COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*

THIS IS A NEW PROJECT REFERRAL / SUMMARY *

DATE: 6/24/2021

TO: BUILDING, CAL FIRE/COUNTY FIRE, LEGISLATIVE ASSISTANT, PUBLIC WORKS, AVILA VALLEY ADVISORY COUNCIL, PG&E, AVILA CSD, SAN MIGUELITO WATER CO, COASTAL COMMISSION, PORT SAN LUIS HARBOR DIST (AVILA)

FROM: Kip Morais (kmorais@co.slo.ca.us), 805-781-5136

PROJECT NUMBER & NAME: DRC2021-00107

PROJECT DESCRIPTION*: A request by RTA Harbor Terrace, LLC for an amendment to an approved conditional use permit/coastal development permit to allow for an exception of the sign standards to allow two monument signs at the entrances of Babe Lane and Harbor Terrace View.

APN(s)**: 076-172-030, 076-172-031, 076-172-032**

Please submit comments within 14 days from receipt of this referral. CACs please respond within 60 days. Thank you. In your response, please consider and/or indicate the following:

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ❑ YES (Please go on to PART II.)
- ❑ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ❑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.**)**
- ❑ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

_____

_____ _____ _____

Date **Name** **Phone**

**All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.*

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1000
04/01/2020

Land Use – Checklist & Application Package

REQUIRED MATERIALS AND INFORMATION

The following information is required to be submitted with your application. If additional information is necessary for application review, Department staff will notify applicants and/or authorized agents.

We are now accepting initial application materials in digital format but may request hard copies of documents and plans as necessary review and processing. Digital files should be in PDF format, and in a higher resolution to support digital review of all plan and map details.

FORMS

For applications via the Online Permit Portal: please upload this complete and digitally signed application package PLN-1000 (as detailed below).

Please provide one (1) completed copy of the following form:

- ☑ **PLN-1000: Land Use Application Checklist & Package.** This form conveniently combines all the following forms into one, and begins with a Checklist of Materials and Information Requirements for Applications
  - GEN-3000: General Application Contact Information
  - PLN-1004: Land Use – Project Information Form
  - PLN-1003: Environmental Description Form
  - PLN-1006: Information Disclosure form
  - PLN-1012: Land Use Consent of Property Owner form (only if applicant does not own the property)
  - PLN-1122: Hazardous Waste and Substances Statement Disclosure (PLN-1122)
- ☐ **Accessory Application form(s), if applicable.** These forms are not included in this package. Examples include, but are not limited to:
  - Curb, Gutter, and Sidewalk Waiver
  - Tree Removal form
  - Variance Application form

FEES

- ☑ Application fee (refer to current fee schedule)

SITE LAYOUT PLAN(S)

For applications via the Online Permit Portal: please upload during initial application submittal. The Department may request up to 4 copies of full-sized hard copy plans for inter-agency review as necessary.

Plans should consist of an accurate drawing of the property, and the site plan must show the following items (where they apply to your site):

- ☑ Exterior boundaries and dimensions of the entire site
- ☑ North arrow and scale

Land Use – Checklist & Application Package

- ☑ Slope contour map (except when a grading plan in required), showing the following:
  - *Inside urban reserve lines* – show contours at 5-feet intervals for undeveloped areas and 2-feet intervals for building sites and paved or graded areas
  - *Outside urban reserve lines* – show contours at 10-feet intervals for undeveloped areas and 2-feet intervals for building sites
  - *Steep slopes* – areas in excess of 30% slope may be designated as such and contours omitted, unless proposed for grading, construction or other alterations
- ☑ General location of major topographic and man-made features, such as rock outcrops, bluffs, streams, swales and graded areas
- ☑ Location, dimensions, and use of all existing and proposed structures on the property, including buildings, decks, balconies, fences, walls, and other structural elements that extend into yard areas
- ☑ Location, name, width, and pavement type of adjacent and on-site streets/alleys
- ☑ Existing/proposed curbs, gutters, and sidewalks. Include all points of access, both existing and proposed
- ☐ Types and location of existing/proposed water supply and sewage disposal facilities
- ☑ Location and dimensions of all existing/proposed easements, driveways and parking areas (enclosed or open), including pavement type
- ☑ Location, diameter (at 4 feet above grade), species, approximate canopy cover (dripline) of all trees on the site, noting which will remain and which are proposed for removal, and include proposals for replacement of trees to be removed
- ☑ All areas proposed for grading and landscaping
- ☑ Any areas proposed to be reserved and maintained as open space
- ☑ Location, use and approximate dimensions of all structures within 100 feet of the site's boundaries
- ☑ A vicinity map showing precisely how to drive to the site. (include street names and distances to help with describing how to get to the site)
- ☐ Coastal Access - If the project is within the coastal zone and located between the ocean and the nearest public road, applications shall include the locations of the nearest public access points to the beach
- ☐ Preliminary Floor Plans and Architectural Elevations – showing height of buildings and structures, color, texture and material of exterior finishes and roofing (not required for most agricultural buildings)
- ☐ Elevations – (relative height) from the finish floor of the garage or other parking area to the edge of the pavement or road at the driveway entrance
- ☑ Legal Lot Verification – how the parcel(s) was/were legally created

Land Use – Checklist & Application Package

PLN-1000
04/01/2020

SUPPLEMENTAL INFORMATION

The following information may be required, depending on your Land Use application type.

If you had a pre-application meeting and any of these items were indicated, they are required for a complete submittal. For applications via the Online Permit Portal, these can be uploaded with your initial application submittal, or later when your full Plan Case has been created.

- ☑ Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180, et seq.
- ☐ Fire Safety Plan prepared pursuant to Section 22.52/23.05.080, et seq.
- ☑ Preliminary grading/drainage plan – when required by Section 22.52/23.05.020 and .040
- ☐ Agricultural buffers – if any adjacent parcels are used for agriculture, show all proposed agricultural buffers
- ☐ Archeological Report – two (2) copies, where required
- ☐ Biological Report – two (2) copies, where required
- ☐ Botanical Report – two (2) copies, where required
- ☐ Building Site Envelopes – on site layout plan show all areas proposed for development, or areas proposed to be excluded from development
- ☐ Noise Study – two (2) copies, if the property either adjoins or will be a noise generator or a potential source of noise
- ☐ Traffic Study – two (2) copies, where required
- ☐ Geological Report – two (2) copies, where required
- ☐ Visual Analysis – for applications that propose development along significant visual corridors (such as Highways 101 and 1)
- ☑ Location, size, design and text of all existing and proposed signs
- ☐ Location and design of solid waste disposal facilities, as required by Section 22.10.150/23.04.280
- ☐ Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided
- ☐ Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- ☐ Water will-serve letter OR Well pump test (4-72 hour)
- ☐ Sewer will-serve letter OR Percolation tests
- ☐ County Public Works road requirements
- ☐ Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan
- ☐ Completed Cost Accounting Agreement – one (1) copy
- ☐ Abandoned oil and gas wells, if applicable – Information is available from the California Division of Oil & Gas: 195 South Broadway, Suite 101, Orcutt, California 93455, (805) 937-7246
- ☑ Other Proposed Entry Signage

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Land Use -- Project Information Form

PLN-1004
04/01/2020

APPLICATION TYPE – CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☐ Tree Removal Permit
- ☐ Minor Use Permit
- ☑ Conditional Use Permit/Development Plan
- ☐ Plot Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Site Plan
- ☐ Surface Mining/Reclamation Plan
- ☐ Zoning Clearance
- ☐ Amendment to approved Land Use Permit
- ☐ Variance
- ☐ Other_____

TYPE OF PROJECT:

☐ Commercial ☐ Industrial
☐ Residential ☑ Recreational ___ Other: _____

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable):
We are proposing a 6' 6" high by 8' 4" wide permanent sign at Babe Lane and Avila Beach Drive and a 5' 0" high by 8' 0" wide permanent sign at Lower Harbor View and Avila Beach Drive as seen on attached exhibits.

Describe existing and future access to the proposed project site:
There is access to the property off Avila Beach Drive at Babe Lane and at Lower Harbor View road that exists now and we will be improving those access roads.

SURROUNDING PARCEL OWNERSHIP Do you own adjacent property? ☐ YES ☐ NO
If YES, what is the acreage of all property you own that surrounds the project site?
_____

SURROUNDING LAND USE What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG Zoning _____ South:
PF Zoning _____

East: AG Zoning _____ West:
AG & PF Zoning _____

FOR ALL PROJECTS, ANSWER THE FOLLOWING – Square footage and percentage of the total site (approximately) that will be used:

Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other: _____ sq. feet _____%

Total area of all paving structures: _____ ☐sq. feet ☐acres

Total area of grading or removal of ground cover: _____ __ sq. feet __ acres

Land Use – Project Information Form

PLN-1004
04/01/2020

Trees:
Number of trees to be removed: _____

Type(s) of tree(s):
_____

Setbacks:
Front _____ Back _____ Left _____ Right _____

PROPOSED WATER SOURCE:
☐ On-Site Well ☐ Shared Well ___ Other: _____

Community System (agency / company responsible for the provision of water):
Port San Luis Harbor District

WILL-SERVE LETTER?
☑ Yes (If yes, please submit copy)
☐ No

PROPOSED SEWAGE DISPOSAL
☑ Individual On-Site System
☐ Other: _____
☐ Community System (list the agency or company responsible provision):
Port San Luis Harbor District

WILL-SERVE LETTER?
☐ Yes (If yes, please submit copy)
☐ No

RESPONSIBLE FIRE PROTECTION AGENCY:
San Luis Obispo County
Fire Department

FOR COMMERCIAL/INDUSTRIAL PROJECTS ANSWER THE FOLLOWING:

Total outdoor use area: _____ __ sq. feet __ acres

Total floor area of all structures including upper stories: _____ sq. feet

FOR RESIDENTIAL PROJECTS, ANSWER THE FOLLOWING:

Number of residential units: _____ Number of bedrooms per unit: ☐

Total floor area of all structures including upper stories, but not garages and carports: _____ sq. feet

Total of area of the lot(s) minus building footprint and parking spaces: _____ sq. feet

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

General Application Contact Information

GEN-3000
04/01/2020

Staff: Input File Number or File Label Here

Please check *ONLY ONE* of the contacts as the 'Primary Billing Contact' to appear on invoices and receipts

PROPERTY OWNER	☐ Primary Billing Contact
Name: Cindy Chambers on behalf of the County of San Luis Obispo	
Company: County of San Luis Obispo	
Telephone: (805) 781-5608	Email Address: cchambers@co.slo.ca.us
Mailing address: 1055 Monterey Street	
City: San Luis Obispo, CA 93408	State:	Zip Code:

APPLICANT	☐ Primary Billing Contact		AUTHORIZED AGENT	☑ Primary Billing Contact	
Name: Todd Stark			Name: Tim Kihm		
Company: RTA Harbor Terrace, LLC			Company: TK Consulting, Inc.		
Telephone: (949) 399-2517	Email address: tstark@redwoodconst.com		Telephone: (714) 624-7539	Email address: tkihm@rtacq.com	
Mailing address: 2082 Michelson Drive, 3rd Floor			Mailing Address: 2082 Michelson Drive, 3rd Floor		
City: Irvine	State: CA	Zip Code: 92612	City: Irvine	State: CA	Zip Code: 92612

PROPERTY INFORMATION

Assessor's Parcel Number:	Physical address:	Total size, in acres:
076-172-030, 076-172-031, 076-172-032	6420 Babe Lane, San Luis Obispo, CA 93405	32 acres

Directions to the property (include landmarks and any gate codes):
The property is located at Babe Lane and Avila Beach Drive in the County of San Luis Obispo.

Describe current uses on the property (include structures, improvements, and vegetation):
There are currently access roads at Harbor Terrace View and Babe Lane off of Avila Beach Drive. Those streets are paved for some distance and then turn to dirt or gravel roads. The site has graded pads with some RV campsites and some storage areas for marine dependent activities. The slopes are not currently landscaped but rather have natural vegetation.

PROJECT INFORMATION

Briefly describe the proposed project (include all uses and building heights and areas, in square-feet) and attach supplemental info as necessary:
This is a proposed "glamorous camping site" with RV campsites, service buildings, single wide cabins,tent campsites and pocket park areas. There will also some Port San Luis Harbor District storage areas for marine-dependent activities and a small commercial center fronting Avila Beach Drive that includes a pool, a "beer room", a community building and a management office.
The purpose of this application is to obtain the appropriate approval to have 2 entry monument signs for our community. There will be one permanent sign at the entry into Babe Lane and one permanent sign at the entrance to Harbor Terrace View. These signs can be seen on the attached signage package. They will look very nice and welcoming as you drive down Avila Beach Drive.

Legal Declaration

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

SIGNATURE: _____ **DATE:** _____

NOTE: *Your application is public record and information regarding your application is available both in person and online via the Department of Planning & Building. All references to names, addresses, telephone numbers, email addresses and project details are part of this public record. All applications must be filed under the subject property's owner of record; however, you may use an alternate contact address and telephone number.*

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1003
01/01/2020

Environmental Description

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether your project will significantly affect the quality of the environment.
To ensure that your environmental review is completed as quickly as possible, please remember to:

1. Answer ALL the questions as accurately and completely as possible.
2. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
3. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
4. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

PHYSICAL SITE CHARACTERISTICS

Acres with 0-10% slopes:	Acres with 10-20% slopes:	Acres with 20-30% slopes:	Acres over 30% slopes:

Are there any springs, streams, lakes, or marshes on or near the site?
☐ Yes ☑ No
If yes, please describe:

Are there any flooding problems on the site or in the surrounding area?
☐ Yes ☑ No
If yes, please describe:

Has a drainage plan been prepared?
☐ Yes ☐ No
If yes, please attach a copy.

Has there been any grading or earthwork on the site?
☑ Yes ☐ No
If yes, please describe:
The site had been rough graded to provide entry streets, pads for RV parking and storage areas.

Has a grading plan been prepared?
☑ Yes ☐ No
If yes, please attach a copy.

Are there any sewer ponds/waste disposal sites on or adjacent to the site?
☐ Yes ☑ No
If yes, please describe:

Are there any railroads or highways within 300 feet of the site? ☐ Yes ☑ No
If yes, please describe:

Can the site be seen from surrounding public roads?
☑ Yes ☐ No
If yes, please describe:
The site can be seen from Avila Beach Drive

Environmental Description

WATER SUPPLY INFORMATION

What type of water supply is proposed?
☐ Individual Well ☐ Shared Well
☑ Community Water System

What is the proposed use of the water?
☐ Residential ☑ Non-Residential
If non-residential, please describe: Water will be provided to the RV areas and facilities, the small cabins and commercial bldg

What is the expected daily water demand associated with the project? _____

How many service connections will be required? _____

Do operable water facilities exist on the site?
☑ Yes ☐ No
If yes, please describe: _____

Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☑ No
If yes, please attach a copy.

Does Water Meet the Health Agency's Quality Requirements?
☑ Yes ☐ No

Bacteriological?
☐ Yes ☑ No

Chemical? ☐ Yes ☑ No

Physical? ☐ Yes ☑ No

Water analysis report submitted. ☐ Yes ☑ No

Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health:

☐ Well Driller's Letter
☐ Water Quality Analysis OK Problems
☐ Will-Serve Letter
☐ Other: _____

☐ Pump Test Hours: ☐ GPM: ☐
☐ Surrounding Well Logs
☑ Hydrologic Study

SEWAGE DISPOSAL INFORMATION (ON-SITE INDIVIDUAL DISPOSAL SYSTEM)

Has an engineered percolation test been completed?
○ Yes ◉ No
If yes, please attach a copy.

Has a piezometer test been completed?
○ Yes ◉ No
If yes, please attach a copy.

Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☑ No

Will a Waste Discharge Permit from the Regional Water Quality Control Board be required a waste discharge (typically needed in excess of 2,500 gallons per day)?
○ Yes ○ No

What is the distance from proposed leach field to any neighboring water wells? _____ feet

Environmental Description

SEWAGE DISPOSAL INFORMATION (COMMUNITY DISPOSAL SYSTEM)

Is this project to be connected to an existing sewer line? ☑ Yes ☐ No
Distance to nearest sewer line: immediately adjacent Location of connection: Babe Lane and at Harbor Terrace

What is the amount of proposed flow?
_____ (gallons per day)

Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☑ Yes ☐ No

SOLID WASTE INFORMATION

What is the name of solid waste disposal company?
Port San Luis Harbor District

Where is the waste disposal storage in relation to buildings? N/A

What type of solid waste will be generated by the project?
☑ Domestic ☐ Industrial
☐ Agricultural ☐ Other
If other, please describe: _____

Does your project design include an area for collecting recyclable materials and/or composting materials?
☐ Yes ☑ No

COMMUNITY SERVICE INFORMATION

Name of school district: N/A

Are services (grocery/other shopping) within ½ mile of the project?
☐ Yes ☑ No

Location of nearest....
Police station: _____
Fire station: _____
Public transit stop: _____

HISTORIC AND ARCHEOLOGICAL INFORMATION

Describe the historic use of the site:
There are currently access roads at Harbor Terrace View and Babe Lane off of Avila Beach Drive. Those streets are paved for some distance and then turn to dirt or gravel roads. The site has graded pads with some RV campsites and some storage areas for marine dependent activities. The slopes are not currently landscaped but rather have natural vegetation.

Are you aware of the presence of any historic, cultural, or archaeological materials on the project site or in the vicinity?
☐ Yes ☑ No
If yes, please describe: _____

Has an archaeological surface survey been done for the project site?
☑ Yes ☐ No
If yes, please attach two copies.

AGRICULTURAL INFORMATION

If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop?
No

Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☑ No

Is the site currently under land conservation contract?
☐ Yes ☑ No

Environmental Description

SPECIAL PROJECT INFORMATION

Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan):
This is a "glamorous camping site" with RV campsites, service buildings, single wide cabins, tent campsites and pocket park areas. There is also some Port San Luis Harbor District storage areas for marine-dependent activities and a small commercial center fronting Avila Beach Drive that includes a pool, a "beer room", a community building and a management office.

