
**Coast Unified School District
Environmental Quality
Assurance Plan**

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May 19, 2004

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I. INTRODUCTION

This Environmental Quality Assurance Program (EQAP) addresses necessary environmental protection measures for construction of the new Cambria Elementary School site, located in Cambria, California. The County of San Luis Obispo, through their local coastal program, is charged with implementing the requirements of the revised North Coast Area Plan and the wetland protection measures established by the California Coastal Commission (CCC). On June 12, 2003, the Planning Commission of San Luis Obispo County, granted a Coastal Development Permit (D020150D) for the new school site.

A. PROJECT DESCRIPTION

Based on CCC recommendations, the new elementary school location identified in the Cambria Elementary School Environmental Impact Report (Morro Group, 2000), was moved slightly north of the original site to avoid significant impacts to existing drainages and wetland areas. The new school site occupies the 5.6-acre northern portion of the original identified school site, and approximately 11.2 acres of adjacent rangeland to create an approximately 16.8 acre parcel (refer to Figures 1 & 2). The site is adjacent to several wetland areas as defined by U.S. Army Corps of Engineers (ACOE) and CCC guidelines. The school site is designed with a minimum 25-foot buffer from these areas, a distance that required a variance of the local coastal plan from the Coastal Commission.

The new school site requires extensive grading on slopes greater than 30%, and existing topography and drainage patterns direct stormwater runoff into these sensitive habitat areas. Good construction site housekeeping and perimeter erosion control methods will be necessary to ensure that erosion and subsequent deposition of sediment is contained on site, and not allowed to enter drainage swales bordering the site, which convey stormwater to Santa Rosa Creek, a known waterway for federally listed steelhead trout, California red-legged frog, and southwestern pond turtle.

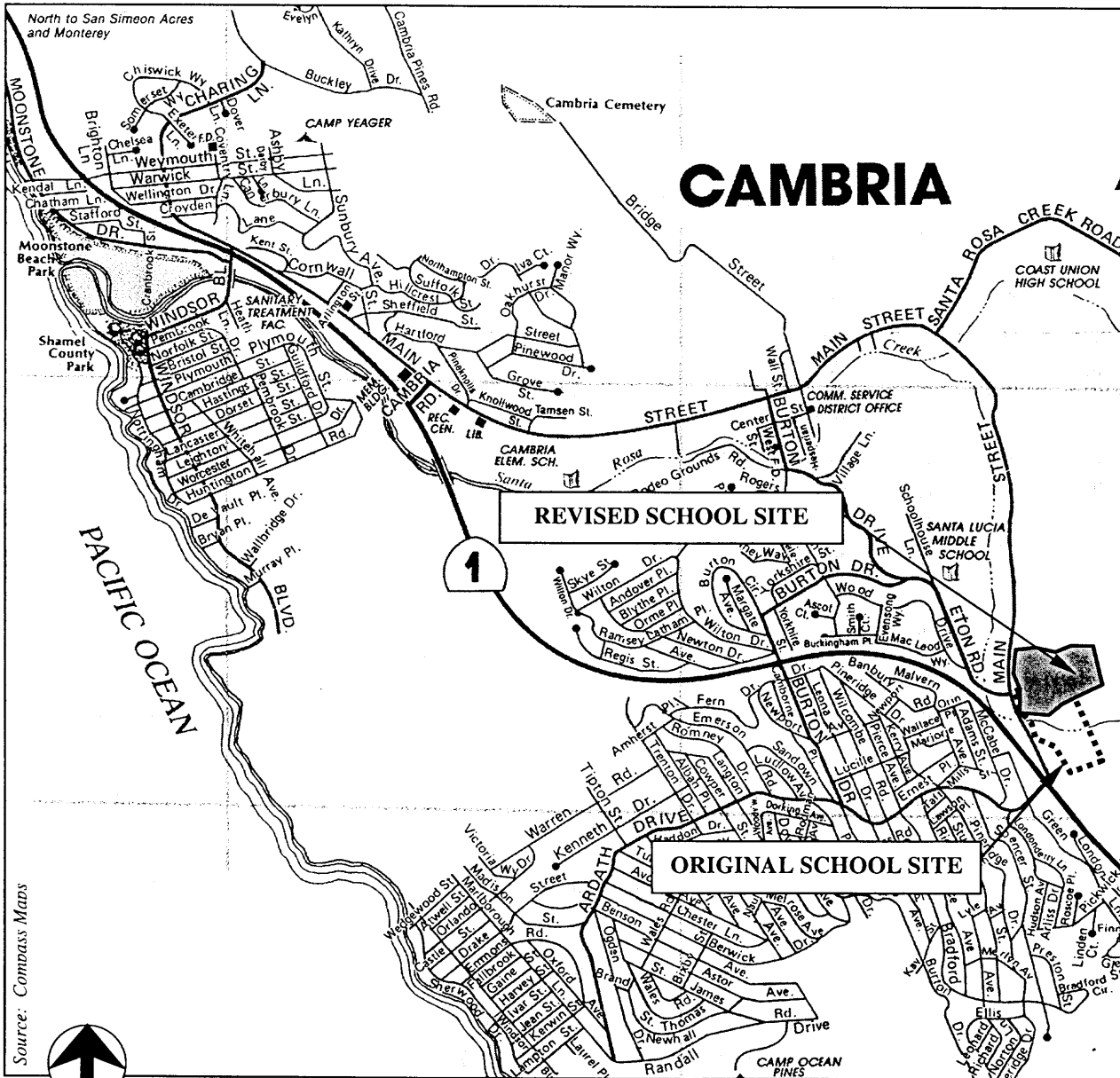
The County of San Luis Obispo (the County) is the California Environmental Quality Act (CEQA) lead agency for the Coast Unified School District (CUSD) Development. The Applicant's Project Manager (APM) will be responsible for implementing environmental mitigation measures within the areas affected by the project. The County and the County Monitor (CM) will be responsible for ensuring that the Applicant has adequately implemented all environmental mitigation measures and conditions of approval associated with the project. All involved parties will be committed to maintaining open channels of communication and to working together to optimize mitigation monitoring activities.

B. PURPOSE AND SCOPE

The County certified the Environmental Impact Report (EIR) for the proposed CUSD development. The EIR identified potentially significant impacts to several environmental resources within and adjacent to the project site, and recommended mitigation measures to reduce the potentially significant impacts to levels of insignificance.

This EQAP was prepared to provide a framework for the development of site-specific field monitoring and documentation of compliance measures for the components of the project having identified impacts. The following agencies have been involved in this phase of the project, and have either issued permits or have provided input during project review. These agencies have an overriding interest in the successful implementation of the conditions of approval for the project and documentation of compliance:

- County of San Luis Obispo
- County Air Pollution Control District
- Cambria Fire Department
- California Department of Transportation

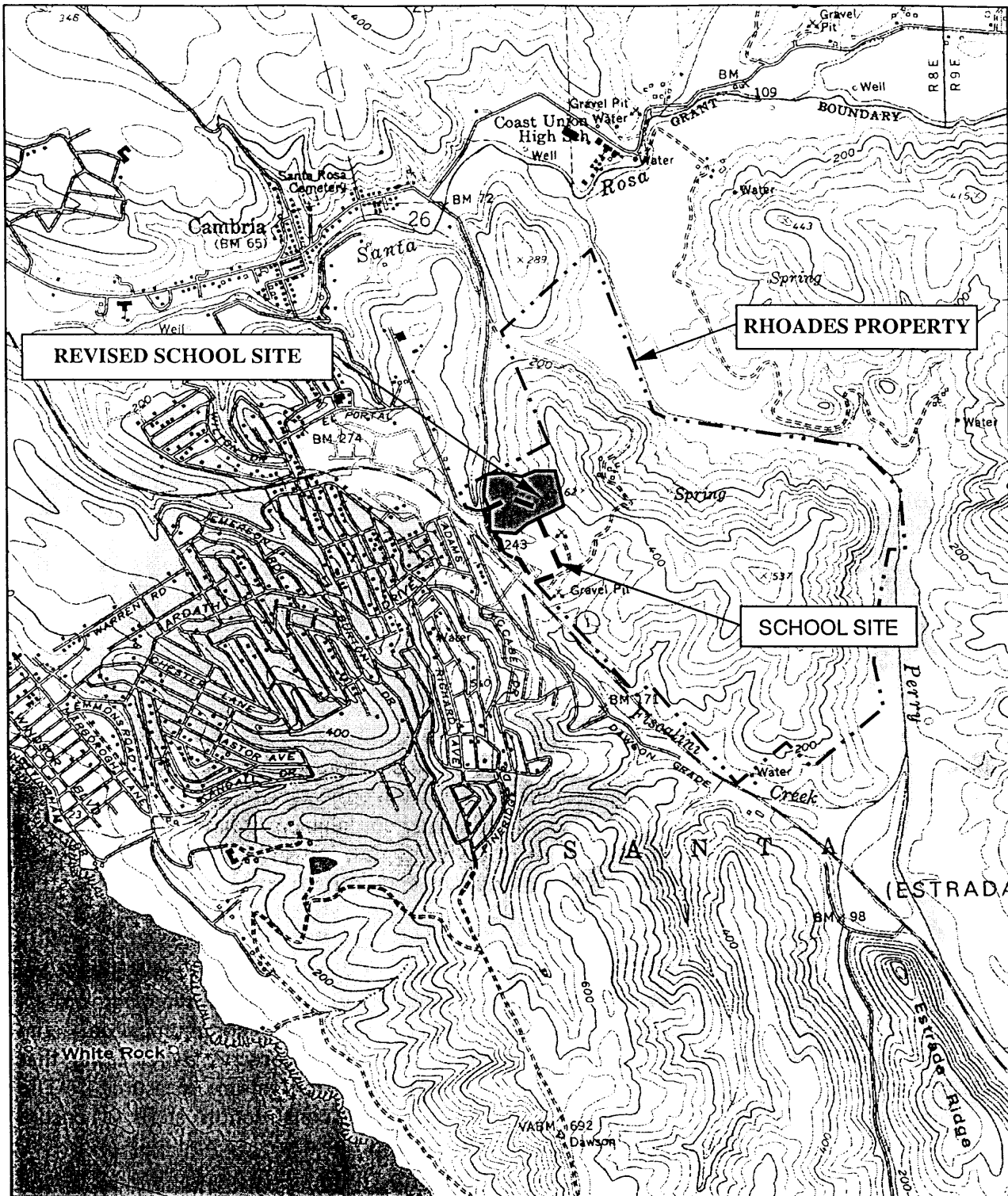


Source: Compass Maps



NORTH
Not to Scale

VICINITY MAP
FIGURE 1



NORTH
Not to Scale

PROJECT LOCATION MAP
FIGURE 2

This document details how the CUSD Development will implement the EQAP and comply with the selected mitigation measures and conditions of approval listed in Appendix B of this Plan. This EQAP provides procedural guidance for all aspects of plan implementation, including an overview of the environmental compliance organization, responsibilities of all parties involved in project implementation, the chain of command, orientation and training, documentation and quality assurance.

This EQAP is supported by implementing procedures with applicable forms for uniformity, consistency and adequacy in implementing environmental compliance activities. It has been modeled from other EQAPs and Mitigation Monitoring Programs that have been implemented elsewhere in the County of San Luis Obispo and the state of California for the purpose of using a uniform and understandable approach.

1. Program Goals

The essential goal of this EQAP is to provide guidance to assure that the project is built in compliance with all federal, state, and local environmental and land use requirements. This plan focuses on four objectives:

a. Condition Compliance

Provide a workable plan to achieve compliance with the conditions of approval for the project, and to construct the CUSD Development while protecting environmental resources.

b. Commitment to Resource Protection

Protection of all sensitive resources, particularly wetland resources, will be stressed in all meetings, communications and training sessions related to the project. All project personnel will be educated in their roles and responsibilities for achieving compliance. Maintaining protection of sensitive resources will be addressed when resolving issues; however, issue resolution will also consider the prime objectives of project development and onsite safety.

c. Communication

Information on mitigation measures and their implementation will be organized in clear formats and be made available to all personnel through training and ongoing communication. The project team will work to keep construction momentum moving forward by ensuring that everyone is fully informed on how to implement project mitigation measures. The environmental monitoring staff will work closely with the construction staff to ensure compliance and an orderly and timely completion of the project.

Agencies and regulatory agencies will be invited to participate in the compliance evaluation, as necessary. In addition to required written reports, agencies will be given regular verbal updates on construction process and environmental compliance, as appropriate.

d. Thorough Documentation

The CM will maintain complete and thorough documentation of all aspects of the EQAP. Documentation of any non-compliance incidents will be mandatory. The CM will use photo-documentation, weekly monitoring reports, survey verification letters, and annual restoration monitoring reports to record activities. Weekly reports will include photo-documentation. These weekly monitoring reports will be compiled and faxed or e-mailed at the end of each week to all parties associated with the project.

Weekly progress reports during construction activities will document environmental compliance field activities as required by the various jurisdictional agencies. The weekly reports will include information summarizing compliance and non-compliance incidents throughout the week and will document the progress of construction and mitigation activities. A final completion report will document the successes and failures of the project, describe issue areas, solutions, and any revisions to proposed plans.

2. Phasing and Construction Methods

Phase 1 of the CUSD Development will occur over an approximate 6-month period, as described in the approved Specific Plan and Development Plan. Phase 1 will consist entirely of grading and excavation activities and the installation of primary infrastructure.

The mitigation measures specified in the FEIR are intended to avoid and reduce environmental effects of the project to levels of insignificance, and have formed the basis of the conditions of approval to be monitored for compliance during the project construction. The EIR recommendations (refer to Appendix C) are summarized in a mitigation monitoring compliance checklist to allow tracking throughout the project

II. ORGANIZATION AND RESPONSIBILITIES

A. ENVIRONMENTAL MONITORING TEAM

The organization chart for the project's mitigation monitoring program is shown in Figure 3. The responsibilities of the Applicant, affected agencies, the County Project Manager (CPM), County Monitor (CM), and Applicant's Project Manager (APM) are discussed below. All management staff, agency representatives, and lead construction personnel and their contact information are listed in Appendix D.

1. The Applicant

The Applicant, Coast Unified School District, is responsible for planning and implementing the project, including primary responsibility for managing the engineering, pre-construction environmental surveys, construction and revegetation contracts. The other primary responsibilities of the Applicant relating to the EQAP include: maintaining open lines of communication with the CM, mitigation compliance, resource agency permit acquisition, and EQAP implementation.

2. Agencies

The County of San Luis Obispo is the CEQA lead agency, therefore the Department of Planning and Building (Planning Department) is responsible for verification of compliance with environmental mitigation measures. The Environmental Division is responsible for review and approval of all changes or alterations in the project that may have the potential to significantly change the project description or mitigation requirements. The Planning Department is also responsible for mitigation compliance approval, CEQA-related documentation and changes to project and field oversight of CUSD Development consultants. Other potentially affected agencies include:

- County Air Pollution Control District
- California Department of Forestry and Fire Protection
- California Regional Water Quality Control Board
- California Department of Transportation

These agencies are responsible for their respective plan verifications and enforcement of permits. They will coordinate their verification and review through the APM and CM. Agency conditions will be listed in this EQAP and enforced by the CM.

B. DUTIES OF THE PROJECT TEAM MEMBERS

The primary duty for all project team members is to maintain open lines of communication between all parties involved. The specific duties of each member are listed below.

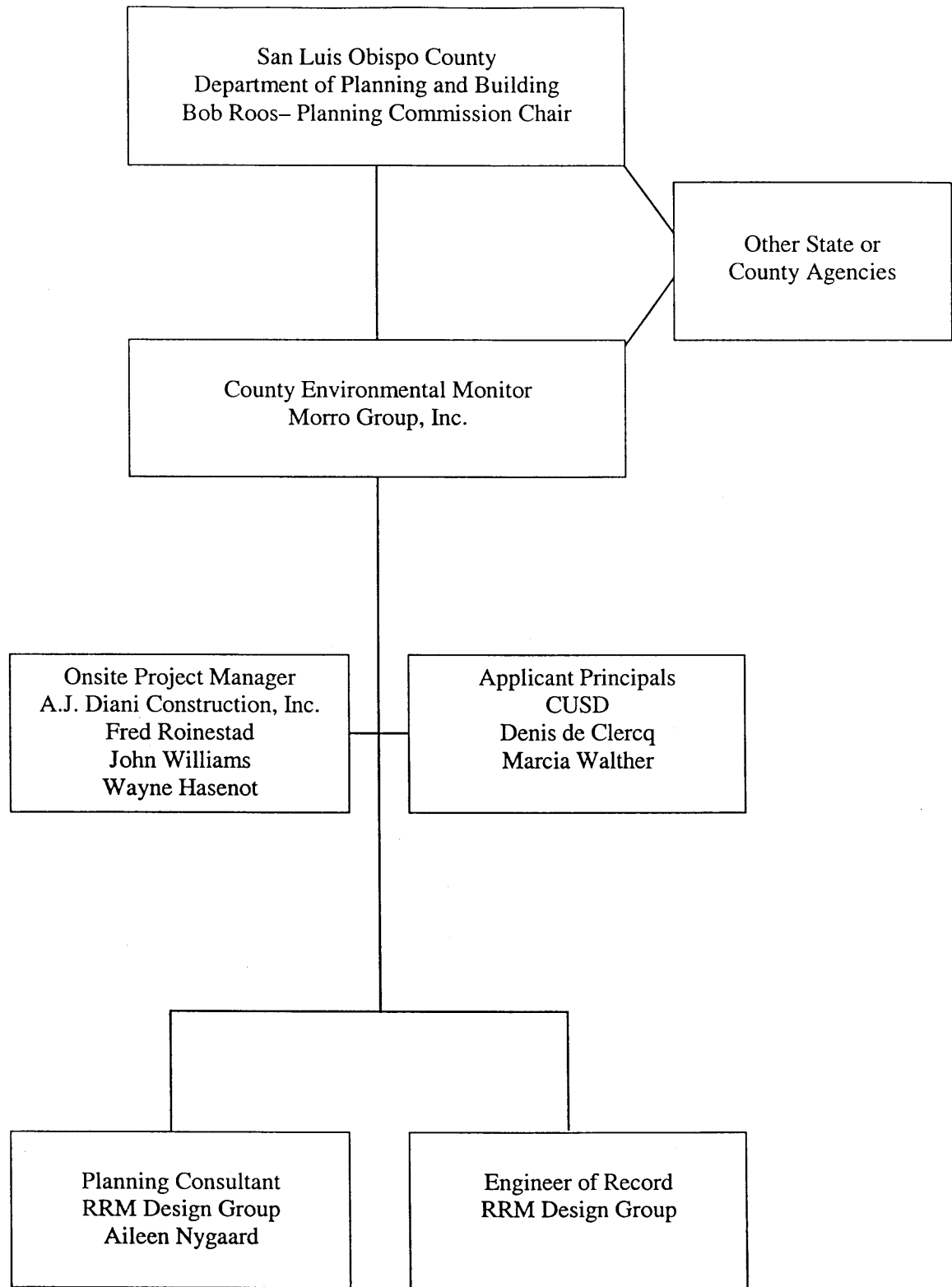
1. County Project Manager (CPM)

a. Roles and Responsibilities

- Overall management of the project from the CEQA Lead Agency perspective.
- Provides guidance on appropriate monitoring activities as needed.
- Ensures and verifies that project is constructed in a manner that is consistent with the mitigation measures and conditions of approval adopted for the project.
- Reviews requests for project changes and makes determination whether proposed changes are in substantial compliance with the FEIR.

b. Approvals and Authorities

- Advises the CM as needed.
- Makes final determinations on substantial compliance calls associated with proposed modifications to the project.
- Ultimate authority to stop and start construction activities.
- Serves as final authority in conflict resolution situations that may arise during the course of construction.



**ORGANIZATION CHART
FIGURE 3**

2. County Monitor (CM)

a. Roles and Responsibilities

- Reports to the CPM.
- Preparation of the EQAP and associated monitoring plans for submittal and review by the CPM
- Functions as an extension of County staff and is responsible for the enforcement of project mitigation measures listed in Appendix C.
- Reviews and provides appropriate comments on all monitoring plans associated with the project to ensure that they are consistent with County requirements and the intent of the adopted mitigation measures and conditions of approval.
- Maintains a close, open line of communication with the APM and the Applicant's consultants and provides input on status of environmental monitoring activities and offers suggestions for improvement as needed.
- Responsible for maintaining daily reports from grading and construction activities.
- Tracks the location of construction activities.
- Identifies and recommends supplemental mitigation or monitoring tasks not previously identified if needed.
- Coordinates the monitoring schedule based on input from the APM and Applicant's consultants.

b. Stop Work/Start Work

- Notifies the APM and CPM of all violations.
- Notifies the APM when temporary stops are needed or when work should be redirected to protect significant resources or to comply with mitigation measures and clears start work with APM after appropriate action is taken.
- Notifies the CPM for all stop work orders.

3. Applicant's Project Manager (APM)

a. Roles and Responsibilities

- Overall management of the project construction schedule and environmental monitoring activities from a project Applicant perspective.
- Coordinates, tracks, and schedules technical subcontractors for environmental surveys for ancillary work areas.
- Delegates responsibilities to the Applicant's consultants where appropriate.
- Serves as a liaison between Applicant and the County with regards to permitting issues and overall environmental compliance.
- Coordinates at a policy level with the County to ensure that all project conditions of approval are achieved prior to issuance of permits and commencement of construction at each phase.
- Reviews weekly monitoring reports to track status of activities and any trends in non-compliance.
- Helps to identify unanticipated project-related impacts and works with the construction team and CM to develop and implement modifications to project mitigation measures to

meet field conditions. These new mitigation measures will not be implemented without prior written approval from the CPM.

- Facilitates agency field inspections and visits.

b. Approvals and Authorities

- Advises the CM on any changes to the project schedule or construction activities.
- Coordinates on a daily basis or as required with the construction team to review construction progress, scheduled construction work activities and special protection measures required for sensitive environmental areas.
- Coordinates and negotiates with agency representatives including the County Air Pollution Control District, the California Department of Forestry and Fire Protection, and the California Department of Transportation.

c. Stop Work/Start Work

- Coordinates stop work/start work orders with the construction team.
- Notifies the CM of any stop work/start work orders requiring agency involvement.

C. FIELD PROCEDURES AND COMMUNICATION

The following communications and meetings will be held on a regular basis:

1. Weekly Communication

The CM will communicate as necessary with the APM to discuss the progress of construction and compliance with mitigation measures. This communication will ensure that the inspector(s) and monitor(s) are deployed at the appropriate construction areas and are aware of all construction activities. On a regular basis, the CM is responsible for coordinating with the APM to determine their work plans for the following week. The purpose of these communications will be to coordinate monitoring in response to construction schedules.

2. Periodic Construction Management Meetings

The APM and CM will attend regularly scheduled construction meetings to discuss construction progress planning and to ensure preparations for environmental compliance are ahead of construction. These would occur in the field or at a convenient location to be determined at that specific time.

D. AGENCY COMMUNICATIONS AND REPORTING

The primary interface with resource agency representatives on environmental issues will be the APM. This person will coordinate all permit issuance, calls, and communication. The CM will be the primary person in charge of ensuring that construction field activities are documented according to County and resource agency requirements. In addition, the CM will provide weekly monitoring reports to the APM, CPM, and key resource agency representatives as applicable.

During construction, incidents often occur that require changes in the work or resolutions that require County and resource agency approval. These incidents often require short response times and careful management to resolve in a timely manner. The APM will coordinate resolution of any such incident.

E. FIELD COMMUNICATIONS

During construction, representatives from various agencies with regulatory authority may be on-site at various times to monitor and verify implementation of permit requirements, particularly when construction activities occur in areas of sensitive environmental resources. It is important that communication with agency representatives be conducted in a cooperative manner and that agency representatives have the information necessary to implement their oversight responsibilities.

The APM is the primary contact with the County Air Pollution Control District and the Cambria Fire Department to coordinate access to data, information, and agency field visits. The APM will notify field personnel of the presence of agency representatives including the representative's name, title, agency, scheduled time on-site, and nature of the visit. The presence of agency representatives who will be within sensitive resource areas must be authorized and have received a safety briefing.

F. ORIENTATION AND TRAINING

Training will be an integral tool for achieving environmental compliance. After receiving training from the CM, everyone attending will agree to the environmental requirements by signing a Certificate of Completion. This sheet will also serve as the training records and will be kept on file. A card indicating the pertinent information regarding sensitive habitats and species will be distributed as necessary; this card may act as the verification of training.

1. Management Team Training Program

A management training program will be held with the CM, APM, construction team, key agency personnel and contractor management. The purpose will be to: 1) provide an overview of the environmental requirements with presentations on the different resource specialty areas; and, 2) to promote cross training and team building. All attendees will be placed on the management training program attendance list.

2. Construction Crew Training

The CM will hold a short crew training for all new construction personnel and sub-consultants upon arrival at the job site. These sessions will emphasize project rules and key environmental requirements for the crews. At a minimum, the training will include a discussion of the general measures that are being implemented to protect sensitive resources as they relate to the project, and the allowable work zones located outside of staked sensitive areas.

3. Tailgate Meetings

Tailgate meetings will be held in the field as necessary to train new crew members on particular resources or construction methods, or as a tool to manage non-compliance incidents. These can be held in conjunction with construction safety meetings.

