Initial Study and Mitigated Negative Declaration

Piedras Blancas Cabin and Camping Project (PBCCP)
&
Portions of the California Coastal Trail (CCT)
&
Vault Toilets

September 2017

Prepared by: Michael Walgren, Environmental Scientist
State of California
California Department of Parks and Recreation
San Luis Obispo Coast District
750 Hearst Castle Road
San Simeon, CA 93452-9740

MITIGATED NEGATIVE DECLARATION

PROJECT DESCRIPTION:

This Initial Study (IS) has been prepared by the Department of Parks and Recreation (CDPR) to evaluate the potential environmental effects of the proposed Piedras Blancas Cabin and Camping Project (PBCCP) and Coastal Trail Project (CCT). The PBCCP site consists of about 18 acres located west of Highway 1 about 11 miles north of the community of San Simeon Acres and about midway between the Elephant Seal Viewing Area and Arroyo de la Cruz Creek. The CCT would be located generally west of Highway 1 and would extend north from the Elephant Seal Viewing Area (Visitor Parking Lot #4) to the Caltrans parking lot proposed south of Arroyo de la Cruz Creek (Figure 2). In addition, two structures will be built to house pit toilet units in existing parking lots, and pig exclusion fencing will be installed on Highway Right-of-Way fencing along the CCT route. A description of each project component is provided below:

Piedras Blancas Cabin and Camping Project (PBCCP)

The PBCCP consists of new transient lodging (cabins and camping), day use facilities, interpretive trails, and a portion of the CCT on a roughly 18 acre bluff top area (part of 26 acre parcel APN 011-231-012). A preliminary site plan for the PBCCP is provided in Figure 3. It is anticipated the PBCCP (excluding the CCT) would result in 4.1 acres of development.

Existing development on the PBCCP site includes a motel, diner, a state residence inside the motel manager's quarters, and a detached state residence, a detached garage, two sheds, volunteer trails, and related improvements/infrastructure (such as a paved parking lot, wells, septic systems, dirt roads, fencing, etc.). A bluff trail is present along an existing fenceline.

California Coastal Trail (CCT)

The CCT will be constructed in two segments over a total of about four miles extending north from an area near the Piedras Blancas Lighthouse to a parking lot to be constructed by Caltrans south of Arroyo de la Cruz. Specifically:

- Segment 1 would extend from the Elephant Seal Viewing Area (Visitor Parking Lot #4) to an area known as North Lighthouse Beach and would be located on a portion of APNs 011-221-038, -044, -046.
- Segment 2 would extend from North Lighthouse Beach to the PBCCP site's northern property line and would be located on a portion of APNs 011-221-038, -042 and 011-231-012. This segment would continue from the PBCCP site and extend to the Caltrans parking lot to be developed south of Arroyo de la Cruz Creek on portions of APNs 011-231-005, -013, -014, -018; 011-161-017, and 011-181-018, -014.

The CCT will consist of a trail corridor (averaging 5 feet wide on ADA sections to allow for wheelchairs and hikers to pass each other) on land owned by State Parks, as well as 8 viewpoints and boardwalks along the trail. The entire northern segment of the CCT (from the motel to Arroyo de la Cruz) will be five feet wide with aggregate base. The

southern portion (from the motel to the northern Elephant Seal Viewing Area parking lot will, at minimum, have ADA segments to lookout point, with the width and base of the remainder of the trail to be determined by CDPR Trail Standards, ADA requirements, and sensitive resource protection needs. Portions of the southern segment trail may be surfaced with aggregate base, boardwalk, or a dirt surface. For the purposes of mitigation, the southern segment is presented as a four foot wide trail with aggregate base. Four pedestrian bridges are proposed along the route to span three ephemeral creeks. Portions of the CCT would be accessible in accordance with the American with Disabilities Act (ADA). Outside of the PBCCP site, the other parcels proposed for CCT development are undeveloped except for volunteer trails and sporadic fencing. Construction of the CCT will result in no more than 7.2 acres of disturbance.

Vault Toilets

The vault toilet portion of this project will install two structures to house a total of 12 toilet stalls each at the elephant seal viewing parking lots; one at the southern parking lot serving an existing boardwalk (4 stalls), and one at the northern parking lot serving the boardwalk and informal viewing areas upcoast (6 stalls). Currently, there are no restroom facilities on site.

Pig Fencing

The pig fencing project would install exclusionary mesh fencing along the CDPR boundaries to exclude damaging introduced feral pigs. The fencing mesh would allow other species to pass through or jump over the fencing. Trail entrances would be modified to prevent pigs from crossing where trail users cross. Installation of pig fencing may utilize CalTrans ROW fencing, in which case a ROE from CalTrans would be required.

Questions or comments regarding this IS may be addressed to:

Doug Barker California State Parks
750 Hearst Castle Road San Simeon, CA 93452
Fax Number: (805) 927-2031
Email Address: doug.barker@parks.ca.gov

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (CDPR or California State Parks) has independently reviewed and analyzed the Initial Study for the proposed project and finds that these documents reflect the independent judgment of CDPR.

9/29/17

Dan Falat
District Superintendent

Date

9/29/17

Doug Barker
Environmental Coordinator

Date

Contents

Figures

Tables

INITIAL STUDY OF ENVIRONMENTAL IMPACTS

Project Information	
Project Title:	Piedras Blancas Cabin & Camping Project (PBCCP), Portions of the California Coastal Trail (CCT), and Vault Toilets
Lead Agency Name and Address:	California Department of Parks & Recreation San Luis Obispo Coast District 750 Hearst Castle Road San Simeon, CA 93452-9740
Contact Person and Phone Number:	Doug Barker, Environmental Coordinator (805) 927-2119
Project Location:	The project is proposed in Hearst San Simeon State Park. The Coastal Trail, the Piedras Blancas Cabin and Camping Project (PBCCP), the Vault Toilets, and pig fencing are located west of the new Highway 1 alignment. The Coastal Trail (CCT) begins immediately north of the Elephant Seal Viewing Area (Visitor Parking Lot #4) and extends north to a proposed Caltrans parking lot located roughly .1 miles south of Arroyo de la Cruz. The PBCCP is located on the Piedras Blancas Motel site, approximately 9 miles north of Old San Simeon.
Project Sponsor's Name and Address:	California Department of Parks & Recreation (State Parks) San Luis Obispo Coast District 750 Hearst Castle Road San Simeon, CA 93452-9740
General Plan Designations:	The PBCCP site is designated *Recreation* by the San Luis Obispo County General Plan. All other lands within the project area are designated *Agriculture*, reflecting past ownership and use by ranching operations.
Description of Project:	Construction of camping facilities at the old Piedras Blancas Motel site, construction of a 4 mile portion of the California Coastal Trail, and installation of two Vault Toilets.
Surrounding Land Uses and Setting:	Surrounding land uses consist of open space lands within the San Simeon State Park between Highway 1 and the ocean, with grazing and ranching on lands east of Highway 1. Currently three single family residences are located on the east side of Highway 1 about ¼ mile north of the PBCCP site.

Other public agencies whose approval is required:	❖ California Department of Parks & Recreation (Lead Agency) – MND Approval ❖ San Luis Obispo County – Development Plan Approval ❖ U.S. Army Corps of Engineers – Department of the Army permits to achieve compliance with Section 404 of the Clean Water Act (CWA) ❖ U.S. Fish and Wildlife Service-Biological Opinion through the U.S. Army Corps of Engineer 404 permit process. ❖ Regional Water Quality Control Board – water quality certification to achieve compliance with Section 404 of the CWA ❖ California Department of Fish and Wildlife – streambed alteration agreement pursuant to Section 1602 of the California Department of Fish and Wildlife Code. ❖ Caltrans – an encroachment permit for portions of the CCT located within Caltrans right-of-way or the project's Conservation Easement. ❖ California Coastal Commission – Authority to accept appeals of county permits
Availability of Documents:	The Initial Study for this project is available for review at California State Parks Internet Site http://www.parks.ca.gov/default.asp?page_id=980

Environmental Factors Potentially Affected

☒	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
☐	Utilities/Service Systems	☒	Mandatory Findings of Significance	☐	None

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

- San Luis Obispo Coast District Headquarters
  California State Parks
  750 Hearst Castle Road
  San Simeon, CA 93452

Determination

(To be completed by the Lead Agency)

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

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

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

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

Signature — 9/29/17 (Date)

DOUG BARKER (Printed Name) — DISTRICT ENVIRONMENTAL COORDINATOR (Title)

CALIFORNIA DEPT. OF PARKS + RECREATION (Agency)

Figure 1. Regional location. This image shows San Luis Obispo County highlighted on a state and regional scale, with the project location indicated on the regional scale.

Figure 2 – General Location of the proposed project in relation to geographic features; the two northern Elephant Seal Viewing Areas are at the bottom of the map, Point Piedras Blancas is at the center-bottom of the map, and Arroyo de la Cruz is located at the northern terminus of the California Coastal Trail segment.

1. INTRODUCTION

REGULATORY GUIDANCE

The Initial Study (IS) has been prepared by the California Department of Parks and Recreation (CDPR) to evaluate the potential environmental effects of the proposed PBCCP and CCT project at Hearst San Simeon State Park, San Luis Obispo County, California. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 et seq., and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 et seq.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by or agreed to by the applicant mitigate the potentially significant effects to a less-than-significant level, a Mitigated Negative Declaration may be prepared instead of an EIR [CEQA Guidelines §15070(b)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/MND conforms to the content requirements under CEQA Guidelines §15071.

The CCT portion of this project being funded by CalTrans (the northern segment) includes money from federal sources. Therefore, NEPA requirements must be met. Since this project impact wetlands, an Army Corps of Engineers permit is necessary, and a Nationwide Permit Pre-Construction Notification is being pursued. Within this permit application, a Section 106 archaeological report must be completed. Through the use of these processes the requirements of NEPA are being satisfied.

LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b) (1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is CDPR. The contact person for the lead agency regarding specific project is Doug Barker. Questions or comments regarding this Initial Study should be submitted to:

Doug Barker
California State Parks
750 Hearst Castle Road
San Simeon, CA 93452
doug.barker@parks.ca.gov

(805) 927-2119
Fax: (805) 927-2031

Submissions must be in writing and postmarked or received by fax or email no later than 33 days from the 10/4/17 filing date, which is November 6, 2017. The originals of any faxed document must be received by regular mail within ten working days following the deadline for comments, along with proof of successful fax transmission. Email or fax submissions must include full name and address. All comments will be included in the final environmental document for this project and become part of the public record.

BACKGROUND AND NEED FOR THE PROJECT

In 2001 the California Legislature mandated the completion of the California Coastal Trail through the passage of Senate Bill 908. When completed, the Coastal Trail will extend from the Mexican border to the Oregon border, approximately 1,200 miles. The proposed project would construct roughly four miles of the California Coastal Trail within Hearst San Simeon State Park.

The proposed Piedras Blancas Cabin and Camping Project (PBCCP) would provide transient lodging in the form of cabins and camping facilities for residents and visitors to San Luis Obispo County. The central coast of California is a popular tourist destination with amenities that include Hearst Castle, a large elephant seal colony, scenic rocky shoreline and beaches. Completing the PBCCP would provide much needed low-cost visitor serving accommodations along the coast, which is one of the primary objectives of the California Department of Parks and Recreation (CDPR), the County of San Luis Obispo and the California Coastal Commission. The PBCCP and California Coastal Trail (CCT) would expand visitor accommodations and recreation opportunities for all age groups, physical abilities, and economic levels.

The vault toilet portion of this project will install two structures to house a total of 12 stalls at the elephant seal viewing parking lots; one at the southern parking lot serving an existing boardwalk (4 stalls), and one at the northern parking lot serving the boardwalk and informal viewing areas upcoast (6 stalls). Currently, there are no restroom facilities on site.

The project will require CEQA compliance as well as approval of a discretionary permit (Development Plan/Coastal Development Permit) from the San Luis Obispo (SLO) County Planning Commission. A decision by the Planning Commission may be appealed to the SLO County Board of Supervisors (Board). The Board's decision may be appealed to the California Coastal Commission.

DOCUMENT ORGANIZATION

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 - Project Description. This chapter describes the reasons for the project, scope of the project, and project objectives.

Chapter 3 - Environmental Setting, Impacts, and Mitigation Measures. This chapter identifies the significance of potential environmental impacts, explains the environmental setting for each environmental issue, and evaluates the potential impacts identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less than significant level.

Chapter 4 - Mandatory Findings of Significance. This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.

Chapter 5 - Summary of Mitigation Measures. This chapter summarizes the mitigation measures incorporated into the project as a result of the Initial Study.

Chapter 6 - References. This chapter identifies the references and sources used in the preparation of this IS/MND.

Chapter 7 - Report Preparation. This chapter provides a list of those involved in the preparation of this document

SUMMARY OF FINDINGS

Chapter 3 contains the Environmental Checklist (Initial Study, or IS) that provides a brief summary of potential environmental impacts by issue area. Based on the IS and supporting environmental analysis provided in this document, the proposed PBCCP, CCT, and vault toilet projects would result in less than significant impacts for the following issues:

Aesthetics	Agricultural resources
Air quality	Biological resources
Cultural resources	Geology and soils
Hazards and hazardous materials	Hydrology and water quality
Land use and planning	Mineral resources
Noise	Population and housing
Public services	Recreation
Transportation/traffic	Utilities and service systems.

In accordance with §15064(f) of the CEQA Guidelines, a MND shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures or avoidance measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures or avoidance measures, the proposed project would have a significant effect on the environment.

2. PROJECT DESCRIPTION

PROJECT LOCATION AND SETTING

The PBCCP, CCT, and vault toilet projects are located in Hearst San Simeon State Park (HSSSP) which is comprised of 1,696 acres along the coast of San Luis Obispo County about 11 miles north of the community of San Simeon Acres . Table 1 provides a summary of the acreage and facilities provided in the Park, as of 2017.

Table 1 -- Hearst San Simeon State Park Facilities

Unit No.	State Park Acreage	Other Acreage (Preserves)	Waterfront (Feet)	Individual Camp Sites	Group Camp Sites		Individual Picnic Sites	Group Picnic Sites	Non-Motorized Trails (miles)
487	1,696	613.00	115,643	201	0		66	0	6.00

Source: California State Park System Statistical Report 2016-17

Table 1. This table lists acreage and visitor facilities. “Other Acreage” refers to lands within the park designated as Natural Preserves and an Archaeological Preserve.

Visitor surveys provide an estimate of the number of people who visited Hearst San Simeon State Park between 2004 and 2014:

Table 2 -- Hearst San Simeon State Park Visitors

Year	Total Visitors
2004	721,722
2005	679,991
2006	727,591
2007	823,972
2008	777,021
2009	687,535
2010	211,154
2011	322,263
2012	288,023
2013	290,100
2014	304,297
2015	366,800
Average	530,333 per year*

Source: 2016 CDPR Attendance Database

***Note: visitation numbers do not include the elephant seal parking lot, which receives around 1 million visitors a year.**

The PBCCP, CCT, and Vault Toilets projects will be located on a coastal terrace that lies between Highway 1 and the Pacific Ocean. The project site extends northward about four miles from the Elephant Seal Viewing Area (Parking Lot No. 4) to a new parking lot to be constructed by Caltrans about 0.25 miles south of Arroyo de la Cruz (Figure 2). The coastal terrace is relatively level along the project area except where incised by four ephemeral creeks. Properties surrounding the project site are in private ownership and are generally used for grazing.

Currently, three single family residences are located on the east side of Highway 1 about ¼ mile north of the PBCCP site.

The PBCCP site consists of about 4 acres. Existing development includes two occupied State Park residences; a former 10 unit motel; a former diner with gift shop; two sheds; a detached garage; a parking lot, and fencing. A portion of the proposed CCT crosses the site near the bluff top overlooking the ocean. The existing informal bluff trail contains a dirt surface with a roughly two foot width, and includes fencing along portions of the bluff top. Other visitor serving amenities include an informational kiosk, coastal access, and volunteer trails.[1]

[1] Over the years visitors have walked portions of the site and created informal trail corridors within the property through repeated use. These are not officially designated or improved State Park trails.

The motel and its associated buildings were constructed between 1959 and 1962. Since 2014 portions of the motel and diner have been renovated by State Parks; however, these facilities are not open for commercial business at this time. It is anticipated the motel, gift shop, and diner may be in operation by no earlier than 2019.

PROJECT DESCRIPTION

The project involves construction of the Piedras Blancas Cabin and Camping Project (PBCCP), two segments of the California Coastal Trail (CCT) totaling about four (4) miles, and the installation of two vault toilets. Each Project Component is described below.

The Piedras Blancas Cabin and Camping Project

The PBCCP includes transient lodging, a day use area, interpretive trails and a portion of the CCT, as well as infrastructure on a 16 acre site (APN 011-231-012). Proposed transient lodging would include 14 cabins, 29 camp sites, and an area for bicycle camping (10 sites-the number proposed by the SLObike advisory council). The camping/cabin area would include a new restroom and septic system as well as motor vehicle access through the site to access the camping and cabins. Each campsite/cabin would have an outdoor picnic table and barbecue/fire pit. Campsites would also contain a redwood storage bin for food and other gear. The individual campsites would accommodate 8 people, roughly 4 tents, and 3 motor vehicles (2 vehicles per reservation plus one extra vehicle with an extra charge to be parked in overflow parking areas). The bicycle camping spots would consist of 10 sites.

Cabins would range in size from 12 x 24 to 12 x 33, plus porches and ramps. Some cabins would have a restroom and a kitchen, others would simply provide an area to sleep with no amenities. The cabins would be singlewide modular units. Cabins would contain wheels which will allow the cabins to be moved. Each cabin would provide 3 parking spaces. All cabins will be ADA accessible.

Pedestrian/interpretive trails would be located within portions of the site providing an area for interpretation and trail connections between the existing motel/diner, the new campground, and the CCT. The motel/diner's existing parking lot would be upgraded to include striping, wheel stops, and landscaping and enlarged to serve the CCT. Landscaping (native shrubs and trees) are proposed to screen views of the project from Highway 1 and to preserve the area's scenic quality. Areas of the site would be restored to native conditions through the removal of iceplant and other invasive weeds (6 acres). Native vegetation would also be planted to provide a separation between campsite and facilities. A day use area at the northern end of the motel would utilize existing highway as parking surfaces and would include an estimated 10 picnic tables, benches, and an estimated 7 "park-style" barbeque stations. Trash/recycling containers would be located in the cabin/camping as well as the day use area. A site plan of the proposed project is provided in Figure 3. The facilities would be available for use year-round. It is anticipated the highest use will be in the spring, summer, and fall.

Roughly one-third of the site (or 4.1 acres) of the site would be disturbed or developed with existing and proposed facilities.

The cabin and camping portion of the project, including project interior roadways, would be constructed by contractors. Areas proposed for restoration would be completed by State Park resource staff. Construction staging would be located within the Piedras Blancas Motel parking lot and portions of the old Highway 1 right-of-way.

Table 3 -- Summary of PBCCP Components

Project Component	Quantity
Cabins	14
Tent/Vehicle Camp Sites	29
Bike Camping Area	10 sites; 4 person maximum per site
Restroom	1
Septic System	1
Access Drives and Parking	One access drive; one parking space per cabin, plus parking for day use.
Day Use Area	1
State Residence	1
Caretaker Residence (existing)	1

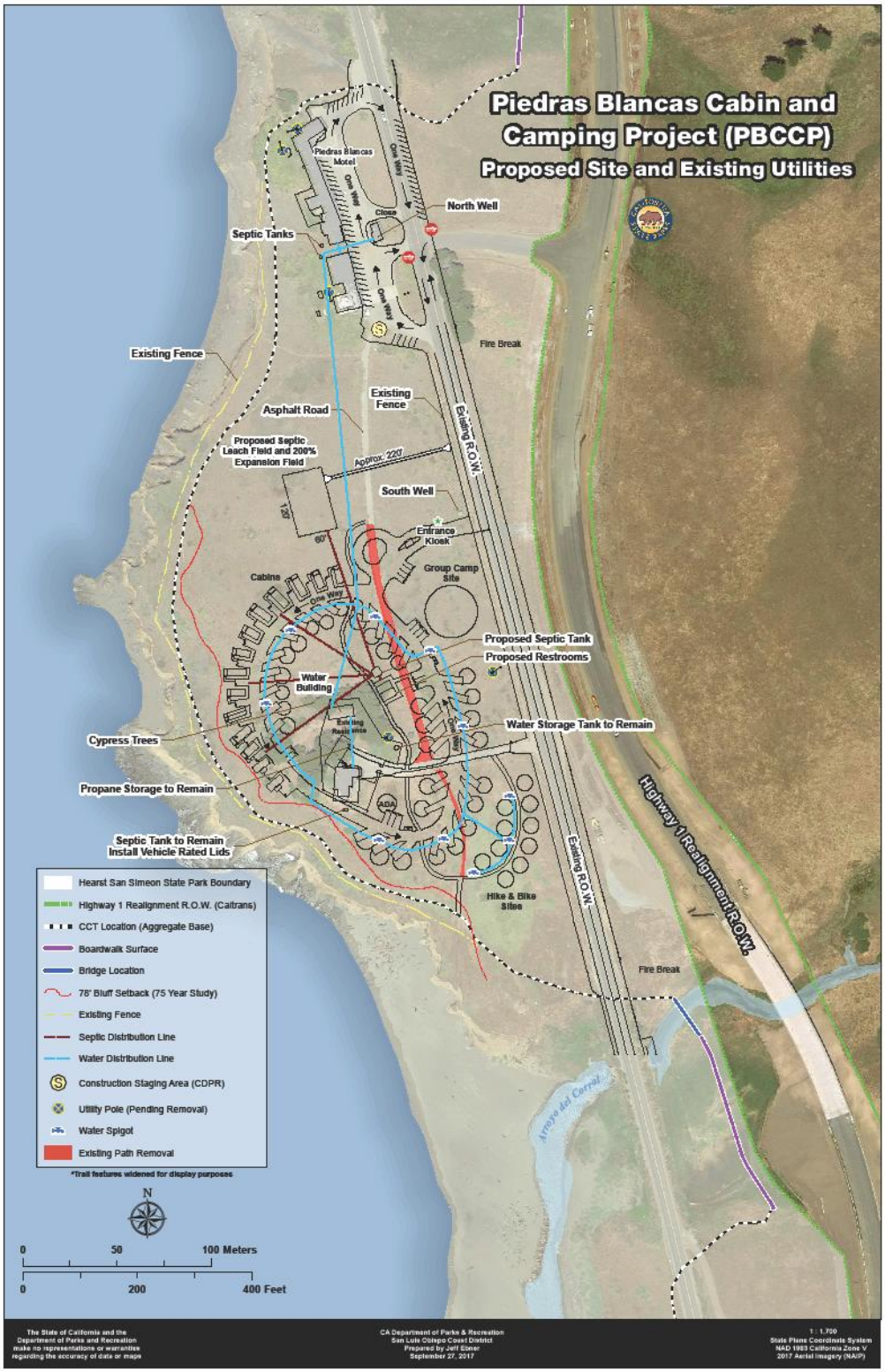

Figure 3 -- PBCCP Proposed Site Plans and Existing utilities.

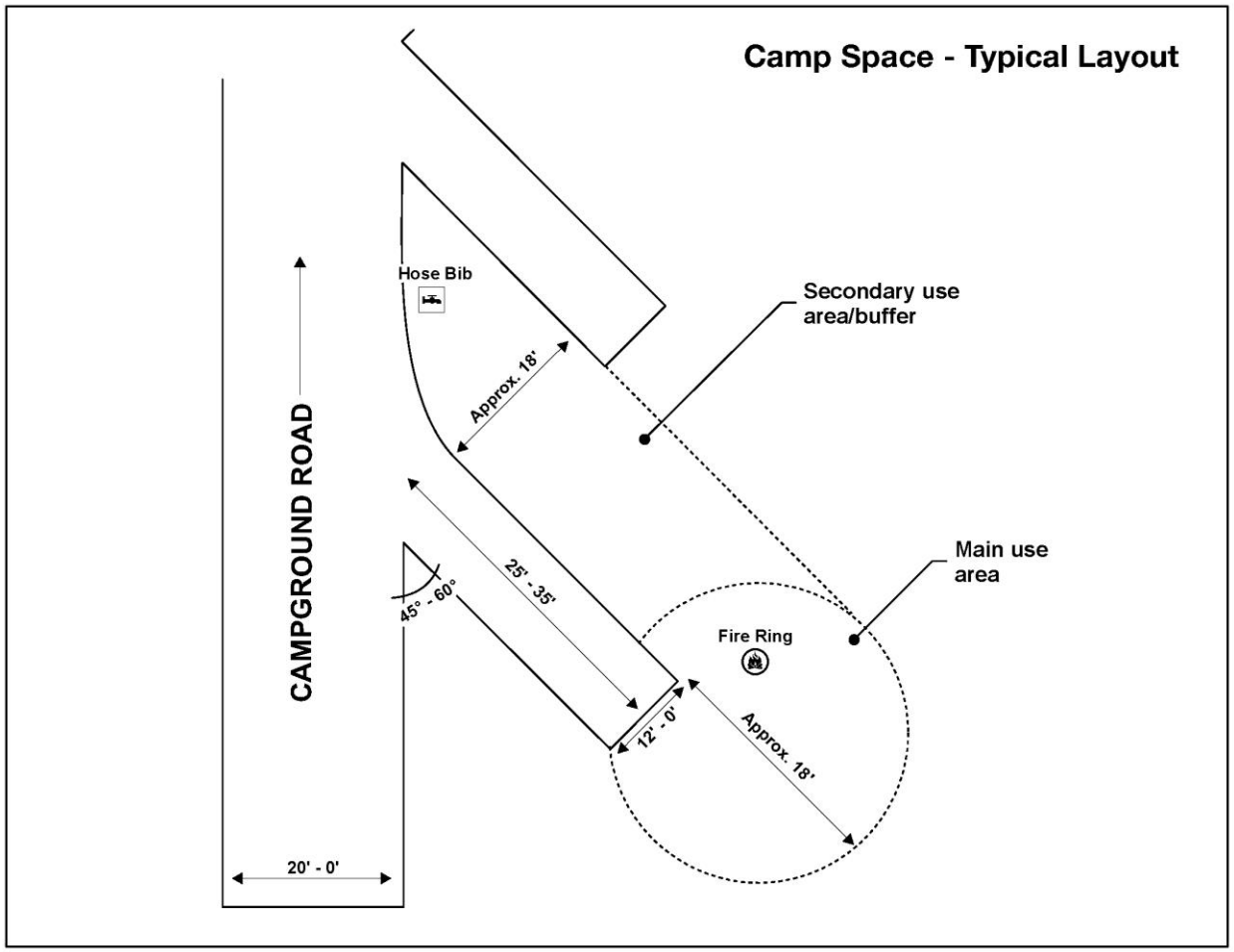

Figure 4. A typical campsite layout.

Figure 5. PBCCP Cabin Representations:

Cabins at Cachuma Lake Recreational Area County Park (Santa Barbara County Parks).

Cabin at Cachuma Lake Recreational Area (Santa Barbara County Parks), showing an ADA ramp.

A row of cabins at Jalama Beach County Beach in Santa Barbara County.

An interior view of a cabin at Jalama Beach County Park in Santa Barbara County.

Restroom

Entry Kiosk

Cabin Character

Cabin Elevations

Piedras Blancas Cabins & Campground
16420 Cabrillo Highway

Design Character

California State Parks
San Luis Obispo Coastal District
State Park Road
Morro Bay, CA 93442

3.0

California Coastal Trail Segments

The CCT would extend north from the Elephant Seal Viewing Area (Visitor Parking Lot No. 4) to a point 0.25 mile south of Arroyo de la Cruz Creek (adjacent to Highway 1 mile marker 66.9). For purposes of this analysis, the CCT project is divided into two segments as summarized in Table 4 and shown on Figures 6-9. The trail is separated into two segment since the northern half has already been permitted by the California Coastal Commission as part of the CalTrans Highway 1 realignment project.

The CCT will consist of a trail corridor (averaging 5 feet wide on ADA sections to allow for wheelchairs and hikers to pass each other) on land owned by State Parks, as well as 8 viewpoints and boardwalks along the trail. The entire northern segment of the CCT (from the motel to Arroyo de la Cruz) will be five feet wide with aggreagate base. The southern portion (from the motel to the northern Elephant Seal Viewing Area parking lot will, at minimum, have ADA segments to lookout point, with the width and base of the remainder of the trail to be determined by CDPR Trail Standards, ADA requirements, and sensitive resource protection needs. Portions of the southern segment trail may be surfaced with aggregate base, boardwalk, or a dirt surface. For the purposes of mitigation, the southern segment is presented as a four foot wide trail with aggregate base.

Short sections of the trail may cross onto CalTrans property and will require an encroachment permit. A portion of the trail would be surfaced with aggregate base to create an ADA compliant segment. Boardwalks or a dirt surface would be used on the remaining segments due to the sensitive resources located in the area. Four bridges are proposed along the route. Portions of the CCT would be constructed in accordance with the accessibility standards of the American with Disabilities Act (ADA). Figures 6-9 show the proposed trail route.

The CCT will be constructed over an estimated period of 2 years. State Park staff will be responsible for installing items such as kiosks, fencing, and interpretive panels. Bridge placement would occur at ephemeral streams that cannot be crossed with boardwalk. Areas proposed for restoration for CCT impacts will be completed concurrently with the trail.

The CCT project will include installation of feral pig exclusion fencing along the CalTrans Highway 1 right-of-way fencing and trail entrances on CDPR property (see Appendix E).

Construction staging will be provided in the following locations:

- Within the Elephant Seal Visitor Parking Lot No. 4;
- The Caltrans parking lot proposed near North Lighthouse Beach
- The Piedras Blancas Motel parking lot and portions of the old Highway 1 right-of-way; and
- The Caltrans parking lot proposed south of Arroyo de la Cruz.