Will the development occur in phases?
☑ Yes ☐ No
If yes, please describe: Currently we are proposing 4 phases with the Commercial Center in phase 3

Are there any proposed or existing deed restrictions?
☐ Yes ☑ No
If yes, please describe: _____

Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?
☐ Yes ☑ No
If yes, please describe: _____

ENERGY CONSERVATION INFORMATION

Describe any special energy conservation measures or building materials that will be incorporated into your project:

ENVIRONMENTAL INFORMATION

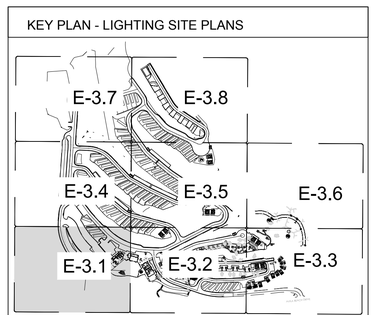
List any mitigation measures that you propose to lessen the impacts associated with your project:
All Commercial buildings on the lower previously graded portion of the site will not exceed 25' in height. The RV campsites will have the RV parking set back from the top of slopes so as to lessen their view from Avila Beach Drive.

Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?
☐ Yes ☑ No
If yes, please describe: _____

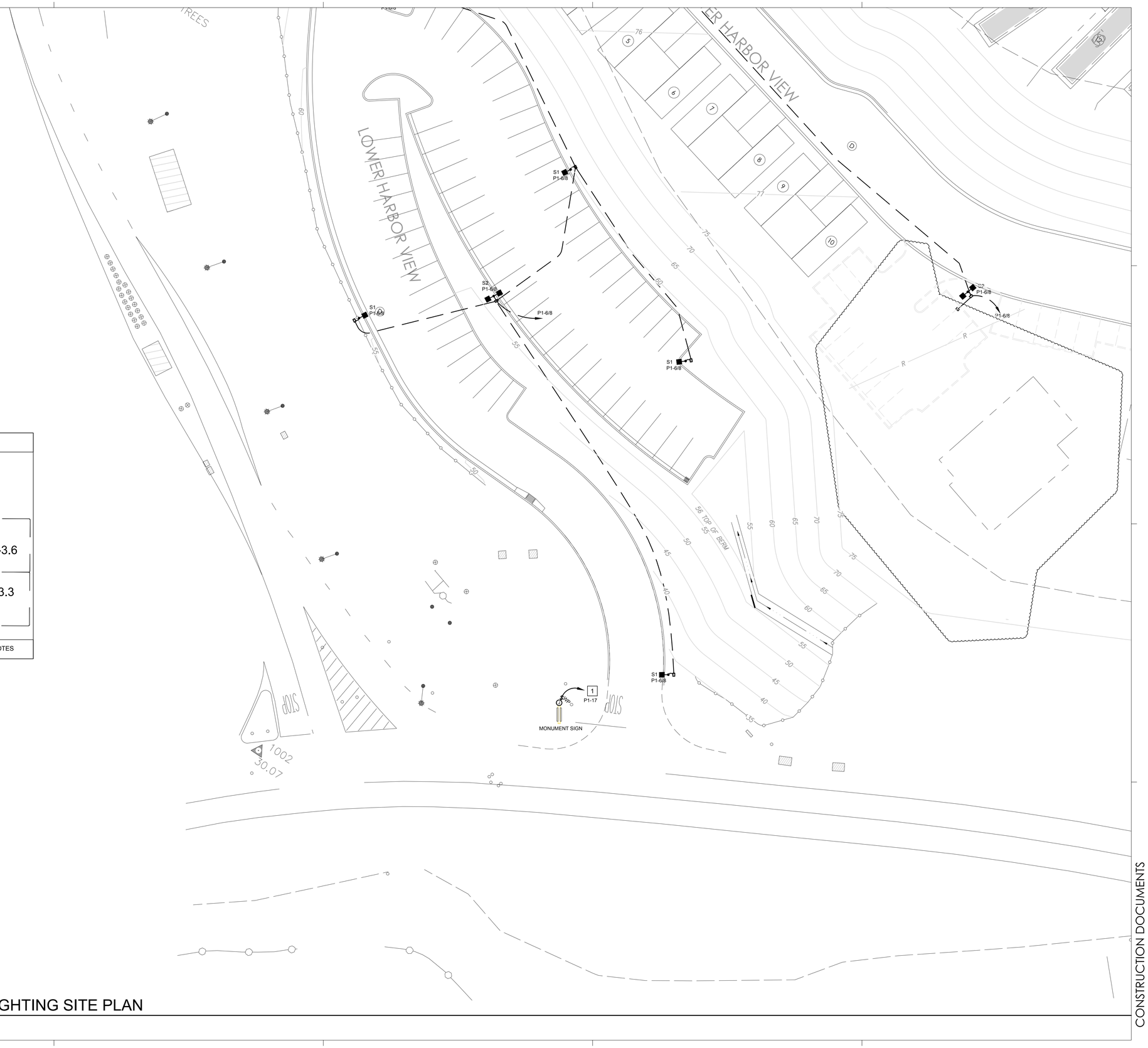
Are you aware of any previous environmental determinations for all or portions of this property?
☐ Yes ☐ No
If yes, please describe and provide permit or subdivision numbers(s): _____

OTHER RELATED PERMITS

List all permits, licenses or government approvals that will be required for your project (federal, state, and local):
Port San Luis Harbor District Approval
County of San Luis Obispo Approval



SEE SHEET E-3.0 FOR LIGHTING SITE PLAN REFERENCE NOTES



ENLARGED PARTIAL LIGHTING SITE PLAN

SCALE: 1"=20'-0"

NORTH

CONSTRUCTION DOCUMENTS

rrm design group

rrmdesign.com | (805) 543-1794
3765 S. Higuera, San Luis Obispo, CA 93401

PRELIMINARY
NOT FOR CONSTRUCTION

THE INCLUDED DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. SUBMITTAL OF THESE DOCUMENTS FOR PUBLIC AGENCY REVIEW SHALL NOT BE CONSIDERED A PAYMENT OR RRM DESIGN GROUP'S PROPERTY.

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thoma ENGINEERING
THOMA ELECTRIC, INC.
P.O. Box 1167 - 3562 Empleo St.
San Luis Obispo, CA 93406
Phone: (805) 543-3850
Fax: (805) 543-3829

REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. THOMA
NO. 10757
ELECTRICAL
STATE OF CALIFORNIA

EXPIRES: 06/30/21
THOMA #18-8069

HARBOR TERRACE

AVILA BEACH, CA 93424

PARTIAL SITE LIGHTING PLAN

NO.	REVISION	DATE
1	PLAN REVISION	04/20/20

PROJECT MANAGER
PM

DRAWN BY
JM / PM

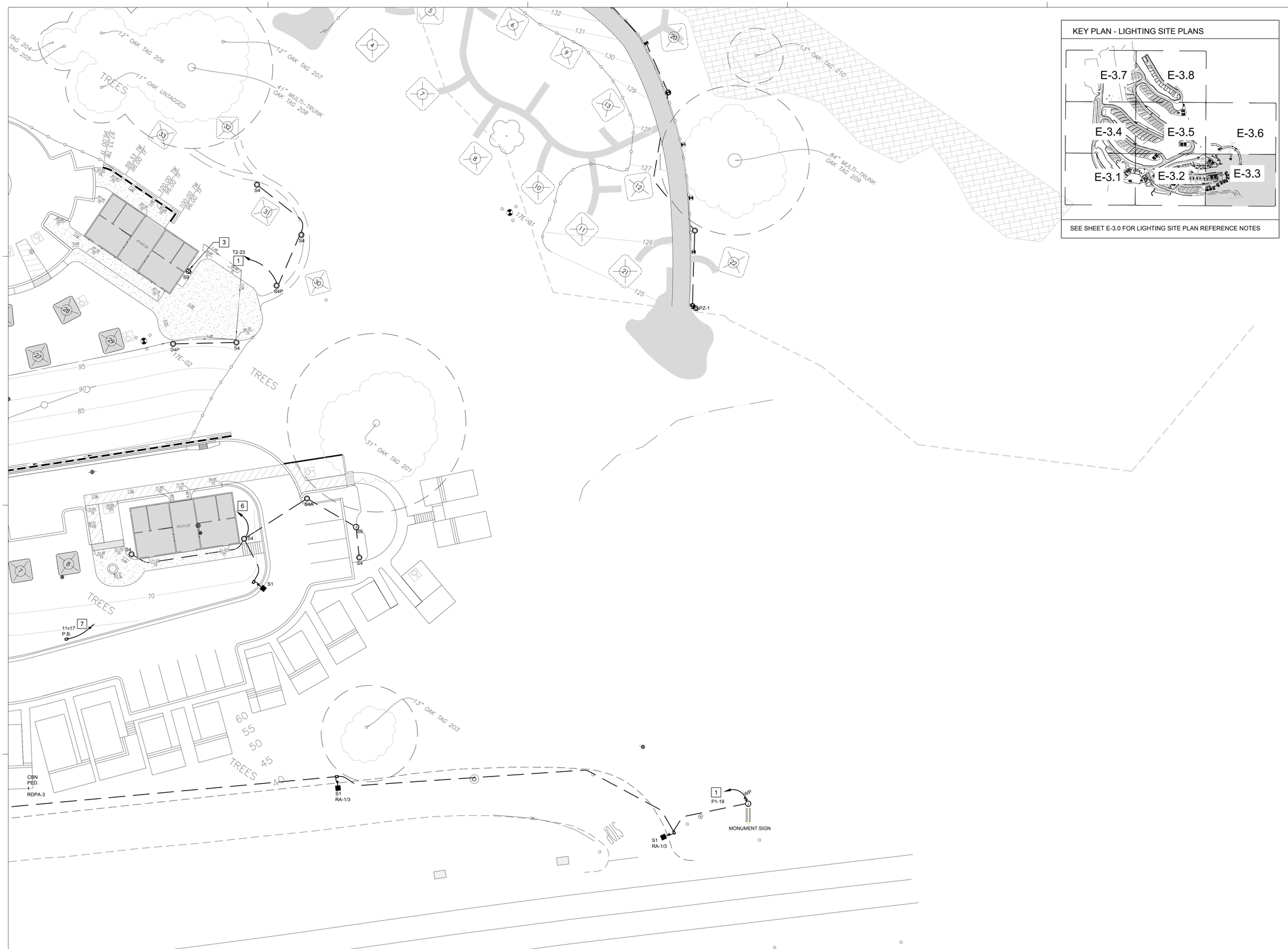
CHECKED BY
JT

DATE
SEPTEMBER 20, 2019

PROJECT NUMBER
0304-03-RC18

SHEET
E-3.1

Mar 04, 2021 - 5:53pm - pat - K:\ENG\2018\18-8069\18-8069_E-3.1-E-3.8.dwg



KEY PLAN - LIGHTING SITE PLANS

SEE SHEET E-3.0 FOR LIGHTING SITE PLAN REFERENCE NOTES

ENLARGED PARTIAL LIGHTING SITE PLAN

SCALE: 1"=20'-0"

rrm design group
rrmdesign.com | (805) 543-1794
3765 S. Higuera, San Luis Obispo, CA 93401

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thoma ENGINEERING
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Phone: (805) 543-3850
Fax: (805) 543-3829

REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. THOMA
NO. 10757
ELECTRICAL
STATE OF CALIFORNIA

EXPIRES: 06/30/21
THOMA #18-8069

HARBOR TERRACE
AVILA BEACH, CA 93424

PARTIAL SITE LIGHTING PLAN

NO.	REVISION	DATE
1	PLAN REVISION	04/20/20

PROJECT MANAGER
PM
DRAWN BY
JM / PM
CHECKED BY
JT
DATE
SEPTEMBER 20, 2019
PROJECT NUMBER
0304-03-RC18
SHEET
E-3.3

CONSTRUCTION DOCUMENTS

Mar 04, 2021 - 5:53pm - pat - K:\ENG\2018\18-8069\18-8069_E-3.0~E-3.8.dwg

FABRICATE AND INSTALL **TWO D/F** MONUMENT SIGNS WITH INDIRECT LIGHTING

LOWER HARBOR VIEW LOCATION

A

BABE LANE LOCATION

B

SIGN BODY SHALL HAVE FAUX WOOD FINISH.
(CLEAR COAT FOR PROTECTION)

WOOD SAMPLE FROM LOCATION
TO BE PROVIDED BY CLIENT

PANTONE #282-C - Dark Blue

PANTONE #144-C - Dark Yellow

COLOR NUMBERS AS SHOWN UNLESS CLIENT PROVIDES COLOR NUMBERS

REVISIONS

2/9/21: R2 - 2ND SIGN SHALL BE TALLER
NEW SITE PLANS (2/9/21) LS

2/17/21: R2 PERMIT - REMOVE NAME
ON ALL SIGNS - SHOW "PLACEHOLDER"
NAME ONLY - LS

4/9/21: R2 PRODUCTION:
ADD FINAL NAME, ADD COLOR SPECS,
AND ADD NOTES ON MATERIALS.

4/19/21: R2 P1
CHANGE GRAPHICS - NEW ART FILE.
CLEAN-UP DRAWING FOR PRODUCTION.

RAMSAY SIGNS
ESTABLISHED 1911

PORTLAND
9160 SE 74th Ave
Portland OR 97206
503-777-4555
ramsaysigns.com

CLIENT:

FLYING FLAGS -
6450 BABE LN.
AVILA BEACH, CA 93424

PRODUCTION

ACCOUNT EXECUTIVE:
TODD MROS

DESIGNER:
LS

DATE:

RAMSAY SIGNS IS
A UL RECOGNIZED
MANUFACTURER

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L73 Grounding and Bonding Statement for each permanently connected sign the following statement or equivalent "This sign is intended to be installed in the accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign" should be either directly marked on the sign or label attached to the sign, included in the installation instructions, or provided on a separate sheet or tag shipped with the sign. **The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical code.**

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JOB ORDER NUMBER:
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NIGHT CONCEPT

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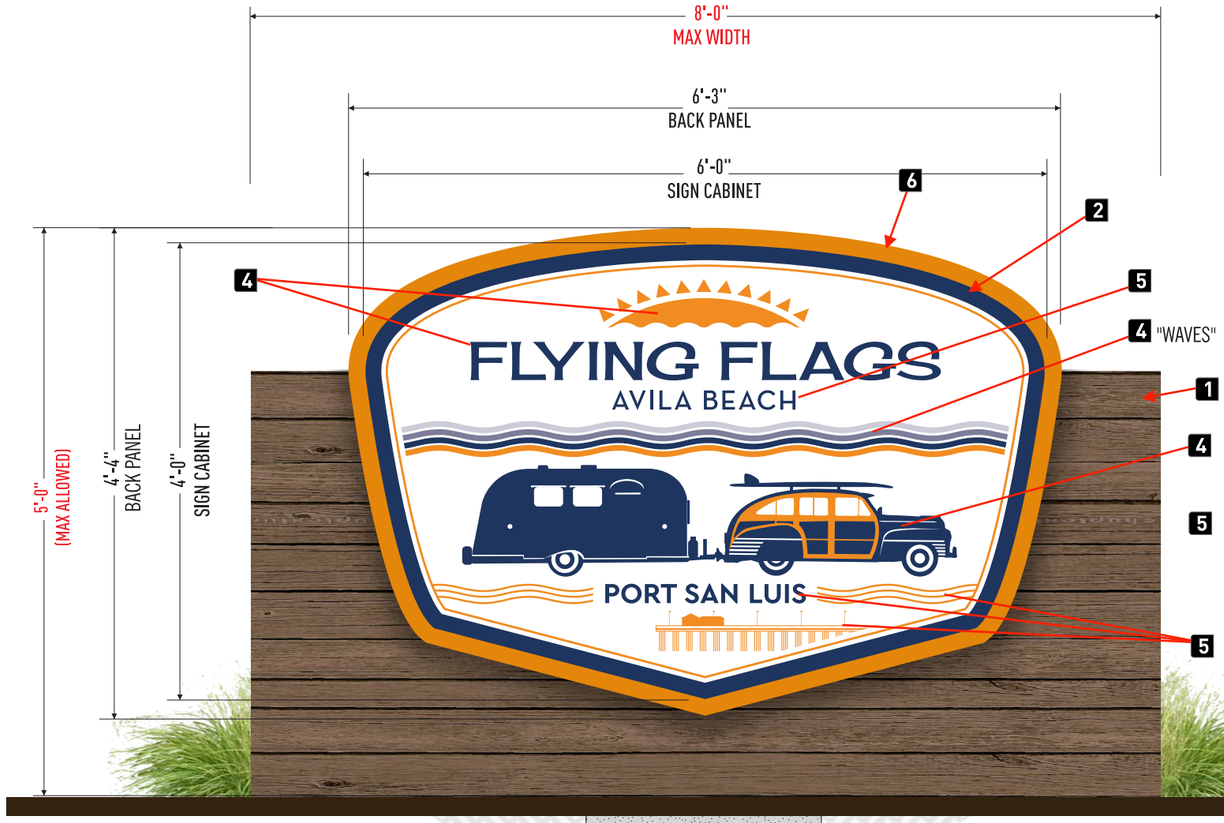
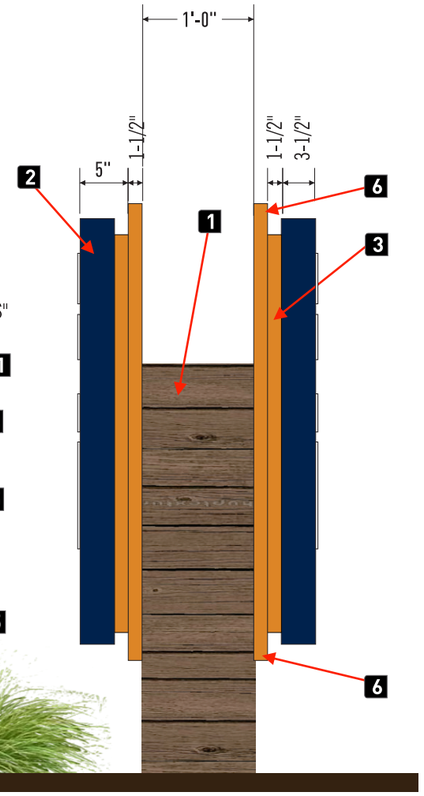