III. INSPECTION AND MONITORING

A. OFFICE COMPLIANCE PROCEDURES

The CPM, CM, and APM will be in receipt of all project mitigation plans, non-compliance reports, daily and weekly environmental monitoring reports. The CM and APM will be responsible for reporting to various resource agencies as specified in the mitigation plans. The APM is responsible for keeping the CM fully informed of all project construction activities requiring monitoring.

B. ENVIRONMENTAL COMPLIANCE DOCUMENTATION

1. Daily and Weekly Environmental Monitoring Report

The weekly monitoring reports prepared by the CM will summarize pertinent information regarding compliance with conditions of approval and environmental requirements including non-compliance reports and resolution of non-compliance issues. Copies of the weekly monitoring reports will be forwarded to the CPM, APM, and other interested parties on a weekly basis. A sample daily monitoring report template is shown in Appendix E.

2. Monitoring Completion Report

The final monitoring completion report will be prepared by the CM and shall include the following:

- Descriptions of achieved successes;
- Long-term (post-construction) monitoring schedule and reporting program, if applicable;
- Log of all approved changes to the project determined to be in substantial compliance with the FEIR;
- Associated changes or additions to mitigation measures as a result of project changes, including any long-term follow-up monitoring associated with these changes; and,
- Discussions of challenges and problems encountered and an evaluation of solutions developed.

3. Resource Agency Monitoring Reports

Resource agency monitoring reports have not been requested at this time; however, should any responsible agency request monitoring updates, reports will be provided in the appropriate format.

4. Documentation Distribution

The CM is responsible for:

- Maintaining files with the original copy;
- Tracking timing of implementation and compliance of mitigation measures found in Appendix C.
- Providing copies of the daily and weekly monitoring reports to the CPM and APM; and,
- Providing the monitoring completion report to the CPM and APM.

It will be the responsibility of the APM to distribute copies of the daily, weekly and completion monitoring reports to the resource agencies, as appropriate.

C. ENVIRONMENTAL MITIGATION MEASURES

The CUSD Development's construction team will implement environmental mitigation measures with direction from the CPM, CM, and APM. The Applicant will require contractors to comply with specifications in the construction documents in order to implement mitigation measures.

1. Compliance Guidelines

The CM will evaluate all construction activities and continuously determine a level of compliance with mitigation measures and permit conditions. The levels will be defined as Acceptable, Advisory, or Non-compliance Levels 1, 2, or 3. Levels of non-compliance will be designated according to the criteria listed in Tables 1 through 3. Further clarification on determining levels of non-compliance will be set by the CM, based on project-specific scenarios that arise during construction. The protocols for determining the Noncompliance Levels 1, 2, or 3 are shown in Tables 1 through 3.

Any activity that may cause a negative environmental effect will be immediately brought to the attention of the contractor and the APM through coordination by the CM. In the event of clear non-compliance potentially resulting in immediate unnecessary environmental impact (Class 1 violation), the CM will bypass standard communication protocol and temporarily halt the specific work in the nearby vicinity of the violation to afford the opportunity for notification of the appropriate project personnel and agency representatives.

**TABLE 1
 PROTOCOL FOR CLASS 1 – SERIOUS VIOLATION**

<p>CLASS 1:</p>	<p>Compliance violations requiring immediate stoppage of a specific activity, usually a serious impact to cultural or biological resources.</p>
<p>EFFECT:</p>	<p>Immediate halt of specific activity until remedial actions are taken.</p>
<p>PROTOCOL:</p>	<p>Emergency halt of specific activity shall occur until remedial actions are taken. The APM and CM have authority to cease activity and then immediately report to CPM with explanation of problem. If the APM halts construction, the CM shall be contacted. The CM will only stop work if it is an emergency or if a resource will unavoidably be damaged if immediate action is not taken.</p> <p>A non-emergency halt shall flow through the chain of command. The CM will immediately contact the APM if a stop work is absolutely necessary. If the APM halts construction, the CM shall be contacted.</p>
<p>EXAMPLES:</p>	<ul style="list-style-type: none"> ❖ Oil spill, sedimentation, or any other pollutant discharge in stream, waterway, or other sensitive resource area. ❖ Failure of erosion control causing impacts to stream, waterway, or other resource. ❖ Construction activities occurring outside of boundaries as specified in Figure 2. ❖ Construction, unauthorized activity, or equipment storage within limits of “no construction” or “limited construction” zones. ❖ Presence of Federal and State species of concern that is in danger of removal or damage. ❖ Grading within 50 yards of identified human remains of Native American origin. ❖ Construction activity in violation of any permit requirement that would cause permanent damage. ❖ Limits of construction not staked or fenced. ❖ Inadequate erosion control in place prior to construction during the wet season ❖ Activity commencing which may be dangerous to sensitive habitat. ❖ Refueling not in conformance with Best Management and Pollution Prevention Practices Plan.
<p>DOCUMENTATION:</p>	<p>CM to photograph non-compliance and draw plan view of incident area, as appropriate; prepare stop work justification and a non-compliance report. Documentation remediation of non-compliance and enter into the daily monitoring report. This would include when incident occurred, stop work time and length of time work was stopped, justification of stop work, exhibits and resolution.</p>

**TABLE 2
PROTOCOL FOR CLASS 2 – SIMPLE VIOLATION**

CLASS 2:	Compliance violations corrected by remedial field changes initiated by CM. Usually involves repeated violations, or resources placed at unnecessary risk.
EFFECT:	Minor or no work/construction delay and equipment redirected as necessary.
PROTOCOL:	<p>CM notifies the APM with explanation of problem. The APM will contact the contractor for resolution. Attempt corrective action in the field on the same day without stoppage of work.</p> <p>If the problem cannot be corrected on the same day, then the CM, APM, and contractor will determine a plan of action to be performed within a specific time frame.</p>
EXAMPLES:	<ul style="list-style-type: none"> ❖ Protective fencing in need of repair or relocation ❖ Additional erosion control needed ❖ Equipment problems resulting in potential spills or other sensitive resource impacts ❖ Improper equipment uses adjacent to sensitive resource buffer areas ❖ Inadequate implementation of dust control measures ❖ Encroachment of material in or adjacent to wetland habitat.
DOCUMENTATION:	CM to photograph and document violation, the agreed upon remediation, time frame for remediation, and other specifics regarding violation. Document remediation of non-compliance and enter into the daily environmental monitoring report.

**TABLE 3
PROTOCOL FOR CLASS 3 – MINOR PROBLEMS**

CLASS 3:	Violation does not require work delay; typically discovered after the fact, and are a minor deviation from environmental requirements but no impacts to biological resources.
EFFECT:	No delay in construction.
PROTOCOL:	<p>CM conveys concern to APM for resolution. The APM will convey the concern to the contractor for resolution of the problem on the same day.</p> <p>If the problem cannot be corrected on the same day, then the CM, APM and contractor will determine a plan of action to be performed within a specific time frame.</p>
EXAMPLES:	<ul style="list-style-type: none"> ❖ Failure to pick up trash or store equipment and materials properly. ❖ Personnel enter area beyond limits of construction. ❖ Inadequate training of personnel by APM. ❖ Erosion control measures are not properly secured. ❖ Plan check or other plan verifications. ❖ Alterations in scheduling without notification of CPM or CM.
DOCUMENTATION:	CM to photograph (if applicable) and document problem and the solution in the daily monitoring report.

In the event of violations, non-compliance and minor problems occur over the course of the project, the CM, in consultation with the CPM and APM, shall have the authority to impose minimum one-day project-wide stop work orders based on the following formula:

- Issuance of one Class 1 violation;
- Issuance of two Class 2 violations; or,
- Issuance of three Class 3 violations.

If multiple Class 1 violations occur over the course of the project, resolution of compliance issues and duration of project shut-downs may extend beyond one-day and would be at the discretion of the CPM. Conversely, the CPM has the authority to reduce the shut-down period to less than a day if diligence is demonstrated by the Applicant in ensuring long-term resolution of recurring non-compliance issues.

D. CONTRACT RESOLUTION CONCERNING CONSTRUCTION/CONTRACT SPECIFICATIONS

1. Procedures for Minor Project Description Modifications

The CM and APM will coordinate to determine if the proposed change to the project description will cause significant adverse impacts to sensitive resources. If concurrence is reached between the CM and APM, then incorporation of changes can be made.

2. Procedures for Potentially Significant and Significant Changes

If the CM determines that the proposed change to the project description could cause significant adverse impacts to sensitive resources, the matter will be discussed with the CPM and the Applicant to determine if other viable alternatives exist. If no viable alternatives exist, the CPM and APM will proceed with the required surveys and/or agency negotiations for permit, mitigation or agreement modifications.

3. Conflict Resolution

All efforts will be made to resolve disputed issues in the field prior to the need to resort to formal arbitration. Initial efforts to resolve disputed issues will include the APM and CM.

The first step would involve the CM to describe the disputed issue to the APM, and the APM would meet with the contractor to discuss the conflict. Any additional specialists utilized by the CM and APM may be present at this meeting to assist with conflict resolution. During this period of arbitration, construction stoppage or redirection of construction may be implemented. Construction halts would be localized at the specific location of the dispute only, not the entire project, unless the safety of sensitive resources is involved. If the conflict cannot be resolved by the CM and APM, the CPM will have the authority to decide the appropriate course of action to achieve resolution of the disputed issue or direct the issue to the County Board of Supervisors for final authority over the decision.

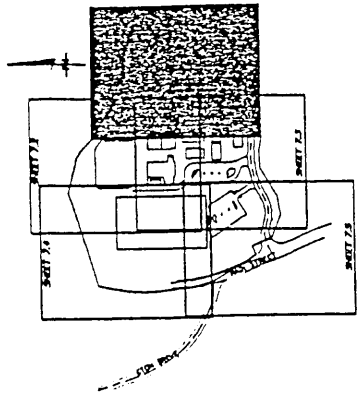
A final report detailing the disputed issue, the meetings held, and the final decision of the arbitration will be prepared by the CM and forwarded to the APM, CPM, and any applicable resource agencies.

4. Environmental Clearance for Issuance of Notice to Proceed

No additional clearances, other than those indicated in the conditions of approval for the project are required.

Appendix A

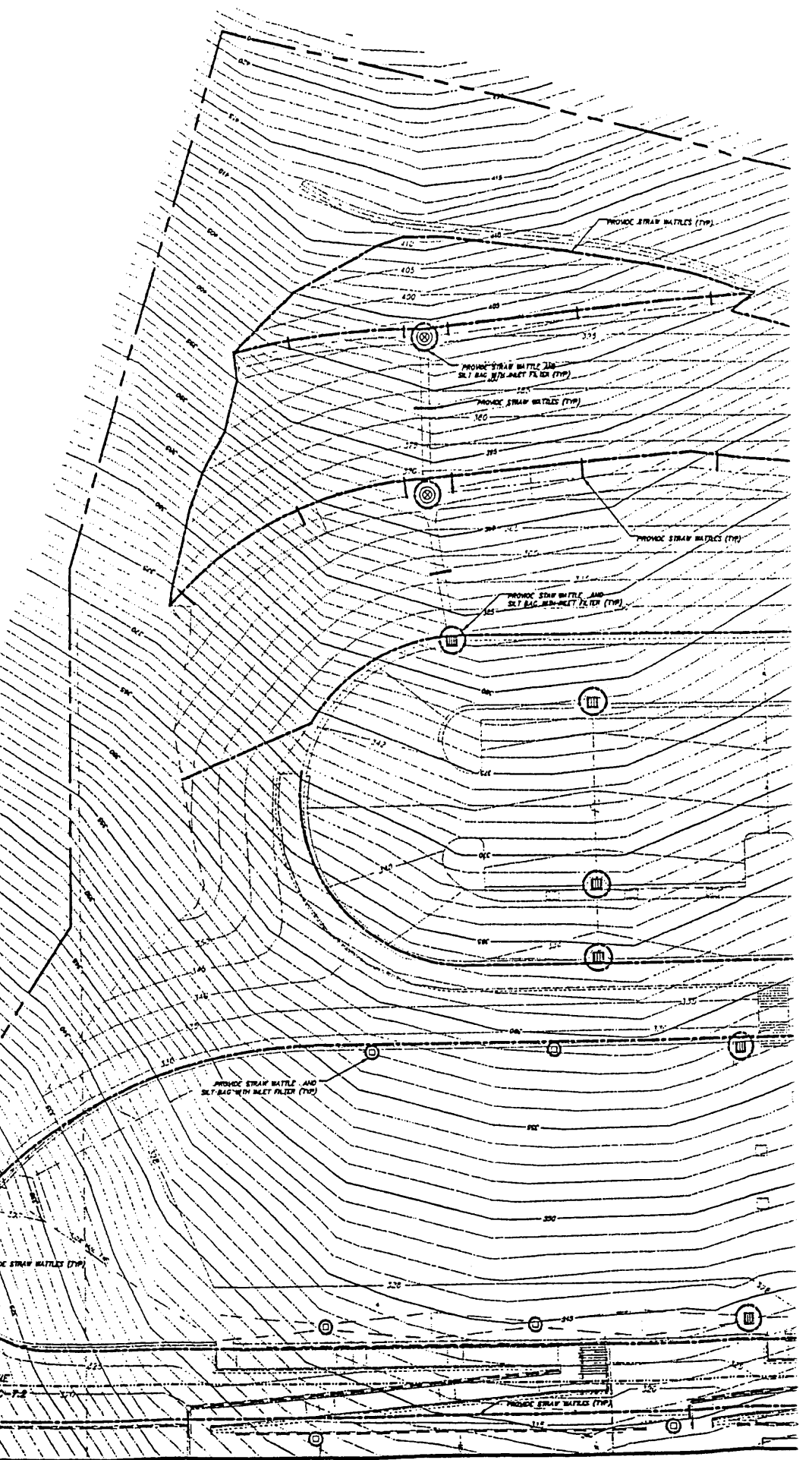
Rough Grading Plans



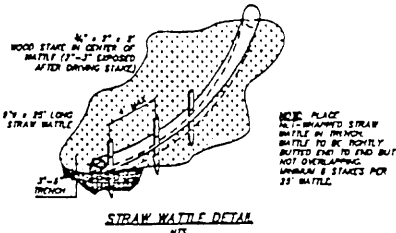
KEY MAP
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EROSION CONTROL NOTES

1. METHODS SUCH AS ACTION BARRIERS, DRAINAGE DIVERSION STRUCTURES AND SPOT GRADING SHALL BE USED TO REDUCE SEASON INTO ADJACENT STREAMS DURING GRADING AND CONSTRUCTION ACTIVITIES.
2. GRADED AREAS SHALL BE REVEGETATED WITHIN FOUR (4) WEEKS OF GRADING ACTIVITIES WITH DEEP ROOTED, NATIVE DROUGHT-TOLERANT SPECIES TO MINIMIZE SLOPE FAILURE AND EROSION POTENTIAL. GEOTEXTILE BIRNING FABRICS SHALL BE USED IF NECESSARY TO HOLD SLOPES UNTIL VEGETATION IS ESTABLISHED.
3. GRADING ON SLOPES GREATER THAN 8:1 SHALL BE DESIGNED TO MINIMIZE SURFACE WATER RUNOFF.
4. A DETAILED GEOLOGICAL AND SOILS ENGINEERING STUDY ADDRESSING STRUCTURE SITES AND ACCESS ROADS SHALL BE PREPARED TO DETERMINE STRUCTURAL DESIGN CRITERIA AS RECOMMENDED BY THE PLANNING AND DEVELOPMENT BUILDING AND SAFETY DIVISION. THE STUDY SHALL BE REVIEWED AND APPROVED BY PUBLIC WORKS.
5. TEMPORARY BARRIERS AND SEDIMENTATION TRAPS SUCH AS SILT FENCING, STRAW BATTLES AND SAND BAGS SHALL BE INSTALLED IN ASSOCIATION WITH PROJECT GRADING TO MINIMIZE EROSION OF SOILS AND SEDIMENTATION IN THE STORM DRAIN. THE SEDIMENTATION BARRIERS AND TRAPS SHALL BE CLEANED PERIODICALLY AND THE SILT SHALL BE REMOVED AND DISPOSED OF IN A LOCATION APPROVED BY PWD. SEDIMENT TRAPS SHALL BE INSTALLED BEFORE WATER LEAVES THE SITE.
6. NONPAVED AREAS SHALL BE REVEGETATED OR RESTORED (I.E. GEOTEXTILE BIRNING FABRICS) IMMEDIATELY AFTER GRADING TO MINIMIZE EROSION AND TO RESTORE SOIL STRUCTURE AND FERTILITY. REVEGETATION SHALL INCLUDE DROUGHT-RESISTANT, FAST-GROWING VEGETATION THAT WOULD QUICKLY STABILIZE EXPOSED GROUND SURFACES.
7. RUNOFF SHALL NOT BE IMPOSED ACROSS EXPOSED SLOPES. ALL SURFACE RUNOFF SHALL BE CONVEYED IN ACCORDANCE WITH THE APPROVED SITE DRAINAGE PLANS.
8. ENERGY DISSIPATORS SHALL BE INSTALLED AT THE END OF DRAIN PIPE OUTLETS TO MINIMIZE EROSION DURING STORM EVENTS.
9. GRADING SHALL NOT OCCUR DURING THE WET SEASON (NOVEMBER THROUGH 15) UNLESS EROSION CONTROL DEVICES ACCEPTABLE TO THE PLANNING AND BUILDING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT ARE IMPLEMENTED.
10. SITE GRADING SHALL BE COMPLETED SUCH THAT PERMANENT DRAINAGE AWAY FROM FOUNDATIONS AND SLABS IS PROVIDED AND SO THAT WATER SHALL NOT POOL NEAR PROPOSED STRUCTURES OR PAVEMENTS. INDIVIDUAL LOT GRADING SHALL BE DESIGNED TO MAXIMIZE DRAINAGE RETENTION.
11. INSTALL EROSION CONTROL FABRIC AND HYDROSEED ALL SLOPES GREATER THAN 8:1.
12. SAND BAG AND TAMP LOWER FILL AREA.
13. BARRIERS TO BE SET AT ROUGH GRADE AND ADJUSTED TO FRESH GRADE AS CONSTRUCTION IS COMPLETED.
14. THESE PLANS SHOW RECOMMENDED EROSION CONTROL MEASURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS ALL EROSION CONTROL RELATED ISSUES DURING CONSTRUCTION AND MAINTAIN AND MODIFY THE EROSION CONTROL MEASURES AS NECESSARY.

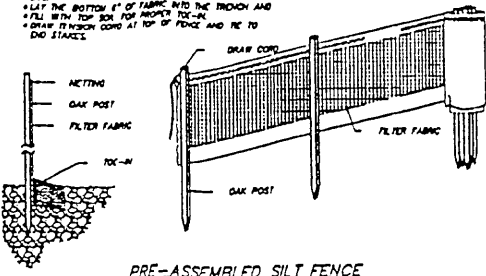


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INSTALLATION PROCEDURES

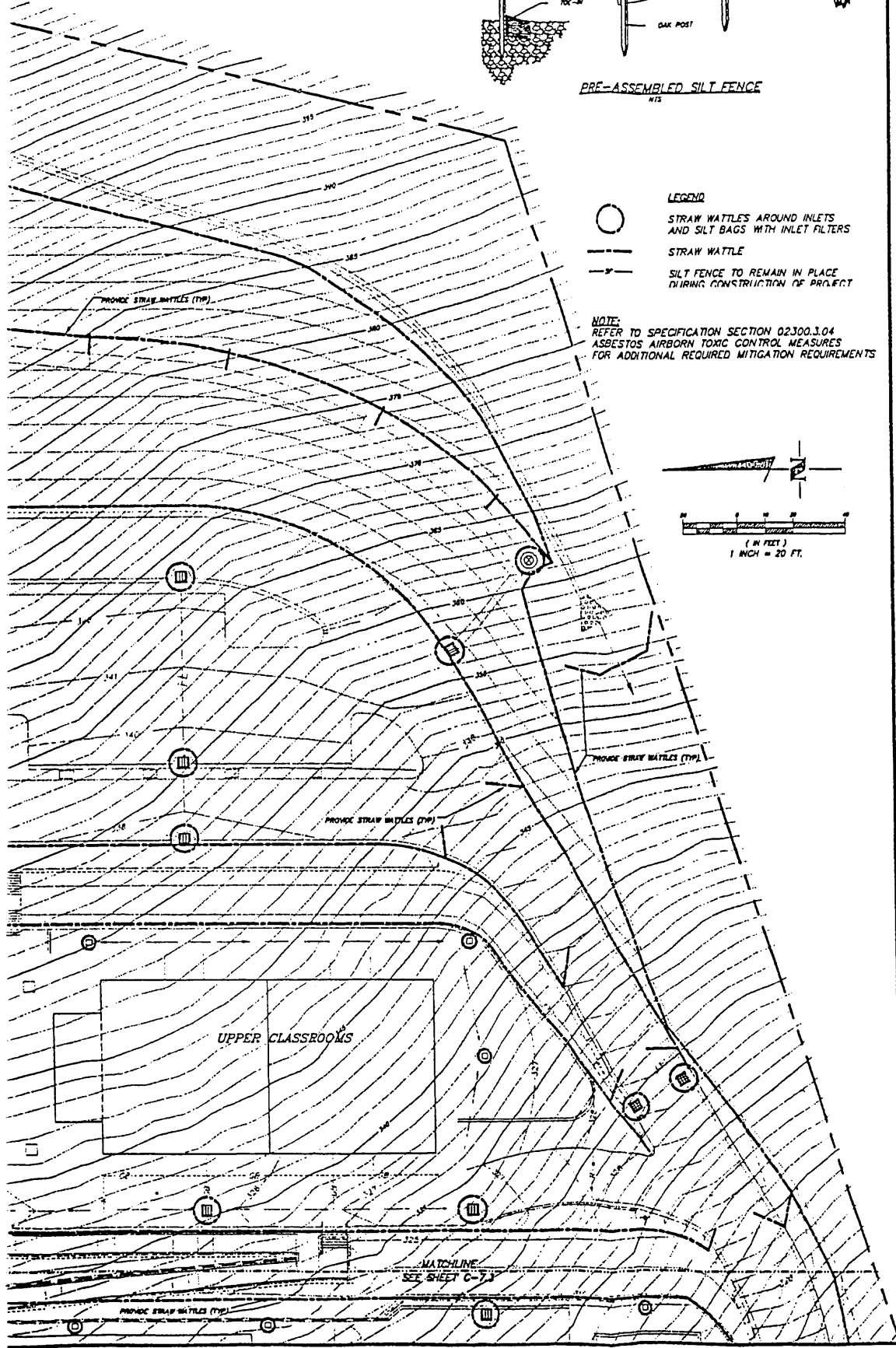
- DIG A 6" x 2" TRENCH AT DESIRED FENCE LOCATION
- UNROLL SET FENCE ALONG TRENCH
- DRIVE STAKES INTO THE SOIL ON ONE SIDE OF TRENCH WITH NETTING AND STAKES FACING THE DOWN HILL SIDE
- LET THE BOTTOM 1" OF FABRIC INTO THE TRENCH AND
- FILL WITH TOP SOIL FOR PROPER TIE-IN
- DRIVE 2" WOOD COORD AT TOP OF FENCE AND TIE TO ONE STAKE



DRAWN BY: [Signature]

DATE: [Blank]

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DATE: 40-11

SEA FILE # PROJECT NUMBER | 75163-

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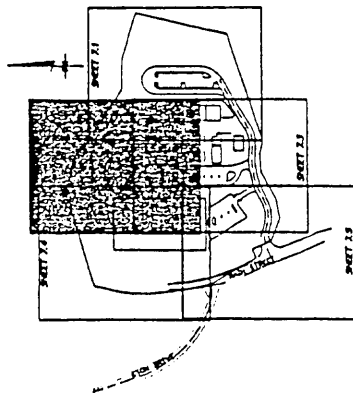
**COAST UNIFIED SCHOOL DISTRICT
CAMBRIA ELEMENTARY**

EROSION CONTROL PLAN

NO.	REVISION	DATE

Drawn By: ALS, ADT
Checked By: SJS

Code File: 89017-C7.1-EC.dwg
Date: March 12, 2004
Job Number: 1003513
Sheet: C-7.1

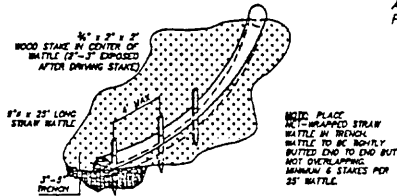


KEY MAP
nts

EROSION CONTROL NOTES

1. METHODS SUCH AS RETENTION BASINS, DRAINAGE DIVERSION STRUCTURES AND SPOT GRADING SHALL BE USED TO REDUCE SEDEMENT WITH ADJACENT STRUCTURES DURING GRADING AND CONSTRUCTION ACTIVITIES.
2. GRADED AREAS SHALL BE REVEGETATED WITHIN FOUR (4) WEEKS OF GRADING ACTIVITIES WITH DEEP ROOTED, NATIVE, DROUGHT-TOLERANT SPECIES TO MINIMIZE SOIL EROSION AND PROXIMAL POTENTIAL. GEOTEXTILE BONDING FABRICS SHALL BE USED IF NECESSARY TO HOLD SLOPES UNTIL VEGETATION IS ESTABLISHED.
3. GRADING ON SLOPES GREATER THAN 8:1 SHALL BE DESIGNED TO MINIMIZE SURFACE WATER RUNOFF.
4. A DETAILED GEOLOGICAL AND/OR SOILS ENGINEERING STUDY ADDRESSING STRUCTURE SITES AND ACCESS ROADS SHALL BE PROVIDED TO DETERMINE STRUCTURAL DESIGN CRITERIA, AS RECOMMENDED BY THE PLANNING AND DEVELOPMENT BUILDING AND SAFETY DIVISION. THE STUDY SHALL BE REVIEWED AND APPROVED BY PUBLIC WORKS.
5. TEMPORARY BERM AND SEDIMENTATION TRAPS, SUCH AS SILT FENCING, STRAW BALES, AND SAND BAGS, SHALL BE INSTALLED IN ASSOCIATION WITH PROJECT GRADING TO MINIMIZE EROSION OF SOILS AND SEDIMENTATION IN THE STORM DRAINS. THE SEDIMENTATION BASINS AND TRAPS SHALL BE CLEANED PERIODICALLY AND THE SILT SHALL BE REMOVED AND DEPOSITED IN A LOCATION APPROVED BY PWD. SEDIMENT TRAPS SHALL BE INSTALLED BEFORE WATER LEAVES THE SITE.
6. REPAIRED AREAS SHALL BE REVEGETATED OR RESTORED (I.E. GEOTEXTILE BONDING FABRICS) IMMEDIATELY AFTER GRADING TO MINIMIZE EROSION AND TO REESTABLISH SOIL STRUCTURE AND FERTILITY. REVEGETATION SHALL INCLUDE DROUGHT-RESISTANT, FAST-GROWING VEGETATION THAT WOULD QUICKLY STABILIZE EXPOSED GROUND SURFACES.
7. RUNOFF SHALL NOT BE DIRECTED ACROSS EXPOSED SLOPES. ALL SURFACE RUNOFF SHALL BE CONVEYED IN ACCORDANCE WITH THE APPROVED SITE DRAINAGE PLANS.
8. ENERGY DISSIPATORS SHALL BE INSTALLED AT THE END OF DRAIN PVC OUTLETS TO MINIMIZE EROSION DURING STORM EVENTS.
9. GRADING SHALL NOT OCCUR DURING THE WET SEASON (NOVEMBER - APRIL 15) UNLESS EROSION CONTROL DEVICES ACCEPTABLE TO THE PLANNING AND BUILDING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT ARE IMPLEMENTED.
10. SITE GRADING SHALL BE COMPLETED SUCH THAT PERMANENT DRAINAGE AWAY FROM FOUNDATIONS AND SLABS IS PROVIDED AND SO THAT WATER SHALL NOT POND NEAR PROPOSED STRUCTURES OR PAVEMENTS. INDIVIDUAL LOT GRADING SHALL BE DESIGNED TO MAINTAIN DRAINAGE RETENTION.
11. INSTALL EROSION CONTROL FABRIC AND HYDROSEED ALL SLOPES GREATER THAN 1:2.
12. SAND BAG AND TARP LOWER FILL AREA.
13. INLETS TO BE SET AT ROUGH GRADE AND ADJUSTED TO FINISH GRADE AS CONSTRUCTION IS COMPLETED.
14. THESE PLANS SHOW RECOMMENDED EROSION CONTROL MEASURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS ALL EROSION CONTROL RELATED ISSUES DURING CONSTRUCTION AND MAINTAIN AND MODIFY THE EROSION CONTROL MEASURES AS NECESSARY.