Table 4. Coastal Trail Segments and Calculations of Impacts by Habitat Type

PBCCP Calculations

*Note: All calculations are subject to change and were computed using ArcGIS and Microsoft Excel	North Trail North Parking Lot - South Parking Lot – Assuming 5' width	South Trail South Parking Lot - ESeal VP#4- Assuming 4' width	Total
Trail Feature Lengths & Areas			
Length of decomposed granite surface sections	12132'	8902' ADA	13573 ft
Length of boardwalk sections	1240'	725'	1965 ft
Length of bridged sections	205'	70'	275 ft
Total Length of Trail Including Boardwalks & Bridges	13577'	9697'	23247 ft
Total Acres of Disturbance			
Decomposed Granite Surface Sections			
- Permanent Impacts (Terrestrial)	1.39 ac	.82 ac	1.56 ac
- Temporary Impacts (5' on each side of trail)	2.79 ac	0.33 ac	3.12 ac
			4.68 ac
			2.22 ac
Boardwalk Sections			
- Permanent Impacts	0.11 ac	0.07 ac	0.18 ac
- Temporary Impacts (5' on each side)	0.28 ac	0.17 ac	0.45 ac
			0.63 ac
Bridge Sections			
- Permanent Impacts	0.02 ac	0.01 ac	0.03 ac
- Temporary Impacts (5' on each side)	0.05 ac	0.02 ac	0.07 ac

			0.1 ac
Wetland Impacts (Including Boardwalks & Bridges)			
Coastal Act			
- Permanent Impacts	0.19 ac	0.07 ac	0.26 ac
- Temporary Impacts (5' on each side)	0.43 ac	0.17 ac	0.6 ac
			0.86 ac
ACOE			
- Permanent Impacts	0.001 ac	0.01 ac	0.01 ac
- Temporary Impacts (5' on each side)	0.01 ac	0.02 ac	0.03 ac
			0.04 ac
Permanent Plant Community Impacts (Including Boardwalks & Bridges)			
- Coastal Sea Bluff Scrub	0.08 ac	0.12 ac	0.2 ac
- Coastal Scrub	0.03 ac	0.002 ac	0.03 ac
- Native Grassland	0.01 ac	0.07 ac	0.08 ac
- Riparian	0 ac	0.004 ac	0.004 ac
- Coastal Brackish Marsh	0.04 ac	0 ac	0.04 ac
- Freshwater Seep	0.04 ac	0 ac	0.04 ac
- Coastal Prairie	0.92 ac	0 ac	0.92 ac
			1.31 ac
Temporary Plant Community Impacts (Including Boardwalks & Bridges) (5' on each side)			
- Coastal Sea Bluff Scrub	0.16 ac	0.23 ac	0.39 ac

- Coastal Scrub	0.06 ac	0.01 ac	0.07 ac
- Native Grassland	0.02 ac	0.16 ac	0.18 ac
- Riparian	0 ac	0.01 ac	0.01 ac
- Coastal Brackish Marsh	0.08 ac	0 ac	0.08 ac
- Freshwater Seep	0.09 ac	0 ac	0.09 ac
- Coastal Prairie	1.84 ac	0 ac	1.84 ac
			2.66 ac

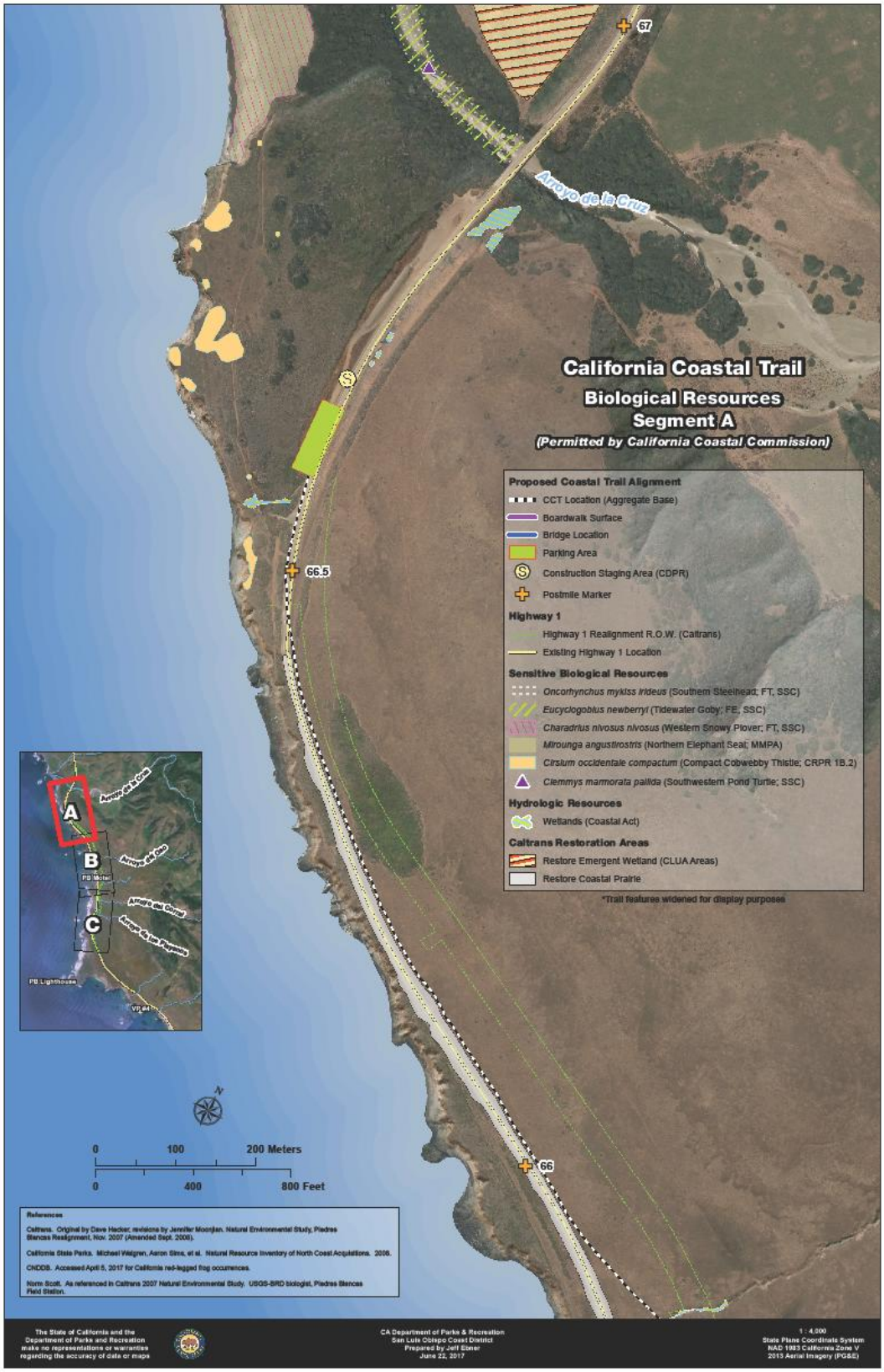

Figure 6 -- Proposed CCT Trail North Segment (break-out sheet A)

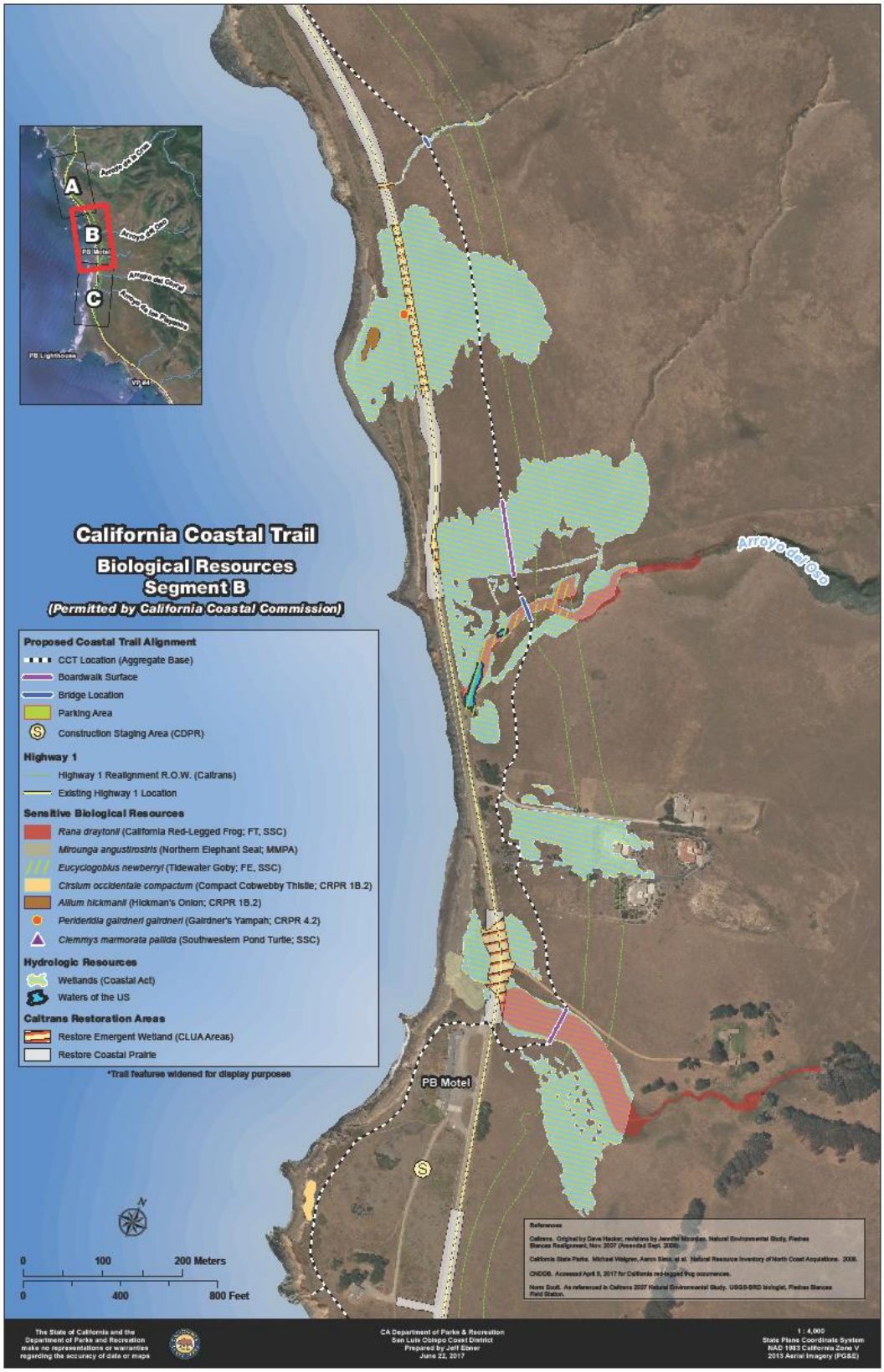

Figure 7 -- Proposed CCT Trail North Segment (break out sheet B)

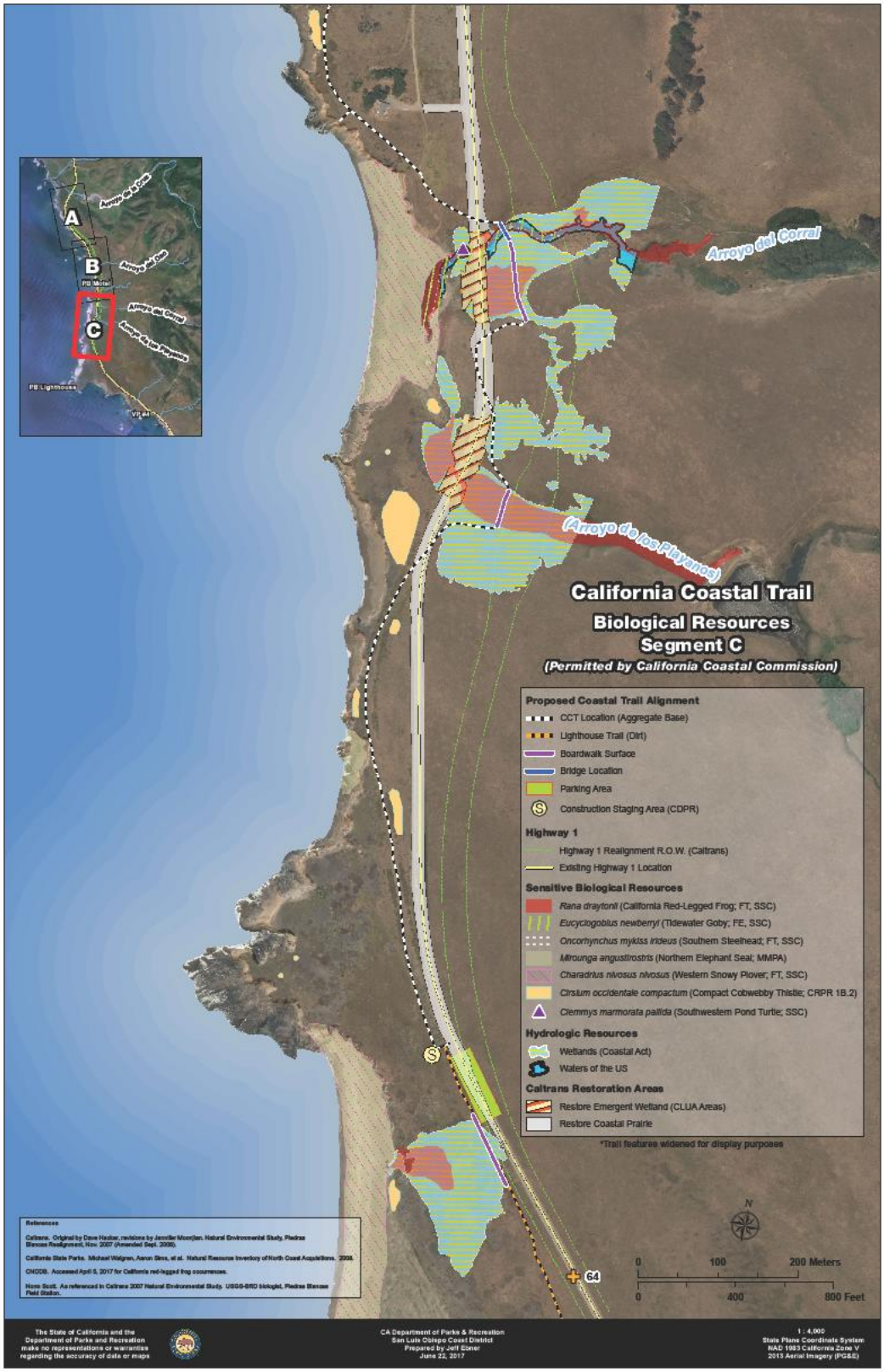

Figure 8-- Proposed CCT Trail North Segment (break out sheet C)

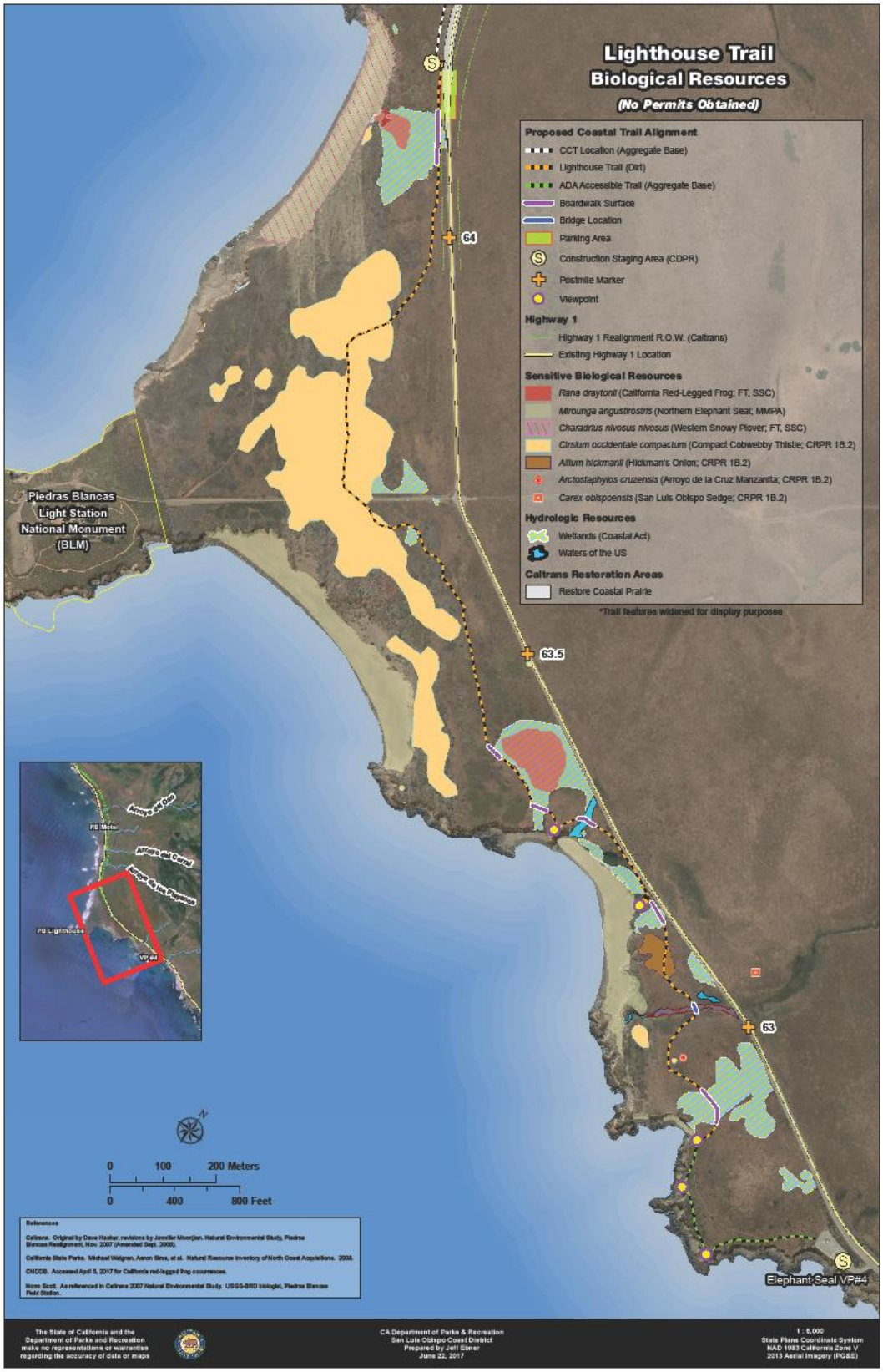

Figure 9 -- Proposed CCT South Segment – (Permit Pending)

Elephant Seal Viewing And Vault Toilets

Currently, the elephant seal viewing area along Highway 1 north of San Simeon draws over 1 million visitors per year. Thus, there is a need for toilet facilities where none currently exist. This project would place one vault toilet in each of the two paved parking areas associated with the elephant seal viewing boardwalk.

At both vault toilet structure location t structures will be hidden from view from Highway 1 by a steep bank between the highway and the vault toilet structure.

Facilities will be colored to match the surroundings, without contrasting colors (such as the yellow doors in "C" below). The height and placement of the vault toilet will be designed to minimize aesthetic impacts. The vault toilet design will resemble example "A' below in order to minimize viewshed impacts. The size and design of the vault toilet will be determined by minimum needs associated with visitor numbers (currently at around 1 million visitors per year at the southern elephant seal viewing parking lot).

Anticipated restroom sizes are:

South Parking Lot: This vault toilet structure will be entirely ADA accessible as per current guidelines at the time of construction. Structure will be approximately 44' x 25' and will include 4 stalls with an approximately 100 square foot storage room. Sanitary Stations will be installed on the exterior of the structures. This structure will resemble example "B" below.

North Parking Lot: This vault toilet structure will be entirely ADA accessible as per current guidelines at the time of construction. Structure will be approximately 66' x 25' and will include 3 stalls with an approximately 100 square foot storage room. Sanitary Stations will be installed on the exterior of the structures. This structure will resemble example "B" below.

A) 

B) 

c) 

D) 

Figure 10- Examples of the Proposed Vault Toilet Visuals. Note that only earth tones would be used (disregard the yellow doors in C above).

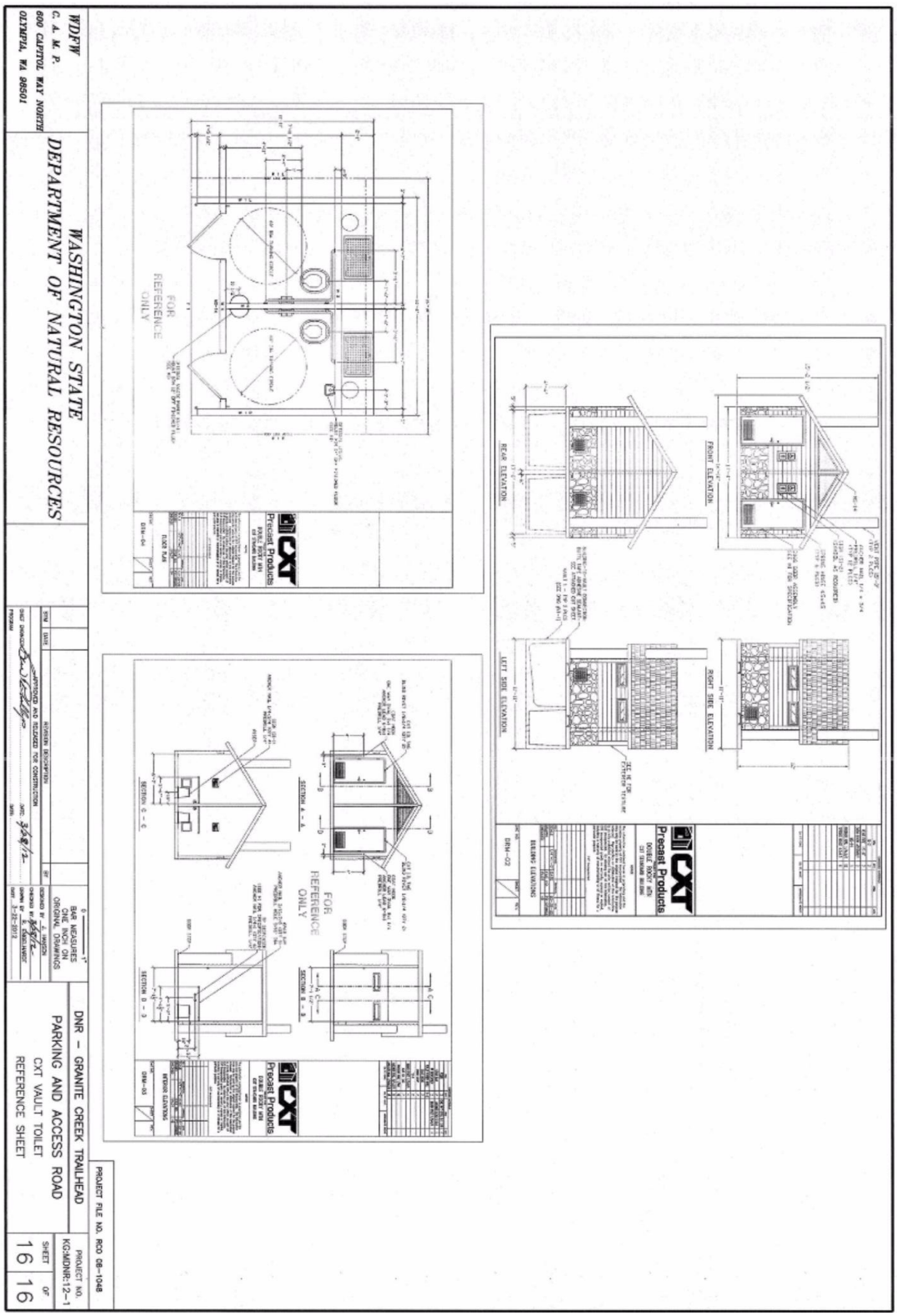

Figure 11: Example design plans for a vault toilet.

PROJECT OBJECTIVES

The objectives for this project are:

- To provide new low lodging along Highway 1 that serves San Luis Obispo County as well as tourists visiting the County
- Provide recreational access to the coast for all age groups, income levels, and physical abilities
- Provide visitor education and interpretation by furnishing periodic viewing areas and interpretive panels/exhibits
- Provide viable portions of the California Coastal Trail that State Parks is able to manage and maintain
- Restore and protect sensitive areas of Hearst San Simeon State Park.
- Improve the visitor experience.
- Provide greater public access to the shoreline.
- Combine a recreational, educational and service-oriented facility for those waiting for the reserved Hearst Castle tours and for those visiting other attractions such as the Piedras Blancas Light Station or the elephant seal viewing areas.
- Use an already existing developed area of the coast for visitor serving facilities.

DISCRETIONARY APPROVALS

CDPR is the Lead Agency for the proposed project. The project requires Public Resources Code 5024 review, which was undertaken as part of this document.

The County of San Luis Obispo processes land use entitlement applications to ensure compliance with the California Coastal Act through the County's Local Coastal Plan. Development Plan/Coastal Development Permit approval from San Luis Obispo County will be required for all of the project components described in the project description except for the CCT North Segment located between Mile Marker 64.26 (near North Lighthouse Beach) and Mile Marker 66.61 (near Arroyo de la Cruz) (see Figures 6-8). These segments of the CCT were approved by the Coastal Commission in 2014 as part of the Coastal Development Permit for the Piedras Blancas Highway 1 Realignment Project. A condition of that approval was to prepare CEQA compliance for this segment of the CCT.

Figure 2 shows the PBCCP, CCT, and vault toilet project components subject to Development Plan/Coastal Development Permit approval from San Luis Obispo County.

PREVIOUS APPROVALS AND CEQA COMPLIANCE

Improvements to the Piedras Blancas Motel Site

State Parks has undertaken a renovation program separate from the PBCCP to bring the existing buildings and parking area on the Piedras Blancas Motel site into conformance with current building and safety codes. To date, renovations have been completed for the diner and gift shop buildings, and additional improvements are planned for the motel units. Excepting the exterior patio areas and parking lot improvements, all of these improvements will be conducted within the footprint of the existing structures. These improvements include the following:

- Interior alterations to the motel, diner, and gift shop within the footprint of these structures.
- Conversion of the large shed to a fire sprinkler tank room.
- Upgrades (wheel stops, striping, etc.) to the existing motel/diner parking lot, including ADA parking improvements.
- Removal of the small shed.

Caltrans Highway 1 Relocation Project

In 2014 Caltrans obtained a Coastal Development Permit (CDP) from the California Coastal Commission to realign a 2.8 mile stretch of Highway 1 north of the Piedras Blancas Lighthouse to Arroyo de la Cruz (specifically between Highway 1 mile markers 64.0 and 66.9 - see Figure 2). The purpose of the project is to relocate the Highway inland by as much as 475 feet to protect the roadway from coastal bluff erosion and potential long-term erosion impacts. Construction of the new highway was completed on August 31, 2017 and restoration of the old alignment is expected to be completed by 2021.

Caltrans completed a final environmental impact report (FEIR) for the realignment project which included studies of the physical, cultural, biological and other features. Many of these studies extend onto land owned by State Parks and provide recent baseline environmental information for portions of the PCCB and CCT project areas.

Conditions placed on the Highway 1 relocation project require Caltrans to take the certain actions and to construct certain improvements that directly affect the PBCCP and CCT projects:

- Caltrans will relocate Highway 1 eastward through a portion of the project area. The area between the relocated Highway and lands currently owned by CDPR to the west of the old alignment is to be transferred to State Parks and placed in a scenic conservation easement (except for the PBCCP parcel.

- The old Highway 1 roadway will be removed, except on the PBCCP property, and the land will be recontoured and vegetated to complement the natural conditions on surrounding land. On the PBCCP property sections of the old Highway 1 roadway will remain and will be used by State Parks for vehicle and trail access.

- Adjacent to the PBCCP, the relocation project would result in Highway 1 being moved roughly 75 feet eastward[2] at the southern end of the site and 380 feet[3] at the northern end. Caltrans has constructed a new asphalt driveway connecting the motel's parking lot to the new Highway 1 alignment. Caltrans has installed a left turn lane on Highway 1 for north bound travelers to access the PBCCP site.

  Caltrans is required to construct a visitor-serving parking lot near Arroyo de la Cruz adjacent to the CCT north of PBCCP. The parking lot footprint would be nearly identical to the existing CalTrans dirt pullout, and will measure approximately 100' wide with an average width of 30'. The parking lot will provide parking for 60 motor vehicles and surfaced with aggregate base. The parking lot will provide parking for coastal access and the CCT. Once the parking lot is constructed it will be transferred to State Park ownership for long-term maintenance.

- Caltrans will underground utilities along the realigned portion of Highway 1 including utilities serving the existing motel, diner, and a state residence. Various culverts and bluff shoreline protection (rip rap) will also be removed in the project area.

- Although this MND covers construction of the CCT from the Elephant Seal Visitor Parking Lot No. 4 to Arroyo de la Cruz Creek (roughly 4 miles), the CDP approved for the Highway 1 realignment project also approves construction of the portion of the CCT extending north from North Lighthouse Beach to Mile Marker 66.61 near Arroyo de la Cruz.

Figure 2 shows the PBCCP, CCT, and vault toilet project locations, which are the components subject to this MND. Pig fencing is also included in this MND.

CONSISTENCY WITH LOCAL PLANS AND POLICIES

The work proposed as part of this project will be conducted within Hearst San Simeon State Park and does not conflict with local plans or policies of neighboring communities or the County of San Luis Obispo. The project is consistent with the San Simeon State

[2] 105 feet from centerline to centerline.

[3] 450 feet from centerline to centerline

Park General Plan of 1978 and the San Luis Obispo Council of Government's Northern San Luis Obispo County Coastal Trail Master Plan of 2012.

STANDARD PROJECT REQUIREMENTS

The Department of Parks and Recreation is both a lead agency and a trustee agency. A lead agency is a public agency or land owner that has the primary responsibility for carrying out or approving a project and for CEQA compliance. A trustee agency is a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California. A trustee agency is responsible for ensuring that are activities are undertaken in a manner that protects both cultural and natural resources.

To help achieve these objectives, DPR has developed a list of Standard Project Requirements (SPRs) which are actions that have been standardized statewide for the purpose of avoiding significant project-related environmental impacts associated with DPR activities. Although the list of SPRs is applied uniformly throughout the State, specific SPRs are chosen as appropriate to address the environmental impacts associated with a particular project or activity. For example, projects that include ground-disturbing activities, such as trenching, would always include standard project requirements addressing the inadvertent discovery of archaeological artifacts. However, for a project that replaces a roof on an historic structure, ground disturbance would not be necessary; therefore, standard project requirements for ground disturbance would not be applicable and would not be assigned to the project.

DPR also makes use of project-specific requirements tailored to address potential environmental impacts that are unique to a particular project or activity. They would not typically be standardized for projects statewide.

Applicable Standard Project Requirements are listed for each of the topical discussions in this MND and are incorporated into the project description.

Table 5 -- Standard Project Requirements

Aesthetic and Visual Resources
Aesthetics Standard 1 -- View Protection • Projects will be designed to incorporate appropriate park scenic & aesthetic values including the choices for: specific building sites, scope & scale; building and fencing materials and colors; use of compatible aesthetic treatments on pathways, retaining walls or other ancillary structures; location of and materials used in parking areas, campsites and picnic areas; development of appropriate landscaping. The park scenic and aesthetic values will also consider views into the park from neighboring properties.

- Contractor will store all project-related materials outside of the viewshed of State Route 1.

Aesthetics Standard 2 -- Light and Glare

- DPR will equip any permanent structure with outdoor light shields that concentrate the illumination downward to reduce direct and reflected light pollution. The direct source of the lighting (bulb, lens, filament, tube, etc) will not be visible off site and the lighting will be installed as low as possible on poles and/or structures to minimize light pollution of the night sky. The candle power of the illumination at ground level will not exceed what is required by any safety or security regulations of any government agency with regulatory oversight.