A D/F MONUMENT SIGN (SUBLTLE INDIRECT LIGHTING ONLY)
QUANTITY: MANUFACTURE & INSTALL **ONE (1)**
SCALE: 3/4" = 1'-0"



END VIEW

SIGN BODY SHALL HAVE FAUX WOOD FINISH.
(CLEAR COAT FOR PROTECTION)

WOOD SAMPLE FROM LOCATION
TO BE PROVIDED BY CLIENT

PANTONE #282-C - Dark Blue

PANTONE #144-C - Dark Yellow

COLOR NUMBERS AS SHOWN UNLESS CLIENT PROVIDES COLOR NUMBERS

A SPECIFICATIONS

D/F MONUMENT WITH INDIRECT LIGHTING

1	MONUMENT	BACKGROUND STRUCTURE - ALUMINUM FABRICATION. PAINTED **FAUX WOOD** FINISH TO BLEND WITH WOOD TYPE AT SITE. CLIENT TO SUPPLY WOOD SAMPLE (P.M. TO PROVIDE DETAILS).
2	SIGN CABINET	ALUMINUM CONSTRUCTION. PAINT CABINET FACE **WHITE**. INTERIOR & BACK OF FACE PAINTED **MATTE WHITE.** PAINT BORDER ON FACE AND SIDES OF CABINET **DARK BLUE**. ILLUMINATION WITHIN CABINET: **WHITE LED'S.** ALUMINUM - PAINT YELLOW (FINISH BACKS WHERE VISIBLE). ANCHOR TO THE BACKGROUND PANEL & SIGN STRUCTURE.
3	CABINET HALO	INCLUDE **RECESSED** ALUMINUM BORDER BEHIND SIGN CABINET. PAINT THE RECESS YELLOW **(no mirroring "light dots")** INSTALL HIDDEN **WHITE LED MODULES** TO CREATE HALO LIGHTING ON YELLOW BACKGROUND.
4	EDGE-LIT GRAPHICS "WAVES"	**1/2" CLEAR ACRYLIC** PUSH-THRU GRAPHICS. INCLUDE SMALL CLEAR BEVELED OUTLINE AROUND GRAPHICS. APPLY DIGITALLY PRINTED WHITE BLOCK-OUT VINYL FIRST SURFACE. DIFFUSOR FILM SECOND SURFACE. APPLY BLUE TRANS VINYL 2ND SURFACE TO "WAVES". NO LIGHT FROM FACE OF GRAPHICS. **ONLY EDGES ILLUMINATE** ON GRAPHICS. **SEE NIGHT CONCEPT TO INDICATE LIGHTING DIRECTION.**
5	NON-ILLUMINATED GRAPHICS	**DIGITALLY PRINTED VINYL**/CUT/WEED APPLY DIRECTLY TO SIGN FACE.
6	BACKGROUND PANEL	**ALUMINUM - PAINT YELLOW** (FINISH BACKS WHERE VISIBLE). ANCHOR TO THE BACKGROUND 1 STRUCTURE.
7	INSTALLATION	**SINGLE STEEL PIPE** THROUGH STRUCTURE AND DIRECTLY BURIED IN CONCRETE FOOTING PER CODE.
	ATTENTION	INCLUDE DIMMER FOR LIGHTING TO BE ADJUSTED DURING TIME OF INSTALL.

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ESTABLISHED 1911

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PRODUCTION

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CORRUGATED METAL BASE WITH ALUMINUM CAP.
TO BLEND OR MATCH METAL USED ON BUILDINGS AT SITE.
VERIFY IF NEEDED

B D/F MONUMENT SIGN (SUBLTLE INDIRECT LIGHTING ONLY)
QUANTITY: MANUFACTURE & INSTALL **ONE (1)** SCALE: 3/4" = 1'-0"

SIGN BODY SHALL HAVE FAUX WOOD FINISH.
(CLEAR COAT FOR PROTECTION)

WOOD SAMPLE FROM LOCATION
TO BE PROVIDED BY CLIENT

PANTONE #282-C - Dark Blue

PANTONE #144-C - Dark Yellow

COLOR NUMBERS AS SHOWN UNLESS CLIENT PROVIDES COLOR NUMBERS

B SPECIFICATIONS

D/F MONUMENT WITH INDIRECT LIGHTING

ALL DETAILS AND DIMENSIONS SHALL BE IDENTICAL TO SIGN "A" WITH THE EXCEPTION OF OVERALL HEIGHT AND "SKIRT" ADDED TO BOTTOM.

ATTENTION INCLUDE DIMMER FOR LIGHTING TO BE ADJUSTED DURING TIME OF INSTALL.

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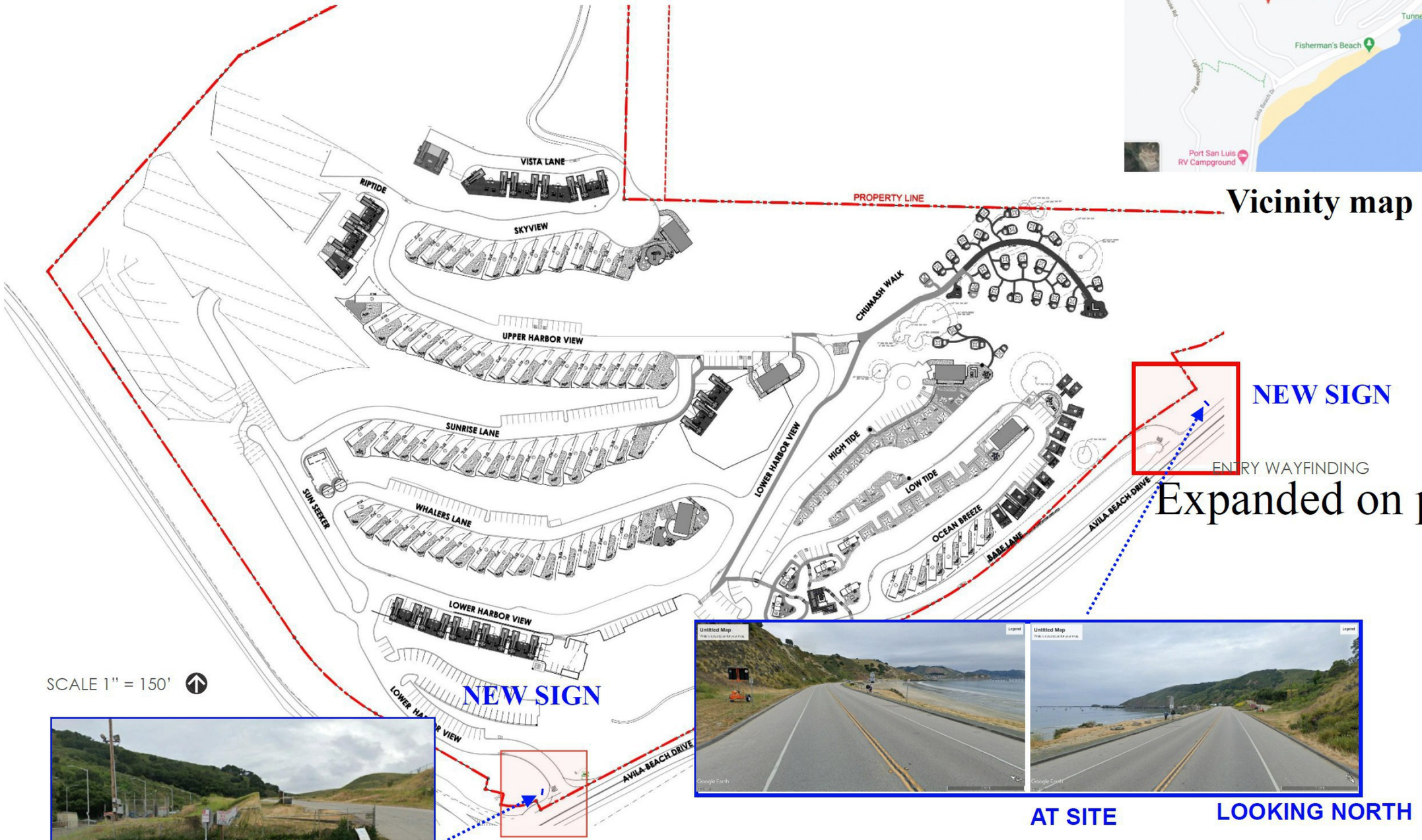
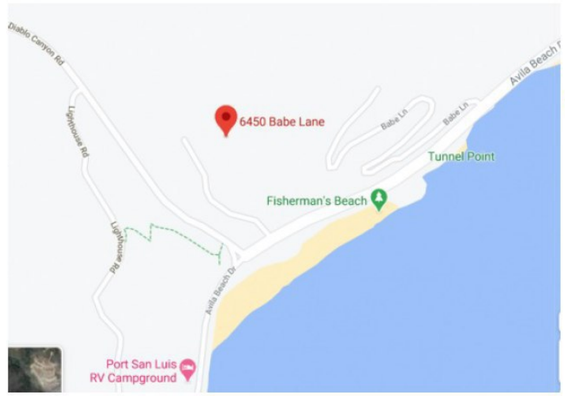
Site Plan - Flying Flags 6450 Babe Lane, Avila Beach, CA 93424

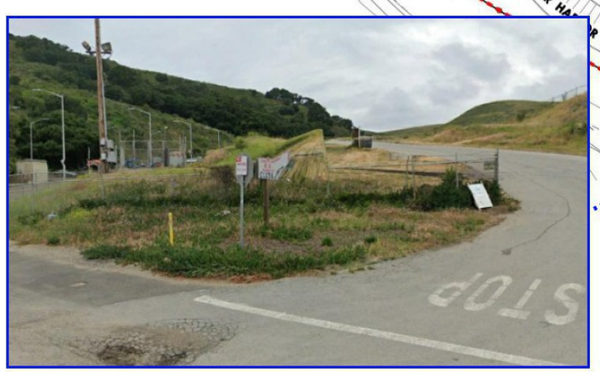




Vicinity map

Expanded on pg.2

SCALE 1" = 150'



AT SITE

LOOKING NORTH

Expanded on pg.3

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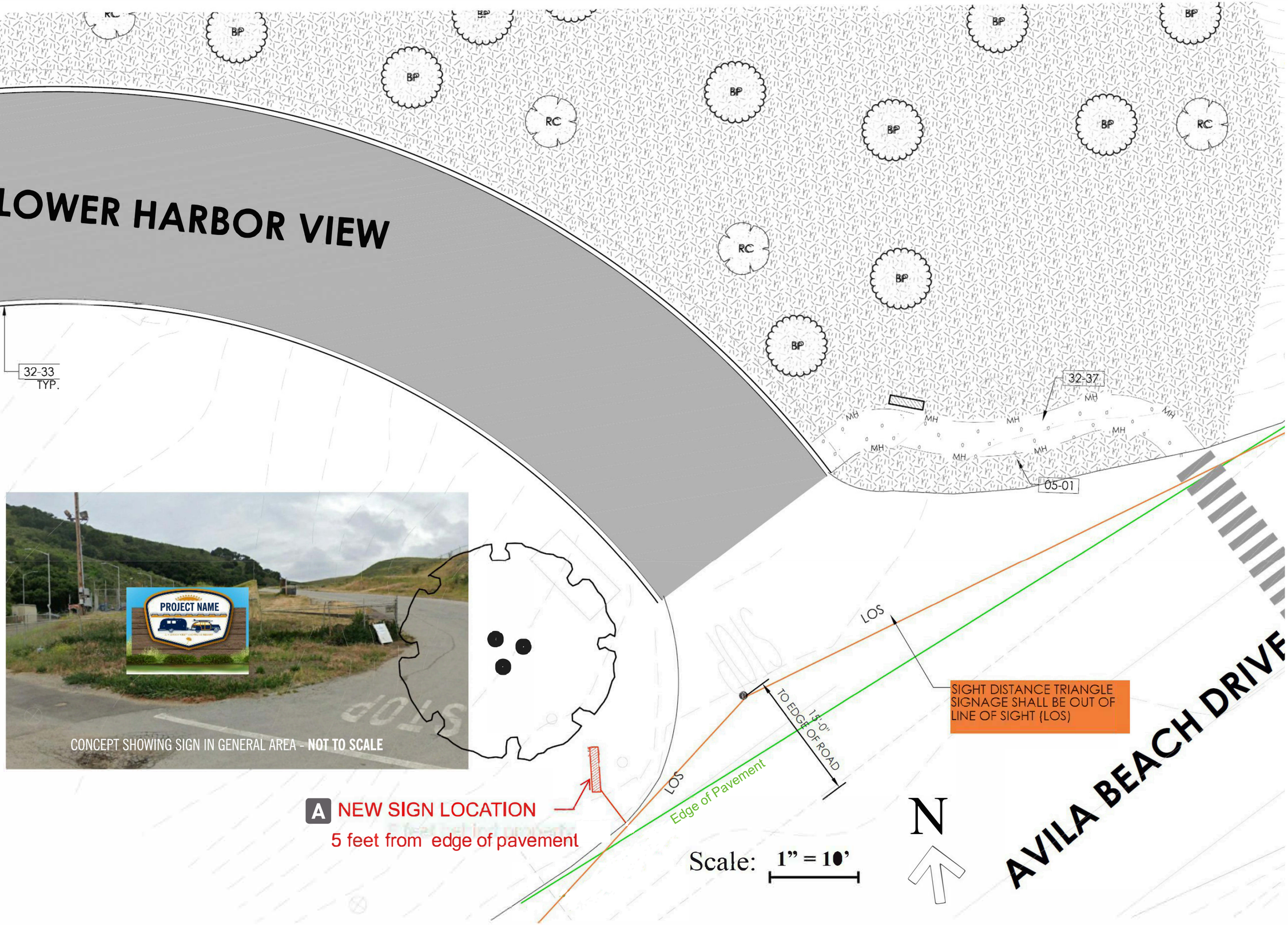

A NEW SIGN LOCATION
5 feet from edge of pavement

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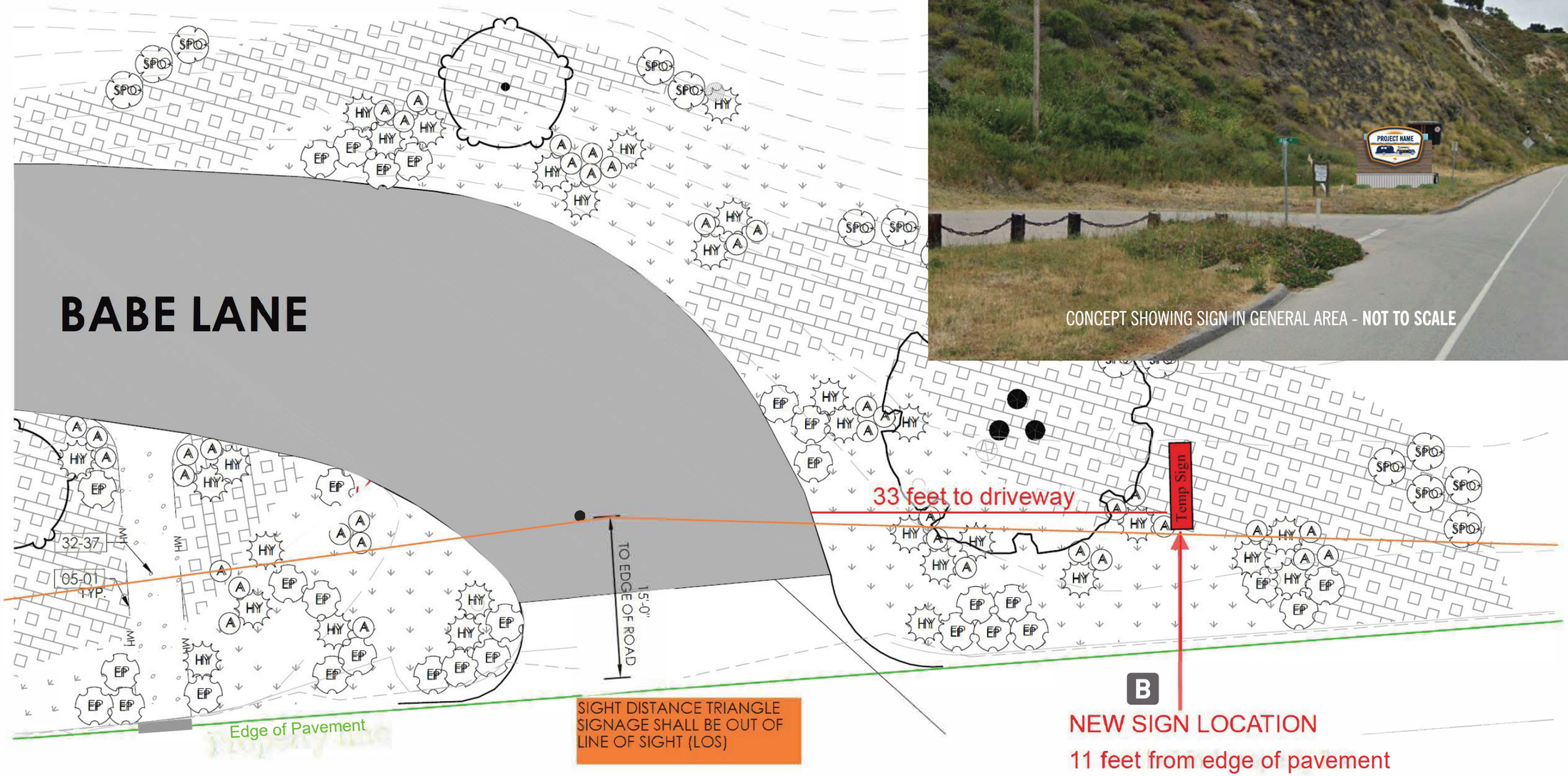

CONCEPT SHOWING SIGN IN GENERAL AREA - **NOT TO SCALE**

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GRADING PLANS
HARBOR TERRACE
AVILA BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