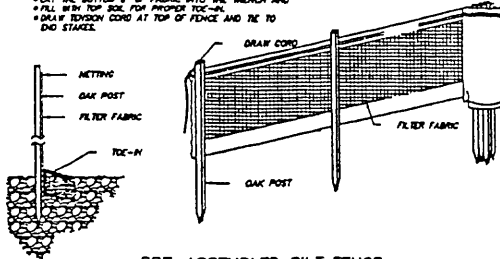
NOTE:
REFER TO SPECIFICATION SECTION 02300.3.04
ASBESTOS AIRBORN TOXIC CONTROL MEASURES
FOR ADDITIONAL REQUIRED MITIGATION REQUIREMENTS



STRAW WATTLE DETAIL
nts

INSTALLATION PROCEDURES:

- * Dig a 6" x 6" trench at desired fence location.
- * Unroll silt fence along trench.
- * Drive stakes into the down hill side of trench with NETTING and STAKES FACING THE DOWN HILL SIDE.
- * Lay the bottom 8" of fabric into the trench and pull up top side for proper toe-in.
- * Pull silt fence cord at top of fence and tie to end stakes.

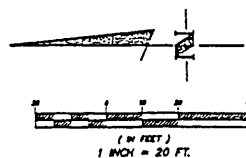


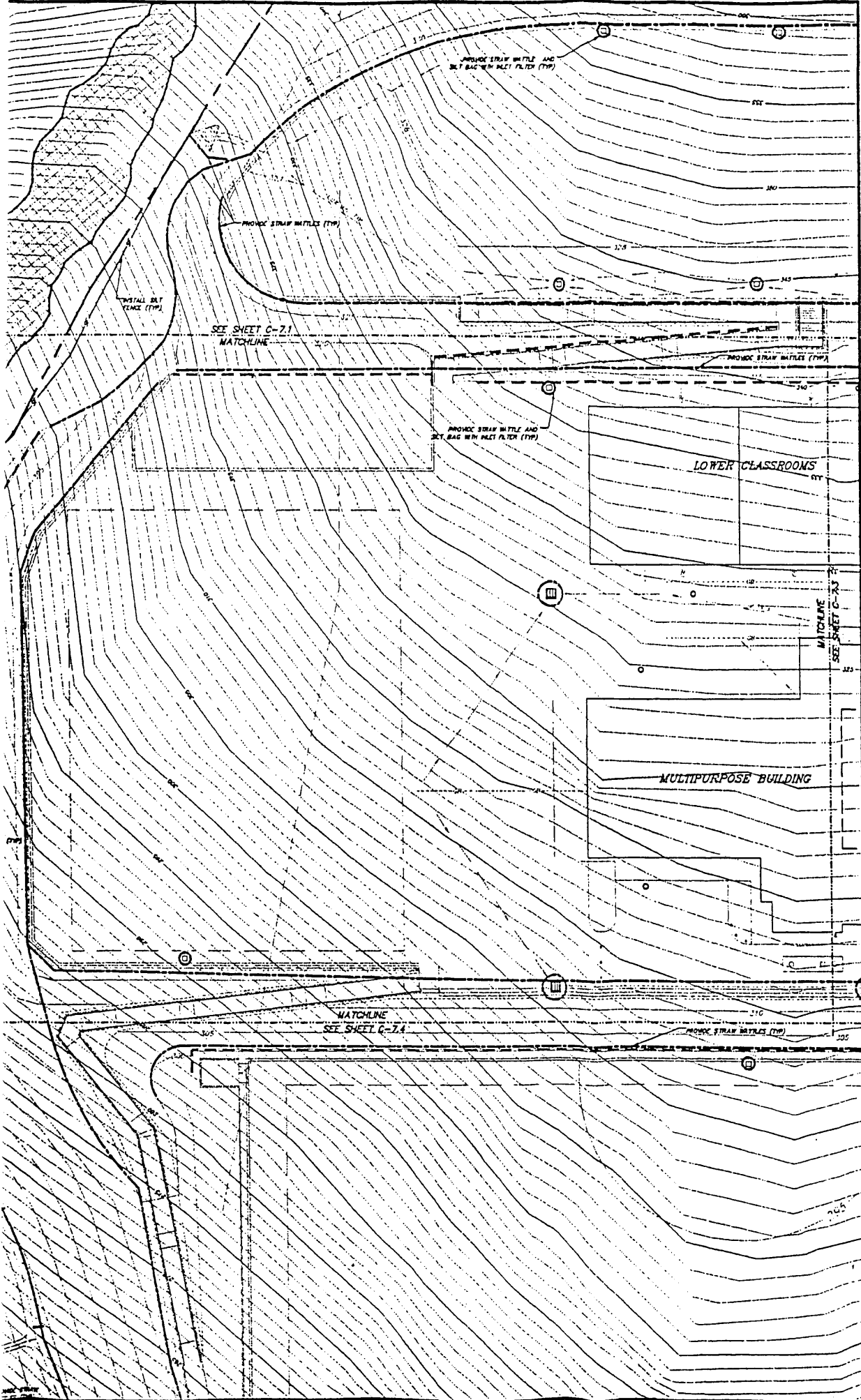
PRE-ASSEMBLED SILT FENCE
nts



LEGEND

- SILT WATTLES AROUND INLETS AND SILT BAGS WITH INLET FILTERS
- - - STRAW WATTLE
- SILT FENCE TO REMAIN IN PLACE DURING CONSTRUCTION OF PROJECT





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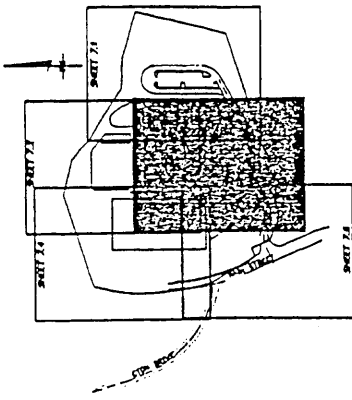
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**COAST UNIFIED
 SCHOOL DISTRICT
 CAMBRIA ELEMENTARY**
**EROSION CONTROL PLAN
 WEST**

NO.	REVISION	DATE

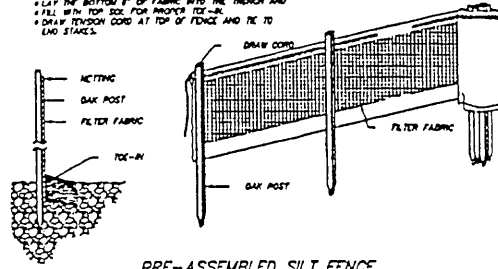
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 Drawn By: **ALS, ADT**
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 Date: **March 12, 2004**
 Job Number: **1003513**
 Sheet: **C-7.2**



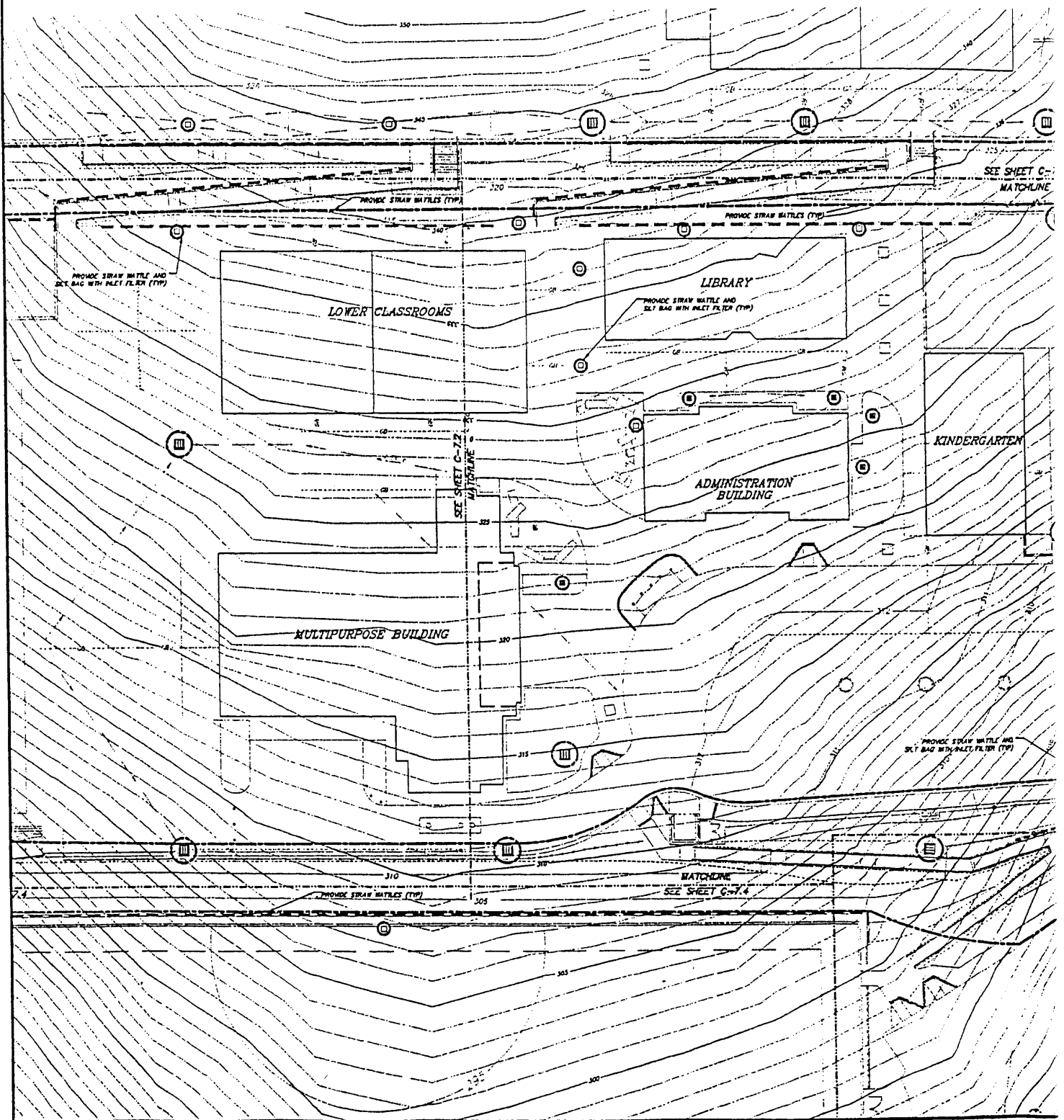
KEY MAP
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INSTALLATION PROCEDURES

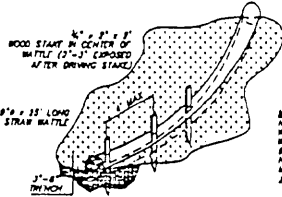
- DIG A 4" TRENCH AT DESIRED FENCE LOCATION
- UNROLL SILT FENCE ALONG TRENCH
- DRIVE STAKES INTO THE DOWN HILL SIDE OF TRENCH WITH NETTING AND STAKES FACING THE DOWN HILL SIDE
- LAY THE BOTTOM 8" OF FABRIC INTO THE TRENCH AND
- FILL WITH TOP SOIL FOR PROPER TIE-IN
- DRAW TENSION CORD AT TOP OF FENCE AND TIE TO END STAKES



PRE-ASSEMBLED SILT FENCE
N73



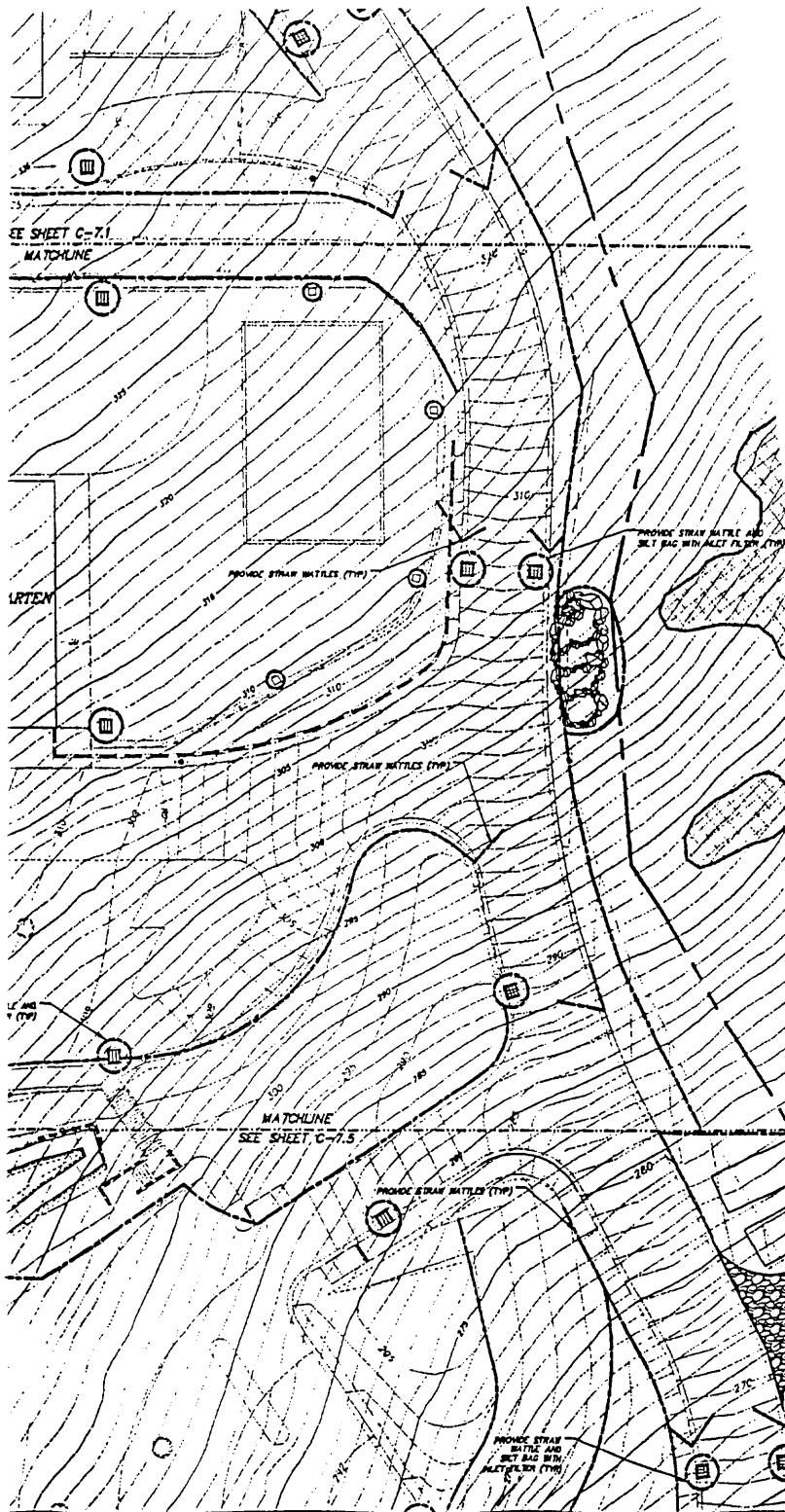
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STRAW WATTLE DETAIL
475

EROSION CONTROL NOTES

1. METHODS SUCH AS RETENTION BASINS, DRAINAGE DIVERSION STRUCTURES AND SPOT GRADING SHALL BE USED TO REDUCE EROSION AND SEDIMENTATION STREAMS DURING GRADING AND CONSTRUCTION ACTIVITIES.
2. GRADED AREAS SHALL BE REVEGETATED WITHIN FOUR (4) FEET OF GRADING ACTIVITIES WITH DEEP ROOTED, NATIVE DROUGHT-TOLERANT SPECIES TO MINIMIZE SOIL EROSION AND EROSION POTENTIAL. GEOTEXTILE BONDING FABRICS SHALL BE USED IF NECESSARY TO HOLD SLOPES UNTIL VEGETATION IS ESTABLISHED.
3. GRADING ON SLOPES GREATER THAN 2:1 SHALL BE DESIGNED TO MINIMIZE SURFACE WATER RUNOFF.
4. A DETAILED GEOLOGICAL AND SOIL ENGINEERING STUDY ADDRESSING STRUCTURE SETS AND ACCESS ROADS SHALL BE PREPARED TO DETERMINE STRUCTURAL DESIGN CRITERIA AS RECOMMENDED BY THE PLANNING AND DEVELOPMENT BUILDING AND SAFETY DIVISION. THE STUDY SHALL BE REVIEWED AND APPROVED BY PUBLIC WORKS.
5. TEMPORARY BERMES AND SEDIMENTATION TRAPS SUCH AS SILT FENCING, STRAW BATTLES, AND SAND BAGS SHALL BE INSTALLED IN ASSOCIATION WITH PROJECT GRADING TO MINIMIZE EROSION OF SOILS AND SEDIMENTATION IN THE STORM DRAINS. THE SEDIMENTATION BARRIERS AND TRAPS SHALL BE CLEANED PERIODICALLY AND THE SILT SHALL BE REMOVED AND DEPOSITED IN A LOCATION APPROVED BY A.S. SEDIMENT TRAPS SHALL BE INSTALLED BEFORE WATER LEAVES THE SITE.
6. NONPAVED AREAS SHALL BE REVEGETATED OR RESTORED (I.E. GEOTEXTILE BONDING FABRICS) IMMEDIATELY AFTER GRADING TO MINIMIZE EROSION AND TO RESTORE SOIL STRUCTURE AND FERTILITY. REVEGETATION SHALL INCLUDE DROUGHT-RESISTANT, FAST-GROWING VEGETATION THAT WOULD QUICKLY STABILIZE EXPOSED GROUND SURFACES.
7. RUNOFF SHALL NOT BE DIRECTED ACROSS EXPOSED SLOPES. ALL SURFACE RUNOFF SHALL BE CONVEYED IN ACCORDANCE WITH THE APPROVED SITE DRAINAGE PLAN.
8. ENERGY DISSIPATORS SHALL BE INSTALLED AT THE END OF DRAIN PIPE OUTLETS TO MINIMIZE EROSION DURING STORM EVENTS.
9. GRADING SHALL NOT OCCUR DURING THE WET SEASON (NOVEMBER 1-APRIL 15) UNLESS EROSION CONTROL DEVICES ACCEPTABLE TO THE PLANNING AND BUILDING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT ARE IMPLEMENTED.
10. SITE GRADING SHALL BE COMPLETED SUCH THAT PERMANENT DRAINAGE AWAY FROM FOUNDATIONS AND SLABS IS PROVIDED AND SO THAT WATER SHALL NOT POOL NEAR PROPOSED STRUCTURES OR PAVEMENT. INDIVIDUAL LOT GRADING SHALL BE DESIGNED TO MAINTAIN DRAINAGE INTENTION.
11. INSTALL EROSION CONTROL FABRIC AND HYDROSEED ALL SLOPES GREATER THAN 10%.
12. SAND BAG AND TAMP LOWER FILL AREA.
13. SLEETS TO BE SET AT ROUGH GRADE AND ADJUSTED TO FINISH GRADE AS CONSTRUCTION IS COMPLETED.
14. THESE PLANS SHOW RECOMMENDED EROSION CONTROL MEASURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS ALL EROSION CONTROL RELATED ISSUES DURING CONSTRUCTION AND MAINTAIN AND VERIFY THE EROSION CONTROL MEASURES AS NECESSARY.