Air Quality

Air Quality Standard 1 -- Dust Management

- During dry, dusty conditions, all active construction areas will be lightly sprayed with dust suppressant to reduce dust without causing runoff.
- All trucks or light equipment hauling soil, sand, or other loose materials on public roads will be covered or required to maintain at least two feet of freeboard.
- Excavation and grading activities will be suspended when sustained winds exceed 15 miles per hour (mph), instantaneous gusts exceed 25 mph, or when dust occurs from remediation related activities where visible emissions (dust) cannot be controlled by watering or conventional dust abatement controls.

Air Quality Standard 2 -- Maintenance of Equipment

- All gasoline-powered equipment will be maintained according to manufacturer's specifications, and in compliance with all State and federal requirements.

Biological Resources

Biology Standard 1

- Prior to the start of on-site construction activities, CDPR Environmental staff will conduct an additional survey of the project area for sensitive species.
- Prior to the start of on-site construction activities, CDPR staff will determine the minimum area required to complete the work and define the boundaries of the work area on the project drawings and with flagging or fencing on the ground, as appropriate.
- To prevent the spread of noxious weeds, all construction vehicles and equipment will enter and leave the project site free of soil, vegetative matter or other debris that could contain weed seeds.
- All construction will be consistent with the State Parks Trail Manual guidelines.
- At the discretion of the CDPR project manager, project activities will be monitored to ensure that impacts to natural and cultural resources are minimized.
- The CDPR project manager will post information signs near project areas with restricted access or closures lasting longer than 3 months. The signs will include the following information:
  - Explanation for and description of the project; and

– Anticipated completion date.

Biology Standard 2 -- **Plants**

- No state or federally listed rare or endangered species will be cut, pruned, pulled back, removed or damaged in any way.
- If special status plant species are located within 50 feet of the project area, the occurrences will be flagged by the DPR-approved biologist, fenced off prior to the start of on-site construction activities, and completely avoided. A qualified botanist shall provide oversight during the installation of the fence and he or she or a designee (e.g., construction foreman) shall return to the site once a week during the duration of construction activities to ensure that the fence remains intact.
- Best Management Practices (BMPs) to avoid creation of dust will be employed during all construction activities within 50 feet of special status plant species occurrences.
- If special status plant species are discovered within 50 feet of the project area, a DPR-approved biologist will flag and fence these locations during construction activities to avoid impacts.
- Prior to the start of on-site construction activities and when the plants are in a phenological stage conducive to positive identification (i.e., usually during the blooming period for the species), a DPR-approved biologist will conduct surveys for special-status plant species throughout the project area.
- No construction activities, including staging, will be allowed within the critical root zone of retention trees, unless approved in advance by a DPR-approved biologist, forester, or certified arborist.
- The State DPR will avoid or minimize impacts to federally protected wetlands to the extent practicable by conducting work in upland areas.
- A DPR-approved Certified Arborist will be present during all ground-disturbing activities within the drip line of trees.
- Any trenching in a “structural root zone” will be completed by hand; no roots larger than two inches in diameter will be cut or damaged.
- j. To maintain genetic integrity, only plant stock collected within the local area will be used for re-vegetation in the project area.

Biology Standard 2 -- **Animals**

- All federal and state regulations pertaining to marine mammal harassment will be adhered to in order to avoid impacts to the elephant seal colony along the project route.
- Project components crossing wetlands will be implemented in the dry season to prevent impacts to California red-legged frogs.

- Permitted biological monitors will be on site to avoid impacts to California red-legged frogs, southwestern pond turtles, and other sensitive species. The exact terms of the monitoring will be determined during permit acquisition and commenting periods from resources agencies, primarily USACE and their Biological Consultation with USFWS.

Cultural Resources

Cultural Resources Standard 1 -- Pre-Construction Surveys

- Pre-construction archaeological consultation will be completed prior to the start of any ground-disturbing activities and will determine specific areas to be avoided.
- Based on preconstruction testing, project design and/or implementation will be altered, as necessary, to avoid impacts to archaeological resources or reduce the impacts to a less than significant level, as determined in consultation with a DPR-qualified archaeologist.
- DPR will modify the project to ensure that construction activities will avoid cultural resources upon review and approval of a DPR-qualified cultural resources specialist.

Cultural Resources Standard 2 -- Treatment Plan

- If the specialist determines that buried archaeological deposits could be present, prior to the start of construction, a DPR-qualified Cultural Resource Specialist will prepare a research design, including appropriate trenching and/or pre-construction excavations (if necessary).

Cultural Resources Standard 3 -- Resource Protection During Construction

- Prior to the start of construction, a DPR-qualified cultural resources specialist will consult with the contractor and project manager to identify all resources that must be protected.
- Prior to the start of Construction, a DPR-qualified cultural resources specialist will train construction personnel in cultural resource identification and protection procedures.
- A DPR-qualified cultural resources specialist familiar with the area's cultural/historic landscape will monitor all ground-disturbing activities. All historical resources uncovered during the project will be recorded in place or recovered and archived, at the discretion of the monitor.
- No track-mounted or heavy-wheeled vehicles will be allowed in identified environmentally sensitive areas. If foot traffic is necessary, this will only be allowed with specific permission from the State's Representative after clearance with a DPR-qualified cultural resources specialist.
- At the discretion of the DPR-qualified cultural resources specialist, mechanized vehicles on cultural resource sites will be restricted to a short term use of rubber tire tractors only. All such vehicles must enter and exit resource(s) via the same route of travel and are strictly prohibited from turning on the surface of site(s).
- Prior to the start of construction, and at the discretion of a DPR-qualified cultural resources specialist, contractor will flag and/or fence all cultural resources with a buffer of 50 feet for avoidance during construction. The fencing will be removed after remediation has been completed.
- Prior to any earthmoving activities, a DPR-qualified archaeologist will approve all subsurface work, including the operation of heavy equipment within 50 feet of the identified Environmentally Sensitive Area (ESA)-Cultural Resources Site.

Cultural Resources Standard 4 -- Monitoring and Documentation

- A DPR-qualified cultural resources specialist will photo-document all aspects of the project before, during, and after construction and the photos will be added to historical records (archives) for the park.

- A DPR qualified archaeologist will monitor all ground disturbing phases of this project at his/her discretion.
- The DPR project manager will notify the DPR Northern Service Center or District Cultural Resource Section a minimum of three weeks prior to the start of ground–disturbing work to schedule archaeological monitoring, unless other arrangements are made in advance.
- If a DPR-qualified cultural resources specialist discovers previously undocumented cultural resources during project construction work within 100 feet of the find will be temporarily halted until the archaeologist designs and implements appropriate treatments in accordance with the Secretary of the Interiors Standards and Guidelines for archaeological resource protection.
- If ground disturbing activities uncover intact cultural features (including but not limited to dark soil containing shellfish, bone, flaked stone, ground stone, or deposits of historic ash), when a DPR qualified cultural resources specialist is not on-site, Contractor will contact the DPR State Representative immediately and Contractor will temporarily halt or divert work within the immediate vicinity of the find a DPR-qualified cultural resources specialist evaluates the find and determines the appropriate treatment and disposition of the cultural resource.

Cultural Resources Standard 5 -- Human Remains

- In the event that human remains are discovered, work will cease immediately in the area of the find and the project manager/site supervisor will notify the appropriate DPR personnel. Any human remains and/or funerary objects will be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized representative) will notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor will be responsible for notifying the appropriate Native American authorities.
- The local County Coroner will make the determination of whether the human bone is of Native American origin.
- If the Coroner determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe will be consulted to identify the most likely descendants and appropriate disposition of the remains. Work will not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects will be cleaned, photographed, analyzed, or removed from the site prior to determination.
- If it is determined the find indicates a sacred or religious site, the site will be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives will occur as necessary to define additional site mitigation or future restrictions.

Cultural Resources Standard 6 -- Invasive Species

- In order to avoid soil disturbance by the removal of roots from sensitive sites, invasive plant species will be removed by hand. In areas lacking appropriate archaeological survey coverage only chemical treatments will be allowed. If chemical treatments are not suitable then plant removal will not be allowed until an archaeological survey has been conducted in the area.

Geology and Soils

Geology Standard 1 -- Maintaining Structural Integrity

- After a large earthquake event (i.e., magnitude 5.0 or greater within 50 miles of the project site), a qualified professional chosen by DPR will inspect all project structures and features for damage, as soon as is possible after the event. If any structures or features have been damaged, they will be closed to park visitors, volunteers, residents, contractors, and staff.

Geology Standard 2 -- Protection of Soils

- No track-mounted or heavy-wheeled vehicles will be driven through the PBCCP, vault toilets, and CCT areas during the rainy season or when soils are saturated to avoid compaction or damage to soil structure.

Geology Standard 3 -- Restoration Activities

- DPR will develop a rehabilitation plan for the decommissioned trail that includes using brush and trees removed from the new trail alignment for bio-mechanical erosion control (bundling slash and keying it in to fall of trail, filling damaged trails sections with soil and duff removed from the new trail alignment, constructing water bars, and replanting native trees and shrubs).
- Contractor will clearly block both ends of the trail and scatter its length with vegetative debris from new trail construction to discourage continued use and degradation of the decommissioned portion of the trail.

Hydrology and Water Quality

Hydrology Standard 1 -- Regulatory Compliance

- Prior to the start of construction involving ground-disturbing activities, Contractor will prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) for DPR approval that identifies temporary Best Management Practices (BMPs) (e.g., tarping of any stockpiled materials or soil; use of silt fences, straw bale barriers, fiber rolls, etc.) and permanent (e.g., structural containment, preserving or planting of vegetation) for use in all construction areas to reduce or eliminate the discharge of soil, surface water runoff, and pollutants during all excavation, grading, trenching, repaving, or other ground-disturbing activities. The SWPPP will include BMPs for hazardous waste and contaminated soils management and a Spill Prevention and Control Plan (SPCP), as appropriate.
- The project will comply with all applicable water quality standards as specified in the Central Coast Basin Plan.

Hydrology Standard 2 -- Protection of Surface Water Quality

- If construction activities extend into the rainy season (October through April) or if an un-seasonal storm is anticipated, Contractor will properly winterize the site by covering (tarping) any stockpiled materials or soils and by constructing silt fences, straw bale barriers, fiber rolls, or other structures around stockpiles and graded areas.
- All construction activities will be suspended during heavy precipitation events (i.e., at least 1-inch of precipitation in a 24-hour period) or when heavy precipitation events are forecast.
- All heavy equipment parking, refueling, and service will be conducted within designated areas outside of the 100-year floodplain to avoid water course contamination.

- Contractor will install appropriate energy dissipators at water discharge points, as appropriate.

Hazards and Hazardous Materials

Hazards Standard 1 -- Hazardous Materials Management

- Prior to the start of on-site construction activities, Contractor will prepare a Spill Prevention and Response Plan (SPRP) as part of the Storm Water Pollution Prevention Plan (SWPPP) for Regional Water Quality Control Board approval to provide protection to on-site workers, the public, and the environment from accidental leaks or spills of vehicle fluids or other potential contaminants. This plan will include (but not be limited to);
    - a map that delineates construction staging areas, where refueling, lubrication, and maintenance of equipment will occur;
    - a list of items required in a spill kit on-site that will be maintained throughout the life of the project;
    - procedures for the proper storage, use, and disposal of any solvents or other chemicals used in the restoration process;
    - and identification of lawfully permitted or authorized disposal destinations outside of the project site.
- Prior to the start of on-site construction activities, Contractor will clean and repair (other than emergency repairs) all equipment outside the project site boundaries.
- Contractor will designate and/or locate staging and stockpile areas within the existing maintenance yard area or existing roads and campsites to prevent leakage of oil, hydraulic fluids, etc. into the ephemeral creeks, associated wetlands and riparian communities.
- Prior to the start of on-site construction activities, Contractor will inspect all equipment for leaks and regularly inspect thereafter until equipment is removed from the project site. All contaminated water, sludge, spill residue, or other hazardous compounds will be contained and disposed of outside the boundaries of the site, at a lawfully permitted or authorized destination.

Hazards Standard 2 -- Fire Prevention

- Prior to the start of construction, Contractor will develop a Fire Safety Plan for Cal Fire approval. The plan will include the emergency calling procedures for both the California Department of Forestry and Fire Protection (CDF) and local fire department(s).
- All heavy equipment will be required to include spark arrestors or turbo chargers (which eliminate sparks in exhaust) and have fire extinguishers on-site.
- Construction crews will park vehicles 500 feet from flammable material, such as dry grass or brush. At the end of each workday, construction crews will park heavy equipment over a non-combustible surface to reduce the chance of fire.
- DPR personnel will have a State Park radio at the Park, which allows direct contact with CAL FIRE and a centralized dispatch center, to facilitate the rapid dispatch of control crews and equipment in case of a fire.

Noise

Noise Standard 1 -- Construction Noise Management

- Temporary or permanent noise barriers such as berms or walls may be utilized, as appropriate to reduce noise levels.
- Internal combustion engines used for project implementation will be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for Project-related activities will utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever necessary.
- Contractor will locate stationary noise sources and staging areas as far from potential sensitive noise receptors, as possible. If they must be located near potential sensitive noise receptors, stationary noise sources will be muffled or shielded, and/or enclosed within temporary sheds.
- Construction activities will generally be limited to the hours of 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.
- Internal combustion engines used for any purpose at the job site will be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction will utilize the best available noise control techniques (e.g. engine enclosures, acoustically-attenuating shields, or shrouds, intake silencers, ducts, etc.) whenever necessary.

Traffic

Traffic Standard 1 -- Management of Construction Traffic

- Prior to delivery and/or removal of project-related equipment or materials that could impede or block access to driveways, cross streets, or street parking, CDPR will coordinate with the local jurisdictions to develop and implement traffic control measures.

3. ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS AND VISUAL RESOURCES. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Environmental Setting

The visual quality of Highway 1 in the project area is exceptional. Highway 1 in San Luis Obispo County is designated as a State Scenic Highway and an All-American Road under the National Scenic Byways Program.

Public views of the project site are from Highway 1 and from public areas located west of Highway 1 such as the Elephant Seal Viewing Area, the Piedras Blancas Lighthouse, the Piedras Blancas Motel site, and various beaches and coves located in the project area.

Existing development in the project area west of Highway 1 consists of the Elephant Seal Viewing Area (a fenced bluff top trail), visitor parking lots adjacent to Highway 1 serving the Elephant Seal Viewing Area and providing parking for beach access, the Piedras Blancas Lighthouse and associated development, the Piedras Blancas Motel site facilities, and volunteer trail corridors. West of Highway 1, volunteer trails are located throughout the project area. Conditions east of the project site along Highway 1 consist of rangeland, rolling hills, periodic ranch or residential development, and distant views of the Santa Lucia mountain range.

In the vicinity of the project, Highway 1 has been realigned and moved further east of the project site. A scenic conservation easement covers the area between the new Highway 1 alignment and the highway's old alignment. All of the proposed PBCCP

project will be located west of the old Highway 1 alignment, and outside of the scenic conservation easement. Caltrans' Highway 1 realignment project will add new bridges and result in portions of Highway 1 being located at a higher elevation as well as further from the bluff edge. The highway's new location will provide some changes in views from the new highway corridor.

The proposed project would add new development. Between the northern Elephant Seal Visitor Parking Lot to Caltrans' new parking lot (near Arroyo de la Cruz) new development would consist of the CCT and support facilities, such as bridges, signs, fencing, and vegetation. Along the PBCCP site new development would consist of transient lodging (cabins and camping), parking and roadways associated with these facilities, a new restroom, trails and interpretation (including the Coastal Trail), fencing, and screening/wind protection vegetation (using local native species when feasible) throughout the site. New development at the PBCCP site would include new buildings (cabins) and items such as directional night and/or security lighting. The vault toilets project will be obscured from Highway One by a slope at the north Elephant Seal Viewing Area Parking Lot, as well as at the southern end of the boardwalk connecting the two Elephant Seal Viewing Area Parking Lots.

In addition, feral pig exclusion fencing would be installed on existing CalTrans right-of-way fencing (pending encroachment permit acquisition).

Discussion of Impacts

a) *Would the Project have a substantial adverse effect on a scenic vista?*
This project would not have a significant impact on scenic resources. All new structures will be screened from Highway 1. The PBCCP has been sited so as to limit campground improvements to the already disturbed southern portion of the parcel, by the southern state residence. The project will preserve open space and views of the ocean between the motel and campground. Parking lots will also be screened.

This project includes the undergrounding of utilities on the PBCCP parcel as part of the Highway 1 realignment, in direct response to a CDPR request intended to improve the visual environment. This request is consistent with the NCAP "Utility Lines Within View Corridors" as follows: Where feasible, utility lines within public view corridors should be placed underground whenever their aboveground placement would inhibit or detract from ocean views. In all other cases, where feasible, they shall be placed in a manner so as to minimize their visibility from the road. Section 23.08.284 of the CZLUO.

Conclusion: Less than significant impact.

b) Would the Project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project has been designed to completely avoid impacts to trees, rock outcroppings, and historic buildings.

Conclusion: No impact.

c) Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?

By preserving open space and utilizing plant screending at the already impacted southern portion of the PBCCP parcel, the existing visual character and aesthetic quality will be preserved. Adherence with the scenic conservation easement where the CCT will be developed, including sensitively siting and screening trailhead parking lots, where necessary, will preserve and protect the outstanding visual resources of the Piedras Blancas area.

Conclusion: Less than significant impact.

d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Bathroom and kiosk lighting will utilize shields to direct light downward and light fixtures will be directional, installed at the lowest elevation possible, and will not be visible from the highway or adjoining properties.

Conclusion: Less than significant impact.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL RESOURCES.				
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, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?				No Impact
e) Would the Project 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

Environmental Setting

The project site was used periodically for grazing prior to being acquired by CDPR in 2008. No portion of the project area is subject to a Land Conservation Act (Williamson Act) contract. Agricultural operations on land east of the relocated Highway 1 right-of-way consists of cattle grazing; just north of the project area, alluvial soils along Arroyo

de la Cruz have been farmed with vegetable crops.

The California Department of Conservation (DOC), Office of Land Conservation, maintains a statewide inventory of farmlands. These lands are mapped by the Division of Land Resource Protection as part of the Farmland Mapping and Monitoring Program (FMMP). The maps are updated every two years with the use of aerial photographs, a computer mapping system, public review, and field reconnaissance. Important farmlands are divided into the following categories based on their suitability for agriculture:

Prime. Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Farmland of Statewide Importance. Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland. Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California.

Farmland of Local Importance. Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

Grazing. Land on which the existing vegetation is suited to the grazing of livestock.

Urban and Built Up Land. Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel.

Other. Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres.

Based on data compiled by the FMMP, soils of the project site consist primarily of Grazing Land and Farmland of Local Importance (Figure 8).

a) *Would the Project convert Prime Farmland, Unique Farmland, 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?*

When the Hearst Ranch west-side parcels were transferred to CDPR in 2007, the land was taken out of agricultural use and effectively placed in recreational use.

As discussed in the setting, the project area consists of primarily of Farmland Local Importance and grazing land as mapped by the FMMP. Therefore, construction of the PBCCP and the CCT project will not convert any land designated as Prime, Unique or Farmland or Statewide Importance to a non-agricultural use.

Conclusion: No impact

b) *Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The project area is zoned *Agriculture* by San Luis Obispo County, except for the 23-acre PBCCP site which is zoned Recreation. Trails and associated support facilities are an allowed use in the Agriculture zone. As discussed in the Setting, there are no properties within the project area that are subject to a Williamson Act Contract. Therefore, the project would not conflict with existing zoning nor conflict any Williamson Act contracts.

Conclusion: No impact

c) *Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

Conclusion: No impact

d) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

Pursuant to Public Resources Code Section 12220(g), “forest land” is land that can support 10-percent native tree cover of any species. Timberland, according to Public Resources Code Section 4526, refers to land which is available for, and capable of growing, a crop of trees of a commercial species used to produce lumber and other forest products. The Project site is owned by the State of California and is within a state park. None of the Project area is forest land or timberland as defined by the Public Resources Code. As discussed under item b.) above, zoning for the project area is Agriculture and Recreation; it is not zoned for timberland production as defined by Government Code Section 51104(g).

Conclusion: No impact

e) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

The project will be constructed entirely within an existing State Park. Construction of a campground and lodging, along with the coastal trail, will attract visitors to the area. However, the increase in visitorship is not expected to facilitate the conversion of surrounding agricultural properties to comparable visitor serving uses.

Conclusion: No impact.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Environmental Setting

The project area is located on the north coast of San Luis Obispo County which is part of the South Central Coast Air Basin. In March, 2002 the San Luis Obispo County Air Pollution Control District (APCD) adopted a Clean Air Plan (CAP) which sets forth strategies for achieving and maintaining federal and State air pollution standards. State standards for ozone and fine particulate matter (PM10) are currently exceeded within the District, and violation of federal standards may occur in future years without adequate planning and air quality management.

The SLO APCD's 2012 CEQA Air Quality Handbook (Handbook) assists lead agencies, planning consultants, and project proponents in assessing the potential air quality impacts from new development. The Handbook defines the criteria used by the APCD to determine when an air quality analysis is necessary, the type of analysis that should be performed, the significance of the impacts predicted by the analysis, and the mitigation measures needed to reduce the overall air quality impacts.

The Handbook establishes thresholds of significance for various types of development and associated activities. According to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM_{10}). In addition, project construction with the potential to emit 137 lbs/day or 2.5 tons per quarter of ozone precursors (reactive organic gases and oxides of nitrogen combined) would result in potentially significant air quality impacts (Table 7).

Table 6 – Thresholds of Significance for Construction

Pollutant	Threshold1		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG+NOx (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM10), Dust[2]		2.5 tons	

Source: SLO County APCD CEQA Air Quality Handbook, page 2-2.
Notes:

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM10 quarterly threshold.

For operational emissions, the Handbook establishes the following thresholds of significance:

Table 7 -- Thresholds of Significance for Operational Emissions

	ROG (lbs/day)	NOx (lbs/day)	CO (lbs/day)	So2 (lbs/day)	PM10 (lbs/day)	PM (exhaust)
Threshold (lbs/day)	25		550	N/A	25	1.25

Source: APCD CEQA Air Quality Handbook, Table 2-1

One of the main concerns with development that involves grading is the generation of wind-borne fine particulates (PM10), which in turn is a function of the wind erodability of the underlying soils. The wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion. According to the NRCS Soils Survey, the project site is located on soils that have been given the following wind erodibility ratings. A lower number represents a higher potential for wind erosion.

Table 8 – Wind Erodability of Soils On the Project Site

Soil	Portion of Coastal Trail/ PBCCP Site		Wind Erodability	
	CCT	PBCCP	Quantitative Rating[1]	Qualitative Rating
Capistrano sandy loam, rolling	5%	0%	3	Higher
Concepcion loam 2 to 5 percent slopes	47%	60%	5	Moderate
Capistrano sandy loam, undulating	38%	30%	3	Higher
Gazos-Lodo clay loams, 15 to 30 percent slopes	2%	0%	6	Lower
Camarillo sandy loam	5%	0%	3	Higher

Source: NRCS Web Soil Survey, 2015

Notes:

1. On a scale of 1 to 8, where soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible.

Discussion of Impacts

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

The proposed land uses (a campground, cabins, motel with a small retail shop and trail) are consistent with the Agriculture and Recreation land use designations of the County's General Plan (discussed in Section IX Land Use and Planning). The 2002 Clean Air Plan assumes buildout of the County in accordance with the adopted General Plan. Accordingly, the project will accommodate a level of development for the project area that was anticipated by the Clean Air Plan.

Conclusion: No impact.

b) Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Project would not violate any air quality standards or contribute to any air quality violation.

Conclusion: No impact.

c) Would the Project 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)?

Construction Related Emissions. Construction equipment for the Coastal Trail would consist of hand tools (shovels, rakes, pulaskis, and wheelbarrows). Some power tools (such as vibrating plate, compactors, small vehicles such as quads and miniature tracked auger drivers) would be used for trail construction.

Construction of the PBCCP will involve grading to provide level building sites for the cabins, camp sites, and restroom. The cabins would be pre-fabricated offsite and placed on individual pads that would be designed to be relocated if necessary. The proposed restroom would be constructed onsite using conventional hand-held construction tools and would include a new septic system and a connection to existing water lines. The proposed cabins would also have power, water, and septic system connections. Some cabins would contain kitchens with natural gas fixtures.

The APCD CEQA Air Quality Handbook provides screening emissions rates to help determine whether construction activities will exceed these thresholds. Table 10 compares the estimated construction emissions using these screening emissions rates with the thresholds of significance. Table 10 suggests that construction related emissions will not exceed APCD thresholds and therefore no mitigation is required.

Table 9 -- Comparison of Estimate Construction-Related Emissions With Thresholds of Significance

Pollutant	Area of Disturbance	Screening Emissions Rate (Lbs/Cubic Yard)[2]	Estimated Construction-Related Emissions	Threshold of Significance[2]
Diesel Particulate Matter	__100_ cubic yards per day[1]	0.0049	.49 Lbs/day	7 lbs/day
Reactive Organic Gases (ROG)		0.0203	2.03 Lbs/day	137 lbs per day combined
Oxides of Nitrogen (NOx)		0.0935		
Fugitive Dust (PM10)	3 acres	0.75 tons/acre/month of construction activity (assuming 22 days of operation per month)	2.25 Tons/Quarter	2.5 tons per quarter

Sources:

1. Assumes 2,200 total cubic yards of material moved during a construction period of 22 days.
2. APCD 2012 CEQA Air Quality Handbook, Table 2-1

Construction of the PBCCP will include grading of about 4.1 acres of the 26-acre site and cut and fill is estimated at 500 cubic yards; construction of the trails and Arroyo de la Cruz parking area will grade a maximum of 7.52 acres and cut and fill is estimated to be a maximum of 12,019 cubic yards; construction of the vault toilets will grade approximately .15 acre and cut and fill is estimated at 188 cubic yards.

Total cubic yards of cut and fill for all three project components will not exceed 12,607. However, since the three project components will be constructed at separate times, and each project will cover many days of work, only an estimated 100 cubic yards per day maximum cut and fill and 3 acres per month of construction activity is anticipated. Therefore, construction activities are not expected to exceed SLO APCD thresholds for PM_{10}.

Conclusion: No impact.

Operational Emissions. Table 1-1 of the Handbook provides screening criteria based on the floor area of projects that would normally exceed the operational thresholds of significance for greenhouse gases and ozone precursors. Table 4 provides a comparison of project characteristics with similar land uses from Table 1-1. As shown in Table 4, the project size is well below the project size that would normally generate emissions that exceed the thresholds for ozone precursors.

Table 10 -- Comparison of Project Components With APCD Screening Thresholds for Ozone Precursors

APCD CEQA Air Quality Handbook Land Use Category	Size of Urban/(Rural) Project Expected to Exceed the APCD Daily Ozone Precursor Significance Threshold	Project Size
Motel	142 Rooms	56 total visitor serving sites. 13 motel rooms*
Retail Shop	3,300 square feet	665 square feet
CCT	None	7.2 acres of disturbance, completed in phases
Vault Toilets	None	1,100 square feet and 1,650 square feet at two separate sites
Café/Restaurant	5,700 square feet (fast food restaurant)	1,581 square feet
* Includes: café/restaurant, 14 cabins, 29 car camp sites, 10 bike campsites, one state residence.		

Source: APCD 2012 CEQA Air Quality Handbook, Table 1-1

Naturally Occurring Asbestos. According to the APCD CEQA Air Quality Handbook, Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the California Air Resources Board (CARB). Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation should be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

The project will also include the demolition of an existing shed. Demolition of this building will require compliance with relevant provisions of the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP).

Conclusion: No impact.

d) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g.

federal or state listing as a sensitive or endangered species), or proximity to the source.

The closest sensitive receptors to the CCT portion of the project are visitors at the Elephant Seal Viewing Area. The closest sensitive receptors to the PBCCP portion of the site are the two existing state residences. The closest sensitive receptors to the vault toilet project will be visiting public at the Elephant Seal Viewing Areas.

Construction activities have the potential to generate short term emissions that could adversely affect sensitive receptors. However, construction of the CCT would involve the use of hand tools or small gasoline powered equipment and is not expected to generate emissions that would adversely impact sensitive receptors.

Construction of the PBCCP will generate short-term emissions associated with grading and the use of gasoline- or diesel-powered construction equipment which may adversely impact the existing state residences. As discussed under items c.) and d.) above, construction emissions are not expected to exceed APCD thresholds of significance for the period of construction. In addition, operational emissions are not expected to exceed APCD thresholds of significance. Therefore, the project is not expected to adversely impact sensitive receptors.

Construction of the vault toilets will generate short-term emissions associated with grading and the use of gasoline- or diesel-powered construction equipment which may adversely impact the visiting public. As discussed under items c.) and d.) above, construction emissions are not expected to exceed APCD thresholds of significance for the period of construction. In addition, operational emissions are not expected to exceed APCD thresholds of significance. Therefore, the project is not expected to adversely impact sensitive receptors. In addition, work areas will be closed to the public for safety reasons (parking lots may be closed partially or completely during excavation.

Conclusion: No impact.

e) *Would the Project create objectionable odors affecting a substantial number of people?*

The PBCCP involves the construction of a new restroom and septic leach field to serve the campground and cabins. The septic system will be designed consistent with the requirements of San Luis Obispo County and maintained by State Parks personnel. A malfunction of the septic system could result in the temporary emission of odors that would adversely impact patrons of the campground, cabins and motel. However, such a malfunction would be temporary and would affect only the patrons of the project.

Conclusion: No impact.

During construction activities. Fugitive Dust Control Measures. The proposed project shall implement the following dust control measures so as to reduce PM10 emissions in accordance with SLOAPCD requirements.

a. Reduce the amount of the disturbed area where possible;
b. 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 (non-potable) water should be used whenever possible;
c. All dirt stock pile areas should be sprayed daily as needed;
d. 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;
e. 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, non-invasive grass seed and watered until vegetation is established;
f. 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;
g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible after grading unless seeding or soil binders are used;
h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
i. 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;
j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
k. 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;
l. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust offsite. 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 Compliance Division prior to the start of any grading, earthwork or demolition.
n. The contractor or builder shall consider the use of an APCD-approved dust suppressant(s) to reduce the amount of water used for fugitive

dust control.

During construction activities. Construction Equipment. The project proponent shall implement the following emissions control measures so as to reduce diesel particulate matter in accordance with SLOAPCD requirements.

a. Maintain all construction equipment in proper tune according to manufacturer's specifications;
b. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for sue off-road);
c. Use diesel construction equipment meeting ARB's Tier 3 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation;
d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
e. Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
f. Electrify equipment when feasible;
g. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and
h. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

To help reduce sensitive receptor emissions impacts of diesel vehicles and equipment used to construct the project, the applicant shall implement the following idling control techniques:

<u>California Diesel Idling Regulations</u>

a. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operations on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:

    1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and

2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

b. Off-road diesel equipment shall comply with the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use Off-road Diesel regulation.

c. Signs shall be posted in the designated queuing areas and job sites to remind drivers and operators of the 5-minute idling limit.