GENERAL NOTES

1. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE COUNTY ENGINEERING DEPARTMENT. THE COUNTY ENGINEER SHALL BE NOTIFIED AT LEAST TWENTY-FOUR HOURS PRIOR TO STARTING OF CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE COUNTY ENGINEER WILL BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK.
2. A PRE-CONSTRUCTION MEETING SHALL BE COORDINATED BY THE OWNER/DEVELOPER OF CONTRACTOR AND SHALL INCLUDE PERTINENT COUNTY STAFF AS A MINIMUM. THE ASSIGNED BUILDING INSPECTOR SHALL BE INCLUDED IN THIS MEETING TO DISCUSS THE LIMIT OF PUBLIC AND PRIVATE IMPROVEMENTS AND THE CORRESPONDING INSPECTION RESPONSIBILITIES. THE PROJECT ARCHAEOLOGIST SHALL BE PRESENT DURING ALL VEGETATION REMOVAL, CLEARING, GRUBBING OR INITIAL GROUND DISTURBANCE TO EVALUATE AND MONITOR RESOURCE SENSITIVITY OF ALL NEWLY DISTURBED AREAS OF THE SITE.
3. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE MOST CURRENT COUNTY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY BUILDING DEPARTMENT.
4. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL AND GEOLOGIC HAZARDS REPORT DATED APRIL 18, 2019 BY YEH AND ASSOCIATES INC.
5. RECORD PLANS ARE TO BE PREPARED AFTER CONSTRUCTION IS COMPLETED. THE CIVIL ENGINEER CERTIFYING THE IMPROVEMENTS AND PREPARING THE RECORD PLANS SHALL BE PRESENT WHEN THE FINAL INSPECTION IS MADE.
6. FOR ANY PUBLIC IMPROVEMENT TO BE MAINTAINED BY THE COUNTY IF ENVIRONMENTAL PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS, THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD/STATE OR THE CALIFORNIA DEPARTMENT OF FISH & GAME ARE REQUIRED, THE DEVELOPER SHALL EITHER SUBMIT A COPY OF ALL SUCH COMPLETED PERMITS TO THE COUNTY DEPARTMENT OF BUILDING OR DOCUMENT THAT THE REGULATORY AGENCIES DETERMINED THAT SAID PERMIT IS NOT REQUIRED PRIOR TO ACCEPTANCE OF THE COMPLETED IMPROVEMENTS FOR COUNTY MAINTENANCE AND RELEASE OF IMPROVEMENT SECURITY. ANY MITIGATION MONITORING REQUIRED BY SAID PERMIT WILL REMAIN THE RESPONSIBILITY OF THE DEVELOPER.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO START OF CONSTRUCTION. EXISTING UTILITIES AND IMPROVEMENTS SHOWN ON THE CONSTRUCTION PLANS ARE FROM RECORD SOURCES AND WERE SHOWN FOR DESIGN PURPOSES ONLY.
8. ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION BY THE CONTRACTOR.
9. CONTRACTOR TO TELEPHONE UNDERGROUND SERVICE ALERT (USA) TOLL FREE AT 811 A MINIMUM OF FORTY-EIGHT WORKING HOURS PRIOR TO THE START OF CONTRACTION. FOR BEST RESPONSE, PROVIDE AS MUCH NOTICE AS POSSIBLE, UP TO TEN WORKING DAYS.
10. CONSTRUCTION CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND RELATED FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION. ALL UTILITIES THAT ARE NOT A MEMBER OF USA MUST ALSO BE NOTED.
11. A COUNTY ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE COUNTY RIGHT-OF-WAY WORK REQUIRING AN ENCROACHMENT PERMIT INCLUDES BUT IS NOT LIMITED TO DEMOLITIONS, UTILITIES, WATER, SEWER, AND FIRE SERVICE LATERALS, CURB, GUTTER, AND SIDEWALK, DRIVEWAY APPROACHES SIDEWALK UNDERDRAINS, STORM DRAIN IMPROVEMENTS, STREET TREE PLANTING OR PRUNING, CURB RAMPS, STREET PAVING, AND PEDESTRIAN PROTECTION OR CONSTRUCTION STAGING IN THE RIGHT-OF-WAY. ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE COUNTY UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARDS AND STANDARD SPECIFICATIONS.
12. CONTACT THE BUILDING DEPARTMENT WITH AT LEAST A 48-HOUR NOTICE FOR ANY REQUIRED ENCROACHMENT PERMIT INSPECTIONS OR FINAL INSPECTIONS.
13. THE CONTRACTOR SHALL PROVIDE A LEGIBLE AND COMPLETE SET OF PLANS IDENTIFYING ALL MODIFICATIONS MADE DURING CONSTRUCTION TO THE DESIGN ENGINEER FOR THE RECORD DRAWINGS.
14. ANY PROPOSED DEVIATIONS FROM THE PLANS MUST BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL, INCLUDING FIELD REVISIONS REQUESTED BY THE COUNTY INSPECTOR.
15. THE DESIGN OF THE SURFACE IMPROVEMENTS IS BASED ON THE COUNTY'S RECORD INFORMATION (SURVEYS AND DRAWINGS). IMMEDIATELY AFTER THE CONSTRUCTION CONTRACT IS AWARDED, THE CONTRACTOR SHALL VERIFY THE RELATIVE ELEVATIONS AS SPECIFIED ON THESE PLANS AND NOTIFY THE DESIGN ENGINEER. THE CONSTRUCTION DRAWINGS ELEVATIONS WILL THEN BE MODIFIED ACCORDINGLY, AND A REVISED SET FURNISHED TO THE CONTRACTOR. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY REQUIRED REWORK IF CONSTRUCTION BEGINS WITHOUT VERIFYING THE SPECIFIED ELEVATIONS AND NOTIFYING THE DESIGN ENGINEER.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYORS ACT AT THE CONTRACTOR'S EXPENSE.
17. ALL PROPERTY CORNER MONUMENTS SHALL BE IN PLACE AND IDENTIFIED AT THE TIME OF THE FOUNDATION INSPECTION REQUEST.
18. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT AND OBTAIN APPROVAL OF A PEDESTRIAN PROTECTION PLAN IN CONFORMANCE WITH THE CALIFORNIA BUILDING CODE.
19. A HEADER BOARD WALL BERM OR TWO FOOT WIDE LEVEL AREA SHALL BE PROVIDED BY THE CONTRACTOR BETWEEN THE BACK OF THE COUNTY SIDEWALK AND THE PLANTING AREA TO PREVENT SOIL FROM WASHING ONTO THE SIDEWALK.
20. A COMPACTION REPORT SHALL BE PROVIDED BY A GEOTECHNICAL ENGINEER STATING THAT THE BASE AND SUBGRADE WERE PREPARED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL AND GEOLOGIC HAZARDS REPORT OR THE COUNTY PARKING AND DRIVEWAY STANDARDS 95% MINIMUM COMPACTION.
21. IF DE-WATERING IS REQUIRED, A SEPARATE DISCHARGE PERMIT MAY BE REQUIRED FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
22. CONTRACTOR SHALL PROVIDE A TRAFFIC AND PEDESTRIAN CONTROL PLAN AND PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ENCROACHMENT PERMIT ISSUANCE.
23. THE COUNTY INSPECTOR ACTING ON BEHALF OF THE COUNTY BUILDING DEPARTMENT MAY REQUIRE REVISIONS IN THE PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD. REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER'S ENGINEER.
24. HYDROSEED MIX SHALL CONSIST OF NATIVE SPECIES AS SPECIFIED AND APPROVED BY THE PROJECT BIOLOGIST (NOT THE COUNTY BIOLOGIST).
25. TEMPORARY EROSION CONTROL DEVICES SHALL BE ON-SITE DURING CONSTRUCTION ACTIVITY TO BE IMPLEMENTED PRIOR TO A PREDICTED RAIN EVENT OF 50% PROBABILITY OR GREATER.
26. ANY SECTIONS OF DAMAGED OR DISPLACED CURB, GUTTER & SIDEWALK OR DRIVEWAY APPROACH SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
27. ALL STORM WATER EROSION CONTROL AND SEDIMENT CONTROL DEVICES/MEASURES (I.E. BMPS) SHALL BE IN PLACE THROUGHOUT GROUND DISTURBING ACTIVITIES.

UTILITY NOTES

1. UTILITIES SHOWN ARE ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. THE CONTRACTOR HAS THE RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND TO NOTIFY UTILITY COMPANIES WHEN WORKING IN THEIR PROXIMITY PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL POTHOLE TO VERIFY ALL EXISTING UTILITY POINTS OF CONNECTION AND ELEVATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ANY DISCREPANCIES EXIST BETWEEN THE PLANS AND FIELD CONDITIONS PERTAINING TO MATERIALS, ELEVATIONS, ETC. PRIOR TO CONTINUING WORK.
2. THE ENGINEERED DRY UTILITY PLANS WILL BE A DEFERRED SUBMITTAL ITEM. THE ENGINEERED DRY UTILITY PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD TO REVIEW FOR CONFORMANCE WITH THE APPROVED PLANS. THE DEFERRED SUBMITTAL ITEMS SHALL BE FORWARDED TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO COMMENCING ANY ON-SITE OR OFF-SITE UTILITY CONSTRUCTION.
3. THE DRY UTILITY SERVICE LINES AND BOXES SHOWN IN THESE PLANS ARE SCHEMATIC AND BASED ON PROVIDED PLANS FROM THE UTILITY PROVIDER. THE CONTRACTOR IS REQUIRED TO OBTAIN THE FINAL PLANS FROM THE UTILITY PROVIDER AND VERIFY THE FINAL ALIGNMENT PER THEIR APPROVED PLANS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ROUTING THE SERVICE WIRE THROUGH THE CONDUIT RUNS TO PROVIDE SERVICES TO THE SHOWN EQUIPMENT.

CONTAMINATED SOIL NOTE:

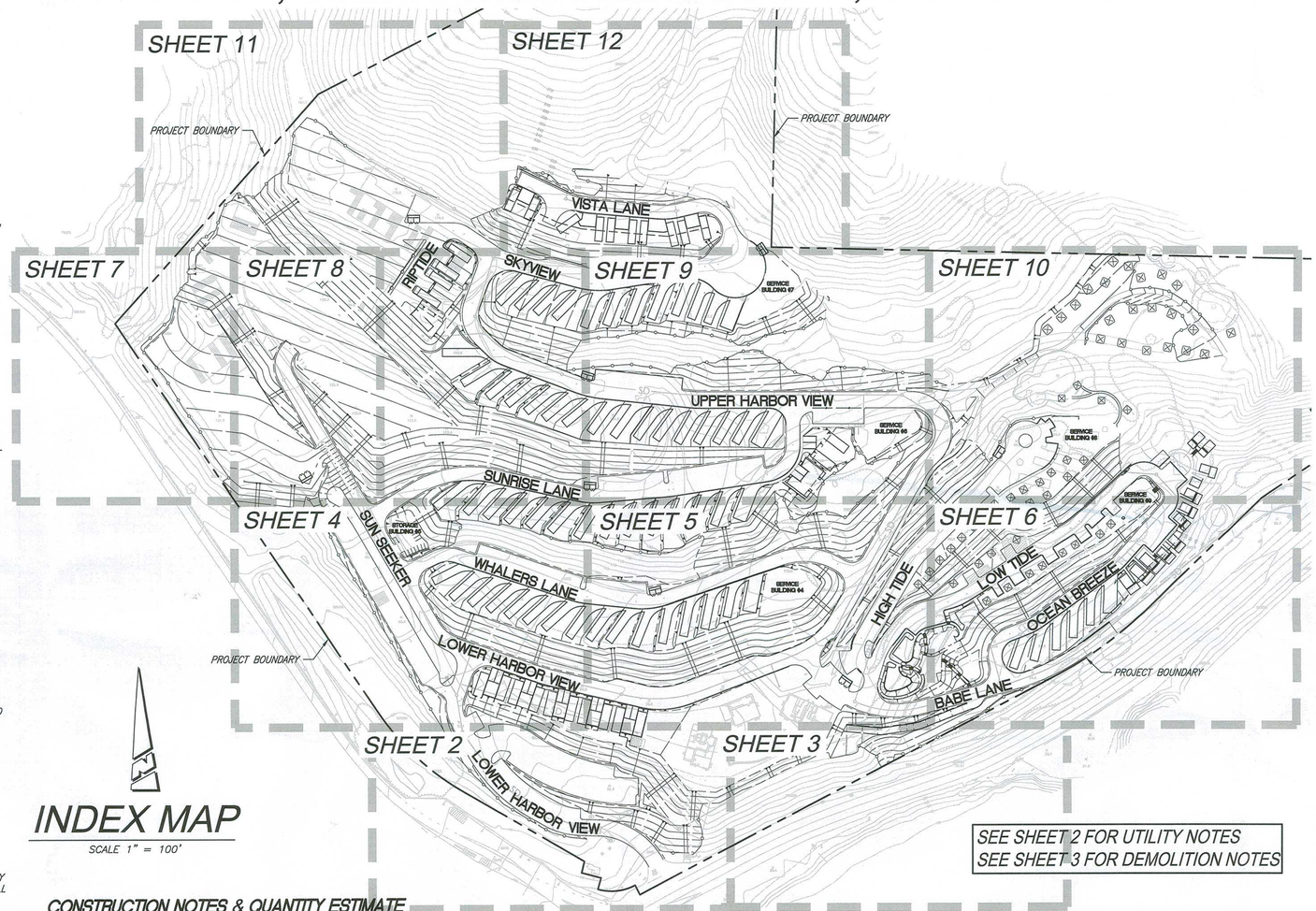
CONTAMINATED SOIL WAS DISCOVERED AND EXCAVATED DOWN TEN FEET AND RELOCATED FROM THE AREA ON SUNSEEKER AROUND WHALERS LANE AND SUNRISE LANE TO THE LOWEST AND THE HIGHEST PADS OF THE HARBOR USE AREA. THESE AREAS WILL BE CAPPED/PAVED. REFER TO THE FINAL CONTAMINATION MANAGEMENT REPORT FOR DETAIL THE LOCATIONS AND INFORMATION ABOUT THE CONTAMINATED SOIL.

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN LUIS OBISPO DOES NOT RELIEVE ME AS ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: PROACTIVE ENGINEERING CONSULTANTS
25109 JEFFERSON AVENUE #200
MURRIETA, CA 92562 PHONE:
(951) 200-6840

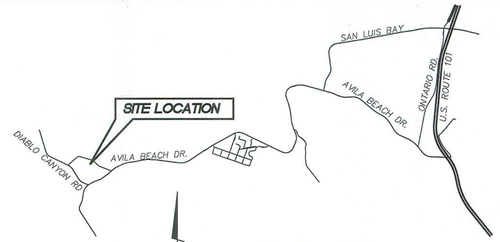
BY: _____
GEORGE ALAN LENFESTY RCE 45920
EXPIRATION DATE 12-31-20



INDEX MAP

SCALE 1" = 100'

SEE SHEET 2 FOR UTILITY NOTES
SEE SHEET 3 FOR DEMOLITION NOTES



VICINITY MAP
N.T.S.

LEGEND

FL	– FLOW LINE		– PROJECT BOUNDARY
FS	– FINISHED SURFACE		– OAK WOODLAND OBSERVATION BOUNDARY
FG	– FINISHED GRADE		– DRAINAGES OBSERVATION BOUNDARY
GB	– GRADE BREAK		– OAK TREE FENCED ROOT ZONE
HP	– HIGH POINT		– OAK TREE CANOPY
LP	– LOW POINT	(XXXX.XX)	– EXISTING ELEV.
EP	– EDGE OF PAVEMENT	XXXXX.XX / TC	– PROPOSED TOP OF CURB ELEV.
TW	– TOP OF WALL	C / F	– DAYLIGHT CUT / FILL
TF	– TOP OF FOOTING		– DAYLIGHT
TC	– TOP OF CURB		– RIDGELINE
EDB	– EXTENDED DETENTION BASIN		– SUBDRAIN
2365	– EXISTING CONTOUR		– GRADING LIMITS LINE
2365	– PROPOSED CONTOUR		– CMU RETAINING WALL
P=XXX.X	– PROPOSED PAD ELEV.		– SOLDIER PILE WALL
	– STREET CENTER LINE	X / XX	– SECTION REFERENCE
	– SLOPE (2:1 UNLESS OTHERWISE NOTED)		– SHEET REFERENCE
	– SHEET MATCHLINE	SD	– PROPOSED STORM DRAIN
80	– LOT NUMBER	D	– PROPOSED STORM DRAIN MANHOLE
	– EXISTING TREE		– PROPOSED STORM DRAIN CATCH BASIN
1.28%	– STREET GRADE		– EXISTING INCLINOMETER
	– OAK WOODLAND AREA		
	– REMEDIAL SLOPE GRADING EXTENTS		
	– SUBSTATION PAD		