LEGEND

- STRAW WATTLES AROUND INLETS AND SILT BAGS WITH INLET FILTERS
- STRAW WATTLE
- SILT FENCE TO REMAIN IN PLACE DURING CONSTRUCTION OF PROJECT

NOTE:
REFER TO SPECIFICATION SECTION 02.300.3.04 ASBESTOS AIRBORN TOXIC CONTROL MEASURES FOR ADDITIONAL REQUIRED MITIGATION REQUIREMENTS

DESIGNER'S RECORD

MTC

PROJECT NO. 99017-C7.3-EC.dwg

DATE: March 12, 2004

BY: ALS

FOR: SJS

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PROJECT NUMBER 25355

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CAMBRIA ELEMENTARY

EROSION CONTROL PLAN

NO.	REVISION	DATE

Design By: ALS Created By: SJS

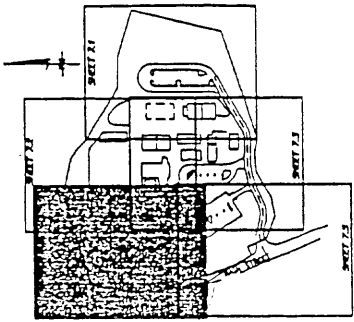
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Case No: 99017-C7.3-EC.dwg

Date: March 12, 2004

Job Number: 1003513

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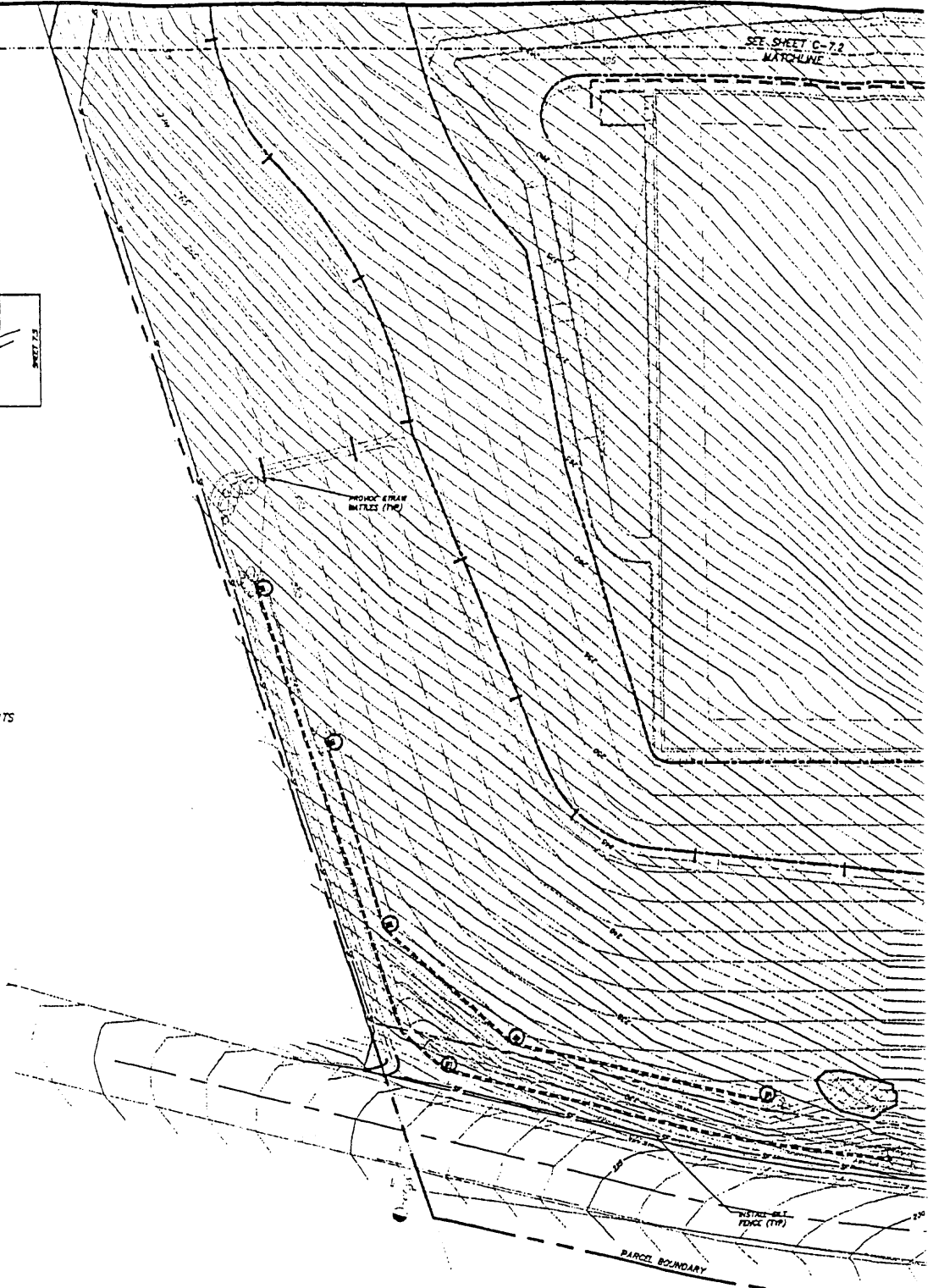


KEY MAP
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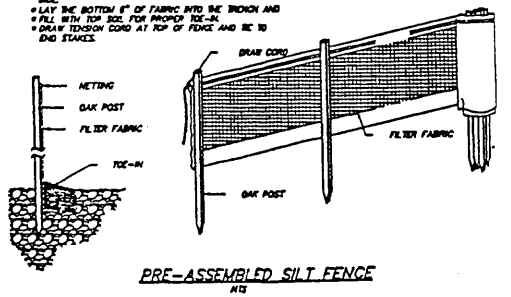
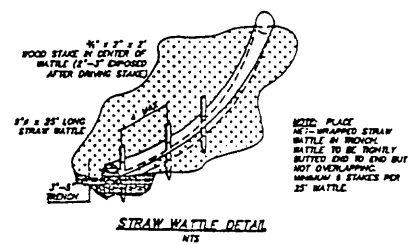
NOTE:
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ASBESTOS AIRBORN TOXIC CONTROL MEASURES
FOR ADDITIONAL REQUIRED MITIGATION REQUIREMENTS

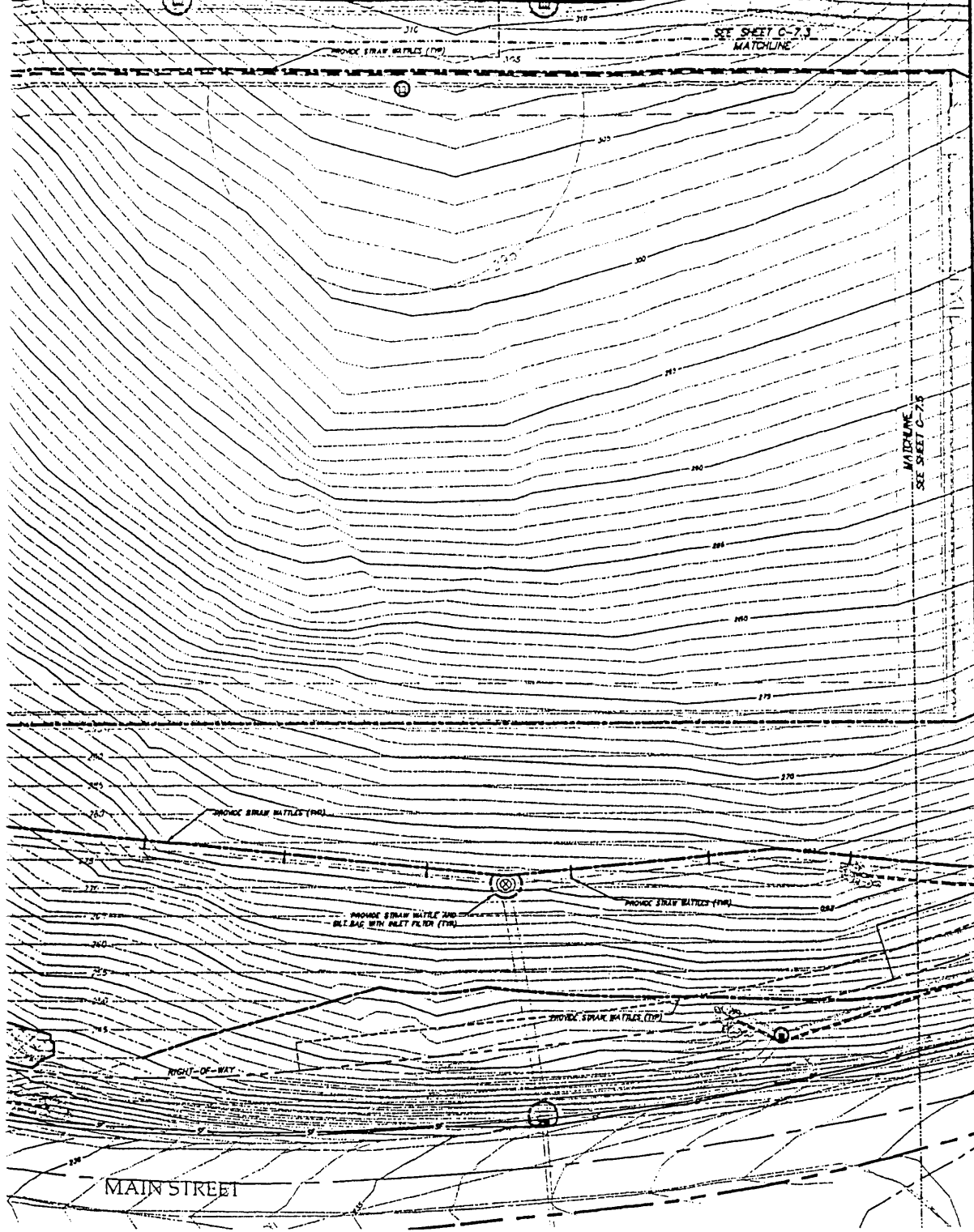
EROSION CONTROL NOTES

1. METHODS SUCH AS RETENTION BASINS, DRAINAGE DIVERSION STRUCTURES AND SPOT GRADING SHALL BE USED TO REDUCE SEASONAL ADJACENT STREAMS DURING GRADING AND CONSTRUCTION ACTIVITIES.
2. GRADING AREAS SHALL BE REVEGETATED WITHIN FOUR (4) WEEKS OF GRADING ACTIVITIES WITH DEEP ROOTED, WATER DROUGHT-TOLERANT SPECIES TO MINIMIZE SOIL FAILURE AND EROSION POTENTIAL. GEOTEXTILE BONDING FABRICS SHALL BE USED IF NECESSARY TO HOLD SLOPES UNTIL VEGETATION IS ESTABLISHED.
3. GRADING ON SLOPES GREATER THAN 8:1 SHALL BE DEFERRED TO MINIMIZE SURFACE WATER RUNOFF.
4. A DETAILED GEOLOGICAL AND SOILS ENGINEERING STUDY ADDRESSING STRUCTURE SITES AND ACCESS ROADS SHALL BE INSTALLED TO DETERMINE STRUCTURAL DESIGN CRITERIA, AS RECOMMENDED BY THE PLANNING AND DEVELOPMENT BUILDING AND SAFETY DIVISION. THE STUDY SHALL BE REVIEWED AND APPROVED BY PUBLIC WORKS.
5. TEMPORARY STRIPS AND SEDIMENTATION TRAPS, SUCH AS SILT FENCING, STRAW BALES, AND SAND BAGS, SHALL BE INSTALLED IN ADDITION TO ANY PROJECT GRADING TO MINIMIZE EROSION OF SOILS AND SEDIMENTATION BY THE STORM DRAINS. THE SEDIMENTATION BASINS AND TRAPS SHALL BE CLEANED PERIODICALLY AND THE SILT SHALL BE REMOVED AND DISPOSED OF IN A LOCATION APPROVED BY P&D. SEDIMENT TRAPS SHALL BE INSTALLED BEFORE WATER LEAVES THE SITE.
6. UNPAVED AREAS SHALL BE REVEGETATED OR RESTORED (I.E. GEOTEXTILE BONDING FABRICS) IMMEDIATELY AFTER GRADING TO MINIMIZE EROSION AND TO MAINTAIN SOIL STRUCTURE AND FERTILITY. REVEGETATION SHALL INCLUDE BROWN-TOP RESISTANT, FAST-GROWING, WIDE-RHIZOM THAT WOULD QUICKLY STABILIZE EXPOSED GROUND SURFACES.
7. RUNOFF SHALL NOT BE DIRECTED ACROSS EXPOSED SLOPES. ALL SURFACE RUNOFF SHALL BE COLLECTED IN ACCORDANCE WITH THE APPROVED SITE DRAINAGE PLANS.
8. ENERGY DISSIPATORS SHALL BE INSTALLED AT THE END OF DRAIN PIPE OUTLETS TO MINIMIZE EROSION DURING STORM EVENTS.
9. GRADING SHALL NOT OCCUR DURING THE WET SEASON (NOVEMBER - APRIL 15) UNLESS EROSION CONTROL DEVICES ACCEPTABLE TO THE PLANNING AND BUILDING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT ARE IMPLEMENTED.
10. SITE GRADING SHALL BE COMPLETED SUCH THAT PERMANENT DRAINAGE AWAY FROM FOUNDATIONS AND SLABS IS PROVIDED AND SO THAT WATER SHALL NOT POOL NEAR PROPOSED STRUCTURES OR PAVEMENTS. INDIVIDUAL LOT GRADING SHALL BE DECIDED TO MAINTAIN DRAINAGE NETWORK.
11. INSTALL EROSION CONTROL FABRIC AND HYDROSEED ALL SLOPES GREATER THAN 10%.
12. SAND BAG AND BARRIERS FILL AREA.
13. SLEETS TO BE SET AT ROUGH GRADE AND ADJUSTED TO FINISH GRADE AS CONSTRUCTION IS COMPLETED.
14. THESE PLANS SHOW RECOMMENDED EROSION CONTROL MEASURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS ALL EROSION CONTROL RELATED ISSUES DURING CONSTRUCTION AND MAINTAIN AND MODIFY THE EROSION CONTROL MEASURES AS NECESSARY.



- INSTALLATION PROCEDURES:**
- DIG A 6" x 6" TRENCH AT DESIRED FENCE LOCATION
 - UNROLL SILT FENCE ALONG TRENCH
 - DRIVE STAKES INTO THE DOWN HILL SIDE OF TRENCH WITH NETTING AND STRAPS FACING THE DOWN HILL SIDE.
 - LAY THE BOTTOM 10" OF FABRIC INTO THE TRENCH AND
 - FILL WITH TOP SOIL FOR PROPER TIE-IN.
 - DRAW TENSION CORD AT TOP OF FENCE AND TIE TO END STAKES.





SEE SHEET C-7.3
MATCHLINE

MATCHLINE
SEE SHEET C-7.5




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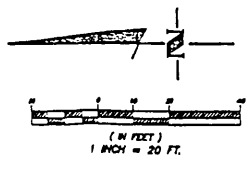
PROPOSE STRAW WATTLE 2ND
BELL BAG WITH INLET FILTER (700)

PROPOSE STRAW WATTLES (700)

PROPOSE STRAW WATTLES (700)

MAIN STREET

- LEGEND**
-  STRAW WATTLES AROUND INLETS AND SILT BAGS WITH INLET FILTERS
 -  STRAW WATTLE
 -  SILT FENCE TO REMAIN IN PLACE DURING CONSTRUCTION OF PROJECT




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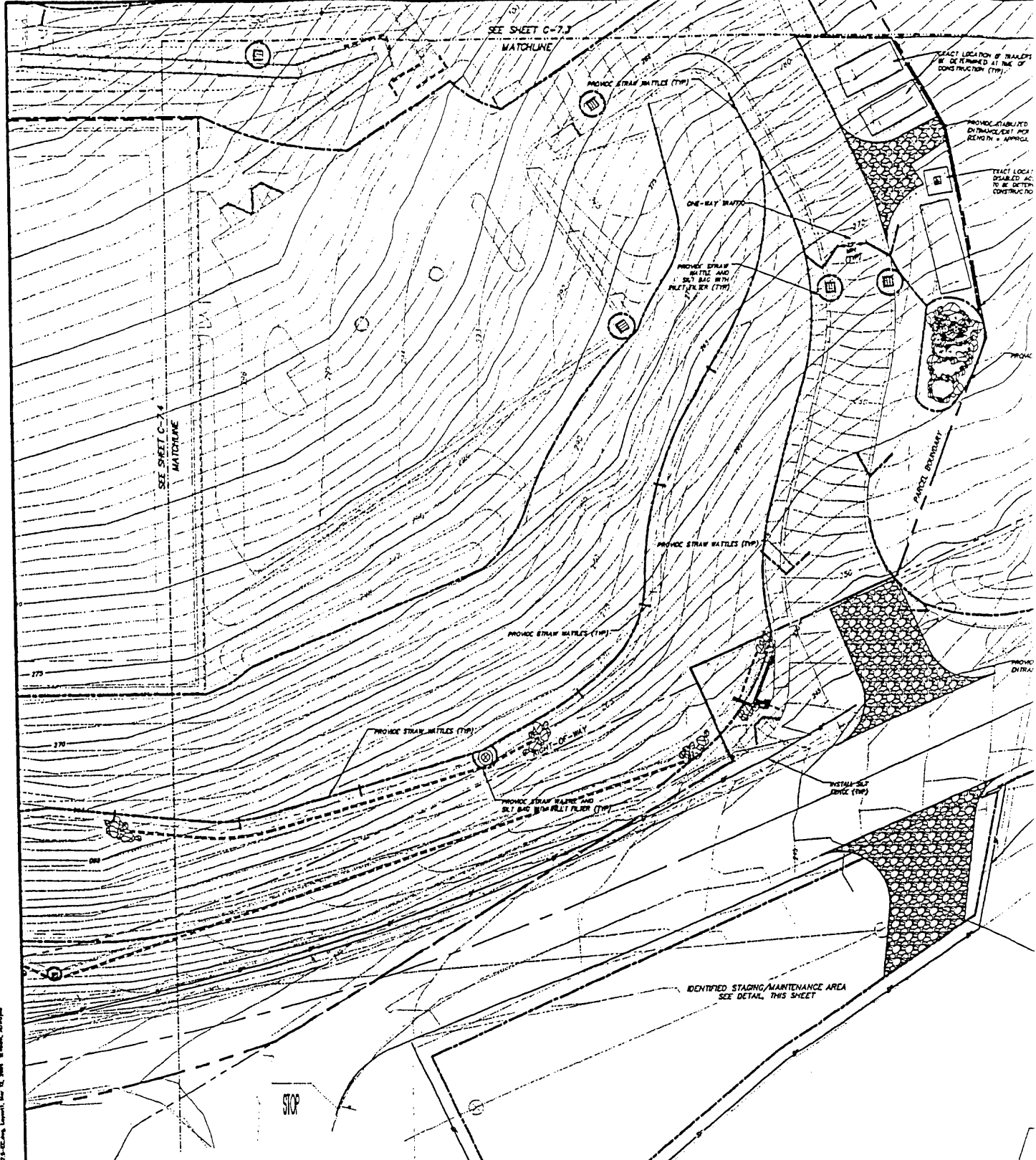
**COAST UNIFIED
SCHOOL DISTRICT
CAMBRIA ELEMENTARY**

EROSION CONTROL PLAN

NO.	REVISION	DATE

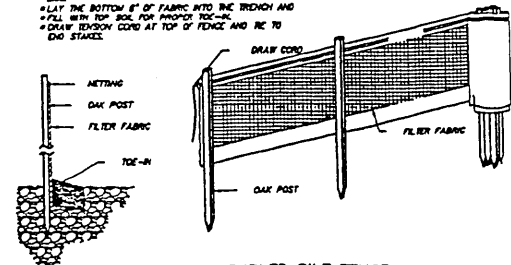
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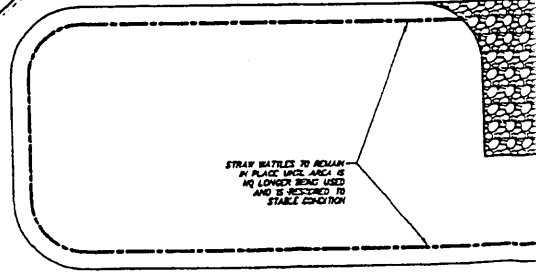


INSTALLATION PROCEDURES:

- DIG A 6" X 6" TRENCH AT DESIRED FENCE LOCATION
- UNROLL SILT FENCE ALONG TRENCH
- DRIVE STAKES INTO THE DOWN HILL SIDE OF TRENCH WITH NETTING AND STAKES FACING THE DOWN HILL SIDE
- LAY THE BOTTOM 6" OF FABRIC INTO THE TRENCH AND FILL WITH TOP SOIL FOR PROPER TOE-IN
- DRAW TENSION CORD AT TOP OF FENCE AND RE TO END STAKES

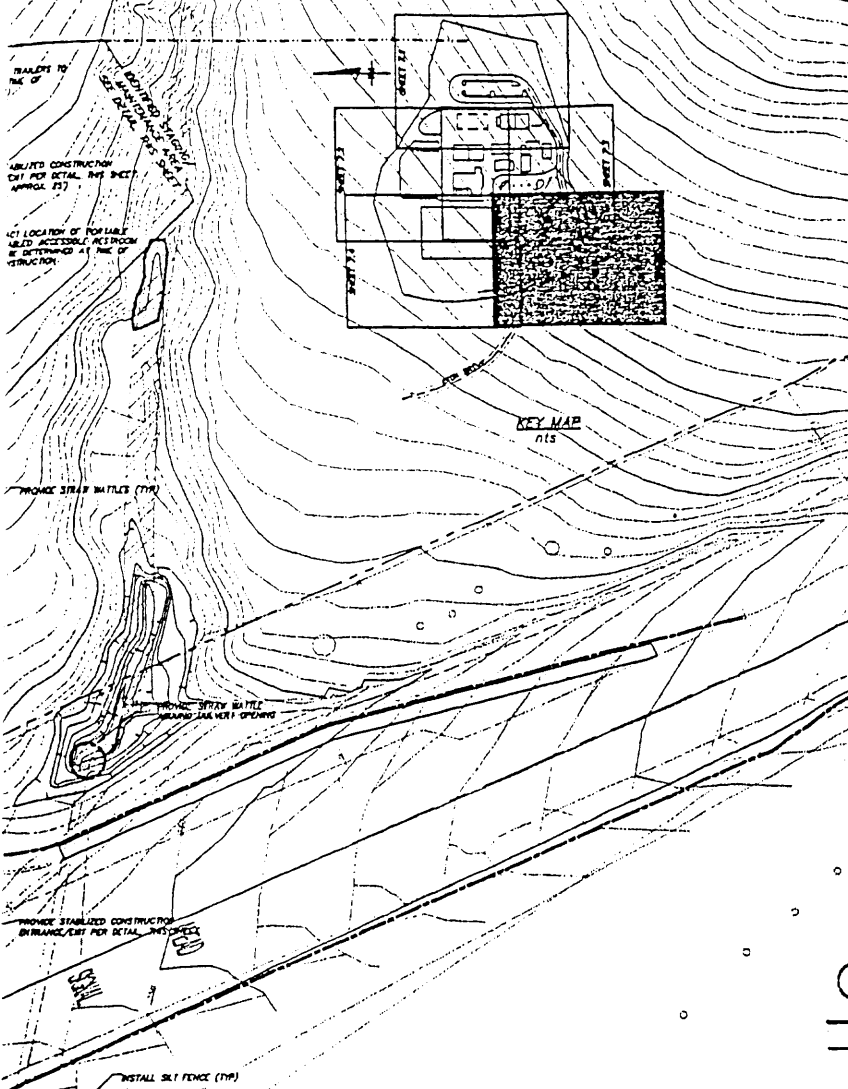


PRE-ASSEMBLED SILT FENCE
NYS



TYPICAL STAGING/MAINTENANCE EROSION CONTROL MATS

NYSDOT/CES/CS&M/Construction/Standard Specifications/2009/Volume 3-CES-Sub 6 - Erosion Control/Section 119 - Silt Fences, Mats and Straw Mats



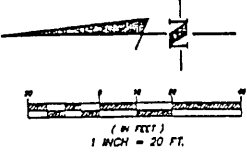
EROSION CONTROL NOTES

1. METHODS SUCH AS RETENTION BASINS, DRAINAGE OVERFLOW STRUCTURES AND SPOT DRAINAGE SHALL BE USED TO REDUCE SEEPAGE INTO ADJACENT STREAMS DURING DRAINAGE AND CONSTRUCTION ACTIVITIES.
2. GRADED AREAS SHALL BE REVEGETATED WITHIN FOUR (4) WEEKS OF DRAINAGE ACTIVITIES WITH DEEP ROOTED, WASTE DROUGHT-TOLERANT SPECIES TO MINIMIZE SOIL TALKING AND EROSION POTENTIAL. GEOTEXTILE EROSION FABRICS SHALL BE USED IF NECESSARY TO HOLD SLOPES UNTIL VEGETATION IS ESTABLISHED.
3. DRAINAGE ON SLOPES GREATER THAN 8:1 SHALL BE DESIGNED TO MINIMIZE SURFACE WATER RUNOFF.
4. A DETAILED GEOLOGICAL AND OR SOIL ENGINEERING STUDY ADDRESSING STRUCTURE SITES AND ACCESS ROADS SHALL BE PREPARED TO DETERMINE STRUCTURAL DESIGN CRITERIA AS RECOMMENDED BY THE PLANNING AND DEVELOPMENT BUILDING AND SAFETY DIVISION. THE STUDY SHALL BE REVIEWED AND APPROVED BY PUBLIC WORKS.
5. TEMPORARY BERMS AND SEDIMENTATION TRAPS SUCH AS SELF-FLUSHING STRAW BALES AND SAND BAGES SHALL BE INSTALLED IN ASSOCIATION WITH PROJECT GRADING TO MINIMIZE EROSION OF SOILS AND SEDIMENTATION IN THE STORM DRAINS. THE SEDIMENTATION BASINS AND TRAPS SHALL BE CLEANED PERIODICALLY AND THE SILT SHALL BE REMOVED AND DEPOSITED IN A LOCATION APPROVED BY THE CITY ENGINEER. SEDIMENT TRAPS SHALL BE INSTALLED BEFORE WATER LEAVES THE SITE.
6. UNGRADED AREAS SHALL BE REVEGETATED OR RESTORED (I.E. GEOTEXTILE EROSION FABRICS) IMMEDIATELY AFTER DRAINAGE TO MINIMIZE EROSION AND TO RESTORE SOIL STRUCTURE AND FERTILITY. VEGETATION SHALL INCLUDE DROUGHT-TOLERANT, FAST-GROWING VEGETATION THAT WOULD QUICKLY STABILIZE EXPOSED DRAGGAGE SURFACES.
7. RUNOFF SHALL NOT BE DIRECTED ACROSS EXPOSED SLOPES. ALL SURFACE RUNOFF SHALL BE CONVEYED IN ACCORDANCE WITH THE APPROVED SITE DRAINAGE PLANS.
8. ENERGY DISSIPATORS SHALL BE INSTALLED AT THE END OF DRAIN PIPE OUTLETS TO MINIMIZE EROSION DURING STORM EVENTS.
9. DRAINAGE SHALL NOT OCCUR DURING THE WET SEASON (NOVEMBER THROUGH APRIL) UNLESS EROSION CONTROL DEVICES ACCEPTABLE TO THE PLANNING AND BUILDING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT ARE IMPLEMENTED.
10. SITE DRAINAGE SHALL BE COMPLETED SUCH THAT PERMANENT DRAINAGE OF GREAT FROM TOLERATIONS AND LEAKS IS PROVIDED AND SO THAT WATER SHALL NOT POOL NEAR PROPOSED STRUCTURES OR PARCELS. INDIVIDUAL LOT DRAINAGE SHALL BE DESIGNED TO MAINTAIN DRAINAGE RETENTION.
11. INSTALL EROSION CONTROL FABRIC AND HYDROSEED ALL SLOPES GREATER THAN 10%.
12. SAND BAG AND TARP LOWER FILL AREA.
13. INLETS TO BE SET AT ROUGH GRADE AND ADJUSTED TO FINISH GRADE AS CONSTRUCTION IS COMPLETED.
14. THESE PLANS SHOW RECOMMENDED EROSION CONTROL MEASURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS ALL EROSION CONTROL RELATED ISSUES DURING CONSTRUCTION AND MAINTAIN AND VERIFY THE EROSION CONTROL MEASURES AS NECESSARY.