4. Biological Resources

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. 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 the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or the 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.	☐	☒	☐	☐
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.	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources.	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The project site is located in northwest San Luis Obispo County on a coastal terrace about ten miles north of the community of San Simeon. The coastal terrace is relatively level along the project area except where incised by four ephemeral creeks which support sparse to relatively dense riparian vegetation. Properties surrounding the project site are in private ownership and are generally used for grazing.

Plant Communities

The project area supports a range of vegetative communities which were mapped in 2008 by CDPR as part of the *San Luis Obispo Coast District North Coast Acquisitions Natural Resource Inventory* (Inventory) which is incorporated herein by reference and provided in its entirety online at http://www.lulu.com/shop/walgren-sims-et-al-california-state-parks/san-simeon-state-park-resource-inventory/ebook/product-17551702.htmlas (Appendix F) The Inventory area is shown on Figure 12 in relation to the PBCCP, vault toilets, and CCT project sites (Figure 2). Additional surveys were conducted by CalTrans and is included here as Appendix S.

Table 12 provides a summary of the acreage of each vegetation type mapped within the Inventory area. A more complete discussion of the structure, dominant species, current condition, disturbance ecology and other considerations of these vegetative communities is provided in the Inventory.

Table 11 -- Vegetative Communities of the *San Luis Obispo Coast District North Coast Acquisitions*

Vegetation Element	Total Acres	Percent
Wetlands	369	25.92
Dunes	83	6
Coastal Sea Bluff Scrub	292	20
Coastal Scrub	110	8
Native Grasslands	97	7
Central Maritime Chaparral	12	.08
Invasive Grasses and Other Non-Native Plants	465	33
	Total=1428	

Source: CDPR 2008, *San Luis Obispo Coast District North Coast Acquisitions Natural Resource Inventory*

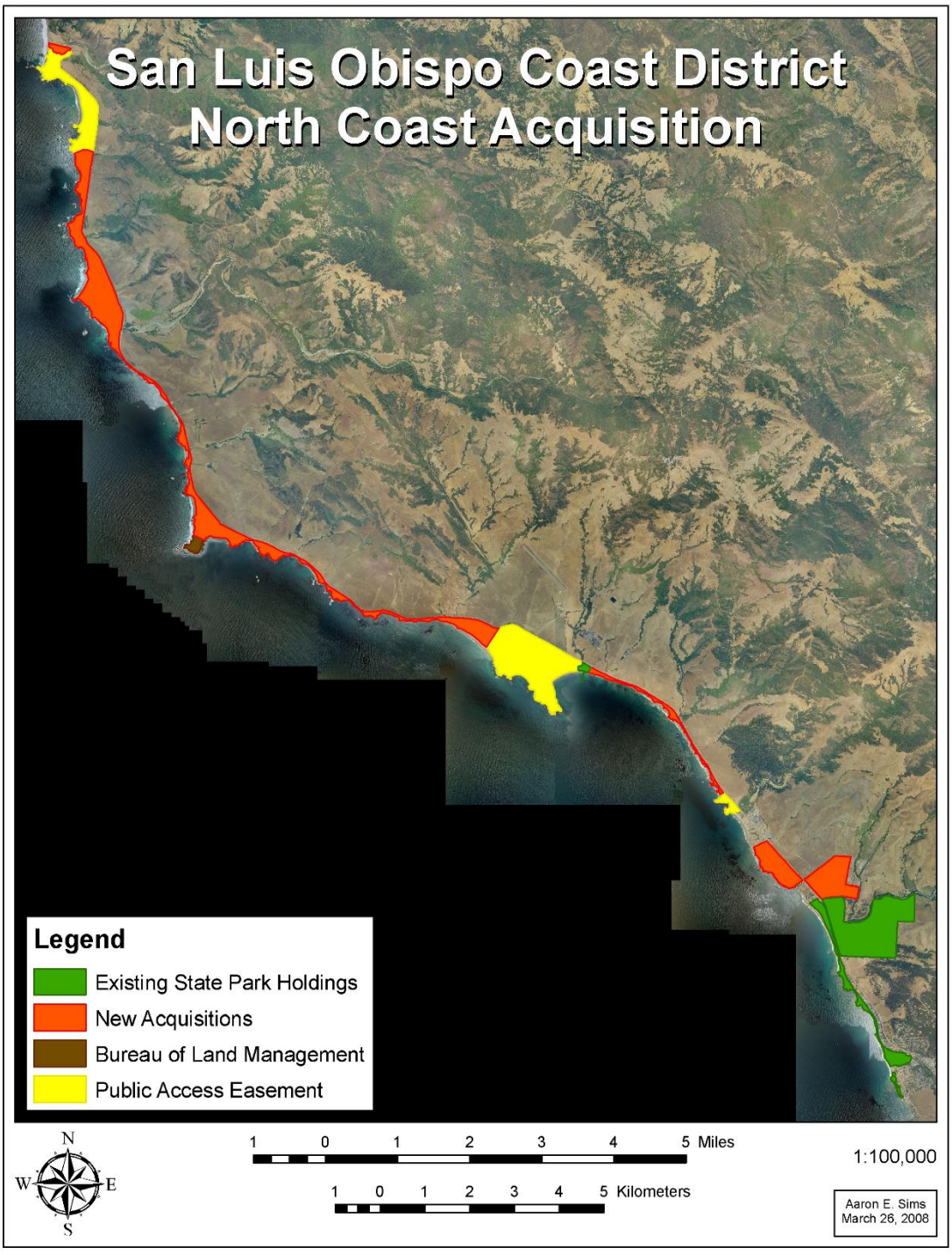

Figure 12 – The areas Included in the 2008 *San Luis Obispo Coast District North Coast Acquisitions Natural Resource Inventory* are indicated in red above.

Wetlands

Although definitions vary to some degree, wetlands are generally considered to be areas that are periodically or permanently inundated by surface or ground water, and support vegetation adapted to life in saturated soil. Wetlands are recognized as important features on a regional and national level due to their high inherent value to fish and wildlife, use as storage areas for storm and flood waters, and water recharge, filtration, and purification functions. Technical standards for delineating wetlands have been developed by the US Army Corps of Engineers and the California Coastal Act of 1976, each of which generally define wetlands through consideration of three criteria: hydrology, soils, and vegetation.

Within the project area wetland plant communities occur in conjunction with riparian corridors and streams, and in freshwater seeps. Generally, streams have embedded wetlands or riparian woodland within the main channel. Near the coast, these wetlands have a salt influence.

Pioneer Dunes

Pioneer dunes are those dunes located nearest to the shoreline. They are characterized by a high rate of sand movement which exceeds the rate of colonization by vegetation. This region of the sand dunes is subject to extremely harsh environmental factors which greatly reduces plant life and diversity as well as provides uniquely adapted assemblages of plants. Such conditions include: desiccation from wind and salt spray, salt and sand abrasion, high reflectivity and surface temperatures, constant fog, fluctuating tides, high salt content in the soils, low soil fertility and water holding capacity, and constant burial, excavation, and re-burial of root systems.

The plants that grow on the foredunes are often called dune stabilizers and are very tolerant of the above mentioned environmental pressures. Foredune plant species are often prostrate or creeping along the soil surface, have small succulent leaves with pubescence, are light in color, and have a small surface to volume ratio. They also typically have a large tap root, a complex shallow or surface root system and generally root at the nodes.

Within the project area, pioneer dunes occur at several scattered beaches, generally landward of coastal strand areas. The most obvious pioneer dunes are found at Point Piedras Blancas, a small area just south of the PBCCP site and near the mouth of Arroyo de la Cruz.

Coastal Sea Bluff Scrub

Coastal sea bluff scrub occurs in large stands, forming substantial, discontinuous pockets along the coastal terraces and the steep bluff faces. The immediate proximity to the coast subjects these slopes to a variety of harsh environmental conditions. Here the increased salt spray and wind, as well as the eroding parent material are all contributing factors to the species composition and average height of the shrub layer. The shrubs

are to around 0.5 meters, and are typically prostrate and mound like. In general, where erosion is prevalent, coastal sea bluff scrub is more common.

Coastal Scrub

Coastal scrub, or 'soft chaparral,' is most commonly associated with steep slopes and moderately xeric environments. These areas typically have a shallow soil profile and water is most commonly available in the upper horizons during the winter and spring. Many coastal scrub plants are semi-woody, many branched and drought deciduous. Coastal scrub communities are adapted to fires; many coastal scrub species have volatile oils, can stump sprout, or have seeds that require fire scarification and enriched nutrient availability before germination can occur.

Coastal scrub typically dominates north-facing slopes, and also occupies ditches, ravines and roadsides throughout the project area.

Native Grasses/Coastal Terrace Prairie

Along the bluffs there are large patches of native grasslands. The remnant grasslands occupy the flat coastal terraces and the shallow slopes below the coastal scrub and are dominated by native bunch grasses such as *Stipa pulchra* (Purple needle grass), *Stipa lepida* (Slender needle grass), *Deschampsia cespitosa* (Tufted hairgrass), and *Danthonia californica* (California oatgrass). Other common native species such as *Elymus glaucus* (Blue wild-rye) and *Elymus triticoides* (Beardless wild-rye) occur in and adjacent to wetlands as well as along ditches and roadsides. *Hordeum brachyantherum* (Meadow barley) is relatively uncommon, but occurs in patches of wetland communities throughout the San Simeon coast.

Coastal Prairie/Mixed Grasslands

The majority of the grasslands are actually mixed grasslands and coastal prairies. The dominant cover is a combination of both native and non-native species. The most common native grass is *Stipa pulchra.* Native grasses typically form a co-dominant association with non-native species such as *A. barbata, A. fatua, L. multiflorum*, *Briza maxima*, and a variety of *Bromus* spp. While the native grasses are spread throughout the mixed grassland hillsides in great abundance, they usually form much thicker stands in the lower areas with gradual slopes.

Central Maritime Chaparral

Maritime chaparral communities occur in windswept coastal areas throughout central and northern California. This community type typically inhabits the sandy soils of old stabilized sand dunes, but in northwestern San Luis Obispo County, they occur on fine grained clays and serpentine-derived soils. In the project area, maritime chaparral forms dense stands immediately south of Arroyo de la Cruz and north of Arroyo de los Chinos.

Invasive Grasses and Other Non-Native Plants

The non-native grasslands host a variety of annual grass species and dominance of particular genera varies from site to site. The most common non-native grassland species that are distributed throughout the property are: *Vulpia myuros* (Fescue), *Lolium*

multiflorum (Wild rye), *Avena barbata* (Slender wild oats), *Avena fatua* (Wild oats), *Bromus hordeaceus* (Soft chess brome), *Bromus diandrus* (Ripgut brome), and *Briza maxima* (Rattlesnake grass). There are many native species of grass distributed throughout the non-native grasslands, but they never establish dominance over the non-native species. The grasslands form broad ecotones with the coastal scrub community.

Along the edges of the highway and other roads there are many common ruderal species such as *Brassica rapa* (Black mustard), *Conium maculatum* (Poison hemlock), *Foeniculum vulgare* (Fennel), *Hirschfeldia incana* (Perennial mustard), *Carduus pycnocephalus* (Italian thistle) and *Cirsium vulgare* (Bull thistle). Annual grasses such as *Bromus diandrus, Bromus hordeaceus*, *Avena barbata, A. fatua*, and *Lolium multiflorum* are also common along the extent of roads. *Baccharis pilularis* is the dominant shrub along roadsides and is a common native species in disturbed areas. There are many patches of disturbance throughout the San Simeon coastal property. Grasslands will often have intermittent patches dominated solely by thistles. There are central regions of the property that now occur along the past highway distribution. These areas are highly invaded by species such as: *Cynodon dactylon* (Bermuda grass), *Trifolium angustifolium* (Narrow-leaf crimson-clover), *Hirschfeldia incana, Brassica rapa, Melilotus indica* (Yellow sweet-clover), *Conium maculatum*, and *Hirschfeldia incana*.

California Natural Diversity Database (CNDDB) Rare and Under-Reported Plant Communities

The Department of Fish and Wildlife's CNDDB helps to provide natural history and location information on rare, threatened, and endangered species, as well as natural communities. The goal of the CNDDB is to help protect the State's biodiversity and natural resources (DFG, 2003). For mapping purposes, the CNDDB rare and under-reported plant communities (ie, sensitive habitats) that occur within the Inventory area have been aggregated to include similar CNDDB habitats as summarized in Table 13. Some CNDDB habitats may occur in multiple community types. The CNDDB codes denote the following:

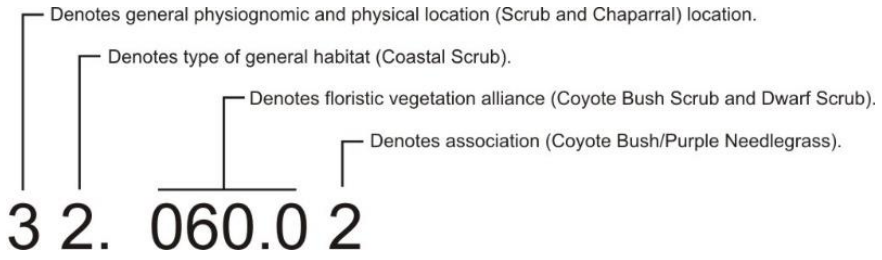

Table 12 -- Rare and Under-Reported Plant Communities Mapped Within the Inventory Area

CNDDB CODE	HABITAT TYPE
Coastal Scrub	
21.100.04	Seaside Wooly-sunflower- Yellow Bush Lupine *(Eriophyllum staechadifolium-Lupinus arboreus)*
32.060.01	Coyote Brush/Seaside Wooly-sunflower *(Baccharis pilularis-Eriophyllum staechadifolium)*
37.308.02	Central Maritime Chaparral
Coastal Sea-Bluff Scrub	
31.200.00	Southern Coastal Bluff Scrub
32.170.00	Maritime Succulent Scrub
Coastal Dune Scrub	
21.100.03	21.100.03 Beach Bursage-Seaside Woolly-sunflower- Yellow Bush Lu ine *(Ambrosia chamissonis-Eriophyllum staechadifolium-Lupinus arboreus)*
21.100.04	Seaside Wooly-sunflower- Yellow Bush Lupine *(Eriophyllum staechadifolium-Lupinus arboreus)*
21.100.09	Central Dune Scrub
Pioneer Dune	
21.110.00	Beach Bursage (*Ambrosia chamissonis*)
Native Mixed Grassland	
32.060.02	Coyote BrushfTufted Hairgrass *(Baccharis pilularis-Deschampsia cespitosa)*
32.060.03	Coyote Brush/Creeping Ryegrass *(Baccharis pilularis-Elymus triticoides)*
32.060.10	Coyote BrushlPurple Needlegrass *(Baccharis pilularis-Stipa pulchra)*
32.060.11	Coyote Brush/California Oatgrass *(Baccharis pilularis-Danthonia californica*
41.050.00	California Oatgrass Bunchgrass Grassland *(Danthonia californica)*
41.050.04	California Oatgrass-Silver European Hairgrass *(Danthonia californica-Aira caryophyllea)*
41.080.00	Creeping Ryegrass Grassland *(Elymus triticoides)*
41.110.00	Foothill Needlegrass Grassland *(Stipa lepida)*
41.150.00	Purple Needlegrass Grassland *(Stipa pulchra)*
41.150.01	Italian Ryegrass-Purple Needlegrass *(Lolium multiflorum-Stipa pulchra)*

41.150.02	Wild Oats-Purple Needlegrass *(A vena fatua-Stipa pulchra)*
41.190.00	Pacific Reedgrass *tCalamagrostis nutkaensis)*
41.190.01	Pacific Reedgrass-Coyote Brush *tCalamagrostis nutkaensis-Baccharis pilularis)*
41.220.08	Tufted Hairgrass *(Deschampsia cespitosa)*
41.270.00	Coastal Terrace Prairie
41.280.00	Serpentine Bunchgrass
41.290.00	Wildflower Field
41.640.00	Blue Wildrye Grassland *(Elymus glaucus)*
41.640.01	Blue Wildrye *(Elymus glaucus)*
***Deschampsia cespitosa*[1]**	
32.060.02	Coyote Brush/Tufted Hairgrass (*Baccharis pilularis-Deschampsia cespitosa*)
41.220.08	Tufted Hairgrass (*Deschampsia cespitosa*)
***Elymus glaucus*[1]**	
41.640.00	Blue Wildrye Grassland (*Elymus glaucus*)
41.640.01	Blue Wildrye (*Elymus glaucus*)
***Elymus triticoides*[1]**	
32.060.03	Coyote Brush/Creeping Ryegrass (*Baccharis pilularis-Elymus triticoides*)
41.080.00	Creeping Ryegrass Grassland (*Elymus triticoides*)
***Stipa* Grassland[1]**	
32.060.10	Coyote BrushlPurple Needlegrass *(Baccharis pilularis-Stipa pulchra)*
41.110.00	Foothill Needlegrass Grassland *(Stipa lepida)*
41.150.00	Purple Needlegrass Grassland *(Stipa pulchra)*
41.150.01	Italian Ryegrass-Purple Needlegrass *(Lolium multiflorum-Nassella pulchra)*
41.150.02	Wild Oats-Purple Needlegrass *(Avena fatua-Stipa pulchrai*
Wetland[2]	
32.060.02	Coyote BrushfTufted Hairgrass *(Baccharis pilularis-Deschampsia cespitosa)*
32.060.04	Coyote Brush/Sword Fern *(Baccharis pilularis-Polystichum munitum)*
41.200.06	Jaumea-Saltgrass *(Jaumea carnosa-Distichlis spicata)*
41.200.07	Saltgrass-Alkali Heath-Jaumea *(Distichlis spicata-Frankenia salina-Jaumea carnosa)*
41.200.08	Alkali Saltgrass
41.220.08	Tufted Hairgrass *(Deschampsia cespitosa)*
41.640.00	Blue Wildrye Grassland *(Elymus glaucus)*
41.640.01	Blue Wildrye *(Elymus glaucus)*
52.101.00	Bulrush *(Scirpus* sp.)
52.101.01	California Bulrush Wetland *(Scirpus californicus)*
52.102.04	Brackish Bulrush-Cattail *(Scirpus spp. - Typha* spp.)
52.103.01	Brackish Cattail *(Typha* ssp.)
52.107.00	Pondweeds with floating leaves Wetland *(Potamogeton* spp.)
52.108.00	Pondweeds with submerged leaves Wetland *(Potamogeton* spp.)
52.111.02	Common Three-square/Silverleaf Cinquefoil *(Scirpus americanuslPotentilla anserina)*
52.111.05	Common Three-square-Littlebeak Spikerush *(Scirpus americanus-Eleocharis rostellata)*
52.112.00	Alkali Bulrush *(Scirpus maritimus)*
52.112.01	Alkali BulrushlPickleweed *(Scirpus maritimuslSalicornia* spp.)
52.201.01	Common Pickleweed *(Salicornia virginica)*

52.201.03	Common Pickleweed-Saltgrass *(Salicornia virginica-Distichlis spicata)*
52.202.00	Ditch-grass Wetland *(Ruppia* spp.)
Riparian[3]	
32.060.04	Coyote Brush/Sword Fern *(Baccharis pilularis-Polystichum munitum)*
61.120.00	Black Cottonwood Riparian Forests and Woodlands *(Populus balsamifera)*
61.130.02	Southern Cottonwood-Willow Riparian *(Populus ssp.-Salix* ssp.)
61.200.00	Arroyo Willow Riparian Forests and Woodlands
61.201.01	Central Coast Arroyo Willow Riparian *(Salix lasiolepis)*
61.206.00	Sitka Willow Riparian Forests *(Salix sitchensis)*
61.207.00	Mixed Willow Riparian Forests and Woodlands *(Salix* ssp.)
61.208.00	Southern Willow Scrub *(Salix* spp.)
61.310.00	California Sycamore *(Platanus racemosa)*
61.312.00	Southern Sycamore-Alder Riparian Woodland *(Platanus spp.-Alnus spp.)*
61.313.01	California SycamorelMulefat *(Platanus racemosaiBaccharis salicifoliai*
61.314.00	Central Coast Cottonwood-Sycamore Riparian Woodland *(Populus ssp.-Platanus ssp.)*
61.420.01	White Alder/California Polyploidy *(Alnus rhombifoliaiPolypodium californica)*
63.110.00	N arrowleaf Willow *(Salix exigua)*
63.130.00	Southern Willow *(Salix* sPP.)
63.900.00	Southern Riparian Scrub
71.060.20	Southern Coast Live Oak Riparian Forest
Monterey Pine Forest	
87.110.00	Monterey Pine Forest *(Pinus radiata)*
Seep	
Contains one or more wetland and/or riparian communities.	
Rocky Outcrop	
32.170.00	Maritime Succulent Scrub
41.280.00	Serpentine Bunchgrass

Source: CNDDB and CDPR

Notes:

1. May include one or more of the following grassland communities.
2. May also contain one or more riparian habitats.
3. May also contain one or more wetland habitats.

Animal Species

The project area supports a diverse assortment of animal species. Table 13 provides a summary of animal species documented within the survey area for the *San Luis Obispo Coast District North Coast Acquisitions Inventory of Natural Resources* which includes the PBCCP, vault toilets, and CCT project areas. A complete copy of the inventory is provided in Appendix F.

Table 13 -- Summary of Selected Animal Species Of the *San Luis Obispo Coast District North Coast Acquisitions*

Species	Common Name
Mammals	
Sylvilagus bachmani	Brush Rabbit
Procyon lotor	Raccoon
Odocoileus hemionus	White-tailed Deer
Peromyscus maniculatus	Deer Mouse
Reithrodontomys megalotis	Harvest Mouse
Didelphis virginiana	Opossum
Canis latrans	Coyote
Neotoma fuscipes	Dusky-footed Woodrat
Peromyscus californicus	California Deermouse
Lynx rufus	Bobcat
Taxidea taxus	American Badger
Herpetofauna	
Batrachoseps nigriventris	Black-bellied slender salamander
Bufo boreas halophilus	California toad
Hyla regilla	Pacific treefrog
Rana draytonii	California red-legged frog
Actinemys marmorata pallida	Southwestern pond turtle
Rana boylii	Foothill yellow-legged frog
Sceloporus occidentalis bocourtii	Coast Range fence lizard
Elgaria multicarinata multicarinata	California alligator lizard
Lampropeltis getula californiae	California kingsnake
Pituophis catenifer catenifer	Pacific gophersnake
Crotalus oreganus oreganus	Northern Pacific rattlesnake
Birds	
Numenius phaeopus	Whimbrel
Numenius americanus	Long-billed Curlew
Limosa fedoa	Marbeld Godwit
Larus californicus	California Gull
Larus occidentalis	Western Gull
Pelecanus occidentalis	Brown Pelican
Phalacrocorax auritus	Double-crested Cormorant
Ardea herodias	Great Blue Heron
Buteo jamaicensis	Red-tailed Hawk
Bueto lineatus	Red-shouldered Hawk
Accipiter cooperii	Cooper's Hawk

Circus cyaneus	Northern harrier
Falco sparverius	American Kestral
Cathartes aura	Turkey Vulture
Callipepla californica	California Quail
Zenaida macroura	Morning Dove
Zonotrichia leucophrys	*White-crowned Sparrow*
Charadrius alexandrinus nivosus	Western Snowy Plover
Apthelocoma californica	Western Scrub-Jay
Corvus brachyrynchos	American Crow
Strurnella neglecta	Western Meadowlark
Agelaius phoeniceus	Red-winged Blackbird
Hirundo rustica	Barn Swallow
Freshwater Fish	
Eucyclogobius newberryi	Tidewater goby
Gasterosteus aculeatus microcephalus	Threespine stickleback
Onchorhynchus mykiss irideus	Steelhead – south/central ESU
Invertebrates	
Helminthoglypta umbilicata	Big Sur Shoulderband Snail

Listed Species

The PBCCP, vault toilets, and CCT project areas support occurrences of numerous rare plant and animal species. These include species that have been listed as threatened, endangered, or of other special status under one or more of the following:

- **Federal Endangered Species Act**: listed or proposed for listing as threatened or endangered;
- **California Endangered Species Act**: listed or candidates for listing;
- **Fully Protected Species**: listed under California Fish and Wildlife Code;
- **Species of Special Concern**: species of special concern on the special animals list (DFW 2011);
- **Bird Species of Conservation Concern**: species identified by the UFWS as being of conservation concern;
- **California Native Plant Society**: plants that are rare, threatened or endangered in California (Lists 1B and 2);
- **Western Bat Working Group**: species ranked as 'high' on the Regional Priority Matrix;
- **California Environmental Quality Act (CEQA)**: other species that meet the definition of rare or endangered under CEQA, including those are not listed but known to be very rare or declining.

Listed Plant Species

Table 14 -- Listed Plants Within the Inventory Area

Species and Common Name	Status	Habitat	Description and Distribution
Abronia maritima (Red Sand Verbena)	CNPS 4.2	Coastal dunes.	*Abronia maritima* is a prostrate plant that forms a thick horizontal mat on sand dunes throughout Central and Southern California. It is densely covered with sticky glandular hair and has thick fleshy leaves that are longer than they are wide. The inflorescence is an umbel of 10 to 18 deep wine-red flowers that have 4 to 5 bright yellow anthers.
Allium hickmanii (Hickman's Onion)	CNPS 1B.2	Associated with coastal terrace, grassy slopes, and mima mound areas.	*Allium hickmanii* is endemic to only a few locations along the central coast of California. In San Simeon it was observed in coastal prairies, in depressions of slight mima mounds, and bluff grasslands. This plant produces a strong onion odor and has a single pale brown to gray, ovoid to spherical bulb. It has two cylindrical, linear leaves that are longer then the plant itself. The inflorescence of this onion is an umbel of 4 to 15 white to pale pink flowers.
Arctostaphylos cruzensis (Arroyo de la Cruz Manzanita)	CNPS 1B.2	Sea bluff scrub, coastal scrub, and coastal terrace grasslands	An evergreen shrub Endemic to the central coast of California. It is usually a meter or less in height and has smooth reddish upper stem bark that sometimes peels towards the base of the trunk. Its leaves strongly overlap each other, clasp the stem, and are of the same color on both surfaces. The ovary and fruit of this manzanita are densely hairy and white. One plant occurs in the project area.
Astragalus nuttallii var. *nuttallii* (Nuttall's Milk-Vetch)	CNPS 4.2	Sea bluff scrub and coastal dunes	Found along the entire new acquisitions in dunes, grassland, and scrub area. Nuttall's milk-vetch is endemic to California. It can have an erect to sprawling growth form depending on the location. The inflorescence is a raceme of pale cream-colored flowers. The leaflets are often grayish green due to soft, fine hairs, and the fruits inflate to form a papery thin bladder as they mature.
Bloomeria humilis (Dwarf goldenstar)	CNPS 1B.2 STATE CR	Associated with coastal terrace grassland, chaparral edges (in association with *Calochortus luteus* in coastal areas of San Simeon).	The dwarf goldenstar is endemic to San Luis Obispo in coastal prairies. This goldenstar has 1-2 linear to lanceolate basal leaves. The umbel-like inflorescence is less than 8 cm in height and consists of 10 to 35 golden-yellow flowers with brownish stripes. It is distinguished from *Bloomeria crocea* by having a much shorter inflorescence and perianth lobes that ascend at the base and then spread, rather than abruptly spreading.
Calochortus clavatus var. *recurvifolius* (Arroyo de la Cruz Mariposa Lily)	CNPS 1B	Coastal grassland fields in clay soil.	Hoover writes "a very local dwarfed variant found 1.8 miles north of Arroyo de la Cruz, in clay soil of a coastal field. Specimens at the Hoover Herbarium, CalPoly SLO, are from just south of Arroyo de la Cruz to about Arroyo de los Chinos.
Calystegia subacaulis episcopalis (San Luis Obispo County morning glory)	CNPS 4.2	Chaparral, cismontane woodland, coastal prairie, grassland	*Calystegia subacaulis* ssp. *episcopalis* is endemic to San Luis Obispo County. This morning glory doesn't grow as a true vine like most other *Calystegia* species. It has a prostrate, compact growth form with white to pale cream-colored flowers. The leaves are triangular shaped, wide, and covered with many small, soft appressed hairs. The lower leaf base tips are rounded, unlike most other species.

Table 14 -- Listed Plants Within the Inventory Area

Species and Common Name	Status	Habitat	Description and Distribution
Carex obispoensis (San Luis Obispo sedge)	CNPS 1B.2	Springs, streamsides, often on serpentine seeps	Carex obispoensis is endemic to San Luis Obispo County. It is monoecious, cespitose, and has v-folded leaf blades. The pistillate spikelets of San Luis Obispo sedge are nodding and the lowest spikelet stalk is long-exserted. The lowest spikelet bract is less than the inflorescence. Occurs at Cuesta Ridge on serpentine and along the coast at San Simeon. Hacker reports that Isolated occurrences have been recorded along the Big Sur Coast and in San Diego County.
Castilleja densiflora ssp. *Obispoensis* (San Luis Obispo owl's clover, SLO Indian paintbrush)	CNPS 1B.2	Meadows and seeps, coastal grassland, sometimes serpentine and/or sandy soils	This owl's clover is endemic to coastal grasslands of San Luis Obispo County. It has white to pale yellow flowers with white tipped bracts. The leaves are linear to lanceolate and have 0 to 3 lobes.
Ceanothus maritimus (Maritime ceanothus)	CNPS 1B.2 STATE CR	Associated with coastal bluff scrub, maritime chaparral, and coastal hills	*Ceanothus maritimus* is endemic to San Luis Obispo County. It has opposite leaves that are longer than they are wide, with a tip that is often notched. The leaves have a shiny green upper surface and white-woolly lower surface with margins that are turned under. It has an inflorescence that is less than two centimeters, with deep blue to whitish flowers.
Cirsium occidentale var. *compactum* (Compact cobwebby thistle)	CNPS 1B.2	Associated with coastal dunes, bluffs, coastal prairies, coastal scrub, and chaparral.	The compact cobwebby thistle is endemic to San Luis Obispo County. This thistle has a short mound-like growth form. It has both basal and cauline leaves, a short peduncle, with flower heads of 25-30 cm in diameter. The involucre is densely cobwebby and the flowers are dark rose to purple. The distribution of the compact cobwebby thistle intergrades with that of var *occidentale*, and some inland plants are weakly separated from this variety.
Dudleya blochmaniae ssp. *blochmaniae* (Blochman's dudleya)	CNPS 1B.1	Sea bluff scrub, coastal scrub, and grassland. Found on open rocky slopes with soils that are often dominated by clay or serpentine.	Blochman's dudleya is easily overlooked due to its very small size and short stature. It has spoon-shaped succulent leaves of 1 to 6 cm long. The flowers are star-shaped with white petals and have a pink to red keel along the underside. Its northern and southern populations are genetically distinct.
Juncus acutus ssp. *leopoldii* (Southwestern spiny rush)	CNPS 4.2	Moist saline places, coastal dunes, salt marshes, alkaline seeps	Southwestern spiny rush has a cylindrical lower inflorescence bract that resembles a continuation of its stem. Its inflorescence appears to be lateral and consists of clusters of flowers that are subtended by one obvious bract, and zero bractlets. It has thin, obtuse sepals with fruit that is generally two times the length of the perianth.
Lomatium parvifolium (Small-Leaved Lomatium)	CNPS 4.2	Clay soils in the San Simeon coast area.	Leaflets not linear as in other local species.
Lotus formosissimus (Harlequin lotus)	CNPS 4.2	Various habitats; wetlands, coastal scrub, coastal prairie, coniferous forest, roadsides/ditches	Harlequin lotus is a sprawling to ascending, often spongy-based herb. It has 3-5 more or less opposite leaflets with large triangular stipules. It has bi-colored flowers of yellow and pink-purple, which fades to white.
Pinus radiata (Monterey pine)	CNPS 1B.1	Closed-cone coniferous forests, oak woodlands	This tree is less than 38 m tall with black, deeply grooved bark and a trunk of no more than 2 m wide. It generally has three dark green needles per fascicle that are 6 to 15 cm in length and have a persistent sheath. The seed cones are light brown and generally the same length as the needles. Cones are recurved,

Table 14 -- Listed Plants Within the Inventory Area

Species and Common Name	Status	Habitat	Description and Distribution
			asymmetric, and have knobs that are rounded and minutely prickled.
Ribes sericeum (Santa Lucia gooseberry)	CNPS 4.3	Coastal scrub, forests	*Ribes sericeum* is endemic to the Santa Lucia Mountains of California. It has three nodal spines with bristly internodes. Its leaves are toothed and have a glandular under surface. The inflorescence consists of 1 to 3 flowers that are white in color and it has purple fruits with glandular bristles.
Sanicula maritima (Adobe sanicle)	CNPS 1B.1, State Rare	Coastal prairie, grassland, seeps, meadows, clay or serpentine outcrops	Occurs in heavy soild in grasslands with wet areas. *Sanicula maritima* is endemic to California. It has simple leaves that vary from entire to pinnately lobed, with entire to slightly toothed margins. It has both bisexual and staminate yellow flowers, and the fruits have stout and curved prickles covering the upper portion with few on the lower portion. The fruit is more or less 5mm, obovate, and has curved stout prickles. The seed face is concaved.

