

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863

**Th5d****District Director's Report****October 17, 2002 (for November 7, 2002 Hearing)****RECORD PACKET COPY****To:** Coastal Commissioners and Interested Persons**From:** Diane Landry, Central Coast District Manager *DL*  
Steve Monowitz, Coastal Planner**Subject:** Certification Review for County of San Luis Obispo Local Coastal Program Major Amendment No. SLO-MAJ-2-01 (Cambria Elementary Site Designation).

At the August 8, 2002 meeting in San Luis Obispo, the Coastal Commission approved, with suggested modifications, County of San Luis Obispo Local Coastal Program (LCP) Major Amendment Number 3-01. This amendment designated a site for a new elementary school to serve the Cambria area within the North Coast Area Plan component of the LCP.

By actions taken October 8, 2002, County of San Luis Obispo adopted the amending LCP text as directed by the Commission's suggested modifications (see exhibit 2).

The Executive Director has determined that the actions taken by the County are legally adequate and that the amended LCP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP, as amended, be certified. If the Commission concurs, the amended LCP will be certified as of today's date (i.e., November 7, 2002), and notification of this certification and Commission concurrence will be forwarded to the County on November 8, 2002 (see exhibit 1 for draft notification).

**Motion.** I move that the Commission concur with the Executive Director's determination that the actions taken by the County of San Luis Obispo to accept the Commission's suggested modifications for LCP Major Amendment 2-01 are legally adequate.

**Executive Director's Recommendation.** The Executive Director recommends a YES vote on the motion. Passage of this motion will result in certification of the County of San Luis Obispo LCP as directed by the Commission's approval with suggested modifications of LCP Major Amendment 2-01; the amended LCP will be certified as of today's date (i.e., November 7, 2002). The motion passes only by affirmative vote of a majority of the Commissioners present.

**Exhibits**

Exhibit 1: Draft letter to SLO County Board of Supervisors, Chair Shirley Bianchi (1 page)

Exhibit 2: County's Acceptance of the Coastal Commission's Suggested LCP Modifications (County Resolution Number 2002-388)

**California Coastal Commission****November 2002 Meeting in San Diego**

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863



# DRAFT

November 8, 2002

Shirley Bianchi, Chair  
Board of Supervisors  
County Government Center, Room 310  
San Luis Obispo, CA 93408

**Subject: County of San Luis Obispo Local Coastal Program (LCP) Major Amendment No. 2-01  
(Cambria Elementary School Site Designation)**

Dear Supervisor Bianchi:

We have received County of San Luis Obispo Resolution Number 2002-388 adopted by the Board of Supervisors on March 5, 2002. By those actions, the County acknowledge receipt of the Coastal Commission's approval with suggested modifications of Local Coastal Program (LCP) Major Amendment 3-01, and incorporated the Commission's suggested modifications into the County's LCP.

I have determined, and the Commission has concurred, that the County's action with respect to LCP Major Amendment 2-01, is legally adequate to satisfy the requirements of Section 13544 of the California Code of Regulations. This determination was reported to the Coastal Commission at the Commission's November 7, 2002 meeting in San Diego. As a result, the County's LCP, as amended by LCP Major Amendment 3-01, was certified as of November 7, 2002 and is now in effect.

If you have any questions, please contact Steve Monowitz of my staff at (831) 427-4863.

Sincerely,

Peter M. Douglas  
Executive Director  
California Coastal Commission

Diane Landry  
District Manager  
Central Coast District Office

cc: Kami Griffin, SLO County Dept of Planning & Building

**CCC Exhibit   1**  
**(page   1   of   1   pages)**

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OCT 09 2002

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

IN THE BOARD OF SUPERVISORS COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tues day October 8, 20 02

PRESENT: Supervisors Harry L. Ovitt, Peg Pinard, K.H. "Katcho" Achadjian, Michael P. Ryan, and Chairperson Shirley Bianchi

ABSENT: None

RESOLUTION NO. 2002-388

RESOLUTION ACKNOWLEDGING RECEIPT AND AGREEING TO CALIFORNIA COASTAL COMMISSION'S MODIFIED LANGUAGE PERTAINING TO LOCAL COASTAL PLAN - MAJOR AMENDMENT NUMBERS 2-01, AND 3-01

