



Source: Census 2000 Data, The CaSIL, MBA GIS 2008.



## Exhibit 1-1 Project Vicinity

LOS OSOS WASTEWATER PROJECT 2010

## 1.0 Purpose and Need for the Proposal

### 1.1 Project Description (Proposed Action)

Los Osos is an unincorporated coastal community of approximately 15,000 residents located in San Luis Obispo County at the south end of Morro Bay, approximately twelve miles west of the City of San Luis Obispo, California. The community is bound by Morro Bay, the Morro Bay National Estuary, and Morro Bay State Park to the north, Montana de Oro State Park to the west and southwest, rural open space to the southeast and active production agricultural lands to the east. The City of Morro Bay lies approximately two miles to the north, beyond the Bay and estuary (Exhibit 1-1).

The Los Osos Wastewater Project is a proposal by the County of San Luis Obispo to develop a wastewater collection, treatment and recycled water reuse system to serve the majority of the community of Los Osos (Exhibit 1-2).

The key objectives of the Los Osos Wastewater Project are:

1. Develop a community wastewater project that will comply with California Regional Water Quality Control Board Waste Discharge Requirements.
2. Alleviate groundwater contamination—primarily nitrates—that has occurred at least partially because of the use of septic systems throughout the community.

Other Objectives Include:

- a) Environmental Impacts. Incorporate measures to minimize potential environmental impacts on the Los Osos community and surrounding areas (including, but not limited to, habitat conservation, endangered species and habitat, air and water quality, greenhouse gas emissions, social and economic sustainability, wetlands and estuary preservation or enhancement, cultural resources protection, and agricultural land enhancements).
- b) Project Costs. Meet the project water quality requirements while minimizing lifecycle costs and mitigating affordability impacts on the community.
- c) Regulatory Compliance. Comply with applicable local, state, and federal permits, land uses, and other requirements including the Local Coastal Plan, Environmentally Sensitive Habitat Areas (ESHA standards), State Marine Reserve, and archeological concerns.
- d) Water Resources. Address water resource issues by mitigating the Project's impacts on saltwater intrusion. Furthermore, the wastewater project will maintain the widest possible options for beneficial reuse of recycled water.

Facilities proposed by the project include:

1. Treatment Plant Facility

The location for the wastewater treatment plant facility is known locally as the Giacomazzi site. The Giacomazzi site is a rectangular 38.2-acre portion of a larger 100-acre parcel north of Los Osos Valley Road and west of Clark Valley Road. The lower (western) 62 acres of the parcel consists of prime soils and has a long history of production agriculture (irrigated row crops). These 62 acres are currently contract farmed with a mix of high value vegetable crops, and is not part of the current proposal. The upper 38.2 acres of the site, identified for the wastewater treatment plant facility, slopes gently downward toward the north and east toward an ephemeral drainage. This drainage extends along the easterly portion of the site to Warden Lake and supports a small oak woodland along its northerly reaches. The former farmhouse complex stands at the western side of the upper 38.2 acres. All of the original farm buildings have been removed and replaced with a modular residence; numerous tall Eucalyptus and Cypress trees border the old farmhouse site. The County proposal would create a 30-acre rectangular Public Lot around the treatment facility, leaving the existing modular on the old farmhouse site as part of the larger 70-acre parcel. This would allow the row crop operation to continue in private ownership with a buildable area located outside of prime soils. The 38.2-acre upper area was historically cultivated, however, crop production ceased sometime in the last 20 years. Cultivation occurs regularly for weed control, but no crop has been produced. Local information indicates that a combination of soil pests, difficult irrigation requirements due to underlying clay layers, and proximity to higher value soils have combined to make farming the upper 38 acres unattractive. The Giacomazzi site contains both prime soils and soils of statewide importance.

The wastewater treatment plant facility is expected to occupy approximately 22 acres of the site, with the balance of the new 30-acre public lot in sensitive habitat open space (Exhibit 1-3). The location is outside of the urban core, roughly 0.5 miles east of the Urban Reserve Line (although the overall parcel abuts the Urban Reserve Line on its west end). The treatment facility would consist of an extended aeration wastewater treatment system with tertiary filtration. Extended aeration relies primarily on the acceleration of natural biodegradation of waste by aerobic bacteria to treat collected wastewater. Extended aeration would be accomplished either with an oxidation ditch or Biolac® secondary process; the abundance of oxygen and carbon also results in denitrification of the waste. This proven wastewater treatment technology is employed in hundreds of locations worldwide. These types of treatment plants have demonstrated the ability to remove nitrate from wastewater to the levels required by the Regional Water Quality Control Board for the community of Los Osos.

Treatment components include:

- Headworks - to screen out inorganics, de-grit, and measure the wastewater inflow. A small septage receiving station will be included to accept septage from that portion of the community that is not included in the wastewater collection area and will remain on septic systems
- Oxidation ditch/Biolac® - to treat the wastewater to secondary treatment levels.

- Secondary Clarification - to settle out the suspended solids in the treated wastewater.
- Tertiary Treatment - to provide Disinfected Tertiary Recycled Water as defined at Section 60301.230 of Title 22 of the California Code of Regulations for unrestricted reuse.
- Biosolids management - to process and dispose of biosolids removed from the treated wastewater on an ongoing basis.
- Odor control system - to control odors by using an inorganic media system to trap and scrub foul air from within the buildings enclosing the headworks and the biosolids dewatering equipment.

The treatment plant facility will be designed with a capacity to treat a maximum average annual dry weather flow of approximately 1.1 million gallons per day (mgd) that takes into account the implementation of a water conservation program that is expected to conserve between 150,000 and 330,000 gallons per day for the buildout population of 18,428 residents within the collection zone. At current indoor water use rates 14,428 persons would generate wastewater flows of 1.25 mgd; the project has a goal of reducing indoor water use to below 50 gallons per day per person which would equate to 0.92 mgd wastewater flows at buildout. If this goal is met or exceeded, the project will operate at a higher level of redundancy.

## 2. Collection System

The collection system consists of the installation of about 235,000 feet of pipe (195,000 ft of gravity pipe, 26,000 feet of force mains, and 14,000 feet of conveyance line to Giacomazzi from Mid-town). Within the collection area all of the septic tanks would be abandoned or repurposed for rainwater storage, and all wastewater would be collected through a series of gravity and pressurized pipelines that would convey wastewater to the treatment plant. The collection system would serve a buildout population of 18,428 within the service area (Exhibit 1-4). Collection system components include main lines, piping connections to the property line, laterals to connect the building to the system, pumps, force mains, and back-up power generators.

Nine pump stations and 13 pocket pump stations would be needed. Pump stations provide continuous pressure in the force mains to enable the transfer of wastewater to the treatment plant from areas that cannot be served by gravity. Pump stations would be located on vacant lots purchased by the project or within public rights-of-way. These stations will generally be required in low-lying areas and where pipeline depths approach 11 feet in depth. The stations will use electrically driven submersible pumps set in precast concrete vaults with two to four pumps per station. Also mounted close to the pump station will be a weather proof and vandal resistant electrical control panel to control the operation of the pumps. A dedicated standby power facility will be located at the Lupine, East Ysabel, East Paso, Sunny Oaks, and Mid-town pump stations. The standby power facility for the Mountain View pump station will be located at the nearby LOCSD well site at the intersection of South Bay Boulevard and Nipomo Avenue. A single standby power facility located at the Los Osos Community Services

district's Eighth and El Moro Avenue Water Operations Maintenance Yard will serve both the West Paso and Baywood pump stations.

### 3. Recycled Water Reuse

The project will reuse recycled water in a number of ways. Recycled water will be returned directly to the upper aquifer at two leach field sites: the Broderson property and at the existing Bayridge leach field. The Broderson property consists of an approximately 81-acre rectangular shaped parcel located south of Highland Drive. Approximately 8 acres of the site would be used to construct a conventional leach field; the remainder of the site would be placed in permanent open space and added to the greenbelt surrounding the community. The existing Bayridge leach field currently serves the Bayridge neighborhood with common septic tanks and a leach field. The tanks would be abandoned or repurposed to collect rainwater and the leach field would be used for recycled water instead of septic tank leachate.

In addition, the project includes a suite of reuse options aimed at optimizing sea water intrusion mitigation. These reuse options include agriculture and urban reuse, as well as environmental reservations to handle the remainder of the recycled water depending on the season. Due to its key role in reducing seawater intrusion, the Broderson site is the primary recycled water reuse element. Approximately 1/3 of the recycled water (up to 448 acre feet on an average annual basis) would be placed at the Broderson site, primarily during the wet winter months. During the summer, the majority of recycled water would be directed to urban and agricultural reuse (irrigation). Urban reuse is focused on existing turf areas at four schools, the community park, and the golf course. Agricultural reuse is focused on existing irrigated lands which draw from the Los Osos groundwater aquifer.

The Bayridge leach field would provide subsurface flows to Willow Creek to support existing willow riparian stands. Although Willow Creek is outside of the wastewater service area, so existing septic tanks and leach fields would remain, the Bayridge leach field would offset any losses of underflow from nearby newly collected areas. A system of new monitoring wells will be installed down-gradient of the Broderson site. These, along with other existing wells in the community, will be used to track the movement and behavior of percolated water to maximize the efficiency of the site.

### 4. Water Conservation

The project will implement a comprehensive water conservation program designed to reduce flows into the wastewater treatment plant as well as reduce the community's contribution to seawater intrusion currently occurring in the Los Osos Groundwater Basin. Because of the reduction and eventual halt of construction in the wastewater service area beginning in the 1980's, many of the homes and businesses in the community were built before current water conservation requirements. Consequently, the per capita indoor water use rate is considered moderately high for the area. The latest calculations from the two water companies serving the wastewater service area indicate indoor water use rates near 66 gallons per day. Experience in other California central coast

communities indicates that indoor use rates below 50 gallons per day per capita are achievable with the use of modern technology, including low flush toilets, low-flow showerheads, and under sink hot-water circulators. Retrofit to low flow plumbing fixtures prior to hook-up to the project will be required.

A portion of project costs are proposed to be funded through the United States Department of Agriculture's Rural Utilities Program using federal stimulus funds provided by the American Reinvestment and Recovery Act. The Project's eligibility to apply was made possible by a Congressional waiver. The County is also anticipating participation in the State Water Resources Control Board's State Revolving Fund (SRF) Program, and may receive additional Federal funds through the Water Resources Development Act.

## 1.2 Purpose and Need

The physical development of Los Osos began with subdivisions in the later nineteenth century, leading to a community of vacation homes by the early 1960s. Drawn by the scenic bay-front setting and affordable land costs, the community's permanent population grew steadily during the 1970s and into the mid-1980s, spurred in part by the construction and operation of Diablo Canyon Nuclear Power plant and by the expansion of the California Polytechnic State University at San Luis Obispo.

The development pattern in much of Los Osos consists of long, narrow (25 to 50 feet by 125 feet) residential lots located on wide (40 to 80 feet) streets arranged generally in a grid. The majority of the community was constructed on the ancient dune system formed by centuries of wind-blown beach sand deposited along the south end of Morro Bay. As a result, the terrain consists of gently rolling hills and sandy soils. Current wastewater treatment for the community consists of individual septic systems serving each developed property, or in some cases multiple properties.

The Regional Water Quality Control Board - Central Coast Region (RWQCB) determined in 1983 that contamination in excess of State standards had occurred in the groundwater basin (upper aquifer) at least partially due to use of septic systems throughout the community. RWQCB Resolution 83-13 states that "a Regional Board staff report finds beneficial uses of Los Osos ground and surface waters are adversely affected by individual sewage disposal system discharges, there appears to be a trend of increasing degradation, and public health is jeopardized by occurrences of surfacing effluent." At that time, the RWQCB concluded that the "continuation of this method of waste disposal could result in health hazards to the community and the continued degradation of groundwater quality in violation of the Porter-Cologne Act." Therefore, in January 1988, the State Water Resources Control Board approved an amendment to the Water Quality Control Plan, Central Coastal Basin. The amendment contained the discharge moratorium established by the RWQCB for a portion of the Los Osos area known as the RWQCB Groundwater Prohibition Zone (Exhibit 1-1). By prohibiting discharge from additional individual wastewater disposal systems, the moratorium effectively halted new construction or major expansions of existing development until a solution to the water pollution problem is developed and implemented.

Since these injunctions, there have been many attempts to rectify the situation through construction and operation of a wastewater project. In the late 1980s the County developed a wastewater collection and treatment project and prepared an Environmental

Impact Report (EIR) (1987). After preparing a Supplemental EIR (1988), the County embarked on the detailed design process. In the mid 1990s, the project was modified to relocate the proposed wastewater treatment facility out of the rural area northeast of the community, (the Turri Road site), to a site within the partially developed area; this site change necessitated preparation of a second supplemental EIR (1997).

In 1998, the community voted to establish a community services district with wastewater authority. The Los Osos Community Services District (LOCSD) developed a wastewater collection and treatment project with the treatment facilities located in the west-central portion of the community. (This project, originally known as the Tri-W Project, is referred to as the Mid-town site in this document.) The LOCSD prepared an EIR for the project and certified the EIR on March 1, 2001. After receipt of a Coastal Development Permit (CDP) from the California Coastal Commission (CCC), project construction started in 2005. In the fall of 2005, voters recalled three of the LOCSD board members in a special election; the new board immediately suspended construction on the wastewater project. In August 2006, the LOCSD rescinded certification of the 2001 EIR and filed for federal bankruptcy protection.

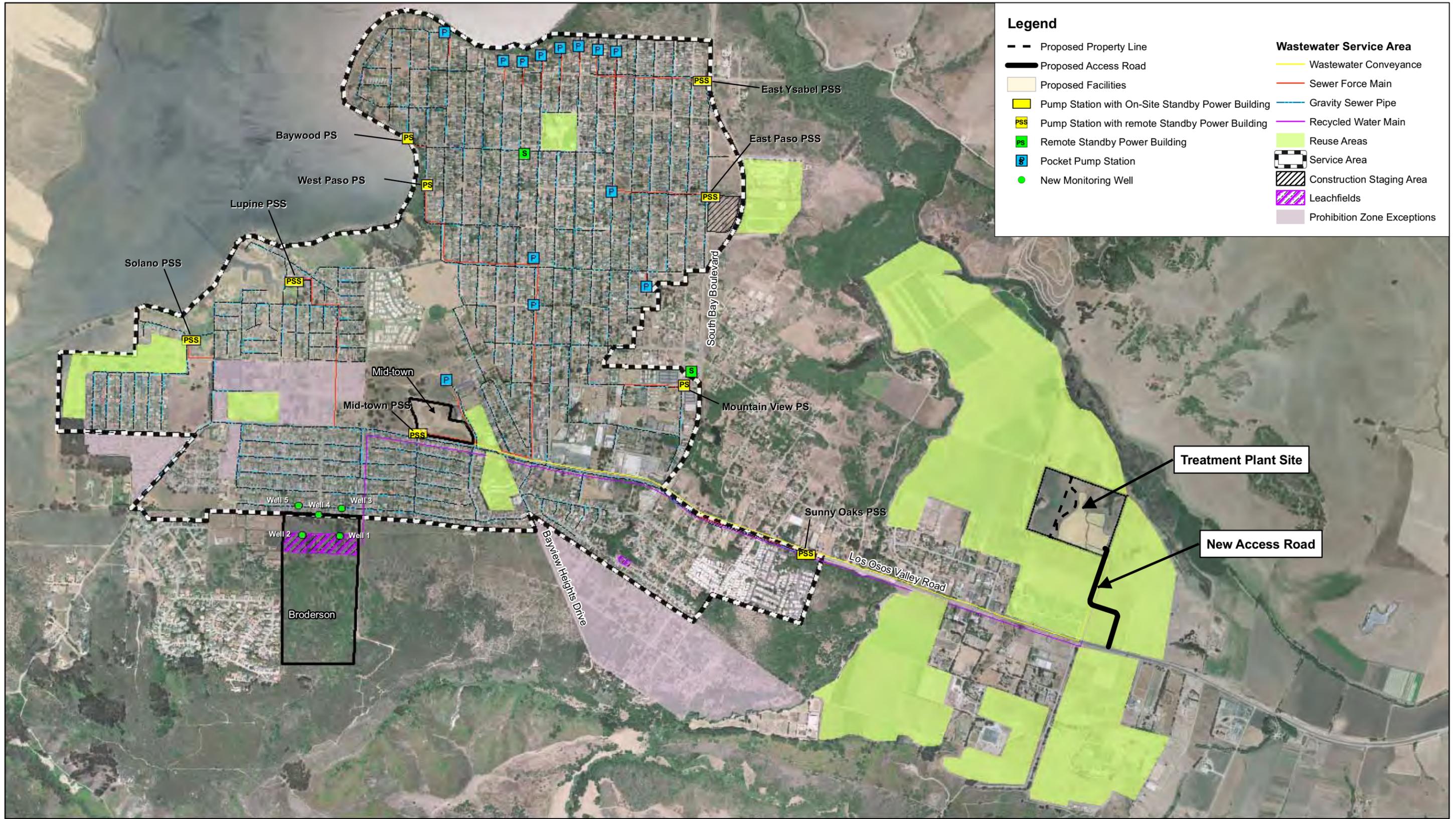
On September 20, 2006, California Governor Arnold Schwarzenegger signed Assembly Bill (AB) 2701, which authorizes transfer of wastewater authority from the LOCSD to the County. Based on the state legislated policies and project strategies established by the San Luis Obispo County Board of Supervisors in June 2006, the County embarked on a process to develop a community wastewater collection and treatment system in Los Osos. That process produced a Rough Screening Report and a Fine Screening Report, which focused on identifying a set of viable project alternatives that were the basis for the project cost estimates used to support a Proposition 218 assessment election (Proposition 218 amended the California Constitution in 1996 to require local government to have a vote of the affected property owners for any proposed new or increased assessment before it could be levied.) In October 2006 affected property owners in Los Osos approved an assessment by an 80 to 20 percent margin.

Following the successful assessment vote, the County of San Luis Obispo has embarked on a detailed process to develop a wastewater project in Los Osos. Beginning in June of 2006, the County has produced the following key documents:

- March 2007, Potential Viable Project Alternatives Rough Screening Report
- August 2007, Viable Project Alternatives Fine Screening Analysis
- May 2008, Onsite Treatment Technical Memorandum
- June 2008, Greenhouse Gas Technical Memorandum
- July 2008, Imported Water Technical Memorandum
- July 2008, Effluent Reuse and Disposal Technical Memorandum
- July 2008, Facultative Ponds Technical Memorandum
- July 2008, Out of Town Conveyance Technical Memorandum
- July 2008, Low Pressure Collection Technical Memorandum
- August 2008, Solids Handling Technical Memorandum
- August 2008, Septage Receiving Station Technical Memorandum
- August 2008, Regional Treatment Technical Memorandum
- October 2008, Decentralized Treatment Technical Memorandum
- October 2008, National Water Research Institute Peer Review
- November 2008, Flows and Loads Technical Memorandum
- November 2008, Draft Environmental Impact Report

- March 2009, Final Environmental Impact Report

These documents were used to analyze the environmental, economic, and engineering costs and benefits of various project approaches and develop a set of viable project alternatives that could meet the project objectives. After considering the viable alternatives at a series of ten public hearings in 2009, the San Luis Obispo County Planning Commission identified the proposed project as the environmentally superior alternative, as required by the County's Certified Local Coastal Plan. That determination was affirmed by the San Luis Obispo County Board of Supervisors on September 29, 2009.



Source: 2007 Digital Globe aerials, San Luis Obispo County GIS Data, Carollo Engineers, and MBA GIS Data.

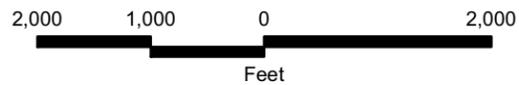
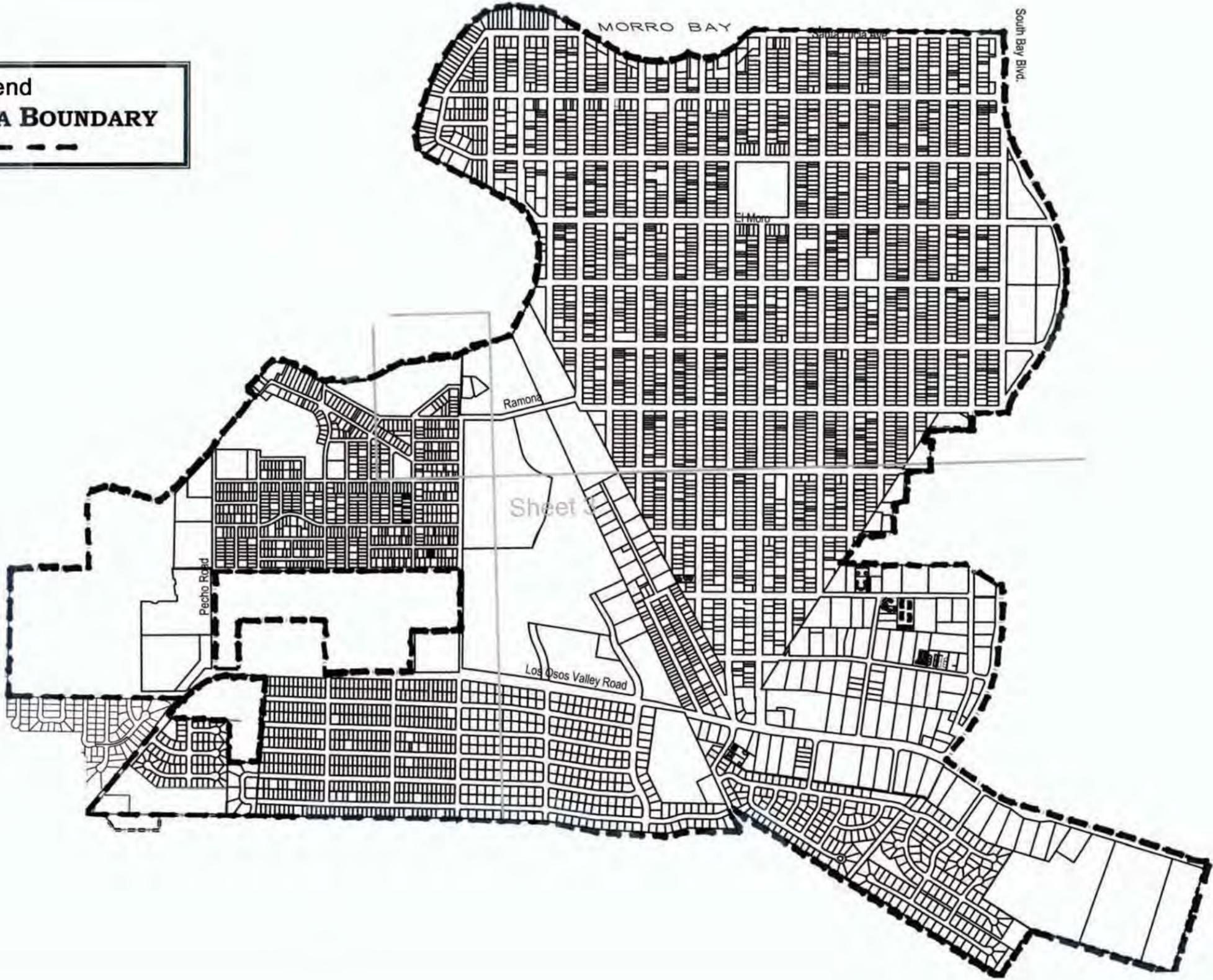


Exhibit 1-2  
Overall Project Site Plan

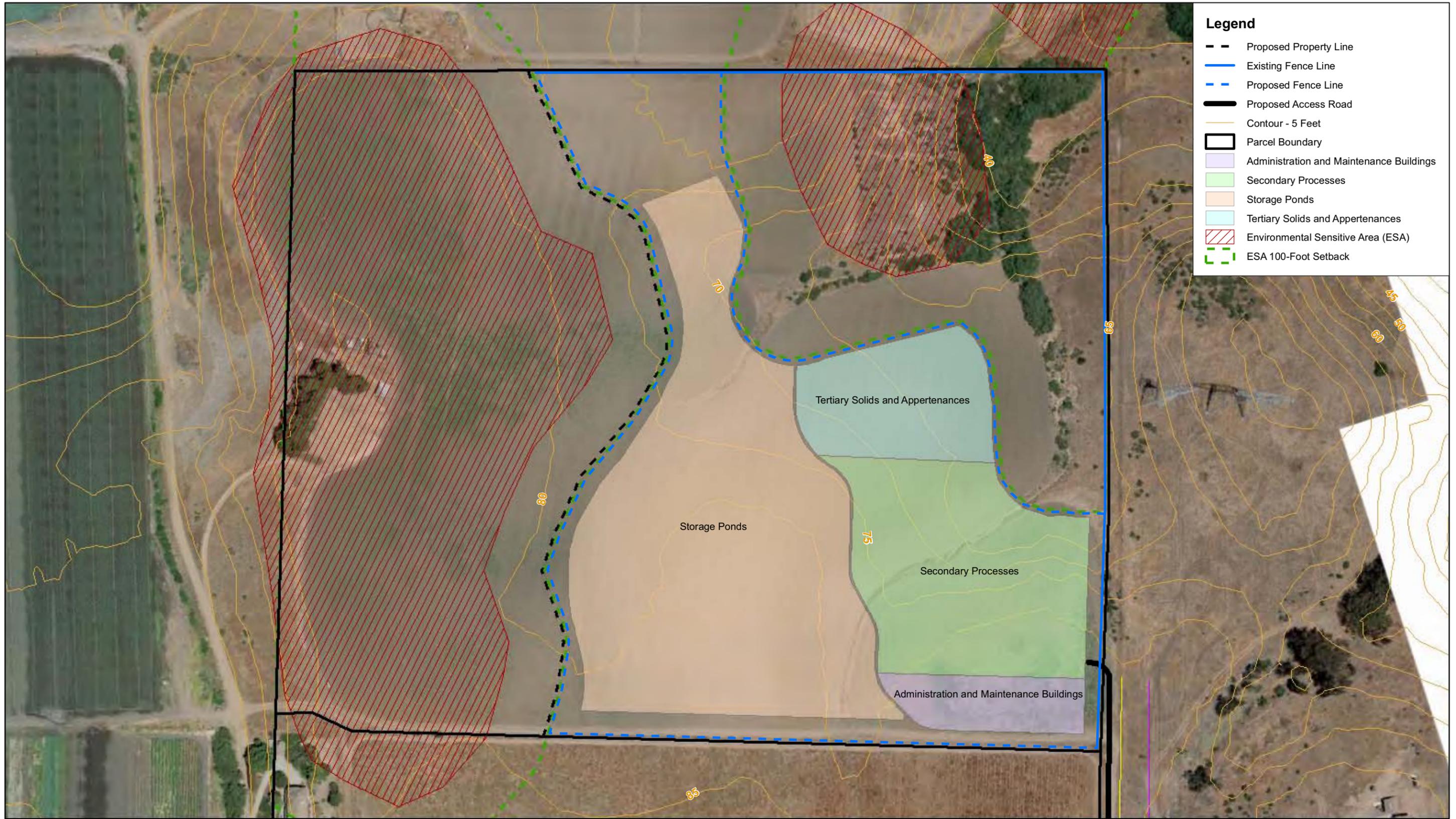
Legend  
**SERVICE AREA BOUNDARY**  
- - - - -



SCALE : 1" = 1000'

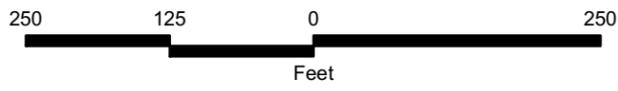


Exhibit 1-4  
**SERVICE AREA**  
Exhibit 2



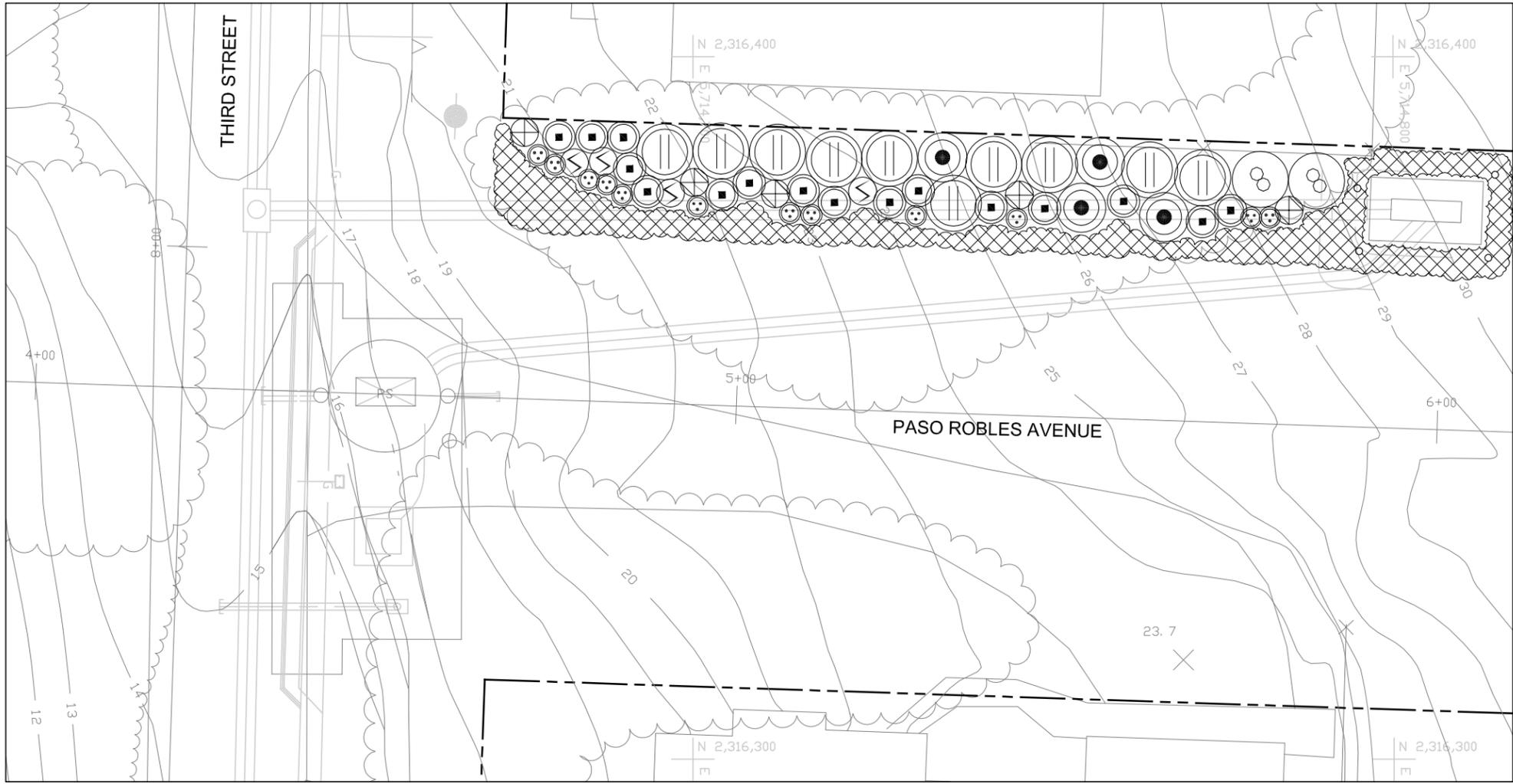
- Legend**
- - Proposed Property Line
  - Existing Fence Line
  - - Proposed Fence Line
  - Proposed Access Road
  - Contour - 5 Feet
  - ▭ Parcel Boundary
  - ▭ Administration and Maintenance Buildings
  - ▭ Secondary Processes
  - ▭ Storage Ponds
  - ▭ Tertiary Solids and Appertenances
  - ▨ Environmental Sensitive Area (ESA)
  - - - - - ESA 100-Foot Setback

Source: 2007 Digital Globe aeriels, San Luis Obispo County GIS Data, Carollo Engineers, and MBA GIS Data.



**Exhibit 1-3  
Treatment Plant Site Plan**

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**WEST PASO PUMP STATION**



**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
<b>SHRUBS</b>					
	CEANOTHUS CUNEATUS	BUCKBRUSH	5 GAL.	10	SEE DETAIL B, SHEET AD-GL-202
	LUPINUS CHAMISSONIS	COASTAL SILVER LUPINE	1 GAL.	4	SEE DETAIL B, SHEET AD-GL-202
	MMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL.	5	SEE DETAIL B, SHEET AD-GL-202
	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1 GAL.	12	SEE DETAIL B, SHEET AD-GL-202
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	15 GAL.	2	SEE DETAIL B, SHEET AD-GL-202
	RHAMNUS CROCEA	REDBERRY	15 GAL.	4	SEE DETAIL B, SHEET AD-GL-202
	SALVIA MELLIFERA	BLACK SAGE	1 GAL.	16	SEE DETAIL B, SHEET AD-GL-202
<b>GROUND COVER</b>					
	ERIGONIUM PARVIFOLIUM	CLIFF BUCKWHEAT	1 GAL.	224	24" O.C., SEE DETAIL C, SHEET AD-GL-202

**PLANTING NOTES**

1. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR ONLY. IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND THE LIST, PLANS SHALL PREVAIL.
2. PLANT LOCATIONS SHOWN ON THE PLANS ARE DIAGRAMATIC. CONTRACTOR SHALL LOCATE ALL PLANT MATERIAL UNDER THE DIRECTION OF THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING HOLE EXCAVATION.
3. THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANTING LAYOUT AS WORK PROGRESSES.
4. ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL A 3" LAYER OF 'STRINGY CEDAR BARK' MULCH IN ALL PLANTING AREAS A MIN. 12" BEYOND EXTENT OF ALL PLANTS

REV	DATE	BY	DESCRIPTION

SCALE  
1" = 10'-0"

WARNING  
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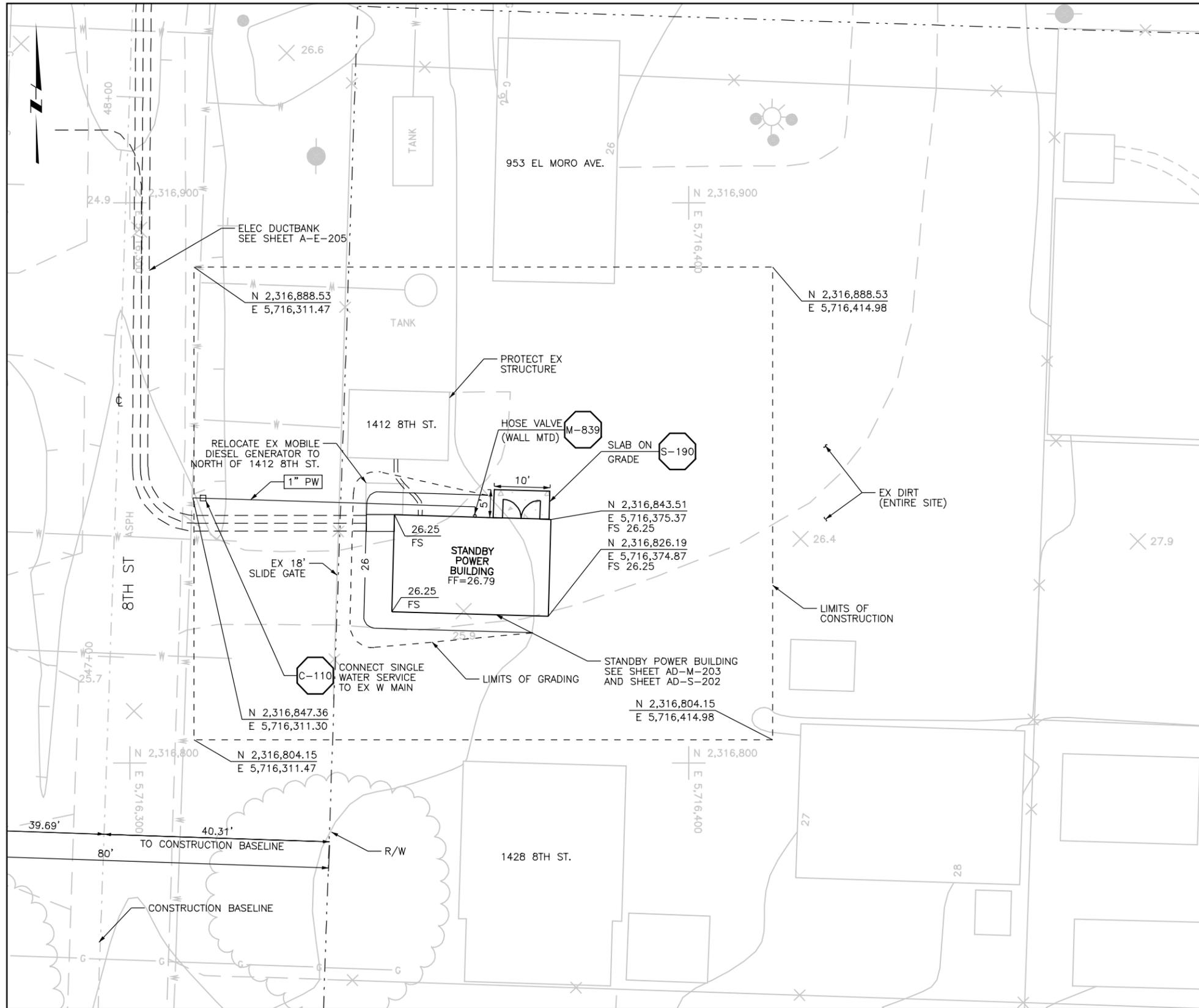
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DRAWN B.OSBORN  
CHECKED T.KEITH

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C31069 2/16/2004  
LICENSE NO. DATE  
*[Signature]*  
C23892 2/16/2004  
LICENSE NO. DATE



LOS OSOS WASTEWATER PROJECT  
LANDSCAPE ARCHITECTURE  
WEST PASO PUMP STATION  
PLANTING PLAN





BAYWOOD/WEST PASO STANDBY POWER SITE PLAN

NOTES:

- COORDINATE ELECTRICAL DUCTBANK DEPTH AND LOCATION BEFORE INSTALLATION OF PROCESS PIPING. SEE SHEET A-E-205.