Listed Animal Species

Table 15 -- Listed Animal Species Within the Inventory Area

Species and Common Name	Status	Habitat and Description
Smith's Blue Butterfly (*Euphilotes enoptes smithii*)	Federal Endangered	Larvae require *Eriogonum parvifolium* (main host in Santa Lucia range) or *Eriogonum latifolia* (main host in Monterey). Adults are associated with coastal sage scrub. Black and white checkered pattern along outer edges of wings. When encountered, this species flies short distances and lands, unlike other blues. Larvae is pink and white and found on host plant, mainly in flower heads.
Vernal Pool Fairy Shrimps	Federal Threatened	CalTrans work in the area (Hacker) surveyed for branchiopods in the road reallignment project area with negative results. No other formal surveys are known, but CDPR has failed to find any branchiopods when checking pool areas informally. The potential for listed or common vernal pool fairy shrimp seems high, as is evident in 2006 by the discovery of common fairy shrimp in the pools formed after a rain in the dirt parking lot of Morro Rock. In addition, fairy shrimp may be imported on the legs of birds, etc., therefore surveys should be ongoing.
California Red-Legged Frog (*Rana draytonii*)	Federal Threatened species and California Species of Special Concern. The Recovery Plan (USFWS 2002) includes the new acquisition properties within Recovery Unit 2 and is designated as the Estero Bay core area with Critical Habitat proposed (2005) as Unit-SlO-2 and Unit SLO-3. The conservation needs identified for this recovery unit are to "protect existing populations, protect habitat connectivity, control non-native predators, (and) reduce water diversions to ensure adequate flows."	Inhabits streams, springs, ponds, marshes, sloughs, lakes, reservoirs, riparian corridors, blackberry thickets, grasslands, and oak savannas. They occur in aquatic sites that usually retain water through mid-summer. Adult aquatic habitat often has emergent or shoreline vegetation and water depths of at least 70 cm. Breeding habitat is characterized as the shallow (25 – 50 cm deep) vegetated margins of ponds or stream pools. They can move overland far from water during the winter rainy season. While in upland habitats, the frogs are usually under cover objects or in small burrows and recesses in banks. Radio-tagged animals have moved in one season between aquatic sites that were up to 2800 m apart, but in many cases individuals remain within 50 m of water. They can occupy upland areas for as long as 60 consecutive days. Therefore, habitat connectivity and protection of upland habitat surrounding wetlands is important.
Southwestern Pond Turtle (*Actinemys marmorata pallida*)	California Species of Concern, Federal Species of Concern	Inhabit ponds, lagoons, marshes, rivers, streams and ditches that have aquatic vegetation and slow-moving water. Substrate can be variable; surrounding vegetation is often woodland and grassland. Sun basking required appropriate exposed areas. Eggs laid on land and buried, and both sexes may use upland areas during winter. Nests are excavated in clay or silt substrate with low moisture, and usually are on unshaded slopes. Most nest sites are within 200 m of water, but can be as far as 400 m. Carapaces (120-210 mm) are not highly domed and are drab olive or brown. The plastron can be light or dark. Carapaces and plastrons often have dark marks radiating from the center of each shield. Males have a concave plastron, longer tails and a light unmottled throat, whereas the female plastron is flat and the throat mottled. Can be distinguished from introduced red-eared sliders by lacking red, orange or yellow coloration on the head. *Hatchlings*: Carapaces are around 25 mm long and the tail is almost as long as the shell. Head, limbs and tail may have dusky yellow markings.
Foothill Yellow-Legged Frog (*Rana boylii*)	California Species of Special Concern	While this species is not expected to be a regular occurrence on the new acquisitions, a single individual has been recorded at the mouth of Little Pico Creek (Hacker) and Arroyo de la Cruz (Walgren, May 2012). These animals are a California Species of Concern and a candidate species

Table 15 -- Listed Animal Species Within the Inventory Area		
Species and Common Name	**Status**	**Habitat and Description**
		for state listing, and since they are known from inland areas surrounding CDPR property, they should be a target species during field surveys. However, they are not anticipated in the ephemeral and smaller streams associated with this project; they are associated with the larger creeks of our area, away from the immediate coast.
Two-Striped Garter Snake (*Thamnophis hammondi*)	California Species of Special Concern	The two-striped garter snake has not been recorded on the new acquisitions by CDPR, Hacker, or others. However, suitable habitat exists and surveys should continue. In addition, potential exists for the melanistic form of this animal. As recently as April 14, 2008, a melanistic form was observed at the mouth of San Simeon Creek (right photograph above; left is from Islay Creek). This animal occurs in perennial streams in the Coast Ranges, Transverse Ranges, and Peninsular Ranges from northern Baja California to northern San Luis Obispo County. They prey on small fish and amphibians.
Tidewater Goby (*Eucyclogobius newberryi*)	Federally Endangered, California Species of Concern	Occur in estuaries, lagoons and marshes of small coastal streams. They can inhabit areas up to 8 kilometers upstream from a lagoon. Usually found in water less than 1 meter deep and at salinities less than 12 parts per thousand, but they can occur in water 2 meters deep and at salinities ranging from 0 to 42 ppt. They are found in sluggish-moving waters, and can occur in stream reaches impounded by beaver dams. Areas with sandy substrate are used for breeding, and they also can be found on rock, mud and silt substrates. Although they are not known to inhabit marine environments, they are thought to disperse short distances in the ocean since extirpated lagoon populations have been recolonized when other populations occurred nearby. Elongated fish with two dorsal fins, large pectoral fins and eyes oriented high on the head. Adults rarely exceed 5 cm. The anterior dorsal fin has a transparent section on the upper edge. The introduced yellowfin goby also occurs in central coastal California and is much larger: adults are 10 to 15 cm total length and can reach 25 cm total length. Other introduced gobies that occur in freshwater habitats of California are the shimofuri goby, shokihazi goby, and the chameleon goby. *E. newberryi* is distinguished from these species by having small scales that cannot be seen with the unaided eye and are partially embedded in the skin. The native arrow goby (*Clevelandia ios*) occurs in the same habitats as *E. newberryi*, but are more slender.
Steelhead - South/Central California Coast ESU (*Onchorhynchus mykiss irideus*)	The South/Central California Coast Evolutionarily Significant Unit (ESU) was listed as threatened in 1997 by the National Marine Fisheries Service. ESUs are reproductively isolated and have distinct genetic, life history and ecological traits, but are not different enough from other units to be considered subspecies. The following creeks of the new acquisition are further designated as critical habitat: San Carpoforo, Arroyo de la Cruz, Arroyo del Corral, Oak Knoll, Arroyo del Puerto, and Little Pico.	Breeding habitats have water depths 6 – 24 inches, and substrate composed of mostly gravel or mixtures of gravel with sand and cobble. Spawning occurs at water temperatures from 39 to 52oF and juveniles have the highest tolerance and prefer temperatures 45 to 60oF. Steelhead and resident rainbow trout cannot be distinguished in the field. Adults are silver to dark with a faint red band down the sides and may have dark spots on the dorsal surface and tail. Juveniles have dark roundish-ovals down the sides.
Harbor Seal (*Phoca vitulina*)	Federally protected under the MMPA.	Harbor seals are found north of the equator in both the Atlantic and Pacific Oceans. In the northeast Pacific, they range from Alaska to Baja California, Mexico. They favor nearshore coastal waters and are often seen at sandy beaches, mudflats, bays, and estuaries.

Table 15 -- Listed Animal Species Within the Inventory Area		
Species and Common Name	**Status**	**Habitat and Description**
		Harbor seals have spotted coats in a variety of shades from silver-gray to black or dark brown. They reach five to six feet (1.7-1.9 m) in length and weigh up to 300 pounds (140 kg). Males are slightly larger than females. They are true or crawling seals, having no external ear flaps. True seals have small flippers and must move on land by flopping along on their bellies. In San Francisco Bay, many harbor seals are fully or partially reddish in color. This may be caused by an accumulation of trace elements such as iron or selenium in the ocean or a change in the hair follicle.
Northern Elephant Seal (*Mirounga angustirostris*)	Federally protected under the Marine Mammal Protection Act. State protected by CDFG as a Fully Protected Species. Both state and federal protections prohibit all forms of take, including harassment.	On land, these animals range from near Point Reyes to Cedros Island in Baja California. Male bulls have an exaggerated large snout and a huge body. All animals are a brown grey. They move by undulating like a caterpillar, unlike a sea lion.
California Sea Lion (*Zalophus californianus*)	Federally protected under the MMPA.	Mainly occur on offshore rocks in groups where the barking can be noisy and constant. May also venture onto beaches. These are social animals that bask and raft in groups. Walks on flippers, unlike seals, often arches neck back in photograph above. Animals are brown with pointed external ears. Adult bulls form a white-haired crest on the skull. Bulls can reach 8-feet long and over 1,000 lbs.
Western Snowy Plover -Pacific Coast Population (*Charadrius alexandrinus nivosus*)	Federally threatened, Bird of Conservation Concern, California Species of Concern, Audubon watch list: red. The subspecies status of the Pacific Coast Population is debated, but the USFWS has confirmed threatened status of the subspecies in recent years. Critical Habitat has been designated and a Recovery Plan is completed. The new acquisitions are not considered critical habitat. The entire new acquisitions are in Recovery Unit 5, with the following designated sites: San Carpoforo (CA-69), Pt. Sierra Nevada (CA-71), Arroyo de la Cruz (CA-72), Sidney's Lagoon (Arroyo del Corral) (CA-73), Piedras Blancas (N and S beaches) (CA-74), and Arroyo Laguna Creek (Oak Knoll Cr.) (CA-75).	Common resident and nester on sandy beaches. A small with light brown and white colorations and a pointed bill and slate colored legs. Breeders have black bar across forehead.
California Brown Pelican (*Pelicanus occidentalis californicus*)	Nesting and communal roost sites are FE, with critical habitat not designated. A recovery plan was completed in 1983 but is considered outdated by USFWSDelisted in 2008. Also, CA Fully Protected Species.	The Southern California Bight, foraging in nearshore marine waters, with breeding on islands, and roosting on offshore rocks and on shore. Most nest in Mexico, but of the 6,000 breeding pairs in the Southern California Bight, 4,500 are on West Anacapa Island.
Burrowing Owl (*Athene cunicularia*)	California Species of Concern, USFWS National Bird of Conservation Concern, USFWS	Grasslands, road cuts, and open areas. **A**dult is boldly spotted and barred; juvenile is buffy below. Males tend to be

Table 15 -- Listed Animal Species Within the Inventory Area		
Species and Common Name	**Status**	**Habitat and Description**
	Region 1 (Pacific) Bird of Conservation Concern, and Migratory Bird Treaty Act.	paler in color and than females. Head is rounded, there are no ear tufts, the eyes are yellow, they have whitish eyebrows, a white chin stripe, and the tail is short. When agitated, the head bobs or the owl bows with a quick bending motion of the legs. Also when agitated, their alarm call mimics a rattlesnake. A small owl (23-28 cm) with long legs. Mainly nocturnal, they may be seen by day (especially dusk and dawn) standing on the ground or on a post. A social owl that may be seen in groups.
***Batrachoseps incognitos* (San Simeon Slender Salamander)**	No legal status. May be considered as rare under CEQA.	Found under rocks, logs, bark, and other debris. Adults are 1 1/2 - 1 9/10 inches long (3.8 - 4.8 cm) from snout to vent. A moderately small salamander, which breathes through smooth moist thin skin. There are 18-20 costal grooves. Short limbs, a narrow head, long slender body, very long tail, and conspicuous costal and caudal grooves give this species the worm-like appearance typical of most Slender Salamanders. There are 4 toes on front and hind feet, also typical of Slender Salamanders. (Other California salamanders have 5 toes on the hind feet.) The digits are individually distinct (more obvious when compared to some *Batrachoseps*.) Ground color is dark grey to brown or reddish brown. May have a faint dorsal stripe. The venter is lighter in color than the dorsum and finely speckled.

Applicable Project Requirements

Discussion of Impacts

a) *Would the Project 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 Wildlife or U.S. Fish and Wildlife Service?*

The preferred location for the PBCCP, CCT, and vault toilet projects was chosen to avoid sensitive habitat as much as feasible. However, construction of the PBCCP, vault toilets, and CCT projects will involve the permanent removal of existing surface vegetation which may provide suitable habitat for listed plant and animal species. Tables 16 and 17 summarize potential impacts to listed plant and animal species. The analysis was derived by overlaying the preliminary plans for the PBCCP Vault toilets, and CCT projects with sensitive resources mapped as part of the *San Luis Obispo Coast District North Coast Acquisitions Inventory of Natural Resources* prepared by CDPR in 2008, and data collected by Caltrans for the Piedras Blancas Realignment Final EIR in 2008. See the Mitigation and Monitoring Plan inserted after page 82 below.

Table 16 -- Potential Impacts to Listed Plants Within the Inventory Area

Species and Common Name	Status	Habitat	Discussion/Conclusion
Abronia maritima (Red Sand Verbena)	CNPS 4.2	Coastal dunes.	No Impact. None of the projects are located on coastal dunes.
Allium hickmanii (Hickman's Onion)	CNPS 1B.2	Associated with coastal terrace, grassy slopes, and mima mound areas.	Potential impact. One area of the trail (east of the existing Highway 1) could have low numbers of onions since they are known to occur immediately nearby. Trail was designed to avoid populations, and no plants occur at the PBCCP and vault toilet project locations.
Arctostaphylos cruzensis (Arroyo de la Cruz Manzanita)	CNPS 1B.2	Sea bluff scrub, coastal scrub, and coastal terrace grasslands	No impact. Trail was designed to avoid the one known plant, and no plants occur at the PBCCP and vault toilet project locations.
Astragalus nuttallii var. *nuttallii* (Nuttall's Milk-Vetch)	CNPS 4.2	Sea bluff scrub and coastal dunes	Few plants may be impacted, but the number is anticipated to be less than 20 since plants are far more common in the dunes of the area.
Bloomeria humilis (Dwarf goldenstar)	CNPS 1B.2 STATE CR	Associated with coastal terrace grassland, chaparral edges (in association with *Calochortus luteus* in coastal areas of San Simeon).	No impact. Trail was designed to avoid potential populations, and no plants occur at the PBCCP and vault toilet project locations.
Calochortus clavatus var. *recurvifolius* (Arroyo de la Cruz Mariposa Lily)	CNPS 1B	Coastal grassland fields in clay soil.	No impact. Populations do not occur in the project locations.
Calystegia subacaulis episcopalis (San Luis Obispo County morning glory)	CNPS 4.2	Chaparral, cismontane woodland, coastal prairie, grassland	Plants will be impacted, but this species is ubiquitous in the area, being listed as sensitive due to restricted range and not due to number of plants.

Table 16 -- Potential Impacts to Listed Plants Within the Inventory Area

Species and Common Name	Status	Habitat	Discussion/Conclusion
Carex obispoensis (San Luis Obispo sedge)	CNPS 1B.2	Springs, streamsides, often on serpentine seeps	No impact. Trail was designed to avoid populations, and no plants occur at the PBCCP and vault toilet project locations.
Castilleja densiflora ssp. *Obispoensis* (San Luis Obispo owl's clover, SLO Indian paintbrush)	CNPS 1B.2	Meadows and seeps, coastal grassland, sometimes serpentine and/or sandy soils	No impact. Plants do not occur in the project area.
Ceanothus maritimus (Maritime ceanothus)	CNPS 1B.2 STATE CR	Associated with coastal bluff scrub, maritime chaparral, and coastal hills	No impact. Plants do not occur in the project area.
Cirsium occidentale var. *compactum* (Compact cobwebby thistle)	CNPS 1B.2	Associated with coastal dunes, bluffs, coastal prairies, coastal scrub, and chaparral.	Plants will be impacted, but this species is common in the area, being listed as sensitive due to restricted range and not due to the number of plants.
Dudleya blochmaniae ssp. *Blochmaniae* (Blochman's dudleya)	CNPS 1B.1	Sea bluff scrub, coastal scrub, and grassland. Found on open rocky slopes with soils that are often dominated by clay or serpentine.	No impact. Plants do not occur in the project area.
Juncus acutus ssp. *leopoldii* (Southwestern spiny rush)	CNPS 4.2	Moist saline places, coastal dunes, salt marshes, alkaline seeps	No impact. Plants do not occur in the project area.
Lomatium parvifolium (Small-Leaved Lomatium)	CNPS 4.2	Clay soils in the San Simeon coast area.	No impact. Plants do not occur in the project area.
Hosackia gracilis (Harlequin lotus)	CNPS 4.2	Various habitats; wetlands, coastal scrub, coastal prairie, coniferous forest, roadsides/ditches	No impact. Plants do not occur in the project footprint..
Pinus radiata (Monterey pine)	CNPS 1B.1	Closed-cone coniferous forests, oak woodlands	No Impact. None of the projects are located in areas where Monterey Pine are present.
Ribes sericeum (Santa Lucia gooseberry)	CNPS 4.3	Coastal scrub, forests	No impact. Plants do not occur in the project area.
Sanicula maritima (Adobe sanicle)	CNPS 1B.1	Coastal prairie, grassland, seeps, meadows, clay or serpentine outcrops	No impact. Trail was designed to avoid potential populations, and no plants occur at the PBCCP and vault toilet project locations.

Table 17 -- Listed Animal Species Within the Inventory Area

Species and Common Name	Status	Discussion/Conclusion
Smith's Blue Butterfly (*Euphilotes enoptes smithii*)	Federal Endangered	No impact. Not found on state property during 2006-2007 focused surveys, nor during the following 10 years of incidental observations. The host plants are few in number along the CCT and the trail was designed to avoid these plants. There are no host plants at the PBCCP or vault toilet sites.
Vernal Pool Fairy Shrimps (*Branchinecta lynchi)*	Federal Threatened	No impact. CalTrans work in the area (Hacker) surveyed for branchiopods in the road realignment project area with negative results. No other formal surveys are known, but CDPR has failed to find any branchiopods when checking pool areas informally. The potential for listed or common vernal pool fairy shrimp seems high, as is evident in 2006 by the discovery of common fairy shrimp in the pools formed after a rain in the dirt parking lot of Morro Rock. In addition, fairy shrimp may be imported on the legs of birds, etc., therefore surveys should be ongoing. No potential habitat exists in the project areas.
California Red-Legged Frog (*Rana draytonii*)	Federal Threatened species and California Species of Special Concern. The Recovery Plan (USFWS 2002) includes the new acquisition properties within Recovery Unit 2 and is designated as the Estero Bay core area with Critical Habitat proposed (2005) as Unit-SlO-2 and Unit SLO-3. The conservation needs identified for this recovery unit are to "protect existing populations, protect habitat connectivity, control non-native predators, (and) reduce water diversions to ensure adequate flows."	Impact limited to a single bridge at an un-named creek approximately 0.68 miles downcoast from the Piedras Blancas Light Station access road. CDPR reported the following frog observations to CNDD during 2007-2008: Broken Bridge Creek, Adobe Creek, the un-named creek south of Arroyo del Corral (5 on 4/25/07), Arroyo de los Chinos, and the second un-named drainage north of Arroyo de los Chinos. Other observations include breeding at the Arroyo del Oso lagoon (Tom Edell 2000, Dave Hacker 2002), juveniles at the Piedras Blancas\Light Station pumphouse (Norm Scott), and a report of breeding at the pool forming south of the Piedras Blancas access road (Hacker), as well as frogs at the un-named creek just south of this pool. Norm Scott indicated that frogs breed in a seasonal pool in some years; this pool is a spring-fed, naturally occurring pool on the ocean side of Highway 1 at downcoast terminus of Point Piedras Blancas.
Southwestern Pond Turtle (*Actinemys marmorata pallida*)	California Species of Concern, Federal Species of Concern	No impact. No introduced turtles have been documented by CDPR. Southwestern pond turtles have been documented at the following creeks (none occurred in non-creek waterbodies): Broken Bridge, "Tortuga" (8 on 6/1/07), Oak Knoll (abundant), Arroyo de la Cruz (common-saw 5 during snorkeling survey). Hacker observed "four adult southwestern pond turtles were observed at the Arroyo del Corral culvert outlet on August 8, 2007."
Two-Striped Garter Snake (*Thamnophis hammondi*)	California Species of Special Concern	No impact. A California Special Concern Species, the two-striped garter snake has not been recorded on the new acquisitions by CDPR, Hacker, or others. However, suitable habitat exists and surveys should continue. In addition, potential exists for the melanistic form of this animal. As recently as April 14, 2008, a melanistic form was observed at the mouth of San Simeon Creek
Tidewater Goby (*Eucyclogobius newberryi*)	Federally Endangered, California Species of Concern	No impact. In 2008, Camm C. Swift (e-mail correspondence) conducted "a whirlwind sampling of San Luis Obispo and Santa Barbara counties on Feb 15-17." Swift collected genetic samples from the following creeks on the new acquisitions: Arroyo del Corral, Oak Knoll, 'Tortuga,' Arroyo del Puerto, Broken Bridge, and Little Pico Creek.
Steelhead - South/Central California Coast ESU (*Onchorhynchus mykiss irideus*)	The South/Central California Coast Evolutionarily Significant Unit (ESU) was listed as threatened in 1997 by the National Marine Fisheries Service. ESUs are reproductively isolated and have distinct genetic, life history and ecological traits, but are not	No impact. Snorkel surveys revealed approximately twenty full grown adults in Arroyo de la Cruz in March 2008. Observations from creekside recorded full size steelhead in drying pools at San Carpoforo in late 2007 and about six inch-fish in Arroyo Hondo in 2006.

Table 17 -- Listed Animal Species Within the Inventory Area

Species and Common Name	Status	Discussion/Conclusion
	different enough from other units to be considered subspecies. The following creeks of the new acquisition are further designated as critical habitat: San Carpoforo, Arroyo de la Cruz, Arroyo del Corral, Oak Knoll, Arroyo del Puerto, and Little Pico.	
Harbor Seal (*Phoca vitulina*)	Federally protected under the Marine Mammal Protection Act.	Less than significant impact. The CCT has been designed to avoid close proximity to haulouts. Any impact would be from park visitors violating posted orders to access beaches; this impact could increase with higher visitor useage. Several haulout and pupping sites occur on offshore rocks along the new acquisitions. These areas are owned by the California Land Commission, not CDPR, and are under the jurisdiction of the Monterey Bay National Marine Sanctuary. These areas are close enough to shore to be vulnerable to human disturbance (emanating from activities on state park land), which can cause mothers to separate from pups, and cause resting groups to stampede into the water. Haulouts and pupping sites are mapped in Chapter 7: Constraints Analysis Maps. One haulout occurs seasonally at the south Piedras Blancas beach; in the photograph above note the smaller animals to the right versus the larger elephant seals.
Northern Elephant Seal (*Mirounga angustirostris*)	Federally protected under the Marine Mammal Protection Act. State protected by CDFG as a Fully Protected Species. Both state and federal protections prohibit all forms of take, including harassment.	Less than significant impact. The CCT has been designed to avoid close proximity to haulouts, and elephant seals are very tolerant of close human observations (unlike harbor seals). Any impact would be from park visitors violating posted orders to access beaches; this impact could increase with higher visitor useage. The entire length of the projects have beaches with haulout and pupping sites, though projects do not impact the colonies.
California Sea Lion (*Zalophus californianus*)	Federally protected under the MMPA.	No impact. Observed onshore only seasonally, and as 1-few animals, at the beach on the southeast side of Point Piedras Blancas. Offshore, large numbers occur at the offshore islets near Point Piedras Blancas.
Western Snowy Plover - Pacific Coast Population (*Charadrius alexandrinus nivosus*)	Federally threatened, Bird of Conservation Concern, California Species of Concern, Audubon watch list: red. The subspecies status of the Pacific Coast Population is debated, but the USFWS has confirmed threatened status of the subspecies in recent years. Critical Habitat has been designated and a Recovery Plan is completed. The new acquisitions are not considered critical habitat. The entire new acquisitions are in Recovery Unit 5, with the following designated sites: San Carpoforo (CA-69), Pt. Sierra Nevada (CA-71), Arroyo de la Cruz (CA-72), Sidney's Lagoon (Arroyo del Corral) (CA-73), Piedras Blancas (N and S beaches) (CA-74), and Arroyo Laguna Creek (Oak Knoll Cr.) (CA-75).	No impact. The trail was designed to avoid potential nesting beaches. The beach at Arroyo del Corral has had breeding plovers in the past, but elephant seals have overtaken the beach, therefore the PBCCP will have no impact. and the vault toilets have no impact on this species. Since 2005, nesting has been recorded in low numbers (3-7 nests per year total) at the following sites: the mouth of "Tortuga Creek," along the beach near Oak Knoll Creek, on the beach on the north side of Point Piedras Blancas, and at the Arroyo del Corral beach. Each of these nesting beaches is now covered in elephant seals and have posted orders indicating the beaches are closed to access, and the "Tortuga Creek" and Oak Knoll Creek areas are not part of these projects. Nesting could theoretically occur on these beaches again, but this is not anticipated. .
California Brown Pelican (*Pelicanus*	Nesting and communal roost sites are FE, with critical habitat not designated. A recovery plan was completed in 1983 but is considered outdated by	No impact. Communal roosts occur at the southeast beach of Point Piedras Blancas, the mouth of Arroyo de la Cruz, and the seabird roosting rocks off Junge.

Table 17 -- Listed Animal Species Within the Inventory Area		
Species and Common Name	**Status**	**Discussion/Conclusion**
***occidentalis californicus*)**	USFWS. Proposed for delisting February 20, 2008. Also, CA Fully Protected Species.	
Burrowing Owl (*Athene cunicularia*)	California Species of Concern, USFWS National Bird of Conservation Concern, USFWS Region 1 (Pacific) Bird of Conservation Concern, and Migratory Bird Treaty Act.	No impact. Trail was designed to avoid any known owl burrowing areas. Hacker report one owl seen using a ground squirrel burrow just inland of Highway 1 south of Arroyo del Corral. Tom Edell (CalTrans) reports several sightings south of the Elephant Seal Viewing Area, but it is unclear if these sighting were on what is now state land. CDPR observed two burrowing owls on the Junge property, where the birds were associated with a grassland area near a *Bacharris pilularis* bush. These birds were present for about a week in the winter of 2007.
***Batrachoseps incognitos* (San Simeon Slender Salamander)**	No legal status. May be considered as rare under CEQA.	No impact. No surveys were conducted. Knowledge of the detailed distribution and habitat occupancy needs work. Suitable habitat does exist on the new acquisitions.

b) Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The projects would not have a substantial adverse effect on any sensitive or riparian natural communities. Emergent wetlands would be impacted, but these impacts would be mitigated on-site on a 4:1 ratio, resulting in an increase in emergent wetlands. In addition, emergent wetlands are abundant in the area. Table 18 provides a summary of total acres impacted. See the Mitigation and Monitoring Plan inserted after page 82 below.

c) Would the Project 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.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means?

Construction of the PBCCP, vault toilets, and CCT projects will have minimal impact on federally protected wetlands. These impacts will primarily be temporary during installation of bridges. Permanent impacts will be limited to bridge support structures installed in federal wetlands. The impact of bridge on the natural light hitting the wetlands within the shadows of the bridges is considered insignificant and would emulate natural conditions of shading cause by trees, slopes, etc. See the Mitigation and Monitoring Plan inserted after page 82 below.

Mitigation and Monitoring Plan

Piedras Blancas Cabin and Campground Project (PBCCP)

&

Portions of the California Coastal Trail (CCT)

&

Vault Toilets

September 2017

Summary

This proposed project would result in loss of habitat, both temporarily and permanent, to coastal prairie, wetland, native grasslands, coastal brackish marsh, riparian, coastal scrub, and coastal sea scrub habitats. This plan proposes appropriate mitigation to remedy the negative impacts of the proposed project.

Impacts

Natural Resource	Permanent Impacts	Proposed Mitigation Ratio for Permanent Impacts	Total Proposed Mitigation for Permanent Impacts		Temporary Impacts	Proposed Mitigation Ratio for Temporary Impacts	Total Proposed Mitigation for Temporary Impacts			Total Combined Mitigation Acres for Temporary and Permanent Impacts
Habitat Type	(acres)	(acres)	(acres)		(acres)	(acres)	(acres)		Habitat Type	(acres)
Wetland (Emergent)	0.27	(4:1 replacement ratio)	1.08		0.63	(1:1 replacement ratio)	0.63		Wetland (Emergent)	1.71
Wetland (Arroyo willow Riparian)	0.004	(3:1 replacement ratio)	0.012		0.01	(1:1 replacement ratio)	0.01		Wetland (Arroyo willow Riparian)	0.022
Coastal Prairie	0.92	(3:1 replacement ratio)	2.76		1.84	(1:1 replacement ratio)	1.84		Coastal Prairie	4.6
Coastal Sea Bluff Scrub	0.2	(3:1 replacement ratio)	0.6		0.39	(1:1 replacement ratio)	0.39		Coastal Sea Bluff Scrub	0.45
Coastal Scrub	0.5	(3:1 replacement ratio)	0.096		0.07	(1:1 replacement ratio)	0.166		Coastal Scrub	0.166
Native Grassland	0.08	(3:1 replacement ratio)	0.24		0.18	(1:1 replacement ratio)	0.18		Native Grassland	0.42
Coastal Brackish Marsh	0.04	(4:1 replacement ratio)	0.16		0.08	(1:1 replacement ratio)	0.08		Coastal Brackish Marsh	0.24
Freshwater Seep	0.04	(4:1 replacement ratio)	0.16		0.09	(1:1 replacement ratio)	0.09		Freshwater Seep	0.25

Table 1. This table documents mitigation needs as follows:

1.71 acres of wetland

.022 acres of willows riparian

4.6 acres of coastal prairies

.45 acres of coastal sea bluff scrub

.166 acres of coastal scrub

.42 acres of grassland

.24 acres of coastal brackish marsh

.25 acres of freshwater seep

In terms of practicality, the habitat needing mitigation are lumped as follows:

1.20 acres wetland

.022 acres of riparian willows

5.02 acres prairie

.45 acres coastal sea bluff scrub

.166 acres coastal scrub

AVOIDANCE, and MINIMIZATION

Projects were designed in detail in the field with multiple agencies to avoid sensitive resources, both natural and cultural. No listed species are impacted by the project, as all of these species and resources were avoided using biological and cultural survey maps during project design. One sensitive plant is impacted (compact cobwebby thistle, *Cirsium occidentale* var. *compactum*, which is listed as a CRPR 1B plant).