The following resolution is now offered and read:

WHEREAS, the County of San Luis Obispo Board of Supervisors conducted public hearings on October 19, 1999, August 21, 2001 and October 9, 2001 and approved amendments to the County's General Plan, Local Coastal Program and Coastal Zone Land Use Ordinance; and

WHEREAS, the County submitted Local Coastal Plan - Major Amendment Number 2-01 on September 26, 2001 and Major Amendment Number 3-01 on December 14, 2001; and

WHEREAS, on August 8, 2002, the California Coastal Commission recommended modified language in Local Coastal Plan - Major Amendment Numbers 2-01 and 3-01; and

WHEREAS, on August 8, 2002, the California Coastal Commission certified Local Coastal Plan - Major Amendment Numbers 2-01 and 3-01, provided certain modified language suggested by the California Coastal Commission was adopted by the County, said language is contained in the California Coastal Commission staff reports, dated August 15, 2002 and August 20, 2002, attached hereto and incorporated by reference herein; and

WHEREAS, pursuant to the California Code of Regulations, title 14, sections 13544(a), 13544.5(a), 13547(a) and 13551(b), the San Luis Obispo County Board of Supervisors may now accept and agree to the terms and modifications suggested by the California Coastal Commission on Local Coastal Plan - Major Amendment Numbers 2-01 and 3-01, and take formal action to satisfy the terms and modifications.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, in a regular meeting assembled on the eighth day of October, 2002, that the Board of Supervisors of San Luis Obispo County, acknowledges receipt and hereby agrees to the modified language, as suggested by the California Coastal Commission, without further changes, pertaining to Local Coastal Plan Major Amendment Numbers 2-01 and 3-01 as set forth in Exhibit "A", "B" and "C" attached hereto and incorporated herein as though fully set forth.

BE IT FURTHER RESOLVED AND ORDERED that the Land Use Element and Local Coastal Plan, and the Coastal Zone Land Use Ordinance, Title 23 of the County Code, be amended and adopted as follows:

1. As to California Coastal Commission's suggested modification language, the Board of Supervisors takes the following action:

a. The Board of Supervisors accepts the modified language suggested by the California Coastal Commission pertaining to Land Use Element - North Coast Area Plan - Cambria Elementary School - as it implements the California Coastal Commission's recommendation by amending and adding the language as it appears on Exhibit B attached hereto and incorporated herein as though fully set forth.

CCC Exhibit (page 1 of 14 pages) 20/13 4

b. The Board of Supervisors accepts the modified language suggested by the California Coastal Commission pertaining to Land Use Element - Estero Area Plan - Los Osos Sewer - as it implements the California Coastal Commission's recommendation by amending and adding the language as it appears on Exhibit C attached hereto and incorporated herein as though fully set forth.

BE IT FURTHER RESOLVED AND ORDERED that pursuant to California Code of Regulations, Title 14, sections 13544.5(b) and 13547(b), the Board of Supervisors directs staff to submit this resolution to the Executive Director of the California Coastal Commission for a determination, in writing, that the County's action is legally adequate to satisfy the conditions of certification set forth in the California Coastal Commission's certification order.

Upon motion of Supervisor Ryan, seconded by Supervisor Ovitt, and on the following roll call vote, to wit:

- AYES: Supervisors Ryan, Ovitt, Pinard, Achadjian, Chairperson Bianchi
- NOES: None
- ABSENT: None
- ABSTAINING: None

the foregoing resolution is hereby adopted.