MONITORING CONTACT

BIOLOGIST – TERRA VERDE
BROOKE LANGLE
3765 SOUTH HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
805-896-5479

GEOTECHNICAL ENGINEER – YEH AND ASSOCIATES INC.
JUDD KING
391 FRONT STREET, SUITE D
GROVER BEACH, CA 93433
805-801-6416

CULTURAL – APPLIED EARTHWORKS INC.
BARRY PRICE
811 EL CAPITAN WAY, SUITE 100
SAN LUIS OBISPO, CA 93401
805-594-1590

SWPPP – RRM DESIGN GROUP
ROBERT CAMACHO
3765 SOUTH HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
805-543-1794

ELECTRICAL ENGINEER – THOMA ELECTRIC INC.
PATRICK MORRISSEY
3562 EMPLEO ST.
SAN LUIS OBISPO, CA 93401
805-548-2141

ARBORIST – RRM DESIGN GROUP
JAKE MINNICK
3765 SOUTH HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
805-234-9281

CONSTRUCTION NOTES & QUANTITY ESTIMATE

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONSTRUCT 0.25' A.C. OVER 0.79' A.B.	224,625	S.F.
2	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2	4,771	L.F.
3	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A	7,082	L.F.
4	CONSTRUCT 6' TERRACE DRAIN PER DETAIL ON SHEET 13	296	L.F.
5	CONSTRUCT TERRACE DROWN DRAIN PER DETAIL ON SHEET 13	130	L.F.
6	CONSTRUCT 3' "V" DITCH PER DETAIL ON SHEET 13	2,293	L.F.
7	CONSTRUCT 12" CONCRETE MOW STRIP PER DETAIL ON SHEET 13	3,232	L.F.
8	CONSTRUCT CMU RETAINING WALL PER DETAIL ON SHEETS 23	4,720	S.F.
9	CONSTRCUT 1.5' "V" DITCH PER DETAIL ON SHEET 13	871	L.F.
10	CONSTRUCT DRAIN INLET PER STORM DRAIN IMPROVEMENT PLANS	2	EA.
11	CONSTRUCT SPLASH WALL PER DETAIL ON SHEET 13	23	L.F.
12	CONSTRUCT RIBBON GUTTER PER DETAIL ON SHEET 13	768	L.F.
13	CONSTRUCT CATCH BASIN PER STORM DRAIN IMPROVEMENT PLANS	13	EA.
14	CONSTRUCT CURB PER DETAIL ON SHEET 13 (HEIGHT PER PLAN)	80	L.F.
15	CONSTRUCT INLET PER STORM DRAIN IMPROVEMENT PLANS	17	EA.
16	CONSTRUCT 4" CONCRETE SIDEWALK	3,646	S.F.
17	CONSTRUCT TRASH ENCLOSURE	9	EA.
18	CONSTRUCT 8" AGGREGATE BASE OR EQUIVALENT PER GEOTECHNICAL REPORT AND LANDSCAPE PLANS	57,377	S.F.
19	V-2 CONSTRUCTION EQUIPMENT AND STAGING AREAS FOR THE DEVELOPMENT OF THE HARBOR TERRACE AND AVILA PARKING SITES SHALL BE STORED AND LOCATED IN THE LEAST VISUALLY PROMINENT LOCATION ON SITE AND/OR SCREENED FROM PUBLIC	1	E.A.
20	CONSTRUCT 0.33' PCC OVER 0.50' AGGREGATE BASE	4,808	S.F.
21	PAINT HANDICAP PARKING STRIPING PER A.D.A. REQUIREMENTS AND DETAIL ON SHEET 13	19	EA.
22	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE F	5	EA.
23	CONSTRUCT MODIFIED CALTRANS STD. RSP A88A CASE F CURB RAMP PER DETAIL ON SHEET 13	3	EA.
24	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE C	3	EA.
25	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE G	1	EA.
26	CONSTRUCT 6" CONCRETE SERVICE DRIVEWAY	2,512	S.F.
27	INSTALL RAISED TRUNCATED DOMES PER DETAIL ON SHEET 13	245	S.F.
28	PROTECT-IN-PLACE EXISTING OAK TREE TRUNK LOCATIONS, TREE CANOPIES AND TREE NUMBERS	23	EA.
29	RETAINING WALL PER SEPARATE PERMIT	2,203	S.F.
30	CONSTRUCT 2' "V" DITCH PER DETAIL ON SHEET 13	444	L.F.
31	NOT USED	–	–
32	INSTALL WOOD POST PER DETAIL ON SHEET 13	27	L.F.
33	INSTALL 10" REDWOOD HEADER	15	E.A.

QUANTITIES ARE FOR BONDING AND ESTIMATING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THEIR OWN QUANTITIES FOR CONTRACT PURPOSES.

APPROVED
Approval of these plans does not authorize or approve any commercial or residential development of state lands or any violations of the provisions of the Coastal Act or the California Code of Regulations. One set of approved plans shall be available on the project site at all times. Plans shall be obsolete when they become illegible or deteriorated.
OCT 9 7 2020
State of California
Department of Housing and Community Development
Division of Codes and Standards

EARTHWORK QUANTITIES

WDID # _____

	CUT	FILL
RAW VOLUME	71,135 CY	71,135 CY

INDEX OF SHEETS:

SHEET 1	– TITLE SHEET, VICINITY MAP, GENERAL NOTES, LEGEND – CONSTRUCTION NOTES – QUANTITIES
SHEET 2	– GRADING PLANS – UTILITY NOTES
SHEET 3	– GRADING PLANS – DEMOLITION NOTES
SHEET 4–12	– GRADING PLANS
SHEET 13	– SECTIONS – DETAILS
SHEET 14	– RETAINING WALL DETAILS
SHEET 15	– FACILITY DETAILS
SHEET 16	– EROSION CONTROL TITLE SHEET
SHEET 17	– EROSION CONTROL DETAILS
SHEET 18–19	– EROSION CONTROL PLANS
SHEET 20–22	– CONDITIONS OF APPROVAL
SHEET 23	– STRUCTURAL WALL DETAILS

811 Know what's below. Call before you dig.

BASIS OF BEARINGS:
XXXX
BEARING: NXX°XX'XX"E

BENCHMARK:
XXXX
ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL:
REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENFESTEY
No. 45920
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

DATE	NO.	REVISIONS
4/17/19	1	REV. GRADING & ADDED RET. WALLS TO STORAGE AREAS SEE SHTS 4, 7, 8 & 11. ADDED ACCESS PATH AND REV. GRADING SEE SHTS 5 & 6. REV. EDGE GRADING AT CAMPING SITE SEE SHT 10. SOLDIER PILE WALL SPECIFIED SEE SHEET 14.
5/25/19	2	EROSION CONTROL QUANTITIES REVISED.
10/16/20	3	REV. PARK MODELS #1-14 GRADING AND ADDED WALL SHTS 2, 4, 5 & 9. REV. PRECISE GRADING BUILDING #4 & #6 SHT. 15. ADDED BUILDING #5 SHT. 4 & 15.

SUBSTANTIAL CONFORMANCE #3

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
TITLE SHEET

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/GAA/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO. 201R11-	GEORGE ALAN LENFESTEY R.C.E. 45920 DATE 10/16/20
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. / SHEET 1 OF 23

Revison: Oct 16, 2020

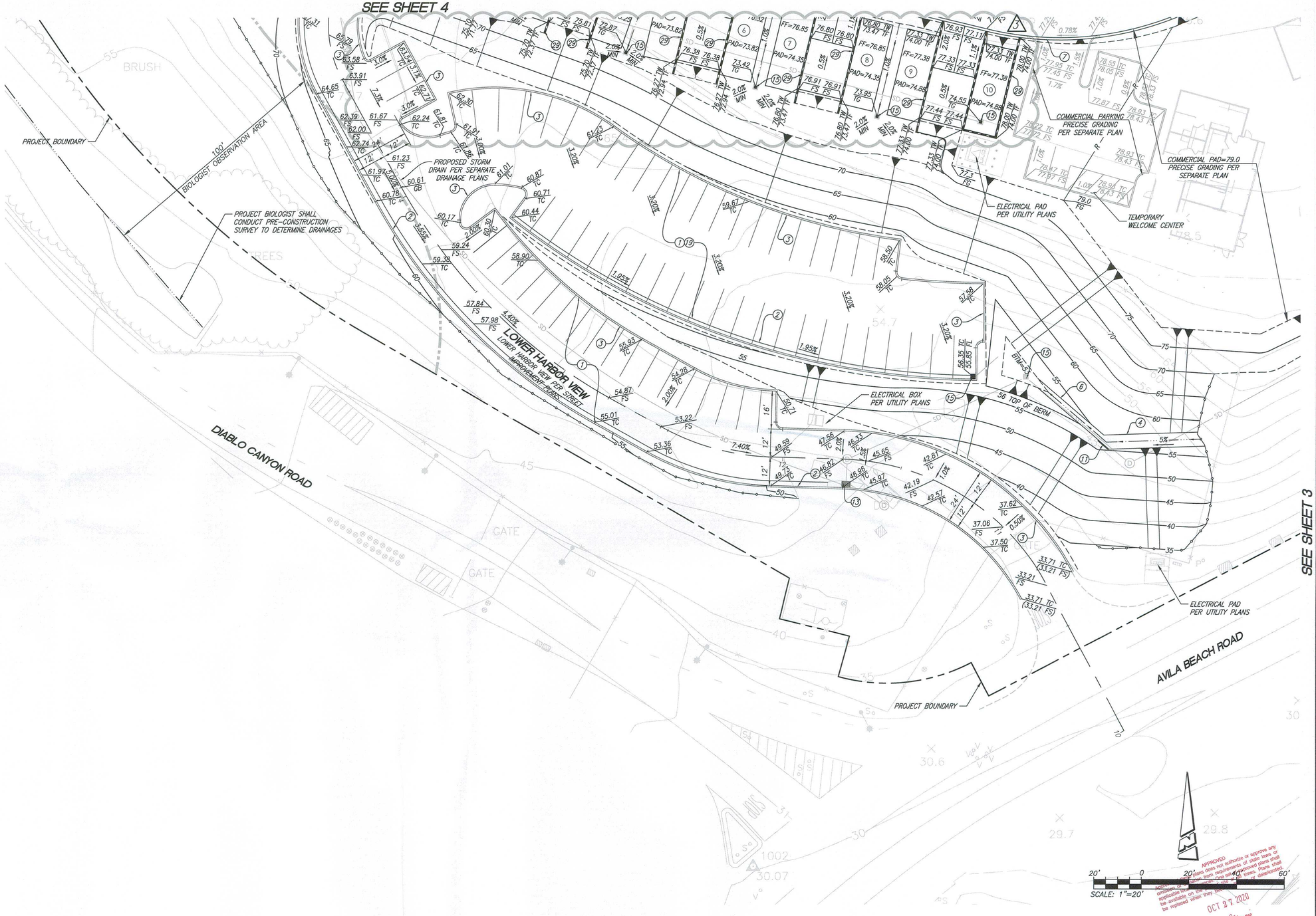
DWG: N:\01.162.000 Harbor Terrace\Drawings\Rough Grading – Substantial Conformance\VIT-TRSP_Sub_Con.dwg
By: GBartA
Plotted: Oct 16, 2020 – 1:32pm

UTILITY NOTES

1. ALL GRADING SHALL BE IN CONFORMANCE WITH THE COUNTY OF SAN LUIS OBISPO GRADING ORDINANCES THE STANDARDS AND REQUIREMENTS PERTAINING THERETO, THIS PLAN, AND THE RECOMMENDATIONS AND REQUIREMENTS OF THE SUPERVISING GEOTECHNICAL ENGINEER.
2. ALL EXPORT MATERIAL SHALL BE DISPOSED OF OUTSIDE THE COUNTY LIMITS IN AN ACCEPTABLE LOCATION UNLESS OTHERWISE APPROVED BY THE COUNTY.
3. DUST CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH COUNTY GRADING ORDINANCE AND COUNTY APCD REQUIREMENTS.
4. CONSTRUCTION CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE JOB SITE AND THAT HE/SHE SHALL AT HIS/HER EXPENSE REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR ADJACENT TO THE JOB SITE WHICH ARE DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF HIS/HER OPERATIONS.
5. NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1) UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.
6. MINIMUM DRAINAGE GRADIENT OF 5% IS REQUIRED FOR A MINIMUM OF 10' AWAY FROM THE BUILDING PAD/FOUNDATION IN ACCORDANCE WITH THE BUILDING CODES FOR LANDSCAPED AREAS ADJACENT TO BUILDINGS (SEE CALIFORNIA BUILDING CODE SECTION 1804.3).
7. ALL SURFACE AND SUBSURFACE DRAINAGE SYSTEMS DESIGNED AT LESS THAN 2% SHALL HAVE FINAL GRADIENTS CERTIFIED BY A LICENSED SURVEYOR OR ENGINEER PRIOR TO FINAL INSPECTION.
8. SOILS TESTS FOR MATERIAL QUALIFICATION SHALL BE DONE IN ACCORDANCE WITH THE COUNTY STANDARDS AND SPECIFICATIONS. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO PLACING THE MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF THE MATERIAL.
9. COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL AND MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. SAID TEST SHALL BE MADE PRIOR TO THE PLACING OF THE NEXT MATERIAL. GRADING AND COMPACTIONS REQUIREMENTS SHOULD BE AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL AND GEOLOGIC HAZARDS REPORT AND/OR COUNTY OF SAN LUIS OBISPO STANDARDS.
10. SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% IN THE ZONE BETWEEN FINISHED SUBGRADE ELEVATION AND ONE FOOT BELOW. ALL MATERIAL IN-FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
11. FINAL REPORTS SHALL BE REQUIRED IN ACCORDANCE WITH CHAPTER 18 OF THE CBC.
12. DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE APPLICANT SHALL IMPLEMENT THE FOLLOWING PARTICULATE (DUST) CONTROL MEASURES. THESE MEASURES SHALL BE SHOWN ON THE GRADING AND BUILDING PLANS. IN ADDITION, THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATER AS NECESSARY TO PREVENT TRANSPORT OF DUST OFF-SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY BE NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
    A. USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FORM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH RECLAIMED (NON-POTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE.
13. IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE DISCOVERED IN CONJUNCTION WITH A CONSTRUCTION PROJECT, ALL ACTIVITIES SHALL CEASE AND THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED SO THAT THE PROCEDURES REQUIRED BY STATE LAW MAY BE APPLIED. THE PROJECT ARCHAEOLOGIST SHALL BE PRESENT DURING ALL VEGETATION REMOVAL, CLEARING, GRUBBING, OR INITIAL GROUND DISTURBANCE TO EVALUATE AND MONITOR RESOURCE SENSITIVITY OF ALL NEWLY DISTURBED AREAS OF THE SITE.
14. ALL DISTURBED SURFACES SLOPED FOUR HORIZONTAL TO ONE VERTICAL (4:1) AND GREATER AND AREAS USED TO CONVEY CONCENTRATED DRAINAGE SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION BY EFFECTIVE PLANTING TO BE COMPLETED NO LATER THAN 30 DAYS PRIOR TO A REQUEST FOR FINAL INSPECTION APPROVALS.
15. ALL ACTIVITIES ASSOCIATED WITH CONSTRUCTION AND OPERATION FOR THE SUBDIVISION MAP SHALL COMPLY AT ALL TIMES WITH ALL CURRENT APCD RULES AND REGULATIONS AS APPLICABLE, INCLUDING BUT NOT LIMITED TO PM-10, NOX EMISSIONS BEST AVAILABLE CONTROL TECHNOLOGIES CONSTRUCTION ACTIVITIES MANAGEMENT PLANS AND PHASING TECHNIQUES.
16. RECYCLED WATER IS AVAILABLE FOR USE FOR DUST SUPPRESSION AND OTHER GRADING ACTIVITIES THROUGH A CONSTRUCTION WATER PERMIT. PLEASE CONTACT THE COUNTY'S UTILITIES PROJECT MANAGER FOR INFORMATION ON THIS PERMIT.
17. A FIRE DEPARTMENT PERMIT IS REQUIRED IF FUEL IS STORED ON-SITE.
18. TRACKING ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE MINIMIZED. THE ADJOINING STREET AND SIDEWALK SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD, AND CONSTRUCTION DEBRIS AT THE END OF EACH WORKING DAY.
19. CONTRACT SHALL COMPLETE THE TASKS LISTED BELOW AS REQUIRED BY CALIFORNIA BUILDING CODE 1705.6.

CONSTRUCTION NOTES

NO.	DESCRIPTION
(1)	CONSTRUCT 0.25' A.C. OVER 0.79' A.B.
(2)	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2
(3)	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A
(4)	CONSTRUCT 6' TERRACE DRAIN PER DETAIL ON SHEET 13
(6)	CONSTRUCT 3' "V" DITCH PER DETAIL ON SHEET 13
(7)	CONSTRUCT 12" CONCRETE MOW STRIP PER DETAIL ON SHEET 13
(8)	CONSTRUCT CMU RETAINING WALL PER DETAIL ON SHEETS 23
(11)	CONSTRUCT SPLASH WALL PER DETAIL ON SHEET 13
(13)	CONSTRUCT CATCH BASIN PER STORM DRAIN IMPROVEMENT PLANS
(15)	CONSTRUCT INLET PER STORM DRAIN IMPROVEMENT PLANS
(16)	CONSTRUCT 4" CONCRETE SIDEWALK
(18)	CONSTRUCT 8" AGGREGATE BASE OR EQUIVALENT PER GEOTECHNICAL REPORT AND LANDSCAPE PLANS
(19)	V-2 CONSTRUCTION EQUIPMENT AND STAGING AREAS FOR THE DEVELOPMENT OF THE HARBOR TERRACE AND AVILA PARKING SITES SHALL BE STORED AND LOCATED IN THE LEAST VISUALLY PROMINENT LOCATION ON SITE AND/OR SCREENED FROM PUBLIC
(20)	CONSTRUCT 0.33' PCC OVER 0.50' AGGREGATE BASE
(21)	PAINT HANDICAP PARKING STRIPING PER A.D.A. REQUIREMENTS AND DETAIL ON SHEET 13
(23)	CONSTRUCT MODIFIED CALTRANS STD. RSP A88A CASE F CURB RAMP PER DETAIL ON SHEET 13
(24)	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE C
(29)	RETAINING WALL PER SEPARATE PERMIT



SUBSTANTIAL CONFORMANCE #3

811 Know what's below. Call before you dig.

BASIS OF BEARINGS: XXXX
BEARING: NXX°XX'XX"E

BENCHMARK: XXXX
ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER — GEORGE ALAN LEINFESTEY — No. 45920 Exp. 12/31/20 — CIVIL — STATE OF CALIFORNIA

DATE	NO.	REVISIONS
10/16/20	3	REV. PARK MODELS GRADING, ADDED RETAINING WALL AND ADDED PARKING TO LOWER HARBOR VIEW.