MITIGATION

1. Road removal and restoration of emergent wetlands. .57 acres
2. Riparian. Planting of .022 acres of willows on coastal stream in project area.
3. Vernal pool creation (off-site). .63 acres
4. Open space weed eradication and set-aside. 6 acres at the PBCCP site
5. Volunteer trail closure and restoration. .45 acres coastal sea bluff scrub, .166 acres coastal scrub.
6. Grassland/Prairie restoration project – planting and establishment 3 acres (off-site)

Impacted Habitat	Proposed Mitigation
1.20 acres wetland	.63 acres of vernal pools, .57 acres of emergent wetland on old roadbed (pre-2005 road bed) south of motel
.022 acres of riparian willows	.022 acres of planting of willows on streams in project footprint
5.02 acres prairie	3 acre restoration site at Washburn site, 6 acre weed eradication and habitat improvement at PBCCP site, and .43 acres of restored Hwy 1 road at motel.
.45 acres coastal sea bluff scrub	.45 acres of trail closure and restoration of existing volunteer trails
.166 acres coastal scrub	.166 acres of trail closure and restoration of existing volunteer trails

Table 2. This table shows the impacted habitats and the proposed mitigation for those impacts.

On-site Mitigation

On-site mitigation will consist of the following: (1) restoration of a 6 acre open space at the PBCCP project site through weed eradication and maintenance, (2) asphalt removal and restoration of road base to create coastal scrub, (3) volunteer trail rehabilitation and closure to restore coastal sea bluff scrub and coastal scrub.

Off-site Mitigation

The off-site mitigation will occur at the Lodo Loam grasslands located adjacent to the Washburn Campground in Hearst San Simeon State Park (Figure 2). The property is currently an open space with a loop trail and consists mainly of grasslands and encroaching Monterey pine trees. Based on historical comments during the planning phase of the Washburn Campground, 2-3 vernal pools were destroyed during the campground construction and these impacts were never mitigated. The .63 acres of temporary impacts to emergent wetlands will be mitigated by creating .63 acres of vernal pools at the Lodo Loam grassland location.

The justification for the vernal pool creation is multi-faceted. First, vernal pools are rare. Second, pools were previously destroyed at this location. And third, appropriate soils for vernal pool establishment do not exist on the project site; within the state park, Lodo Loam soils are only found at the Washburn Campground location.

Vernal pools are a rare wetland type that supports many endemic species and species found nowhere else on the San Luis Obispo County coast (i.e. *Pilularia Americana*, American pillwort). Species from the San Simeon vernal pools that are associated only with vernally wet areas are documented below:

Pilularia americana
Isoetes orcuttii
Eleocharis acicularis
Lasthenia glaberrima
Plagiobothrys bracteatus
Crassula aquatica
Callitriche heterophylla

Table 3. Plant species locally restricted to the San Simeon vernal pools.

In addition, 3 acres of grassland would be restored at this off-site location adjacent to the created vernal pools. The justification for this off-site mitigation is based on soil types, weed infestations at potential on-site locations, and the potential for high grade grassland-vernal pool habitats. Uncontrollable introduced annual species will not be eliminated; only invasive perennials will be eradicated.

Figure 1. This boring test shows the availability of surface water for the creation of vernal pools within Lodo Loam soils at the Washburn site. The standing water is about 4 cm below the soil surface on January 30, 2016.

Responsible Parties

The responsible party for funding the project is the California Department of Parks and Recreation (CDPR). Project implementation, maintenance, and monitoring are the responsibility of CDPR.

Site Protection Instrument

All restoration efforts will occur within the confines of Hearst San Simeon State Park, the resources of which are protected under the California Resources Code. In addition, the on-site properties are restricted in development by the Hearst Ranch Conservation Easement and associated Scenic Easements.

The off-site mitigation site is protected within the San Simeon Creek Natural Preserve, affording additional protections not applicable to a standard state park unit as per the California Code of Resources Code.

Maintenance Plan

All mitigation efforts will be followed by 3 years of maintenance to ensure establishment of native plans and to remove invasive species. Weed maintenance will focus on eradication of *Rumex conglomeratus* at the vernal pools, iceplant, cypress and kikuyu grass at the 6 acre PBCCP open space, and *Tragapogon porrifolius* at the grassland/prairie restoration site.

Success Criteria and Monitoring

Success criteria will be monitored continuously during the three year life of the plant establishment and maintenance period. The criteria are listed below:

Impacted Habitat	Success Criteria at 3 years
1.20 acres wetland	Establishment of rare plants within each created pool (table 3). No presence of invasive perennial weeds. Water holding capability established.
.022 acres of riparian willows	Establishment and growth of planted willows in a self-sustaining state.
5.02 acres prairie	Complete eradication of perennial weed species from the 6 acres PBCCP open space. 50% cover with native bunchgrasses within the 3 acre restoration site near the vernal pools. Eradication of perennial invasive weeds.
.45 acres coastal sea bluff scrub	75% cover of sea bluff scrub native plants. Eradication of invasive perennial weeds.
.166 acres coastal scrub	80% cover of coastal scrub species. Eradication of invasive perennial weeds

Table 4. Success criteria by habitat type. Note that this plan does not propose controlling weeds that are not feasible to control due to their ubiquitous nature and availability of source seed in adjacent area. Example: *Briza minor* is an introduced grass that cannot be controlled and does not threaten the success criteria established above.

Schedule

Mitigation will occur concurrent with project implementation. Since the project components will be phased over several years, only the necessary acres of mitigation will be implemented for the given project component. The first phase of the project will be the north segment of the CCT, from the motel to Arroyo de la Cruz, as this project is already funded. The PBCCP and the southern segment of the CCT.

Financial Assurances

All project component will be implemented with accompanying monies for mitigation. The first phase of the project, the northern CCT segment, is already funded by CalTrans as part of the Piedras Blancas realignment project, and this funding will cover mitigation efforts.

Funds for the campground and the southern segment of the CCT, and the vault toilets has not yet been identified, but will include appropriate funding for mitigation.

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Stromberg, M.R., C.M. D'Antonio, T.P. Young, J.Wirka and P. Kephart. 2007. California Grassland Restoration. Pp. 254-280 in: Stromberg, M., J.D. Corbin and C.M. D'Antonio (eds). *Ecology and Management of California grasslands*. University of California Press, Berekely.

Figure 2. This soils map from the USDA Web Soil Survey shows the soil types in the vicinity of the Washburn Campground. The central soil type (#147) is the desired Lodo Loam for vernal pools. The aerial is rotated, with north to the right-hand side.

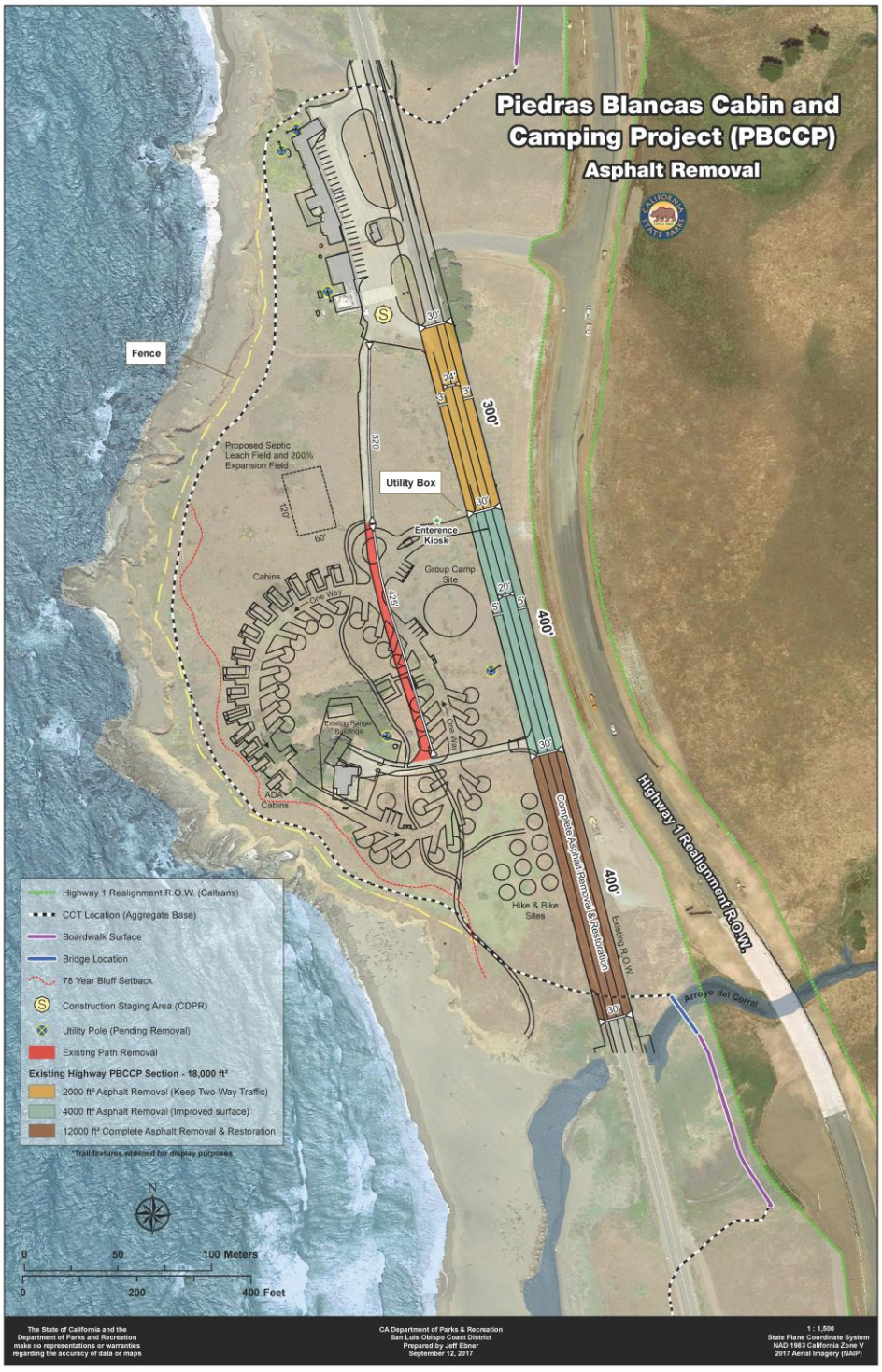

Figure 3. This map shows the old Highway 1 alignment that CalTrans will not be removing. This stretch will be used by CDPR for mitigation purposes; asphalt will be removed and habitat restored. .41 acres will be restored. The orange and blue-green segment would have asphalt removed to leave a more narrow road, whereas the brown segment would be completely removed.

Figure 4. This map shows the configuration of proposed vernal pools to be created as mitigation for wetland impacts. This location is off-site due to soil suitability constraints. This aerial shows the Lodo Loam grasslands adjacent to the Washburn Campground, approximately 10 miles downcoast from the project site. This area is proposed to accommodate .63 acres of mitigation resulting from temporary impacts to emergent wetlands at the project site. Total proposed created pool acreage is .63 acres.

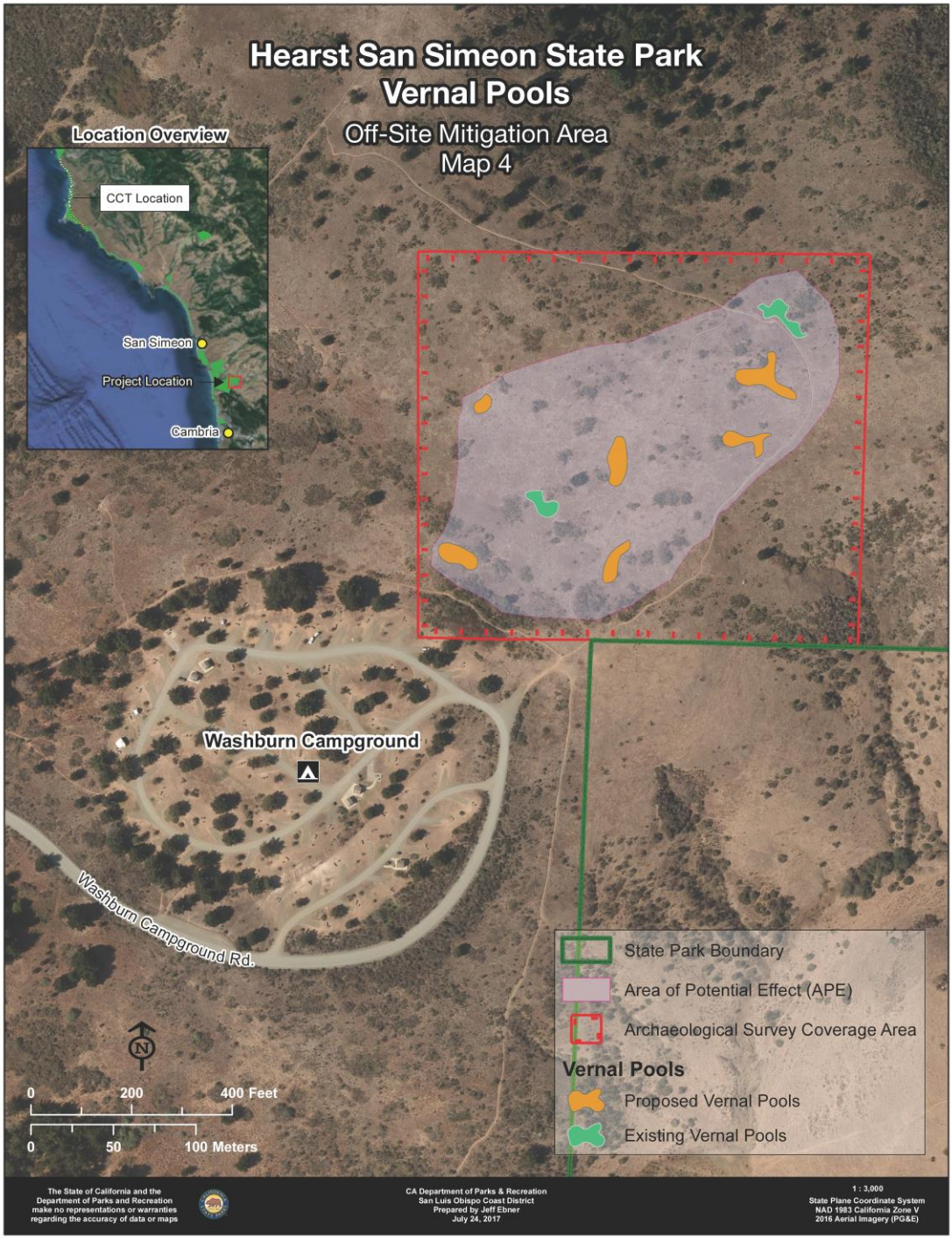

Figure 4. This map shows the configuration of proposed vernal pools to be created as mitigation for wetland impacts. This location is off-site due to soil suitability constraints. This aerial shows the Lodo Loam grasslands adjacent to the Washburn Campground, approximately 10 miles downcoast from the project site. This area is proposed to accommodate .63 acres of mitigation resulting from temporary impacts to emergent wetlands at the project site. Total proposed created pool acreage is .63 acres.

Figure 5. This photograph shows wetlands created as mitigation on old Highway 1 alignment north of the Piedras Blancas motel. This successful method will be copied to create wetlands where old road bed exists downcoast from the motel.

Figure 6. The white polygon shows the location of wetland restoration on old roadbed.

Table 18 -- Vegetative Communities Underlying the PBCCP, Vault Toilets, and CCT Projects

Vegetation Element	Permanent	Temporary
	Acres	Acres
Wetlands (CC and ACOE)	.27	.63
Coastal Sea Bluff Scrub	.2	.39
Coastal Scrub	.05	.07
Grasslands	1.00	2.01
Freshwater Seep	0.04	0.09
Brackish Marsh	0.04	0.08
Riparian	.004	.01
Total:	1.504	1.14

d) Would the Project 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?

Based on surveys conducted by CDPR and Caltrans in 2008, as well as the proposed project designs, construction of the PBCCP, vaults toilets, and CCT projects will not interfere with the movement of any animals or impede the use of any nursery sites for native wildlife, including Western snowy plover, southern steelhead, and burrowing owls.

Project would include non-native feral pig exclusion fencing. Pig fencing would be designed to allow smaller animals to pass through large mesh at the base of the fence, while being low enough to allow larger animals to jump over the fence.

Conclusion: Less than significant impact.

e) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No specific local ordinances or policies apply to these projects. Projects will go through appropriate CEQA review, with comply with all agency permitting requirements, and will mitigate for habitat impacts.

Conclusion: No impact

f) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The Project is not located within an area that has an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or local, regional, or state habitat conservation plan.

Conclusion: No impact.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
Have an effect that may cause a substantial adverse change in the significance of a tribal cultural resource?.....No impact				

Regulatory Setting

Under CEQA, public agencies must consider the effects of their actions on both "historical resources" and "unique archaeological resources." Pursuant to Public Resources Code Section 21084.1, a "*project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment*." Section 21083.2 requires agencies to determine whether proposed projects would have effects on "unique archaeological resources." Cultural Resources are being evaluated by the Army Corps of Engineers under the 106 process related to ACOE permits for wetland impacts.

"Historical resource" is a term with a legally defined meaning (Public Resources Code, Section 21084.1 and State CEQA Guidelines, Section 15064.5 [a], [b]). As defined by state law, "historical resource" includes any resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR). The CRHR includes resources listed in or formally determined eligible for listing in the NRHP, as well as some California State Landmarks and Points of Historical Interest.

Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the CRHR and are presumed to be "historical resources" for purposes of CEQA unless a preponderance of evidence indicates otherwise (Pub. Resources Code, Section 5024.1 and California Code of Regulations, Title 14, Section 4850).

Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the CRHR. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process (Public Resources Code 5024.1 [g]), lead agencies have a responsibility to evaluate them against the CRHR criteria prior to making a finding as to a proposed project's impacts to historical resources (Public Resources Code, Section 21084.1 and State CEQA Guidelines, Section 15064.5 [a][3]). Following CEQA Guidelines Section 21084.5 (a) and (b) a historical resource is defined as any object, building, structure, site, area, place, record, or manuscript that:

a. *Is historically or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California; and*

b. *Meets any of the following criteria:*
    a. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
    b. *Is associated with the lives of persons important in our past.*
    c. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values. Or*

d. Has yielded, or may be likely to yield, information important in prehistory or history.

Archaeological resources may also qualify as "historical resources" and Public Resources Code 5024 requires consultation with the Office of Historic Preservation when a project may impact historical resources located on State-owned land.

For historic structures, State CEQA Guidelines Section 15064.5, subdivision (b)(3), indicates that a project that follows the Secretary of the Interior's Standards (Section 5,5,5,1), or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall mitigate impacts to a level of less than significant. Potential eligibility also rests upon the integrity of the resource. Integrity is determined through considering the setting, design, workmanship, materials, location, feeling, and association of the resource.

The CEQA statutes also require lead agencies to consider whether a project will impact "unique archaeological resources." Public Resources Code Section 21083.2, subdivision (g), states that "'unique archaeological resource" means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Treatment options under Section 21083.2 include activities that preserve such resources in place in an undisturbed state. Other acceptable methods of mitigation under Section 21083.2 include excavation and curation or study in place without excavation and curation (if the study finds that the artifacts would not meet one or more of the criteria for defining a "unique archaeological resource").

Advice on procedures to identify cultural resources, evaluate their importance and estimate potential effects is given in several official publications, such as the series produced by OPR. The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including, but not limited to, museums, historical commissions, associations and societies, be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of their antiquity and provides for the sensitive treatment and disposition of those remains.

Section 7050.5(b) of the California Health and Safety code specifies protocol when human remains are discovered. The code states:

> *In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.*

State of CEQA Guidelines Section 15064.5, subdivision (e), requires that excavation activities be stopped whenever human remains are uncovered and that the county coroner be called in to assess the remains. If the county coroner determines that the remains are those of Native Americans, the Native American Heritage Commission must be contacted within 24 hours. At that time, the lead agency must consult with the appropriate Native Americans, if any, as timely identified by the Native American Heritage Commission. Section 15064.5 directs the lead agency (or applicant), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains.

In addition to the mitigation provisions pertaining to accidental discovery of human remains, the CEQA Guidelines also require that a lead agency make provisions for the accidental discovery of historical or archaeological resources, generally. Pursuant to Section 15064.5, subdivision (f), these provisions should include

> *…an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.*

Senate Bill 18 (Gov. Code, Sections 65352.3 and 65352.4) requires that, prior to the adoption or amendment of a general plan or specific plan proposed on or after March 1, 2005, a city or County must consult with Native American tribes with respect to the possible preservation of, or the mitigation of impacts to, specified Native American places, features, and objects located within that jurisdiction. The draft LMP is not a general plan or specific plan as defined by Government Code Section 66000 et seq; therefore formal consultation is not required. However, the Department routinely meets with

representatives of Native American Tribes as part of their ongoing management responsibilities for the CPER.

Assembly Bill 52, effective July 1, 2015, establishes that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." (Pub. Resources Code, § 21084.2.) To be considered a "tribal cultural resource," a resource must be either:

1. listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or
2. a resource that the lead agency chooses, in its discretion, to treat as a tribal cultural resource.

In the latter instance, the lead agency must determine that the resource meets the criteria for listing in the state register of historic resources.

To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. (Pub. Resources Code, § 21080.3.1.)

If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources. AB 52 applies to those projects for which a lead agency has issued a notice of preparation of an environmental impact report or notice of intent to adopt a negative declaration on or after July 1, 2015.

In 2011 Governor Brown issued Executive Order B-10-11 requiring all State agencies to encourage communication and consultation with Tribes. Executive Order B-10-11 created the position of Governor's Tribal Advisor to oversee and implement effective government-to-government consultation between the Governor's office and Tribes on policies that affect California tribal communities. The Executive Order also states that the Office of the Governor shall meet regularly with the elected officials of California Indian Tribes to discuss state policies that may affect tribal communities.

Paleontological resources are classified as non-renewable scientific resources and are protected by state statute (Public Resources Code Chapter 1.7, Section 5097.5, Archeological, Paleontological, and Historical Sites and Appendix G of the State CEQA Guidelines). No state or local agencies have specific jurisdiction over paleontological resources. No state or local agency requires a paleontological collecting permit to allow for the recovery of fossil remains discovered as a result of construction related earth moving on state or private land in a project site.

Environmental Setting

The north coast of San Luis Obispo County has a rich history of occupation by native peoples and early settlers.

Archaeological Resources

Previous studies of archaeological resources conducted on all, or a portion of, the project area include the following:

- Caltrans 2006, *Archaeological Survey Report for the Piedras Blancas Realignment Project, San Luis Obispo County.* This report presents a cultural resources inventory for a 697 acre area along State Highway 1 and adjacent lands, including portions of the PBCCP, vault toilets, and CCT project areas. Field investigations identified 17 of the 25 previously recorded sites within the study area, and identified five new sites. This report is incorporated herein by reference and included in Appendix J.

- California Department of Parks and Recreation, San Luis Obispo Coast District 2008, *North Coast Acquisitions Natural Resource Inventory*. The Natural Resource Inventory (Inventory) was prepared to document the resources present on the land located generally west of Highway 1 north of the town of Cambria that was acquired from the Hearst Ranch (and others) and transferred to San Simeon State Park. The Inventory includes mapped locations of previously documented archaeological sites within the PBCCP, vault toilets, and CCT project areas. The maps for these sites are excluded here to protect sensitive resources, but are included with the ACOE Section 106 application.

In preparing these studies, background research was conducted to identify previously documented archaeological deposits and cultural resources studies in the project area and its vicinity. This research consisted of (1) a records search for the project area conducted at the Central Coast Information Center (CCIC) of the California Historical Resources Information System (CHRIS), University of California Santa Barbara; and (2) a review of archaeological, ethnographic, and historical literature.

Historical Resources

In 2007, Caltrans prepared the *Historical Resources Evaluation Report for the Piedras Blancas Realignment Project, San Luis Obispo County*. The purpose of this study was to identify historic-period (i.e., constructed in 1960 or earlier) built environment resources in the Highway 1 realignment project area, which includes portions of the PBCCP, vault toilets, and CCT project areas. The study evaluates existing resources for eligibility for inclusion on the National Register of Historic Places and for significance as historic resources in accordance with the provisions of CEQA discussed above in the Regulatory Setting. This report is incorporated herein by reference and included in Appendix Q.

The report evaluated two sites within the PBCCP, vault toilets, and CCT project area for historical significance as defined by the CEQA statutes: The Evans Farmstead and the Piedras Blancas Motel.

Evans Farmstead. The Evans Farmstead consists of a long windbreak of mature cypress and eucalyptus trees and a small cluster of farm buildings that include a farmhouse (circa 1905), a garage and utility buildings. These surviving components are what was formerly a larger farmstead established by pioneering north coast settler Thomas J. Evans in 1869.

Piedras Blancas Motel. Existing development on the PBCCP site includes the Piedras Blancas Motel as well as a residence on the southern portion of the site. The residential cluster includes a house constructed in 1959, a detached garage and assorted sheds. In addition to the motel units and office, the north ends of the site includes a gas station, small restaurant, a garden area with benches and a shed. The buildings have undergone several alterations between 1979 and 2005.

The bluffs between the motel and southern structures were opened to RV camping by 1979. RV camping became more prevalent in this area by 2002 and continued to be more common up until 2004. By 2004 the property was purchased by the California Coastal Conservancy and all camping ceased.

Discussion of Impacts

a) Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

As discussed in the Environmental Setting, above, the Evans Farmstead and the Piedras Blancas Motel site were evaluated in 2006 in accordance with the provisions of CEQA relating to the protection of historical resources. The following is a summary of the conclusions of that assessment:

Evans Farmstead. In their picturesque isolation, the farmhouse and windbreaks do mark the location of the pioneer enclave of independently owned 19th century farms in the Piedras Blancas region. Seen from the highway by passing motorists, these resources suggest a link with the past. The extant resources, however (all of which date to the 20th century), are not representative of the pioneer period, nor are they sufficient to represent a "*significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures*." Key buildings - specifically, the original farmhouse, barn, and dairy building - are missing. The remnant buildings and windbreaks of the former Evans farmstead do not, therefore, have significance as a rural historic landscape and the potential impact of the PBCCP and CCT projects will be less than significant.

Piedras Blancas Motel Site. The motel-related resources on the PBCCP site were developed in the wake of the opening of Hearst Castle to the public and have accordingly been evaluated in the context of tourism on the North Coast of San Luis Obispo County. The Piedras Blancas tourist facilities occupied an isolated spot along the coast, north of the main commercial development (including franchises of national motel chains) at San Simeon, and south of Big Sur's better known rustic and secluded

lodgings. Although an independently owned and operated facility, the former Piedras Blancas Motel had no distinctive character; it was, rather, a modest and utilitarian motel lacking architectural and cultural significance. Therefore, construction of the PBCCP and CCT projects will have a less than significant impact on historical resources.

Conclusion: Less than significant impact.

b) Would the Project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?

As discussed in the Environmental Setting, previous archaeological surveys conducted in 2006 revealed the presence of 17 sites within the PBCCP, vault toilets, and CCT project areas, plus five new sites.

There are twenty-two recorded archaeological sites within one mile of the project area.

Of these sites, four are located within the area of potential effect (APE). They are:

CA-SLO-258

This is a low to moderate density scatter of Monterey and Franciscan chert flakes.

CA-SLO-826

This is a low density Monterey chert flake and tool scatter with a concentration of ground stone and fire affected rock.

CA-SLO-931

This site was determined by Joslin (2006) to be a mis-mapped section of CA-SLO-258. Joslin recommended that the trinomial be vacated.

CA-SLO-2156

This is a sparse scatter of Monterey chert flakes.

CA-SLO-2157

This is a sparse scatter of Monterey chert flakes.

Each of these sites has been evaluated and determined to be ineligible for inclusion on the National Register of Historic Places.

One structure, the Piedras Blancas Motel, also has been evaluated and determined ineligible for the National Register of Historic Places.

The State Office of Historic Preservation has provided a letter of concurrence addressing the ineligibility of all of these resources (Donaldson 2007). As these sites lack either the integrity or data potential to be register eligible, any potential impact to them is inconsequential.

The project has been designed to avoid all potentially National Register eligible sites.

Conclusion: Less than significant impact through avoidance of all significant archaeological resources.

c) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

As discussed under item b.) above, construction of the CCT, vault toilet, and PBCCP could adversely impact previously documented archaeological resources which may contain human remains. In addition, construction activities could theoretically unearth previously undocumented human remains. However, giving the project modifications intended to avoid archaeological resources, and the mammal depth of any grading, impacts to sites are not anticipated.

Conclusion: Less than significant impact through implementation of standard project requirements.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. 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 California Geological Survey Special Publication 42.)	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☐	☒
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☐	☒

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting

The project lies in the Coast Range Geomorphic Province. The project route follows the coastal plain between the coastal bluffs and the base of the Santa Lucia Mountains. The coastal plain has broad, gently sloping marine terraces that have been dissected by coastal streams. The geology of the coastal plain consists of marine sedimentary formations overlying Franciscan mélange bedrock. The marine formations are composed of sand and conglomerate overlain by fine-grained silty sand. There are no natural landmarks in the project area listed in the National Register as identified in the Historic Sites Act of 1935.

The project area is located in a seismically active region with several prominent active earthquake faults. The closest faults are the San Simeon, Hosgri and Oceanic (West Huasna), located 0.9, 1.2, and 3.7 miles from the project area, respectively. The traces of these faults trend north-northwest and roughly parallel the highway. These faults are capable of producing up to a 7.5 (Richter scale) Maximum Credible Magnitude earthquake with a corresponding 0.7 g (gravity) acceleration. The Arroyo del Oso Fault crosses the project site, but is not considered an active fault. The chance of a ground rupture is considered low, while the potential for loss of soil strength due to liquefaction during a seismic event is moderate.