DESIGNED BY

DATE

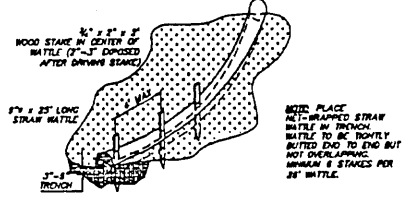
NO. REVISION DATE



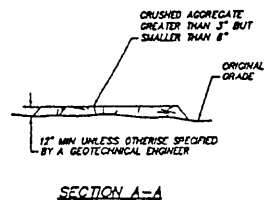
LEGEND

- STRAW WATTLES AROUND INLETS AND SILT BAGS WITH INLET FILTERS
- STRAW WATTLE
- SILT FENCE TO REMAIN IN PLACE DURING CONSTRUCTION OF PROJECT

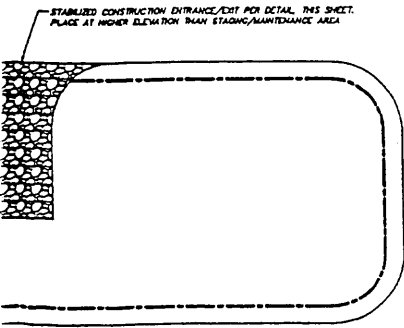
NOTE:
REFER TO SPECIFICATION SECTION 02300.3.04
ASBESTOS AIRBORN TOXIC CONTROL MEASURES
FOR ADDITIONAL REQUIRED MITIGATION REQUIREMENTS



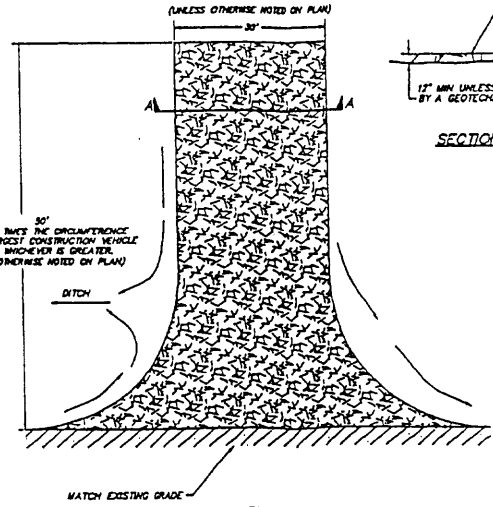
STRAW WATTLE DETAIL
NTS



SECTION A-A



**MAINTENANCE AREA
OF MEASURES**



**PLAN
STABILIZED CONSTRUCTION ENTRANCE/EXIT**
NTS

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES

APPL
03-107052

AC _____ FLS _____ SS _____

DATE _____

SEA FILE # _____ 40-11

PROJECT TRACKING # _____ 751855

RRM DESIGN GROUP
Creating Sustainable People's Style

3745 South Myers Street, Suite 107 • San Luis Obispo, California 93401
Phone 805/743-1794 • Fax 805/743-4008 • www.rrmdesign.com

**COAST UNIFIED
SCHOOL DISTRICT
CAMBRIA ELEMENTARY**

EROSION CONTROL PLAN

NO.	REVISION	DATE

Design By **ALS** Checked By **SJS**
Drawn By **ALS, ADT**
Sheet File **99017-C7.5-EC.dwg**
Date **March 12, 2004**
Job Number **1003513**
Sheet **C-7.5**

Appendix B

- **Project Conditions of Approval**



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

June 18, 2003

Mae Rhodes
Coast Unified School District
2850 Schoolhouse Lane
Cambria, CA 93428

NOTICE OF FINAL COUNTY ACTION

HEARING DATE: June 12, 2003

SUBJECT: Coast School District Development Plan/Coastal D020150D

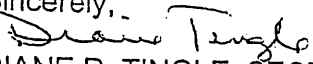
LOCATED WITHIN COASTAL ZONE: YES

The above-referenced application was approved by the San Luis Obispo County Planning Commission. A copy of the findings and conditions are being sent to you, along with the Resolution of approval.

This action is appealable to the Board of Supervisors within 14 days of this action. If there are Coastal grounds for the appeal there will be no fee. If an appeal is filed with non coastal issues there is a fee of \$474. This action may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. Contact the Commission's Santa Cruz Office at (408) 427-4863 for further information on appeal procedures. If you have questions regarding your project, please contact your planner at (805) 781-5600.

Sincerely,


DIANE R. TINGLE, SECRETARY
COUNTY PLANNING COMMISSION

PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, June 12, 2003

PRESENT: Commissioners Wayne Cooper, Doreen Liberto-Blanck, Eugene Mehlschau, Pat Veasart, Chairman Bob Roos

ABSENT: None

RESOLUTION NO. 2003-36
RESOLUTION RELATIVE TO THE GRANTING
OF A DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT

WHEREAS, The County Planning Commission of the County of San Luis Obispo, State of California, did, on the 12th day of June, 2003, grant a Development Plan/Coastal Development Permit to COAST UNIFIED SCHOOL DISTRICT to allow the construction of a K-5 elementary school for 500 students including classrooms, administrative buildings, sports fields, and playground on slopes greater than 20%, in the Public Facilities Land Use Category. The property is located in the county on the east side of the intersection of Main Street and Eton Road in the community of Cambria, APN: 013-161-022, in the North Coast Planning Area. County File Number: D020150D.

WHEREAS, The Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Findings listed in Exhibit A, and revised required CEQA Findings and Statement of Overriding Considerations listed in Exhibit B.

WHEREAS, The Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Conditions listed in Exhibit C.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 12th day of June, 2003, does hereby grant the aforesaid Permit No. D020150D.

If the use authorized by this Permit approval has not been established or if substantial work on the

EXHIBIT A - FINDINGS

CEQA

- A. No subsequent changes are proposed in the project which will require important revisions of the EIR previously prepared for the Coast Unified School District General Plan Amendment, G990007M, due to the involvement of new significant environmental impacts not considered in the previously prepared EIR for the project.
- B. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require important revisions in the EIR due to the involvement of new significant environmental impacts not covered in the previously prepared EIR for the Coast Unified School District General Plan Amendment, G990007M.
- C. No new information of substantial importance to the project has become available that was not known or could not have been known at the time the EIR was previously certified for the Coast Unified School District General Plan Amendment, G990007M.
- D. The proposed project will not cause significant environmental effects.
- E. The project is consistent with the previously-certified EIR for the Coast Unified School District General Plan Amendment, G990007M (ED02-567).

Development Plan

- F. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- G. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- H. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- I. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- J. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- K. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Archeological Sensitive Area

- L. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because no resources were found during the preliminary site survey.

Sensitive Resource Area

- M. The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because development has been located as far away from wetland areas as possible and a wetland protection plan is required
- N. Natural features and topography have been considered in the design and siting of all proposed physical improvements.
- O. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because site disturbance have been minimized and grading, drainage, and erosion control plans consistent with the CZLUO have been submitted.
- P. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff, because, as conditioned, the project or use meets drainage and erosion control standards specified by the County Public Works Department.
- Q. There will be no significant negative impact on the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat.
- R. The proposed use will not significantly disrupt the habitat.

Wetland Setback

- S. The site would be physically unusable for the principal permitted use unless the setback is reduced.
- T. The reduction is the minimum that would enable a principal permitted use to be established on the site after all practical design modifications have been considered.
- U. The adjustment would not allow the proposed development to locate closer to the wetland than allowed by using the stringline setback method.

EXHIBIT C - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the construction of a k-5 Elementary School for 500 students including classrooms, administrative buildings, sportsfields, and playgrounds on slopes greater than 20%.
2. Site development shall be consistent with the site plan, floor plans, elevations, and colorboard.

Building Height

3. **The maximum height of the project is 35 feet from finished grade.**

Deed Restrictions

4. **Prior to issuance of a "Notice to Proceed" and installation of utilities**, the applicant shall provide the County Department of Planning and Building evidence that the property is permanently restricted in a manner that prohibits tie-in to the utility lines.
5. **Prior to issuance of a "Notice to Proceed"**, the applicant shall provide the County Department of Planning and Building evidence that a one-foot wide easement around the perimeter of the site, to a third party, acceptable to the Executive Director of the Coastal Commission has been recorded that creates a utility prohibition zone to prohibit the extension of utilities across it except in a single location to provide services to the school.
6. **Prior to issuance of a "Notice to Proceed"**, the applicant shall provide the County Department of Planning and Building evidence that a 50 foot wide agricultural buffer along the adjoining property lines permanently protected and restricted by easement of dedication.
7. **Prior to issuance of a "Notice to Proceed"**, the applicant shall provide the County Department of Planning and Building evidence the applicant shall record a "right to farm" statement in the form of a deed restriction in accordance with the attached North Coast Area Plan Public Facilities Planning Area Standard 2b.

Lighting

8. **Prior to issuance of a "Notice to Proceed"**, the applicant shall provide the County Department of Planning and Building a lighting plan showing the height, location, and intensity of all exterior lighting and shall, at a minimum, comply with the following standards:
 - a. All light fixtures shall be shielded so that neither the lamp nor the related reflective interior surface is visible. All light poles, fixtures, and hoods shall be dark colored. All exterior light sources shall be low-level and adjusted so that light is directed away from neighboring areas. The height of freestanding outdoor light fixtures shall be limited to the height of the tallest permitted building on the site, and in no case any taller than 20 feet. Any security lighting shall be shielded so as not to create glare when viewed from neighboring areas. Light poles and fixtures shall not be obtrusive when viewed from neighboring areas. Light poles and fixtures shall not be obtrusive to travelers along Highway 1. There shall be no exterior night lighting, other than the minimum lighting necessary for pedestrian and vehicular safety purposes.

Landscaping

9. **Prior to issuance of a "Notice to Proceed"**, the applicant shall provide the County Department of Planning and Building a landscaping plan meeting the requirements of Section 23.04.180 of the CZLUO

and prepared by a qualified individual. The landscape plan shall be consistent with the attached North Coast Area Plan Public Facilities Planning Area Standard 5 a-h.

Cultural/Historic Resources

10. In the event that cultural or historic material is discovered during construction activities, all construction in the affected area shall cease until the find is evaluated by a qualified archaeologist/historian approved by the Department of Planning and Building and the requirements of Section 23.05.140 of the CZLUO have been satisfied.

Grading, Drainage and Erosion Control Plans

11. Prior to issuance of a "Notice to Proceed", the applicant shall provide the County Department of Planning and Building grading, drainage and erosion control plans meeting the requirements of CZLUO Section 23.05.020 and consistent with the attached North Coast Area Plan Public Facilities Planning Area Standard 7 a-i.

Sewer/water Facilities

12. Water supply and sewage disposal systems shall be designed as described in the attached North Coast Area Plan Public Facilities Planning Area Standard 8 a-c, and include water efficient plumbing features, water and sewer lines sized at the minimum necessary to serve the proposed development, no additional connection points, and the ability to implement standby water conservation programs.
13. Prior to issuance of "Notice to Proceed", the applicant shall enter into an annexation agreement , services agreement or combination of agreements with the CCSD. Water, recycled water, and wastewater services shall be subject to the terms and conditions of the agreements between the CCSD and the CUSD.

Wetland Protection

14. The School District shall mitigate for any impacts to the seep area through creation and maintenance of on-site, in-kind wetland mitigation areas that receive stormwater and irrigation runoff from the school grounds. The size and locations of such mitigation areas will be determined in coordination with the County of San Luis Obispo. All wetland mitigation areas constructed on the site will be monitored and maintained by the School District in perpetuity.

The wetland mitigation plan shall, at a minimum, specify the type of mitigation selected (e.g., creation of new wetlands, enhancement, dedication, or land banking of existing wetlands, or payment of in lieu fees), and the method of determining amount of mitigation (e.g., fees, amount of replacement or dedication). If wetlands are to be enhanced or replaced, the mitigation plan shall specify the location, condition, method of improvement, maintenance, and success criteria.

15. Prior to issuance of a "Notice to Proceed", the applicant shall provide the County Department of Planning and Building a monitoring plan consistent with the attached North Coast Area Plan Public Facilities Planning Area Standard 9.

Drainage Basin and Drainage Swales

16. Any proposed drainage basins and/or drainage swales that convey runoff shall be designed to act as wetland habitat in accordance with the attached North Coast Area Plan Public Facilities Planning Area Standard 10.

Construction Vehicle Activities

17. Construction documents shall show construction vehicle staging areas. Staging, re-fueling, and maintenance of vehicles will be performed only in those marked areas. Cleaning and refueling of equipment and vehicles will be avoided during rainy conditions in order to reduce the potential for inadvertent release of fuel or other contaminants from construction areas to aquatic habitats.

Traffic and Circulation

18. Roadway, pedestrian, bicycle, and transit related improvements shall be consistent with county standards and shall be reviewed and approved by the County Public Works Department. An encroachment permit is required for any approved alteration or work in within the right-of-way. Improvements shall include at a minimum:
 - a. Realignment of Main Street to accommodate road improvements.
 - b. A left-turn lane into the driveway with a minimum 150 foot long pocket plus necessary tapers to conform to existing Main Street.
 - c. A shoulder with a five foot minimum width on Main Street to accommodate bicycles except for a 12 foot shoulder for a minimum of 120 feet for a right turn lane. This portion of the improvement may be bonded for a period of five years.
 - d. A safe access route along Main Street designated for students.
 - e. Any driveway entrances shall be designed to accommodate the turning radius for busses, delivery trucks, fire trucks, and garbage trucks. The vertical profile of the driveway must accommodate busses and other vehicles with longer rear overhang such that these vehicles do not "bottom out" when entering or exiting the driveway.
 - f. Sight distances for vehicles exiting the school driveway pursuant to the State Traffic Manual.
 - g. School warning signs on Main Street and Eton Road, including a flashing beacon pursuant to the State Traffic Manual. The driveway entrance should have streetlights for evening facility use.

Air Quality

19. During construction the Best Available Control Technology for diesel fueled construction equipment and dust control measures as detailed in the attached North Coast Area Plan Public Facilities Standard 13 shall be implemented where feasible. The applicant shall notify, by letter, the Department of Planning and Building of the status of the measures and clearly state why any measures not taken are infeasible.
20. **Prior to any grading activities at the site**, the applicant shall work with APCD to determine if naturally occurring asbestos is present, this may include a geologic evaluation.

Fire Safety

21. **Prior to issuance of a "Notice to Proceed"**, the applicant shall provide the County Department of Planning and Building with a fire safety plan approved by the Cambria Fire Department.
22. **Prior to occupancy of a building**, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

Condition Compliance/Monitoring

23. The School District shall retain a monitor approved by the County Department of Planning and Building for the construction phase of the project to ensure compliance with the County Conditions of Approval. The monitor will prepare a construction monitoring plan that will include (1) goals, responsibilities, authorities, and procedures for verifying compliance with environmental mitigations; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction

crew training regarding environmental sensitivities; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. The monitoring plan shall be approved by the County Department of Planning and Building.

Miscellaneous

24. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050.

Appendix C

- **Mitigation and Monitoring Plans**



Cambria Elementary

Coast Unified School District

Wetland Protection &



Mitigation Program

DRAFT

January, 2004



RRM DESIGN GROUP

Crafting Environments People Enjoy

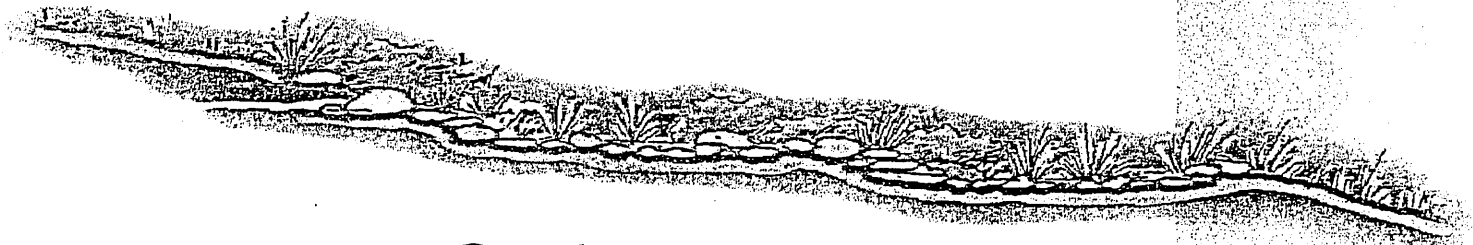
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Section
One

Wetland

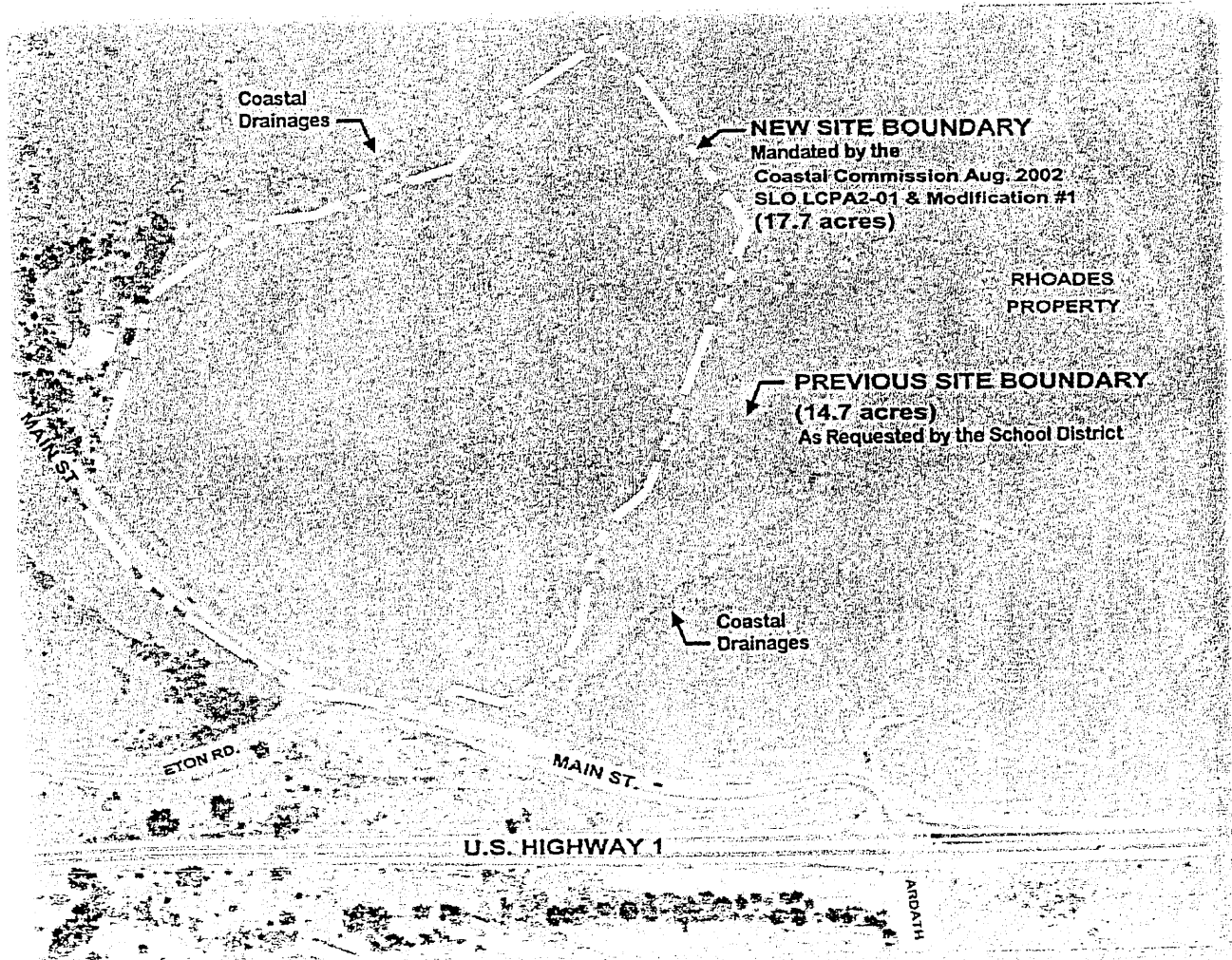


Protection



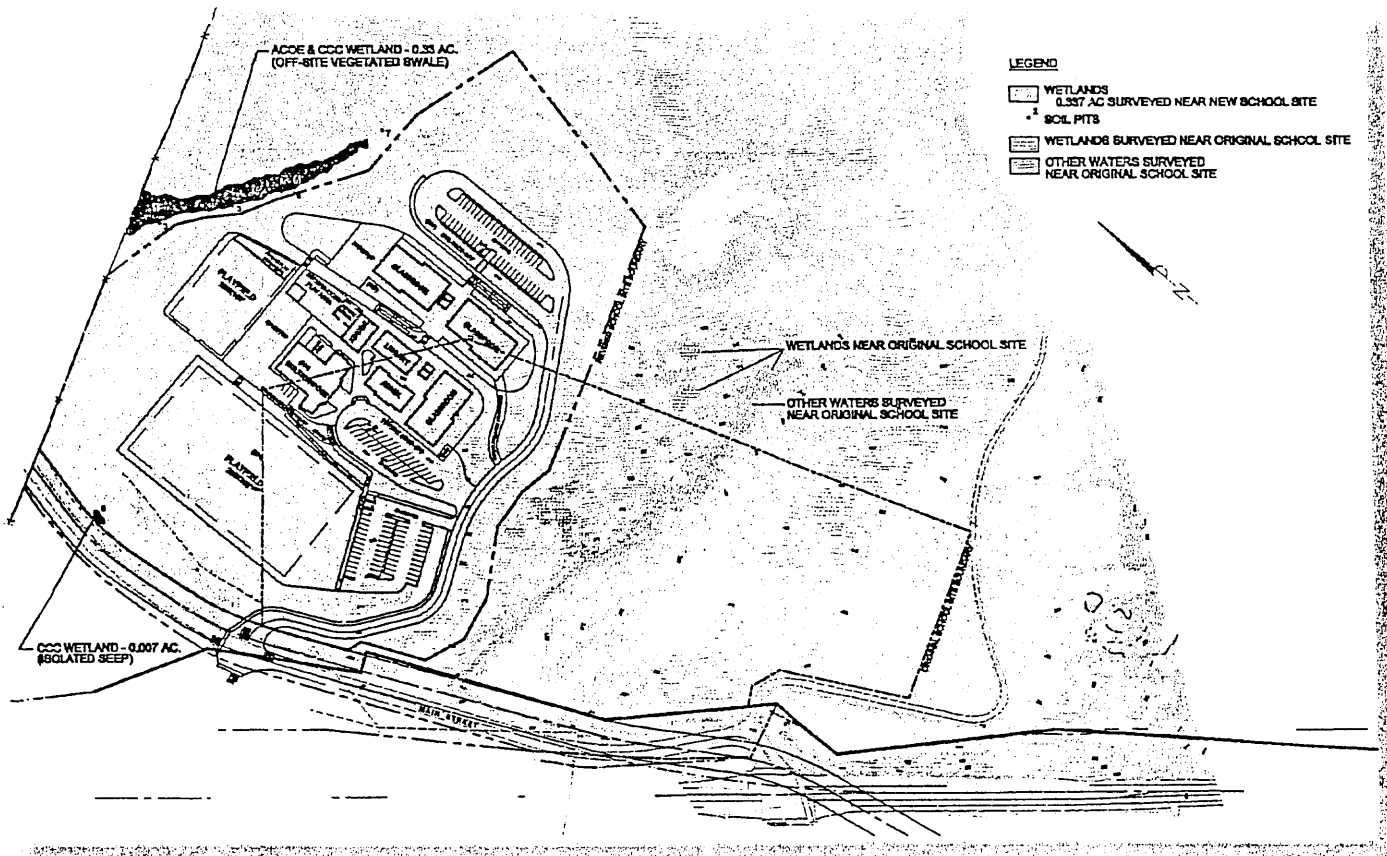
A. Introduction

The Cambria Elementary School site is located along the southern length of Main Street on a sloping hill between two seasonal drainage swales. The former campus location originally proposed to fill the southern swale and through the Coastal Commission approval process, the Commission resolved that the swale shall be avoided and protected in its existing condition. The Commission required the school to move its location to the north and avoid the swale due to small clusters of coastal wetlands located on the bank and bed of the swale.



School Site
Location

In its current location, the school was designed to physically avoid both swales and wetlands which are located outside the school boundaries. The wetland protection plan therefore consists of protecting the quality of water that enters the adjacent swales from the school site. Both the swales run into culverts under Main Street and eventually contribute to Santa Rosa Creek. The mitigation portion of the program is due to unavoidable impacts to a seasonal seep located at the toe of the site along Main Street. The seep is considered a coastal wetland and will be mitigated in-kind and on-site at a 3:1 ratio.



Wetland and Seep Locations

The first part of this program is devoted to outlining the design and policies for water quality protection, and the second part will provide the guidelines to implement the mitigated wetland habitat.



B. Drainage Design

The primary goal of protecting water quality and maintaining supply to downstream habitats has been built into the project through the design of the storm drain system, routine maintenance practices, permanent slope planting, and erosion control measures to be implemented during construction.