PUBLIC IMPROVEMENT PLANS FOR
HARBOR TERRACE
GRADING PLAN - UTILITY NOTES

DESIGN/DRAWN: GAL/HAL/AMJ	COUNTY PLAN CHECKER:	APPROVED FOR COUNTY REQUIREMENTS
JOB NO.	COUNTY W.O. NO. 201R11-	DEVELOPMENT SERVICES ENGINEER — DATE
CALIFORNIA COORDINATES	COUNTY POST MILES	GEORGE ALAN LEINFESTEY R.C.E. 45920 — DATE 10/16/20
	COUNTY ROAD NO.	SHEET 2 OF 23

Revison: Oct 16, 2020

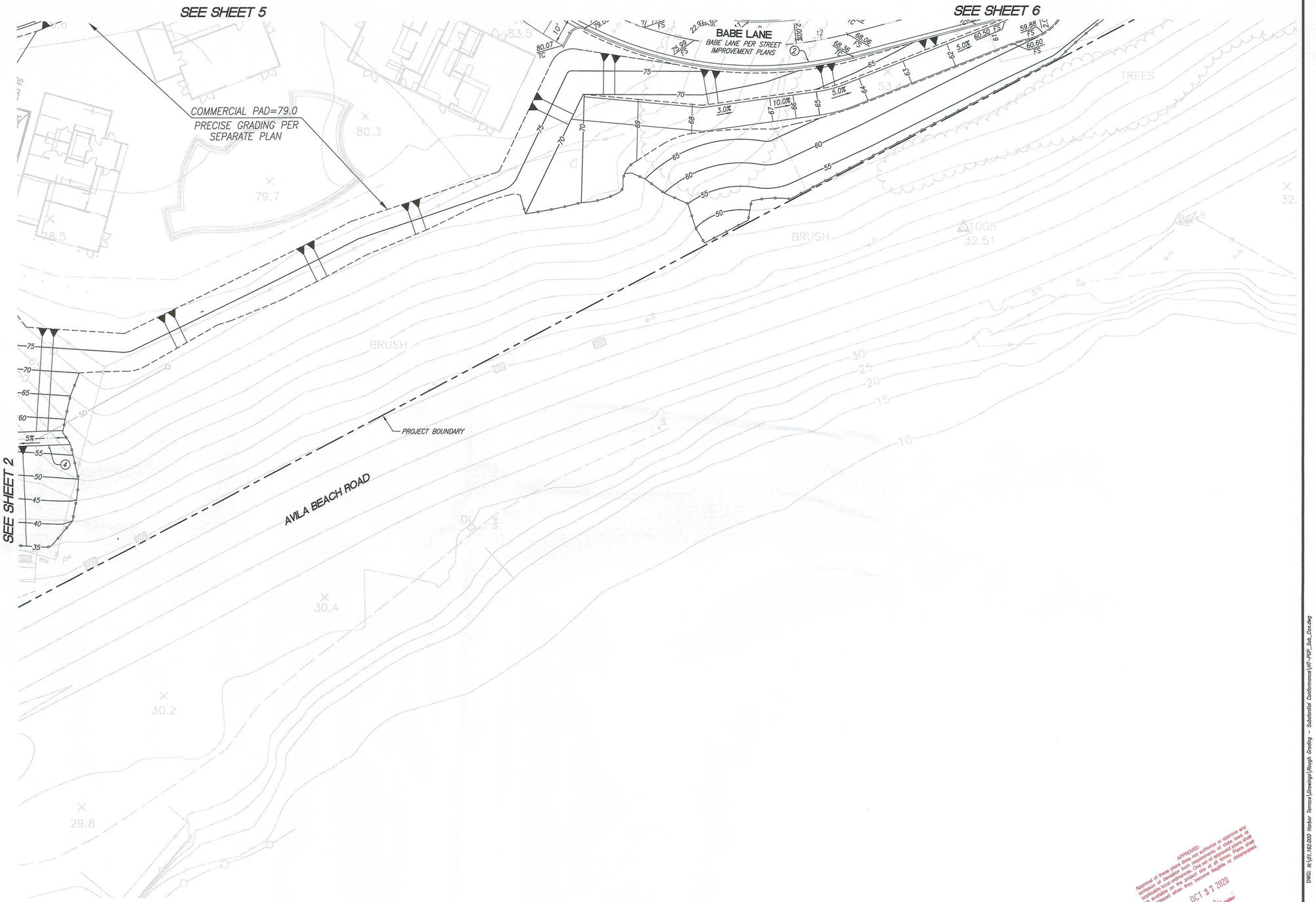
Plotted: Oct 16, 2020 - 1:22pm By: GilbertA DWG: H:\101.162.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\VI\r-RGP2_Sub_Con.dwg

DEMOLITION NOTES

1. THIS DEMOLITION PLAN WAS PREPARED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ARCHITECT AND ENGINEER DO NO REPRESENT THAT ALL ITEMS WHICH MAY REQUIRE DEMOLITION HAVE BEEN SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CAREFULLY EXAMINE THE SITE AND DETERMINE WHAT MAY BE REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
2. DEMOLITION WORK AND ABANDONMENT SHALL CONFORM TO THE LATEST VERSION OF THE UNIFORM BUILDING CODE TITLE 24 AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD.
3. NO DEMOLITION SHALL BE STARTED WITHOUT APPROVED PLANS. THE OWNER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO STARTING DEMOLITION.
4. THE PLANS DO NOT AUTHORIZE SITE DISTURBANCE BEYOND THE LIMITS AS REPRESENTED ON THESE PLANS UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL ITEMS DAMAGED DURING DEMOLITION AND CONSTRUCTION TO ITS ORIGINAL CONDITIONS OR TO THE SATISFACTION OF THE COUNTY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER STORAGE OF ANY ITEMS TO BE RELOCATED.
7. ALL ITEMS ARE THE PROPERTY OF THE OWNER. THE CONTRACTOR SHALL SALVAGE ANY ITEMS AT THE REQUEST OF THE OWNER.
8. ALL DEBRIS FROM THE DEMOLITION PROCESS SHALL BE REMOVED FROM THE SITE TO AN APPROVED DUMP AT THE CONTRACTOR'S EXPENSES UNLESS OTHERWISE NOTED.
9. ALL HAZARDOUS MATERIALS SHALL BE REMOVED PRIOR TO ANY DEMOLITION OR ACTIVITY WHICH WOULD DISTURB THAT MATERIAL BY A LICENSED ABATEMENT CONTRACTOR.
10. IF ASBESTOS IS FOUND IN THE EXISTING STRUCTURES TO BE DEMOLISHED, THEN ASBESTOS MUST BE REMOVED IN ACCORDANCE WITH APPLICABLE CITY, COUNTY, STATE AND FEDERAL GUIDELINES OR REQUIREMENTS. REMOVAL OF ASBESTOS MATERIAL SHALL BE COMPLETED BY A CONTRACTOR LICENSED TO HANDLE ASBESTOS MATERIAL.
11. ALL STREETS, ALLEYS, VEHICULAR WAYS, SIDEWALKS, AND HAUL ROUTES SHALL BE KEPT CLEAN AND CLEAR OF DEBRIS, DIRT AND DUST IN A MANNER ACCEPTABLE TO THE COUNTY. AT A MINIMUM, THESE ARE SHALL BE CLEANED AT THE END OF EACH WORK DAY. FAILURE TO DO SO WILL RESULT IN A "STOP WORK" NOTICE. SAID NOTICE WILL NOT BE RELEASED UNTIL THE AREA HAS BEEN ADEQUATELY CLEANED. THE FLUSHING OF DIRT OR DEBRIS INTO STORM DRAIN OR SANITARY SEWER FACILITIES SHALL NOT BE PERMITTED.
12. ALL ABANDONED UTILITIES SHALL BE MARKED IN THE FIELD AND LOCATED ON THE DRAWINGS OF RECORD BY THE CONTRACTOR WHICH WILL BE SUPPLIED TO BOTH THE ENGINEER OF RECORD AND THE OWNER AT THE CONCLUSION OF THE DEMOLITION WORK.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. EXISTING UTILITIES AND IMPROVEMENTS SHOWN ON THESE PLANS ARE FROM RECORD SOURCES AND SPOT CHECKS UTILITIES ARE SHOWN FOR DESIGN PURPOSES ONLY.
14. THE CONTRACTOR SHALL ONLY REMOVE THOSE UNDERGROUND FACILITIES SPECIFICALLY NOTED FOR REMOVAL. DAMAGE TO EXISTING FACILITIES TO REMAIN SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION
16. CONTRACTOR TO TELEPHONE UNDERGROUND SERVICE ALERT (USA) TOLL FREE AT 800, A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. FOR BEST RESPONSE, PROVIDE AS MUCH NOTICE AS POSSIBLE, UP TO 10 WORKING DAYS.
17. CONTRACTOR SHALL NOT INTERRUPT ANY SERVICES OR DISRUPT THE OPERATION OF ADJACENT BUSINESSES, RESIDENTIAL AREAS OR ONSITE FACILITIES OUTSIDE THE LIMITS OF DEMOLITION.
18. CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FOR WORK WITHIN THE COUNTY RIGHT-OF-WAY FROM THE COUNTRY PRIOR TO THE START OF WORK.
19. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR WORK WITHIN THE COUNTY RIGHT-OF-WAY FROM THE COUNTY PRIOR TO THE START OF WORK.
20. CONTRACTOR TO REMOVE AND DISPOSE OF ALL WOOD, CONCRETE, A.C. PAVING AGGREGATE BASE AND VEGETATION AS SHOWN UNLESS OTHERWISE NOTED ON THE PLANS.
21. REMOVE TREES TOGETHER WITH THE BULK OF THE ROOTS TO A MINIMUM DEPTH OF 4 FEET BELOW EXISTING GRADE AND WITHIN A RADIUS OF 7 FEET BEYOND THE PERIMETER OF THE TRUNK AT GROUND LINE.
22. FILL AND COMPACT HOLES RESULTING FROM TREES AND TREE STUMP REMOVAL TO REQUIRED DENSITY. FILLING SHALL NOT BE DONE UNTIL HOLES HAVE BEEN APPROVED BY THE OWNER'S REPRESENTATIVE.
23. DUST CONTROL SHALL BE MAINTAINED TO THE SATISFACTION OF THE COUNTY OF SAN LUIS OBISPO.
24. CONTRACTOR TO DISPOSE OF ALL MATERIALS PER CONSTRUCTION AND DEMOLITION RECYCLING PLAN FOR THIS PROJECT.
25. PROTECT EXISTING FACILITIES OUTSIDE THE LIMITED OF DEMOLITION UNLESS OTHERWISE NOTED.
26. TREE REMOVALS MAY REQUIRE APPROVAL BY THE COUNTY ARBORIST. CONTACT THE COUNTY ARBORIST TO REVIEW ANY PROPOSAL FOR TREE REMOVALS AND TO INITATE AN APPLICATION FOR A TREE REMOVAL PERMIT IF APPLICABLE.
27. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.

CONSTRUCTION NOTES

NO.	DESCRIPTION
(2)	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2
(3)	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A
(4)	CONSTRUCT 6' TERRACE DRAIN PER DETAIL ON SHEET 13
(16)	CONSTRUCT 4" CONCRETE SIDEWALK
(24)	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE C



SCALE: 1"=20'

Know what's below. Call before you dig.

BASIS OF BEARINGS: XXXX
BEARING: NXX°XX'XX"E

BENCHMARK: XXXX
ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
X5189 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER GEORGE ALAN LENFESTEY No. 45920 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

DATE	NO.	REVISIONS

SUBSTANTIAL CONFORMANCE #3

APPROVED
Approval of these plans does not authorize or approves any violations of ordinances, laws or statutes. If state laws or ordinances exist or violated, the approval of these plans shall be invalidated when they become illegible or deteriorated.
OCT 27 2020
COUNTY OF SAN LUIS OBISPO
PUBLIC WORKS

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
GRADING PLAN - DEMOLITION NOTES

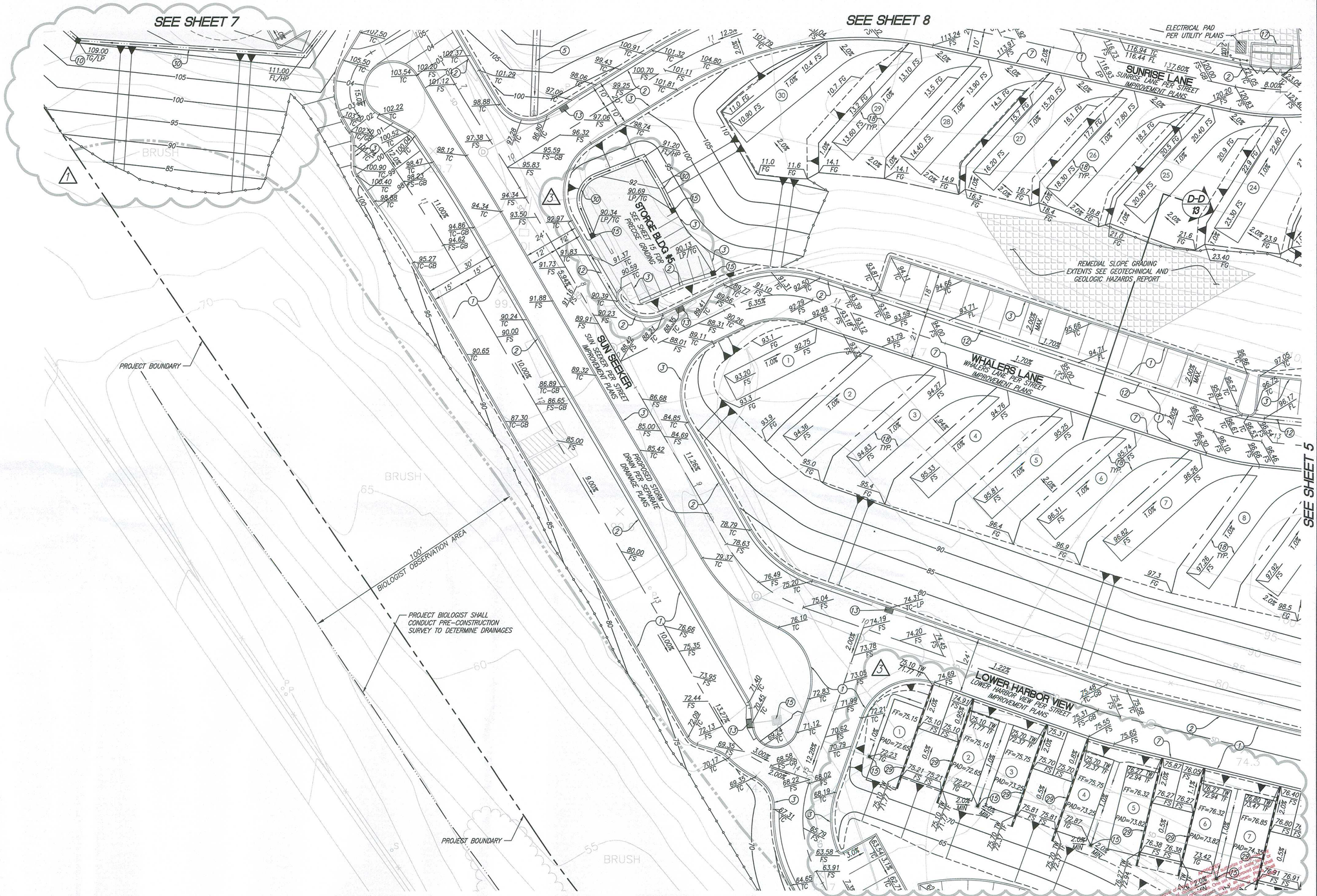
DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
		GEORGE ALAN LENFESTEY R.C.E. 45920 DATE
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. / SHEET 3 OF 23

Revison: Oct 16, 2020

Plotted: Oct 16, 2020 - 1:23pm By: GilbertA DWG: N:\01.162.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\HT-RGP_Sub_Conf.dwg

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT 0.25' A.C. OVER 0.79' A.B.
2	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2
3	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A
5	CONSTRUCT TERRACE DROWN DRAIN PER DETAIL ON SHEET 13
6	CONSTRUCT 3' "V" DITCH PER DETAIL ON SHEET 13
7	CONSTRUCT 12" CONCRETE MOW STRIP PER DETAIL ON SHEET 13
8	CONSTRUCT CMU RETAINING WALL PER DETAIL ON SHEETS 23
10	CONSTRUCT DRAIN INLET PER STORM DRAIN IMPROVEMENT PLANS
12	CONSTRUCT RIBBON GUTTER PER DETAIL ON SHEET 13
13	CONSTRUCT CATCH BASIN PER STORM DRAIN IMPROVEMENT PLANS
14	CONSTRUCT CURB PER DETAIL ON SHEET 13 (HEIGHT PER PLAN)
15	CONSTRUCT INLET PER STORM DRAIN IMPROVEMENT PLANS
17	CONSTRUCT TRASH ENCLOSURE
18	CONSTRUCT 8" AGGREGATE BASE OR EQUIVALENT PER GEOTECHNICAL REPORT AND LANDSCAPE PLANS
29	RETAINING WALL PER SEPARATE PERMIT
30	CONSTRUCT 2' "V" DITCH PER DETAIL ON SHEET 13



SCALE: 1"=20'

811 Know what's below. Call before you dig.

BASIS OF BEARINGS: XXXX
BEARING: NXX°XX'XX"E

BENCHMARK: XXXX
ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE, SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER — GEORGE ALAN LENFESTEY — No. 45920 Exp. 12/31/20 — CIVIL — STATE OF CALIFORNIA

SUBSTANTIAL CONFORMANCE #3

DATE	NO.	REVISIONS
4/17/19	1	GRADING REVISION MADE TO 2:1 SLOPE SOUTH OF STORAGE PAD.
10/16/20	2	REV. PARK MODELS GRADING, ADDED RETAINING WALLS, PARKING TO LOWER HARBOR VIEW AND STORAGE BUILDING #5