*Shirley Bianchi*  
Chairman of the Board of Supervisors

ATTEST:

Julie L. Rodwald  
Clerk of the Board of Supervisors  
BY: *Chris Casper* Deputy Clerk  
[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.  
County Counsel  
By: *[Signature]*  
Deputy County Counsel  
Date: 10-7-02

The undersigned Deputy Clerk of the Board of Supervisors certifies that the foregoing content of the Government Code Section 54957.2 has been made on 10-8-02

**JULIE L. RODWALD**  
County Clerk and Ex-Officio Clerk  
of the Board of Supervisors

By: *Chris Casper*  
Deputy Clerk

CCC Exhibit 2  
(page 2 of 14 pages) *BBS*

**RECEIVED**  
OCT 17 2002  
CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

**IN THE BOARD OF SUPERVISORS**  
**COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA**

Tuesday, October 8, 2002

**PRESENT:** Supervisors Harry L. Ovitt, Peg Pinard, K.H. 'Katcho' Achadjian, Michael P. Ryan, and Chairperson Shirley Bianchi

**ABSENT:** None

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OCT 16 2002

In the matter of **RESOLUTION NO. 2002-388:**

PLANNING & BUILDING

Submittal of a resolution acknowledging receipt and agreeing to the California Coastal Commission's modified language pertaining to Local Coastal Plan: 1) amendment #1-01 amendments to the Land Use Ordinance; 2) amendment #2-01 Cambria Elementary School; and 3) amendment #03-01 Los Osos Sewer, 2nd District, (this item was amended during the Consent Agenda to replace the resolution due to deletion of the first amendment (#1-01)), is presented.

**Chairperson Bianchi:** opens the floor to public comment without response.

**Mr. Jon Seitz:** attorney representing the Los Osos Community Services District, states they are in agreement with the staff report; states the District has been challenged again with another lawsuit (Clerk's Note: the information Mr. Seitz provided during Public Comment on the Consent Agenda has been attached to this item).

Thereafter, on motion of Supervisor Ryan, seconded by Supervisor Ovitt and on the following roll call vote:

**AYES:** Supervisors Ryan, Ovitt, Pinard, Achadjian, Chairperson Bianchi  
**NOES:** None  
**ABSENT:** None

**RESOLUTION NO. 2002-388, resolution acknowledging receipt and agreeing to the California Coastal Commission's modified language pertaining to Local Coastal Plan - Major Amendment Numbers 2-01 and 3-01, adopted. Further, staff is instructed to submit this resolution to the Executive Director of the California Coastal Commission.**

cc: Planning (2)  
10/11/02 vms

STATE OF CALIFORNIA )  
) ss.  
County of San Luis Obispo )

I, **JULIE L. RODEWALD**, County Clerk and Ex-Officio Clerk of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of the said Board of Supervisors, affixed this 11<sup>th</sup> day of October, 2002.

**JULIE L. RODEWALD**

(SEAL)

County Clerk and Ex-Officio Clerk of the Board of Supervisors

By *Shirley Bianchi* Deputy Clerk

**EXHIBIT B****Modification 1: Revise Standards Regarding Allowable Uses**

Modify proposed Standard 1 to allow for continued agricultural use and prohibit the extension of public services beyond the project site as follows:

1. Limitation of 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 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.

**Modification 2: Supplement Setback Standards**

Modify Standard 2 regarding setbacks to provide protection of wetlands and surrounding agricultural uses as follows:

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 20 to 50 feet width 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 of the proposed site parcel.
- b. No structures used for human habitation shall be constructed within 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.

### Modification 3: Supplement Design Standards

Supplement Standard 3 regarding Design as follows:

3. Design Standards. The following design requirements apply to any new development of school facilities and to the creation of the public facilities parcel or land division.
  - a. The size and configuration of the Public Facilities parcel shall preserve the maximum amount of agricultural land contained on the existing 479 acre agricultural parcel, and shall not exceed 20 acres in size. This 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.
  - cc. 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.
  - be. The buildings architecture shall use best design standards to be consistent with the character and 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 pitched 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 large flat surfaces lacking architectural treatment shall not be allowed. All required 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.



- ef. 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.
- eg. 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 structure 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.

#### Modification 4: Revise and Supplement Lighting Standards

Make the following revisions and additions to proposed Standard 4:

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 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 to travelers along Highway 1. There shall be no exterior night lighting, other than the minimum lighting necessary for pedestrian and vehicular safety purposes.

**Modification 5: Supplement Landscaping Requirements**

Supplement the proposed landscaping standard as follows:

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 One 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, ~~and~~ 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 and 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 head 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 Standard 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.
- de. An aggressive tree planting and landscape plan using species endemic to the area, including coordination with the APCD to specifically address the use of deciduous and evergreen trees, planted so that they shade structures in summer, decrease temperatures, and reduce energy demands for air conditioning and fossil fuel emission.
- ef. 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.
- fh. 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 goal 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 whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the plans.