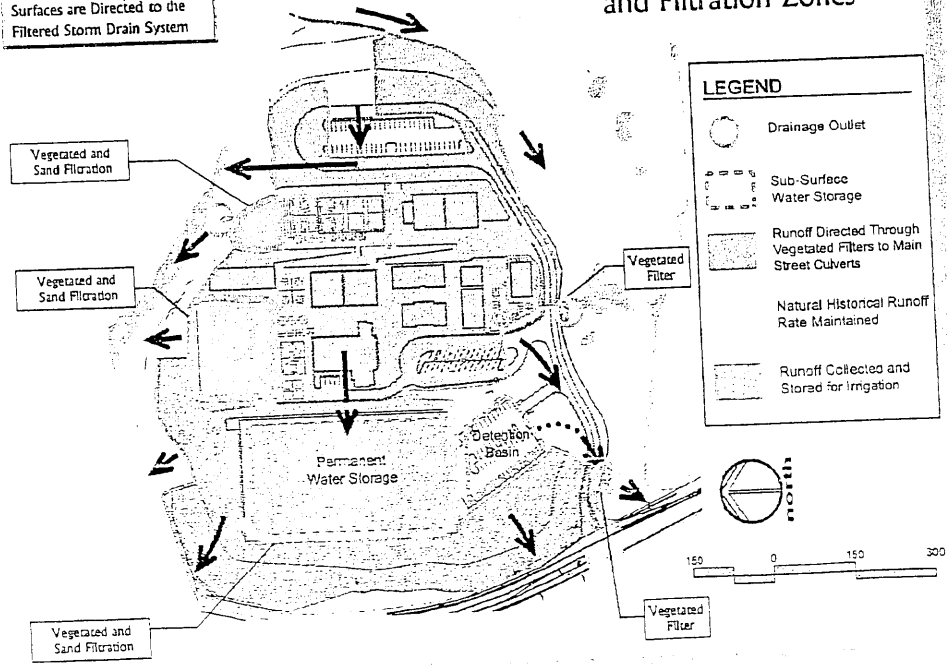
The storm drain system is designed to protect the rate of water flow and quality of water entering into the existing drainage swales adjacent to the campus. Storm water runoff will be collected in a subsurface retention basin. Storm water will be metered out at historical rates to maintain existing flow conditions and excess runoff water will be stored for irrigation use. Prior to the release of storm water from the school's subsurface retention system, the water will have been filtered with carbon filters to remove any grease or oils that are present. Filters are located in key drain inlets within paved areas. The amount of storm water released will meet County release rate requirements and provide the historical predevelopment runoff to the local stream system.

Filtering of storm water is also achieved in this project through natural ecological means. All slopes are planted, brow ditches carrying runoff from the slopes are vegetated, and the turf areas have a built in sand layer that filters runoff prior to recycling the water for irrigation. Vegetation helps slow the rate of surface flow so that infiltration can be achieved and plant coverage holds the topsoil in place. Permanent erosion control matting will be placed on all graded slopes, then hydro-seeded or planted with shrubs and groundcover. Water released from the retention basin will also pass through a vegetated outfall system prior to entering the offsite swale.



Note: All Drainage from Paved Surfaces are Directed to the Filtered Storm Drain System

Permanent Runoff/ Collection and Filtration Zones



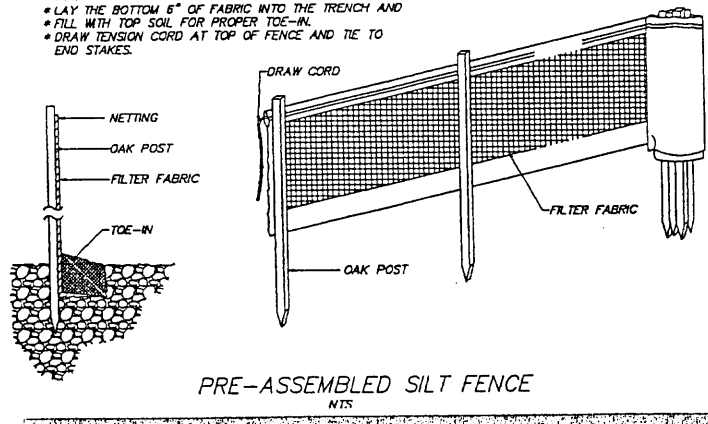
Proposed Runoff and Drainage Design

C. Construction Requirements

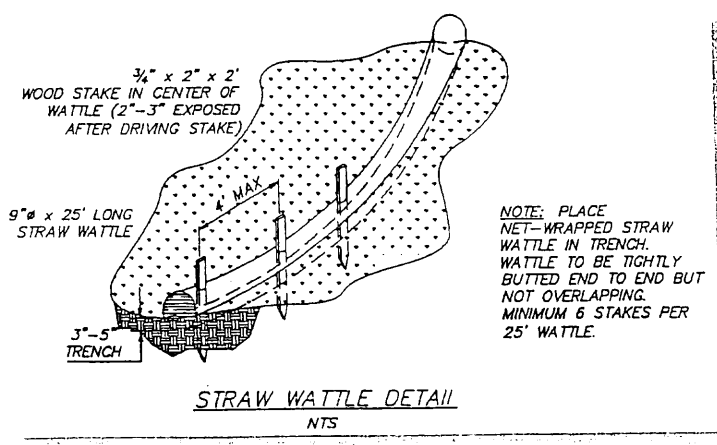
During construction the contractor will be required to utilize good site management techniques and to follow the approved Erosion Control Plan for temporary erosion control.

The grading of the site incorporates a series of earthen brow ditches and overflow channels which collect and distribute runoff to drain inlets. Straw bales will be installed as a temporary erosion control measure, and will be used to slow the water as it flows through the ditches. Straw wattles will be placed around all drain inlets to protect silt from covering the drains. A silt fence will be installed along the lower portion of the property to stop the water from running off the site and direct it into the drainage channels and inlets.

- INSTALLATION PROCEDURES:**
- DIG A 6" x 6" TRENCH AT DESIRED FENCE LOCATION.
 - UNROLL SILT FENCE ALONG TRENCH.
 - DRIVE STAKES INTO THE DOWN HILL SIDE OF TRENCH WITH NETTING AND STAKES FACING THE DOWN HILL SIDE.
 - LAY THE BOTTOM 6" OF FABRIC INTO THE TRENCH AND FILL WITH TOP SOIL FOR PROPER TOE-IN.
 - DRAW TENSION CORD AT TOP OF FENCE AND TIE TO END STAKES.

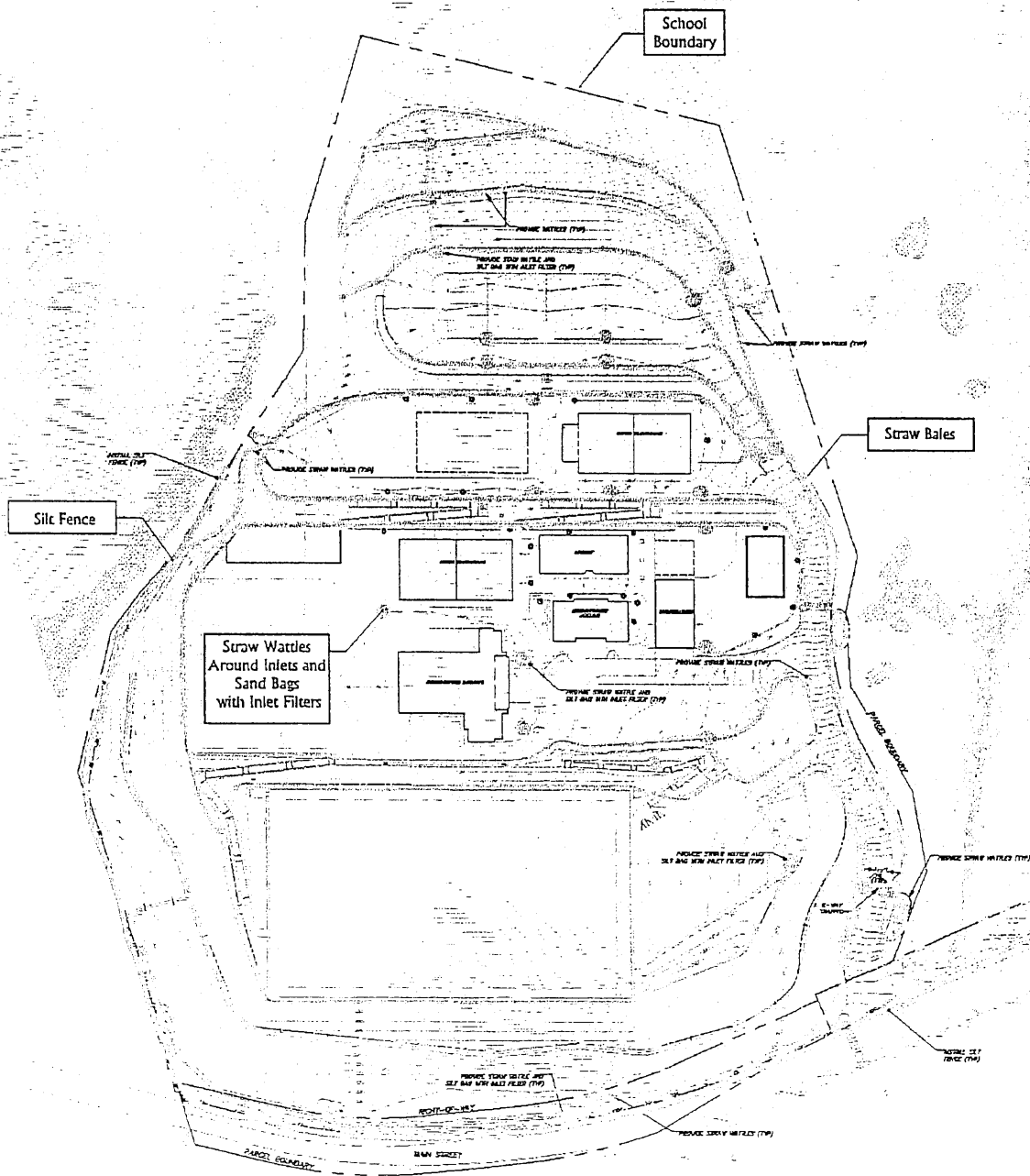


Proposed Erosion Control Silt Fence



Proposed Erosion Control Straw Wattle





Proposed Erosion Control Plan



During construction the contractor will be required to follow all County Construction Requirements, such as:

- Construction activities shall be limited to dry weather.
- Storm drain inlets and natural drainage swales shall be protected from runoff with sand bag barriers, filter fabric screens, straw bales filters, block and gravel filters, drop inlet sediment traps, etc.)
- Erosion control devices such as silt fences shall be installed around the perimeter of the construction zone.
- All stockpiled materials and disturbed ground surfaces shall be covered on a daily basis.
- Monitoring of the erosion control devices shall be done on a daily basis by construction personnel.
- Monitoring of the erosion control devices shall also be done periodically by the biological monitor.
- Dry clean-up methods are preferred.
- If equipment must be washed on-site; the use of soaps, solvents, degreasers, or steam cleaning should be allowed, but wash water will not be allowed to enter any storm drains or natural drainage ways.
- Concrete rinsates shall be collected, and shall not be allowed into storm drains or natural drainage areas.
- Good construction housekeeping shall be required, and drips and other spills shall be cleaned up immediately.
- Refuel vehicles and heavy equipment off-site and/or in one designated location, and not during rainy conditions.
- Keep materials covered and out of the rain.
- Dispose of all wastes properly.
- Place trash receptacles on site for that purpose and cover open trash receptacles in wet weather.
- All erosion and sediment controls shall be in place prior to the commencement of grading and /or construction as well as at the end of each day.
- Locate soil stockpiles in areas that do not have potential to experience significant runoff during the rainy season.
- Revegetate all disturbed and barren areas immediately following construction-related activities with appropriate native vegetation to reduce risk of erosion from the site.
- Any development shall include appropriately marked staging areas. Staging, refueling, and maintenance of vehicles will be performed only in those marked areas. Cleaning and refueling of equipment and vehicles will be avoided during rainy conditions in order to reduce the potential for inadvertent release of fuel or other contaminants from construction areas to aquatic habitats.



D. Long-term Erosion and Drainage Maintenance Requirements

To protect the quality of runoff water, the school will practice an annual maintenance routine for the parking areas and the storm drains. Slope planting will be monitored on a regular basis to ensure that proper plant health is maintained for soil stabilization. (Refer to the "Grounds Maintenance Manual" for a complete maintenance description.)

Maintenance requirements:

- Parking areas and driveways shall be swept or vacuumed on a regular basis and at least once prior to October 15th each year.
- Parking areas and driveways shall be kept free of oily spots. Apply absorbent material to spots and dispose of soiled material in a proper manner.
- If wet cleanup of the parking area or driveway is necessary, all debris shall first be removed by sweeping or vacuuming, all storm drain inlets sealed, and wash water pumped to a holding tank to be disposed of into the sanitary sewer.
- Necessary repairs and clean-out are to be performed as part of the routine inspection. Disposal of debris and other pollutants removed from drainage devices shall be contained and disposed of in a proper manner.
- All traps/ separators and /or filters shall be inspected to determine if they need to be cleaned out or repaired at the following minimum frequencies.
 - Before October 15th
 - Before April 15th
 - Each month of rain November – April
- Inspection, maintenance and cleanout activities for drainage facilities shall be recorded. This record shall be submitted each year to the San Luis Obispo County Planning and Building Department no later than June 30th. This report may be combined with the landscape evaluation report for the first 5 years.
- All plantings must be maintained in good growing condition. Plant materials shall be replaced when necessary to maintain soil coverage. An annual status report recording landscape maintenance activities will be submitted to the County Planning and Building Department.



E. Erosion and Drainage Monitoring Standards

1. Construction Monitoring

The contractor shall be responsible for daily monitoring of the temporary erosion control devices and the required construction procedures to ensure they are meeting the established goals.

Prior to the start of construction a biologist will be retained by the school district to provide training to the construction crew on the site's environmental sensitivities and to review protection goals. The biologist will monitor the erosion control devices on a weekly basis or as needed during grading to ensure proper function. The biologist provides a mechanism for reporting any necessary actions to the County.

The biologist will issue a stop work order for noncompliance with the wetland protection plan until the site condition is remedied.

2. Long-term Maintenance Monitoring

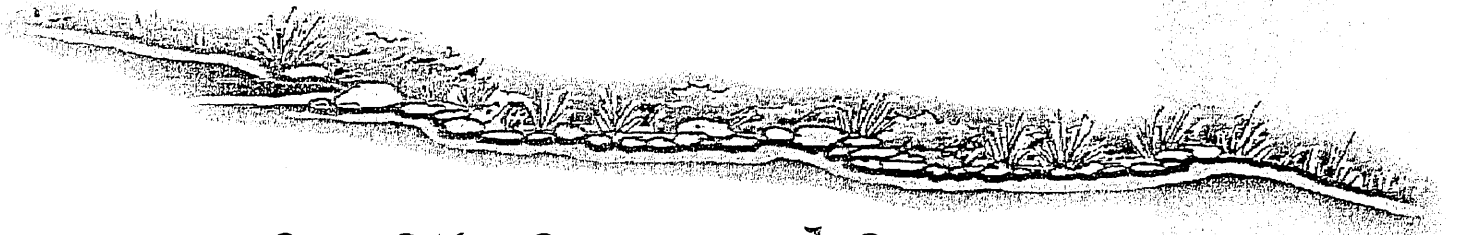
Inspection, maintenance and cleanout activities for drainage facilities shall be recorded by the school district's maintenance staff. This record shall be submitted each year to the San Luis Obispo County Planning and Building Department no later than June 30th.

Slopes shall be routinely inspected by maintenance staff for signs of erosion. Any failed areas shall be reseeded or replanted as necessary to keep soils stable. Matting shall be utilized to keep seeds in place.



Section Two

Mitigation for



On-Site Seasonal Seep

Mitigation for On-Site Seasonal Seep

Wetland Protection
and
Mitigation Program

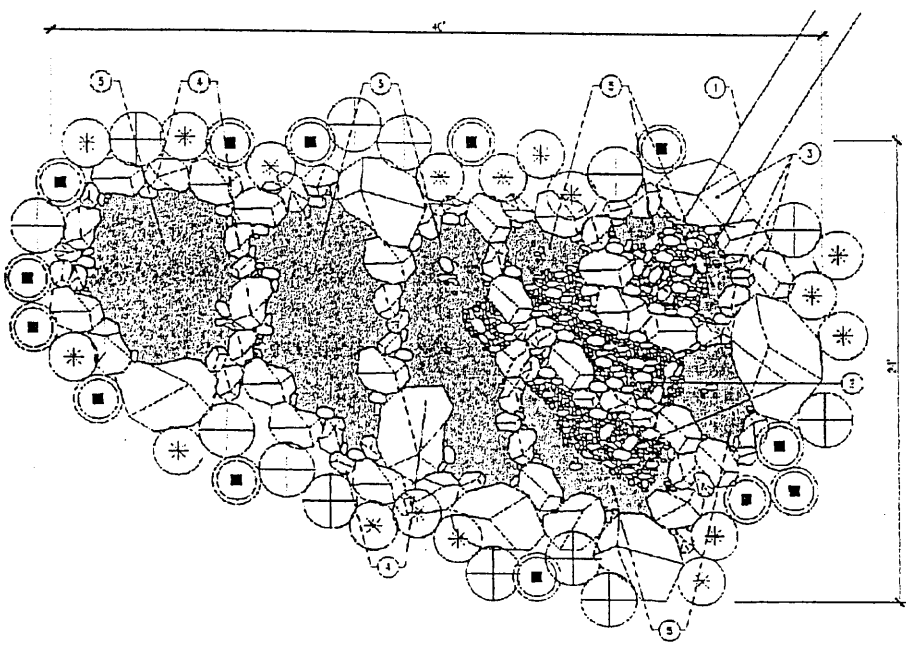
Hydroseed Mix for Seasonal Seep:

Botanical Name	Common Name	Size
Briza minor	Little Quaking Grass	Seed
Eleocharis sp.	Spike Rush	Seed
Elymus triticoides	Beardless Wild Rye	Seed
Hordeum californicum	California Barley	Seed
Juncus patens	Spreading rush	Seed
Juncus phaeocephalus	Brown Headed Rush	Seed
Lolium multiflorum	Italian ryegrass	Seed
Picris echioides	Prickly Ox-tongue	Seed
Plantago lanceolata	Lanceleaf Plantain	Seed
Rumex crispus	Curly Dock	Seed



2. Mitigation Implementation

The wetland will be constructed under the supervision of a landscape architect. The landscape architect will direct in the field placement of boulders, shaping of terraces, and placement of planting per the typical plan layout.



Plan View of
Typical Seep
Mitigation

LEGEND:

- ① 24" HDPE STORM DRAIN PIPE, SEE UTILITY PLAN.
- ② BOULDER REVEGETATION, TYPICAL. SEE CONSTRUCTION PLAN, SHEET L-1.1 FOR DISAPATHION AREAS.
- ③ PROVIDE CLUSTER OF VARIOUS SIZED BOULDERS AROUND MOUTH OF PIPE, TYPICAL.
- ④ PERIMETER AND WEIR BOULDER WORK, TYPICAL. SEE DETAIL H, SHEET L-1.5 AND SPECIFICATIONS.
- ⑤ OUTFALL TERRACE, HYDROSEED PER PLANT LEGEND BELOW. INSTALL TYPE 2 TEMPORARY EROSION CONTROL BLANKET OVER HYDROSEED TERRACE AREAS. PROVIDE U-STAPLES AT 3' OC SPACING. HOLD OUTFALL TERRACE AREAS LEVEL, SEE CIVIL PLANS FOR GRADES.

BOULDER REVEGETATION KEY:

- LARGE (4' TO 5') = 20%
- MEDIUM (2' TO 3') = 30%
- SMALL (1' TO 2') = 30%
- RIVER COBBLE (4" TO 6") = 20%

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
SHRUBS				
■	<i>Ulmus americana</i>	Over Wood	1 Galon	13
*	<i>Osbeckia occidentalis</i>	Barberry Bush Monkey Flower	1 Galon	17
⊕	<i>Achillea millefolium</i>	Ox-eye Daisy	5 Galon	13

HYDROSEED MIX

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
HYDROSEED MIX				

3. Mitigation Maintenance

Maintenance measures will be determined by routine monitoring of the wetland's success. Typical maintenance requirements expected are plant replacement or reseeded, supplemental watering for establishment, and refinements such as boulder placement which affects drainage flow.

The Landscape Architect will provide monitoring for the first 90 days after installation to make any necessary adjustments during the initial establishment.

The long-term goal for the maintenance of the mitigation areas is to eliminate any non-native plants and allow the native vegetation to become established and naturalized.

Maintenance Standards:

- The school district's maintenance staff may perform maintenance operations under the direction of a biologist and shall keep a detailed record of all work performed in the mitigation areas.
- Routine maintenance is not required for the mitigation areas, however maintenance staff shall periodically inspect the plant material during the first year to evaluate the need for supplemental water.
- Eradication of weeds and non-native plants shall be by hand removal of the invasive vegetation.
- Missing, sick or dead plants may require replacement if it is determined by the biologist to be a viable species to replace.
- The use of herbicides is prohibited in the mitigation areas
- Temporary irrigation will be used to ensure that the plants survive until seasonal rainfall can sustain the plants.

B. Mitigation Monitoring

1. Monitoring Standards

Following completion of the installation, a biologist shall begin a monitoring log to establish the initial condition of the mitigation sites. The school district's biology staff may fulfill this function and use these sites as outdoor classroom study areas. The biologist shall update the monitoring log annually for 5 years and make recommendations for any remedial actions which may be required to achieve the success criteria. Following the first heavy seasonal rain, the landscape architect shall inspect the site to assess the function of the system and any potential damage.



The monitoring log shall include:

- Photographs of the mitigation area at the time of monitoring
- Monitoring methods, dates and persons involved in observing
- Comparisons of collected data to the success criteria
- Discussions of all problems encountered and probable reasons why success criteria was not attained
- Discussions of all activities conducted to remediate planting areas which failed to meet success criteria
- Recommendations to minimize future mortality, excessive weeds, slow plant growth and impacts



Areas not meeting the success criteria below shall require remediation. Remediation may include changing irrigation frequency and coverage, weed eradication, and repair of damage associated with storms or trampling. However, the primary purpose of remediation is to conduct additional planting in areas that do not meet the below criteria. Plants shall be replaced as needed in the same location and with the same species when possible. If this species is not available, another species in the same plant community may be substituted based on the approval by the Landscape Architect or biologist.

2. Success Criteria:

The school district shall be responsible for monitoring and maintaining the health and success of the wetland areas in perpetuity. The following list of criteria shall be used to rate the success of the mitigation areas.

A. Plant Survival

- * Definition: The native plants have achieved a minimum annual survival rate and not exceeded the mortality rate criteria.
- * Criteria: An annual mortality rate not to exceed 20% the first year, and 5% the following years.

B. Plant Coverage

- * Definition: The plants have steadily increased, and over time will completely cover the mitigated areas.
- * Criteria: Attain 75% cover with native species within 3 years, and 90% within 5 years.

C. Diversity of Species

- * Definition: Native species initially planted are established and flowering, setting seed, and spreading out from the initial parent plants, and a variety of species exist in the mitigated area.
- * Criteria: Maintain at least 80% of the number of native species planted within 3 years, and 90% within 5 years.

EXHIBIT B

MITIGATION MONITORING PROGRAM

A. INTRODUCTION

Although this project is to some extent self-mitigating, the following mitigation measures have been recommended in this FEIR. Included along with each mitigation measure is a statement of Administrative Action, Timing, Party Responsible for Verification, and the Monitoring/Reporting Schedule for the Mitigation Measure. This draft mitigation monitoring plan will be revised to incorporate changes for the Final Environmental Impact Report.

B. MITIGATION MEASURES

1. Geological, Seismic and Soils Hazards

G-1 The cut slopes at the site shall be inspected by the project engineering geologist **at the completion of rough grading** to ensure that no unforeseen conditions are present. If slope instabilities are present that pose a hazard to persons or structures, the project engineering geologist shall provide recommendations to eliminate the identified hazards.

Administrative Action: An engineering geologist shall inspect and prepare a letter summary indicating results of inspection and any recommended mitigation measures.

Timing: Upon completion of grading.

Party Responsibility for Verification: School District Facilities Director shall approve recommendations prior to beginning post-grading construction and shall forward letter to County Department of Planning and Building.

Monitoring/Reporting Schedule: Prior to construction.

G-2 The design of the elementary school to resist earthquake shall be specified by the State Office of Architecture and Construction.

Administrative Action: Authorization from the State Office of Architecture and Construction.

Timing: Prior to finalization of construction documents.

Party Responsibility for Verification: School District Facilities Director.

Monitoring/Reporting Schedule: Plan check.

2. Drainage and Flooding

DF-1 **Prior to construction**, the School District shall submit to the County Department of Planning and Building and the Regional Water Quality Control Board a drainage and erosion control plan and a storm water pollution prevention plan (SWPPP) as defined in Section 23.05.036 through 038 of the Coastal Zone Land Use Ordinance for both

agencies review and approval. Any dewatering systems, drainage diversions, or other temporary construction measures designed to reduce runoff and sedimentation from leaving the site shall be included for county review.

Administrative Action: School District shall prepare a drainage and erosion control plan.

Timing: Prior to construction.