PUBLIC IMPROVEMENT PLANS FOR
HARBOR TERRACE
GRADING PLAN

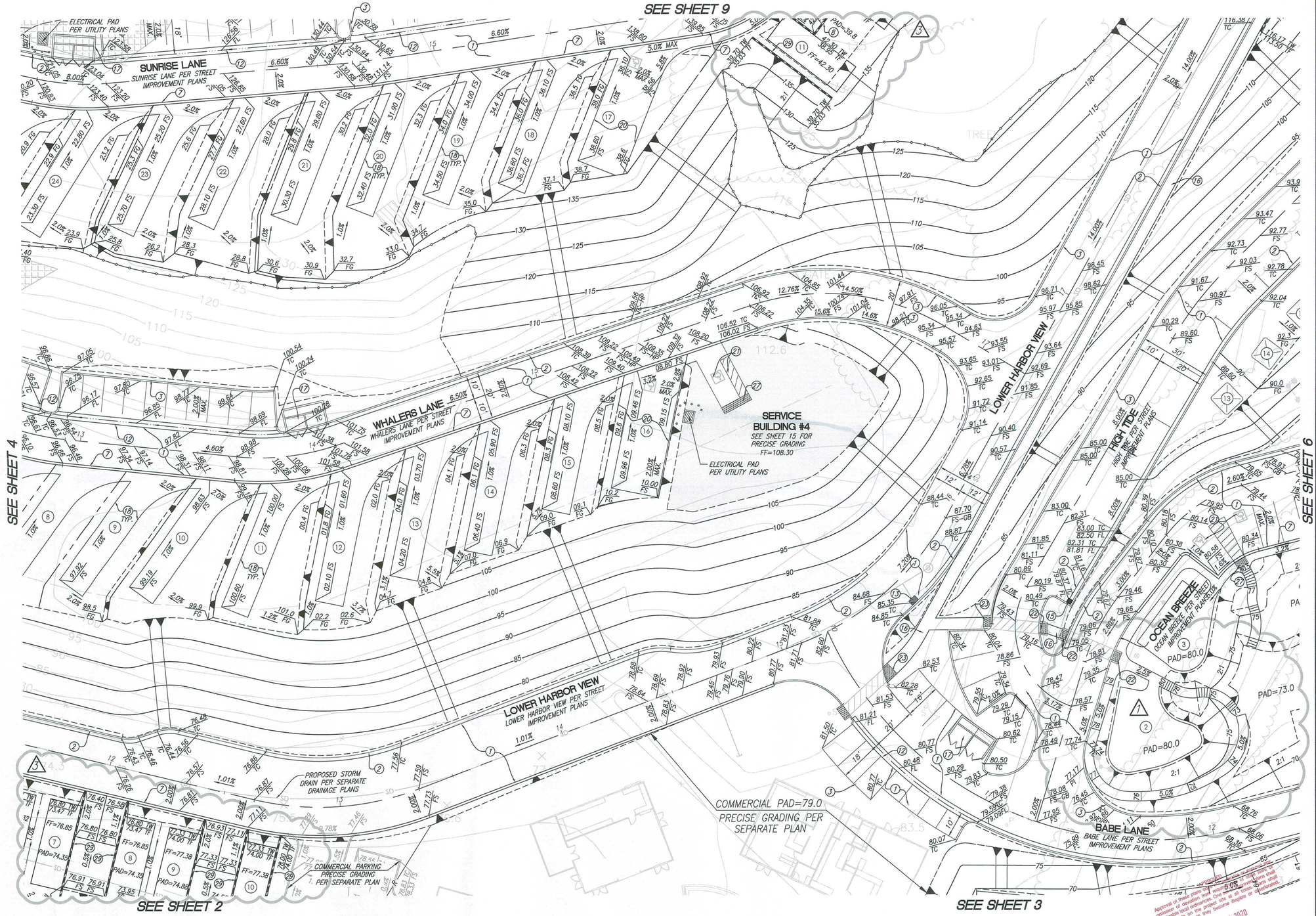
DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER — DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
		GEORGE ALAN LENFESTEY R.C.E. 45920 — DATE
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. — SHEET 4 OF 23

Revison: Oct 16, 2020

Plotted: Oct 16, 2020 - 1:23pm By: GBartell DWG: H:\01.162.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\VIT-ROP_Sub_Con.dwg

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT 0.25' A.C. OVER 0.79' A.B.
2	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2
3	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A
7	CONSTRUCT 12" CONCRETE MOW STRIP PER DETAIL ON SHEET 13
8	CONSTRUCT CMU RETAINING WALL PER DETAIL ON SHEETS 23
12	CONSTRUCT RIBBON GUTTER PER DETAIL ON SHEET 13
13	CONSTRUCT CATCH BASIN PER STORM DRAIN IMPROVEMENT PLANS
14	CONSTRUCT CURB PER DETAIL ON SHEET 13 (HEIGHT PER PLAN)
15	CONSTRUCT INLET PER STORM DRAIN IMPROVEMENT PLANS
16	CONSTRUCT 4" CONCRETE SIDEWALK
17	CONSTRUCT TRASH ENCLOSURE
18	CONSTRUCT 8" AGGREGATE BASE OR EQUIVALENT PER GEOTECHNICAL REPORT AND LANDSCAPE PLANS
20	CONSTRUCT 0.33' PCC OVER 0.50' AGGREGATE BASE
21	PAINT HANDICAP PARKING STRIPING PER A.D.A. REQUIREMENTS AND DETAIL ON SHEET 13
22	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE F
23	CONSTRUCT MODIFIED CALTRANS STD. RSP A88A CASE F CURB RAMP PER DETAIL ON SHEET 13
24	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE C
27	INSTALL RAISED TRUNCATED DOMES PER DETAIL ON SHEET 13
29	RETAINING WALL PER SEPARATE PERMIT



20' 0 20' 40' 60'
SCALE: 1"=20'

811 Know what's below. Call before you dig.

BASIS OF BEARINGS:	BENCHMARK:	PREPARED BY:	SEAL:
XXXX	XXXX	PROACTIVE ENGINEERING CONSULTANTS WEST, INC. 25109 JEFFERSON AVE. SUITE 200 MURRIETA, CA 92562 951-200-6840	REGISTERED PROFESSIONAL ENGINEER GEORGE ALAN LENFESTEY No. 45920 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA
BEARING: NXX°XX'XX"E	ELEV. XXXX.XX, NGVD XX		

DATE	NO.	REVISIONS
4/17/19	1	ADDED ACCESS PATH AND REVISED GRADING
10/16/20	3	REV. PARK MODELS GRADING AND ADDED RETAINING WALLS

SUBSTANTIAL CONFORMANCE #3

PUBLIC IMPROVEMENT PLANS FOR
HARBOR TERRACE
GRADING PLAN

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER — DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
CALIFORNIA COORDINATES		GEORGE ALAN LENFESTEY R.C.E. 45920 DATE
	COUNTY POST MILES	COUNTY ROAD NO. — SHEET 5 OF 23

Approval of these plans does not relieve the permittee of complying with all applicable local ordinances. Unless all conditions of approval are satisfied, these plans are not available on the project site at all times or changes, modifications or deviations from these plans may not be authorized when they become illegible or obsolete.

OCT 27 2020

Revison: Oct 16, 2020

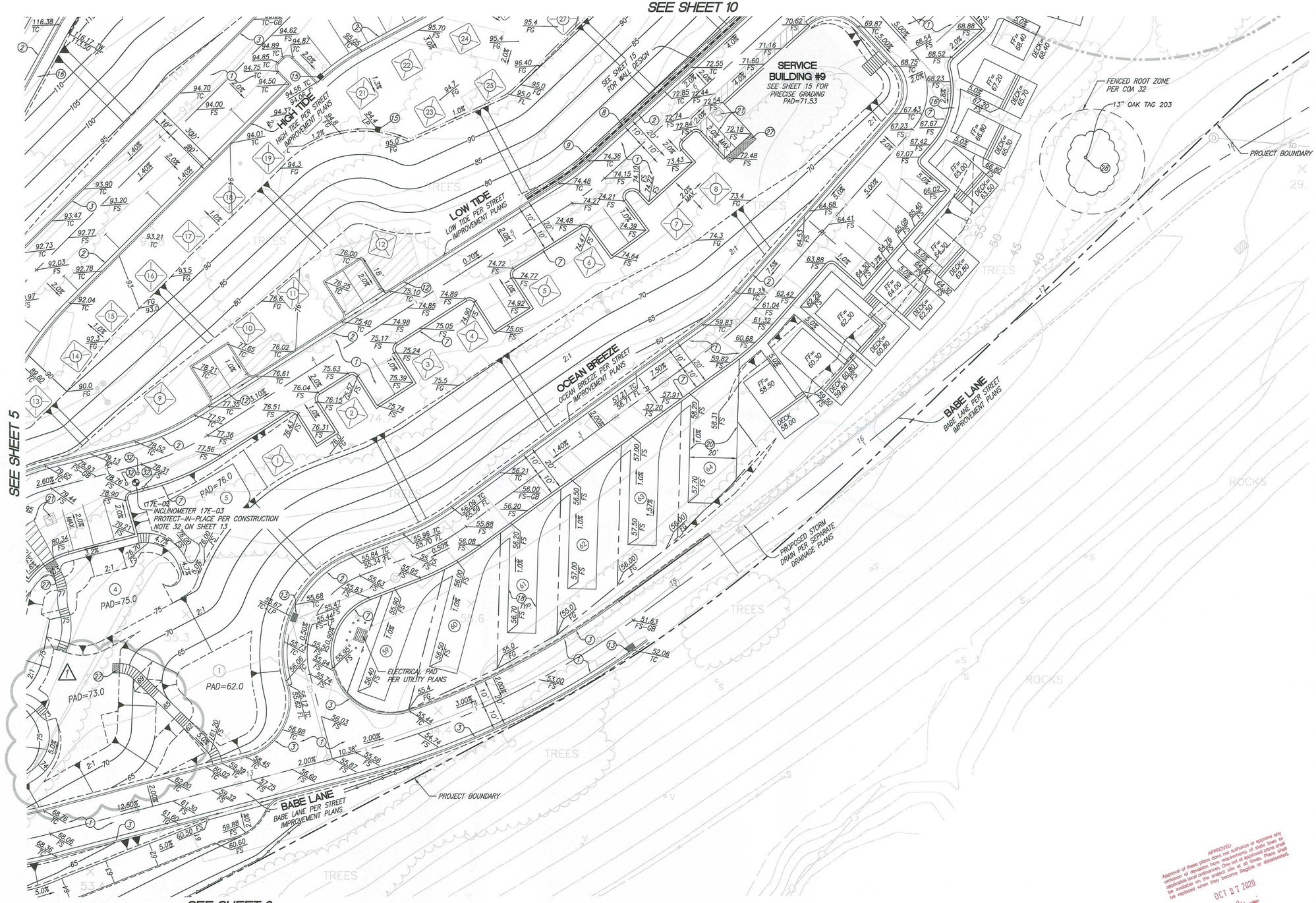
Plotted: Oct 16, 2020 - 1:23pm By: GBert4 DWG: N:\01.162.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\HT-RGP_Sub_Conf.dwg

CONSTRUCTION NOTES

NO.	DESCRIPTION
(1)	CONSTRUCT 0.25' A.C. OVER 0.79' A.B.
(2)	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2
(3)	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A
(7)	CONSTRUCT 12" CONCRETE MOW STRIP PER DETAIL ON SHEET 13
(8)	CONSTRUCT CMU RETAINING WALL PER DETAIL ON SHEETS 23
(9)	CONSTRCUT 1.5' "V" DITCH PER DETAIL ON SHEET 13
(10)	CONSTRUCT DRAIN INLET PER STORM DRAIN IMPROVEMENT PLANS
(12)	CONSTRUCT RIBBON GUTTER PER DETAIL ON SHEET 13
(13)	CONSTRUCT CATCH BASIN PER STORM DRAIN IMPROVEMENT PLANS
(14)	CONSTRUCT CURB PER DETAIL ON SHEET 13 (HEIGHT PER PLAN)
(15)	CONSTRUCT INLET PER STORM DRAIN IMPROVEMENT PLANS
(16)	CONSTRUCT 4" CONCRETE SIDEWALK
(17)	CONSTRUCT TRASH ENCLOSURE
(18)	CONSTRUCT 8" AGGREGATE BASE OR EQUIVALENT PER GEOTECHNICAL REPORT AND LANDSCAPE PLANS
(20)	CONSTRUCT 0.33' PCC OVER 0.50' AGGREGATE BASE
(21)	PAINT HANDICAP PARKING STRIPING PER A.D.A. REQUIREMENTS AND DETAIL ON SHEET 13
(27)	INSTALL RAISED TRUNCATED DOMES PER DETAIL ON SHEET 13
(28)	PROTECT-IN-PLACE EXISTING OAK TREE TRUNK LOCATIONS, TREE CANOPIES AND TREE NUMBERS
(32)	INSTALL WOOD POST PER DETAIL ON SHEET 13

OAK PROTECTION NOTE:

PER CONDITIONS 32-33, ALL OAK TREES ARE TO BE PRESERVED AND PROTECTED IN PLACE. THE PROJECT ARBORIST SHALL MONITOR GRADING AND CONSTRUCTION ACTIVITY WITHIN THE OAK TREE ROOT ZONE (ALL ACTIVITY WITHIN 50 FEET OF THE TRUNK). PRUNING OF LIMBS OR ROOTS, IF NEEDED, SHALL BE PERFORMED BY THE PROJECT ARBORIST, PER CONDITION 32.



SCALE: 1"=20'

811 Know what's below. Call before you dig.

BASIS OF BEARINGS: XXXX

BEARING: NXX°XX'XX"E

BENCHMARK: XXXX

ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER GEORGE ALAN LENFESTEY No. 45920 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

DATE	NO.	REVISIONS
4/17/19	1	ADDED ACCESS PATH AND REVISED GRADING.

SUBSTANTIAL CONFORMANCE #3

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
GRADING PLAN

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER — DATE
JOB NO.	COUNTY W.O. NO. 201R11-	GEORGE ALAN LENFESTEY R.C.E. 45920 — DATE 10/16/20
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. — SHEET 6 OF 23

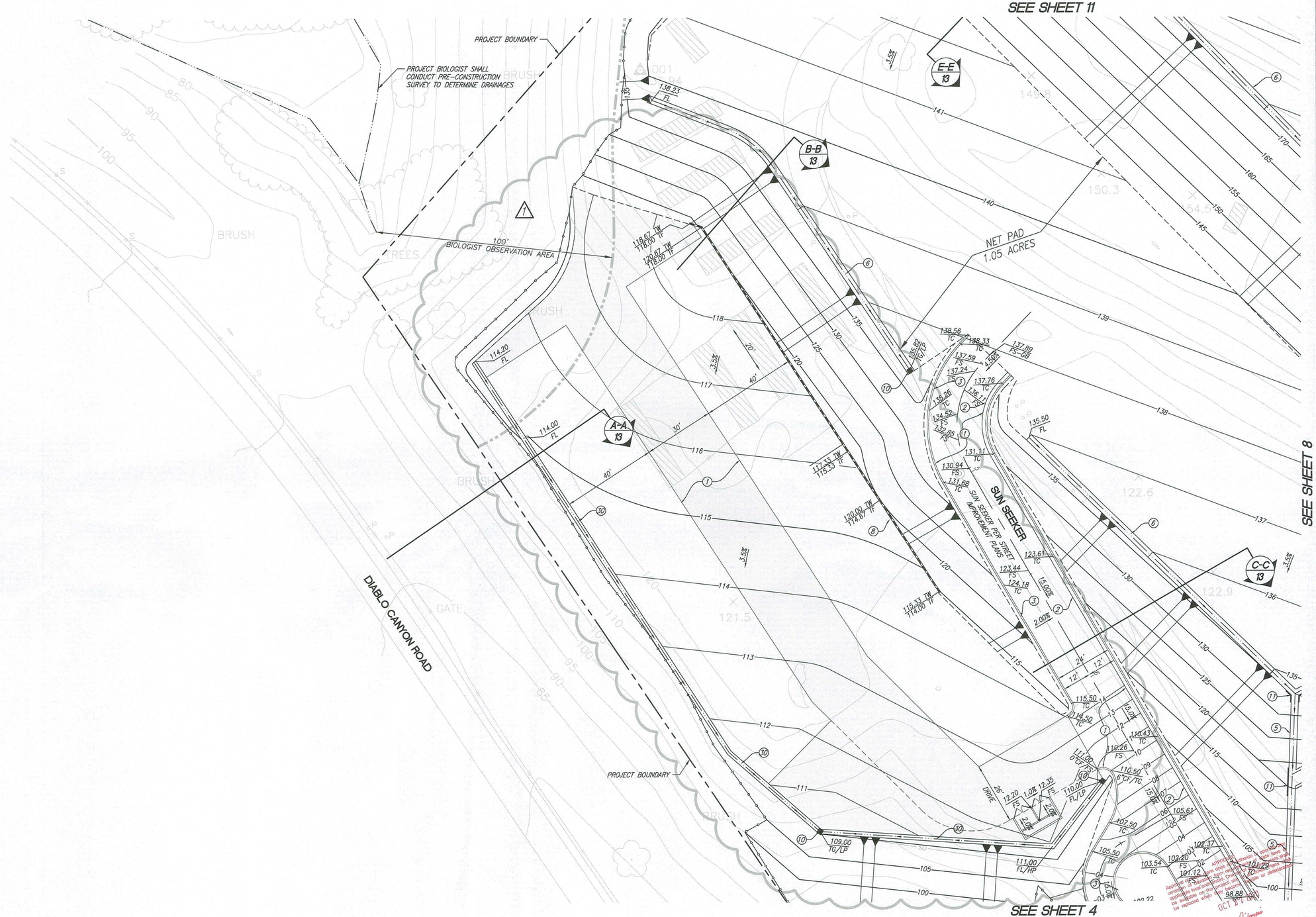
APPROVED
Approval of these plans does not authorize or approve any omission or deviation from requirements of state laws or applicable local ordinances. One set of approved plans shall be available on the project site at all times. Plans shall be replaced when they become illegible or deteriorated.
OCT 27 2020
California Licensed Engineering and Land Surveying Services

Revison: Oct 16, 2020

Plotted: Oct 16, 2020 - 1:25pm By: GBland DWG: N:\01.162.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\VIT-PGP_Sub_Conf.dwg

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT 0.25' A.C. OVER 0.79' A.B.
2	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2
3	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A
5	CONSTRUCT TERRACE DROWN DRAIN PER DETAIL ON SHEET 13
6	CONSTRUCT 3' "V" DITCH PER DETAIL ON SHEET 13
8	CONSTRUCT CMU RETAINING WALL PER DETAIL ON SHEETS 23
10	CONSTRUCT DRAIN INLET PER STORM DRAIN IMPROVEMENT PLANS
11	CONSTRUCT SPLASH WALL PER DETAIL ON SHEET 13
30	CONSTRUCT 2' "V" DITCH PER DETAIL ON SHEET 13



Approval of these plans shall lapse and become void one year from the date of approval unless prior to that date substantial construction has been commenced within the project. Once commenced, construction shall not be discontinued for a period of more than one year.