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SCALE: 1"=10'

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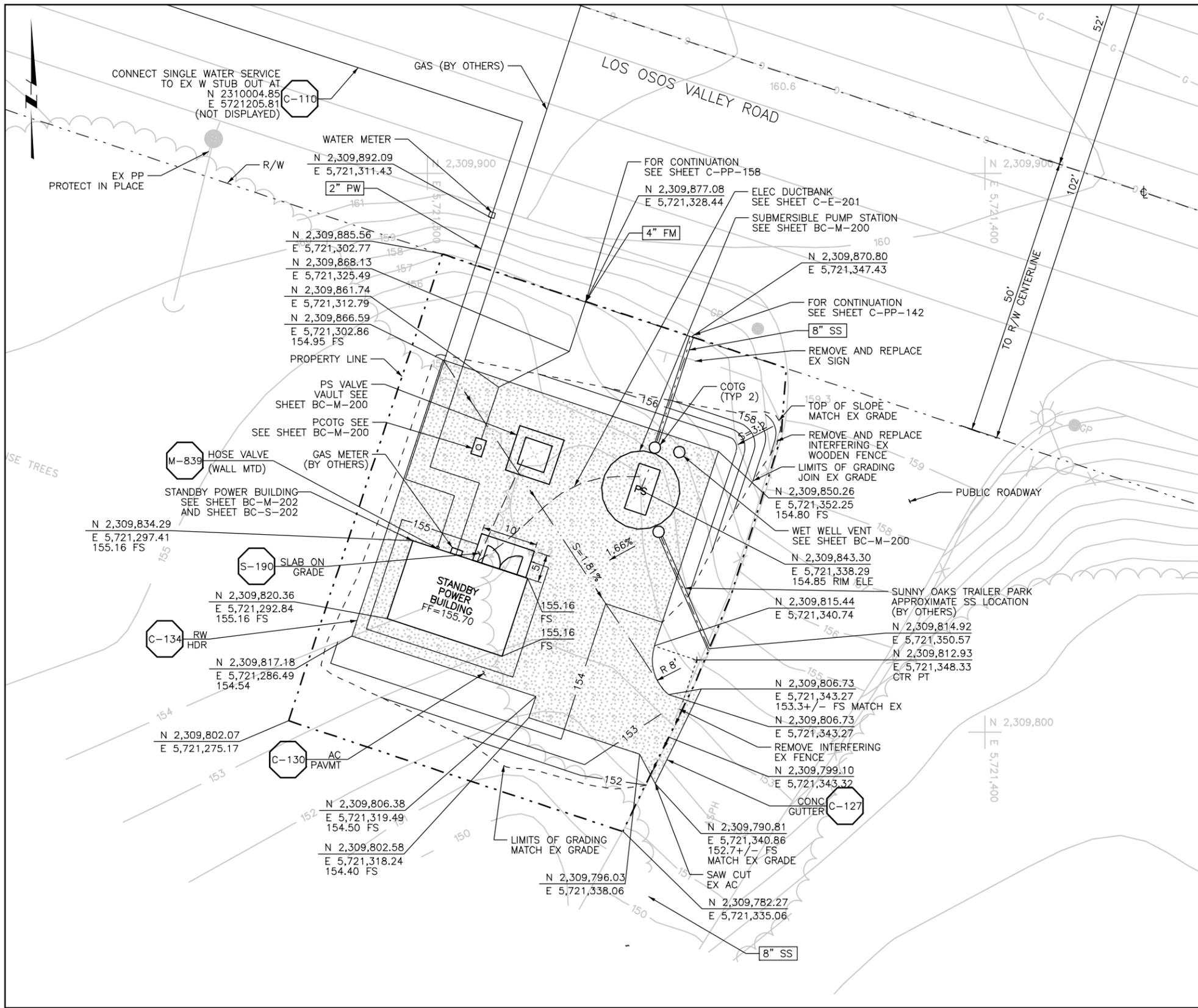
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SUBMITTED BY: *John A. Bergen*  
 JOHN A. BERGEN, C31069, 2/16/2004, LICENSE NO., DATE  
 Steve J. Hyland, C23892, 2/16/2004, LICENSE NO., DATE



LOS OSOS COMMUNITY SERVICES DISTRICT





NOTES:

1. LIDS AND VAULTS TO BE TRAFFIC RATED FOR H-20 LOADING
2. COORDINATE ELECTRICAL DUCTBANK DEPTH AND LOCATION BEFORE INSTALLATION OF PROCESS PIPING. SEE SHEET C-E-201.
3. CONTRACTOR SHALL COORDINATE AND SCHEDULE GAS LINE CONNECTION AND INSTALLATION WITH PACIFIC GAS AND ELECTRIC.

SUNNY OAKS PS SITE



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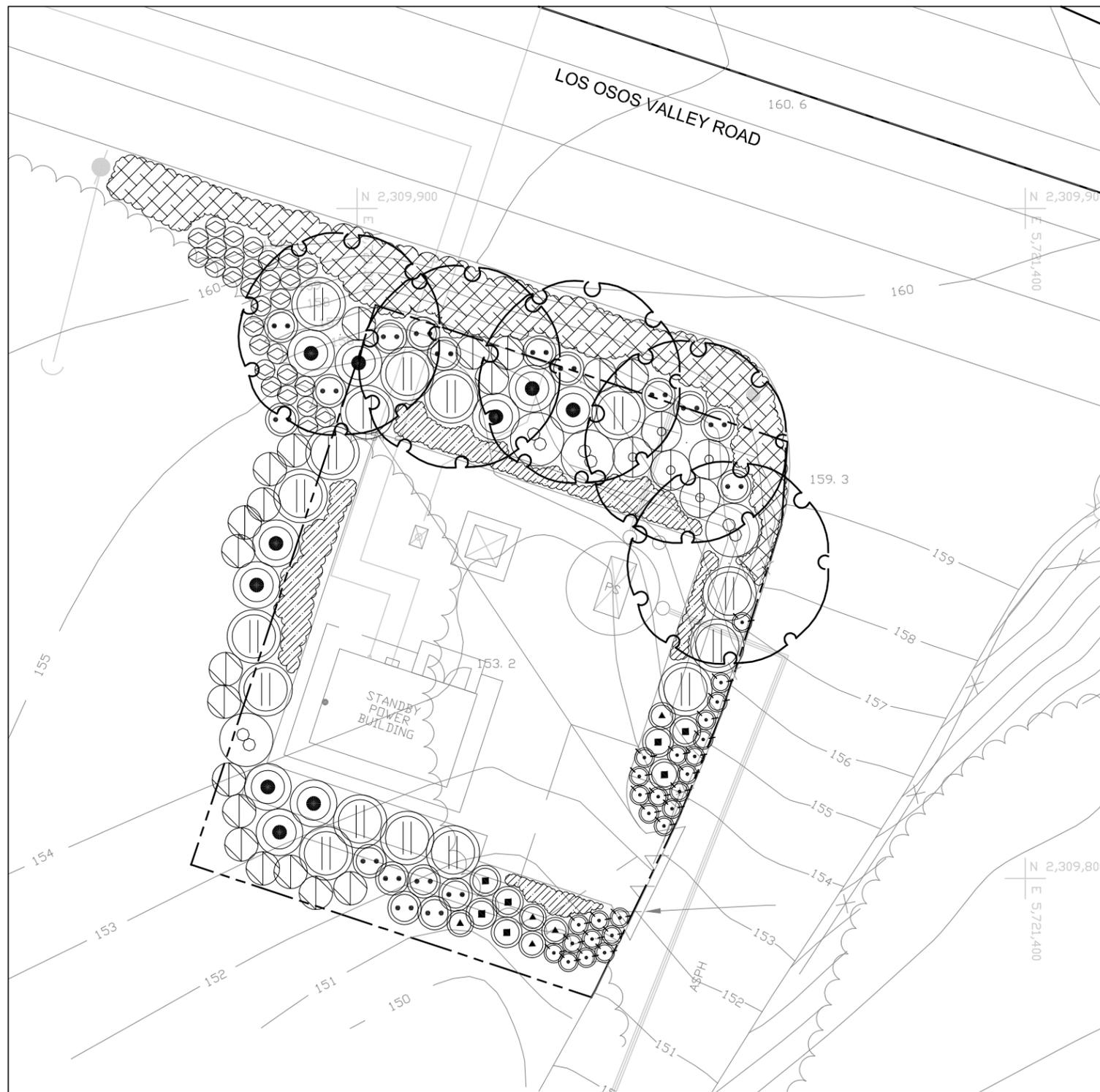
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SUBMITTED BY	Steve J. Hyland
DATE	2/16/2004
LICENSE NO.	C23892



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### SUNNY OAKS PUMP STATION



SCALE: 1" = 10'

### PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
<b>TREES</b>					
	QUERCUS AGRIFOLIA	QUERCUS AGRIFOLIA	24" BOX	5	SEE DETAIL A, SHEET BC-GL-202
<b>SHRUBS</b>					
	ARCTOSTAPHYLOS MORROENSIS	PARK VIEW MANZANITA	5 GAL.	20	SEE DETAIL B, SHEET BC-GL-202
	CEANOTHUS CUNEATUS	BUCKBRUSH	5 GAL.	16	SEE DETAIL B, SHEET BC-GL-202
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	5	SEE DETAIL B, SHEET BC-GL-202
	LOTUS SCOPARIUS	DEER WEED	1 GAL.	29	SEE DETAIL B, SHEET BC-GL-202
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	15 GAL.	4	SEE DETAIL B, SHEET BC-GL-202
	RHAMNUS CROCEA	REDBERRY	15 GAL.	10	SEE DETAIL B, SHEET BC-GL-202
	RIBES SPECIOSUM	FUSCHIA-FLOWERED GOOSEBERRY	5 GAL.	18	SEE DETAIL B, SHEET BC-GL-202
	SALVIA MELLIFERA	BLACK SAGE	1 GAL.	7	SEE DETAIL B, SHEET BC-GL-202
	SOLANUM DOUGLASII	WHITE NIGHTSHADE	1 GAL.	5	SEE DETAIL B, SHEET BC-GL-202
	SOLANUM XANTI	PURPLE NIGHTSHADE	1 GAL.	26	SEE DETAIL B, SHEET BC-GL-202

### GROUND COVER

	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	1 GAL.	12	6' O.C., SEE DETAIL C, SHEET BC-GL-202
	SALVIA MELLIFERA 'REPENS'	CREeping BLACK SAGE	1 GAL.	29	6' O.C., SEE DETAIL C, SHEET BC-GL-202

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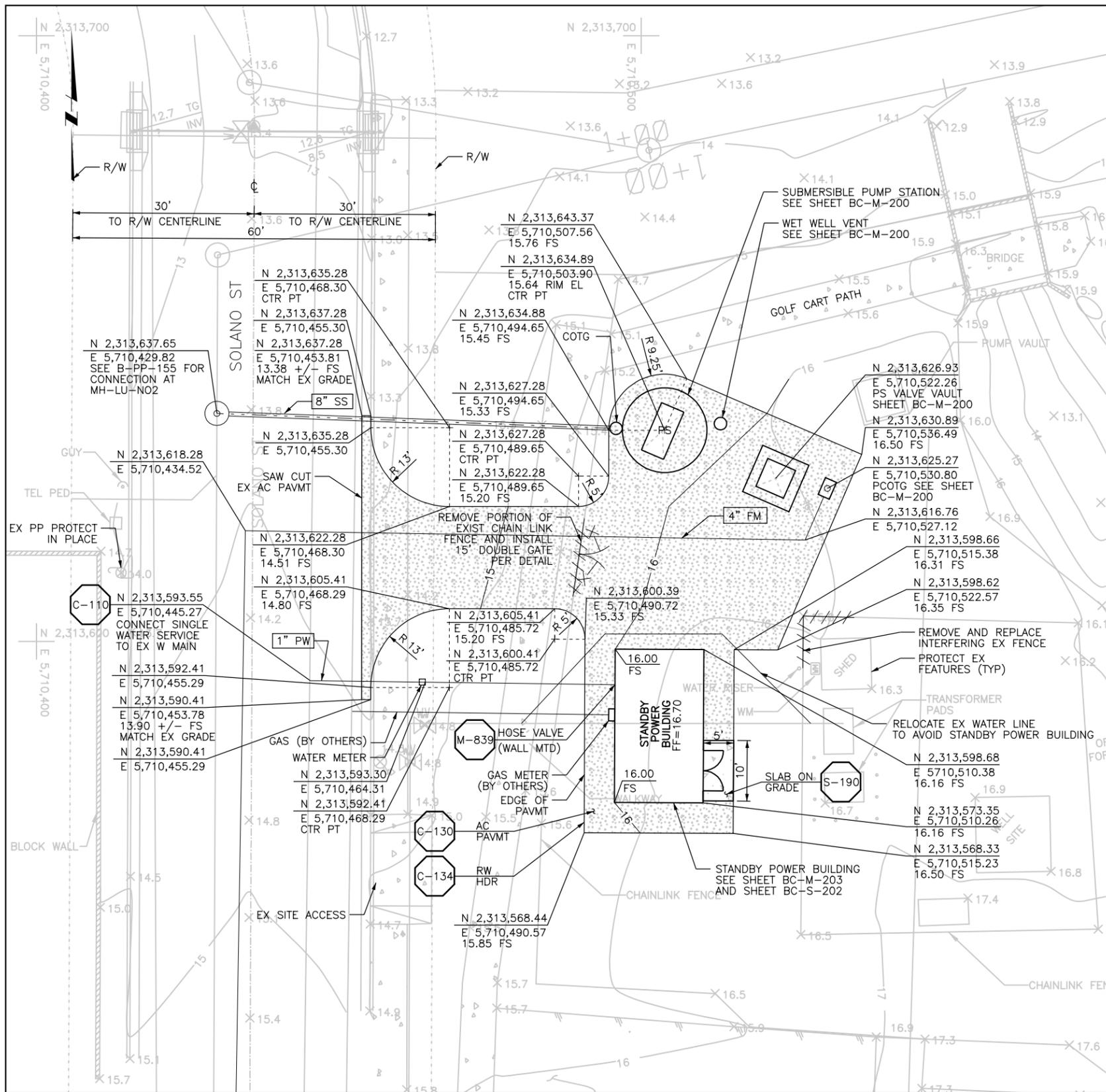
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 C31069 2/16/2004  
 LICENSE NO. DATE  
  
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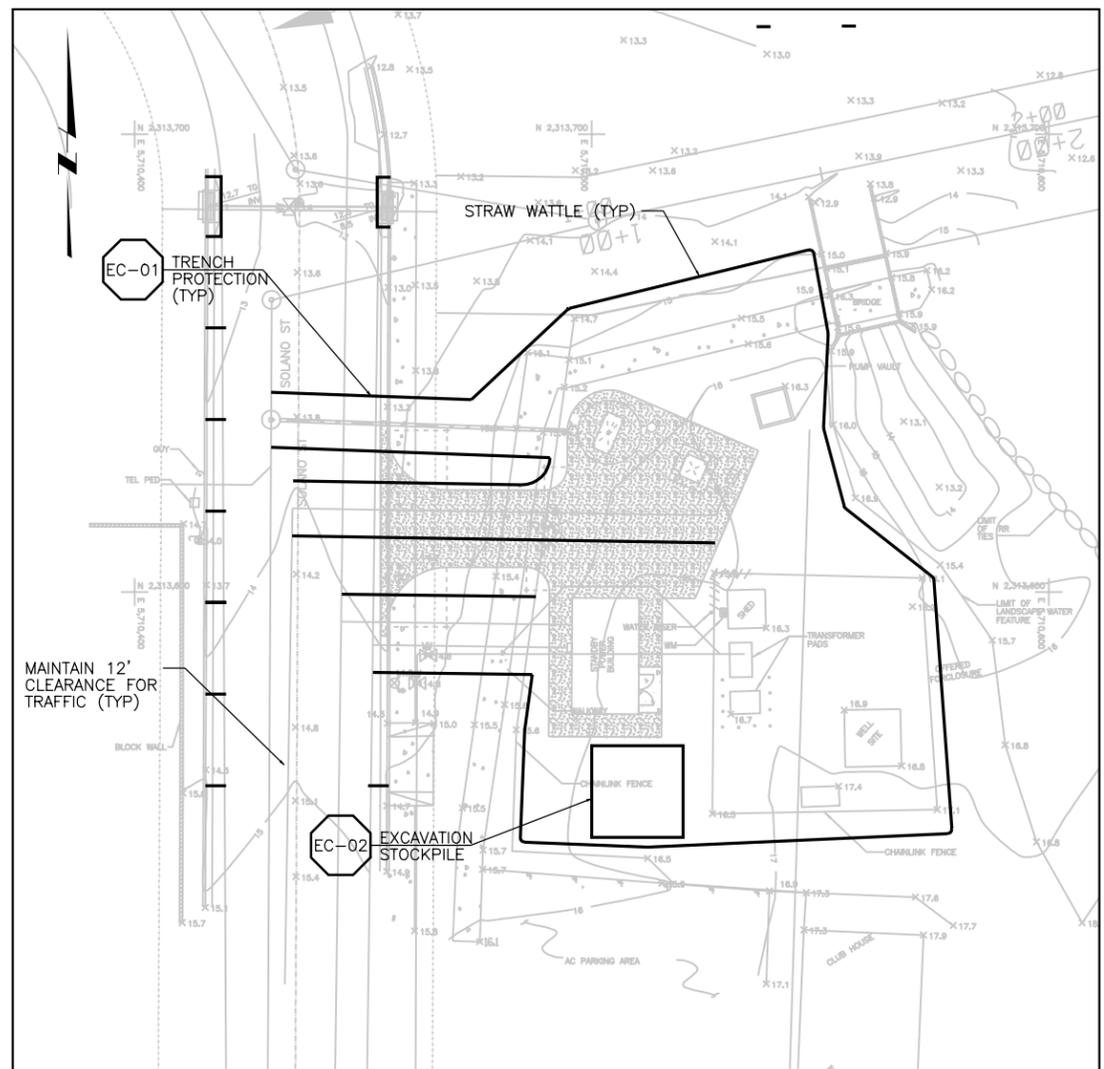


LOS OSOS WASTEWATER PROJECT LANDSCAPE  
 SUNNY OAKS PUMP STATION PLANTING PLAN  
 SHEET C-L-205





SOLANO PS SITE PLAN  
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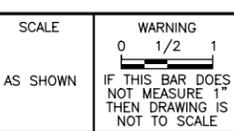


SOLANO PS EROSION CONTROL PLAN  
SCALE: 1"=20'

NOTES:

1. LIDS AND VAULTS TO BE TRAFFIC RATED FOR H-20 LOADING
2. COORDINATE ELECTRICAL DUCTBANK DEPTH AND LOCATION BEFORE INSTALLATION OF PROCESS PIPING. SEE SHEET B-E-201A.
3. CONTRACTOR SHALL COORDINATE AND SCHEDULE GAS LINE CONNECTION AND INSTALLATION WITH PACIFIC GAS AND ELECTRIC.
4. SEE SHEET B-C-204 FOR EROSION CONTROL NOTES.

REV	DATE	BY	DESCRIPTION



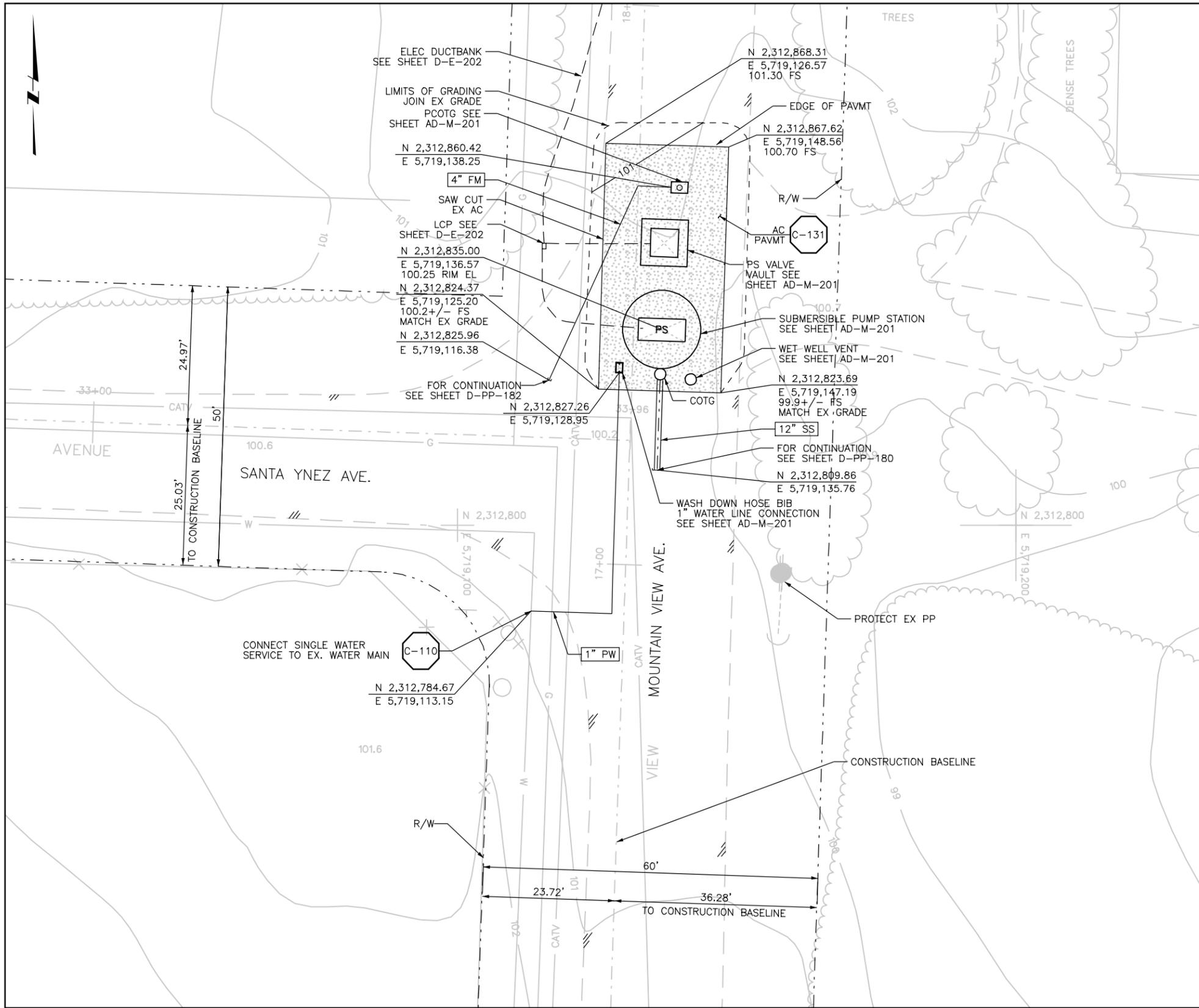
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SUBMITTED BY  
*John A. Bergen*  
JOHN A. BERGEN  
C31069  
2/16/2004  
DATE

STEVEN J. HYLAND  
C23892  
2/16/2004  
DATE







NOTES:

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MOUNTAIN VIEW PS SITE



REV	DATE	BY	DESCRIPTION

SCALE  
1"=10'

WARNING  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED M RACKOW  
DRAWN M RACKOW  
CHECKED R BUI

SUBMITTED BY  
*John A. Bergen*  
JOHN A. BERGEN C31069 2/16/2004  
DATE  
*Steven J. Hyland*  
STEVE J. HYLAND C23892 2/16/2004  
DATE



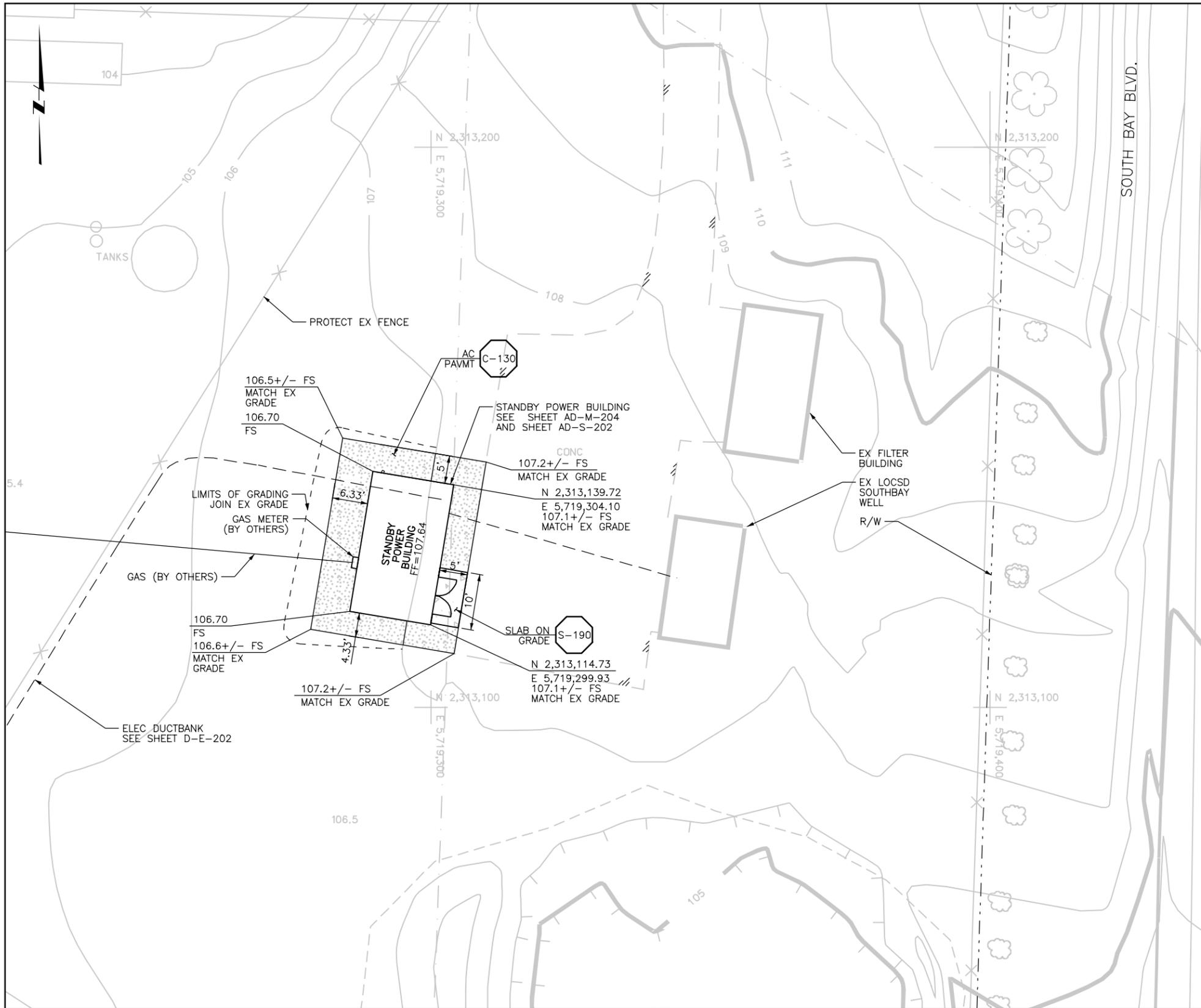
LOS OSOS  
COMMUNITY SERVICES DISTRICT



Plot Date: 09-FEB-2004 16:47

File: N:\Projects\los\_osos\Collect\_Sys\FS\civ\D-C-202.dgn

Job No: 1481166



NOTES:

1. COORDINATE ELECTRICAL DUCTBANK DEPTH AND LOCATION BEFORE INSTALLATION OF PROCESS PIPING. SEE SHEET D-E-202.
2. CONTRACTOR SHALL COORDINATE AND SCHEDULE GAS LINE CONNECTION AND INSTALLATION WITH PACIFIC GAS AND ELECTRIC.

MOUNTAIN VIEW STANDBY POWER SITE



REV	DATE	BY	DESCRIPTION

SCALE  
1"=10'

WARNING  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED M RACKOW  
DRAWN M RACKOW  
CHECKED R BUI

SUBMITTED BY  
John A. Bergen  
Steve J. Hyland

C31069 2/16/2004  
LICENSE NO. DATE

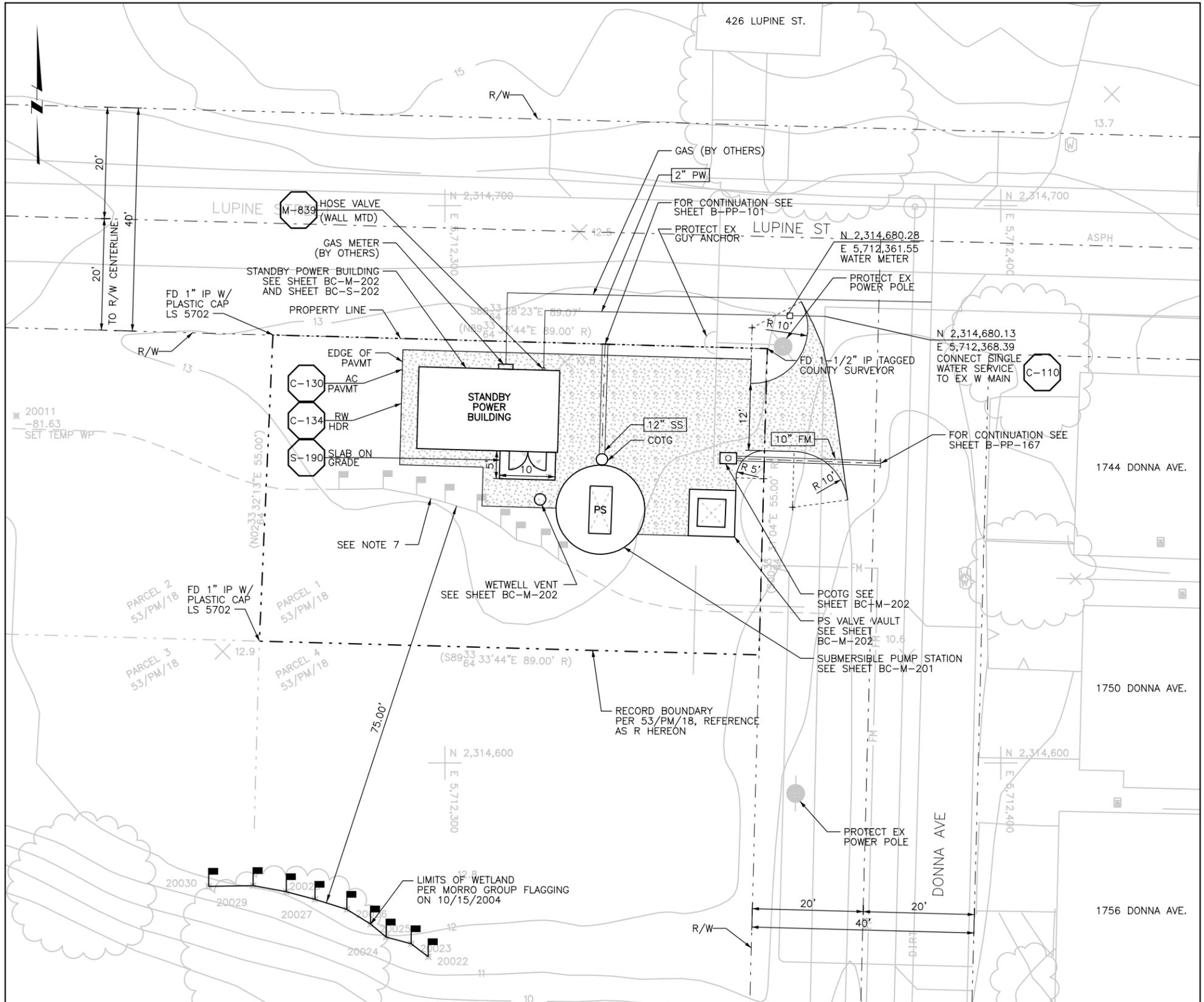
C23892 2/16/2004  
LICENSE NO. DATE



LOS OSOS  
COMMUNITY SERVICES DISTRICT



Job No: 1481166 Plot Date: 19-JAN-2005 14:11 File: N:\Projects\los\_osos\Collect\_Sys\PS\civ\B-C-201.dgn



LUPINE PS SITE PLAN

NOTES:

1. LIDS AND VAULTS TO BE TRAFFIC RATED FOR H-20 LOADING
2. COORDINATE ELECTRICAL DUCTBANK DEPTH AND LOCATION BEFORE INSTALLATION OF PROCESS PIPING. SEE SHEET B-E-201.
3. CONTRACTOR SHALL COORDINATE AND SCHEDULE GAS LINE CONNECTION AND INSTALLATION WITH THE GAS COMPANY.
4. CONTRACTOR SHALL COORDINATE AND SCHEDULE ELECTRIC CONNECTION AND INSTALLATION WITH PACIFIC GAS AND ELECTRIC.
5. LAYOUT OF STANDBY POWER BUILDING SHALL BE AS SHOWN ON DWG BC-S-202 B-A-200, BC-M-203, AND BC-E-200. EXCEPT THAT ORIENTATION SHALL BE OPPOSITE HAND ON LONGITUDINAL AXIS WITH DOORWAY AND ELECTRICAL GEAR ON SOUTH WALL.
6. LAYOUT OF PUMP STATION SHALL BE AS SHOWN ON DWG BC-M-200 AS ALTERNATE ARRANGEMENT. EXCEPT THAT ORIENTATION SHALL BE ON OPPOSITE HAND ON LONGITUDINAL AXIS WITH PCOTG ON NORTH SIDE OF VALVE VAULT.
7. CONTRACTOR SHALL NOT CONDUCT CONSTRUCTION ACTIVITIES WITHIN 75 FEET OF LIMITS OF WETLAND.



