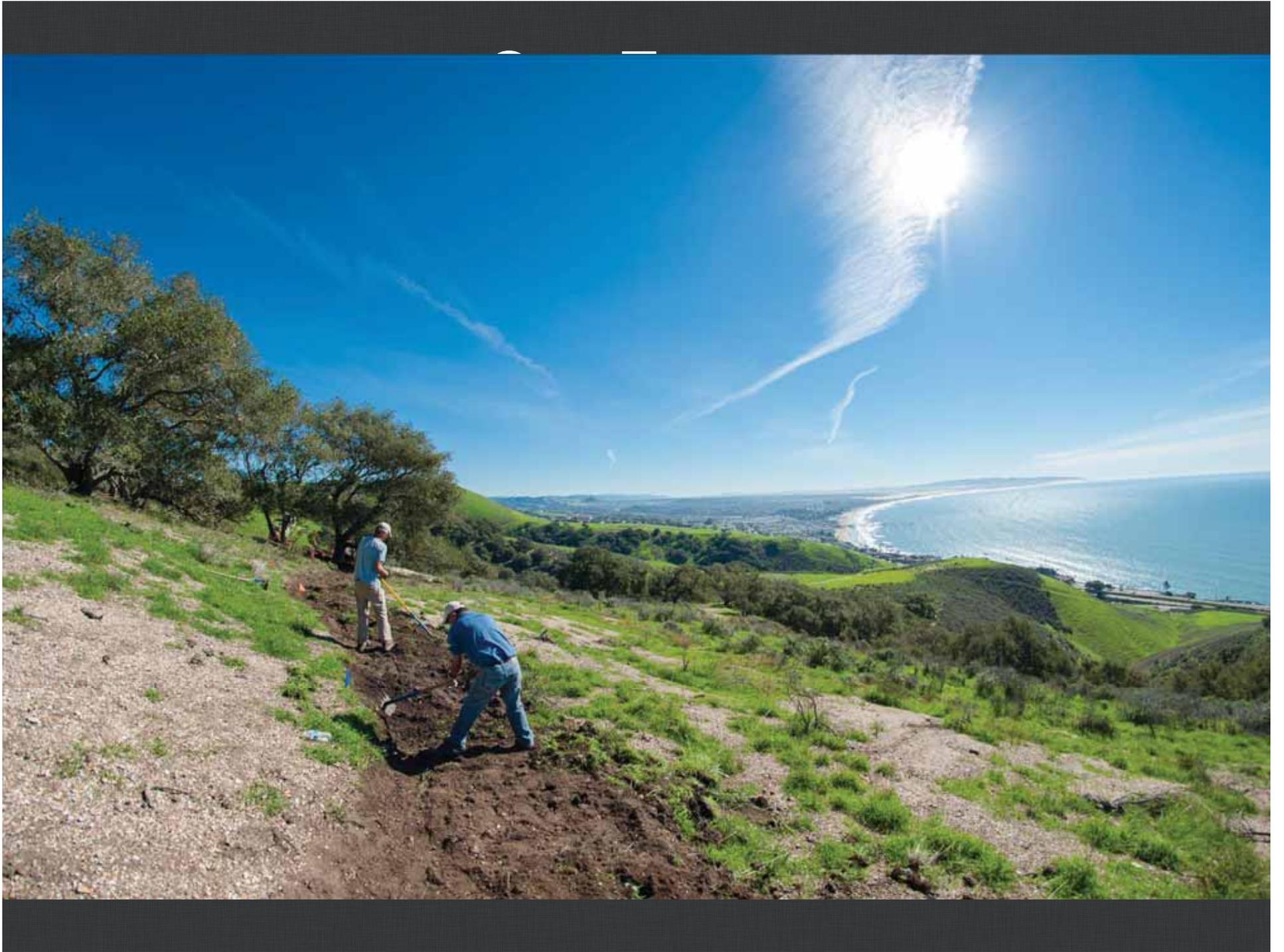






















Video – *Trail build drone footage*





PISMO PRESERVE

Safe, Sustainable...*Sensational.*