Party Responsibility for Verification: School District Facilities Director shall review plan prior to submittal to the County Department of Planning and Building and Regional Water Quality Control Board.

Monitoring/Reporting Schedule: Prior to grading.

3. Water Supply

W-1 The proposed project shall comply with local and State laws requiring water efficient plumbing fixtures in order to minimize water consumption. Such laws require low volume flush toilets in each building, establish efficiency standards that set maximum flow rates for showerheads, faucets, etc., establish pipe installation requirements to reduce the amount of water used before hot water reaches the faucet, and prohibit the use of non-conforming or substandard plumbing fixtures. The CCSD Standards for Plumbing and Fixtures shall be adhered to.

Administrative Action: Verification on plan and design specifications.

Timing: Prior to finalizing construction documents.

Party Responsibility for Verification: School District Facilities Director in coordination with the County Department of Planning and Building and CCSD.

Monitoring/Reporting Schedule: Design specifications check.

W-2 All water lines shall be designed and installed in accordance with requirements of the County of San Luis Obispo and the CCSD. The water line will be a “dead-end” line. Fire flows must be considered when designing these pipelines

Administrative Action: Verification on plans by the County Department of Planning and Building and CCSD.

Timing: Prior to finalization of construction documents.

Party Responsibility for Verification: School District Facilities Director in coordination with the County Department of Planning and Building and CCSD.

Monitoring/Reporting Schedule: Plan check and monitoring verification in the field during construction.

W-3 The proposed project shall comply with the County of San Luis Obispo and the CCSD requirements concerning the installation and use of reclaimed water systems for landscape irrigation such as the installation of rain water cisterns to collect and re-use runoff. Cisterns are required for developments on parcels greater than 8,000 square feet. The cisterns and piping shall be sized appropriately to be utilized as reservoirs for reclaimed water from the purple pipe system after runoff water has been used. To avoid potential cross connection, the irrigation system must be separate from all potable service and have a separate meter. When a recycled water system is available and prior to use,

the school plumbing system shall be tested to ensure that there are no cross connections between irrigation and potable piping. Additional precautions include separate potable plumbing to drinking fountains in playing fields.

Administrative Action: Verification on plans that reclaimed water system is included and is in accordance with County of San Luis Obispo and CCSD requirements.

Timing: Prior to finalization of construction documents.

Party Responsibility for Verification: The County Department of Planning and Building and CCSD in coordination with the School District Facilities Director.

Monitoring/Reporting Schedule: Plan check.

- W-4 Project landscape plants shall include the use of native plant species and ornamental species that are drought-tolerant and/or have low irrigation requirements, are fire resistant and are tolerant to the use of recycled water. The reduction in the amount of landscaped area shall occur to a level that is at least half of that proposed as part of the Development Plan described in Section III of the EIR (or 7 afy or less). Subsurface irrigation of the playfield area should be investigated as a method to reduce evaporation losses and allow for the use of fields during irrigation.

Administrative Action: Plan verification.

Timing: Prior to finalization of construction documents.

Party Responsibility for Verification: School District Facilities Director in coordination with the environmental monitor.

Monitoring/Reporting Schedule: Plan check and field check.

- W-6 The new irrigation system shall be designed in such a manner as to be compatible with the future use of non-potable recycled water. The entire irrigation system shall be installed as purple pipe and labeled "Warning: Non-Potable Recycled Water, Do Not Drink" in English and Spanish.

Administrative Action: Verification on plans by CCSD.

Timing: Prior to finalization of construction documents.

Party Responsibility for Verification: School District Facilities Director in coordination with the CCSD.

Monitoring/Reporting Schedule: Plan check

4. Waste Water Disposal/Water Pollution

- WW-1 All sewer lines shall be designed and installed in accordance with requirements of the CCSD and Department of Health Services.

Administrative Action: Verification on plans by the County Engineering Department and the CCSD.

Timing: Prior to finalization of construction documents.

Party Responsibility for Verification: School District Facilities Director in coordination with the County Engineering Department and the CCSD.

Monitoring/Reporting Schedule: Plan check.

WW-2 **At the time of connection to the existing water main**, a purple line will be installed to provide service to an anticipated reclaimed water system for the community of Cambria. Installation of the line will meet CCSD requirements.

Administrative Action: Verification on plans by the CCSD.

Timing: Prior to finalization of construction documents.

Party Responsibility for Verification: School District Facilities Director in coordination with the CCSD.

Monitoring/Reporting Schedule: Plan check.

5. Biological Resources

BIO-1 **Prior to issuance of a Development Permit/Coastal Development Permit**, the School District shall, consult with and receive appropriate approvals from ACOE and CCC to determine acceptable mitigation ratio for wetland replacement. In addition, a wetland mitigation plan and monitoring program shall be prepared and be approved by ACOE and CCC to compensate for the loss of wetland and other waters habitats on the site. Mitigation ratios of 2:1 for wetland impacts and 1:1 for other waters impacts are typically required by ACOE. Consultation with ACOE shall be documented in the form of a Section 404 permit and resultant wetland mitigation program.

The wetland mitigation plan shall, at a minimum, specify the type of mitigation selected (e.g., creation of new wetlands, enhancement, dedication, or land banking of existing wetlands, or payment of in lieu fees), and the method of determining amount of mitigation (e.g., fees, amount of replacement or dedication). If wetlands are to be enhanced or replaced, the mitigation plan shall specify the location, condition, method of improvement, maintenance, and success criteria.

Administrative Action: School District to submit a wetland mitigation plan to ACOE.

Timing: Prior to commencement of construction.

Party Responsibility for Verification: School District Facilities Director in coordination with the U.S. ACOE, California Coastal Commission, and the County Department of Planning and Building.

Monitoring/Reporting Schedule: Review and approval of plan and obtain any necessary federal permits.

BIO-2 The School District shall design the proposed drainage outfall to act as wetland habitat. The basin configuration should be designed with gently sloping sides to allow establishment of riparian and wetland vegetation along the banks, and the outlet should be placed at a height that will retain some water in the basin after storm flows pass.

Administrative Action: School District to include wetland design on the construction plans.

Timing: Prior to finalization of construction documents.

Party Responsibility for Verification: School District Facilities Director in coordination with the environmental monitor.

Monitoring/Reporting Schedule: Review plans prior to construction activities and confirm compliance upon completion of the project.

BIO-3 Drainage swales to convey runoff shall be redesigned to act both as conveyance of runoff and wetland, and other waters habitats. After construction, these swales shall be revegetated with native wetland species appropriate to the area, such as juncus.

Administrative Action: School District to include on construction and landscape plans.

Timing: Prior to finalization of construction documents.

Party Responsibility for Verification: School District Facilities Director in coordination with the environmental monitor.

Monitoring/Reporting Schedule: Review plans prior to construction activities and monitor to confirm compliance upon completion of the project.

BIO-4 The School District shall provide funding for an environmental monitor for the construction phase of the project to ensure compliance with the wetland mitigation and monitoring plan, Section 404 permit conditions, County Conditions of Approval, and EIR mitigation measures. The environmental monitor shall be under contract to the School District. The monitor will prepare a construction monitoring plan that will include (1) goals, responsibilities, authorities, and procedures for verifying compliance with environmental mitigations; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmental sensitivities; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. The monitoring plan shall be approved by the County Department of Planning and Building.

Administrative Action: (Development Plan only.) Contract indicating retention of an environmental monitor. Preparation of a monitoring plan.

Timing: Prior to Army Corps of Engineers permit application.

Party Responsibility for Verification: School District Facilities Director in coordination with the environmental monitor.

Monitoring/Reporting Schedule: Review of contract and monitoring plan.

BIO-5 The School District shall prepare an erosion control plan, and will implement appropriate erosion control measures during construction. Grading and mass excavation activities will be limited to dry weather to avoid increased surface water runoff and erosion on site, and sedimentation of nearby drainages. Appropriate erosion control devices (i.e., hay bales, silt fences) will be installed around the perimeter of each construction zone and areas experiencing disturbance of the ground surface. Erosion control devices should be checked on a daily basis by construction personnel, and periodically by the environmental monitor, to ensure proper function.

Administrative Action: In conjunction with condition DF-1.

Timing: Prior to ACOE permit application and during construction activities (implementation).

Party Responsibility for Verification: School District Facilities Director in coordination with the environmental monitor.

Monitoring/Reporting Schedule: Review plans and verify implementation during construction.

BIO-6 Soil stockpiles will not be placed in areas that have potential to experience significant runoff during the rainy season.

Administrative Action: In conjunction with condition DF-1.

Timing: Prior to grading activities.

Party Responsibility for Verification: School District Facilities Director in coordination with the environmental monitor.

Monitoring/Reporting Schedule: Review of plan by environmental monitor prior to grading and verify during construction.

BIO-7 **Following completion of construction-related activities**, all disturbed and barren areas will be immediately revegetated with appropriate native vegetation to reduce the risk of erosion from the site. Areas experiencing temporary disturbance should be replanted with native species that are characteristic of habitats of the project area.

Administrative Action: Seed disturbed areas with appropriate native seed mix (pre-approved by ACOE if required).

Timing: Upon completion of construction or prior to the rainy season, which ever comes first.

Party Responsibility for Verification: Environmental monitor in consultation with the School District Facilities Director.

Monitoring/Reporting Schedule: Environmental monitor to verify implementation upon completion of construction.

BIO-8 Staging, re-fueling, and maintenance of vehicles will be performed only in appropriately marked construction staging areas. Cleaning and refueling of equipment and vehicles will be avoided during rainy conditions in order to reduce the potential for inadvertent release of fuel or other contaminants from construction areas to aquatic habitats.

Administrative Action: Temporary vehicle staging area to be indicated on project plans.

Timing: Prior to commencement of construction activities.

Party Responsibility for Verification: School District Facilities Director in coordination with the environmental monitor.

Monitoring/Reporting Schedule: Review of plans and field verification by the environmental monitor.

6. Air Quality

AQ-1 **During project earth moving activities**, the School District shall implement the following Best Available Control Technology for diesel-fueled construction equipment, where feasible:

- a. Use of CARB motor vehicle diesel fuel. All off-road and portable diesel powered equipment shall be fueled exclusively with CARB certified diesel.
- b. Electrify equipment where possible.

- c. Maintain equipment in tune per manufacturer's specifications, except as otherwise required above.
- d. Install catalytic converters on gasoline-powered equipment.
- e. To the extent feasible use Compressed Natural Gas (CNG) or propane on site mobile equipment instead of diesel-powered equipment.

Administrative Action: School District to include in construction specifications.

Timing: Prior to commencement of construction activity.

Party Responsibility for Verification: School District Facilities Director in consultation with APCD.

Monitoring/Reporting Schedule: Review specifications prior to construction and verify implementation during project construction.

AQ-2 Prior to commencement of construction activities, the School District shall notify the County Department of Planning and Building, by letter, of the status of the above air quality mitigation measures, and shall clearly state why any measures not taken are infeasible.

Administrative Action: Preparation of letter designating status of mitigation measures not taken.

Timing: Prior to commencement of construction activities.

Party Responsibility for Verification: School District Facilities Director in consultation with the APCD

Monitoring/Reporting Schedule: Review specifications prior to construction and verify implementation during construction.

AQ-3 During project construction, the School District shall implement the following particulate (dust) control measures:

- a. Reduce the amount of disturbed area where possible.
- b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency will be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- c. All dirt stockpile 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 native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation should be stabilized with approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.

- g. All roadways, driveways, sidewalks, etc., should be paved as soon as possible. In addition, building pads should be laid 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.

Administrative Action: School District to include in construction specifications.

Timing: Prior to commencement of construction activities.

Party Responsibility for Verification: School District in coordination with the APCD.

Monitoring/Reporting Schedule: Review specifications prior to construction and verify implementation schedule.

- AQ-4 An aggressive tree planting and landscape plan using species endemic to the area shall be prepared by the School District as a part of the proposed development and shall be developed in coordination with the APCD and the County Department of Planning and Building. The tree planting and landscape plan shall include deciduous trees, planted so that they can shade structures in summer, decrease indoor temperatures, and reduce energy demands for air conditioning and fossil fuel emissions.

Administrative Action: School District to include on landscape plan.

Timing: Prior to finalizing construction documents.

Party Responsibility for Verification: School District Facilities Director in coordination with the APCD.

Monitoring/Reporting Schedule: Review prior to finalizing construction documents. Environmental monitor to verify implementation upon completion.

- AQ-5 Site enhancements to promote pedestrian, bicycle, and transit accessibility to the school site shall be incorporated into the proposed school site design by the School District and shall be developed in coordination with the County Department of Planning and Building, where feasible.

Administrative Action: School District to include county approved design on construction plans.

Timing: Prior to finalizing construction documents.

Party Responsibility for Verification: School District Facilities Director in coordination with the APCD.

Monitoring/Reporting Schedule: Plan check. Verify implementation of construction plans at time of completion.

7. Noise

No significant noise impacts have been identified and no mitigation measures are required.

8. Agriculture

- AG-1 **Prior to recordation of the final map**, the School District shall provide an agricultural buffer on the proposed site as shown on Figure III-4 and as follows:

- a. 20 to 50 foot width along the adjoining property line of the proposed site parcel.
- b. No structures used for human habitation shall be constructed in the buffer area. The agricultural buffer shall no longer be in effect if the adjacent agricultural use is discontinued [and the adjacent property is no longer in the agriculture land use category].

Administrative Action: School District to include on additional map sheet.

Timing: Prior to recordation of final map.

Party Responsibility for Verification: School District Facilities Director in coordination with the Agricultural Commissioner.

Monitoring/Reporting Schedule: Map check.

- AG-2 At the time of application for construction permits, the School District shall clearly delineate the agricultural buffer on the project plans.

Administrative Action: School District to include agricultural buffer on construction plans.

Timing: Prior to finalizing construction documents.

Party Responsibility for Verification: School District Facilities Director in coordination with the Agricultural Commissioner.

Monitoring/Reporting Schedule: Review prior to finalizing plans. Verify implementation upon completion of the project.

- AG-3 **Limitations on Land Use and Development Standards** (Recommended as a planning area standard associated with the general plan amendment). Development of the elementary school shall be consistent with the following:

- a. The property is only used for school use.
- b. A 20 to 50 foot agricultural buffer will be implemented along the periphery of the property adjacent to existing agricultural land uses. Fencing shall be used along this buffer and the buffer area should be planted with drought tolerant landscaping of materials not attractive to cattle. No structures or buildings shall be located within the buffer area.

Administrative Action: County to use above mitigation as a planning area standard for the general plan amendment; show on construction and landscape plans.

Timing: Prior to general plan amendment.

Party Responsibility for Verification: County Department of Planning and Building

Monitoring/Reporting Schedule: Environmental monitor to review prior to construction and verify implementation of plan requirements upon completion of the project.

9. Cultural and Historic Resources

C-1 “In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

- a. Construction activities shall cease, and the environmental coordinator and County Department of Planning and Building shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the County Department of Planning and Building and environmental coordinator so proper disposition may be accomplished.”

Administrative Action: (Development Plan Only.) Notification of Archaeologist/Historian of subsurface material.

Timing: As required.

Party Responsibility for Verification: School District Facilities Director. Environmental monitor to verify during grading activities.

Monitoring/Reporting Schedule: Notification by environmental monitor if resources are found.

10. Visual Resources

VS-1 The following mitigation measure has been recommended as a planning area standard associated with the general plan amendment.

Limitations on Grading and Visual Impacts. Development of the elementary school shall be consistent with the following:

- a. The school shall be placed on the site with minimal use of cut and fill while meeting State school design criteria and disabilities act considerations.
- b. The school buildings shall be utilize best design standards that blend in with the character of the community of Cambria.
- c. The colors of buildings and building materials shall be muted to soften the appearance of the structures and to reduce visibility from scenic Highway 1.
- d. The school site shall be landscaped with screening materials to reduce views of buildings and ancillary structures such as trash collection areas and maintenance structures.
- e. Landscape screening shall be provided along Highway 1 to screen views of the school to northbound and southbound travelers. The School District shall work with Caltrans to accomplish this requirement.
- f. Any ancillary structures on the buildings such as air conditioning and electrical features shall be shielded from view, with screens that are part of the architectural

design.

- g. Landscape screening (use of shrubs with trees) in the vicinity of parking areas should vary in height such that the appearance of a stockade will be reduced.

Administrative Action: County to use above mitigation as a planning area standard for the General Plan Amendment; show on construction plans and landscape plans.

Timing: Prior to general plan amendment.

Party Responsibility for Verification: School District Facilities Director in coordination with the County Department of Planning and Building.

Monitoring/Reporting Schedule: Review prior to finalizing plans. Verify implementation upon completion of the project.

The following measures are recommended to mitigate the development plan visual impacts.

- VS-2 **Prior to construction**, the School District shall negotiate with Caltrans to plant screening along the frontage of Highway 1, between Highway 1 and Main Street to deter views from the scenic highway. The trees planted by the Land Conservancy and additional screening shall be shown on the landscape plans and shall be approved by the County Department of Planning and Building. The trees and screening materials shall blend in with the existing trees along Highway 1, and shall be consistent with the community of Cambria tree selections.

Administrative Action: School District to design landscape plan for visual screening from Highway 1 and submit to the County Department of Planning and Building for approval.

Timing: Prior to finalizing construction documents.

Party Responsibility for Verification: School District Facilities Director in consultation with Caltrans and the County Department of Planning and Building.

Monitoring/Reporting Schedule: Plan check.

- VS-3 **At the time of application for development permits**, the School District shall clearly delineate the vertical height of all cut and fill slopes on the project plans and the border of cut slopes and fills rounded off to a minimum radius of five feet. All cut or fill areas shall vary in height to look natural (undulate) and in no case shall exceed a slope of 2:1. These plans shall be reviewed by the County Engineering Department and County Department of Planning and Building to ensure that grading is minimized and that the cut and fill slopes are not obtrusive to travelers along Highway 1.

Administrative Action: School District to delineate on grading plans and submit to the County Engineering Department for review.

Timing: Prior to finalizing construction documents.

Party Responsibility for Verification: School District Facilities Director in consultation with the County Engineering Department and the County Department of Planning and Building.

Monitoring/Reporting Schedule: Plan check and environmental monitor to verify in field.

VS-4 **At the time of application for development permits**, the School District shall submit architectural elevations of all proposed structures to the County Department of Planning and Building for review and approval. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, etc., and darker green, gray, slate blue, or brown colors for the roof structures.

Administrative Action: (Development Plan Only.) School District to include on plans and submit to the County Department of Planning and Building for review and approval.

Timing: Prior to finalizing construction documents.

Party Responsibility for Verification: School District Facilities Director in consultation with the County Department of Planning and Building.

Monitoring/Reporting Schedule: Plan check.

VS-5 **At the time of application for development permits**, the School District shall submit landscape, irrigation, landscape maintenance plans and specifications to the County Department of Planning and Building for review and approval. The landscaping plan shall provide vegetation that will adequately screen the new development when viewed from KVAs 4-7. In addition, the landscape plans will avoid ringing the project with trees and shall provide landscaping around the playground areas that transition into the graze land area. Parking areas shall include landscape berms or other measures to ensure that parked cars are screened as much as possible from view of travelers along Highway 1.

Administrative Action: Include on the Landscape, Irrigation and Maintenance plans as well as in the specifications and submit to the County Department of Planning and Building for review.

Timing: Prior to finalizing landscape, irrigation and maintenance plans and specifications.

Party Responsibility for Verification: School District Facilities Director in consultation with the County Department of Planning and Building.

Monitoring/Reporting Schedule: Plan check.

VS-6 **Prior to occupancy** the School District shall retain a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman, or School District Facilities Director, or other professional acceptable to the County Department of Planning and Building) to review the new vegetation to determine if the landscaping will adequately screen the project site. Until successfully established, on an annual basis, for no less than three years, this individual shall monitor the vegetation growth to ensure it meets the goals of screening. A status report shall be submitted to the County Department of Planning and Building annually for the three-year period or until the monitor, in consultation with the county, has determined that the newly planted vegetation is successfully established. The School District agrees to complete any necessary remedial measures identified in the report as approved by the County Department of Planning and Building.

Administrative Action: School District to retain a monitor and develop a monitoring program.

Timing: Prior to occupancy.

Party Responsibility for Verification: School District Facilities Director in consultation with the County Department of Planning and Building.

Monitoring/Reporting Schedule: Annual reports to be submitted to the County Department of Planning and building.

VS-7 **At the time of application for development permits;** the School District shall provide an exterior lighting plan for review and approval by the County Department of Planning & Building. The plan shall include the height, location, and intensity of all exterior lighting. All light fixtures shall be shielded so that neither the lamp nor the related reflective interior surface is visible from any of the Key Viewing Areas. All light poles, fixtures, and hoods shall be dark colored. All exterior light sources shall be low-level and adjusted so that light is directed away from Key Viewing Areas. The height of freestanding outdoor light fixtures shall be limited to 20 feet so that they are not visible from Key Viewing Areas. Security lighting shall be shielded so as not to create glare when viewed from the Key Viewing Areas. The light poles and fixtures shall not be obtrusive to travelers along Highway 1.

Administrative Action: School District to develop an exterior lighting plan.

Timing: Prior to finalizing construction documents.

Party Responsibility for Verification: School District Facilities Director in consultation with the County Department of Planning and Building.

Monitoring/Reporting Schedule: Plan check.

PUBLIC FACILITIES: The following standards apply only to lands within the Public Facilities land use category.

Site Specific Standards/Cambria Elementary School Site. Standards 1 through 13 apply only to the land shown in Figure 6.

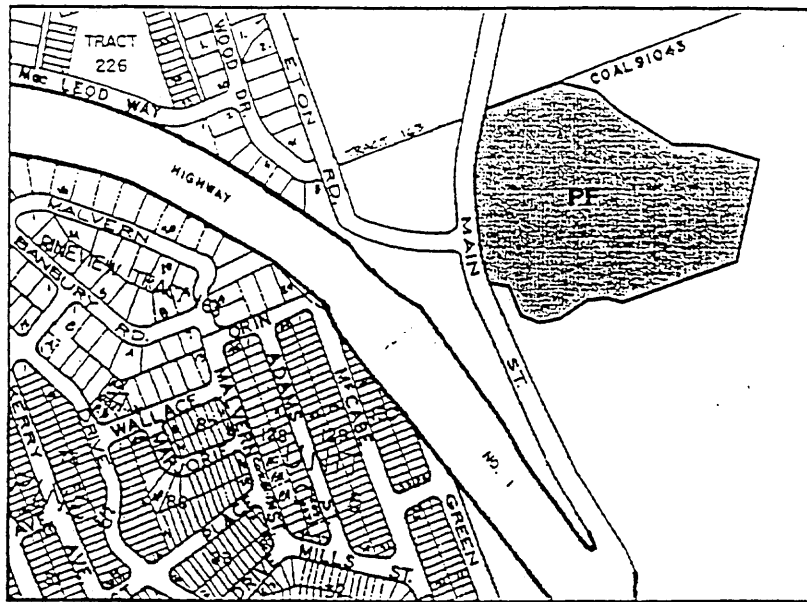


Figure 6

1. **Limitation on Use.** Allowable uses shall be limited to: Schools - pre to secondary, and agricultural uses. Portions of the site that will not be developed as part of an approved school facility shall be used only for agriculture, open space, or habitat restoration and enhancement. No subdivision other than that necessary to create the school site, or adjustment of lot lines that would result in an increase in the size of the Public Facilities parcel, shall be allowed. The size of the school site shall be the minimum necessary to accommodate the required school facilities, and in no case shall exceed 20 acres.

The installation of public sewer and water utilities may be allowed on the Public Facilities site only where necessary to serve school uses that have received all necessary development approvals, provided that all pipelines are the minimum size necessary to serve the approved development and the deed for the property is permanently restricted in a manner that prohibits tie-in to the utility lines. The installation of utilities may not occur until development of approved school facilities has commenced and the deed restriction has been recorded. In addition, prior to the commencement of school construction, the school district shall record a one-foot wide easement around the perimeter of the site, to a third party, acceptable to the Executive Director of the Coastal Commission, that creates a utility prohibit

zone. This zone shall prohibit the extension of utilities across it, except in the single location required to provide services to the school.

2. **Setbacks.** School facilities shall be set back from all wetland areas on the site in accordance with Section 23.07.172 of the Coastal Zone Land Use Ordinance. As part of the coastal development permit review required for the creation of the public lot and the development of school facilities adjustments to the parcel and or school design shall be made as necessary to provide setbacks that are the most protective of significant coastal resources.

The following agricultural buffer on the site, and a "right to farm" statement shall be provided with any development or land division:

- a. School development shall be compatible with the continuance of agricultural uses on surrounding parcels by providing agricultural buffers designed to prevent conflicts between school use and surrounding agricultural operations. Buffers shall be entirely located on the school site, incorporate vegetative or other physical barriers, and be as wide as necessary to prevent land use conflicts. Buffers shall be no less than 50 feet wide along the adjoining property lines except in limited instances where the Review Authority determines that a lesser setback would effectively prevent conflicts with agriculture.

No structures used for human habitation shall be constructed in the buffer area. Uses allowed in the buffers shall be limited to student agricultural activities, septic systems, and any habitat improvements as may be specified in a habitat restoration plan. The buffer area shall be permanently protected and restricted by easement or dedication. Buffer plantings or any other required barriers shall be maintained in perpetuity.