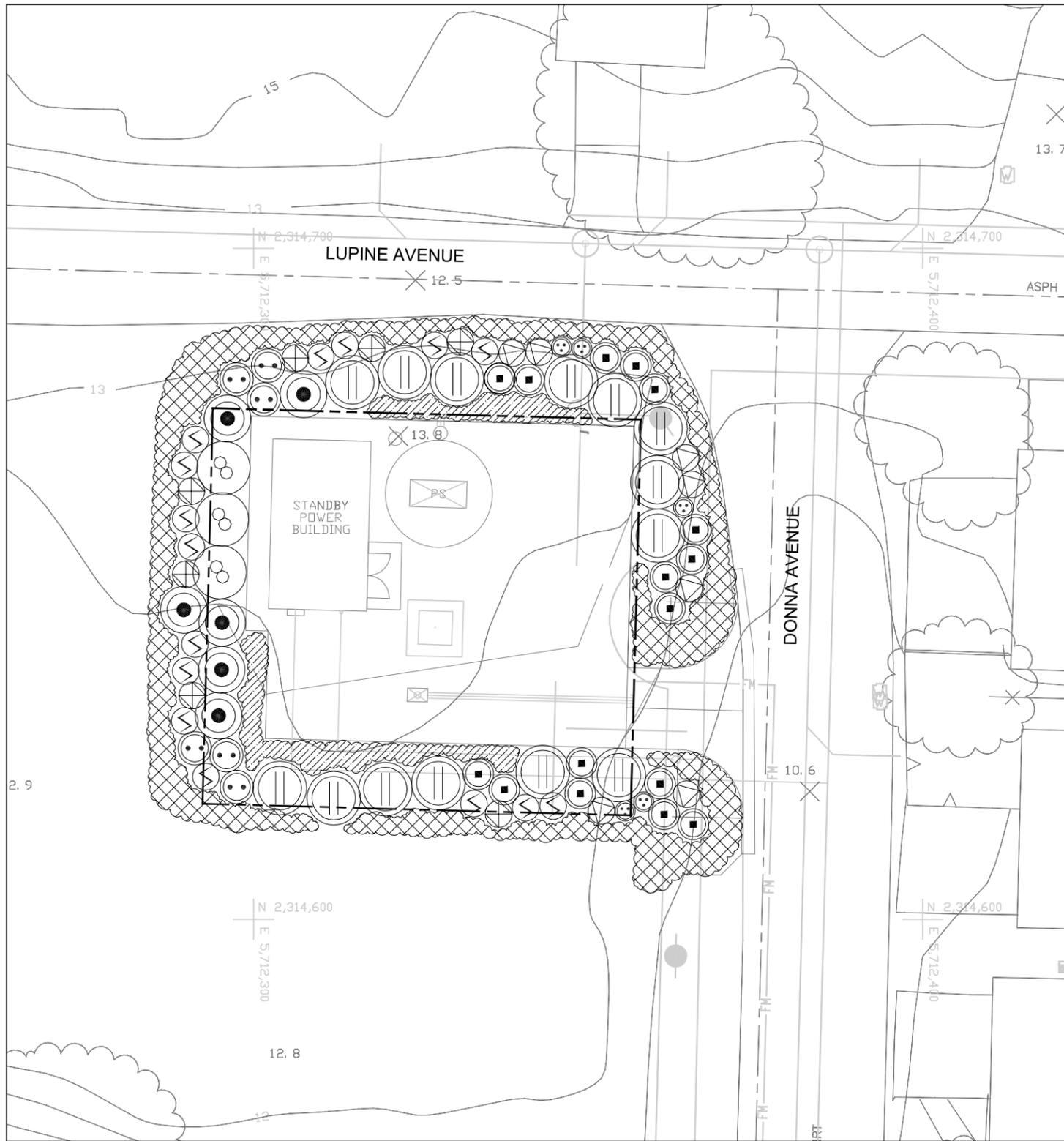
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SCALE	WARNING
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	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED	M RACKOW
DRAWN	M RACKOW
CHECKED	R BUI

SUBMITTED BY	DATE
JOHN A. BERGEN	2/16/2004
STEVEN J. HYLAND	2/16/2004





**LUPINE PUMP STATION**



**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
<b>SHRUBS</b>					
⊖	CEANOTHUS CUNEATUS	BUCKBRUSH	5 GAL.	14	SEE DETAIL B, SHEET BC-GL-202
⊙	COREOPSIS GIGANTEA	GIANT COREOPSIS	1 GAL.	7	SEE DETAIL B, SHEET BC-GL-202
⊗	LUPINUS CHAMISSONIS	COASTAL SILVER LUPINE	1 GAL.	15	SEE DETAIL B, SHEET BC-GL-202
⊕	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL.	7	SEE DETAIL B, SHEET BC-GL-202
⊗	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1 GAL.	5	SEE DETAIL B, SHEET BC-GL-202
⊗	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	15 GAL.	3	SEE DETAIL B, SHEET BC-GL-202
⊗	RHAMNUS CROCEA	REDBERRY	15 GAL.	6	SEE DETAIL B, SHEET BC-GL-202
⊗	RIBES SPECIOSUM	FUSCHIA-FLOWERED GOOSEBERRY	5 GAL.	6	SEE DETAIL B, SHEET BC-GL-202
⊗	SALVIA MELLIFERA	BLACK SAGE	1 GAL.	16	SEE DETAIL B, SHEET BC-GL-202

**GROUND COVER**

▨	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	1 GAL.	9	6" O.C., SEE DETAIL C, SHEET BC-GL-202
▩	ERIGONIUM PARVIFOLIUM	CLIFF BUCKWHEAT	1 GAL.	311	24" O.C., SEE DETAIL C, SHEET BC-GL-202

**PLANTING NOTES**

1. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR ONLY. IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND THE LIST, PLANS SHALL PREVAIL.
2. PLANT LOCATIONS SHOWN ON THE PLANS ARE DIAGRAMATIC. CONTRACTOR SHALL LOCATE ALL PLANT MATERIAL UNDER THE DIRECTION OF THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING HOLE EXCAVATION.
3. THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANTING LAYOUT AS WORK PROGRESSES.
4. ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL A 3" LAYER OF 'STRINGY CEDAR BARK' MULCH IN ALL PLANTING AREAS A MIN. 12" BEYOND EXTENT OF ALL PLANTS

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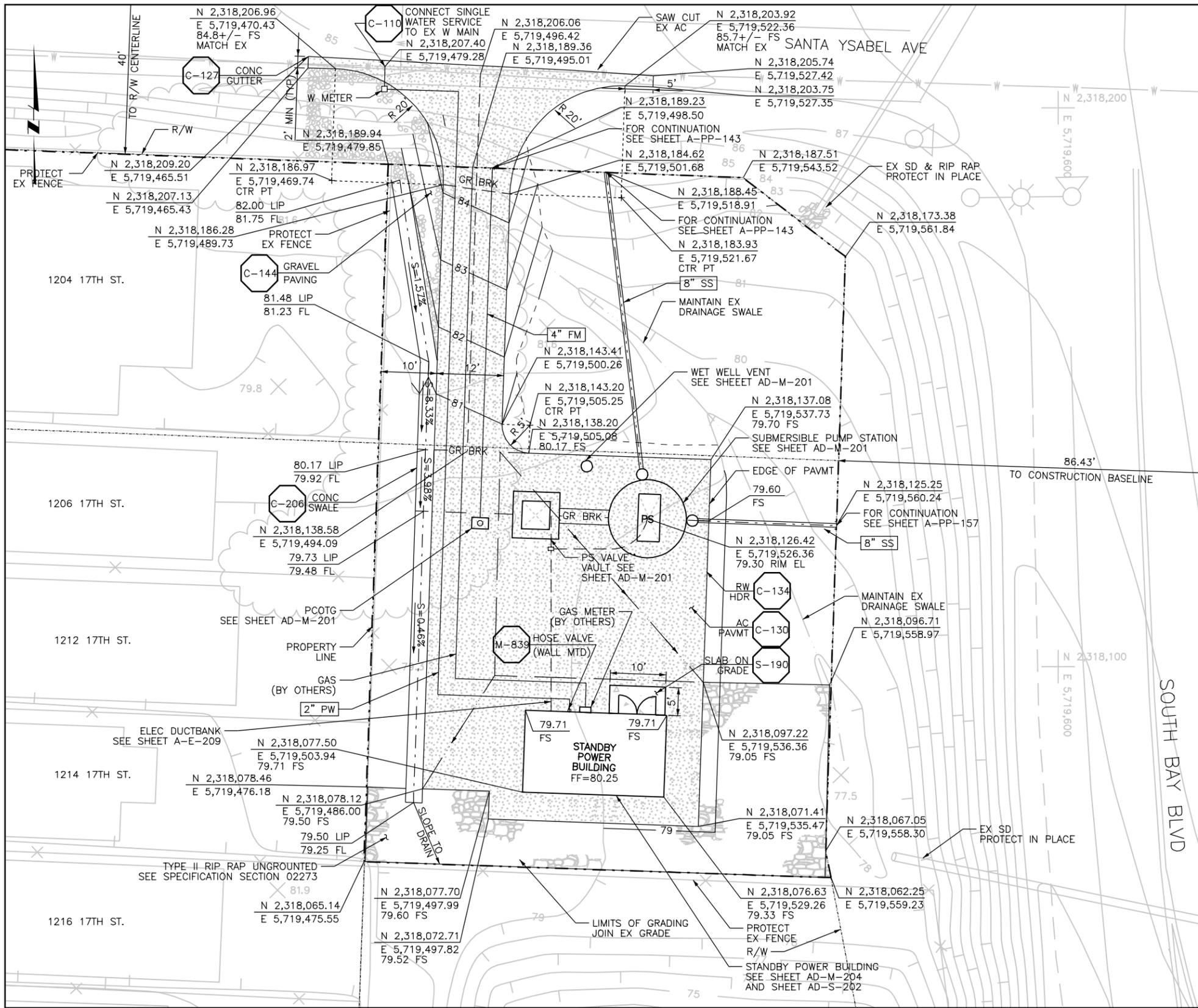
DESIGNED TK/BMO  
DRAWN B.OSBORN  
CHECKED T.KEITH

SUBMITTED BY  
*John Bege*  
C31069 2/16/2004  
LICENSE NO. DATE  
*Steven J. Hyland*  
C23892 2/16/2004  
LICENSE NO. DATE



LOS OSOS WASTEWATER PROJECT  
LANDSCAPING  
LUPINE PUMP STATION  
PLANTING PLAN



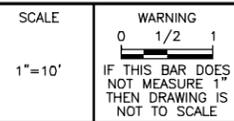


EAST YSABEL PS SITE PLAN

NOTES:

1. LIDS AND VAULTS TO BE TRAFFIC RATED FOR H-20 LOADING
2. COORDINATE ELECTRICAL DUCTBANK DEPTH AND LOCATION BEFORE INSTALLATION OF PROCESS PIPING. SEE SHEET A-E-209.
3. CONTRACTOR SHALL COORDINATE AND SCHEDULE GAS LINE CONNECTION AND INSTALLATION WITH PACIFIC GAS AND ELECTRIC.

REV	DATE	BY	DESCRIPTION



DESIGNED M RACKOW  
DRAWN M RACKOW  
CHECKED R BUI

SUBMITTED BY  
*John A. Bergen*  
JOHN A. BERGEN  
C31069  
LICENSE NO. 2/16/2004  
DATE

STEVEN J. HYLAND  
C23892  
LICENSE NO. 2/16/2004  
DATE

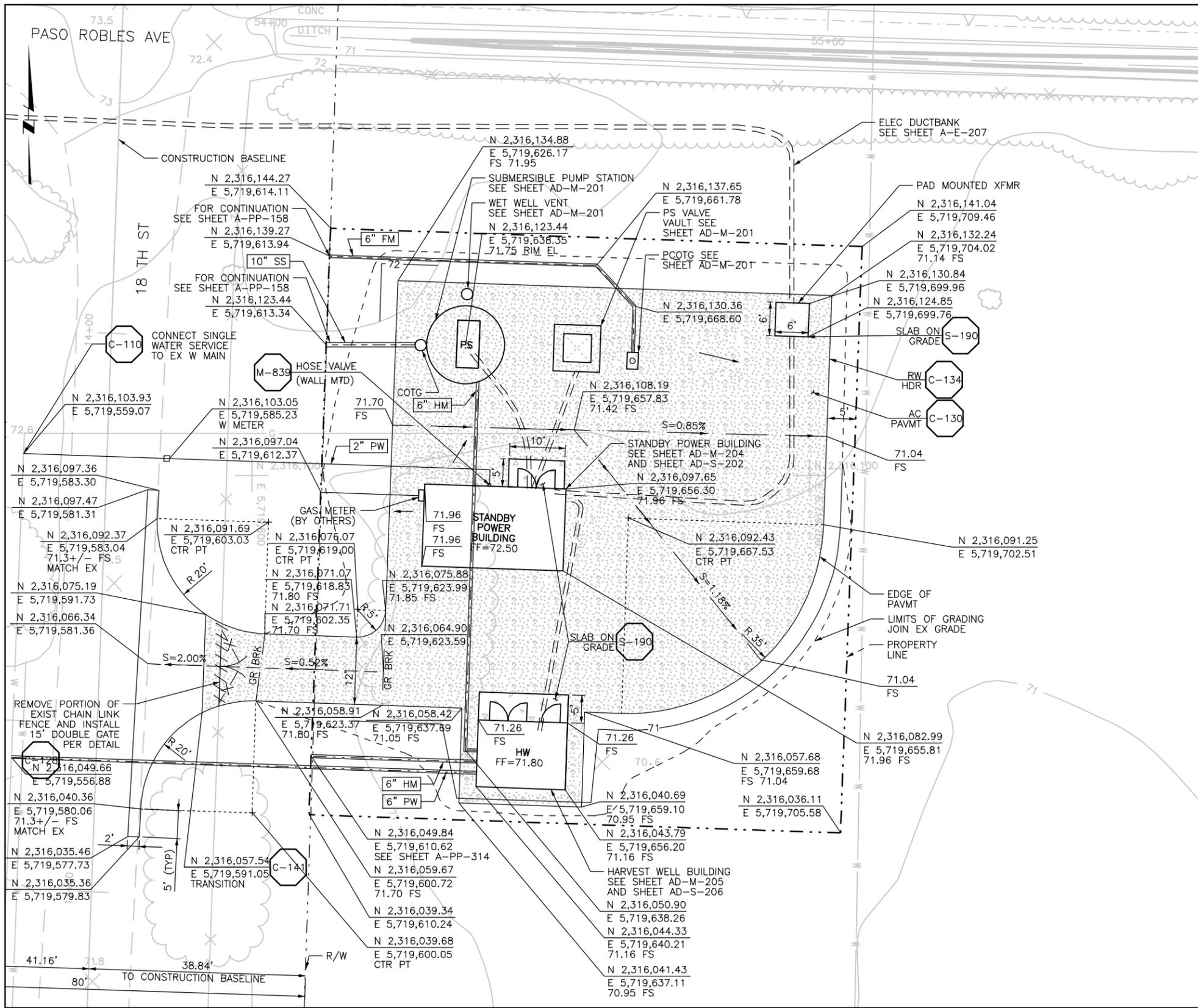




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Job No: 1481166



EAST PASO PS SITE PLAN

NOTES:

1. LIDS AND VAULTS TO BE TRAFFIC RATED FOR H-20 LOADING
2. COORDINATE ELECTRICAL DUCTBANK DEPTH AND LOCATION BEFORE INSTALLATION OF PROCESS PIPING. SEE SHEET A-E-207.
3. CONTRACTOR SHALL COORDINATE AND SCHEDULE GAS LINE CONNECTION AND INSTALLATION WITH PACIFIC GAS AND ELECTRIC.

REV	DATE	BY	DESCRIPTION

SCALE	1"=10'
WARNING	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED	M RACKOW
DRAWN	M RACKOW
CHECKED	R BUI

SUBMITTED BY	John A. Bergen	C31069	2/16/2004
DATE	2/16/2004	LICENSE NO.	DATE
DATE	2/16/2004	LICENSE NO.	DATE





### PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
<b>TREES</b>					
	QUERCUS AGRIFOLIA	QUERCUS AGRIFOLIA	24" BOX	7	SEE DETAIL A, SHEET AD-GL-202
<b>SHRUBS</b>					
	ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GAL.	11	SEE DETAIL B, SHEET AD-GL-202
	CEANOTHUS CUNEATUS	BUCKBRUSH	5 GAL.	31	SEE DETAIL B, SHEET AD-GL-202
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	16	SEE DETAIL B, SHEET AD-GL-202
	LUPINUS CHAMISSONIS	COASTAL SILVER LUPINE	1 GAL.	5	SEE DETAIL B, SHEET AD-GL-202
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL.	6	SEE DETAIL B, SHEET AD-GL-202
	PRUNUS ILICIFOLIA	HOLLY LEAFED CHERRY	15 GAL.	3	SEE DETAIL B, SHEET AD-GL-202
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	15 GAL.	11	SEE DETAIL B, SHEET AD-GL-202
	RHAMNUS CROCEA	REDBERRY	15 GAL.	17	SEE DETAIL B, SHEET AD-GL-202
	RIBES SPECIOSUM	FUSCHIA-FLOWERED GOOSEBERRY	5 GAL.	51	SEE DETAIL B, SHEET AD-GL-202
	SALVIA MELLIFERA	BLACK SAGE	1 GAL.	9	SEE DETAIL B, SHEET AD-GL-202

### GROUND COVER

	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	1 GAL.	34	6" O.C., SEE DETAIL C, SHEET AD-GL-202
	ERIGONIUM PARVIFOLIUM	CLIFF BUCKWHEAT	1 GAL.	449	24" O.C., SEE DETAIL C, SHEET AD-GL-202

### PLANTING NOTES

1. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR ONLY. IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND THE LIST, PLANS SHALL PREVAIL.
2. PLANT LOCATIONS SHOWN ON THE PLANS ARE DIAGRAMATIC. CONTRACTOR SHALL LOCATE ALL PLANT MATERIAL UNDER THE DIRECTION OF THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING HOLE EXCAVATION.
3. THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANTING LAYOUT AS WORK PROGRESSES.
4. ALL GROUND COVER SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL A 3" LAYER OF 'STRINGY CEDAR BARK' MULCH IN ALL PLANTING AREAS A MIN. 12" BEYOND EXTENT OF ALL PLANTS

## EAST PASO PUMP STATION & HARVEST WELL



SCALE: 1" = 10'

REV	DATE	BY	DESCRIPTION

SCALE	WARNING
1" = 10'-0"	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED	TK/BMO
DRAWN	B.OSBORN
CHECKED	T.KEITH

SUBMITTED BY	<i>J. de la Fuente</i>	C31069	2/16/2004
		LICENSE NO.	DATE
	<i>Steven J. Hyland</i>	C23892	2/16/2004
		LICENSE NO.	DATE



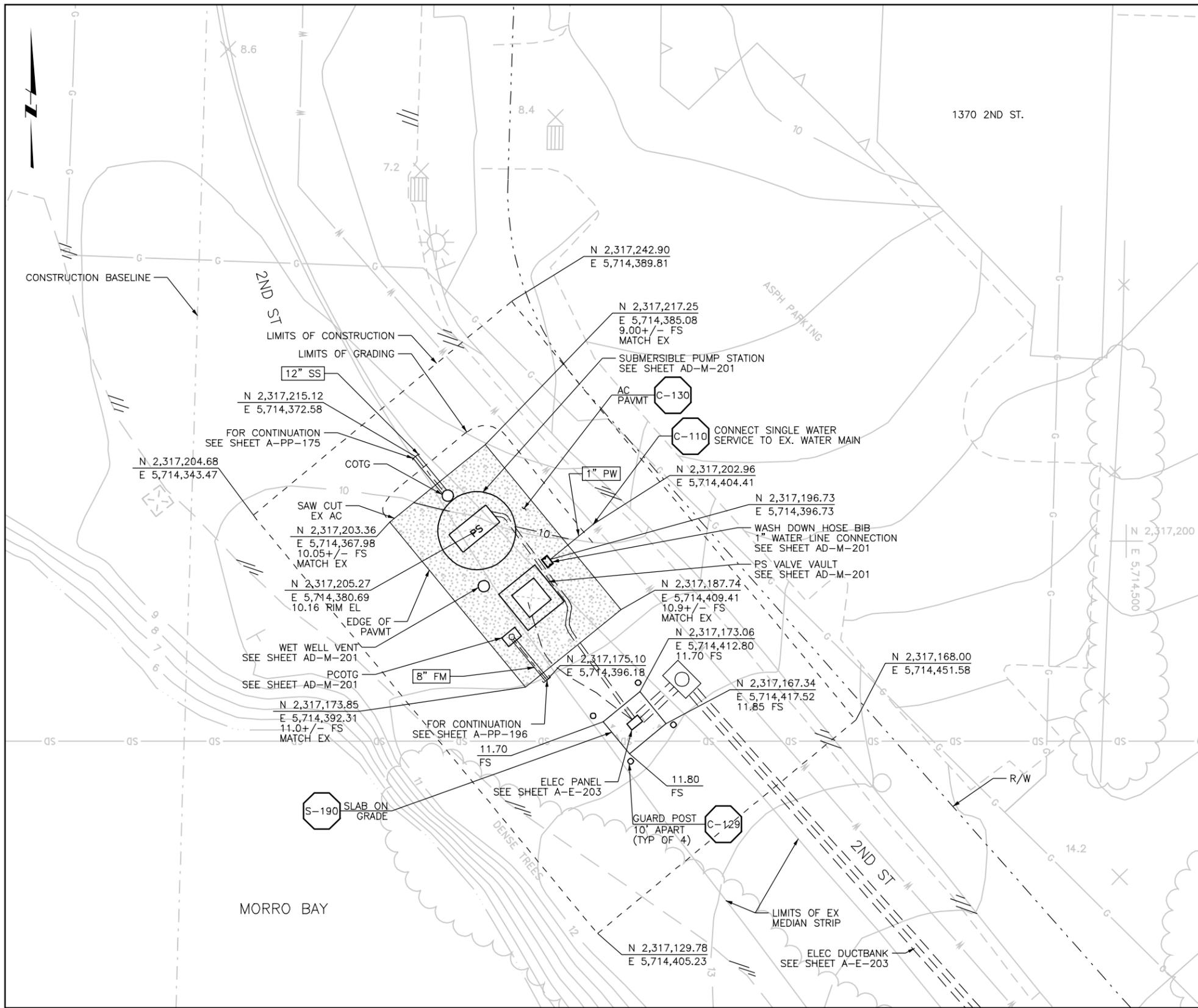
LOS OSOS WASTEWATER PROJECT  
LANDSCAPE  
EAST PASO PS & HW SITE  
PLANTING PLAN



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Job No: 1481166



NOTES:

1. LIDS AND VAULTS TO BE TRAFFIC RATED FOR H-20 LOADING
2. COORDINATE ELECTRICAL DUCTBANK DEPTH AND LOCATION BEFORE INSTALLATION OF PROCESS PIPING. SEE SHEET A-E-203.

BAYWOOD PS SITE PLAN



REV	DATE	BY	DESCRIPTION

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DESIGNED	M RACKOW
DRAWN	M RACKOW
CHECKED	J GANTNEY

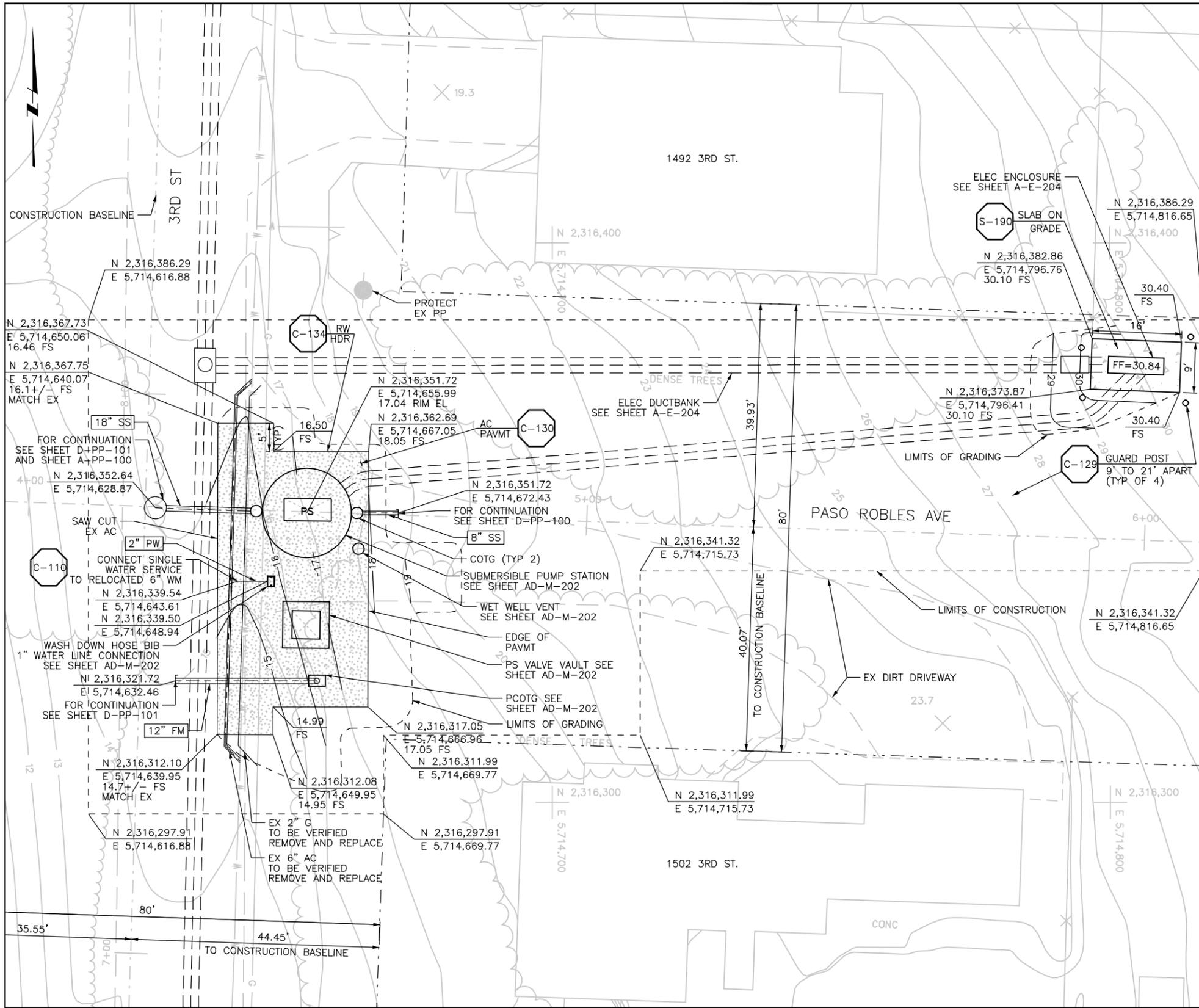
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John A. Bergen	2/16/2004
Steve J. Hyland	2/16/2004



Plot Date: 09-FEB-2004 12:40

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Job No: 1481166



WEST PASO PS SITE PLAN

NOTES:

1. REMOVE AND REPLACE EX 6" AC W SECTION WITH 6" PVC CLASS 200, ENCASED.
2. REMOVE AND REPLACE EX 2" G SECTION WITH 2" G AS SHOWN.
3. PROVIDE RESTRAIN JOINTS/THRUST BLOCKS FOR 6" PVC
4. LIDS AND VAULTS TO BE TRAFFIC RATED FOR H-20 LOADING.
5. NOTIFY HOME OWNER AT 1502 3RD ST. OF DRIVEWAY/STREET CLOSURE DUE TO CONSTRUCTION.
6. COORDINATE ELECTRICAL DUCTBANK DEPTH AND LOCATION BEFORE INSTALLATION OF PROCESS PIPING. SEE SHEET A-E-204.

REV	DATE	BY	DESCRIPTION

SCALE  
1"=10'

WARNING  
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DRAWN M RACKOW  
CHECKED L WONG

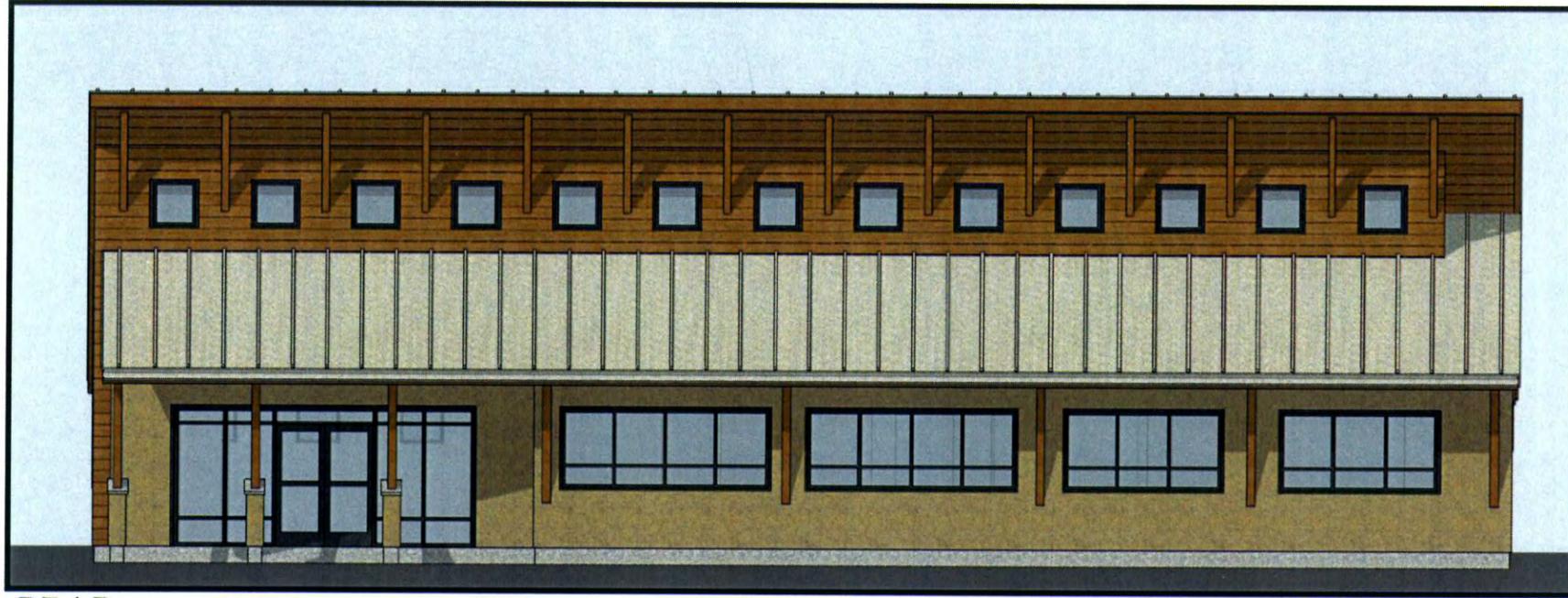
SUBMITTED BY  
*John A. Bergen*  
JOHN A. BERGEN  
C31069  
LICENSE NO. 2/16/2004  
DATE