**Modification 6: Supplement Cultural/Historic Resource Protection Standards**

Supplement Standard 6 as follows:

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 archaeologist/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.*

**Modification 7: Supplement Drainage and Erosion Control Standards**

Modify Standard 7 to include the following addition coastal water quality protection measures:

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 (SWPPP) for the ~~agencies~~ review and approval by the County Department of Planning and Building in consultation with the Resource Conservation District, the 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 fences, straw bale filters, block and gravel filters, drop-inlet sediment traps, etc. and sedimentation of nearby drainages. ~~installation of a~~ Appropriate erosion control devices (i.e. hay bales, slit 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, and 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 dewatering operations must require filtration mechanisms; (b) off-site equipment wash areas that provide containment and filtration of runoff and wastewater are preferred whenever possible; if equipment must be washed on-site, the use of soaps, solvents, degreasers, or steam cleaning

equipment should not be allowed: in an 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 identified 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<sup>1</sup>. 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. All detention and filtration systems shall be designed to filter and/or treat the volume of runoff produced from

**CCC Exhibit 2**  
**(page 11 of 14 pages)**

<sup>1</sup> Vegetative or other media filter devices effective at removing and/or mitigating contaminants such as petroleum hydrocarbons, heavy metals, and other particulate; or engineered filtration systems specifically designed to remove vehicular contaminants

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 rain, all through grassy swales or vegetative filter strips shall be maximized where geotechnical concerns would not otherwise prohibit such use. All outside storage areas and loading 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 service 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 15<sup>th</sup> 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 15<sup>th</sup> each year; (2) prior to April 15<sup>th</sup> each year; and (3) during each month that it rains between November 1<sup>st</sup> and April 1<sup>st</sup>. 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 15<sup>th</sup> 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 30<sup>th</sup> of each year.

### Modification 8: Supplement Standards for Sewer and Water Facilities

Add the following requirements to Standard 8:

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 lines will be a "dead-end line 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 I or greater water supply condition, Cambria Community Services District-requested standby water conservation programs shall be implemented.*

### Modification 9: Revise and Supplement Wetland Mitigation standards

Supplement the requirements for a Wetland Mitigation Plan as follows:

9. *Wetland Mitigation 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 standards 7, above. The wetland mitigation plan and monitoring program, in the form of a section 404 permit and a resultant wetland mitigation program, shall be approved by Army Corps of Engineers and the California Coastal Commission to compensate for the loss of wetland and other water habitats on the site and shall be submitted with any application for development. Army Corps and the Commission shall be consulted with to determine acceptable mitigation ratio for wetlands replacement. Mitigation ratios of 2:1 for wetland impacts and 1:1 for other water impacts are typically required. The wetland mitigation plan shall, at a minimum:*
  - a. *~~Specify the type of mitigation selected (e.g., creation of new wetlands, enhancement, dedication, or land banking of existing wetlands, or paying~~*

- ~~b. The method of determining amount of mitigation (e.g., fees, amount of replacement dedication).~~
- ~~c. If wetlands are to be enhanced or replaced, the mitigation plan shall specify the location, condition method of improvement, maintenance and success criteria.~~
- d. 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.

#### Modification 10: Supplement Standards for Drainage Basin and Swales

Revise and Supplement Standard 10 regarding drainage basins and swales as follows:

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.

#### Modification 11: Update Urban Services Line shown by LCP Maps and Allow for Minor Adjustment in Configuration of Public Facilities Land Use Designation

Update the location of the Urban Services Line to encompass the 14.6-acre school site concurrently with the proposed changes to the LCP maps (i.e., change in land use designation and addition of elementary school label).

In addition, add a footnote that applies to the area designated Public Facilities that states:

Minor adjustments in the location and configuration of the Public Facility land use designation may be accommodated as necessary to allow enable school development to occur in a manner that is most protective of significant coastal resources, provided that the adjustment does not adjust in a Public Facility designation larger than 20 acres in size.