Regulatory Setting

Construction projects undertaken by State agencies are subject to the California Building Standards Code, or the California Building Code (CBC), Part 1 through 12 of Title 24 of the California Code of Regulations (C.C.R.) as interpreted and enforced by the office of the California Department of General Services, Division of the State Architect (DSA). The CBC establishes guidance for foundation design, shear wall strength, and other structurally related concerns. The CBC modified previous regulations for specific conditions found in California and included a large number of more detailed and/or more restrictive regulations. For example, the CBC includes common engineering practices requiring special design and construction methods that reduce or eliminate potential expansive soil-related impacts. The CBC requires structures to be built to withstand

ground shaking in areas of high earthquake hazards and the placement of strong motion instruments in larger buildings to monitor and record the response of the structure and the site of seismic activity. Compliance with CBC regulations ensures the adequate design and construction of building foundations to resist soil movement. In addition, the CBC also contains drainage requirements in order to control surface drainage and to reduce seasonal fluctuations in soil moisture content.

Discussion of Impacts

a.i) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-riolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

None of the project components of the PBCCP, the vault toilets, or the CCT will cross an active fault.

Conclusion: No impact.

a.ii) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

None of the project components of the PBCCP, the vault toilets, or the CCT will cross an active fault.

Conclusion: No impact.

a.iii) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

The proposed project would involve the construction of the CCT and associated infrastructure as well as cabins and vault toilets in an area subject to significant ground shaking associated with a seismic event. The CCT will include bridges and boardwalks north and south of the PBCCP site and in some locations will be constructed adjacent to the existing bluff top. A significant seismic event could cause one or more bridge to fail or cause the bluff top to collapse. In addition, new structures associated with the PBCCP will likely be subjected to ground shaking in the event of a seismic event on one of the active regional faults. Compliance with relevant provisions of the California Building Code will ensure new construction is designed to resist seismic shaking.

Liquefaction refers to the loss of soil strength due to seismic forces acting on water-saturated granular soils. This can lead to a “quicksand” condition, which causes many types of ground failure. Liquefaction typically occurs in areas underlain by soils containing unconsolidated, saturated, clay-free sands and silts. Based on the

consistency of the in-situ soils, and mapping prepared for the San Luis Obispo County Safety Element, the proposed projects sites have a low probability of liquefaction.

Conclusion: No impact.

However, areas between Highway 1 and the mouth of the several ephemeral creeks that cross the project areas have a *Very High* potential for liquefaction, based on mapping prepared by San Luis Obispo County. Pedestrian bridge abutments placed on soils susceptible to liquefaction could be subject to soils instability in the event of an earthquake, putting the bridge at risk. Compliance with relevant provisions of the California Building Code will ensure new construction is designed to resist liquefaction.

Conclusion: No impact.

a.iv) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Based on the project description, the PBCCP, vault toilets, and CCT projects are not located in areas subject to landslide risk. The risk of shoreline erosion, sea cliff retreat and bluff failure are discussed below under item c.).

Conclusion: No impact.

b) Would the Project result in substantial soil erosion or the loss of topsoil?

Construction of impervious surfaces associated with new buildings, parking, driveways, walkways, and bridges will increase the volume and velocity of runoff associated with the project area, which in turn could result in an increase in soil erosion. Grading and site preparation activities will remove topsoil, disturbing and potentially exposing the underlying soils to erosion from a variety of sources, including wind and water. In addition, construction activities generally involve the use of water to suppress dust, which may further erode the topsoil as the water moves across the ground. Lastly, unrestricted public use of the site (including hikers traveling down the bluff face) could affect topographic features and increase erosion along the bluff.

The rate at which erosion occurs is largely a function of climate, soil cover, slope conditions, and inherent soil properties such as texture and structure. According to the Natural Resource Conservation Service (NRCS) soils of the PBCCP, vault toilets, and CCT project areas have a low to moderate susceptibility for erosion (Table 20).

Table 19 – Erodability of Soils On the Project Site

Soil	Portion of Coastal Trail/ PBCCP Site		Erodability Rating
	CCT	PBCCP	
Capistrano sandy loam, rolling	5%	0%	Low
Concepcion loam 2 to 5 percent slopes	47%	10%	Moderate
Capistrano sandy loam, undulating	38%	90%	Low
Gazos-Lodo clay loams, 15 to 30 percent slopes	2%	0%	Low
Camarillo sandy loam	5%	0%	Moderate

Source: NRCS Web Soil Survey, 2015

Compliance with the California Building Code ensures the adequate design and construction of building foundations to resist soil movement. In addition, the CBC also contains drainage requirements to control surface drainage and reduce seasonal fluctuations in soil moisture content which minimize erosion.

Construction activities involving clearing, grading, or excavation that causes soil disturbance on one or more acres (such as the PBCCP) will be subject to coverage under the State's National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit. The DPR is required to prepare and comply with a Storm Water Pollution Prevention Plan (SWPPP) that specifies Best Management Practices (BMPs) to avoid soil erosion and associated pollution of waterways and is also required to report any water pollution and remediate the pollution occurrence.

Conclusion: Less than significant impact. Implementation of standard project requirements as well as compliance with the CBC and NPDES will ensure potential impacts associated with erosion are reduced to a less than significant level.

Specifically, for the CCT, the use of permeable compacted road base, as well as sustainable trail designs that do not impede sheet flow, will not exacerbate erosional impacts.

c) Would the Project be located on a geologic unit or soil that is unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

The project site is located along a coastal terrace between the realigned Highway 1 corridor and a bluff top overlooking the Pacific Ocean. Sea level rise associated with climate change is expected to increase coastal erosion and flooding hazards along the California Coast. A bluff erosion, wave run-up and site flooding/tsunami assessment

prepared for the PBCCP site in 2015 (Earth Systems, 2015, Appendix C makes the following conclusions:

- The bluff retreat analysis indicated that the bluff at the site has been retreating at a rate of 4.7 inches to 10.9 inches a year for a period of 58 years (1957-2015). In determining the building bluff top setback, we have used the upper limit of 10.9 inches per year. Therefore, for a 75-year period with a retreat rate of 10.9 inches per year, the bluff is expected to retreat approximately 68 feet. The California Coastal Commission requires that an additional 10 feet be added to this estimated retreat distance, which results in a total building setback distance of 78 feet. The PBCCP preliminary site plan in relation to the recommended building setback is shown on Figure 3.

- The 100-year wave run-up analysis indicates that during a 100-year storm event, the highest elevation that a sea wave run-up would reach along the beach inlet area and the mouth of Arroyo Del Corral Creek would be elevation 17.7 feet (NAVD 88 datum). Based on the site topography map by Dakos Land Surveys (June 2015), the PBCCP facilities lie on the upper part of the marine terrace platform where the elevations are over 30 feet. Based on the results of the wave run-up analysis under “worst case scenario” conditions, the possibility of sea wave run-up reaching the PBCCP area during their anticipated 100-year design life is remote.

- Based upon available historical data regarding tsunami inundation due to near-source and distant-source causative earthquakes, it is unlikely that a tsunami-generated tidal surge would reach the PBCCP area that lies at an elevation of over 30 feet above mean sea level.

The preliminary design of the PBCCP incorporates the recommended 78 foot setback from the existing bluff face. Therefore, potential impacts to structures intended for human habitation are considered less than significant. Short portions of the CCT will be constructed along the bluff top and will be subject to the effects of sea cliff retreat over the next 100 years. While the loss of a few portions of the CCT as the cliff erodes is considered adverse, it will be a temporary impact until the trail is re-constructed. The majority of the CCT will be located at 78 foot (75 year) setbacks. However, all the brifges and boardwalk crossings will be located close to CalTrans right-of-way with an expected 100 year lifespan. Finally, a bluff retreat plan is being developed to ensure an orderly withdrawal of the movable cabins and removal of the northern-most motel rooms at risk.

Conclusion: No impact.

d) Would the Project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?

According to the NRCS, soils underlying the PBCCP, vault toilets, and CCT project areas (Concepcion loam, 2 to 5 percent slope) are considered to be somewhat expansive. Compliance with the relevant provisions of the CBC will address soil conditions on the project site.

Conclusion: No impact.

e) Would the Project 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?

The stabilized percolation rate for the tested area ranged from approximately 1 to 4 minutes per inch. Based on the estimated percolation rate, the use of a leaching field for this project is feasible. Groundwater was not encountered in the exploratory boring extending to 15 feet below ground surface (see Appendix G for a percolation testing report).

Conclusion: No impact.

f) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?

A search of the University of California, Berkeley Museum of Paleontology collections database[4] did not identify any previously documented paleontological resources within the boundaries of the CPER. The sensitivity of the project area for paleontological resources has not been assessed. However, the project lies in an area shown as having low to no potential for encountering paleontological resources. (Source: Caltrans Paleontology Identification Report, May 2008, page 5.). Consequently, construction activities involving ground disturbance are not expected to adversely impact paleontological resources.

Conclusion: No impact.

[4] University of California, Berkeley Museum of Paleontology collections database, accessed October 22, 2012 http://ucmpdb.berkeley.edu/cgi-bin/ucmp_query2

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Environmental and Regulatory Setting

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

State Regulations

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

State CEQA Guidelines. In December 2009, the Natural Resource Agency adopted amendments to the Guidelines for Implementation of the California Environmental Quality Act addressing the significance of impacts for greenhouse gas emissions (State of California 2009). Section 15064.4 of the amended CEQA Guidelines states: "*A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.*"

Department of Parks and Recreation. CDP has developed the Cool Parks initiative within the State Park system. Cool Parks proposes that CDPR itself, as well as resources under its care, adapt to the environmental changes resulting from climate change. In order to fulfill the Cool Parks initiative, State Parks is dedicated to using

alternative energy sources, low emission vehicles, recycling and reusing supplies and materials, and educating staff and visitors on climate change (CDPR 2008). The State Parks San Luis Obispo Coast Disrict has purchased three electric vehicles (EV's) for use in the San Simeon-Piedras Blancas area and will increase purchases to meet the Governor's Order of 25% EV fleet purchases by 2020.

In addition, as of January 2011, the California Building Standards Commission requires all new buildings to comply with the California Green Building Standards (CALGreen). The CALGreen standards require new residential and commercial buildings to comply with mandatory measures under the topics of planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. CALGreen also provides voluntary tiers and measures that local governments may adopt that encourage or require additional measures in the five green building topics.

Local Regulations

SLO APCD. In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook (Table 21).

Table 20 -- SLO APCD Greenhouse Gas Emissions Thresholds of Significance

GHG Emission Source Category	Operational Emissions
Residential and Commercial Projects	Compliance with Qualified GHG Reduction Strategy OR Bright-Line Threshold of 1,150 MT CO_2e/yr OR Efficiency Threshold of 4.9 MT CO_2e/SP*/yr
(Industrial) Stationary Sources	10,000 MT of CO_2e/yr

APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

- Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
- Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,

- Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

Table 1-1 of the Handbook provides screening criteria based on the floor area of projects that would normally exceed the operational thresholds of significance for greenhouse gases. Table 22 provides a comparison of project characteristics with similar land uses from Table 1-1. As shown in Table 22, the project size is well below the project size that would normally generate emissions that exceed the thresholds for greenhouse gases.

Table 21 -- Comparison of Project Components With APCD Screening Thresholds for Greenhouse Gas Emissions

APCD CEQA Air Quality Handbook Land Use Category	Size of Urban/(Rural) Project Expected to Exceed the APCD GHG Significance Threshold	Project Size
Motel	79 Rooms	68 total visitor serving sites*
Retail Shop	5,500 square feet	665 square feet
Coastal Trails	None	7.52 acres
Vault toilets	None	4,356 square feet
Café/restaurant	2,900 square feet (fast food restaurant)	1,581 square feet
* Includes 14 cabins, 31 camp sites, 10 bike camp sites, and 13 motel rooms.		

Source: APCD 2012 CEQA Air Quality Handbook, Table 1-1

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

San Luis Obispo County General Plan. Development on private land surrounding the CPER is subject to the policies and standards of the San Luis Obispo County General Plan. The General Plan sets forth policies and implementation measures to guide land use decisions within the unincorporated county, including the Carrizo Plain. Policies and standards relating to the protection of air quality and greenhouse gas emissions are provided in the Land Use, Conservation and Open Space and Circulation Elements.

San Luis Obispo County adopted a greenhouse gas (GHG) inventory in 2010 as part an update of the Conservation and Open Space Elements of the General Plan. The inventory was prepared in 2009 using data from 2006 because of the availability of newer, more reliable data for that year. In 2011, the inventory was updated because of the availability of more refined data for the baseline year of 2006. For purposes of this discussion, the year 2006 will be used when referring to the County's baseline GHG inventory. The GHG inventory quantified all GHG emissions and sinks within the county and concluded that, in 2006, activities within the unincorporated county emitted about 917,710 metric tons of carbon dioxide equivalent ($MTCO_2e$)[5] into the atmosphere. The methodologies and assumptions used to prepare the inventory are provided in Chapter 3 of the County's climate action plan (see EnergyWise Plan, discussed below).

San Luis Obispo County Climate Action Plan (EnergyWise Plan). In 2011 San Luis Obispo County adopted the EnergyWise Plan (Section 5.3.6.1) to implement policies and programs contained in the County's General Plan Conservation and Open Space Element (COSE) aimed at meeting the reduction targets for greenhouse gas emissions and energy use prescribed by State law. The EnergyWise Plan builds upon the goals and strategies of the COSE to reduce local GHG emissions. It identifies how the County will achieve the GHG emissions reduction target of 15% below baseline levels by the year 2020 in addition to other energy efficiency, water conservation, and air quality goals identified in the COSE. The EnergyWise Plan will also assist the County's participation in the regional effort to implement land use and transportation measures to reduce regional greenhouse gas emissions from the transportation sector by 2035.

Sea Level Rise

Sea level rise (SLR) and storm surge are two processes affected by climate change. A SLR of as much as 55 inches (1.4 meters) is predicted by 2100, 8 times the sea level

[5] Carbon dioxide equivalent is a metric used to compare the emissions from various greenhouse gases based upon their global warming potential (GWP) and is a way to equalize the different GWPs of the six internationally recognized greenhouse gases. For instance, methane (CH4) has 21 times the GWP of carbon dioxide (CO2), therefore 21 metric tons CO2e could be 21 metric tons of carbon dioxide or 1 metric ton of methane.

increase of the prior century (Pacific Institute, 2009). Sea cliff retreat and the effects of sea level rise on coastal bluff erosion are discussed in Section VI -- Geology and Soils.

CDPR began assessing the susceptibility of State Parks and Beaches to SLR beginning in 2011 with the help of the Pacific Institute and the United State Geological Survey (USGS). The Hearst San Simeon SP area coastline scores a "Low" vulnerability criterion in the USGS Coastal Vulnerability Index (CVI) models used for CDPR project evaluation (both models use elevation as a primary metric and acknowledge local conditions may vary.

See Appendix O for a Sea Level Rise worksheet analysis.

a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Based on the size of the project, and the GHG threshold information described in Table 22 of the Setting section, the project is expected to generate GHG less than the Bright-Line Threshold of 1,150 metric tons. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and to result in a less than cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Conclusion: Less than significant.

b) *Would the Project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

As discussed in the Setting, San Luis Obispo County has adopted a plan for achieving the GHG reduction targets set forth by AB 32 and Executive Order S-01-07 (the 2011 EnergyWise Plan). If the PBCCP, vault toilets, and CCT projects are not consistent with these reduction targets, it would be considered to have a project-specific and cumulatively considerable significant impact on climate change.

With regard to the effects of climate change on the PBCCP, vault toilet, and CCT projects, it should be noted that a certain level of environmental change is inevitable due to current GHG emissions and unavoidable future increases in GHG emissions worldwide. Thus, for purposes of this MND, construction of the PBCCP, vault toilet, and CCT projects would result in a cumulatively-considerable contribution to a significant impact if CDPR does not respond to reasonably foreseeable environmental changes that may occur due to climate change, and thus subject the facilities of the PBCCP, vault toilet, and CCT to additional risk of physical harm related to flooding, sea level rise, wave runup, wildfire risk and other impacts.

The EnergyWise Plan builds upon the goals and strategies recommended in the County's COSE to reduce local GHG emissions. The Plan identifies how San Luis Obispo County will achieve the GHG emissions reduction target of 15% below baseline levels by the year 2020 in addition to other energy efficiency, water conservation, and air quality goals identified in the COSE. The EnergyWise Plan will also assist the County's participation in the regional effort to implement land use and transportation measures to reduce regional greenhouse gas emissions from the transportation sector by 2035.

Construction of the visitor-serving amenities of the PBCCP, vault toilets, and CCT projects may require the use of motorized machinery. Following construction, the PBCCP, vault toilets, and CCT are expected to generate motor vehicle trips which will generate greenhouse gases.

The CDPR Standard Project Requirements (Table 5) include elements that will help minimize the emission of GHG. Table 22 provides an analysis of consistency of the PBCCP, vault toilets, and CCT projects with applicable provisions of the County's EnergyWise Plan.

Table 22 -- San Luis Obispo County EnergyWise Plan Consistency Analysis

GHG Reduction Measure	Description	Consistency Of Draft LMP
Energy Conservation		
Energy-Efficient New Development	Encourage and incentivize new development projects to exceed minimum Cal Green requirements.	
Community Forestry Program	Pursue a comprehensive program to plant and maintain trees on County-maintained roads, medians, and public parking lots in the unincorporated communities. Expand the program to include tree planting on private property where owners wish to be part of the program. Encourage property owners to plant and maintain trees near structures to reduce building energy demand.	The PBCCP will include the planting of trees as part of the landscaping plan.
Solid Waste GHG Emissions Reduction		
Recycling	Provide additional opportunities for county residents to recycle cardboard, glass, paper, and plastic products.	
Construction & Demolition Waste	Reduce construction and demolition waste by requiring a minimum of 75% nonhazardous construction and demolition debris generated on site to be recycled or salvaged.	
Land Use and Transportation GHG Emissions		

Table 22 -- San Luis Obispo County EnergyWise Plan Consistency Analysis		
GHG Reduction Measure	**Description**	**Consistency Of Draft LMP**
Transit Accessibility	Work with the San Luis Obispo Regional Transit Authority, San Luis Obispo Council of Governments, local cities, transit providers, and other agencies to identify transit nodes appropriate for mixed-use development and promote transit-oriented development where appropriate.	The area north of San Simeon is currently not served by public transit. The low population and remote location make the extension of transit to the area infeasible.
Affordable Housing	Continue to increase the amount of affordable housing provided in San Luis Obispo County. Affordable and below-market-rate housing provides greater opportunity for lower-income families to live closer to job and activity centers, providing residents with greater access to transit and alternative modes.	Not applicable. However, the PBCCP provides low cost visitor serving facilities.
Bicycle & Pedestrian Network	Improve access to community-wide pedestrian and bicycle networks by removing barriers and providing additional bike- and pedestrian-oriented infrastructure.	PBCCP, vault toilets, and CCT projects expand local and regional hiking and biking trails along the coast.
Water Conservation GHG Emissions Reduction		
Water Conservation: New Construction	Reduce potable water use by 20% in all newly constructed buildings by using the prescriptive or performance method provided in the California Green Building Code to demonstrate compliance.	PBCCP restroom will provide waterless urinals. Campground spigots will be limited in numbers and will be low flow. All bathroom fixtures will be low flow. No RV hookups are included in the project.
Water-Efficient Landscape	Reduce outdoor water use in new landscapes through compliance with the County's Water-Efficient Landscape Ordinance.	Landscaping provided for the PBCCP will be drought tolerant.
Greywater & Rainwater	Encourage the installation and use of greywater and rainwater harvesting systems to reduce outdoor potable water use.	CDPR will explore options, including using greywater and water collection.
Sequestration	Identify opportunities for terrestrial and aquatic sequestration in the county, including but not limited to County lands, reclaimed mining lands, agricultural lands, and other areas as appropriate.	Restoration that may occur as part of the PBCCP, vault toilets, and CCT projects will enhance native habitats and species which in turn will help maintain the capacity of the Hearst San Simeon State Park for GHG sequestration.

Source: San Luis Obispo County 2011 EnergyWise Plan, http://www.slocounty.ca.gov/planning/CAP

As shown in Table 23, the PBCCP, vault toilets, and CCT projects are generally consistent with relevant aspects of the County's EnergyWise Plan.

Conclusion: Less than significant.

Pacific Institute modeling for the year 2100 suggests the mean tide line would remain well west of the project area.

SLR modeling projects the inundation of areas with known sensitive cultural resources. CDPR has collaborated with archeologists in the past identifying and documenting cultural sites throughout the park.

SLR modeling suggests inundation of areas containing plant and animal species with state and/or federal designations as well as sensitive plant communities. CDPR natural resources staff surveyed and mapped these locations in 2011 and plans to monitor these populations as part of the standard project requirements. Since the native species are adapted to the changing dune environment, preserve management is performed in support of natural processes upon which these species and communities depend.

The northern motel rooms are threatened. See Appendix O for a Sea Level Rise Worksheet.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting

Hearst San Simeon State Park is a 1,696 acre park located in San Luis Obispo County. No substantial amount of hazardous materials is stored within the park facilities. Two septic systems currently exist onsite (serving the two state residences). There is no known hazardous contamination onsite and the site is not suspected of containing any hazardous wastes, debris, or soil contamination. No public airstrips exist within the park or adjacent to park property.

The area around the PBCCP, vault toilets, and CCT project site features areas of moderate fire risk, as mapped by Cal Fire (2006, Figure 10). The likely fire hazard severity can be influenced by a number of factors, including the age of vegetation, accumulation of dead plant material, vegetation management programs that may have been implemented, period of time since a stand of vegetation was last burned, historic climate, and topography of the region.

The recent history of fire in the region has been catalogued by the California Department of Fire Protection and Forestry (CalFire). Though not complete, the database generally includes fires of at least 300 acres; fires on US Forest Service land that are least 10 acres are also included.

The California Highway Patrol (CHP) provides safety and law enforcement patrol for State Route 1 in cooperation with the San Luis Obispo County Sheriff's Department.

State Highway 1

Access to the PBCCP, vault toilet, and CCT project sites is provided by State Highway 1. Highway 1 is a two-lane highway that travels the entire coastline of California. In the vicinity of the proposed projects, Highway 1 exhibits relatively infrequent turns and dips.

Discussion of Impacts

a) *Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Construction activities will involve the temporary use and storage of fuels, solvents and paint on the project site. Operation of the project will involve the use of household hazardous materials such as cleaners, solvents and pesticides. Before the transfer of the PBCCP parcel to CDPR, a Phase 1 Environmental Report was written and its recommendations, which included tank closure, cleaning and filling and capping, as well as asbestos abatment, were implemented.

Floor covering containing asbestos has been abated.

Conclusion: Less than significant with mitigation incorporated.

b) *Would the Project 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?*

Operation of the PBCCP will not involve the use or storage of hazardous materials of a quantity that would pose a significant risk to patrons of the project PBCCP, vault toilets, or CCT projects, or to persons travelling on Highway 1.

Conclusion: Less than significant Impact. Compliance with standard project requirements listed above and applicable State and federal laws for the use and storage of hazardous materials will ensure the hazard to the public is less than significant.

c) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?*

There are no schools or proposed schools within one-quarter mile of the project site.

Conclusion: No Impact.

d) Would the Project be located on a site which is included on a list of hazardous material 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 portions of the Hearst San Simeon State Park are included on the list of hazardous materials sites compiled in accordance with Government Code §65962.5. As discussed above under item a.), above, the underground gasoline storage tank on the PBCCP site has been closed, cleaned, filled, and capped in accordance with the Phase 1 Environmental Report recommendations.

Conclusion: No Impact.

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?

Based on information provided by Caltrans Division of Aeronautics, Hearst San Simeon State Park is not located within an airport land use plan or within two miles of a public airport, or public use airport.

Conclusion: No Impact.

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?

The nearest private airstrips to the project site are the Hearst Ranch airport and the Rancho San Simeon Airport located in the hills northeast of the community of Cambria, about nine miles south east of the project site. Given the low volume of traffic and the distance to the airstrip, ongoing aircraft operations are not expected to pose a safety risk to patrons of the campground or residents at the PBCCP site, or to hikers on the CCT.

Conclusion: No impact.

g) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The PBCCP, vault toilets, and CCT project does not involve the development of structures that could potentially impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The project involves the construction of a campground with cabins, construction of a portion of the California Coastal Trail, and the installation of two vault toilets. The entire project parallels Highway 1 which has been approved for realignment landward to address wave erosion.

All construction activities associated with the Project would occur within the

boundaries of Hearst San Simeon State Park (with minimal encroachment on CalTrans right-of- way) and work would not restrict access to, or block any, public road outside the immediate construction area. Minimum access requirements for emergency vehicles would be maintained at all times. Therefore, the impact of this Project would be less than significant.

Conclusion: Less than significant.

h) Would the Project 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 PBCCP, vault toilets, and CCT projects are located in a region where wildfires can be a concern. Unnatural fire ignitions associated with human activities, particularly along Highway 1 and other roads, may pose a threat to public safety and property at the PBCCP site. Due to the threat to lives and property, fire protection agencies responsible for land within the HSSSP will continue to actively suppress wildfires.

Outdoor cooking, campfires, and the use of motorized mechanical equipment for construction and maintenance activities could result in an increased risk of human-caused wildfire ignitions. The area surrounding HSSSP poses a moderate risk to wildfire, as mapped by CalFire (Appendix R). During extreme weather conditions a grass fire originating on HSSSP could spread out of control and pose a risk to life and property on surrounding properties.

Proper management of outdoor cooking and campfires, fuel management, and the use of properly outfitted exhaust systems on construction and maintenance equipment will ensure that the risk to life and property from wildfires is less than significant. To that end, campfires will only be allowed in contained fire pits when weather conditions permit (not during Red Flag Warnings). Firebreaks, in the form of mowing, will be maintained between the campground and the highway. The highway will serve as a secondary fire break.

Conclusion: Less than significant. Standard project requirement Hazard Standard 2 requires the preparation of a Fire Safety Plan for CalFIRE approval to help ensure the protection of life and property. Implementation of standard project requirements and applicable fire protection codes will ensure the risk to life and property associated with wildland fires is less than significant.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
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 that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
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 on- or off-site erosion or siltation?	☐	☐	☒	☐
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 on- or off-site flooding?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) 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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death involving	☐	☐	☐	☒

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
flooding, including flooding as a result of the failure of a levee or dam?				
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Environmental and Regulatory Setting

The PBCCP, vault toilets, and CCT project is located in northwest San Luis Obispo County about 10 miles north of the community of San Simeon. The project site is located within the San Simeon-Arroyo de la Cruz watershed grouping area which drains approximately 51,500 acres and originates on the western slopes of the Santa Lucia Mountains, flowing to the Pacific Ocean. Although the project site is crossed by smaller creeks within this watershed grouping that have direct drainages to the ocean (Arroyo del Oso and Arroyo del Corral) the main drainage is Arroyo de la Cruz which lies just to north of the project boundary.

The PBCCP will be constructed on a level terrace about 78 feet landward of the current bluff top. Under existing conditions, rainfall percolates into the ground until the soil reaches saturation at which time it sheet flows toward the ocean.

The PBCCP site is adjacent to the Piedras Blancas Point groundwater basin which provides limited water for ranching operations. The project site includes two existing wells. State Park Water Treatment Plant Operator staff have monitored the water supply at the PBCCP site and have determined that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

Section 401 of the Clean Water Act requires water quality certification from the State Water Resources Control Board or from a Regional Water Quality Control Board when the project requires a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers to dredge or fill within a water of the United States. Along with Section 401 of the Clean Water Act, Section 402 of the Clean Water Act establishes the National Pollutant Discharge Elimination System permit for the discharge of any pollutant into waters of the United States. The federal Environmental Protection Agency has delegated administration of the National Pollutant Discharge Elimination System program to the State Water Resources Control Board and nine Regional Water Quality Control Boards.

The State Water Resources Control Board and Regional Water Quality Control Boards also regulate other waste discharges to land within California through the issuance of waste discharge requirements under authority of the Porter-Cologne Water Quality Act. The State Water Resources Control Board has developed and issued a statewide National Pollutant Discharge Elimination System permit to regulate storm water discharges from all Caltrans activities on its highways and facilities. CDPR construction

projects are regulated by the State Water Resources Control Board's Statewide General Construction Permit. Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

For areas where drainage is identified as a potential issue, the County Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

Coastal erosion is the dominant erosion process along the project site, but erosion due to wind, sheet flow of water, and concentrated flow of water can be substantial. Coastal erosion, however, is a natural process and could be important to the ecology of the inter-tidal zone. Because of the small size of the watersheds, there is a minimal floodplain area. Grasslands and wetlands moderate storm water runoff, but there is evidence that storms can produce enough runoff to cause substantial erosion. These signs can take the form of creek meanders, scour pools at culvert outlets and inlets, and erosion at developed areas.

Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in Table 20 of Section VI. Geology and Soils. As described in the NRCS soil survey, soils on the project have a low to moderate potential for erodibility.
A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

Discussion of Impacts

a) Would the Project violate any water quality standards or waste discharge requirements?
f) Would the Project otherwise substantially degrade water quality?

Construction of the PBCCP and vault toilet projects will include impermeable surfaces which will increase the volume and velocity of runoff generated from the project site. In addition, the CCT project will include the construction of pedestrian bridges and raised walkways. Temporary construction activities (such as site grading) may result in soil erosion that could degrade water quality. The Project includes some grading of the PBCCP site for the proposed cabins and camping facilities and related improvements.

With regards to project impacts relating to water quality and flooding, the following conditions apply:

- The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- The project will be disturbing over one acre and will be required to prepare a SWPPP, which will be implemented during construction;
- The project is not within a 100-year Flood Hazard designation;
- All disturbed areas will be permanently stabilized with impermeable surfaces or local native plant landscaping;
- Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

For the proposed CCT, construction would be completed with hand tools and small motorized equipment. Bridge construction would be located outside of creek corridors in order to minimize wetland and water quality impacts.

Project construction could result in erosion to nearby creeks, drainages, and/or the Pacific Ocean. However, the project incorporates an erosion control plan. Implementation of the measures recommended by the erosion control plan will ensure compliance with county and State erosion control and water quality protection regulations. Such measures include restoration of stream channel areas with engineered streambed material, distributing straw and seed, and use of blankets and coil rolls over disturbed areas when precipitation is anticipated.

The Project includes a new septic system serving the PBCCP. The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant. The Project reach is not listed as an impaired water body by the State Water Resources Control Board (SWQCB) and therefore water quality is not an existing concern (2010).