*Steven J. Hyland*  
STEVE J. HYLAND  
C23892  
LICENSE NO. 2/16/2004  
DATE



LOS OSOS  
COMMUNITY SERVICES DISTRICT





REAR



RIGHT



FRONT



LEFT

LOS OSOS WASTEWATER TREATMENT FACILITY  
ADMINISTRATION BUILDING

STEVEN D. PULTS & ASSOCIATES, LLC  
SAN LUIS OBISPO, CA

COUNTY OF  
SAN LUIS OBISPO, CA  
Exhibit 2  
Page 27 of 83

### DIMENSION TABLE

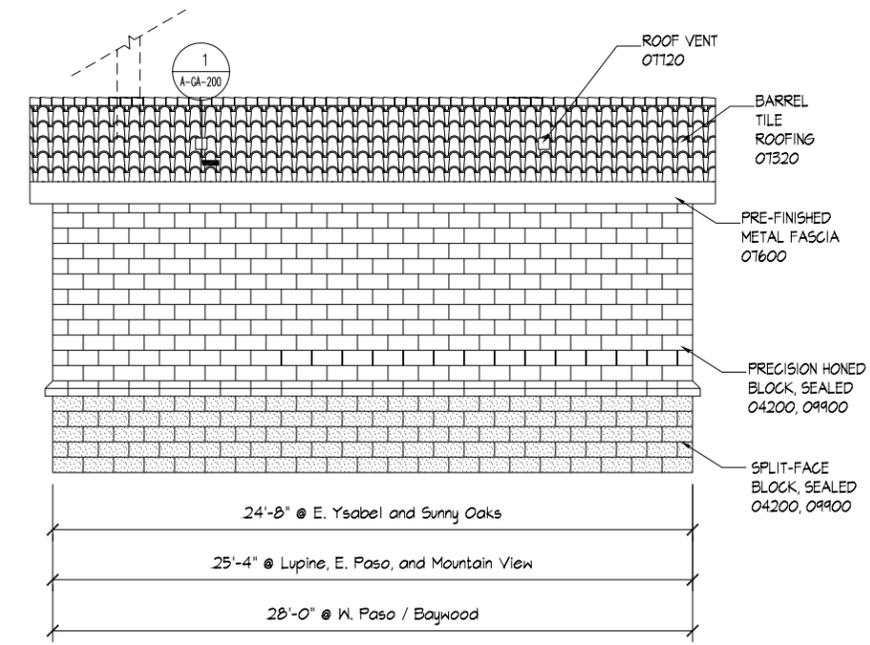
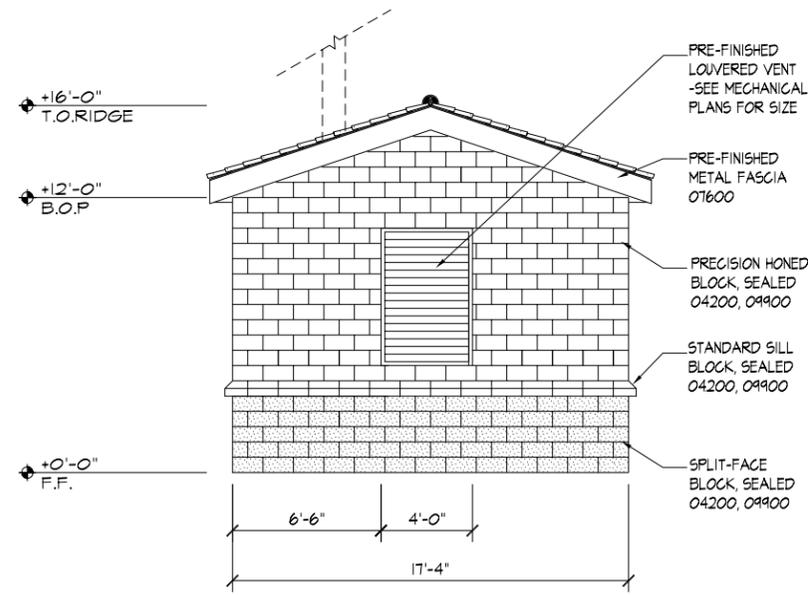
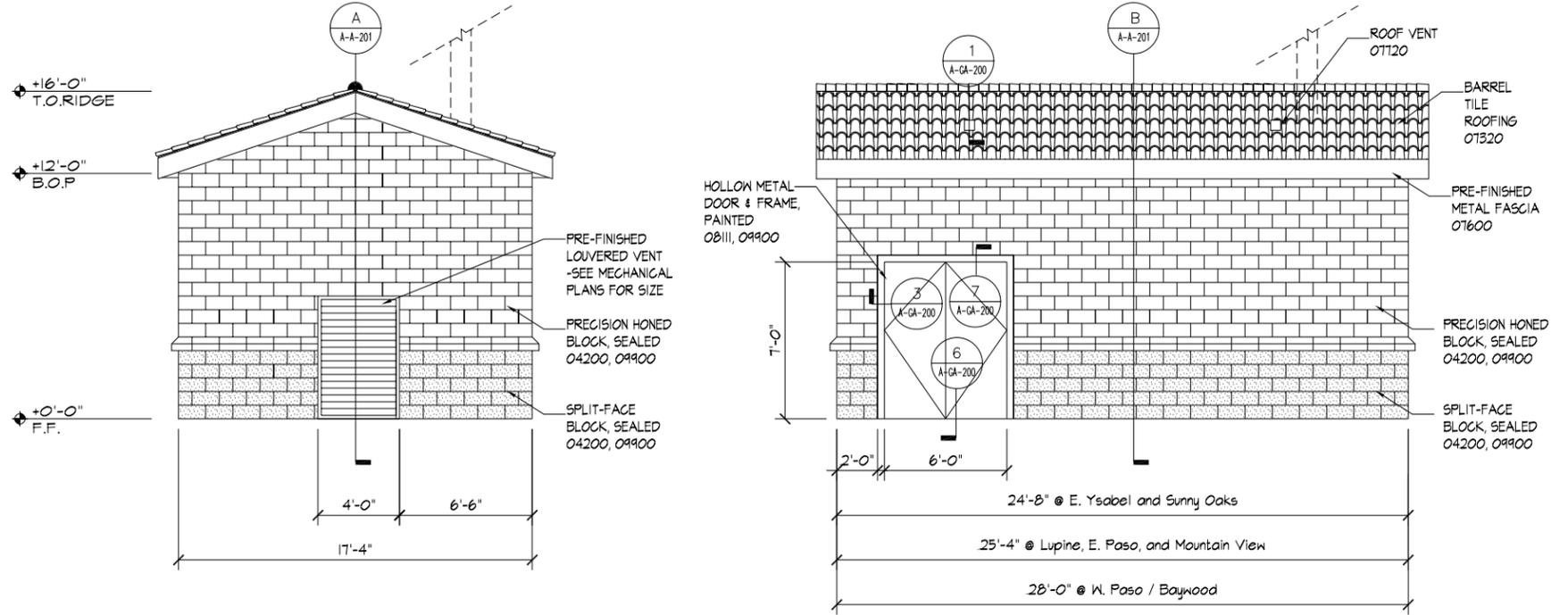
STANDBY POWER FACILITY	BUILDING DIMENSIONS
LUPINE	25'-4" X 14'-8"
WEST PASO/BAYWOOD	28'-0" X 17'-4"
EAST YSABEL	24'-8" X 14'-8"
EAST PASO	25'-4" X 14'-8"
MOUNTAIN VIEW	25'-4" X 14'-8"
SUNNY OAKS	24'-8" X 14'-8"

### SYMBOLS AND LEGENDS

	DETAIL NUMBER		ITEM DESCRIPTION
	SHEET NUMBER		SPEC SECTION(S)
	SECTION NUMBER		
	SHEET NUMBER		

### GENERAL NOTES

- Applicable Codes and Standards:**
  - Part 1 2001 California Building Standards Administrative Code, Title 24 C.C.R.
  - Part 2 2001 California Building Code, Title C.C.R. (1997 Uniform Building Code Volumes 1-3 of the International Conference of Building Officials, with California Amendments)
  - Part 3 2001 California Electrical Code, Title 24 C.C.R. (1999 National Electrical Code of the National Fire Protection Association, NFPA)
  - Part 4 2001 California Mechanical Code, Title 24 C.C.R. (2000 Uniform Mechanical Code of the International Association of Plumbing and Mechanical Officials, IAPMO)
  - Part 5 2001 California Plumbing Code, Title 24 C.C.R. (2000 Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials, IAPMO)
  - Part 6 2001 California Energy Code, Title 24 C.C.R.
  - Part 7 2001 California Elevator Safety Construction Code, Title 24 C.C.R.
  - Part 8 2001 California Fire Code, Title 24 C.C.R. (2000 Uniform Fire Code of the Western Fire Chiefs Association)
  - Part 10 2001 California Code for Building Conservation, Title 24 C.C.R. (1997 Uniform Code for Building Conservation of the International Conference of Building Officials, with amendments)
  - Part 12 2001 California Reference Standards Code, Title 24 C.C.R.
- All work described in the drawings shall be verified for dimension, grade, extent and compatibility with existing site/building conditions. Any discrepancies and unexpected conditions that affect or change the work described in the contract documents shall be brought to the Architect's attention immediately. Do not proceed with the work in the area of discrepancies until all such discrepancies are resolved. If the contractor chooses to do so, he/she shall be proceeding at his/her own risk.
- Omissions made in these drawings and specifications or the mis-description of the work which is manifestly necessary to carry out the intent of the drawings and specifications, or which is customarily performed shall not relieve the Contractor from performing such omitted or described details of the work as if fully and completely set forth and described in the drawings and specifications.
- Dimensions shown shall take precedence over drawing scale or proportion. Larger scale drawings shall take precedence over smaller scale drawings.
- In the event of the unforeseen encounter of materials suspected to be of an archaeological or paleontological nature, all grading and excavation shall cease in the immediate area and the appropriate authorities are to be notified by the Contractor. The find shall be left untouched until an evaluation by a qualified Archaeologist or Paleontologist is made.
- Contractor is to be responsible for being familiar with these documents including all contract requirements.
- Grading plans, drainage improvements, road and access requirements and environmental health considerations shall comply with all local ordinances.



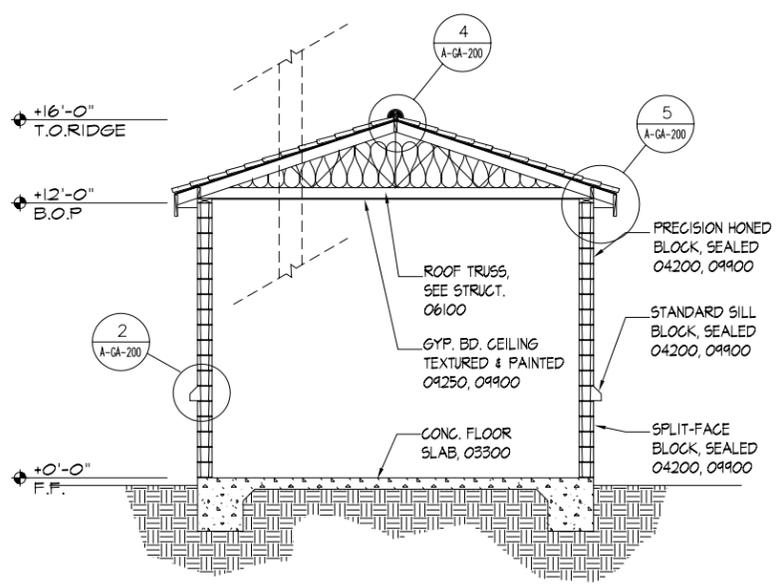
### ELEVATIONS



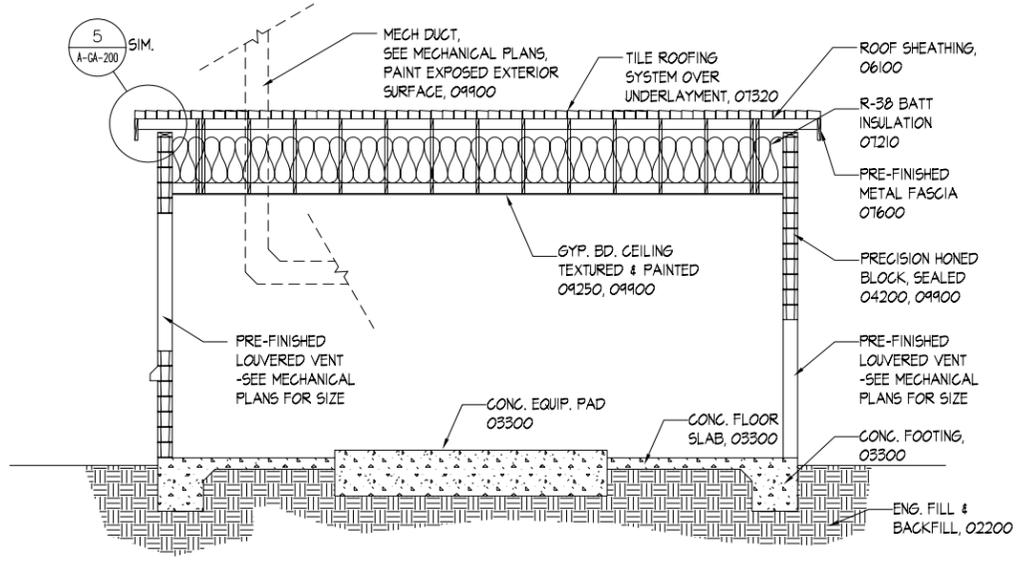
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SCALE: 1/4" = 1'-0"	WARNING: IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	DESIGNED: Kyle Harris	SUBMITTED BY: JOHN A. BERGEN, C31069, 2/16/2004	DIGALERT: UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA	LOS OSOS COMMUNITY SERVICES DISTRICT	MWH: Walnut Creek, California	RRM DESIGN GROUP: Creating Sustainable People & Places	LOS OSOS WASTEWATER PROJECT ARCHITECTURAL STANDBY POWER BUILDINGS ELEVATIONS	Exhibit 2 Page 28 of 83 SHEET A-A-200
REV: DATE: BY: DESCRIPTION		DRAWN: Ryan Brockett	CHECKED: Kyle Harris	STEVE J. HYLAND, C23892, 2/16/2004					OF

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SECTION A



SECTION B



REV	DATE	BY	DESCRIPTION

SCALE  
1/4" = 1'-0"

WARNING  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED Kyle Harris  
DRAWN Ryan Brockett  
CHECKED Kyle Harris

SUBMITTED BY  
JOHN A. BERGEN  
STEVE J. HYLAND  
C31069  
C23892  
2/16/2004  
2/16/2004  
DATE

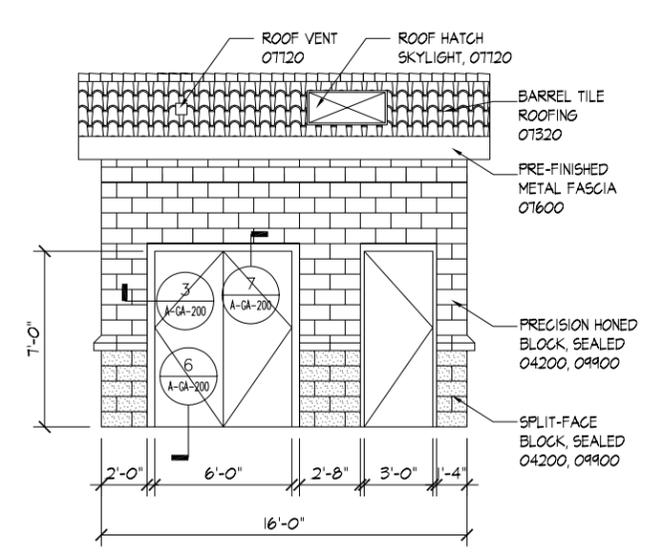
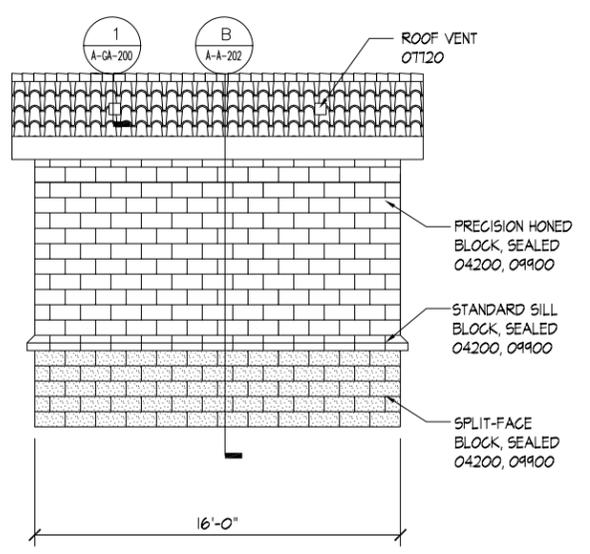
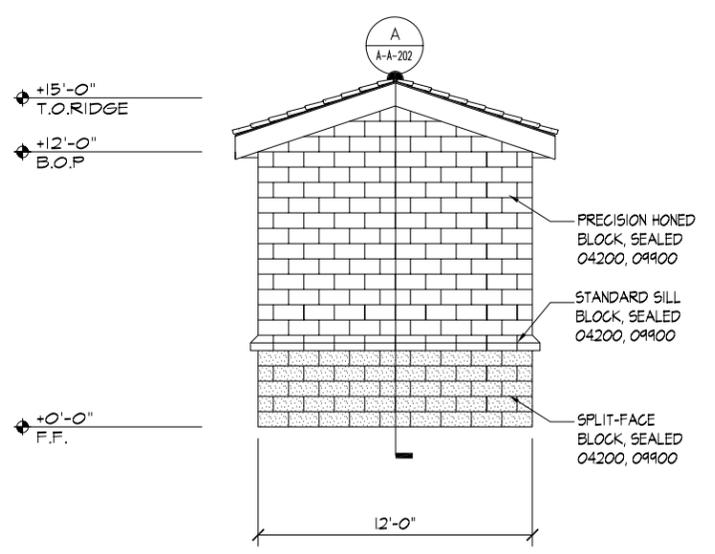
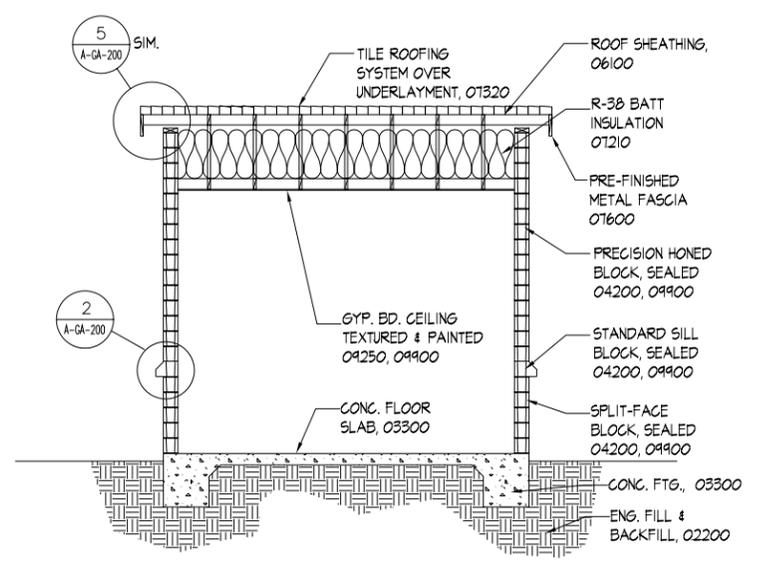
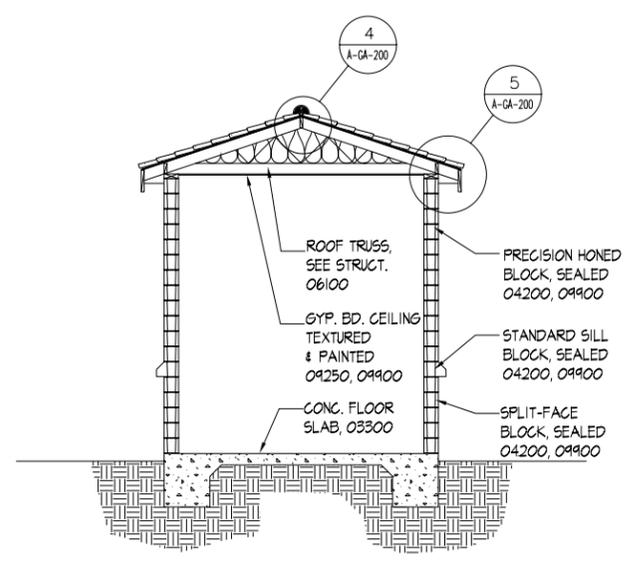


LOS OSOS WASTEWATER PROJECT  
ARCHITECTURAL  
STANDBY POWER BUILDINGS  
SECTIONS

Exhibit 2  
Page 29 of 83

SHEET  
A-A-201  
OF

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ELEVATIONS



REV	DATE	BY	DESCRIPTION

SCALE  
1/4" = 1'-0"

WARNING  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED Kyle Harris  
DRAWN Ryan Brockett  
CHECKED Kyle Harris

SUBMITTED BY  
JOHN A. BERGEN  
STEVE J. HYLAND

C31069 2/16/2004  
C23892 2/16/2004

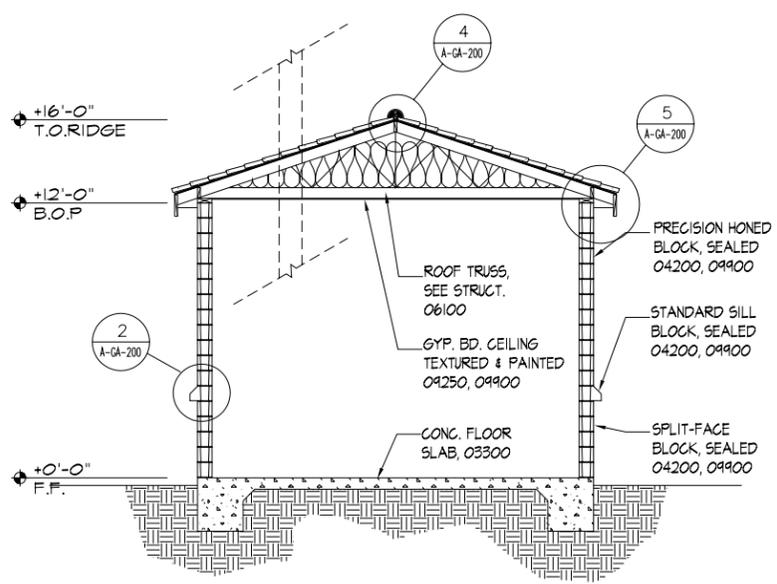
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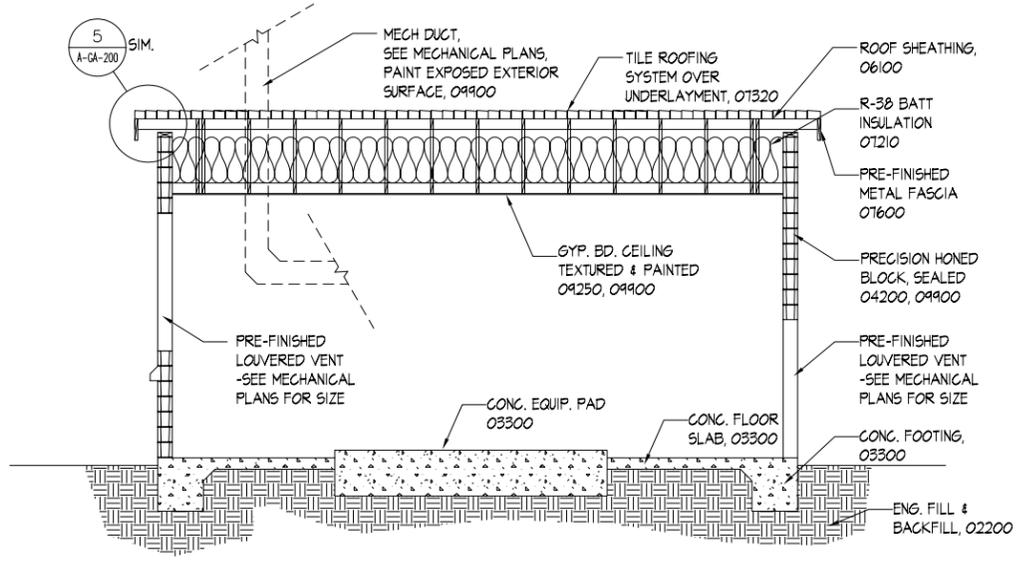
LOS OSOS WASTEWATER PROJECT  
ARCHITECTURAL  
HARVEST WELLS  
ELEVATIONS AND SECTIONS



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SECTION A



SECTION B



REV	DATE	BY	DESCRIPTION

SCALE  
1/4" = 1'-0"

WARNING  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED Kyle Harris  
DRAWN Ryan Brockett  
CHECKED Kyle Harris

SUBMITTED BY  
JOHN A. BERGEN  
STEVE J. HYLAND  
C31069  
C23892  
2/16/2004  
2/16/2004  
DATE

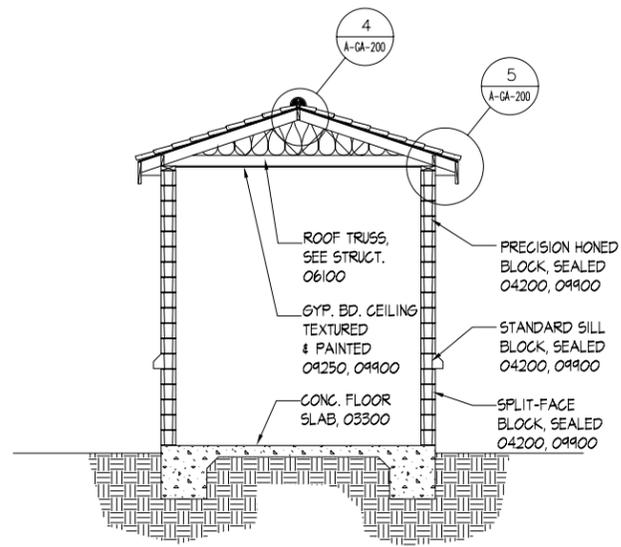


LOS OSOS WASTEWATER PROJECT  
ARCHITECTURAL  
STANDBY POWER BUILDINGS SECTIONS

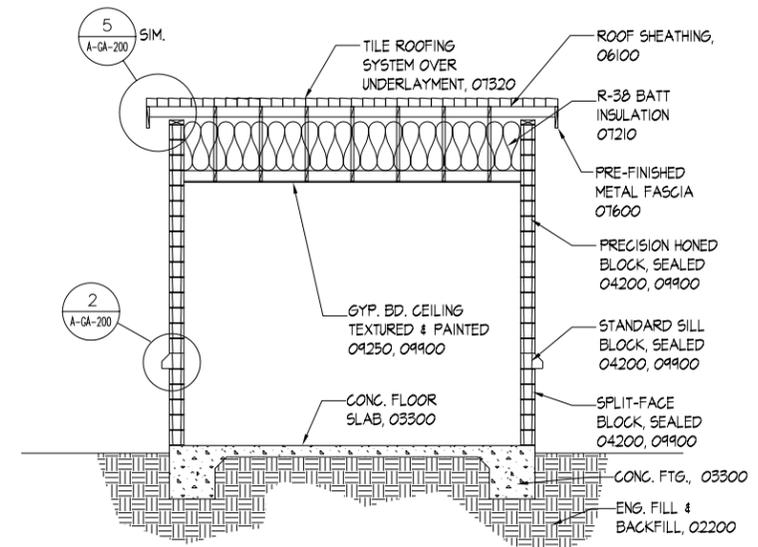
Exhibit 2  
Page 32 of 83

SHEET  
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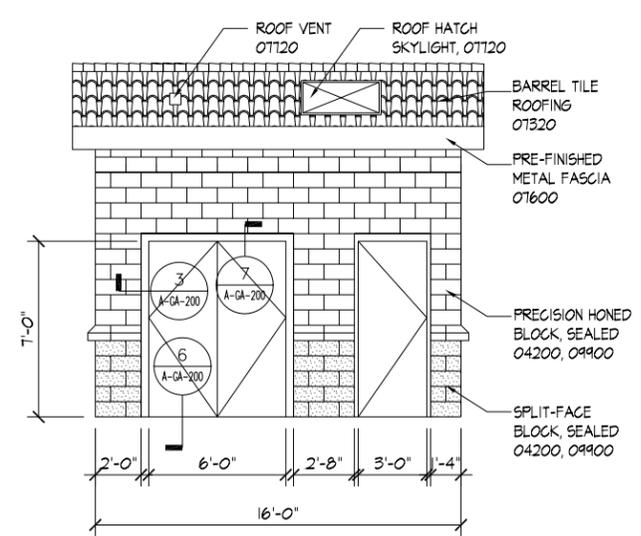
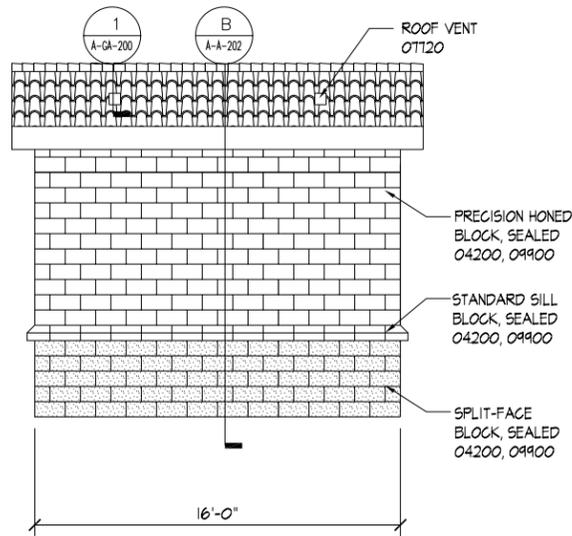
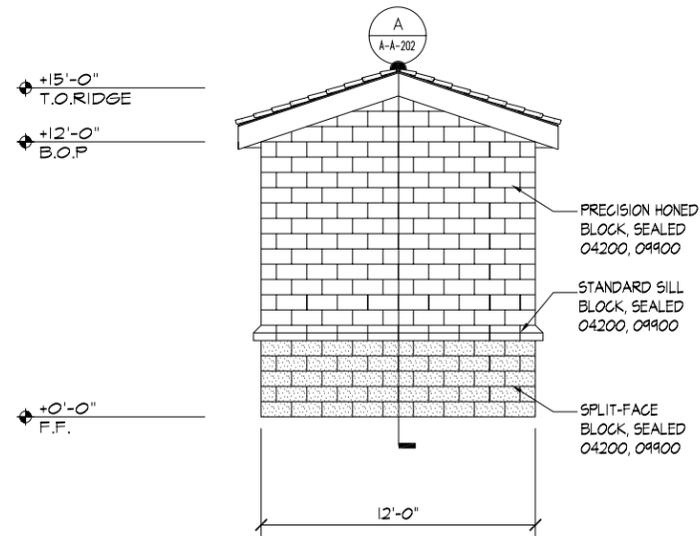
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SECTION A



SECTION B



ELEVATIONS



REV	DATE	BY	DESCRIPTION

SCALE  
1/4" = 1'-0"

WARNING  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED Kyle Harris  
DRAWN Ryan Brockett  
CHECKED Kyle Harris

SUBMITTED BY  
JOHN A. BERGEN  
STEVE J. HYLAND  
C31069  
C23892  
2/16/2004  
2/16/2004  
DATE



LOS OSOS WASTEWATER PROJECT  
ARCHITECTURAL  
HARVEST WELLS  
ELEVATIONS AND SECTIONS

Exhibit 2  
Page 33 of 83

SHEET  
D-A-202  
OF

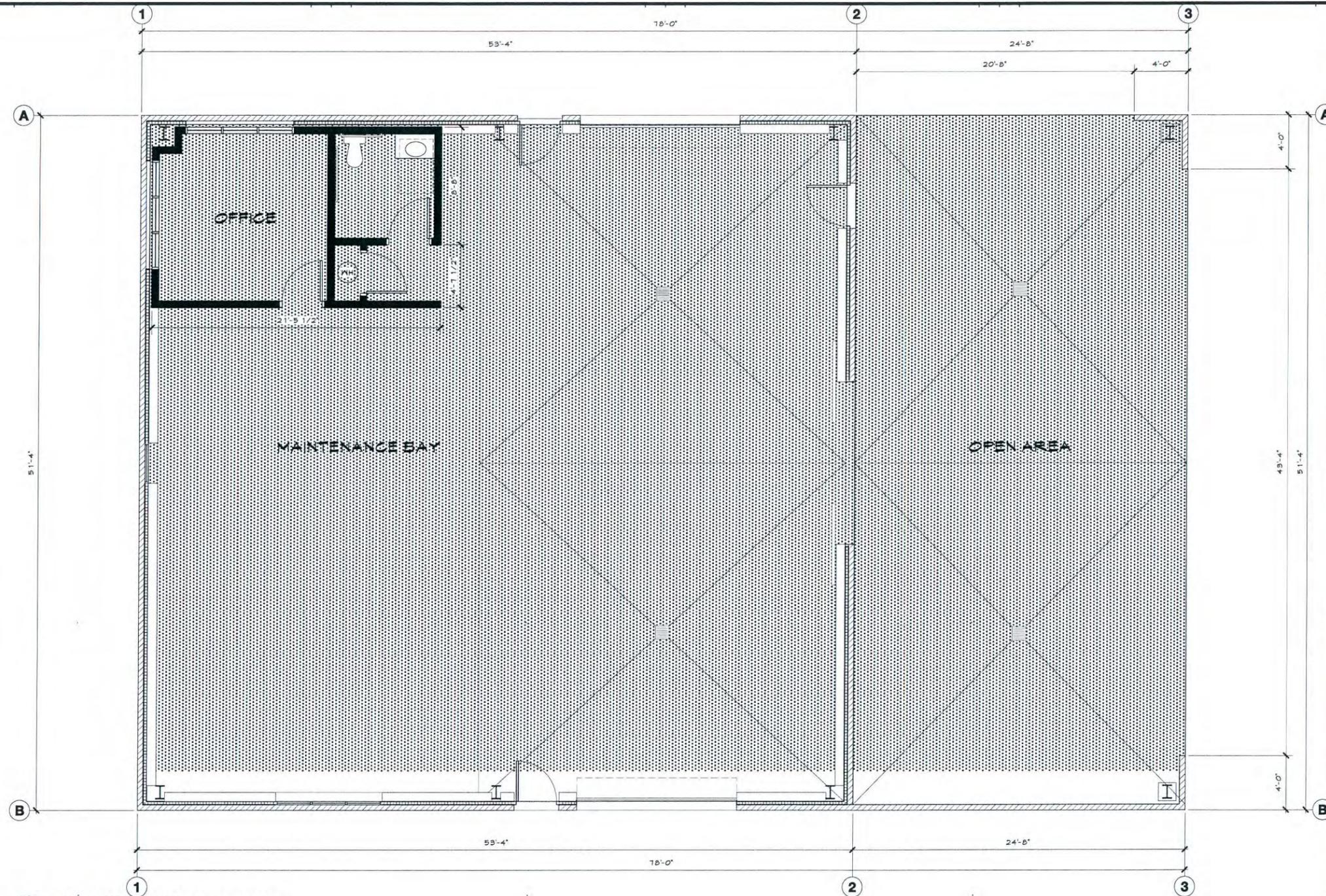


PERSPECTIVE

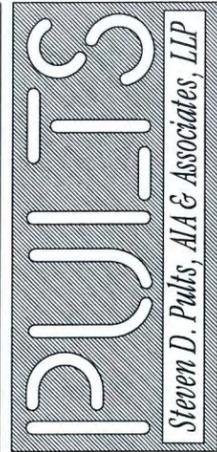
LOS OSOS WASTEWATER TREATMENT FACILITY  
MAINTENANCE BUILDING

STEVEN D. PULTS & ASSOCIATES, LLC  
SAN LUIS OBISPO, CA

COUNTY OF  
SAN LUIS OBISPO, CA  
Exhibit 2  
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**FLOOR PLAN MAINTENANCE**  
1/4" = 1'-0"



Architecture, Planning & Graphics  
3450 Broad Street, Suite 106  
San Luis Obispo, California 93401  
805/541-5604 voice  
805/541-4371 fax

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Project:

**LOS OSOS WASTEWATER TREATMENT PROJECT**

TURRI ROAD  
LOS OSOS  
CA 93402

Client:

**COUNTY OF SAN LUIS OBISPO**

1050 MONTEREY STREET  
SAN LUIS OBISPO  
CA 93408  
(805) 781-5252

Sheet Contents:

**MAINTENANCE BLDG FLOOR PLAN**



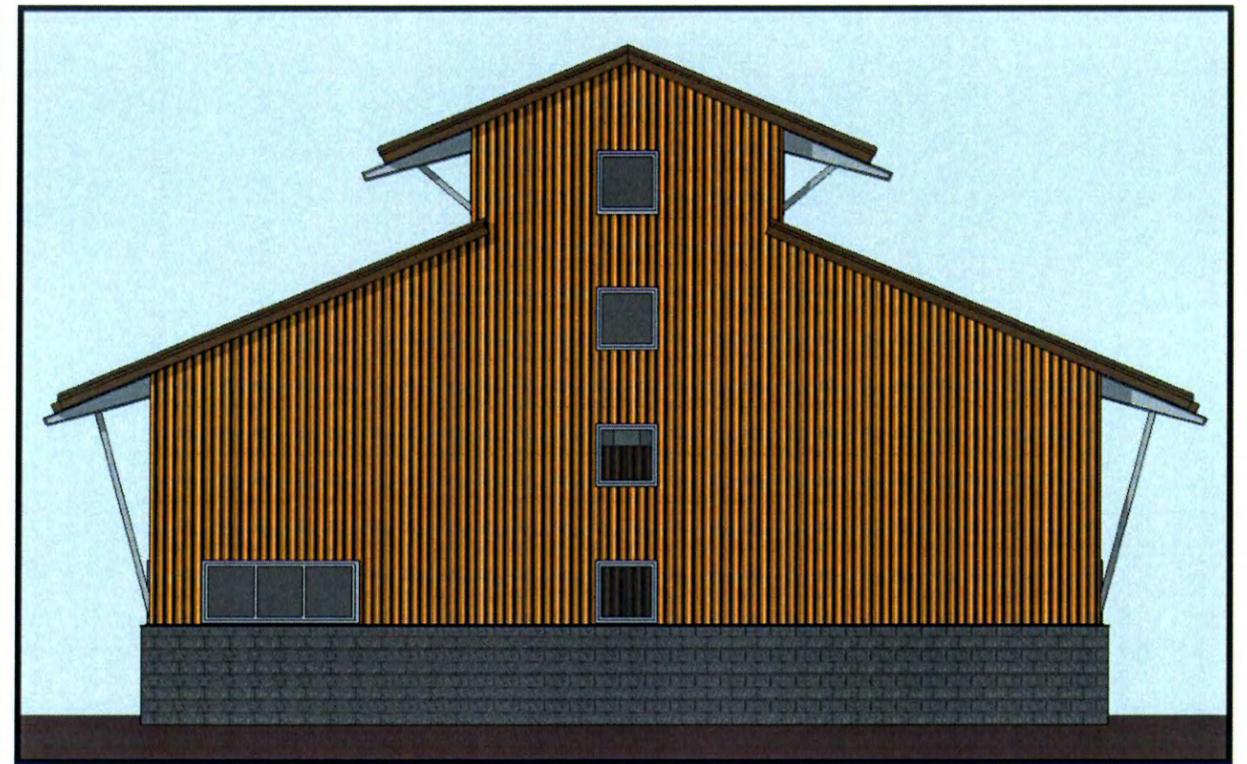
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Revised:

Job No. 0913



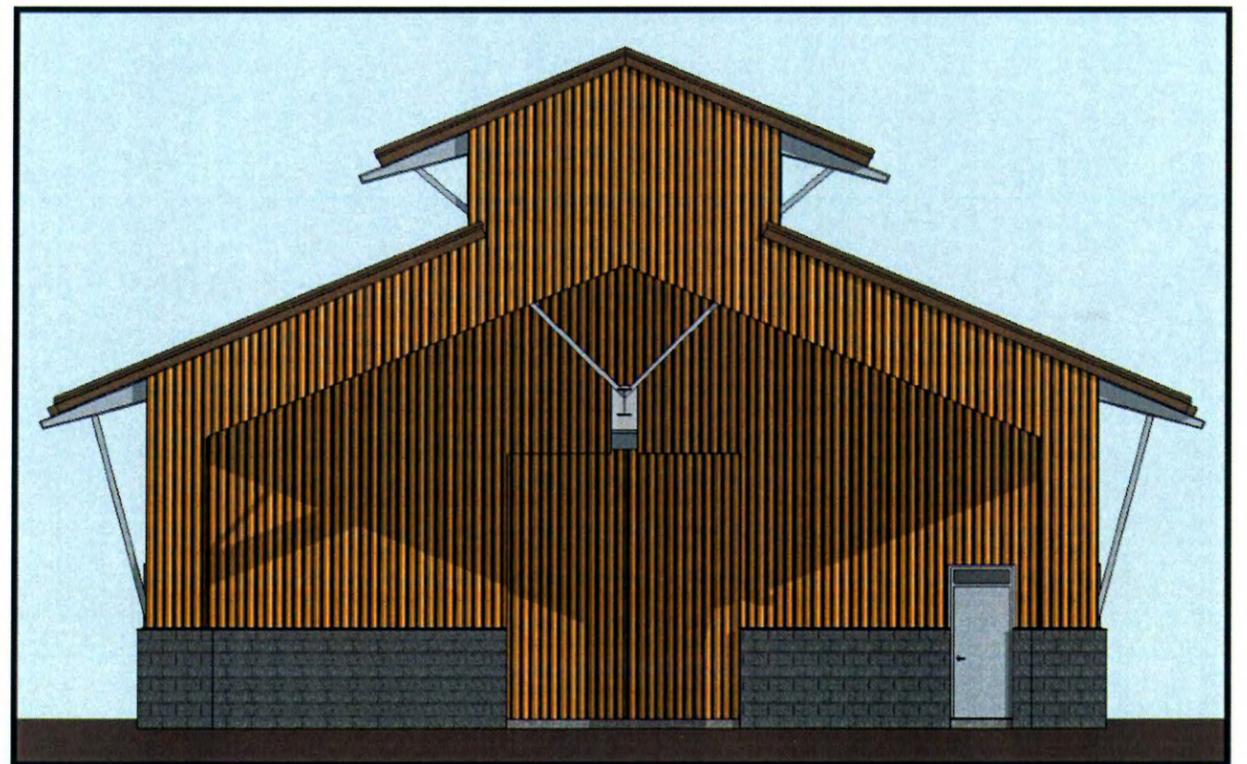
REAR



RIGHT



FRONT



LEFT

LOS OSOS WASTEWATER TREATMENT FACILITY

MAINTENANCE BUILDING

STEVEN D. PULTS & ASSOCIATES, LLC  
SAN LUIS OBISPO, CA

COUNTY OF SAN LUIS OBISPO, CA  
Exhibit 2  
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STEVEN D. PULTS & ASSOCIATES, LLC  
SAN LUIS OBISPO, CA

LOS OSOS WASTEWATER TREATMENT FACILITY  
ELECTRICAL BUILDING

Exhibit 2  
Page 37 of 83  
COUNTY OF  
SAN LUIS OBISPO, CA



PERSPECTIVE

# LOS OSOS WASTEWATER TREATMENT FACILITY

## SOLIDS & BIO-AIR BUILDINGS

STEVEN D. PULTS & ASSOCIATES, LLC  
SAN LUIS OBISPO, CA

COUNTY OF  
SAN LUIS OBISPO, CA  
Exhibit 2  
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**LOS OSOS WASTEWATER TREATMENT PROJECT**

TURRI ROAD  
 LOS OSOS  
 CA 93402

Client:

COUNTY OF  
 SAN LUIS OBISPO

1050 MONTEREY STREET  
 SAN LUIS OBISPO  
 CA 93408  
 (805) 781 - 5252

Sheet Contents:

**SECTIONS**

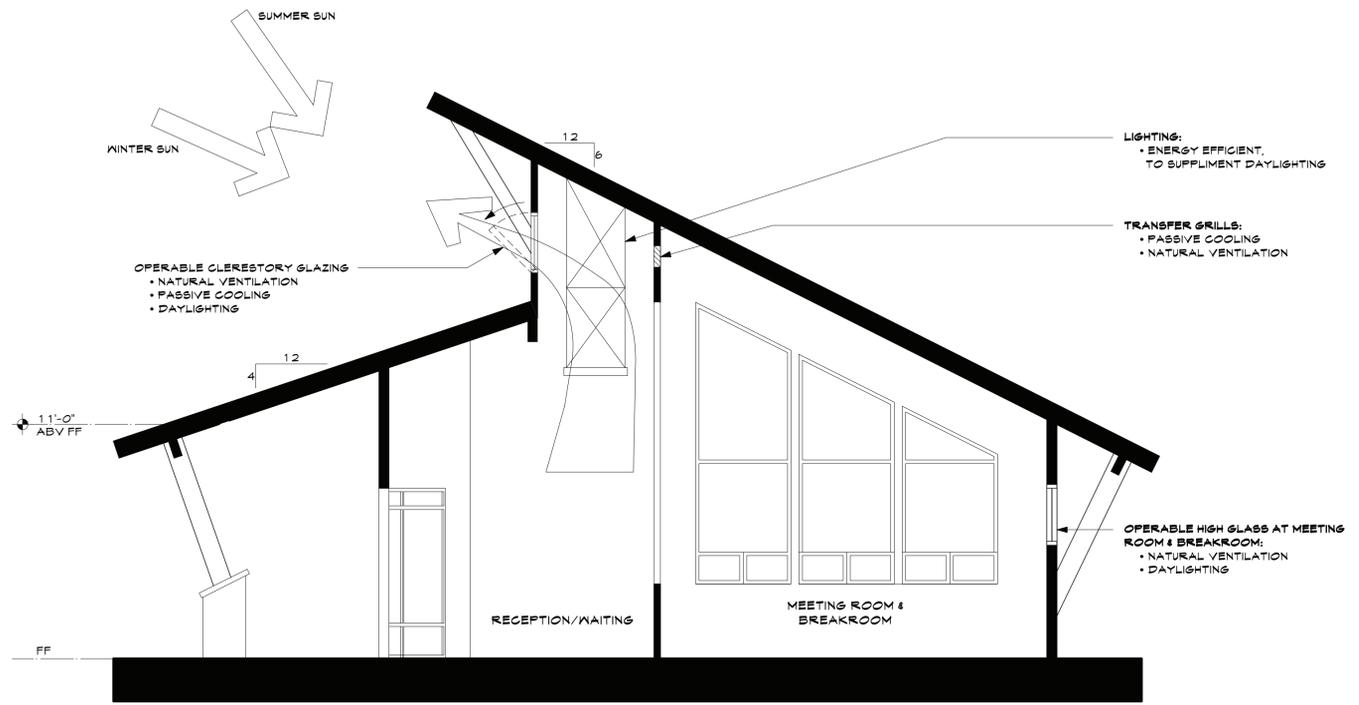


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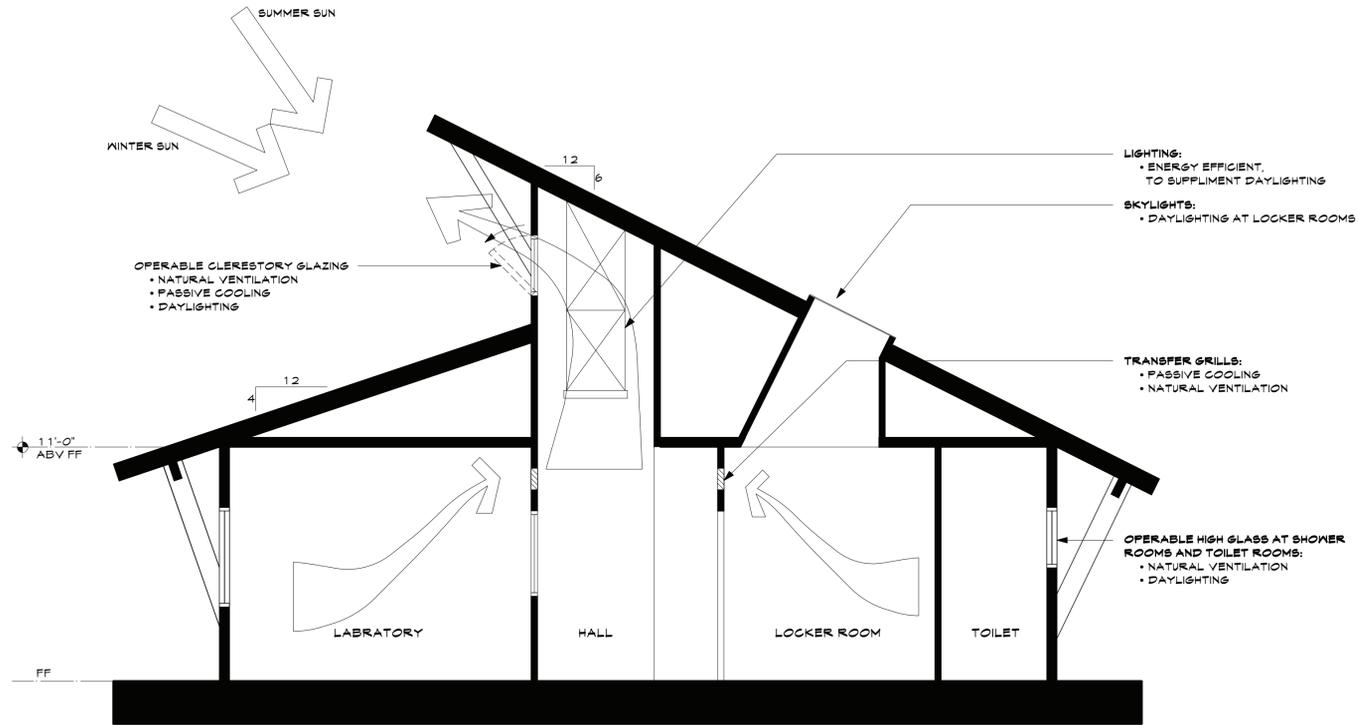
Revised:

Job No: 0913

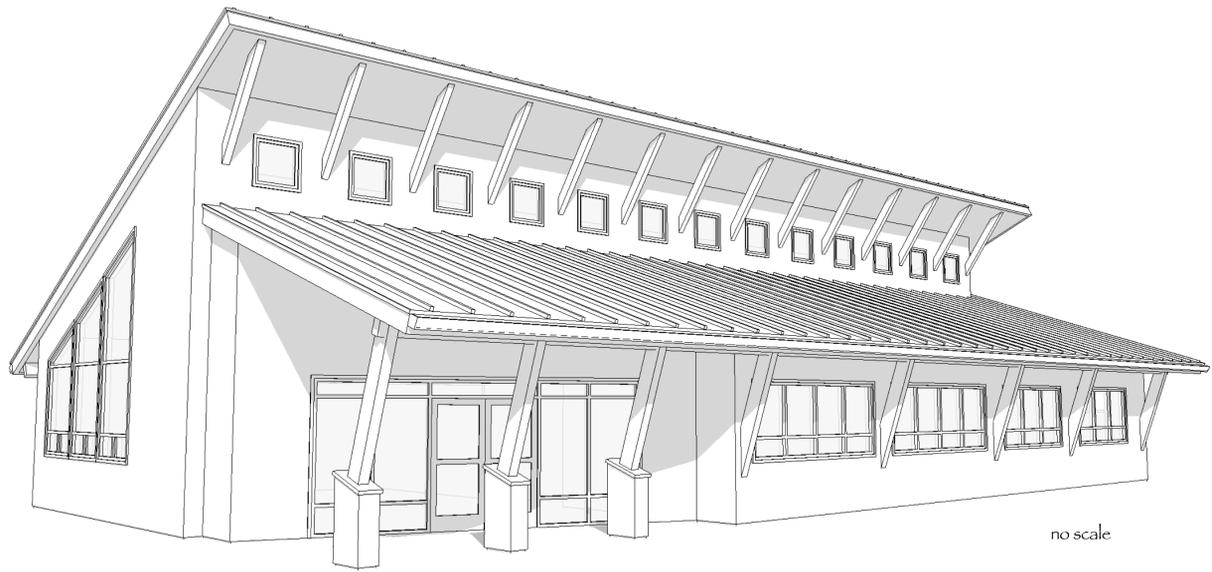
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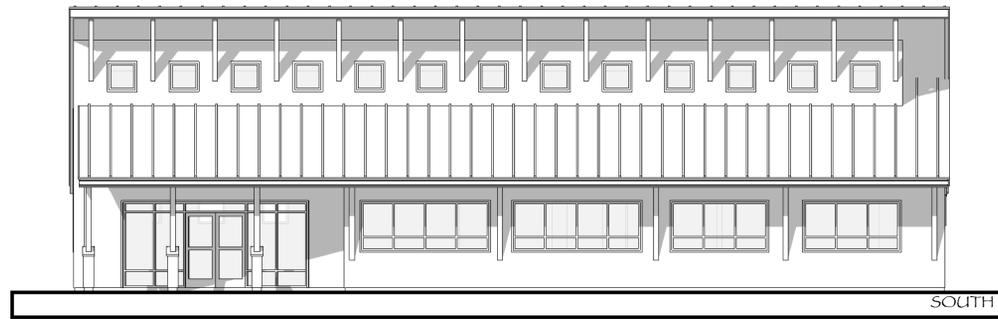
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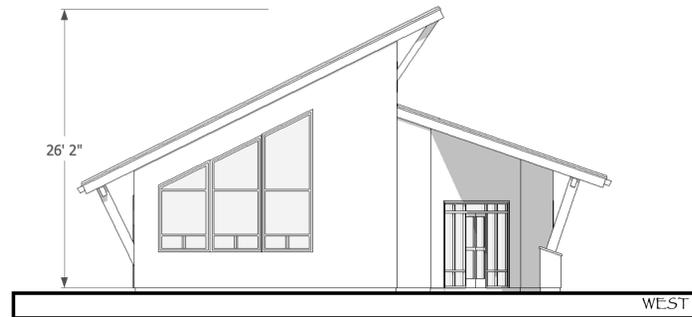
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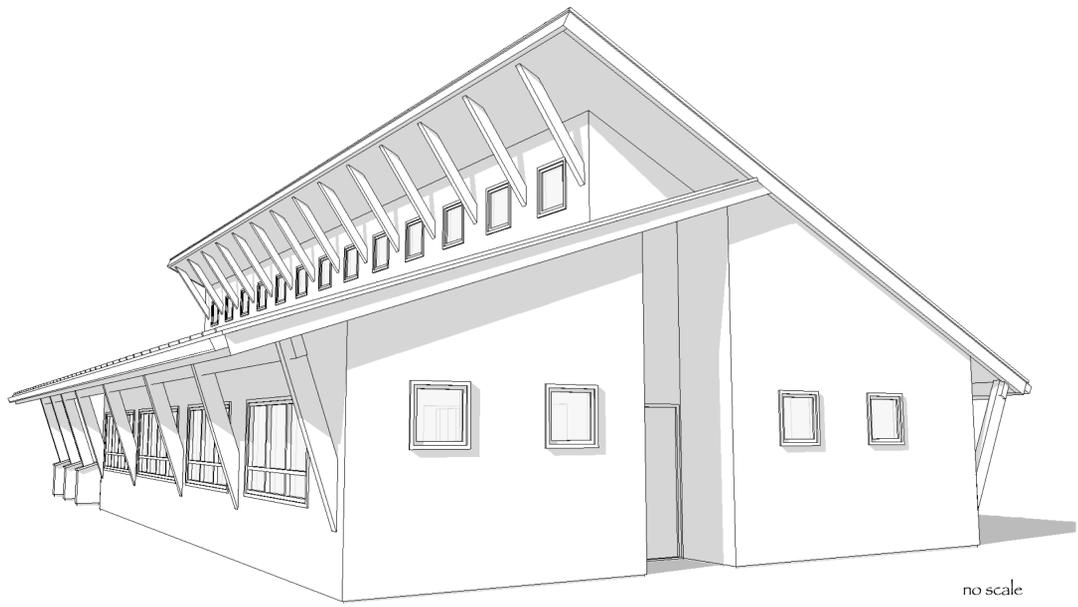
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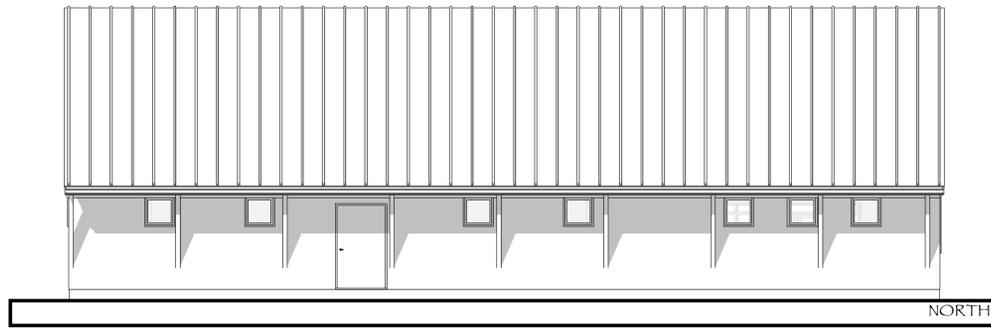
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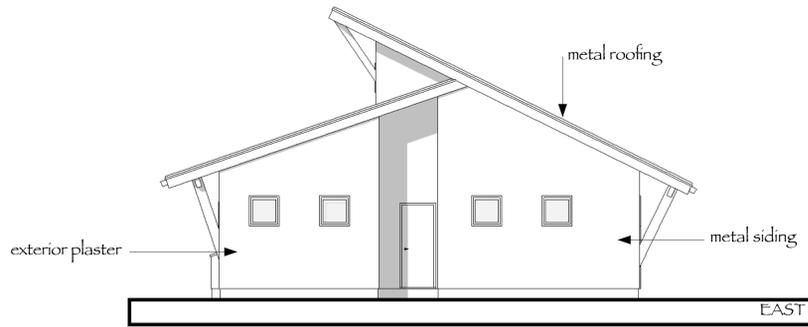
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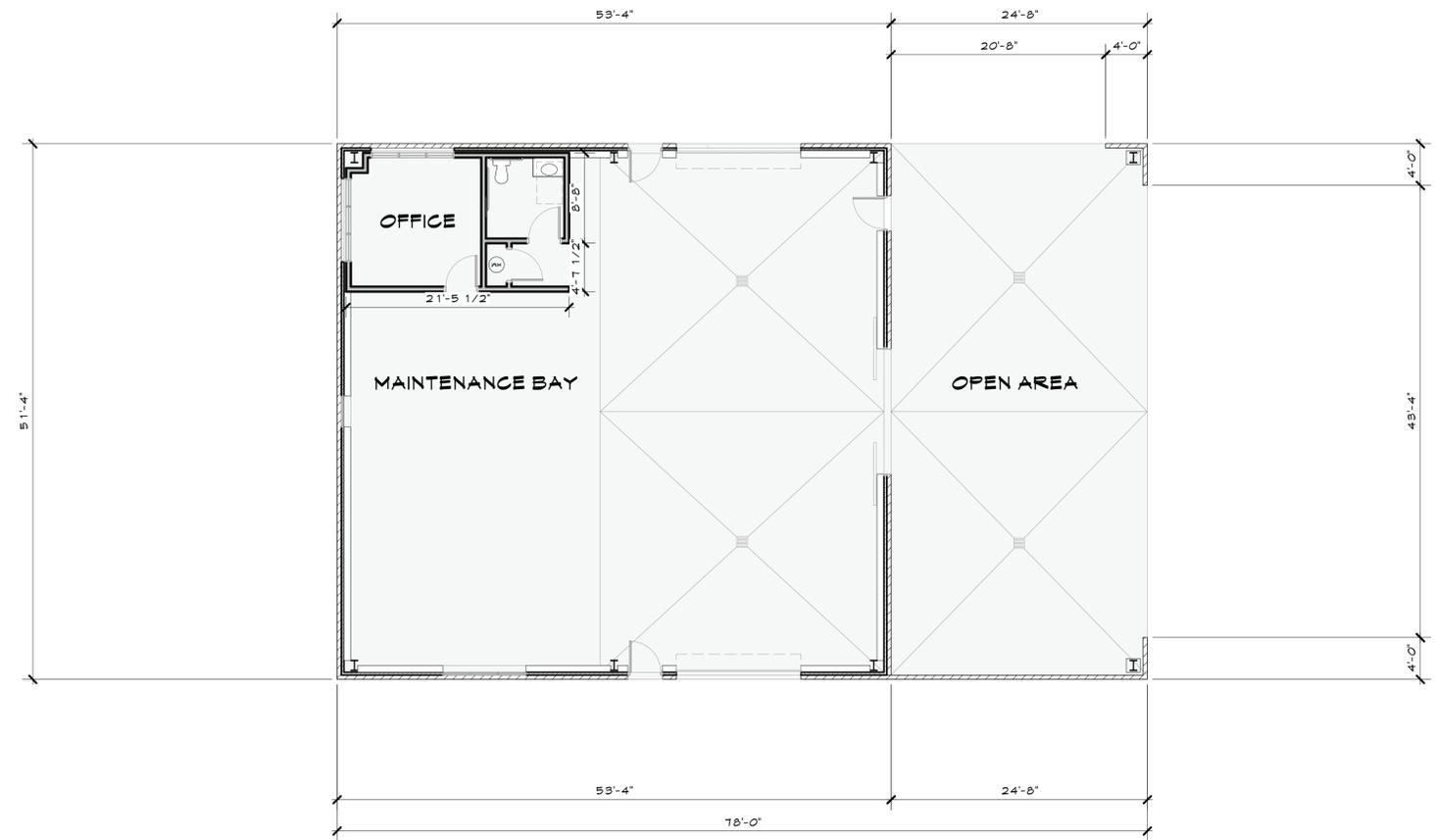


NORTH



EAST





**FLOOR PLAN MAINTENANCE**  
1/8" = 1' - 0"

Project:

**LOS OSOS  
WASTEWATER  
TREATMENT  
PROJECT**

TURRI ROAD  
LOS OSOS  
CA 93402

Client:

**COUNTY OF  
SAN LUIS OBISPO**

1050 MONTEREY STREET  
SAN LUIS OBISPO  
CA 93408  
(805) 781 - 5252

Sheet Contents:

**MAINTENANCE BLDG  
FLOOR PLAN**



Date:

26 FEB 09

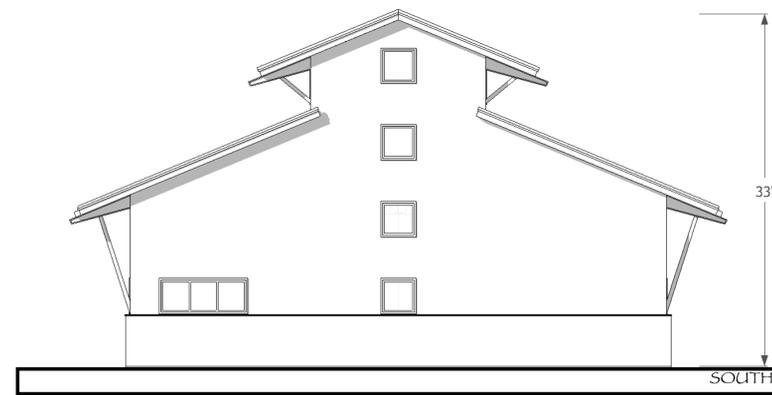
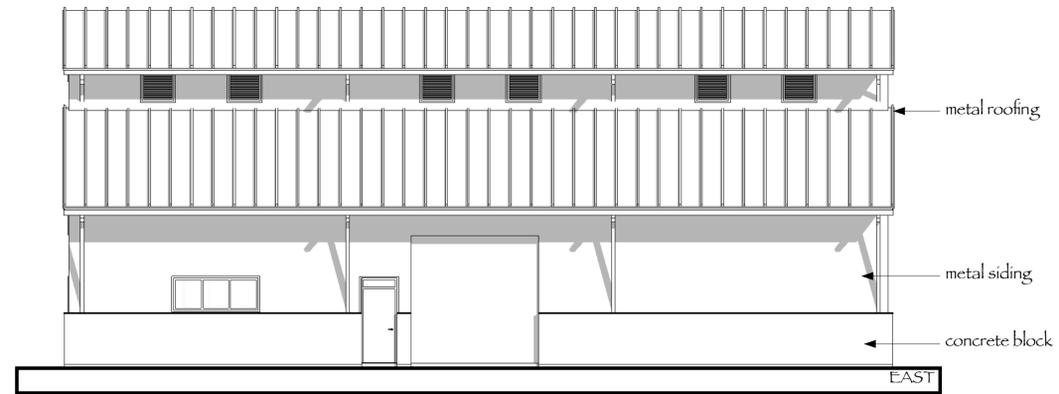
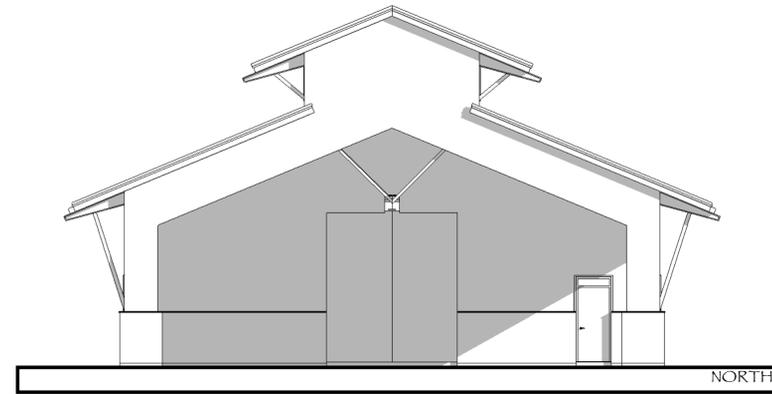
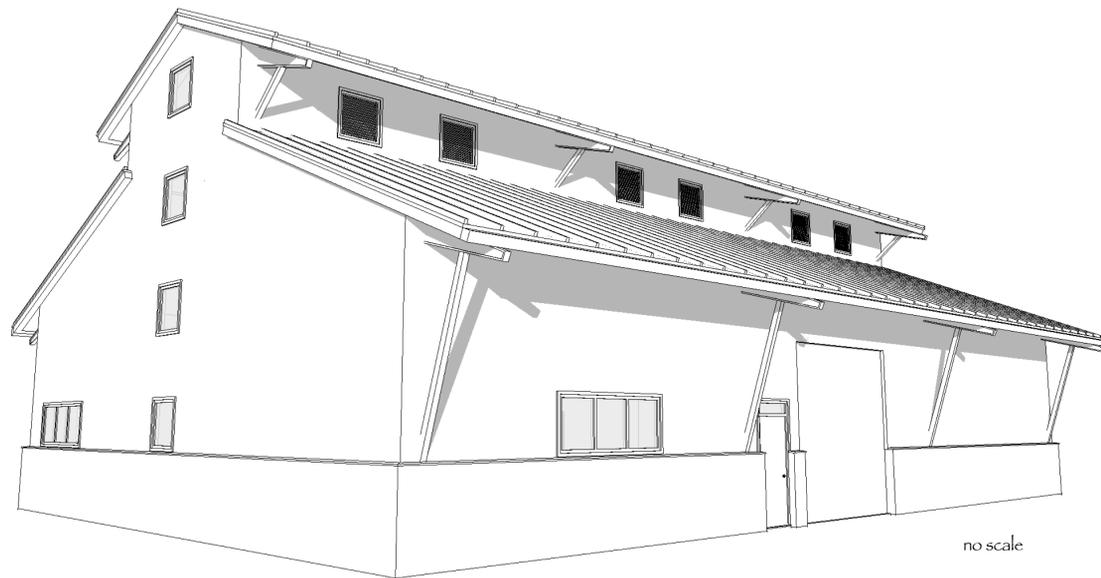
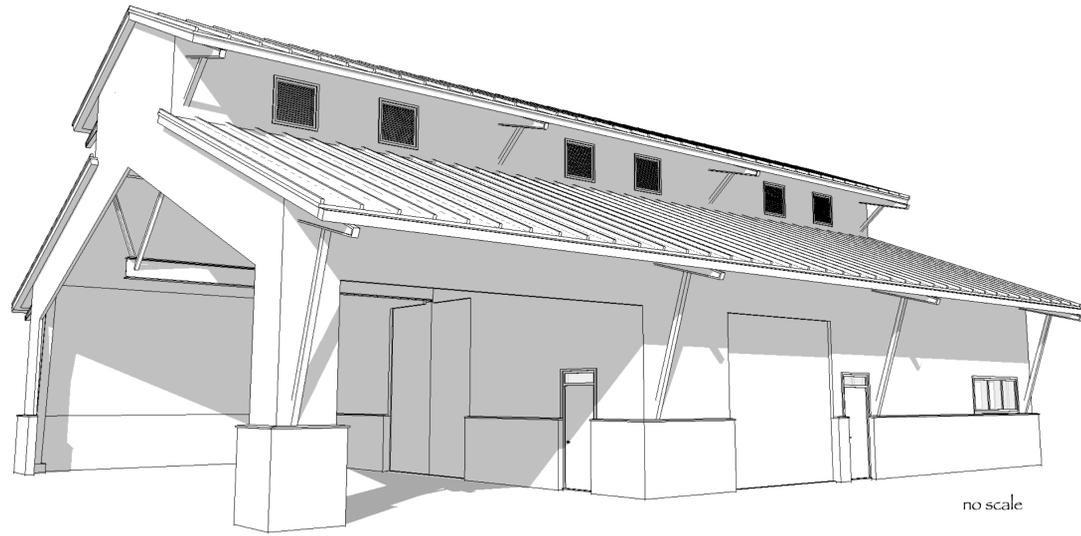
Revised:

Job No:

0913

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**A - 4**



**LOS OSOS  
 WASTEWATER  
 TREATMENT  
 PROJECT**

TURRI ROAD  
 LOS OSOS  
 CA 93402

**COUNTY OF  
 SAN LUIS OBISPO**

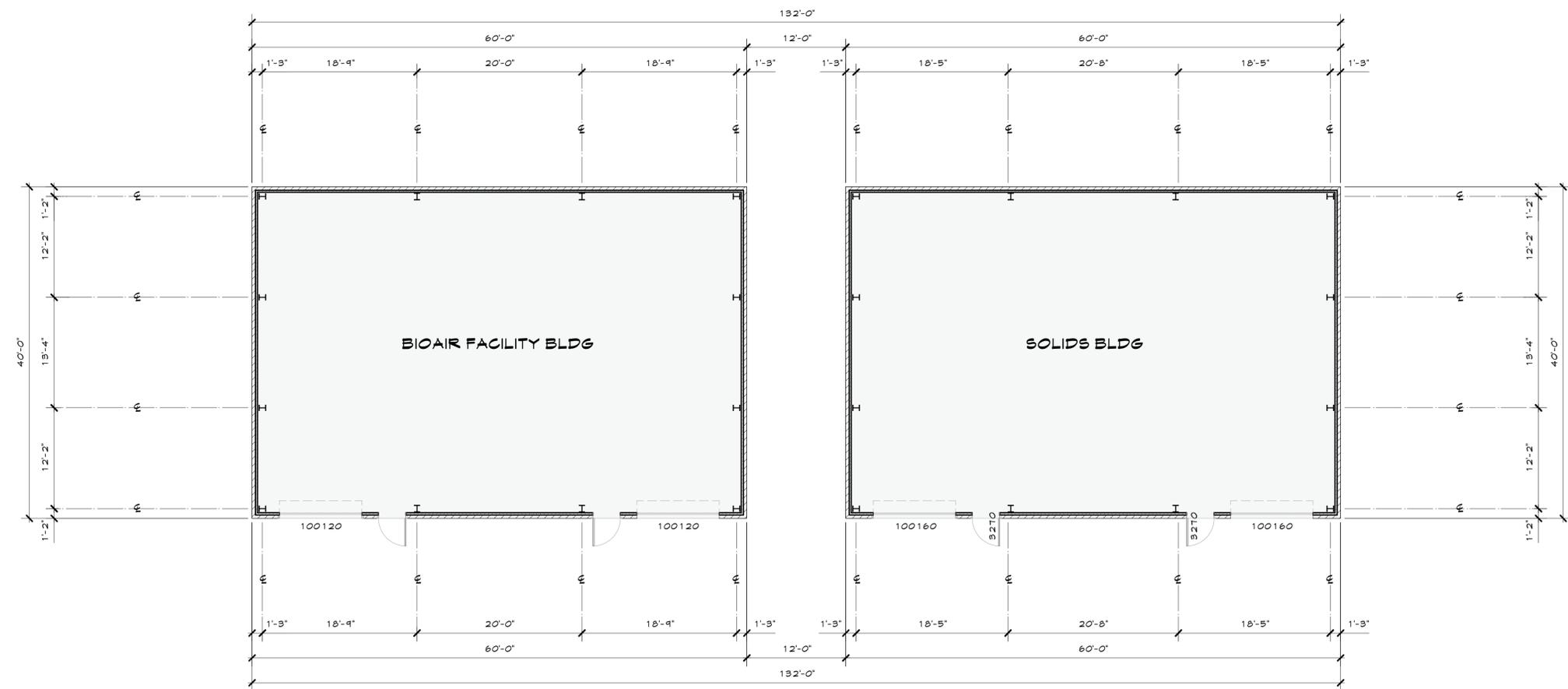
1050 MONTEREY STREET  
 SAN LUIS OBISPO  
 CA 93408  
 (805) 781 - 5252

**MAINTENANCE  
 BUILDING  
 EXTERIOR  
 ELEVATIONS**

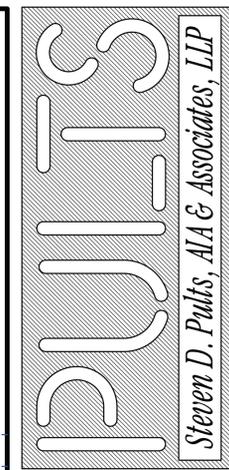


26 FEB 09

0913



**FLOOR PLAN BLOWER & SOLIDS BLDGS**  
 1/8" = 1' - 0"



3450 Broad Street, Suite 106  
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Project:

**LOS OSOS WASTEWATER TREATMENT PROJECT**

TURRI ROAD  
 LOS OSOS  
 CA 93402

Client:

**COUNTY OF SAN LUIS OBISPO**

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 CA 93408  
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Sheet Contents:

**BIOAIR FACILITY & SOLIDS BUILDINGS FLOOR PLAN**



Date: 26 FEB 09

Revised:

Job No: 0913

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**A - 6**  
 Exhibit 2  
 Page 44 of 83

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Project:

**LOS OSOS WASTEWATER TREATMENT PROJECT**

TURRI ROAD  
 LOS OSOS  
 CA 93402

Client:  
**COUNTY OF SAN LUIS OBISPO**

1050 MONTEREY STREET  
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Sheet Contents:  
**BIO-AIR & SOLIDS FACILITY EXTERIOR ELEVATIONS**



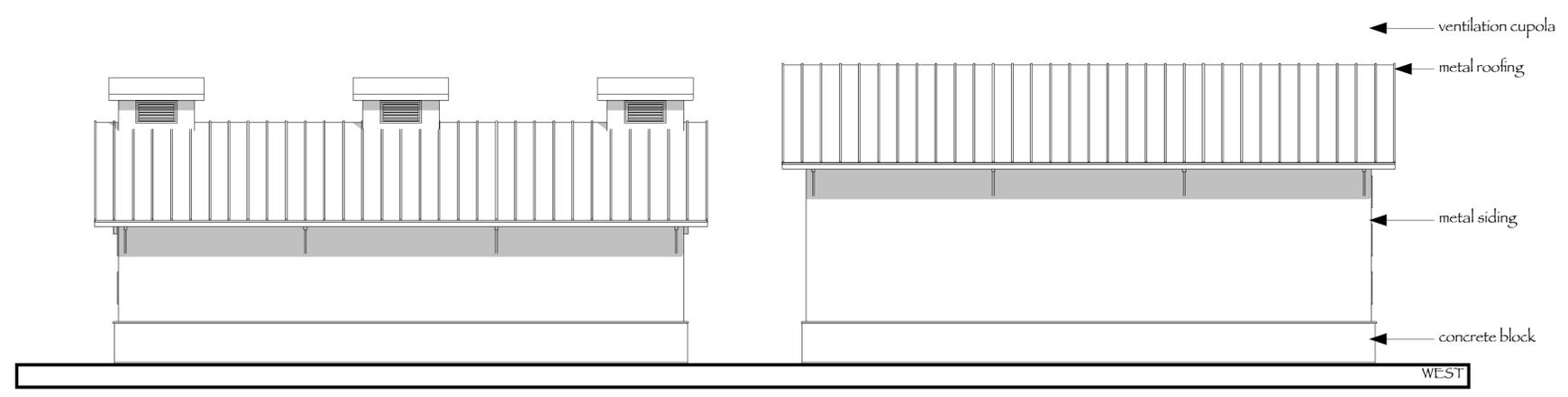
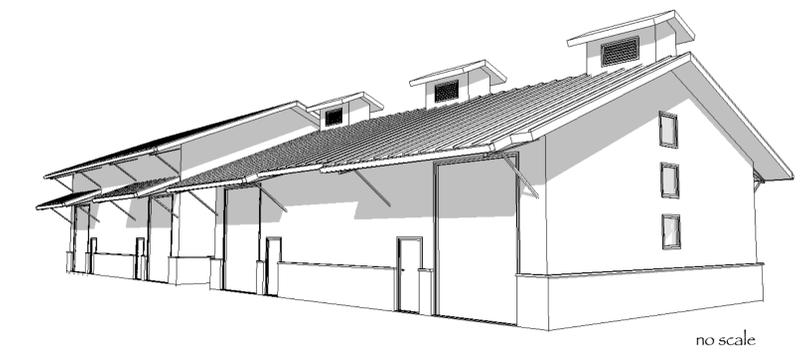
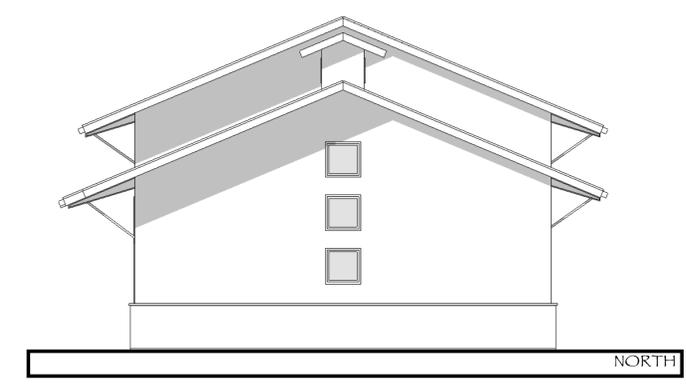
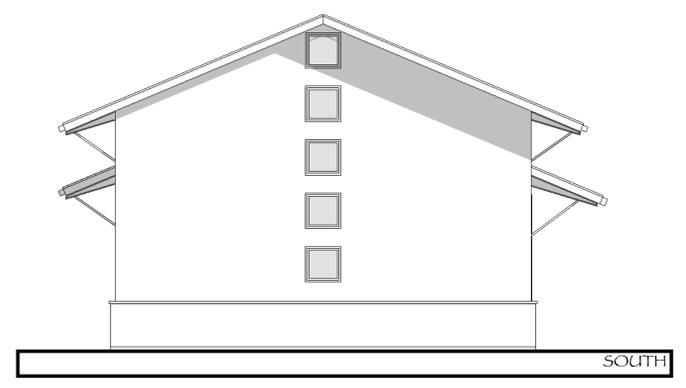
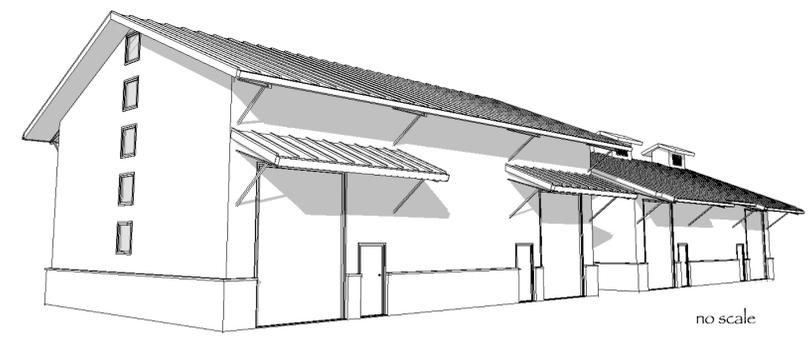
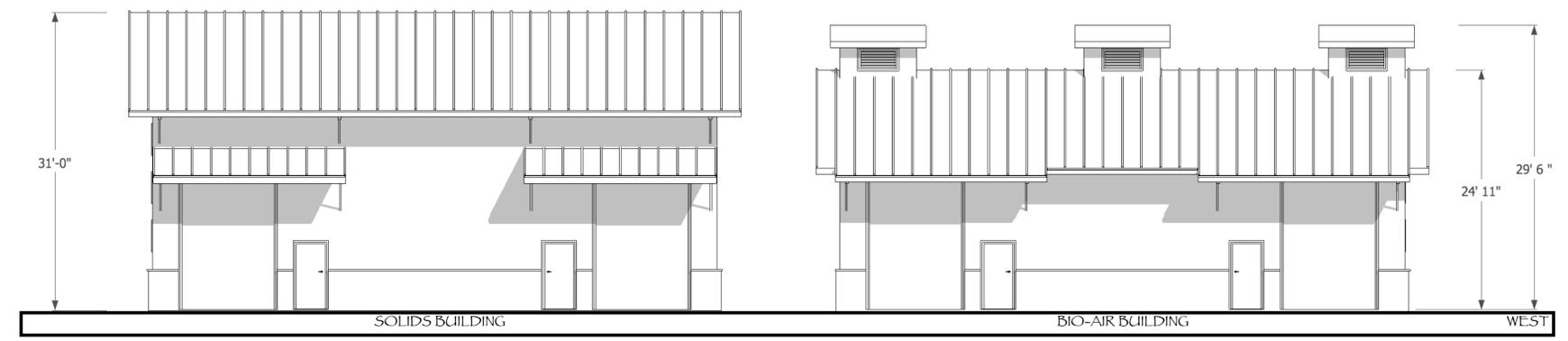
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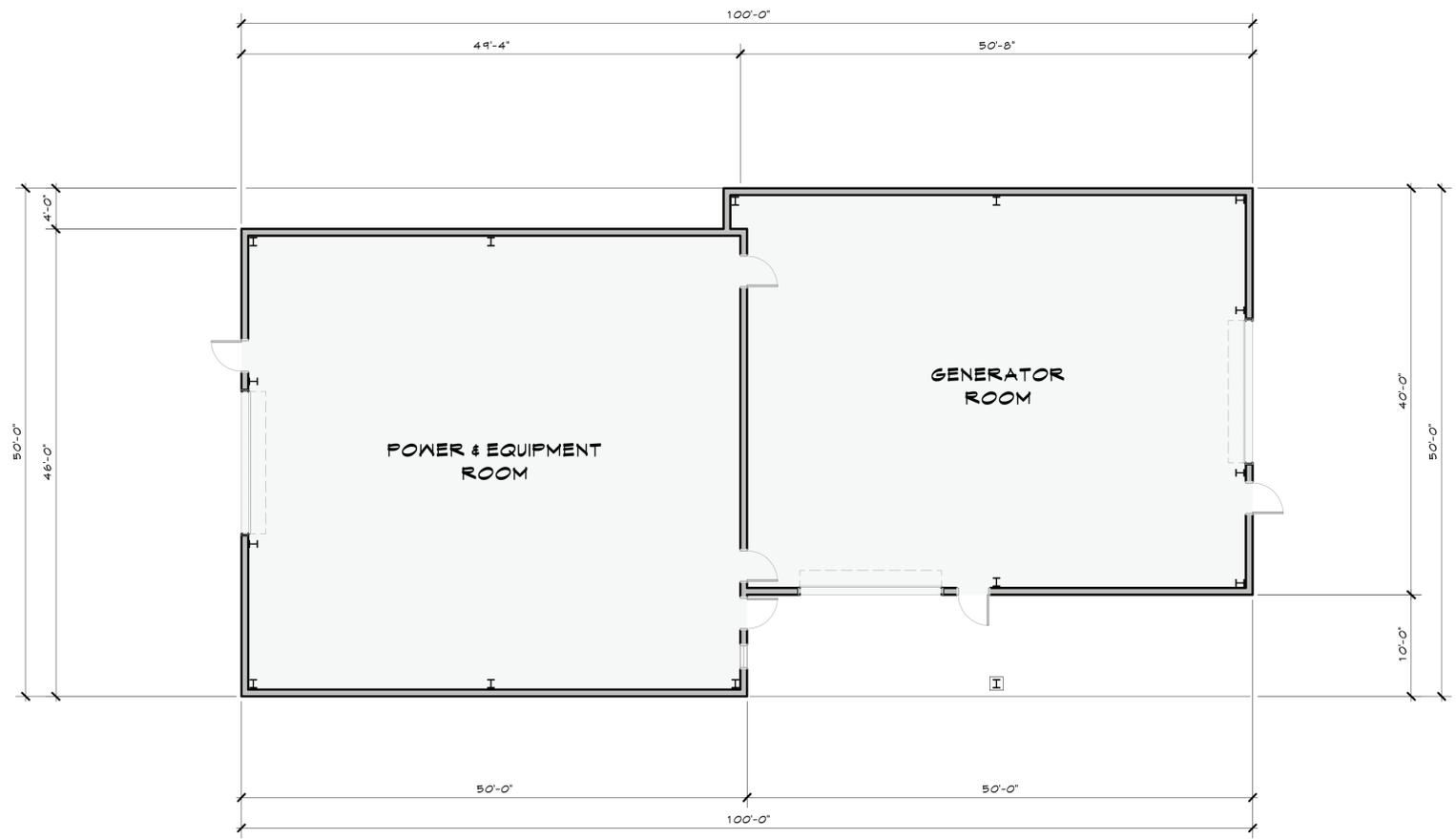
Revised:

Job No: 0913

Sheet:

**A - 7**  
 Exhibit 2  
 No. Page 45 of 83





 **FLOOR PLAN ELECTRICAL ROOMS**  
1/8" = 1' - 0"

**LOS OSOS WASTEWATER TREATMENT PROJECT**

TURRI ROAD  
 LOS OSOS  
 CA 93402

Client:

**COUNTY OF SAN LUIS OBISPO**

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Sheet Contents:

**ELECTRICAL BUILDING FLOOR PLAN**



Date: 26 FEB 09

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Job No: 0913

Sheet:

*Architecture, Planning & Graphics*  
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*Project:*

**LOS OSOS  
 WASTEWATER  
 TREATMENT  
 PROJECT**

**TURRI ROAD  
 LOS OSOS  
 CA 93402**

*Client:*

**COUNTY OF  
 SAN LUIS OBISPO**

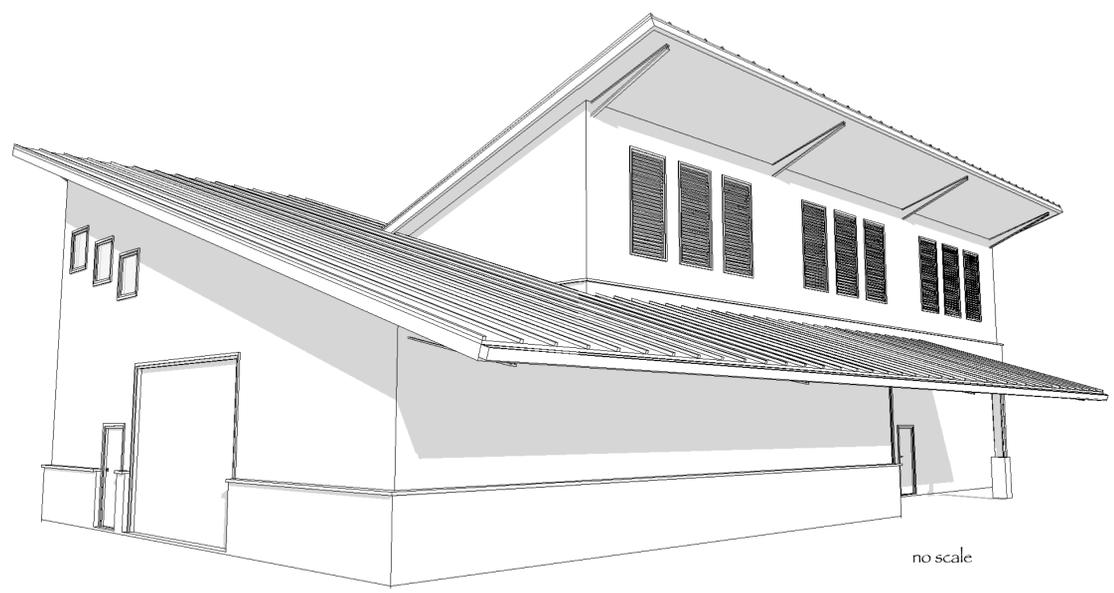
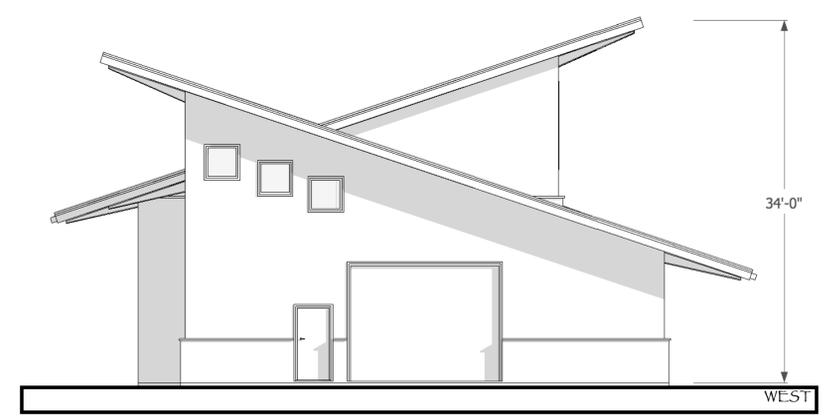
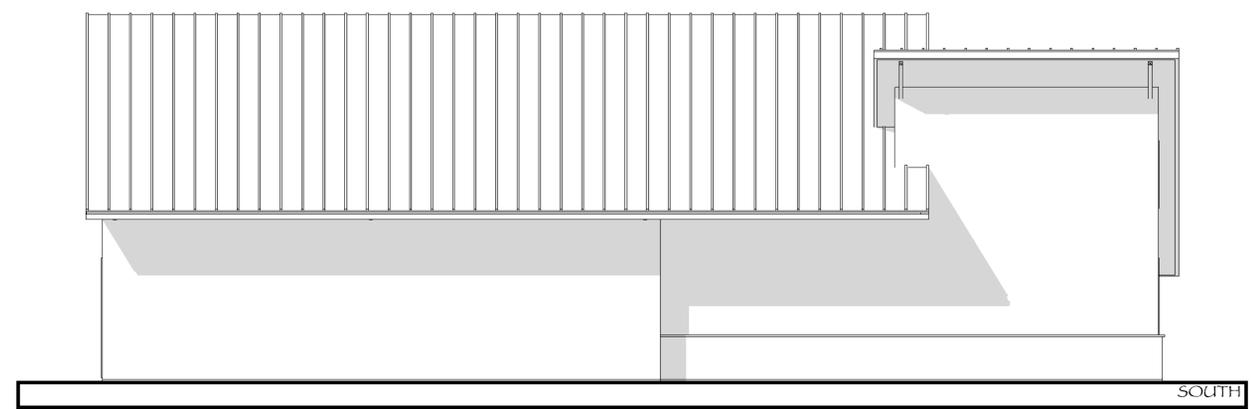
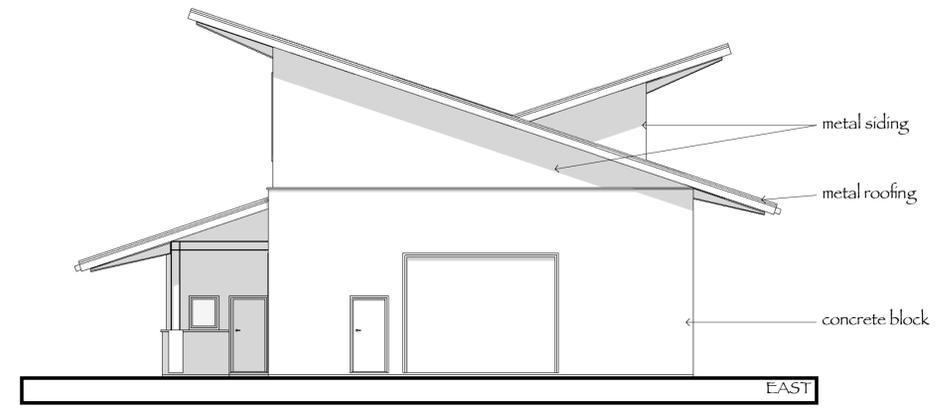
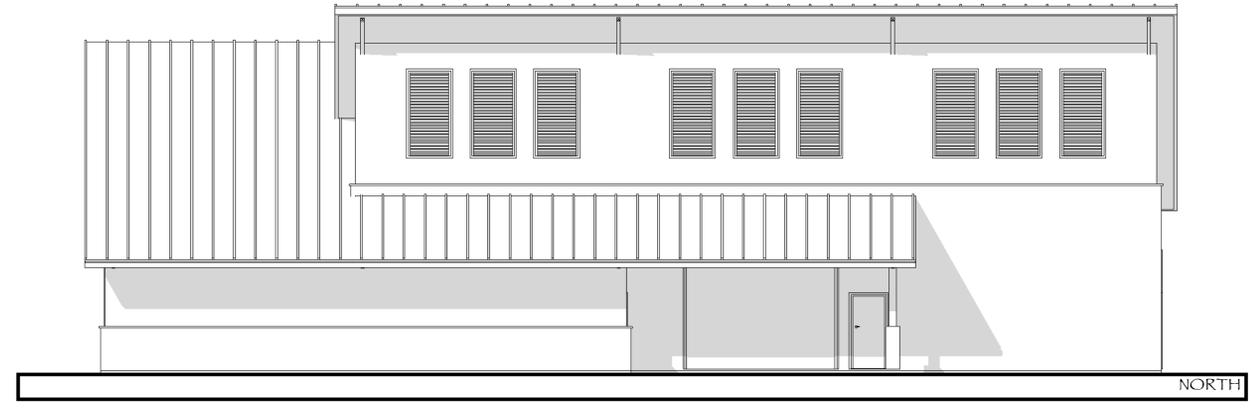
1050 MONTEREY STREET  
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 CA 93408  
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*Sheet Contents:*

**ELECTRICAL  
 BUILDING  
 EXTERIOR  
 ELEVATIONS**



*Date:* 26 FEB 09  
*Revised:*  
*Job No.:* 0913  
*Sheet:*



**LOS OSOS  
 WASTEWATER  
 TREATMENT  
 PROJECT**

TURRI ROAD  
 LOS OSOS  
 CA 93402

Client:

**COUNTY OF  
 SAN LUIS OBISPO**

1050 MONTEREY STREET  
 SAN LUIS OBISPO  
 CA 93408  
 (805) 781 - 5252

Sheet Contents:

**SECTIONS**



Date:

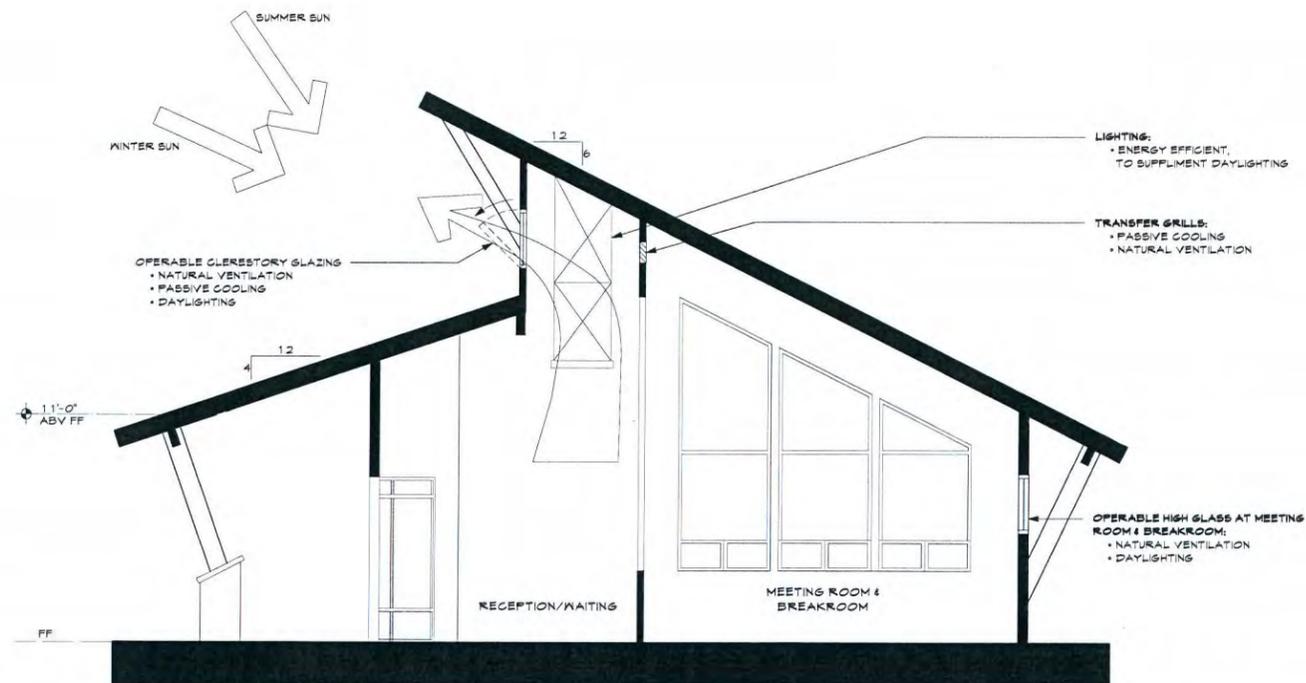
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Job No:

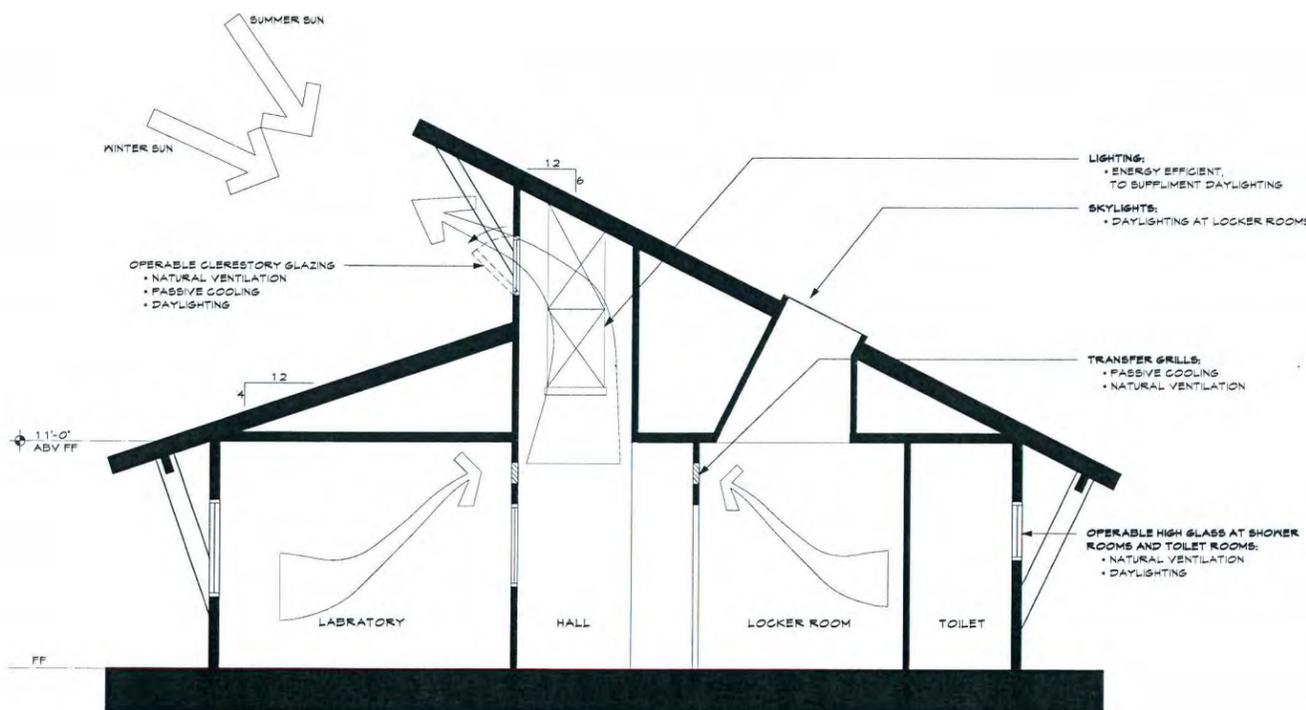
0913

Sheet: **Exhibit 2**  
**Page 48 of 83**  
**A2**

No. of



**A SECTION**  
 1/4" = 1' - 0"



**B SECTION**  
 1/4" = 1' - 0"



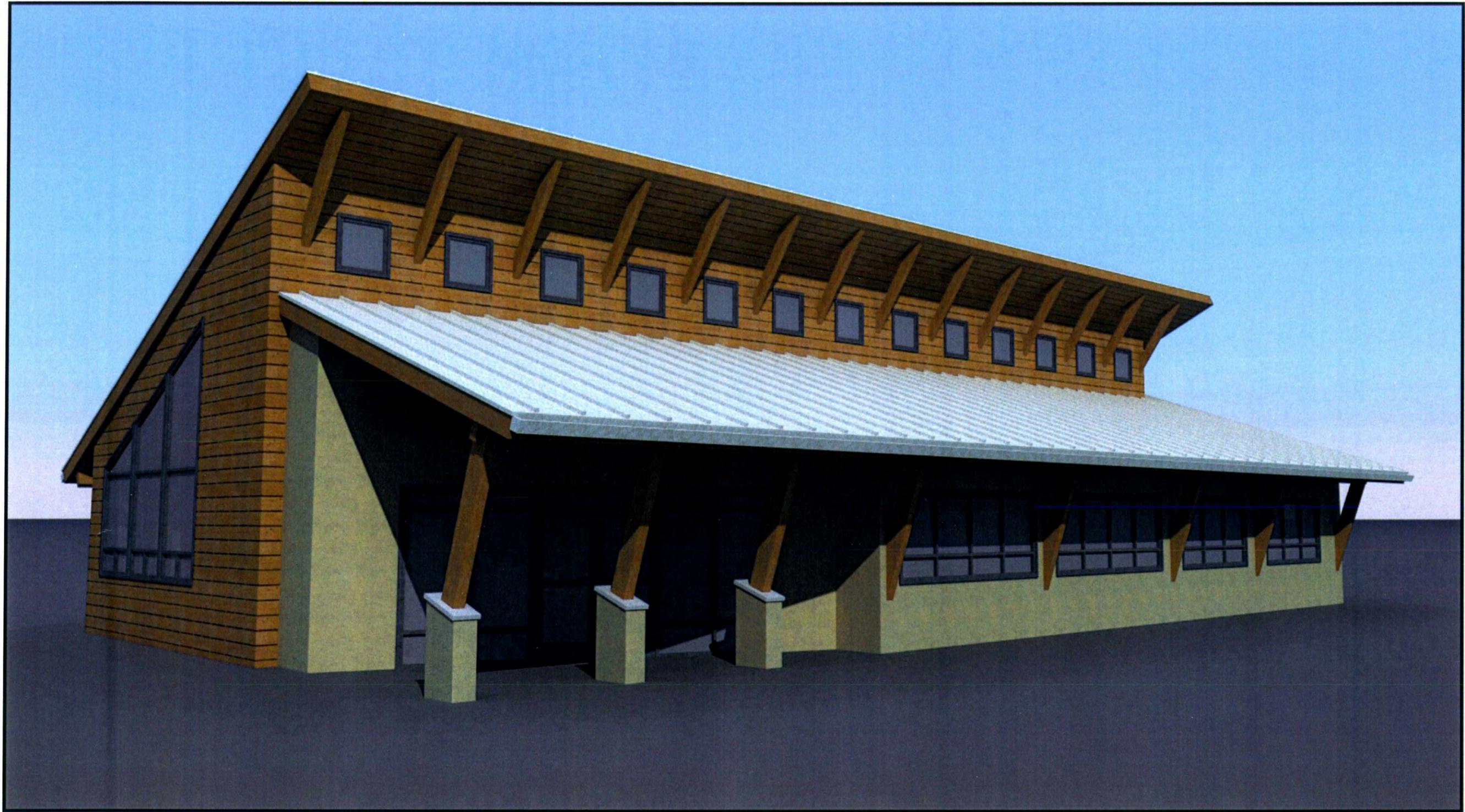
PERSPECTIVE

LOS OSOS WASTEWATER TREATMENT FACILITY  
ADMINISTRATION BUILDING

STEVEN D. PULTS & ASSOCIATES, LLC  
SAN LUIS OBISPO, CA

COUNTY OF  
SAN LUIS OBISPO, CA  
Exhibit 2  
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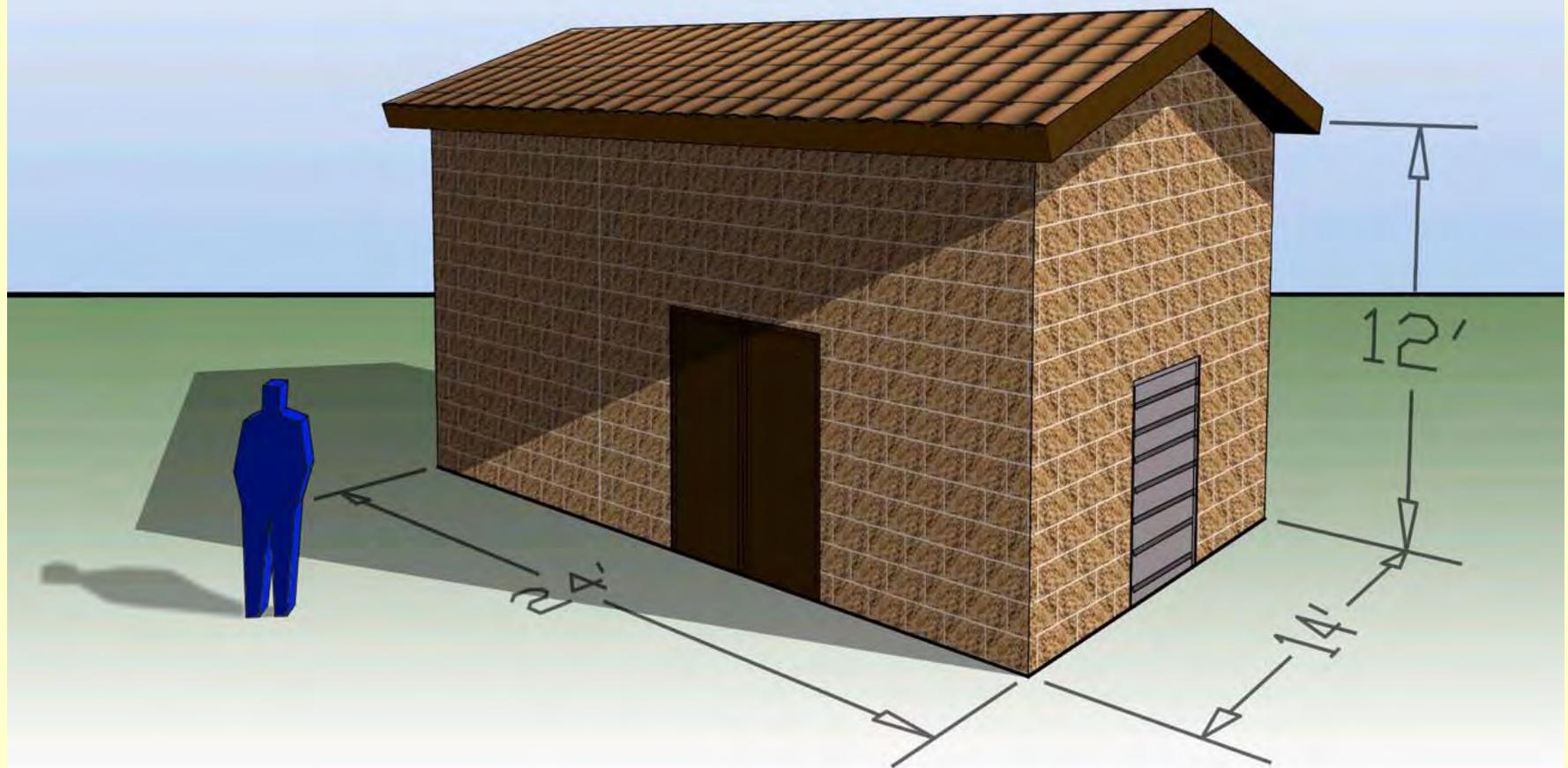
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ADMINISTRATION BUILDING