- b. **Right to Farm Statement.** Prior to the approval of school development on the site, the applicant shall record a deed restriction certifying that the owner(s) or lessees of the property acknowledge and agree: (a) that the property described herein is adjacent to land utilized or designated for agricultural purposes; (b) that students, faculty, and all other users of the property may be subject to inconvenience or discomfort or adverse effects arising from adjacent agricultural operations including, but not limited to, dust, smoke, noise, odors, fumes, grazing, insects, application of chemical herbicides, insecticides, and fertilizers, and operation of machinery; (c) users of the property accept such inconveniences and/or discomforts from normal, necessary farm operations as an integral part of occupying property adjacent to agricultural uses; (d) to assume the risks of inconveniences and/or discomforts from such normal, necessary agricultural use in connection with this permitted development; and (e) to indemnify and hold harmless the owners, lessees, and agricultural operators of adjacent agricultural lands against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and

amounts paid in settlement arising from any issues that are related to normal, necessary farm operations and their impact to users of the property.

3. **Design Standards.** The following design requirements apply to any new development of school facilities and to the creation of the Public Facilities parcel:

- a. The size and configuration of the Public Facilities parcels shall preserve the maximum amount of agricultural land contained on the existing 479 acre agricultural parcel, and shall not exceed 20 acres in size. The shall be achieved by clustering school facilities as much as possible.
- b. Where feasible, new structures shall be hidden from Highway 1; otherwise such development shall be screened through planting and permanent upkeep of appropriate tree species, in accordance with the landscaping standards below.
- c. The buildings shall be placed on the site with minimal use of cut and fill while meeting state design criteria and disabilities act considerations. The impervious surface coverage shall be limited to the minimum necessary to accommodate a public school of a size documented as needed by the school district to serve existing and projected student populations and to meet State School Sizing Criteria. In no case shall this exceed 6 acres.
- d. All structures shall be limited to one story and shall avoid silhouetting above the ridgeline when viewed from public places to the maximum degree feasible.
- e. The buildings architecture shall use best design standards to be consistent with the character of the community of Cambria and compatible with the rural agricultural character of the surrounding rolling hill landscape. Compatible design shall be achieved through the use of: utilitarian design features; roofs pitches above horizontal; low-slung buildings separated by open spaces to break up visual massing; large building facades broken up by varied rooflines, offsets, and building projections that provide shadow patterns; and large structures broken down into smaller building elements (rather than long continuous forms). Large box-like designs, large unbroken rooflines, and/or flat surfaces lacking architectural treatment shall not be allowed. All require fencing shall be rustic split rail fencing of rough-hewn and unpainted wood timbers (e.g., cedar) with the exception that alternative fence designs may be considered where necessary to provide effective agricultural buffers and designed to be compatible with the site's surroundings.
- f. Any ancillary structures on the buildings such as air conditioning and electrical features shall be shielded from view, with screens that are part of the architectural design.
- g. Architectural elevations showing exterior finish materials, colors, and heights above the existing natural ground surface shall be submitted with any application. Colors

of the buildings and building materials shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be muted to soften the appearance of the structures and to reduce visibility from scenic Highway 1, and shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls chimneys, etc. and darker green, gray, slate blue, or brown colors for the roof structures.

- h. The design of the school facilities shall include a refuse containment and maintenance component that provides fully enclosed or animal-proof garbage containers; specifically designated eating areas; and provisions built into maintenance contracts requiring that all eating areas anywhere on campus be swept clean on a daily basis.
- i. All linear utilities (including but not limited to electrical power, telephone and cable television service connections) shall be placed underground. Accessory utilities (e.g., utility meters, electrical panels, and transformers) shall be placed underground as practicable and safe.

4. **Lighting.** A lighting plan showing the height, location, and intensity of all exterior lighting shall be submitted with any application for development and shall, at a minimum, comply with the following standards:

- a. All light fixtures shall be shielded so that neither the lamp nor the related reflective interior surface is visible. All lights poles, fixtures, and hoods shall be dark colored. All exterior light sources shall be low-level and adjusted so that light is directed away from neighboring areas. The height of freestanding outdoor light fixtures shall be limited to the height of the tallest permitted building on the site, and in no case any taller than 20 feet. Any security lighting shall be shielded so as not to create glare when viewed from neighboring areas. Light poles and fixtures shall not be obtrusive to travelers along Highway 1. There shall be no exterior night lighting, other than the minimum lighting necessary for pedestrian and vehicular safety purposes.

5. **Landscaping.** A landscape plan meeting the requirements of Section 23.04.180 et seq. of the Coastal Zone Land Use Ordinance, and prepared by a qualified individual acceptable to the Department of Planning and Building, shall be submitted with any application for development. The landscape plan shall, at a minimum, include the following:

- a. Vegetation that will provide 75 percent screening of new development after five years, including ancillary structures such as trash collection areas and maintenance structures when viewed from public view corridors such as: Highway 1, north of Main looking east; Ardath Drive and Green Street intersection looking east; intersection of Main and Highway 1 looking east; and Highway 1, south of Main and Highway 1 looking north. This requirement shall be certified by the individual who

prepared the plan. The landscape plans shall show clusters of trees and the use of shrubs with trees that vary in height such that the appearance of a stockade ringing the project will be reduced. Landscaping around the playground areas shall transition into the surrounding grazing land. Parking areas shall include landscaped berms or other measures to ensure that parked cars are screened as much as possible from view of travelers along Highway 1 and other public view corridors. The overall landscape design shall evoke the sense of rolling rural area by limiting large trees to those required to screen the development, and by transitioning from the developed area to the surrounding grassland habitat using a mix of native shrubs and grasses.

- b. Landscape screening along Highway 1 to screen views of any development to northbound and southbound travelers, including additional screening (shrubs and ground cover) planted prior to any site disturbance along the frontage of Highway 1 between Highway 1 and Main Street to screen views from the scenic highway. Existing trees planted by the Land Conservancy and additional screening shall be shown on the landscape plan. The trees and screening materials shall blend in with the existing trees along Highway 1, shall be consistent with community of Cambria tree selections and shall be compatible with the area's natural surroundings.
- c. The use of native plant species and non-invasive ornamental species that are drought-tolerant and/or have low irrigation requirements, are fire resistant and are tolerant to the use of recycled water. Development of the landscaping plan shall be coordinated with the Cambria Fire Department to avoid fire hazards.
- d. A detailed irrigation plan that provides an adequate and permanent source of water to maintain the landscaping. The irrigation plan shall provide maximum water conservation by using drip irrigation where feasible; designing the system to avoid runoff, overspray, low lead drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures; and utilizing collected runoff and reclaimed water in accordance with Standards 5f below. Subsurface irrigation of any play fields should be investigated as a method to reduce evaporation losses and allow for the use of fields during irrigation.
- e. An aggressive tree planting and landscape plan using species endemic to the area, in coordination with the APCD to specifically address the use of deciduous and evergreen trees, planted so that they shade structures in summer, decrease indoor temperatures, and reduce energy demands for air conditioning and fossil fuel emission.
- f. Compliance with the County of San Luis Obispo and the Cambria Community Services District requirements concerning the installation and use of reclaimed water systems for the landscape irrigation such as the installation of rain water cisterns to collect and re-use runoff. The cisterns and piping shall be appropriately sized to be used as reservoirs for reclaimed water from the purple pipe system after runoff water

prepared the plan. The landscape plans shall show clusters of trees and the use of shrubs with trees that vary in height such that the appearance of a stockade ringing the project will be reduced. Landscaping around the playground areas shall transition into the surrounding grazing land. Parking areas shall include landscaped berms or other measures to ensure that parked cars are screened as much as possible from view of travelers along Highway 1 and other public view corridors. The overall landscape design shall evoke the sense of rolling rural area by limiting large trees to those required to screen the development, and by transitioning from the developed area to the surrounding grassland habitat using a mix of native shrubs and grasses.

- b. Landscape screening along Highway 1 to screen views of any development to northbound and southbound travelers, including additional screening (shrubs and ground cover) planted prior to any site disturbance along the frontage of Highway 1 between Highway 1 and Main Street to screen views from the scenic highway. Existing trees planted by the Land Conservancy and additional screening shall be shown on the landscape plan. The trees and screening materials shall blend in with the existing trees along Highway 1, shall be consistent with community of Cambria tree selections and shall be compatible with the area's natural surroundings.
- c. The use of native plant species and non-invasive ornamental species that are drought-tolerant and/or have low irrigation requirements, are fire resistant and are tolerant to the use of recycled water. Development of the landscaping plan shall be coordinated with the Cambria Fire Department to avoid fire hazards.
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- e. An aggressive tree planting and landscape plan using species endemic to the area, in coordination with the APCD to specifically address the use of deciduous and evergreen trees, planted so that they shade structures in summer, decrease indoor temperatures, and reduce energy demands for air conditioning and fossil fuel emission.
- f. Compliance with the County of San Luis Obispo and the Cambria Community Services District requirements concerning the installation and use of reclaimed water systems for the landscape irrigation such as the installation of rain water cisterns to collect and re-use runoff. The cisterns and piping shall be appropriately sized to be used as reservoirs for reclaimed water from the purple pipe system after runoff water

has been used. To avoid potential cross connection, the irrigation system must be separate from all potable service and have a separate meter. When a recycled water system is available and prior to use, the plumbing system shall be tested to ensure that there is no cross connections between irrigation and potable piping. Additional precautions include separate potable plumbing to drinking fountains in playing fields.

- g. A grounds maintenance plan that minimizes the use of pesticides, herbicides, and fertilizers, and protects against adverse impacts associated with them. Pesticides and herbicides shall only be used if there is a documented problem and not on a regular preventative schedule, and shall not be applied if rain is expected. Non-chemical fertilizers are preferred. The least toxic alternatives, and the minimum necessary for the problem, shall be used in any case. The landscaping and grounds maintenance plan shall include nutrient control parameters.

- h. f. As a condition to approval of any development, a qualified individual shall be retained to monitor the new landscaping for no less than five years, and to maintain the site free of weeds and invasive non-natives (such as acacia, pampas grass, and scotch broom), to ensure that it meets the goals of screening. A status report shall be submitted to the Department of Planning and Building annually. Any necessary remedial measures identified in the status reports shall be completed within 60 days of the completion of the report. All plantings must be maintained in good growing conditions throughout the life of the project, and wherever necessary, shall be replaced with new plant materials to ensure continued compliance with the plans.

6. **Cultural/Historic Resources.** In the event that cultural or historic material is discovered during construction activities, all construction in the affected area shall cease until the find is evaluated by a qualified archeologist/historian approved by the Department of Planning and Building and the requirements of Section 23.05.140 of the Coastal Zone Land Use Ordinance have been satisfied.

7. **Grading, Drainage and Erosion Control Plans.** Grading, drainage and erosion control plans meeting the requirements of Section 23.05.020 et. seq. of the Coastal Zone Land Use Ordinance shall be submitted with any application for development. The plans shall, at a minimum, include the following:

- a. A drainage and erosion control plan (including submittal of drainage calculations) and storm water pollution prevention plan (SWPP) for review and approval by the County Department of Planning and Building in consultation with the Resource Conservation District, County Public Works Department, and the Regional Water Quality Control Board. Any dewatering system, drainage diversion or other temporary construction measures designed to reduce runoff and sedimentation from leaving the site shall be included in the submittal.
- b. Appropriate erosion control measures during construction, including limiting construction activities to dry weather to avoid increased surface water runoff and

erosion on-site. The plans shall specifically identify all nearby storm drain inlets and natural drainage swales, and shall protect them from construction related runoff and sediment with sand bag barriers, filter fabric screens, straw bale filters, block and gravel filters, drop-inlet sediment traps, etc. Appropriate erosion control devices (i.e. hay bales, silt fences or equivalent apparatus) shall be installed around the perimeter of each construction zone and all areas experiencing disturbances of the ground surface. All stockpiled materials and disturbed ground surfaces shall be covered on a daily basis. Monitoring of the erosion control devices shall be done on a daily basis by construction personnel, and periodically by the biological monitor, to ensure proper function.

The plans shall make it clear that: (a) dry cleanup methods are preferred whenever possible and that if wet cleanup is necessary, all runoff will be collected to settle out sediments prior to discharge from the site; all de-watering operations must require filtration mechanisms; (b) off-site equipment wash areas that provide containment and filtration of debris and wastewater are preferred whenever possible; if equipment must be washed on-site, the use of soaps, solvents, degreasers, or steam cleaning equipment should be allowed; in any event, wash water shall not be allowed to enter storm drains or any natural drainage; (c) concrete rinsates shall be collected and shall not be allowed into storm drains or natural drainage areas; (d) good construction housekeeping shall be required (e.g., clean up all leaks, drips, and other spills immediately; refuel vehicles and heavy equipment off-site and/or in one designated location; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather); and (e) all erosion and sediment controls shall be in place prior to the commencement of grading and/or construction as well as at the end of each day.

- c. Minimizing of grading to create cut and fill slopes that are not obtrusive to travel along Highway 1.
- d. Delineation of the vertical height of all cut and fill slopes with the border of cut slopes and fills rounded off to a minimum radius of five feet. All cut or fill areas shall vary in height to look natural (undulate) and in no case shall exceed a slope of 2:1.
- e. Location of soil stockpiles in areas that do not have potential to experience significant runoff during the rainy season.
- f. Revegetation of all disturbed and barren areas immediately following completion of construction-related activities with appropriate native vegetation to reduce the risk of erosion from the site. Areas experiencing temporary disturbance should be replanted with native species that are characteristic of habitats of the project area.

- g. Provisions for a Certified Engineering Geologist to inspect the cut slopes at the completion of rough grading to ensure that no unforeseen conditions are present. If slope instabilities are present that pose a hazard to persons or structures, the project Engineering Geologist shall provide recommendations to eliminate the identifies hazards.
- h. A post-construction drainage plan designed to capture and filter typical site runoff to remove typical pollutants and avoid any adverse discharge to adjacent wetland areas. Runoff from all surfaces subject to vehicular traffic shall be filtered through an engineered filtration system specifically designed to remove vehicular contaminants (vegetative or other media filter devices effective at removing and/or mitigation contaminants such as petroleum hydrocarbons, heavy metals, and other paniculate; or, engineered filtration systems specifically designed to remove vehicular contaminants). Filtered runoff shall be reused for landscape irrigation, or shall be discharged in a manner that maintains pre-construction drainage patterns, supports wetland restoration purposes and/or recharges groundwater basins, without causing erosion or sedimentation. AL detention and filtration systems shall be designed to filter and/or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event, prior to its discharge to a storm water conveyance system. Post-development peak runoff rates and volumes shall be maintained at levels similar to pre-development conditions. Opportunities for directing runoff into pervious areas on-site for infiltration and/or percolation of rainfall through grassy swales or vegetative filter strips shall be maximized where geotechnical concerns would not otherwise prohibit such use. All outside storage areas and lading areas shall be graded and paved and either: (1) surrounded by a low containment berm; or (2) covered. All such areas shall be: (1) equipped with storm drain valves which can be closed in the case of a spill; or (2) equipped with a wash down outlet to the sanitary sewer. All restaurants and/or food services uses shall include a plumbed wash-down area (either inside or out) connected to the sanitary sewer.
- i. Provisions for site maintenance, including a program for sweeping and/or vacuuming parking lot areas, driveways, and other vehicular traffic areas at regular intervals and at least once prior to October 15th of each year. Any oily spots shall be cleaned with appropriate absorbent materials. All debris, trash, and soiled absorbent materials shall be disposed of in a proper manner. If wet cleanup of any of these areas is absolutely necessary, all debris shall first be removed by sweeping and/or vacuuming, all storm drains inlets shall be sealed, and wash water pumped to a holding tank to be disposed of into the sanitary sewer system.

All drainage facilities shall be permanently operated and maintained. At a minimum:

- (1) All traps/separators and/or filters shall be inspected to determine if they need to be cleaned out or repaired at the following minimum frequencies: (1) prior to October 15th each year; (2) prior to April 15th each year; and (3) during

each month that it rains between November 1st and April 1st. Clean-out and repairs (if necessary) shall be done as part of these inspections. At a minimum, all traps/separators and/or filters must be cleaned prior to the onset of the storm season, no later than October 15th of each year,

- (2) Debris and other water pollutants removed from drainage devices during clean-out shall be contained and disposed of in a proper manner, and
- (3) All inspection, maintenance and clean-out activities shall be documented in an annual report submitted to the Planning and Building Department no later than June 30th of each year.

8. **Sewer/water facilities.** Any development shall provide water supply and sewage disposal systems designed as follows:

- a. Water efficient plumbing features, including all Cambria Community Services District standards for plumbing fixtures.
- b. All water and sewer lines shall be designed and installed in accordance with the requirements of the County of San Luis Obispo and the Cambria Community Services District. The water and sewer line will be the minimum size necessary to accommodate the permitted use; they shall be designed and built without extra connection points (i.e., stub-outs) not necessary for the permitted use; and, that a permanent restriction against the extension of water and sewer service beyond site shall be recorded on the deed for the property. Fire flows must be considered when designing these pipelines, which shall be installed only in conjunction with actual construction of the development that they are to serve. Plans for water and sewer infrastructure shall identify the location and size of all water and wastewater pipelines, as well as, calculations indicating the amount of water needed and wastewater generated from the development, and the commensurate sizing of the utility lines.
- c. In the event of a stage 1 or greater water supply condition, Cambria Community Services District-requested standby water conservation programs shall be implemented.

9. **Wetland Protection Plan.** The application for school development shall include measures to ensure that adjacent wetland habitats shall be protected. This shall include, but may not be limited to, the drainage, erosion control, and water quality protection measures required by standard 7.

A monitoring plan shall be approved by the County Department of Planning and Building and shall be implemented by the School District to ensure that adverse impacts to adjacent wetlands are effectively avoided. The monitoring plan shall include, goals, responsibilities,

authorities, and procedures for verifying compliance with environmental mitigation; lines of communication and reporting methods; daily and weekly reporting of compliance; construction crew training regarding environmental sensitivities; authority to stop work; and action to be taken in the event of non-compliance.

10. **Drainage basin and drainage swales.** Any proposed drainage basins and/or drainage swales that convey runoff shall be designed to act as wetland habitat. Drainage basins shall be designed to have gently sloping sides to allow establishment of riparian and wetland vegetation along the banks, and the outlet shall be placed at a height that will retain some water in the basin after storm flows pass. Swales shall be revegetated with native wetland species appropriate to the area, such as juncus. Drainage swale and basin design shall take this into account when determining the size of the swales and basins, and by designing access routes for maintenance that will minimize disruption of wetland habitat.
11. **Construction vehicle activities.** Any development shall include an appropriately marked staging areas. Staging, re-fueling, and maintenance of vehicles will be performed only in those marked areas. Cleaning and refueling of equipment and vehicles will be avoided during rainy conditions in order to reduce the potential for inadvertent release of fuel or other contaminants from construction areas to aquatic habitats.
12. **Traffic and Circulation.** Roadway, pedestrian, bicycle and transit related improvements shall be required as part of the discretionary approval review process and shall be consistent with county standards and shall be reviewed and approved by the County Public Works Department. An encroachment permit for any approved alteration or work within the right-of-way is required. Realignment of Main Street may require obtaining an encroachment permit from Caltrans. Improvements shall be shown on any application submittal and shall include at a minimum:
 - a. Realignment of Main Street to accommodate road improvements. This may require moving the existing road to the west approximately 20 to 30 feet in order to improve Main Street alignment and accommodate the entrance driveway as to width and vertical profile.
 - b. A left-turn lane into the driveway
 - c. Eight foot shoulder on Main Street to accommodate right turns and bicycles.
 - d. Emergency access connection to the private road opposite Ardath Drive.
 - e. A safe access route along Main Street designated for students.
 - f. Any driveway entrances shall be designed to accommodate the turning radius for busses, delivery trucks, fire trucks and garbage trucks. The vertical profile of the

driveway must accommodate busses and other vehicles with longer rear overhang such that these vehicles do not "bottom out" when entering or exiting the driveway.

- g. Site enhancements to promote pedestrian, bicycle, and transit accessibility to the site's design.
- h. County of San Luis Obispo traffic fees established for Cambria to offset cumulative impacts to Highway 1 as required by County Code Title 13.01.010-060, and allocation fees as determined by the County Engineer, shall be paid prior to commencement of any construction.

13. **Air Quality.** During construction, the following Best Available Control Technology for diesel fueled construction equipment and dust control measures shall be implemented where feasible. As a condition to development, the Department of Planning and Building shall be notified, by letter, of the status of the following measures, and shall clearly state why any measures not taken are infeasible.

Diesel-fueled construction equipment

- a. Use of CARB motor vehicle diesel fuel. All off-road and portable diesel power equipment shall be fueled exclusively with CARB certified diesel.
- b. Electrify equipment where possible.
- c. Maintain equipment in tune per manufacturer's specifications, except as other wise required above.
- d. Install catalytic converters on gasoline-powered equipment.
- e. To the extent feasible use Compressed Natural Gas (CNG) or propane on site mobile equipment instead of diesel-powered equipment.

Dust control

- a. Reduce the amount of disturbed area where possible.
- b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency will be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- c. All dirt stockpile 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 the 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 fast-germinating native grass seeds and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation shall be stabilized with approved chemical soil binders, jute, netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc., should be paved as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speeds for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

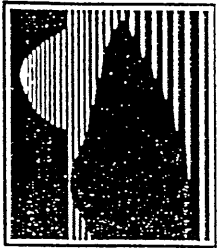
COMMERCIAL RETAIL: The following standards apply only to lands within the Commercial Retail land use category.

East and West Village. The following standards apply only to the Commercial Retail category in the East and West Village:

- 1. **Height Limitation.** The maximum allowable height for all buildings on Main Street, Bridge Street and Burton Avenue is 28 feet.
- 2. **Application Content and Design Criteria.** Applications for any development in the downtown area shall include the following:
 - a. Detailed elevations which incorporate design siting, and scale elements consistent with the early 20th century structures which establish the special architectural character of the area. Proposals for the renovation or remodeling of early 20th century buildings shall respect the original character of the structures.
 - b. Detailed landscaping plan including provisions for siting parking behind structures where feasible and landscaping visible parking areas to minimize their appearance.
 - c. Signs shall use wood or wood-appearing materials.

Appendix D

- Contact List



MORRO GROUP, INC.
Environmental Services

Worker Environmental Training Program

Project: CAMBRIA ELEMENTARY SCHOOL

The undersigned have received the Worker Environmental Training Program and a safety briefing. The session covered project rules and key environmental requirements for on-site personnel. By signing below, you are agreeing to adhere to these rules and environmental requirements while on the construction site.

Print Full Name	Signature	Telephone #	Company	Date
Fred Roversard	<i>[Signature]</i>	4572286	A.T. Davis	3-17-04
Wayne Hasel	<i>[Signature]</i>	680-6183	A.T.D.	3-17-04
Joe Calbert	<i>[Signature]</i>	641-5871025	R.T.D.	3-17-04
Tammie McGrath	<i>[Signature]</i>	(805) 541-0498	A.S.D.	3-17-04
Adrian Garcia	<i>[Signature]</i>	(805) 541-6204	A.S.D.	3-17-04
John Zane (William?)	<i>[Signature]</i>	805 928-9890	A.S.D.	3-17-04
CAMBRIA LEAN LIBRARY	<i>[Signature]</i>	(805) 546-2526	CUSO	3/17/04

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Appendix E

- Sample Weekly Monitoring Report

Construction Monitoring Report

Project Name: CUSD Elementary School Job # 03-147
Date: 3-17-04 Time: 8-11 am Weather: sunny
Monitor: Sloan, Mikel Reason for site visit: Project Startup/Training
Photos: No Yes Next site visit to occur: 3-19-04
Additional Information Attached: Sign in sheet

1. **Project activities and site areas monitored:**

Walked entire site to establish baseline conditions, take pictures, and check property line fencing. Grading for driveway entrance and adjacent pad for construction trailers has begun. Silt fence installation around the lower portion of the site was in progress. Official groundbreaking ceremony took place at 10:45 am.

2. **Problems/Violations observed during visit:**

Grading activities began before installation of erosion control measures was complete, and small amounts of soil from a soil stockpile had rolled over the silt fence to the property boundary, adjacent to CCC wetland areas. This violation was discussed with John Williams of AJ Diani Construction. No serious impacts resulted due to dry conditions, but crew was notified that proper measures must be in place before a rain event.

3. **Persons contacted (name, company, title) and issues discussed:**

Met with Marsha Walther (CUSD construction manager), Fred Roinestad and John Williams (AJ Diani Superintendents), Wayne Hasenot (AJ Diani foreman), and 4 construction crew members. Gave an environmental awareness talk for entire crew, focused on compliance with project Conditions, and preventing erosion and sedimentation impacts to adjacent sensitive habitats. Discussed project phasing and visibility, erosion control implementation, chain of command, contacts, non-compliance process, and monitoring schedules with Marsha and Diani supers and foreman.

4. **Sensitive species surveyed for or observed:**

None

5. **Upcoming work activities onsite:**

Complete preliminary erosion control installation, install rock access ramp and culvert at site entrance. Begin excavation/construction of walls at north and south sides of site near Main Street. Then, start the deep cut at top of site, including rock sorting and soil stockpiling on site.

6. **Actions to be taken as a result of site visit:**

Become more familiar with SWPPP and County monitoring requirements, set up contact sheet, get email addresses for Marsha and Diani supers.

NON-COMPLIANCE SUMMARY

Violation Level (Class) 1 2 3
See attached Non-Compliance Report