Conclusion: Less than significant. Compliance with relevant State and local codes as well as standard project requirements will ensure potential impacts to water quality will be less than significant.

b) *Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering or 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)?*

The Project will require 5,500 gpd of water (at 100% capacity) to serve the new cabins, campsites, day use area, and restrooms. No additional water use is proposed. Water will be provided by two existing wells. The wells are adequate to serve the Project.

c) *Would the Project 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?*

Impacts to creeks would result from bridge installation, while the trail system will alter drainage patterns These impacts have been largely avoided by design elements and are mitigated on site. No measurable erosion or siltation is anticipated.

d) *Would the Project substantially alter the existing drainage pattern of the site or area, including 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?*

Only temporary impacts to creeks would result from initial bridge installation. No permanent alteration of drainage pattern are anticipated. These impacts have been largely avoided by design elements and are mitigated on site. No measurable erosion or siltation is anticipated.

e) *Would the Project 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?*

As discussed under item a.), above, runoff currently percolates into the ground at the PBCCP site or sheet flows toward the ocean. The PBCCP and CCT would result in only minor alterations to the Project site. Construction of buildings, driveways and other impermeable surfaces will increase the volume and velocity of runoff generated on the PBCCP site. The project incorporates a drainage plan designed to collect and convey runoff to points of disposal in a volume and velocity that avoids flooding and other adverse impacts to existing drainages.

The CCT project includes the construction of 5 bridges to span the creek corridors and other areas. The bridges will be designed and constructed to allow a 100 year storm to pass underneath; bridge abutments will be placed outside the 100 year floodplain. The Project would not result in substantial erosion or siltation on- or off-site.

Water quality protection measures are discussed in item b.), above.

Conclusion: Less than significant.

g) *Would the Project 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?*

Project will not result in construction of any housing. The proposed structures are not within a 100 year flood hazard area.

h) *Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

The PBCCP proposes transient lodging and camp sites. Based on a floodplain analysis prepared by Caltrans for the Highway 1 Realignment Project, the PBCCP site is not located in a 100-year floodplain. Portions of the CCT project will cross portions of the floodplains of the coastal creeks which are subject to inundation during a 100-year flood. As discussed under items b.) above, the bridges will be designed to allow a 100-year flood to pass beneath; the bridge abutments will be located outside the 100-year floodplain.

Conclusion: Less than significant.

i) *Would the Project 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?*

Based on the project description, the proposed project is not located downstream of a dam or levee. The potential for flooding is discussed under items g.) and h.), above.

Conclusion: No impact.

j) *Would the Project result in inundation by seiche, tsunami, or mudflow?*

The Project does not include a body of water that is large enough to be subject to a seiche, and does not include features that could influence, restrict, or enhance natural mudflow processes. However, the project site is located adjacent to the Pacific Ocean where it may be subject to a tsunami. A tsunami is a series of traveling ocean waves of extremely long length generated primarily by vertical movement on a fault (earthquake) occurring along the ocean floor. As a tsunami reaches the shallow waters of the coast, the waves slow down and the water can pile up into a wall 30 feet or more in height. The effect can be amplified where a bay, harbor or lagoon funnels the wave as it moves inland. Large tsunamis have been known to rise over 100 feet. Even a tsunami one to three feet in height can be destructive, resulting in deaths and injuries, especially within port and harbor facilities.

A bluff erosion, wave run-up and site flooding/tsunami assessment prepared for the PBCCP site in 2015 (Earth Systems, 2015, Attachment C makes the following conclusions:

- The bluff retreat analysis indicated that the bluff at the site has been retreating at a rate of 4.7 inches to 10.9 inches a year for a period of 58 years (1957-2015). In determining the building bluff top setback, we have used the upper limit of 10.9 inches per year. Therefore, for a 75-year period with a retreat rate of 10.9 inches per year, the bluff is expected to retreat approximately 68 feet. The California Coastal Commission requires that an additional 10 feet be added to this estimated retreat distance, which results in a total building setback distance of 78 feet. This preliminary site plan for the PBCCP is shown in relation to the recommended building setback on Figure 3.

- The 100-year wave run-up analysis indicates that during a 100-year storm event, the highest elevation that a sea wave run-up would reach along the beach inlet area and the mouth of Arroyo Del Corral Creek would be elevation 17.7 feet (NAVD 88 datum). Based on the site topography map by Dakos Land Surveys (June 2015), the PBCCP facilities lie on the upper part of the marine terrace platform where the elevations are over 30 feet. Based on the results of the wave run-up analysis under “worst case scenario” conditions, the possibility of sea wave run-up reaching the PBCCP area during their anticipated 100-year design life is remote.

- Based upon available historical data regarding tsunami inundation due to near-source and distant-source causative earthquakes, it is unlikely that a tsunami-generated tidal surge would reach the PBCCP area that lies at an elevation of over 30 feet above mean sea level.

The preliminary design of the PBCCP incorporates the recommended 78 foot setback from the existing bluff face. Therefore, potential impacts to structures intended for human habitation are considered less than significant.

Conclusion: Less than significant.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically 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, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Environmental Setting

The proposed project is situated roughly ten miles north of the unincorporated community of San Simeon in northwest San Luis Obispo County. All areas proposed for development are located within the North Coast Planning Area. The PBCCP site is designated *Recreation* by the San Luis Obispo County General Plan (GP)/Local Coastal Plan (LCP); the remainder of the project area is designated *Agriculture*. The project is located within the Coastal Zone and is subject to the 1976 Coastal Act and the Coastal Zone Management Act, as administered by the California Coastal Commission and the County of San Luis Obispo. All construction activities associated with the project would occur on land owned by California State Parks and within the boundaries of Hearst San Simeon State Park.

The vault toilet and trail projects will require enchroachment permits from CalTrans.

Discussion of Impacts

a) Would the Project physically divide an established community?

Based on the project description, the proposed project is located in a rural area without any established communities.

Conclusion: No impact.

b) Would the Project 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?

The PBCCP, vault toilets, and CCT projects are subject to the regulations of the San Luis Obispo County General Plan as contained in the North Coast Area Plan (NCAP) and the Piedras Blancas Area Plan. The following is a brief discussion of consistency with relevant planning area standards of the NCAP.

8. Shoreline Access in Other Visitor-Serving Development. New development is required to provide pedestrian trails; bluff top and lateral access (where consistent with public safety considerations); beach lateral access from the toe of the bluff to the mean high tide line; vertical access from the first public roadway to the shoreline; parking, picnic areas, signs and trash receptacles for public use.

Discussion: The project incorporates pedestrian trails, bluff top and lateral access, including numerous beach access points, as well as trailhead parking areas.

10. Site Planning - Development Plan Projects. Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Native vegetation is to be retained as much as possible.

11. Site Design. Development and recreational uses, especially on bluff top, shall be designed and situated to minimize adverse impacts on marine resources. Access shall be permitted when compatible with protection of marine resources.

Discussion: The PBCCP, vault toilets, and CCT projects have been designed to protect sensitive terrestrial and marine resources. Specifically, the southerly location of the PBCCP preserves open space and viewshed to the north, between the motel and the PBCCP. Vault toilets will be located out of the viewshed. CCT structures will be designed to be the least impactful possible.

The following standards apply to the *Recreation* land use category where the PBCCP is proposed:

3. Camping Facilities - Application Content. Development Plan applications for overnight camping facilities must detail site use, access points, and measures proposed for visual screening.

4. Camping Facilities - Location Criteria. Campgrounds are to locate in least conspicuous areas and be screened to minimize their visibility from Highway 1.

Discussion: The PBCCP includes a motel, campground with cabins and a small gift shop/eating establishment. The preliminary site plan provides for screening from Highway

5. Pedestrian Paths. New developments are to provide public pedestrian paths appropriately controlled for safety and protection of environmentally sensitive areas, between resort and shoreline areas.

Discussion: The project incorporates pedestrian trails, bluff top and lateral access, including numerous beach access points. ESHAs in drainages and wetlands will be fenced off to protect natural resources, including elephant seals.

6. Setbacks - Coastal. New structures are to be located a minimum of 50 feet from the high tide line or the upper edge of defined bluffs, whichever is greater. Where a geology report prepared in accordance with the CZLUO recommends a lessor setback, new structures may be placed to not less than 25 feet of the defined shoreline bluff; provided that the reduced setback shall not interfere with the obtaining or maintenance of coastal access of a minimum width of ten feet (10') as required in the Local Coastal Program. This project will incorporate the 75 year county setback requirement and the 100 yer Coastal Commission setback requirement.

Discussion: The PBCCP has been set back from the bluff top a minimum of 78 feet as recommended by the geologic study prepared for the project by Earth Systems (2015). The recommended setback is intended to protect the PBCCP from sea cliff erosion for the next 100 years. The PBCCP has been set back 300 feet from Arroyo del Corral in accordance with CZLUO 23.07.174.

7. Limitation On Use. Principal permitted uses are limited to: Eating and drinking places (not including drive-in restaurants, fast food and refreshment stands); food and beverage retail sales (limited to tourist-oriented uses such as gift shops and art galleries); hotels and motels; and bed and breakfast facilities. Non-principal permitted uses are limited to: service stations; recreational vehicle parks (east of Highway 1); caretaker residences where appropriate; public assembly and entertainment (when accessory to a hotel or motel); coastal accessways; water wells and impoundment; and cultural, education, and recreational uses (excluding libraries, membership organizations, schools, social service organizations, and equestrian exhibition facilities) normally allowed by Coastal Table O pertinent to a visitor-serving priority area.

Discussion: The PBCCP includes a motel, campground with cabins and a small gift shop/eating establishment.

Conclusion: No impact.

c) *Would the Project conflict with an applicable habitat conservation plan or natural community conservation plan?*

The Project is not located in an area subject to a habitat conservation plan or natural community plan. However, portions of the project area are subject to a conservation easement which prohibits the construction of structures or facilities inconsistent with the protection of the scenic and natural features. The PBCCP, vault toilets, and CCT projects are designed and located consistent with the restrictions of the conservation easement.

Conclusion: Less than significant.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project result in:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting/Conclusion

a) Would the Project 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 mineral resources have been identified within the boundaries of the Project site. Mineral resource extraction is not permitted under the Resource Management Directives of the Department of Parks and Recreation.

Conclusion: No impact.

b) Would the Project 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 mineral resources have been identified within the boundaries of the Project site. Mineral resource extraction is not permitted under the Resource Management

Directives of the Department of Parks and Recreation.

Conclusion: No impact.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE. Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental and Regulatory Setting

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Noise level measurements include intensity, frequency, and

duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA).

Some land uses are considered more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are more sensitive to noise than are commercial and industrial land uses.

The project is located in a rural area where agriculture is the prevailing land use. Consequently, noise levels on the project site and in the vicinity are low and there are no sources of loud noises beyond those associated with agricultural operations and traffic on Highway 1.

The Project is subject to the San Luis Obispo County Noise Element. The nearest sensitive receptors (residences) are two state residences located on the PBCCP site. In addition, there are residences located east of Highway 1 near adjacent to the PBCCP site). The Noise Element includes acceptable noise levels for single-family residential uses, outdoor sports and recreation uses, and commercial uses. The normally acceptable exterior noise level for single-family residential uses is 60 dBA. The normally acceptable exterior noise level for recreational uses is 65 dBA. The normally acceptable exterior noise level for commercial uses is 67.5 dBA. The State of California Office of Planning and Research (OPR) has also established guidelines for noise compatibility; a noise environment of 50 to 60 dBA is considered to be “normally acceptable” for residential units.

Vibration is a unique form of noise. It is unique because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise; e.g., the rattling of windows from passing trucks. This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, groundborne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. The ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB) in the U.S.

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel wheeled trains, and traffic on rough roads.

Vibration impacts would be significant if they exceed the following Federal Railroad Administration (FRA) thresholds:

1. 65 VdB where low ambient vibration is essential for interior operations, such as hospitals and recording studios
2. 72 VdB for residences and buildings where people normally sleep, including hotels
3. 75 VdB for institutional land uses with primary daytime use, such as churches and schools
4. 95 VdB for physical damage to extremely fragile historic buildings
5. 100 VdB for physical damage to buildings

Construction-related vibration impacts would be less than significant for residential receptors if they are below the threshold of physical damage to buildings and occur during the County's normally permitted hours of construction, as described above, because these construction hours are during the daytime and would therefore not normally interfere with sleep.

The Noise Element of the County's General Plan includes projections for future noise levels from known stationary and vehicle-generated noise sources. According to the Noise Element, the project lies within an area where future noise levels are expected to remain within an acceptable threshold.

Discussion of Impacts

a) Would the Project result in 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?

Project would generate noise that is consistent with established standards.

Conclusion: Less than significant impact.

b) Would the Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Project would generate vibration that is consistent with established standards.

Conclusion: Less than significant impact.

c) Would the project result in a substantial increase in ambient noise levels in the project vicinity above levels existing without the project.

The project would increase noise levels, particularly at the proposed campground. However, these noise levels are not aniticipated to be substantial or a significant change to existing conditions. Quiet hours in the campground will be posted from 10 pm to 8 am, with no generators running after 8 pm or before 10 am.

d) Would the Project result in a substantial temporary or periodic increase in ambient

noise levels in the Project vicinity above levels existing without the Project?
Construction Impacts. Construction activities may involve the use of heavy equipment for grading and for the delivery and movement of workers and building materials to the PBCCP site. The use of construction machinery will also be a source of noise. Table 8 shows typical noise levels associated with equipment used for the construction of the PBCCP.

Construction activities are anticipated to result in some vibration that may be felt on properties in the immediate vicinity of the Project site, as commonly occurs with construction Projects. Project construction would not involve the use of pile drivers, which create a high level of vibration, but could involve the use of bulldozer and other large equipment on the Project site for construction of proposed CCT pedestrian bridges and installation of vault toilet and PBCCP infrastructure.

Construction-related noise impacts would be temporary and localized. As discussed in the setting, the PBCCP site is located about 0.25 miles from four existing single family residences, as well as two ranger residences on site. The Piedras Blancas Motel and Diner are not expected to be open to the public at the time of construction, and would not be open to the public prior to or during Project construction. Therefore, construction noise would not have the potential to impact these uses. However, noise could impact the state residences located on the PBCCP site.

Coastal Trail construction would primarily use hand tools and smaller power tools and thereby result in minimal construction noise; however, sections of the Coastal Trail will include bridge installations (with associated piers) and the use of heavy equipment.

Vibration levels would be less than 54 VdB at the caretaker's residence and at the residences located 0.5 mile north of the Project site. Therefore, the Project would not result in excessive ground-borne vibration or noise.

County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts. With regard to the impact of transportation-related noise sources on patrons of the PBCCP, the project site is within close proximity to Highway 1 which is a source of transportation-related noise. The Noise Element establishes a threshold for acceptable exterior noise levels for sensitive uses (such as motels and residences) of 60 decibels[6] along transportation noise sources and provides an estimate of the distance from certain roadways where noise levels will exceed those levels. For Highway 1 in the project vicinity, the 60 decibel standard is projected to occur 103 feet from the centerline. It should be noted that the Highway 1 Realignment Project will

[6] The sound level obtained by using the A-weighting filter of a sound level meter, expressed in decibels (dB). All sound levels referred to in this policy document are in Aweighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation which human annoyance and health effects.

relocate the highway about 75 feet to the east in the vicinity of the PBCCP. Therefore the potential impacts of noise exposure from transportation sources is considered less than significant.

Conclusion: Less than significant. Compliance with County noise regulations and standard project requirements will ensure noise impacts will remain less than significant.

c) *Would the Project result in a substantial permanent increase in ambient noise levels above levels existing without the Project?*

The proposed project would bring more people to the project site. Changes in ambient noise levels associated with Coastal Trail use are expected to be minimal. The Coastal Trail would be open from dawn to dusk. It is generally expected that hikers would sporadically be located on the trail system and noise generated by users would typically be at a conversation level. The PBCCP would result in an increased human use of the site during the day and evening hours which would result in a less than significant increase in the ambient noise level onsite. The vault toilets are not anticipated to result in any increased ambient noise.

Conclusion: 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?*

The Project is not within an airport land use plan or within two miles of a public or private airport.

Conclusion: No impact.

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?*

The Project is not within an airport land use plan or within two miles of a public or private airport.

Conclusion: No impact.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION, AND HOUSING. Would the project:				
a) Induce substantial population growth in an area?	☐	☐	☐	☒
b) Displace substantial numbers of existing homes?	☐	☐	☐	☒
c) Displace substantial numbers of people?	☐	☐	☐	☒

Environmental Setting

The proposed project is located roughly ten miles north of the unincorporated community of San Simeon, which had a dispersed rural population of 462 in 2010. Other development in the area includes the Elephant Sea Viewing Area, the Piedras Blancas Light Station, Hearst San Simeon State Historical Monument (Hearst Castle Visitor Center and Hearst Castle), and the San Simeon State Park Campground (located south of San Simeon. The project sites are part of Hearst San Simeon State Park which spans more than twenty miles of coastline located largely west of Highway 1.[7] This area of San Luis Obispo County is rural in nature.

Two state residences exist on the PBCCP site. Northeast of the PBCCP site there are four residential units. The property proposed for trail, vault toilet, and cabin and camping facilities is owned by State Parks or will become property of State Parks after Highway 1 realignment. These projects do not include the removal of any housing.

Discussion of Impacts

a) Would the Project 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)?

These projects will not induce any population growth. Visitor use will increase, but not population.

Conclusion: No impact.

b) Would the Project displace substantial numbers of existing housing, necessitating the

[7] Figure 2 provides a map of Hearst San Simeon State Park as it current exists. As a result of the Caltrans Highway 1 Realignment Project State Parks will obtain additional land between the current and new Highway 1 alignment.

construction of replacement housing elsewhere?

These projects will not displace any housing.

Conclusion: No impact.

c) Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The Project is expected to attract recreational visitors to the area to camp and hike. The PBCCP and the Piedras Blancas motel and associated retail establishment could employ as many as four full- or part-time workers, including a camp host or a concessionaire to run the PBCCP site. Workers employed at the project site are expected to be derived from the local work force and not result in a population growth or require additional housing.

Conclusion: No impact.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Environmental Setting

The project site is located within Hearst San Simeon State Park in northwest San Luis Obispo County about ten miles north of the community of San Simeon.

Fire protection is provided by CAL FIRE/SLO County Fire from Fire Station 10 located at 6126 Coventry Ln. in the community of Cambria, about 13 miles south of the project area. The Cambria Fire Station is staffed by a cooperative agreement between CAL FIRE and the County of San Luis Obispo and serves the citizens of the Northern Coast with year around fire protection, prevention, rescue and emergency medical services. According to San Luis Obispo County, emergency response times to the project area are over 20 minutes. There is also a small fire protection facility located at Hearst Castle State Historical Monument and in the community of Cambria. The project site (Café building, or south building) contains a 16,000 water tank dedicated to emergency fire fighting and fire sprinkler usage; this system is designed to be able to service the motel rooms in the future. The motel site also has a 4,000 storage tank for general useage. Law enforcement is shared among the County Sheriff, California Highway Patrol and State Park Rangers. The nearest sheriff patrol station is located at 356 N Main St, Templeton, about 20 miles to the east.

Permanent residences associated with the project include one state residence, one motel caretaker unit and one camp host.

Discussion of Impacts

a. *Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 public services?*

   According to representatives of the relevant fire protection and law enforcement agencies, construction of the project will not require the construction of additional facilities to maintain desired response times or service standards. Year-round residents of the PBCCP and motel are not expected to generate additional school-aged children or the demand for additional park land. However, State Fire Marshall required design changes have been incorporated into the plans and include fire sprinklers, secondary fire access roads, as well as a fire and security alarm system connected to the internal Hearst San Simeon State Park dispatch.

   In addition, to mitigate the demand for new or expanded public facilities caused by development, the county has adopted development impact fees in accordance with Government Code Section 66000 et seq. Under this program private development is required to pay a fee that is proportional to the incremental demand for a particular facility needed to serve such development. The amount of the fees must be justified by a supporting study (fee justification study) which identifies the new or expanded facilities needed to serve expected demand into the future and apportions these

costs to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development. The project's direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county's impact fees.

Conclusion: No impact.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities?	☐	☐	☒	☐
b) 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?	☐	☒	☐	☐

Environmental Setting/Conclusion

The proposed project would develop a portion of Hearst San Simeon State Park with trails, vault toilets, and lodging (cabins and camping) to facilitate expanded recreational opportunities in the region. Following construction, the PBCCP, vault toilets, and CCT will be open to the public year-round and provide additional low-cost recreation for County residents and the area's tourist population. The amenities provided as part of the project are designed to serve all age groups and would be ADA accessible.

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?*

These projects will increase the number of visitors at Hearst San Simeon State Park and will increase the use of the parks' infrastructure. Projects have been designed to keep impacts within the designated trail, parking lot, and campground areas. It is the mission of State Parks to provide facilities to enhance and, in most cases, increase the number of visitors.

Conclusion: Less than 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?

The PBCCP and CTT projects will impact the local physical environment, while the vault toilets will have no impacts. The impacts of the CCT and PBCCPs will be mitigated, as described in the attached Mitigation and Monitoring Plan.

Conclusion: Less than significant impact with mitigation.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. 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)?	☐	☐	☒	☐
b) Exceed, individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Environmental Setting

Access to the PBCCP site has been provided by a driveway extended from the Piedras Blancas motel to the realigned Highway 1 corridor.

According to Caltrans, the annual average daily traffic (AADT) on Highway 1 in 2015 (without the proposed project) is 3,200 AADT (1.1 million trips per year) and the Level of Service (LOS, a measure of traffic volume in relation to roadway capacity) is LOS C. In 2035 the AADT is anticipated to increase to 3,500 (1.3 million trips per year without the proposed project) and in the peak season (summer months) to 4,400 AADT (1.6 million trips per year) with a LOS C.

Discussion of Impacts

a)Would the Project 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)?

The project description includes a traffic study for the PBCCP. According to that study (Pinnacle Traffic Engineering, 2015, Attachment D) the new lodging would generate 260 daily trips, fourteen (14) AM peak hour trips, and nineteen (19) PM peak hour trips. The Study concluded that, following construction of the PBCCP, Highway 1 would still operate within an acceptable Level of Service C or better for the foreseeable future.

CalTrans will install three left-hand turning lanes, at the insistence of CDPR, to accommodate northbound traffic accessing the motel, the Arroyo de la Cruz parking lot, and the North Lighthouse Beach parking lot (.5 miles north of the Piedras Blancas Light Station access road).

The relatively small increase in local and regional traffic will not conflict with applicable plans or ordinances related to the circulation along Highway 1.

Conclusion: Less than significant impact.

b) Would the Project Exceed, individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

The project description includes a traffic study for the PBCCP. According to that study (Pinnacle Traffic Engineering, 2015, Attachment D) the new transient lodging would generate 260 daily trips, fourteen (14) AM peak hour trips, and nineteen (19) PM peak hour trips. The Study concluded that, following construction of the PBCCP, Highway 1

would still operate within an acceptable Level of Service C or better for the foreseeable future.

The relatively small increase in local and regional traffic will not conflict with applicable plans or ordinances related to the circulation along Highway 1.

Conclusion: Less than significant.

c) *Would the Project 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?*

Based on the project description, the project will have no impact on air traffic or air traffic patterns.

Conclusion: No impact.

d) *Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*

The proposed project would use a Caltrans designed driveway connecting the PBCCP to Highway 1. This driveway provides an acceptable line-of-site. The traffic study prepared for the PBCCP also assessed turning movements into and out of the site. The study concluded that the project would not adversely impact peak hour operations at the Highway 1 entrance or result in unsafe conditions at the intersection. Furthermore, CalTrans has installed left-turn pocket lanes for northbound traffic turning into the PBCCP and motel, as well as the CCT trailhead parking lots. Per a separate CDP, CalTrans is installing three left-turn lanes to handle northbound traffic entering the two parking lots or the motel area.

Conclusion: Less than significant.

e) *Would the Project result in inadequate emergency access?*

Access to the project site will be maintained in accordance with Caltrans and CAL FIRE standards. The State Fire Marshall has required fire lanes, 20 foot wide paved access, and a secondary fire access road.

Conclusion: Less than significant.

f) *Would the Project result in inadequate parking capacity?*
After Phase 3 of the project, when the campground, trails, café, and motel are all fully operational, parking capacity will likely be inadequate at the motel parking lot. To mitigate this likelihood, sections of Highway 1 (existing) will be repurposed to double parking capacity at the motel, with no impact to resources and no new construction.

Conclusion: Less than significant impact.

g) Would the Project conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

The area north of San Simeon is not served by public transit. The project will construct a portion of the California Coastal Trail which will expand pedestrian, biking, and hiking facilities in the area. The southern portion of the trail may not be conducive to bike access given the narrower trail and the dense pedestrian traffic at the southern end. Overall, the project will improve the performance and safety of pedestrian facilities.

Conclusion: No impact.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider that 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?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Environmental Setting

The existing motel, diner, and the two state residences receive water from two existing wells. Wastewater disposal is provided by two existing septic systems which will remain; a new septic system will be added to serve the PBCCP. Electricity is provided by Pacific Gas and Electric and is currently available onsite. Natural gas (propane) for cooking and heating is stored on site in two propane tanks.

Discussion of Impacts

a.) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Project will conform to all relevant wastewater treatment standards in regards to the new installation of a septic system.

Conclusion: No impact.

b.) Would the project 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?

Existing facilities will be adequate to meet water demands, but a new septic system will be installed.

Conclusion: Less than significant impact.

e.) Would the project result in a determination by the wastewater treatment provider that 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?

Wastewater disposal will be provided by on-site septic systems. The PBCCP will require the construction of a new septic system onsite. The new septic system will be located adjacent to the campsites on open acreage to the south of the motel building. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

For on-site septic systems, there are several key factors to consider for a system

to operate successfully, including the following:

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a successful system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Soil type(s) for the PBCCP site are provided in Section VI. Geology and Soils, based on the Natural Resource Conservation Service (NRCS) Soil Survey map. Table 24 provides the main limitation(s) of this soil for wastewater effluent.

Table 23 -- Soil Suitability for Septic Leach Fields

Soil	Rating	Reasons for Rating	Acreage of Project Site
Concepcion loam 2 to 5 percent slopes	Very Limited	Slow water movement	+/- 2.5
Capistrano sandy loam, undulating	Very Limited	Seepage, bottom layer	+/- 23.5

Source: NRCS Web Soil Survey, 2017

A shown on Table 23, soils covering the PBCCP site are primarily Capistrano sandy loam which has a very limited capacity for septic systems due to the slow movement of water along the bottom layer of soil above bedrock. In soils with very limited water movement, fluids percolate too slowly for the natural processes to effectively break down the effluent into harmless components.

Appendix G, the Percolation Testing Report, found the site suitable for leach fields. The report involved field testing at the PBCCP site and concluded that "The stabilized percolation rate for the tested area ranged from approximately 1 to 4 minutes per inch. Based on the estimated percolation rate, the use of a leaching system for the project is feasible. Groundwater was not encountered in the exploratory boring extending to 15 feet below ground surface."

Existing service providers can handle the septic servicing needs.

Conclusion: Less than significant with mitigation [See mitigation GEO-2 and GEO-3 in section VI Geology and Soils.].

c.) *Would the project 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?*

As discussed in Section VIII Hydrology and Water Quality, the PBCCP will be constructed on a level terrace about 78 feet landward of the current bluff top. Under existing conditions, rainfall percolates into the ground until the soil reaches saturation at which time it sheet flows toward the ocean. For areas where drainage is identified as a potential issue, the County's Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to

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

Conclusion: Less than significant.

d.) Does the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

As discussed in section VIII Hydrology and Water Quality, the PBCCP will require additional water to serve the new cabins, campsites, day use area, and restroom. Water will be provided by two existing wells. No additional water use or water entitlements are required. The wells are adequate to serve the Project.

Conclusion: Less than significant.

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

Landfill capacity is not a significant concern as relates to this project.

Conclusion: Less than significant impact.

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

Construction and operation of the PBCCP, vault toilets, and CCT projects would generate solid waste. Following construction, solid waste would be temporarily stored onsite in dumpsters as required by local and state statutes. Solid waste disposal for Hearst San Simeon State Park is by franchise contractor. All waste is being hauled to the Cold Canyon landfill site 7.5 miles south of San Luis Obispo. In 2009, the Cold Canyon Landfill operated at 32 percent of its permitted daily capacity, and as of June 2010, the landfill had a remaining capacity of approximately 1.83 million cubic yards. In November 2012, the County Board of Supervisors approved an expansion of the landfill's disposal-area footprint by approximately 46 acres (additional 13.1 million cubic yards) (San Luis Obispo County, 2012). Therefore, existing landfills would have the capacity to serve the project.

Conclusion: Less than significant impact.

4. MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:				
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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probably future projects?)	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings?	☐	☐	☐	☒

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; Sundstrom v. County of Mendocino, 202 Cal.App.3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Cal.App.3d 1337 (1990).

The following analysis of determining the mandatory findings of significance is based on criteria a – c, described in the environmental checklist above.

The project has the potential to result in adverse impacts in the following areas:

Aesthetic and Visual Resources	Hydrology and Water Quality
Biological Resources	Traffic and Transportation
Archaeological Resources	Geology and Soils

However, compliance with relevant State and local regulations, standard project requirements and the recommended mitigation measures listed in Chapter 5 will reduce potential impacts to a less than significant level.

CHAPTER 5
SUMMARY OF MITIGATION MEASURES

The following mitigation measures would be implemented by DPR as part of the Piedras Blancas Cabin and Camping Project (PBCCP), Portions of the California Coastal Trail (CCT)
& Vault Toilets

AESTHETICS
- No mitigation measures required

AGRICULTURAL RESOURCES
- No mitigation measures required

AIR QUALITY
- No mitigation measures required

BIOLOGICAL RESOURCES
- See the Mitigation and Monitoring Plan included in Chapter 5.

- Permitted biological monitors will be on site to avoid impacts to California red-legged frogs, southwestern pond turtles, and other sensitive species. The exact terms of the monitoring will be determined during permit acquisition and commenting periods from resources agencies, primarily USACE and their Biological Consultation with USFWS.

CULTURAL RESOURCES
- No mitigation measures required

GEOLOGY AND SOILS
- No mitigation measures required.

HAZARDS AND HAZARDOUS MATERIALS
- No mitigation measures required.

HYDROLOGY AND WATER QUALITY
- No mitigation measures required.

LAND USE AND PLANNING
- No mitigation measures required.

MINERAL RESOURCES
- No mitigation measures required.

NOISE

- No mitigation measures required.

POPULATION AND HOUSING

- No mitigation measures required.

PUBLIC SERVICES

- No mitigation measures required.

RECREATION

- No mitigation measures required.

TRANSPORTATION/TRAFFIC

- No mitigation measures required.

UTILITIES AND SERVICE SYSTEMS

- No mitigation measures required

CHAPTER 6
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ACRONYMS

ACOE-ARMY CORPS OF ENGINEERS
APCD-AIR POLLUTION CONTROL DISTRICT
CCR-CALIFORNIA CODE OF REGULATIONS
CCT-CALIFORNIA COASTAL TRAIL
CEQA-CALIFORNIA ENVIRONMENTAL QUALITY ACT
CDPR-CALIFORNIA DEPARTMENT OF PARKS AND RECREATION
EIR-ENVIRONMENTAL IMPACT REVIEW
IS/MND-INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
PBCCP-PIEDRAS BLANCAS CABIN AND CAMPGROUND PROJECT