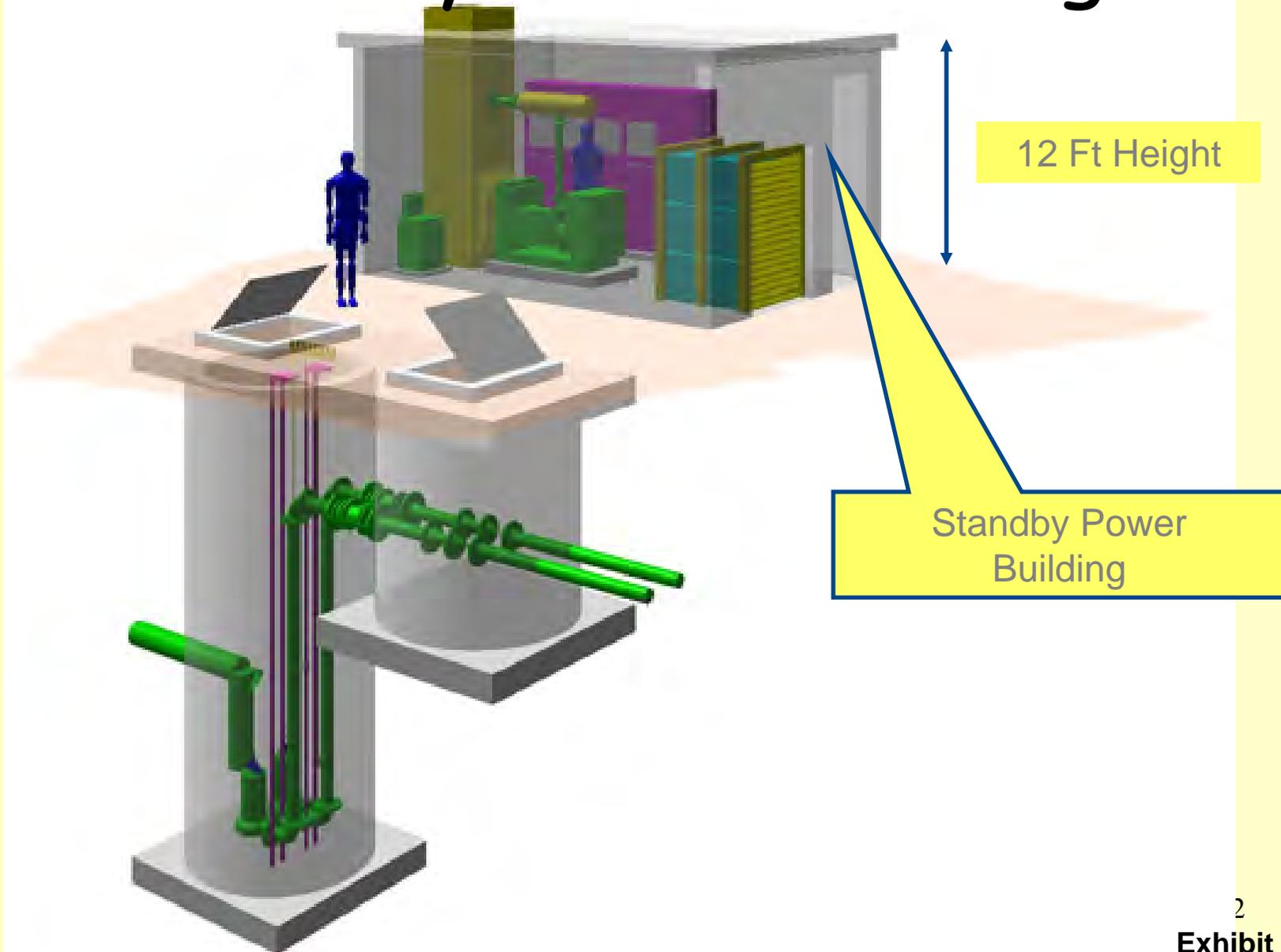
STEVEN D. PULTS & ASSOCIATES, LLC  
SAN LUIS OBISPO, CA

COUNTY OF  
SAN LUIS OBISPO, CA  
Exhibit 2  
Page 51 of 83

# Standby Power Building



# Standby Power Building



12 Ft Height

Standby Power  
Building



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Paavo Ogren, Director

---

County Government Center, Room 207 • San Luis Obispo, CA 93408 • (805) 781-5252

---

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

May 5, 2010

Dr. Charles Lester  
California Coastal Commission  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

Subject: Los Osos Wastewater Project

Dear Mr. Lester:

I understand that some questions have arisen over what should be considered the proposed project description for purposes of the Coastal Commission's upcoming consideration of a coastal development permit for the Los Osos Wastewater Project (LOWWP, CCC file numbers A-3-SLO-09-055 and A-3-SLO-09-069). The purpose of this letter is to confirm that San Luis Obispo County considers the proposed project before the Commission to be the project as approved by the County Board of Supervisors on September 29, 2009, and modified by the Board on November 24, 2009 (i.e., amending condition 97). As such, the proposed project includes and incorporates the project considered by the Board and all 111 conditions of approval associated with the Board's actions.

If you have any questions or need more information from us, please feel free to contact me or Mark Hutchinson of my staff at (805) 781-5458.

Sincerely,

PAAVO OGREN  
Director of Public Works

c: **Mark Hutchinson, Environmental Programs Manager**  
John Waddell, Project Manager

File: Los Osos Waste Water Project

L:\Environmental\MAY10\CCC 05.04.10.doc.PO:lc

**County of San Luis Obispo, Board of Supervisors  
Development Plan / Coastal Development Permit DRC2008-00103  
Los Osos Wastewater Project  
CONDITIONS OF APPROVAL, November 24, 2009**

**Approved Development**

1. This approval authorizes construction and operation of a community-wide sewer system for the portion of Los Osos described in Resolution No. 83-13 issued by the Regional Water Quality Control Board (see Attachment 1) and as described by application materials, supplemental materials made a part of the record, and shown in the EIR, including:
  - a. A wastewater treatment facility, including all appurtenant structures, landscaping and site access to be located on the Giacomazzi site (APN 067-011-022);
  - b. A wastewater collection system, including lateral lines from individual structures to the street, connection lines at each property, sewer mains, back-up power facilities and pump stations;
  - c. Construction staging areas;
  - d. Wastewater disposal facilities, distribution lines for urban and agricultural re-use, and monitoring wells;
  - e. Wastewater sludge handling facilities at the wastewater treatment plant to enable the hauling of sludge to a disposal, recycling facility or co-generation facility;
  - f. Primary staging areas at East Paso Robles Street including minor and temporary staging areas in the project area including the Giacomazzi site;
  - g. Construction activities associated with the installation of approved facilities, including dewatering operations;
  - h. A program for the mitigation of direct impacts to habitat for endangered species and agricultural resources;
  - i. Construction of an underground pump station located at 3rd Street and the intersection of Paso Robles Avenue (unimproved), within 75' of a coastal wetland;
  - j. Construction of harvesting wells and their associated piping and facilities are NOT authorized by this approval; and
  - k. A water conservation program allowing a maximum water usage of 50 gallons per day / person for indoor water usage.
2. Except as otherwise required by the conditions of this permit, all development shall be substantially consistent with the site plan attached as Attachment 2, as well as with all final architectural elevations, color boards and landscape plans to be reviewed and approved by the Planning Director.
3. All development shall be consistent with the conditions contained herein. Prior to final design / layout of the East Paso Robles Avenue pump station and the Doris Avenue / Lupine Street pump station, the applicant shall provide verification to the satisfaction of the Planning Director, that the required 75 foot wetland setback will be met with the redesign / layout of said pump stations.
4. The approved service area for the wastewater treatment facilities corresponds to the area shown on the Service Area Map attached (see Attachment 1)

Future additions to the wastewater treatment service area shall require a separate coastal development permit, and must be preceded or submitted concurrently with an Local Coastal Plan (LCP) amendment that incorporates the proposed service area expansion within the Urban Service Line designated by the LCP.

5. **No Guarantees of Development Approvals.** Approval of this permit, or any method of financing the project utilized by the County (e.g., the established assessment program), does not guarantee County approval of any new or intensified uses within the service area. All new development proposals must be reviewed for consistency with the San Luis Obispo County certified Local Coastal Program (and/or the California Coastal Act, as applicable); such review shall consider, among other issues, the environmental impacts of the new development, including the impacts associated with the installation of lateral connections necessary to tie into the approved collection system. Wastewater treatment service shall only be provided to developments that have obtained the required coastal development approvals in a manner consistent with such approvals. Prior to construction, the County shall prepare a public notice to all property owners of record within the service area that includes a copy of this condition, and an explanation of its effect upon the ability to obtain wastewater treatment service for future development.

Prior to the commencement of construction, said notice shall be mailed to all property owners within the service area, or noticed in three local newspapers and included in public information handouts provided by the County.

6. **Tertiary Treatment.** The treatment plant shall provide Disinfected Tertiary Recycled Water as defined at Section 60301.230 of Title 22 of the California Code of Regulations, which means a filtered and subsequently disinfected wastewater that meets the following criteria:

- (a) The filtered wastewater has been disinfected by either:

- (1) A chlorine disinfection process following filtration that provides a CT (the product of total chlorine residual and modal contact time measured at the same point) value of not less than 450 milligram-minutes per liter at all times with a modal contact time of at least 90 minutes, based on peak dry weather design flow; or

- (2) A disinfection process that, when combined with the filtration process, has been demonstrated to inactivate and/or remove 99.999 percent of the plaque-forming units of F-specific bacteriophage MS2, or polio virus in the wastewater. A virus that is at least as resistant to disinfection as polio virus may be used for purposes of the demonstration.

- (b) The median concentration of total coliform bacteria measured in the disinfected effluent does not exceed an MPN of 2.2 per 100 milliliters utilizing the bacteriological results of the last seven days for which analyses have been completed and the number of total coliform bacteria does not exceed an MPN of 23 per 100 milliliters in more than one sample in any 30 day period. No sample shall exceed an MPN of 240 total coliform bacteria per 100 milliliters.

Prior to providing tertiary treated water for agricultural uses the applicant shall develop a Recycled Water Management Plan for Agricultural Re-use. The use of tertiary treated water shall be consistent with resource protection strategies including but not limited to those designed to protect on and off site soils, and surface and groundwater resources through the use of appropriate site-specific management practices. The applicant shall consult with technical resource providers such as the University of California Cooperative Extension and USDA Natural Resources Conservation Service. The Plan shall be reviewed and approved by the Director of Planning and Building in consultation with the Agricultural Commissioner's Office prior to providing tertiary treated water for agricultural uses.

## **Prior to Construction**

### **Permits**

7. [Mitigation 5.5-C1] Prior to construction, an application for a Nationwide or Individual Permit shall be submitted by the County to the United States Army Corps of Engineers (USACE) pursuant to Section 404 of the Clean Water Act (CWA). If required, the County shall obtain a Nationwide or Individual Permit from the USACE for any impacts, temporary and permanent, to any areas within the proposed project which are determined to qualify as jurisdictional waters and wetlands of the U.S. The County shall implement all required conditions and special considerations stipulated within the Nationwide or Individual Permit during all relevant phases of development / construction.
8. [Mitigation 5.5-C2] Prior to construction, an application for a Water Quality Certification shall be submitted by the County to the Central Coast RWQCB pursuant to Section 401 of the Clean Water Act and the State Porter-Cologne Water Quality Act. If required, a Water Quality Certification shall be obtained from the Central Coast RWQCB for any impacts, temporary and permanent, to any areas within the proposed project which are determined to qualify as jurisdictional waters of the State. The County shall implement all required conditions and special considerations stipulated within the Water Quality Certification during all relevant phases of development / construction.
9. [Mitigation 5.5-C3] Prior to construction, a Notification of Lake or Streambed Alteration shall be submitted by the County to the CDFG pursuant to CFG Code Section 1602. If required, a Streambed Alteration Agreement shall be obtained from the CDFG for any impacts, temporary and permanent, to any areas within the proposed project which are determined to qualify as jurisdictional streambed or riparian habitat. The County shall implement all required conditions and special considerations stipulated within the Streambed Alteration Agreement during all relevant phases of development / construction.
10. Prior to construction, an NPDES Construction Activity Storm Water Permit shall be obtained. Appropriate BMPs, as established in the project NPDES Construction Storm Water Permit, shall be employed during project construction, which may include, but are not limited to, temporary sand bagging; construction of berms; installation of geofabric, and revegetation of areas by hydroseeding and mulching; actions for control of potential fuel or drill tailing release; the use of trench stabilizing and de-watering and requirements for disposal (i.e., location, quality) of water from dewatering activities. The NPDES permit shall apply to all proposed facilities, and shall address 50 to 100-year precipitation events to the extent feasible. Any erosion and sedimentation control netting or other

erosion and sedimentation control devices used for temporary or permanent erosion and sedimentation control, shall be limited to biodegradable mesh or other biodegradable products.

11. Prior to construction, the applicant shall provide an approved Fire Safety Plan from CalFire (consistent with their letter dated February 5, 2009) and prior to operation of the waste water treatment facility shall implement the requirements of the plan.
12. [Mitigation 5.9-C3] Prior to initiating grading activities, if it is determined that portable engines and portable equipment would be utilized, the contractor shall contact the SLOAPCD and obtain a permit to operate portable engines or portable equipment, and such engines or equipment shall be registered in the statewide portable equipment registration program. The SLOAPCD Compliance Division shall be contacted in order to determine the implementation requirements of this mitigation measure.
13. Prior to construction, the applicant shall obtain an encroachment permit from the County Department of Public Works for all work to be done in the County rights-of-way.
14. The project shall comply with the requirements of the National Pollutant Discharge Elimination System General Discharge, the Industrial Stormwater Program, and the County's Stormwater Pollution Control and Discharge Ordinance 3143. All discharges and dewatering activities shall be authorized by the Regional Water Quality Control Board.

#### Facility Design

15. Building heights for structures shall conform to the following, as measured in accordance with CZLUO 23.04.122:
  - a. Treatment Plant. The buildings at the wastewater treatment facility will not exceed the following:
    - i. Administrative Building: 28 feet
    - ii. Maintenance Building: 35 feet
    - iii. Bio-Air Building: 30 feet
    - iv. Solids Building: 35 feet
    - v. RAS WAS Station and Storage Tank: 31 feet
    - vi. Secondary Clarifier (A): 25 feet
    - vii. Secondary Clarifier (B): 23 feet
    - viii. Electrical Building: 35 feet
    - ix. Tertiary Treatment Building: 26 feet
  - b. Standby Power Stations. Buildings shall not exceed 14 feet.
16. All facilities shall be designed to provide adequate and safe parking for facility operations personnel.
17. Signs shall conform to LUO 23.04.300. Prior to completion, the County shall provide signage at the treatment plant site indicating the facility and public amenities. Signs shall be approved by the Planning Director.

18. Buildings shall be designed to conform to energy efficiency requirements outlined in Title 24 of the California Code. Additional measures to be shown on construction plans include:
  - a. Provide an on-site lunch room with refrigeration and food preparation (i.e., microwave) appliances to reduce daily trips to and from the treatment facility;
  - b. Use of double paned windows in office area where interior heating/air conditioning will occur; and
  - c. Use of energy efficient interior lighting where applicable.

#### Geologic Hazards

19. [Mitigation 5.4-E1] Prior to commencement of grading activities for each facility, erosion control measures shall be incorporated into the grading plans to minimize the potential for erosion or loss of top soil during grading to the satisfaction of the Planning Director. Any erosion and sedimentation control netting or other erosion and sedimentation control devices used for temporary or permanent erosion and sedimentation control, shall be limited to biodegradable mesh or other biodegradable products.
20. [Mitigation 5.4-E2] Prior to commencement of grading activities for each facility, vegetation/landscaping shall be provided on the graded cut and fill slopes to reduce the long-term potential for soil erosion or loss of topsoil to the satisfaction of the Planning Director.
21. [Mitigation 5.4-E3] Prior to commencement of grading activities for each facility, the plans shall provide for the control of surface water away from slopes to the satisfaction of the Planning Director in consultation with the Public Works Department.
22. All proposed facilities shall be designed and constructed in accordance with UBC Seismic Zone 4 regulations.
23. [Mitigation 5.4-B1] Prior to the commencement of construction for buildings at each proposed facility, the design of each facility shall be based on a facility-specific geotechnical report prepared by a California registered geotechnical engineer and professional geologist. The geotechnical report shall provide seismic data for use with at least the minimum requirements of the California Building Code (2007), as adopted by the County of San Luis Obispo.
24. [Mitigation 5.4-C1] Prior to completion of the improvement plans for the proposed project, a geotechnical report that addresses liquefaction hazards shall be prepared and approved by the Planning Director. The geotechnical report shall state the recommended actions for the collection system, effluent disposal system, treatment plant site, and all appurtenant facilities so that potential impacts from seismically-induced liquefaction would be reduced to less than significant. These recommendations shall be incorporated into the design of all proposed facilities that are part of the collection system and at the treatment plant site.
25. [Mitigation 5.4-C2] Prior to completion of improvement plans, an Emergency Response Plan (ERP) shall be prepared as part of the operation and maintenance plan for the proposed collection system. The ERP shall recognize the potential for liquefaction, seismic hazards and ground lurching, to impact the pipeline or other proposed facilities,

and specific high hazard areas shall be inspected for damage following an earthquake. "Soft Fixes" shall be incorporated in the ERP. Soft fixes typically consist of having a plan in-place to address the hazards, such as can be achieved by storing supplies and equipment for repair.

26. [Mitigation 5.4-F1] Prior to completion of the improvement plans for the proposed facilities, a geotechnical report that addresses the potential for lateral spreading, ground subsidence, and ground lurching and provides measures to reduce potential impacts to less than significant shall be prepared and approved by the Planning Director. These recommendations shall be incorporated into the design of the improvement plans for the proposed facilities.
27. [Mitigation 5.4-G1] Prior to completion of improvement and building plans for the proposed project, a design-level geotechnical report shall be prepared that addresses and reduces potential expansive soil impacts to less than significant. The expansive soil data shall be used with the requirements of the California Building Code (2007), as adopted by the County of San Luis Obispo. These recommendations shall be incorporated into the design of all proposed facilities that are part of the collection system and at the treatment plant site.

#### Cultural Resources

28. [Mitigation 5.6-B1] Avoidance of cultural resources is the paramount mitigation measure to protect cultural resources potentially impacted during project development. Avoidance of all known and unknown cultural resources shall be the primary and preferred mitigation. If avoidance is infeasible, then work shall only continue when it has been determined to be consistent with the required Treatment Plan and testing requirements.
29. [Mitigation 5.6-B2] A Treatment Plan shall be prepared that would detail the extensive scope of the proposed project, establish site types with corresponding levels of effort for mitigation, and detail data recovery and monitoring plans for the extent of the proposed project. The former Treatment Plan (Far Western 2001) prepared for the wastewater project shall be adapted and modified where appropriate for the current project.
30. [Mitigation 5.6-B4] If avoidance of recorded archaeological sites within any portion of the approved project design is not possible through project redesign, a phased program of site testing shall be undertaken to establish boundaries and evaluate the resources' potential eligibility to the California Register of Historical Resources under CEQA and the National Register of Historic Places under NEPA. If a site is determined ineligible, no further work is required. If a site is determined eligible, data recovery excavations shall be required to mitigate adverse effects incurred from project development.
31. [Mitigation 5.6-B6] Preconstruction monitoring shall occur in areas ranked as high in sensitivity for buried deposits. The area subject to this requirement is located along Los Osos Valley Road from Los Osos Creek east to the Cemetery Parcel. Mechanical backhoe trenching shall be conducted within the sensitive areas where any construction impacts will occur and shall be monitored by a qualified geo-archaeologist. Any identified intact deposits will be evaluated, and any deposits determined to be eligible to

the California Register and/or National Register shall require project redesign to avoid impacts, or data recovery to mitigate unavoidable impacts.

#### Traffic

32. [Mitigation 5.8-A1] Prior to construction, a traffic management plan shall be prepared for review and approval by the County of San Luis Obispo Traffic Department in consultation with the Planning Director. The traffic management plan shall be based on the type of roadway, traffic conditions, duration of construction, physical constraints, nearness of the work zone to traffic and other facilities (bicycle, pedestrian, driveway access, etc.). The traffic management plan shall include:
- a) **Advertisement.** An advertisement campaign informing the public of the proposed construction activities should be developed. Advertisements should occur prior to beginning work and periodically during the course of project construction. The advertising shall include notification of changes to bus schedules and potential changes to bus stop locations, potential impacts during school drop-off and pick-up times, and major intersections that may be impacted during construction.
  - b) **Property Access.** Access to parcels along the construction area shall be maintained to the greatest extent feasible. Affected property owners shall receive advance notice of work adjacent to their property access and when driveways would be potentially closed.
  - c) **Schools.** Any construction adjacent to schools shall ensure that access is maintained for vehicles, pedestrians, and bicyclists, particularly at the beginning and end of the school day.
  - d) **Buses, Bicycles and Pedestrians.** The work zone shall provide for passage by buses, bicyclists and pedestrians, particularly in the vicinity of schools.
  - e) **Intersections.** Traffic control (i.e. use of flag men) shall be used at intersections that are determined to be unacceptably congested due to construction traffic.

#### Access

33. Prior to commencement of grading activities, the applicant shall submit driveway construction plans to Public Works Encroachment for review and approval in consultation with the Planning Director. The plans shall show the reconstruction of the project driveway approach(es) at the Giacomazzi site in accordance with County Public Improvement Standard Drawing Numbers B-1e and A-5a (sight distance). The applicant shall secure an encroachment permit from Public Works prior to commencing any work within the public right-of-way.
34. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works in consultation with the Planning Director shall:
- a) Submit a copy of all such permits to the Department of Public Works and Planning Department; OR
  - b) Documentation that the regulatory agencies have determined that said permit is not required.

Air Quality

35. [Mitigation 5.9-C1] Prior to commencement of grading activities, the applicant shall submit a Construction Activities Management Plan for the review and approval of the SLOAPCD. This plan shall include but not be limited to the following Best Available Control Technologies for construction equipment:
- a. Minimize the number of large pieces of construction equipment operating during any given period.
  - b. Schedule construction related truck/equipment trips during non-peak hours to reduce peak-hour emissions and overall daily and quarterly emissions.
  - c. Properly maintain and tune all construction equipment according to manufacturer's specifications.
  - d. Fuel all off-road and portable diesel powered equipment including but not limited to: bulldozers, graders, cranes, loaders, scrapers, backhoes, generators, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel.
  - e. All diesel construction equipment shall meet ARB's Tier 3 standard for off-road heavy duty diesel engines.
  - f. All on-road heavy-duty trucks shall meet the ARB's 2007 or newer certification standard for on-road heavy-duty diesel engines.
  - g. All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit.
  - h. Electrify portable equipment where possible throughout the project area.
  - i. All diesel powered portable equipment used shall have tier 2 or tier 3 engines and retrofitted with an ARB level 3 verified diesel emissions control strategy (VEDEC).
  - j. Locate construction staging areas at least 1000 feet from sensitive receptors.
36. The Construction Activity Management Plan (CAMP) should include but not be limited to the following elements:
- a. Schedule construction truck trips during non-peak hours to reduce peak hour emissions;
  - b. Limit the length of the construction work-day period, if necessary;
  - c. Phase construction activities to minimize overlapping emissions; and
  - d. Construction Equipment composition and schedule including:
    - 1. Equipment Type

2. Equipment Model
  3. Equipment Year
  4. Engine Type
  5. Engine Model
  6. Engine Year
  7. Engine Horsepower
  8. Schedule of use
37. APCD and the County will establish an off-site mitigation program based on the ozone precursor, PM exceedence, and greenhouse gas emissions. The County may use the funding of this program to implement APCD approved emission reduction projects near the project site or may pay that funding level plus a 15 percent administration fee to the APCD for the APCD to implement emission reduction projects in close proximity to the project. The County will provide the funding at a time or schedule approved by the APCD to help facilitate emission offsets that are as timely.
  38. Prior to commencement of grading activities, an updated air quality emissions analysis consistent with the CAMP and mitigation measures above will be submitted to determine if additional measures (e.g. off-site mitigation) are required to reduce the air quality impact below the levels of significance.
  39. Prior to any grading activities associated with the project, the project proponent shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact the APCD Enforcement Division at 781-5912.
  40. An Odor Control Plan shall be submitted for review and approval of the San Luis Obispo County Air Pollution Control District prior to commencement of grading activities which shall be incorporated as conditions of the permit issued by the County for the construction and operation of the Los Osos wastewater project. The Odor Control Plan shall contain a Complaint Response Plan to address at least the following:
    - a. A public outreach plan, including operator training in the handling of complaints; a program for informing the public regarding the complaint process; periodic neighborhood surveys of performance and responsiveness to complaints; and, a complaint hotline phone number. This public outreach plan shall be in place upon startup;
    - b. An odor point identification map, which will aid the wastewater system operators and the SLOAPCD by identifying potential odor sources, a description of the odor point. This identification map and related information shall be completed within the first 3 months of startup;
    - c. A list of immediate responses or actions to be taken to complaints, including, but not limited to:

1. The upstream addition of ferrous chloride (or other) injection system adjustments;
  2. On-site odor checks to identify odor sources or system malfunctions, neighborhood complaint patrol and actions to be taken;
- d. A Contingency Action Plan detailing the methods to which odor sources will be studied and a response action plan to control odors over the long term. This Plan shall be in place upon startup. Possible responses include, but are not limited to, the following:
1. Providing additional "negative air" containment or recovery system areas;
  2. Additional treatment containment enclosure;
  3. Additional or improved odor control, dispersal and/or air movement at pump stations, wet wells and the wastewater treatment plant;
  4. Additional study of odor sources and possible solutions, which may include a dilution to threshold measurement for each potential odor source using the Bay Area Air Quality Management District's procedure outlined in their Regulation 7 "Odor Substances" 7-400 et seq and "Manual for Procedures", Volume IV, ST-I, ST-8, ST-ii, 51-16 and ST-22 or SLOAPCD equivalent.

#### Noise

41. [Mitigation 5.10-A1] The County shall require that the treatment plant be designed so that the mechanical aeration system is located a minimum of 250 feet away from the nearest residence.
42. [Mitigation 5.10-A2] The County shall require that the treatment plant be designed so that the backup diesel generator is enclosed in a structure and is located a minimum of 250 feet away from the nearest residence.
43. Operation and maintenance plans for the treatment facility will ensure that all pumps and aerators are kept in proper working order.
44. [Mitigation 5.10-A3] The County shall require that the backup power facility structures for the in-town collection system be designed so that the noise created from the backup diesel generator that would be located inside the structure would not exceed 45 dBA Leq at the nearest property line. The noise from the backup diesel generator may be attenuated through the use of a "manufacturer enclosure" or through incorporation of noise attenuation design features into the backup power facility structure.

#### Hazards

45. [Mitigation 5.7-A1] Prior to any onsite construction activities at the proposed treatment plant sites, soils shall be sampled and analyzed by a licensed engineer or geologist approved by the County of San Luis Obispo Health Department to determine the level of residue for pesticides, herbicides, chemicals, and associated metals. If residues are found to be within acceptable amounts in accordance with the San Luis Obispo County Health Department (SLOCHD) and Environmental Protection Agency/Department of

Toxic Substance Control (DTSC) standards, then grading and construction may begin. If the residue is found to be greater than the SLOCHD and DTSC standards, all contaminated soils exceeding the acceptable limits shall be remediated and/or properly disposed of in accordance with SLOCHD and DTSC requirements. An appropriate verification closure letter from SLOCHD and DTSC shall be obtained and submitted to the County of San Luis Obispo Planning Department. Depending on the extent of contaminated soils, a verification closure letter from the California Regional Water Quality Control Board may also need to be submitted to the County of San Luis Obispo Planning Department. Site remediation can occur by the use of onsite transportable thermal treatment units or bio-remediation. The soil can also be excavated and shipped offsite to fixed incineration or bio-remediation facilities.

46. [Mitigation 5.7-B1] Prior to operation of the wastewater treatment system, a Hazardous Materials Management Plan shall be developed and submitted to the County of San Luis Obispo Environmental Health Services Division for approval. The plan shall identify hazardous materials utilized at the proposed wastewater facilities and their characteristics, storage, handling, training procedures, and spill contingency procedures. Additionally, the Hazardous Materials Management Plan shall identify procedures in the event of accidents such as the release of raw wastewater or secondary treated water into watercourses such as Los Osos Creek. These procedures shall include immediate response personnel to limit public access to spill areas, potentially shutting down pump stations, creating berms, use of vacuum trucks, and use of water booms to contain spills within open water areas. Furthermore, the Plan shall address response and containment of fuel at pump station sites.
47. [Mitigation 5.7-D1] To reduce the potential temporary loss of water for firefighting that may occur as a result of construction activities, the project shall compensate for the potential temporary loss of water through means determined by the County Fire Chief.
48. All contractors shall comply with relevant provisions of CAL-OSHA CAC Title 8 regarding the provision of safety and rescue equipment, to the satisfaction of the County Department of Public Works in consultation with the Planning Director.

#### Aesthetics

49. At the time of construction, walls, roofs, and other building components shall be constructed in colors and tones compatible with the surrounding environment. Landscaping that will either screen from in front or grow over from above any fencing shall be established prior to operation of the facility.
50. [Mitigation 5.12-D1] A final lighting plan shall be prepared for the treatment and disposal facilities in accordance with Estero Area Plan AES-5. The lighting plan shall meet County design standards. This shall include proper shielding, proper orientation, and applicable height standards. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties or public areas. Light hoods shall be dark-colored. Lighting associated with all project components shall be the minimum needed for plant/pump station operations which require lighting for operations and/or during emergency situations.
51. [Mitigation 5.12-C3] Any buildings associated with collection facilities at the Broderson and Mid-Town parcels shall be designed in such a manner so they are architecturally compatible with other buildings in the vicinity.

52. [Mitigation 5.12-F1] Any building (equipment areas, pumping stations) associated with treatment and disposal facilities shall be designed to conform to an agricultural / rural landscape. Buildings shall be designed to appear as barns or other farm related structures.
53. Prior to construction, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning for review and approval in consultation with the Environmental Coordinator. 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, sand dunes, etc. Darker or neutral, non-reflective, earth tone colors shall be selected for walls and buildings, and darker green, gray, slate blue, or brown colors for the roof structures.
54. [Mitigation 5.12-C1] Construction staging areas shall conform to Estero Area Plan AES-1 and be located away from sensitive viewing areas to the extent feasible. Before construction activities begin, an area of construction equipment storage away from direct views of sensitive viewing corridors (e.g. residences and major roads in the project area) shall be designated.
55. [Mitigation 5.12-C2] A final landscaping plan shall be prepared for the entire project site and approved by the County prior to commencement of construction activities. Said landscaping plan shall emphasize native plant materials and shall include sufficient planting to screen views of the project from nearby roads, public areas, and residential developments. The landscaping plan shall be designed to visually integrate the project into the rural landscape, while preserving and enhancing existing views.

#### Biological Resources

56. Prior to the initiation of any vegetation clearing, soil disruption, grading, or any other construction related activities, the County shall formalize a "no take agreement" with the CDFG for the Morro Bay kangaroo rat. The "no take agreement" shall outline a monitoring and contingency plan for the Broderson leach field, as on-going maintenance of the leach field may create suitable Morro Bay kangaroo rat habitat.
57. Where construction will necessitate disturbance in undeveloped lots and other potentially sensitive areas, a pre-construction survey will be conducted to assess and minimize any potential impacts to sensitive resources in these areas.
58. [Mitigation 5.5-A9] The proposed project shall avoid Monarch butterfly winter roost habitats where feasible. If the proposed project will impact potential winter roost habitat, a qualified biologist with expertise in positively identifying the Monarch butterfly and winter roosting behavior shall conduct preconstruction surveys within all suitable habitat that occurs within the proposed impact area during the months of October through February. All potential roost sites that have a potential to be impacted as a result of construction activities shall be fenced and avoided. No construction activities shall be permitted in the vicinity (within 500 feet) of potential roost sites during the winter roosting months.

59. [Mitigation 5.5-A10] Prior to construction activities on the Broderson and Mid-town properties, a qualified biologist shall be retained to identify and demarcate all host silver dune lupine (*Lupinus chamissonis*) shrubs that occur within the impact area. The qualified biologist shall inspect each host lupine for the presence of any Morro blue butterfly eggs, larvae, or pupae. In an effort to avoid mortality of butterfly eggs, larvae, or pupae prior to the onset of adult emergence, any host lupine specimens determined to contain eggs, larvae, or pupae shall be considered for relocation outside of the impact area and within suitable coastal dune scrub habitat on either the Broderson or Mid-town properties. To avoid take of the Morro shoulderband snail (*Helminthoglypta walkeriana*) while conducting Morro blue butterfly survey activities, any person conducting such surveys shall be a qualified biologist knowledgeable in the general habitat requirements of the Morro shoulderband snail and familiar with the diagnostic features of all native and introduced snail species. Any planting and restoration efforts proposed as mitigation for the project shall include silver dune lupine within the plant palette to encourage the species to continue to use the area.
60. [Mitigation 5.5-A15] Prior to project construction, land containing coastal dune scrub and maritime chaparral habitat shall be acquired on the Broderson property that is sufficient to compensate the loss of habitat for the Morro shoulderband snail and other sensitive species on the Broderson and Mid-town properties, and sensitive areas in the collection system. Seventy-three acres of the Broderson property not used for the proposed leachfields shall be preserved in perpetuity and granted to an appropriate agency or conservation organization with the responsibility of management and monitoring the preserve as determined during agreements with USFWS, CDFG, and the County. A long-term management and monitoring program shall be prepared for the area to be preserved. The County shall be responsible for the allocation of appropriate funding for the long-term management and monitoring of the mitigation land. Such funding expense may be recouped through fees imposed upon wastewater system users and others.
61. [Mitigation 5.5-A16] Immediately following construction of the leachfields within the Broderson property, the disturbance area and all existing and unaffected coastal sage scrub (or coastal dune scrub) within the property shall be restored, enhanced, and maintained to promote the land's function and value as suitable habitat for sensitive plants and wildlife that are local or endemic to the area. Restoration and enhancement efforts, including at minimum, seeding with native plant species and eradication of exotic non-native plant species, shall be repeated immediately following all long-term maintenance activities resulting in temporary disturbance of the leachfields. This shall be applied to the ripping and backfilling activities that will be required every 5 to 10 years to maintain the leachfield function.

Restoration activities shall be conducted according to a Restoration Plan or similar plan specifically prepared for the effort and approved by USFWS, CDFG, and/or the CNPS. The Restoration Plan shall require at minimum, a description of the prescribed restoration and methodology, feasibility and likelihood for success, and a schedule and program for maintenance, monitoring and reporting the progress of the restoration effort. All restoration activities shall be conducted by qualified personnel with expertise in restoration ecology and knowledge of sensitive plant and wildlife species in the area. The restoration effort shall include the implementation of a seed collection program to gather seeds to be used during restoration from native sources. The seed collection program shall be prepared for approval by the County prior to project construction activities. The seed collection program shall include the use of native plants that will be

removed as a result of the project, including but not limited to: mock heather (*Ericameria ericoides*), silver dune lupine (*Lupinus chamissonis*), California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), bush monkey flower (*Mimulus aurantiacus*), and deerweed (*Lotus scoparius*). Collection shall take place by qualified personnel with expertise in botanical resources during the appropriate time of year for seed production and harvesting.

Unless otherwise determined during consultation with the USFWS, the restoration effort shall be monitored against performance standards for a minimum of five years, or until the first ripping event for the restored areas within the leachfield area, after which the maintenance and monitoring of the restored areas shall be covered within specific management directives contained within a Resource Management Plan. The performance standards shall include, at minimum, at least 80 percent native plant species coverage and no greater than 1 percent coverage of invasive non-native plant species (e.g. pampass grass, veldt grass). At minimum, the restored areas must demonstrate a continued ability to support the functions and values necessary to sustain the Morro shoulderband snail. Quarterly monitoring shall be conducted for the first two years of the restoration effort, with annual monitoring efforts to follow for the remaining three years. All monitoring and maintenance of restoration areas shall be conducted by qualified personnel with expertise in botanical resources and knowledge of sensitive species that occur in the local area, including the Morro shoulderband snail, Morro Bay kangaroo rat, and Morro blue butterfly.

The County shall provide annual reports to the USFWS documenting the results of all restoration and monitoring activities. Annual reports shall be provided to the USFWS for a minimum of five years or until it is determined by the USFWS that requisite performance criteria have been met. These reports should include any noted changes in the plant community structure or composition or surface hydrology down-slope of the Broderson leachfields, in addition to other requirements as determined through USFWS consultation and stipulated within permit conditions.

All on-going and long-term restoration, enhancement, and maintenance of preserved lands on the Broderson property shall be implemented according to a Resource Management Plan or similar mitigation and monitoring plan that may be developed during consultation with the USFWS. The Resource Management Plan shall include management directives that are specific to the preserve and the resources present. The Resource Management Plan shall include measures for the removal and eradication of invasive exotic plant species known to occur in the local area, including veldt grass and pampas grass. Activities that involve the removal of invasive species should not result in unnecessary trampling or removal of native species, and techniques for invasive removal shall be least damaging to native species.

62. [Mitigation 5.5-A1] The proposed project may affect federally-listed species (including Morro shoulderband snail and California red-legged frog) and as such, the EPA shall initiate formal consultation with USFWS pursuant to Section 7(a)(2) of the federal ESA. All mandatory terms and conditions, and reasonable and prudent measures pertaining to incidental take prescribed within the Biological Opinion and Nationwide Permit for the project shall be fulfilled and implemented.
63. [Mitigation 5.5-A4] Prior to construction, a biologist authorized by the USFWS shall conduct intensive surveys to identify and relocate all Morro shoulderband snails within

the proposed impact area on the Broderson and Mid-town properties, and all suitable habitat areas within the proposed collection system. Only USFWS authorized biologists shall survey for, monitor, handle, or relocate Morro shoulderband snails.

A biologist authorized by the USFWS shall be retained to monitor all construction activities that will take place within suitable habitat for the Morro shoulderband snail. Monitoring activities shall be required daily until completion of initial disturbance at each construction area. The monitoring biologist shall be granted full authority to stop work at his or her discretion. The monitoring biologist shall be responsible for implementing avoidance and minimization measures during construction. The monitoring biologist shall stop work if project-related activities occur outside the demarcated boundaries of the construction footprint. The monitoring biologist shall stop work if any Morro shoulderband snails are detected within the proposed construction footprint, and shall implement measures to relocate them to suitable habitat out of harms way prior to construction activities resuming. If no suitable habitat opportunities are available in the immediate vicinity of the construction footprint, salvaged and relocated specimens may also be transported to an offsite location approved by the USFWS.

The County shall provide a written report to USFWS within 90 days following the completion of the proposed project. The report must document the number of Morro shoulderband snails removed and relocated from project areas, the locations of all Morro shoulderband snail relocations, and the number of Morro shoulderband snails known to be killed or injured. The report shall contain a brief discussion of any problems encountered in implementing minimization measures, results of biological surveys, observations, and any other pertinent information such as the acreages affected and restored, or undergoing restoration, of each habitat type.

64. [Mitigation 5.5-A8] Prior to project construction, the County shall retain a qualified biologist to conduct pre-construction surveys for the California red-legged frog according to protocol approved by the USFWS. Surveys shall be conducted within all areas that are determined to contain suitable habitat for this species and that occur within 100 feet of proposed construction, or at a distance determined through USFWS consultation.

To avoid potential timing conflicts with the California red-legged frog breeding period, construction activities in the vicinity of California red-legged frog habitat shall be completed between April 1 and November 1. This measure shall apply to construction activities at the Los Osos Valley Road bridge and Los Osos Creek crossing, and all other areas determined during pre-construction surveys to contain suitable habitat for the species, including areas that occur within 100 feet of proposed construction, or at a distance determined through USFWS consultation.

Prior to construction, the County shall retain a USFWS-approved biologist to permanently remove any individuals of exotic species, such as bullfrogs, crayfish, and centrarchid fishes from the project area, to the maximum extent possible. The USFWS-approved biologist will be responsible for ensuring his or her activities are in compliance with the California Fish and Game Code.

Prior to construction, the County shall retain a USFWS-approved biologist to conduct a training session for all construction personnel. At a minimum, the training shall include a description of the California red-legged frog and its habitat, the importance of the California red-legged frog and its habitat, the general measures that are being

implemented to conserve the California red-legged frog as they relate to the project, and the boundaries within which the project may be accomplished.

Prior to construction, the County shall retain a USFWS-approved biologist responsible for monitoring construction activities. Ground disturbance shall not be authorized to begin until written approval is received from the USFWS that the biologist is qualified to conduct the work. Only USFWS-approved biologists will participate in activities associated with the capture, handling, and monitoring of California red-legged frog. To ensure that diseases are not conveyed between work sites by the USFWS-approved biologist, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force shall be followed at all times. A USFWS-approved biologist shall be present at the active work sites until such time that the initial survey for California red-legged frogs, instruction of workers, and (upland) habitat disturbance have been completed. After this time, the contractor or County shall designate a qualified person to monitor on-site compliance with all minimization measures. The USFWS-approved biologist shall ensure that this individual receives appropriate training as to the identification of frogs, potential hazards to the species, inappropriate and allowable work activities, and appropriate contacts for immediate, professional biological support. During work activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.

All fueling and maintenance of vehicles and other equipment and staging areas shall occur a minimum of 100 feet from all open water, stream, wetland, and riparian habitat. The County shall ensure that contamination of habitat does not occur during such operations. Prior to the onset of work, the EPA shall ensure that the County has prepared a plan to allow a prompt and effective response to any accidental spills. A copy of this plan shall be provided to the Department of Planning and Building. Wet weather storage ponds shall be maintained as to not attract bullfrogs. This will include allowing the ponds to go dry during the summer to disrupt any breeding activity by bullfrogs. The County shall monitor wet weather storage ponds for bullfrog activity.

65. [Mitigation 5.5-A13] Prior to project construction and within all areas on the Broderson property that contain suitable habitat for the Monterey spineflower, a qualified biologist shall be retained to conduct botanical surveys for Monterey spineflower presence. Surveys shall be conducted during the local blooming period for the species, which typically occurs between April and June, and according to recommendations and guidelines prepared by the USFWS, CDFG, and CNPS. If positively identified, all specimens shall be clearly demarcated with flagging, and avoided to the maximum extent feasible during construction. A qualified monitoring biologist shall be retained to monitor all construction activities in the immediate vicinity (within 25 feet) of any flagged specimens that will not be removed as a result of construction activities. If specimens are positively identified within the leachfield impact area, the seeds of those specimens shall be collected and sown within suitable habitat located outside of the leachfield impact area and within the Broderson property.

The County shall provide a written report to USFWS within 90 days following the completion of the project. The report shall document the number of Monterey spineflower specimens removed from project areas, the locations of areas seeded with Monterey spineflower seeds, and the number of Monterey spineflower specimens found to be dead or damaged as a result of construction activities. The report shall contain a

brief discussion of any problems encountered in implementing minimization measures, results of biological surveys, observations, and any other pertinent information such as the acreages affected and restored, or undergoing restoration, of each habitat type.

66. [Mitigation 5.5-A14] The proposed project shall minimize to the maximum extent feasible any potential impacts to non-listed plant and lichen species designated as sensitive by the CNPS, including Blochman leafy daisy, saint's daisy, San Luis Obispo wallflower, curly-leafed monardella, dune almond, spiraled old man's beard, Los Osos black and white lichen, long-fringed parmotrema, and splitting yarn lichen. The County shall retain a qualified biologist to conduct botanical surveys within suitable habitat on the Broderon and Mid-town properties to identify all sensitive plant and lichen species within and in the immediate vicinity of the impact areas. Surveys shall be conducted during the local blooming periods for each species, where applicable, and according to recommendations and guidelines prepared by the USFWS, CDFG, and CNPS. All specimens shall be clearly demarcated with flagging and avoided to the maximum extent feasible during construction.
67. [Mitigation 5.5-A5] Prior to construction, the County shall formalize a "no take agreement" with the CDFG for the Morro Bay kangaroo rat. The "no take agreement" shall outline a monitoring and contingency plan for the Broderon leachfield, as on-going maintenance of the leachfield may create suitable Morro Bay kangaroo rat habitat.
68. [Mitigation 5.5-A3] A worker education program and clearly defined operations procedures shall be prepared prior to project construction. The worker education program and operations procedures shall be implemented by the County throughout the duration of construction. A biologist approved by the USFWS shall be retained to provide construction personnel specific instruction on general detection and avoidance of sensitive resources during construction. The worker education program shall include: descriptions and pictures of listed species; the provisions of the Endangered Species Act; those specific measures being implemented to avoid and minimize take or impacts to listed or otherwise sensitive species (e.g. conserve listed and sensitive species as they relate to the project); and the project boundaries within which the work will occur.
69. [Mitigation 5.5-A11] If any construction activities are proposed during the general bird breeding season (February 1 through August 31), a pre-construction survey shall be conducted by a qualified biologist within 10 calendar days prior to the onset of construction activities to identify any active non-raptor bird nests within 250 feet of the proposed impact area. If an active nest is identified during the pre-construction survey, a minimum no-disturbance buffer of 250 feet shall be delineated around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. For sensitive species, including Allen's hummingbird, yellow warbler, and loggerhead shrike, the distance and placement of the construction avoidance shall be a minimum of 250 feet unless otherwise determined through consultation with the CDFG.
70. [Mitigation 5.5-A12] If any construction activities are proposed during the general raptor breeding season (February 1 through August 31), a pre-construction survey shall be conducted by a qualified biologist within 10 calendar days prior to onset of construction to identify any active raptor nests within 500 feet of the proposed impact area. If an active raptor nest is identified during the pre-construction survey, a minimum no-disturbance buffer of 500 feet shall be delineated around active nests until the breeding

season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.

Pursuant to Section 2050 of the CFG Code, the CDFG will not permit any impacts to the California state fully protected white-tailed kite. If an active nest or breeding territory is detected during preconstruction surveys for nesting birds, no construction activities shall take place within 500 feet of the location of the active nest. The area shall be completely avoided and fenced to allow for an adequate buffer from construction activities. A qualified biologist shall be retained to monitor the activity of the nest during the breeding season until it is determined that the nest is no longer active (i.e., all young have fledged the nest and there are no individual kites that are dependent on the nest).

### **During Construction**

71. [Mitigation 5.6-D1] A draft Memorandum of Agreement has been prepared for the treatment and disposition of human remains and associated burial items. This document lays out the procedures agreed upon by interested local Native Americans and stipulated under State law, including proper and respectful handling of remains, identification of reburial areas, acceptable analyses, and resolution of conflicts. It includes a list of Most Likely Descendants approved by the Native American Heritage Commission; these individuals are signatories on the Agreement.
72. [Mitigation 5.6-D2] For sites with known human remains or which have a potential for human remains, pre-construction excavations shall take place within the direct impact areas to insure that no human remains are present.
73. [Mitigation 5.6-D3] If human remains are encountered within the project area, the County shall be responsible for complying with provisions of Public Resources Code Sections 5097.98 and 5097.99, and 7050.5 of the California Health and Safety Code, as amended by Assembly Bill 2641. Restrictions or procedures for excavation, treatment, or handling of human remains shall be established in consultation with the individuals designated by the Native American Heritage Commission as the Most Likely Descendants.
74. [Mitigation 5.6-C1] Although unlikely, should any vertebrate fossils or potentially significant finds (e.g., numerous well-preserved invertebrate or plant fossils) be encountered by anyone working on the site, all activities in the immediate vicinity of the find are to cease until a qualified paleontologist evaluates the find for its scientific value. If deemed significant, the paleontological resource(s) shall be salvaged and deposited in an accredited and permanent scientific institution where they will be properly curated and preserved for the benefit of current and future generations.
75. [Mitigation 5.9-C2] Prior to initiating grading activities, the proponent's contractor or engineer shall:
  - a. Include the following specifications on all project plans: One catalyzed diesel particulate filter (CDPF) shall be used on the piece of equipment estimated to generate the greatest emissions. If a CDPF is unsuitable for the potential equipment to be controlled, five diesel oxidation catalysts (DOC) shall be used.
  - b. Identify equipment to be operated during construction as early as possible in order to place the order for the appropriate filter and avoid any project delays.

This is necessary so that contractors bidding on the project can include the purchase, proper installation, and maintenance costs in their bids.

- c. Contact the SLOAPCD Compliance Division to initiate implementation of this mitigation measure at least two months prior to start of construction.

76. [Mitigation 5.9-C4] Project contract documents would include the following dust control measures:

- a. Reduce the amount of the 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 will be sprayed daily as needed,
- d. Permanent dust control measures identified in the revegetation and landscape plans will 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 will be sown with a fast germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation will be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD. Any erosion and sedimentation control netting or other erosion and sedimentation control devices used for temporary or permanent erosion and sedimentation control, shall be limited to biodegradable mesh or other biodegradable products.
- g. All roadways, driveways, sidewalks, etc. to be paved will be completed as soon as possible. In addition, building pads will be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles will not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or will maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.



manual adjustable alarms on lower settings, 3) use of observers, 4) scheduling of activities so that alarm noise is minimized, and 5) construction site access designed such that deliveries and trucks move through the site in a forward manner without the need to back up.

- g. Construction staging and heavy equipment maintenance activities shall be performed a minimum distance of 300 feet from the nearest residence, unless safety or technical factors take precedence.
  - h. Stationary combustion equipment such as pumps or generators operating near any noise sensitive receptor shall, if necessary, be shielded with a noise protection barrier. Leq values at the property line of receiver locations shall not exceed 65 dB.
79. [Mitigation 5.10-C2] The construction contractor shall notify all property owners and tenants adjacent to the proposed pile driving activities of the days and hours of operation. The construction contractor shall also require that a noise damper be utilized between the pile driver and the object that is being driven into the ground.
80. [Mitigation 5.10-B1] Prior to initiation of construction of the collection system, the contractor/designer shall identify all areas where pile driving, or other construction methods that would result in severe ground vibrations, could occur. Deep pile foundation designs shall favor techniques that can be constructed with minimal vibration effects. Prior to construction, using technology and standards recommended in the Caltrans Transportation and Construction Induced Vibration Manual, the contractor shall calculate the vibration effects of pile driving and other high vibration activities using the Peak Particle Velocity (PPV) metric, and shall ensure that the PPV does not exceed the following thresholds at any affected building: 0.5 at modern industrial/commercial or residential buildings; 0.3 for any building composed of masonry, unreinforced concrete, lath & plaster interiors or of similar construction; and 0.25 for any building identified as particularly sensitive to vibration impacts. Alternative design and/or construction methods shall be used to meet these limits. In addition, the construction contractor shall notify all property owners and tenants adjacent to the proposed pile driving or other vibration inducing activities of the days and hours of operation. Prior to construction activities associated with this type of work, the construction contractor shall inspect all structures within the area predicted to experience vibration in excess of 0.25 PPV to document existing characteristics of the structures. During construction, vibration shall be monitored and recorded and adjustments made to operation or to the radius of concern if the level of vibration differs from estimates. If a post construction survey indicates that damages to structures (e.g., residences, pools) occurred during the work, the property owner shall be fairly compensated for the cost of remediating damages.
81. Control Introduction of Invasive Exotic Plants. To control introduction of invasive exotic plants on site, implement the following measures during construction and incorporate into the design guidelines of the proposed percolation fields, as appropriate.
- a. Use only clean fill material (free of weed seeds) within the construction zone of the proposed project.
  - b. Thoroughly clean all construction equipment prior to being moved onto and used at the site.

- c. Prohibit planting or seeding of disturbed areas with nonnative plant species;
- d. Control the establishment of invasive exotic weeds in all disturbed areas. Remove existing stands of invasive exotic plants, including but not limited to veldt grass, pampas grass and ice plants, in order to limit their spread.

82. [Mitigation 5.5-A6] All construction activities across Los Osos Creek shall be restricted to low-flow periods of June 15 through November 1. If the channel is dry, construction can occur as early as June 1. Restricting construction activities to this work window will minimize impacts to migrating adult and smolt steelhead, if present.

Prior to construction, the County shall retain a qualified biological monitor to be on site during all stream crossing activities associated with Los Osos Creek. The biological monitor will be authorized to halt construction if impacts to steelhead are evident. Prior to construction, a spill prevention plan for potentially hazardous materials shall be prepared and implemented. The plan shall include the proper handling and storage of all potentially hazardous materials, as well as the proper procedures for cleaning up and reporting of any spills. If necessary, containment berms shall be constructed to prevent spilled materials from reaching the creek channel.

Prior to construction, silt fencing shall be installed in all areas where construction occurs within 100 feet of known or potential steelhead habitat. All silt fencing, erosion control and landscaping specifications shall only include natural-fiber, biodegradable products for meshes and coir rolls to minimize impacts to species and the environment during use.

During construction, spoil sites shall be restricted to upland locations so they do not drain directly into Los Osos Creek. If a spoil site drains into a water body, catch basins shall be constructed to intercept sediment before it reaches the channels. If required, spoil sites shall be graded to reduce the potential for erosion.

During construction, equipment and materials shall be stored at least 50 feet from Los Osos Creek. No debris such as trash and spoils shall be deposited within 100 feet of waterways. Staging and storage areas for equipment, materials, fuels, lubricants and solvents, shall be restricted to locations outside of the stream channel and banks. Stationary equipment such as motors, pumps, generators, compressors and welders, located within or adjacent to the stream shall be positioned over drip pans at all times. Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. Vehicles shall be moved away from the stream prior to refueling and lubrication.

During construction, proper and timely maintenance for all vehicles and equipment used shall be provided to reduce the potential for mechanical breakdowns leading to a spill of materials into or around the creek. Maintenance and fueling shall be restricted to safe areas away from Los Osos Creek that meet the criteria set forth in the spill prevention plan.

Immediately following construction, all construction work areas shall be restored to pre-construction channel conditions, including streambed composition, compaction, and

gradient. If required, channel banks shall be returned to original grade slope and appropriate bank stabilization techniques shall be implemented to reduce the potential for erosion and sedimentation. A plan describing pre-project conditions and restoration methods shall be prepared prior to construction.

Immediately following construction, all appropriate construction work areas will be revegetated with an appropriate assemblage of native upland vegetation, and if necessary, riparian vegetation, suitable for the area. A plan describing pre-project conditions, restoration and monitoring success criteria shall be prepared prior to construction.

83. [Mitigation 5.5-A7] Implementation of trenchless technologies shall be considered as a feasible option for the installation of conveyance pipelines within and adjacent to areas containing wetlands, streams, and riparian vegetation. Trenchless technologies that are feasible for all Proposed Projects include microtunneling and horizontal directional drilling (HDD) within all areas along the proposed conveyance routes, and pipe suspension at areas supporting existing bridge crossings along the proposed conveyance routes (at the Los Osos Creek crossing).

Microtunneling and HDD entrance and exit locations shall be set back as far away from wetlands, streams, and riparian vegetation as feasible and consistent with the setback requirements of the CZLUO and Estero Area Plan. Implementation of microtunneling and HDD methodologies shall incorporate a frac-out contingency plan and all relevant Best Management Practices during construction.

Maintenance activities associated with pipe suspension that may result in activity within the streambed of Los Osos Creek shall be restricted to periods when the streambed is dry and does not support any flowing water or pooling water in the proposed maintenance area.

#### **Post Construction**

84. Prior to operation of the wastewater treatment system, the applicant shall:
- a) Obtain final inspection approval of all required fire/life safety measures.
  - b) Prior to operation of the wastewater treatment system, all Public Works Encroachment permit provisions shall be completed to the satisfaction of the Department.
85. Rehabilitation of disposal percolation fields shall be rotated so that no more than one field is under re-construction at a time.
86. Consistent with condition of approval # 34 is for Coastal Development Permit (CDP A-3-SLO-03-113 / D020283). To prevent the wastewater treatment system from inducing growth that cannot be safely sustained by available water supplies, the sewer authority is prohibited from providing service to existing undeveloped parcels within the service area, unless and until the Estero Area Plan is amended to incorporate a sustainable buildout target that indicates that there is water available to support such development without impacts to wetlands and habitats.

87. Concurrent with the operation of the facility, the County shall implement the Groundwater Level Monitoring and Management Plan that details methods for measuring and responding to changes in groundwater levels that could affect wetland hydrology and habitat values. The Plan includes provisions for monitoring groundwater levels, surveys for wetland plant and animals, monitoring wetland hydrology and water quality, appropriate response procedures should impacts be identified, annual reporting, and an education program to encourage property owners to convert septic systems into areas capable of groundwater recharge.
88. In order to maintain existing levels of groundwater recharge and protect coastal water quality, the County shall evaluate and, where appropriate, assist property owners in the implementation of opportunities to re-use existing septic tank effluent disposal systems (e.g., leach fields) to filter and percolate stormwater runoff. Prior to the connection of individual properties the County shall, at the consent of the landowner, evaluate whether existing on site wastewater disposal facilities have adequate capacity and depth to groundwater to accommodate and percolate stormwater runoff, and if so, provide site-specific recommendations on how to connect such a system.
89. The Los Osos wastewater project (including collection, treatment and disposal) shall be operated in a manner that prevents the emission of nuisance odors that are perceptible at or beyond the property lines of the project site, consistent with the requirements of Health and Safety Code Section 41700. Nuisance odors, problems with the operation of the wastewater treatment plant or dust complaints shall be directed to the operators of the wastewater treatment plant. The San Luis Obispo County Air Pollution Control District (SLOAPCD) will also respond to complaints and communicate immediately with the operators of the wastewater treatment plant. All complaints, breakdowns, or parameter exceedence shall be reported to the SLOAPCD within four (4) hours of receipt or event.
90. **Condition eliminated**
91. Screen Planting - Trees and shrubs shall be planted along the perimeter of the wastewater treatment facility prior to facility operation or at the earliest time feasible after completion grading activities. To provide effective screening, the size and variety of evergreen trees shall be planted which will reach a minimum height of 25 feet within five years. Large shrubs shall be included to provide lower height screening. Italian Cypress and other distinctly-shaped non-native plants shall not be used. The screen planting shall be designed to appear as a naturally appearing swath of vegetation. Evidence shall be submitted to the Department of Planning and Building to show that 75% screening has been achieved within 5 years. Landscape must be maintained to provide the required or better screening in perpetuity.
92. Prior to providing wastewater treatment service to undeveloped parcels, the County, in coordination with the California Department of Fish and Game (CDFG), the US Fish and Wildlife Service (USF&WS), San Luis Obispo County and the California Coastal Commission shall prepare and implement a Habitat Conservation Plan (HCP) for the long-term preservation of habitat remaining within the Los Osos Greenbelt, including habitat remaining on individual vacant lots. The HCP shall:
- a. identify the habitat resources and the quality of those resources on the remaining vacant properties within the South Bay Urban Area and Los Osos Greenbelt;

- b. specify measures to avoid and minimize impacts to ESHA from buildout of the Service area, and to mitigate unavoidable impacts through acquisition, protection, and/or restoration of equivalent habitat within the planning area; and
- c. implement such measures through an amendment to the Estero Area Plan that integrates the HCP, as approved by the US Fish and Wildlife Service and Department and Fish and Game, with LCP standards for development in the South Bay Urban Area. This LCP amendment must become fully effective, and all permits required by state and federal Endangered Species Acts shall be issued, before County makes any final commitment to provide wastewater treatment service to undeveloped properties.

The range of potential conservation programs to be considered in the HCP shall include, but not be limited to the following:

- a. New development programs and standards that maximize preservation of sensitive biological resources in the Los Osos area, such as:
  - i. Transfer of development credits
  - ii. Clustering
  - iii. Avoidance of sensitive resources in site design
  - iv. Changes in density and land use
  - v. Incorporation of open space into the design of new development
- b. Programs aimed at facilitating coordination among agencies and organizations involved in management and conservation/preservation of sensitive resources, including USF&WS, CDFG, California Coastal Commission, San Luis Obispo County, MBNEP, Land Conservancy of San Luis Obispo County, and others;
- c. The creation of a land bank program to facilitate the purchase of properties with high quality habitat within the Greenbelt, to be repaid over time from fees on new building permits; and
- d. Programs for the acquisition of properties within the Greenbelt that contain significant habitat resources.

The County may apply for amendment to this permit condition at, or prior to the time that the treatment plant is operational, to authorize the County to issue Will Serve letters to properties that would otherwise qualify.

93. **Condition eliminated**

94. Installation of lateral lines will conform to the mitigation procedures contained in the "Lateral Line Installation — Biological Resources & Mitigation" report dated 10-16-02.

95. [Mitigation 5.11-A1] Prior to operation of the wastewater treatment system, the County Department of Public Works shall provide evidence to the County Planning and Building Department that a farmland conservation easement, a farmland deed restriction, or other farmland conservation mechanism burdening an off-site agricultural mitigation parcel has

been granted in perpetuity to the County or a qualifying entity approved by the County Agricultural Commissioner (or designee). The easement shall provide conservation acreage at a ratio of not less than 2:1 for the loss of agricultural land. Additionally, the project proponent shall provide appropriate funds (as determined by the County Planning Department) to compensate for reasonable administrative costs incurred by the easement holder. The area conserved shall be at least 32 acres (to offset direct impacts from the treatment plant facility), and shall be of a quality that is reasonably (as determined by the County Agricultural Commissioner or designee) similar to that of the farmland within the project limits. The area to be conserved shall be located within San Luis Obispo County within reasonable proximity to the project site.

96. Site Management Plan. Prior to operation of the facility, the County, in consultation with resource agencies, will develop a Site Management Plan for the remainder of the new public lot to be created out of the Giacomazzi property. The Site Management Plan will provide for the continued operation of agricultural activities on those portions of the property not used for the project and/or associated mitigation consistent with the affirmative agricultural easement requirements described herein. Implementation of the Plan will ensure that uses or land stewardship practices do not impede adjacent agricultural uses and practices and may include, but not be limited to:
- (a) Maintenance of fences sufficient to clearly delineate property lines, contain livestock, prevent trespass, and manage non-native invasive species.
  - (b) Prevention and management actions to avoid the proliferation of weeds and noxious plants that are incompatible with adjacent agricultural practices.
  - (c) Management of all on-site water features, including springs, streams, and ponds in a manner that does not result in erosion or sedimentation impacts on downstream properties.

The Site management will be reviewed and approved by the Director of Planning and Building in consultation with the Agricultural Commissioner prior to implementation.

97. Disposal of treated effluent shall be reserved for the following sites/uses in the Los Osos Groundwater Basin:
- a. Broderon (not to exceed 448 AFY on an average annual basis),
  - b. Urban re-use within the urban reserve line (as identified in the Effluent Re-Use and Disposal Tech Memo, July 2008),
  - c. Agricultural re-use overlying the Los Osos Groundwater Basin,
  - d. Environmental reservations (not less than 10% of the total volume of treated effluent).

Total agricultural re-use shall not be less than 10% of the total treated effluent. Disposal shall be prioritized to reduce seawater intrusion and return/retain water to/in the Los Osos groundwater basin. Highest priority shall be given to replacing potable water uses with tertiary treated effluent consistent with Water Code Section 13550.

No amount of treated effluent may be used to satisfy or offset water needs that result from non-agricultural development outside the Urban Reserve Line of the community of Los Osos.

98. Where the collection system pipes will be located in areas of high groundwater, or areas subject to future 5 foot sea level rise, as shown on the June 29 and 30, 2009 PC Memo – page: 1-16 (see Attachment 3), and as identified in the field during construction; the applicant shall utilize fusion welded pipes or chemically sealed pipes. In areas of high groundwater, additional inspections to ensure proper installation shall be completed prior to backfilling the trenches. All laterals to individual residences shall utilize fusion welded pipes or chemically sealed pipes. Lateral connections at the property line shall utilize fusion welded pipes, chemically sealed pipes, or collars.
99. Within one year of adoption of a due diligence resolution by the Board of Supervisors, electing to proceed with a wastewater project, a water conservation program shall be developed by the applicant in consultation with the local water purveyors within the prohibition zone for the community of Los Osos, that meets the goal of 50 gallons per day / per person for indoor use. The applicant shall provide 5 (five) million dollars of funding towards a water conservation program for indoor water conservation. Incentives shall be provided to homeowners and other property owners who install conservation measures within the first year.
100. Prior to operation of the wastewater treatment system, the applicant shall provide a new on-site well for facility operations in accordance with California Well Standards and County Ordinances and to the satisfaction of the Environmental Health Department.
101. The applicant shall utilize the existing Bayridge leach field (APN 074-491-033) to dispose of approximately 33 acre feet per year of treated effluent upon decommissioning of the existing leach field and connection to the community sewer system. The applicant shall consult with the Los Osos Community Services District (LOCSD) prior to the design phase of the project regarding use of said facilities to ensure all their concerns are addressed.
102. The applicant shall design the layout of the proposed sewer treatment facility to allow for structures to have roofs with “due south orientation” to maximize solar orientation for future solar photovoltaic and / or solar water panel installation, as feasible. No evergreen trees (with mature heights over 12 feet) shall be planted near structure that could potentially block the sun to these portions of the roofs unless necessary for visual screening. This shall be reflected in any landscape plans prepared / required. As a part of roof design / construction, these portions of the roofs shall be designed to be able to handle the “dead” loads associated with the weight of these panels. To further maximize solar efficiency, where possible, roof pitch of this portion of roof shall be as close to 20 degrees as practical. The applicant shall provide verification to the satisfaction of the County Planning and Building Department that the above measures have been incorporated into the project.
103. Prior to individual property connections to the waste water system, each property owner shall provide verification to the satisfaction of the Planning Director that all toilets, showerheads and faucets have been replaced with high efficiency versions of the same.

104. Agriculture irrigation lines and other wastewater effluent disposal lines shall be located within existing right-of-ways (including agricultural field access ways) and other areas known to not include, or that can be demonstrated to not include, cultural or biological resources. Use of the effluent shall be consistent with all other local, State, and Federal regulatory requirements including but not limited to the Conditional Waiver of Waste Discharge Requirements for Discharges from Irrigated Lands requirement of the Central Coast Regional Water Quality Control Board.
105. Bio-solids shall be disposed of at the closest approved facility within the San Luis Obispo County region. The San Luis Obispo County region shall be limited to the northern San Luis Obispo county line and south to the Santa Maria area within Santa Barbara County. If an approved facility is not available within the San Luis Obispo County region at the time of project start-up, then the closest approved facility shall be utilized. If an approved facility becomes available for disposal of bio-solids within the San Luis Obispo County region, that facility shall be utilized for disposal of bio-solids.
106. If the County acquires more land area than is necessary to site the treatment facility and appurtenant facilities, then prior to transferring title of the surplus area, the County shall record an affirmative agricultural easement over such surplus land. This easement shall take into consideration biological, cultural, sedimentation and erosion constraints on the project site. Agricultural activities chosen to take place on the remainder of the wastewater treatment facility site shall be consistent with the long term protection of the identified resources.
107. The applicant shall apply for and record a public lot prior to commencement of construction activities at the wastewater treatment site.
108. Prior to individual property connections to the wastewater treatment project, each property owner shall provide verification to the satisfaction of the Public Works Department (in consultation with the Planning Director) that a water meter meeting American Water Works Association (AWWA) standards, and approved by the water company serving the individual property, has been installed or is existing on the connection site. A water meter shall be installed on each legally established residential / commercial unit prior to connection to the wastewater treatment project. Water usage information shall be made available to the sewer authority on a quarterly basis or on a schedule agreed to by the water purveyors and the County to verify the water savings derived from the water conservation program.
109. Prior to commencing construction activities at the Giacomazzi site, the applicant shall submit to the Department of Public Works for review and approval a Roadway Safety Analysis (RSA) for the intersection of the treatment plant access road with Los Osos Valley Road. The RSA shall be prepared by a registered civil engineer with expertise in transportation design and familiarity with the Los Osos Valley Road corridor, and shall include but not be limited to the following:
  - a) Evaluate the proximity of the cemetery access road with the project access road and discuss corrective options including realignment, road mergers (sharing) and alternative project access road locations;
  - b) Analyze the project access road sight distance with respect to Los Osos Valley Road and recommend improvements, if required;

- c) Analyze Los Osos Valley Road left turn lane warrants and traffic queuing at the project access road and recommend improvements, if required;
- d) Evaluate Los Osos Valley Road traffic safety a minimum of 1-mile either side of the treatment plant access road and provide recommendations for improvements, if required;
- e) Evaluate erosion control measures such as gravel pads, rumble strips and wheel washers to avoid the tracking of dirt and sediment onto adjacent private and public roadways during construction, and recommend best management practices to be implement; and
- f) Evaluate onsite circulation with specific emphasis on truck maneuvering, access for emergency vehicles, onsite parking, and all-weather roadbed materials, provide recommendations and an implementation plan.

All RSA recommendations shall be implemented prior to commencing construction activities.

- 110. The aboveground facilities for the mid-town pump station shall be re-located to Palisades Avenue (south of the Library) on APN 074-229-017.
- 111. Routine flushing of sewer system lines shall utilize recycled water. In the event of an emergency situation, potable water may be used to flush the sewer system if non-potable water is determined to be infeasible.