SCALE: 1"=20'

Know what's **below.** **Call** before you dig.

BASIS OF BEARINGS: XXXX

BEARING: NXX°XX'XX"E

BENCHMARK: XXXX

ELEV. XXXX.XX, NGVD XX

PREPARED BY:

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER GEORGE ALAN LENFESTEY No. 45920 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

DATE	NO.	REVISIONS
4/17/19	1	REVISED 2:1 SLOPES AND GRADING WITHIN STORAGE AREA. ADDED RETAINING WALL TO STORAGE AREA. ADJUSTED SOUTHERLY V-DITCH.

SUBSTANTIAL CONFORMANCE #3

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
GRADING PLAN

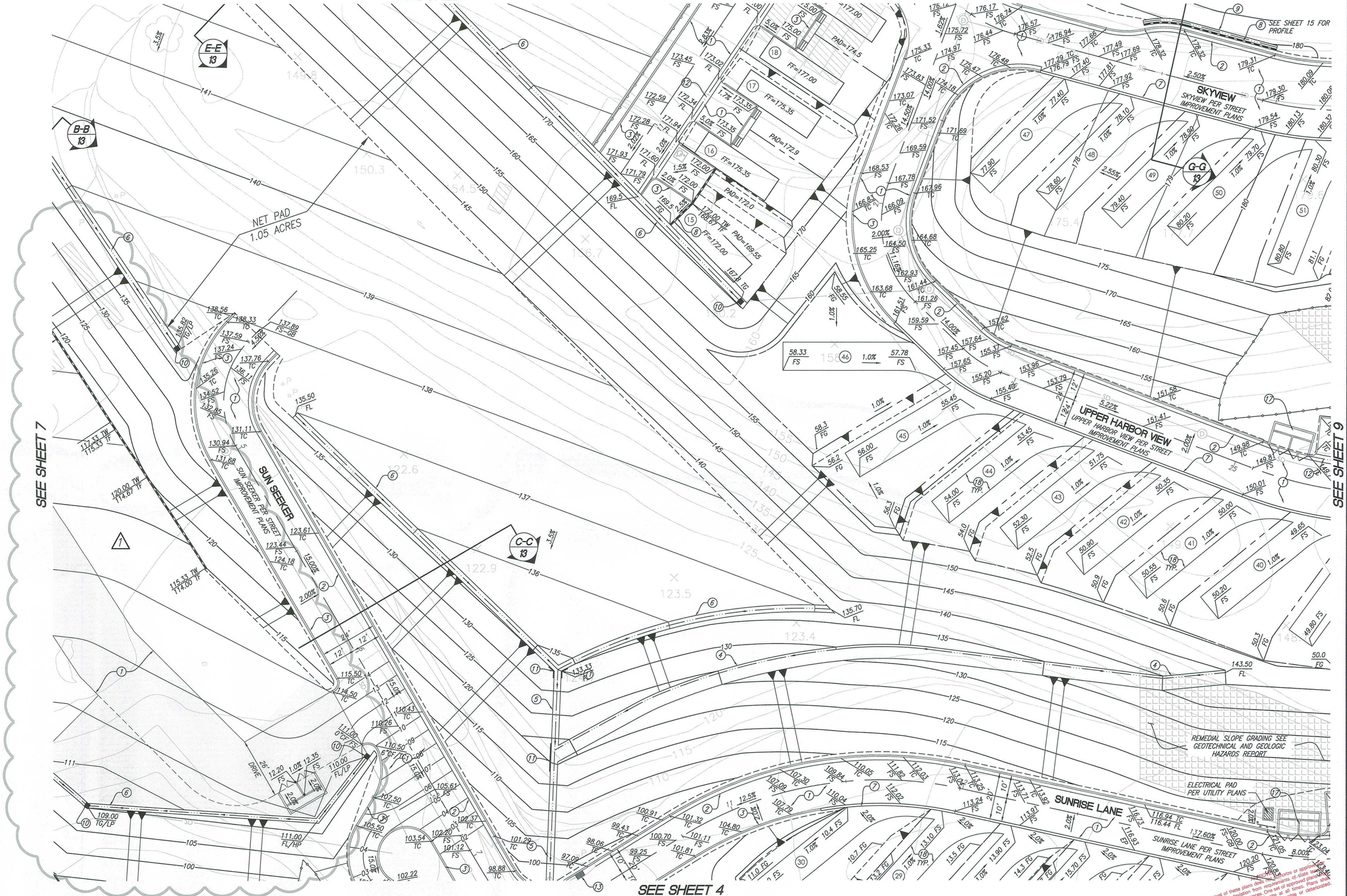
DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
		GEORGE ALAN LENFESTEY R.C.E. 45920 DATE
CALIFORNIA COORDINATES	COUNTY POST MILES / COUNTY ROAD NO.	SHEET 7 OF 23

Revison: Oct 16, 2020

DWG: N:\01.182.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\sht-PGP_Sub_Con.dwg
By: GBarr4
Plotted: Oct 16, 2020 - 12:35pm

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT 0.25' A.C. OVER 0.79' A.B.
2	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2
3	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A
4	CONSTRUCT 6' TERRACE DRAIN PER DETAIL ON SHEET 13
5	CONSTRUCT TERRACE DROWN DRAIN PER DETAIL ON SHEET 13
6	CONSTRUCT 3' "V" DITCH PER DETAIL ON SHEET 13
7	CONSTRUCT 12" CONCRETE MOW STRIP PER DETAIL ON SHEET 13
8	CONSTRUCT CMU RETAINING WALL PER DETAIL ON SHEETS 23
10	CONSTRUCT DRAIN INLET PER STORM DRAIN IMPROVEMENT PLANS
11	CONSTRUCT SPLASH WALL PER DETAIL ON SHEET 13
12	CONSTRUCT RIBBON GUTTER PER DETAIL ON SHEET 13
17	CONSTRUCT TRASH ENCLOSURE
18	CONSTRUCT 8" AGGREGATE BASE OR EQUIVALENT PER GEOTECHNICAL REPORT AND LANDSCAPE PLANS



SCALE: 1"=20'

Approval of these plans does not authorize or approve the omission of deviation from requirements of state laws or applicable local ordinances. One set of approved plans shall be available on the project site at all times. Plans shall be valid for any reason they become illegible or deteriorated.

OCT 27 2020

Know what's below. Call before you dig.

BASIS OF BEARINGS:	BENCHMARK:
XXXX	XXXX
BEARING: NXX°XX'XX"E	ELEV. XXXX.XX, NGVD XX

PREPARED BY:

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER GEORGE ALAN LENFESTEY No. 45920 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

SUBSTANTIAL CONFORMANCE #3

DATE	NO.	REVISIONS
4/17/19	1	REVISED 2:1 SLOPES AND GRADING WITHIN STORAGE AREA. ADDED RETAINING WALL TO STORAGE AREA. ADJUSTED SOUTHERLY V-DITCH.

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
GRADING PLAN

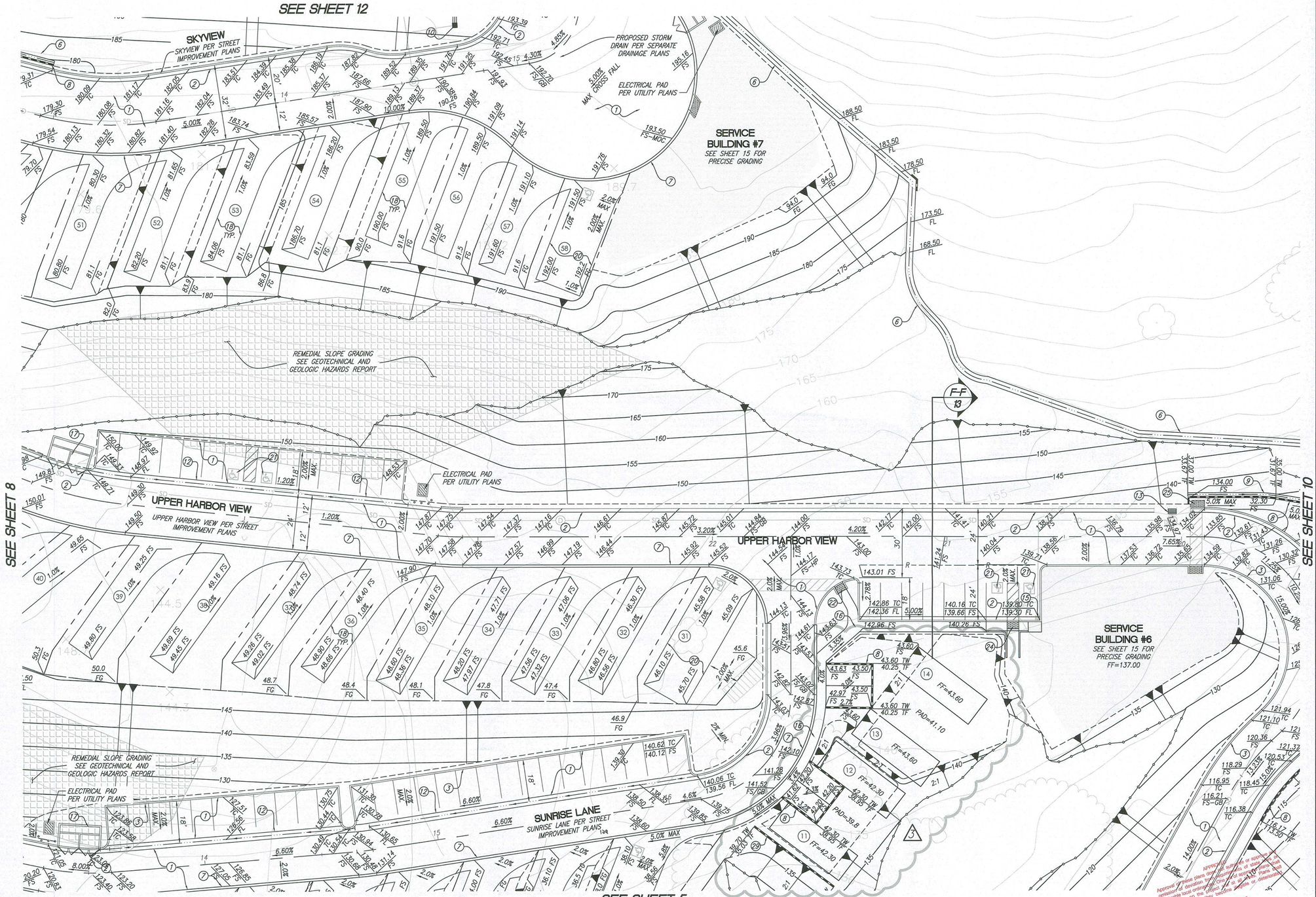
DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20 GEORGE ALAN LENFESTEY R.C.E. 45920 DATE
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. SHEET 8 OF 23

Revison: Oct 16, 2020

DWG: N:\01.162.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\HT-PGP_Sub_Con.dwg By: Gilbert4 Plotted: Oct 16, 2020 - 1:23pm

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT 0.25' A.C. OVER 0.79' A.B.
2	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2
3	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A
6	CONSTRUCT 3' "V" DITCH PER DETAIL ON SHEET 13
7	CONSTRUCT 12" CONCRETE MOW STRIP PER DETAIL ON SHEET 13
8	CONSTRUCT CMU RETAINING WALL PER DETAIL ON SHEETS 23
9	CONSTRCUT 1.5' "V" DITCH PER DETAIL ON SHEET 13
10	CONSTRUCT DRAIN INLET PER STORM DRAIN IMPROVEMENT PLANS
12	CONSTRUCT RIBBON GUTTER PER DETAIL ON SHEET 13
13	CONSTRUCT CATCH BASIN PER STORM DRAIN IMPROVEMENT PLANS
14	CONSTRUCT CURB PER DETAIL ON SHEET 13 (HEIGHT PER PLAN)
15	CONSTRUCT INLET PER STORM DRAIN IMPROVEMENT PLANS
16	CONSTRUCT 4" CONCRETE SIDEWALK
17	CONSTRUCT TRASH ENCLOSURE
18	CONSTRUCT 8" AGGREGATE BASE OR EQUIVALENT PER GEOTECHNICAL REPORT AND LANDSCAPE PLANS
20	CONSTRUCT 0.33' PCC OVER 0.50' AGGREGATE BASE
21	PAINT HANDICAP PARKING STRIPING PER A.D.A. REQUIREMENTS AND DETAIL ON SHEET 13
22	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE F
24	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE C
25	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE G
27	INSTALL RAISED TRUNCATED DOMES PER DETAIL ON SHEET 13
29	RETAINING WALL PER SEPARATE PERMIT



20' 0 20' 40' 60'
SCALE: 1"=20'

811 Know what's below. Call before you dig.

BASIS OF BEARINGS: XXXX
BEARING: NXX°XX'XX"E

BENCHMARK: XXXX
ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER GEORGE ALAN LENFESTEY No. 45920 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

SUBSTANTIAL CONFORMANCE #3

DATE	NO.	REVISIONS
10/16/20	3	REV. PARK MODELS GRADING AND ADDED RETAINING WALLS

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
GRADING PLAN

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO.	
	201R11-	10/16/20
		GEORGE ALAN LENFESTEY R.C.E. 45920 DATE
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. SHEET 9 OF 23

Approval of these plans does not authorize the omission or deviation from any of the applicable items shown on these plans which may be established when they become subject to or replaced under the Subdivision Map Act.

OCT 27 2020

Approval of these plans does not relieve the engineer of responsibility for the design adequacy, accuracy and conformance with all applicable codes and standards

DWG: N:\01.162.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\VT-PGP_Sub_Con.dwg
By: GBert4
Plotted: Oct 16, 2020 - 1:23pm

Revison: Oct 16, 2020

CONSTRUCTION NOTES

NO.	DESCRIPTION
(1)	CONSTRUCT 0.25' A.C. OVER 0.79' A.B.
(2)	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2
(3)	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A
(6)	CONSTRUCT 3' "V" DITCH PER DETAIL ON SHEET 13
(7)	CONSTRUCT 12" CONCRETE MOW STRIP PER DETAIL ON SHEET 13
(8)	CONSTRUCT CMU RETAINING WALL PER DETAIL ON SHEETS 23
(9)	CONSTRCUT 1.5' "V" DITCH PER DETAIL ON SHEET 13
(13)	CONSTRUCT CATCH BASIN PER STORM DRAIN IMPROVEMENT PLANS
(14)	CONSTRUCT CURB PER DETAIL ON SHEET 13 (HEIGHT PER PLAN)
(15)	CONSTRUCT INLET PER STORM DRAIN IMPROVEMENT PLANS
(16)	CONSTRUCT 4" CONCRETE SIDEWALK
(21)	PAINT HANDICAP PARKING STRIPING PER A.D.A. REQUIREMENTS AND DETAIL ON SHEET 13
(22)	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE F
(24)	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE C
(28)	PROTECT-IN-PLACE EXISTING OAK TREE TRUNK LOCATIONS, TREE CANOPIES AND TREE NUMBERS
(32)	INSTALL WOOD POST PER DETAIL ON SHEET 13
(33)	INSTALL 10" REDWOOD HEADER

OAK PROTECTION NOTE:

PER CONDITIONS 32-33, ALL OAK TREES ARE TO BE PRESERVED AND PROTECTED IN PLACE. THE PROJECT ARBORIST SHALL MONITOR GRADING AND CONSTRUCTION ACTIVITY WITHIN THE OAK TREE ROOT ZONE (ALL ACTIVITY WITHIN 50 FEET OF THE TRUNK). PRUNING OF LIMBS OR ROOTS, IF NEEDED, SHALL BE PERFORMED BY THE PROJECT ARBORIST, PER CONDITION 32.

PROJECT BOUNDARY
FENCED ROOT ZONE PER COA 32
11" OAK TAG 212
18" OAK TAG 211
13" OAK TAG 210
84" MULTI-TRUNK OAK TAG 209
PROJECT BIOLOGIST SHALL CONDUCT PRE-CONSTRUCTION SURVEYS TO DETERMINE PRESENCE OR ABSENCE OF ON-SITE DRAINAGES, OAK WOODLAND, AND BIRD NESTING. PER COA 31, IF WORK AVOIDS THE NESTING BIRD SEASON (FEBRUARY 1 THROUGH AUGUST 15), THE NESTING BIRD SURVEYS ARE NOT NECESSARY.
100' BIOLOGIST OBSERVATION AREA
12" OAK TAG 207
41" MULTI-TRUNK OAK TAG 208
12" OAK TAG 206
11" OAK UNTAGGED
7" OAK TAG 204
6" OAK TAG 205
42" MULTI-TRUNK OAK TAG 200
31" OAK TAG 201
17E-01
INCLINOMETER 17E-01 PROTECT-IN-PLACE PER DETAIL 32 ON SHEET 13
INCLINOMETER 17E-02 PROTECT-IN-PLACE PER DETAIL 32 ON SHEET 13
SERVICE BUILDING #8
SEE SHEET 15 FOR PRECISE GRADING
SERVICE BUILDING #9
SEE SHEET 15 FOR PRECISE GRADING
DECOMPOSED GRANITE PER LANDSCAPE PLANS
PROJECT BIOLOGIST SHALL CONDUCT PRE-CONSTRUCTION SURVEY TO DETERMINE DRAINAGES
UPPER HARBOR VIEW
UPPER HARBOR VIEW PER STREET IMPROVEMENT PLANS
PROPOSED STORM DRAIN PER SEPARATE DRAINAGE PLANS
HIGH TIDE
HIGH TIDE PER STREET IMPROVEMENT PLANS
LOW TIDE
LOW TIDE PER STREET IMPROVEMENT PLANS
OCEAN BREEZE
SEE SHEET 9
SEE SHEET 6
BRUSH
TREES

SCALE: 1"=20'

Know what's below. Call before you dig.

BASIS OF BEARINGS: XXXX
BEARING: NXX°XX'XX"E

BENCHMARK: XXXX
ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE, SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER, GEORGE ALAN LENFESTEY, No. 45920, Exp. 12/31/20, CIVIL, STATE OF CALIFORNIA

APPROVED
Approval of these plans does not authorize or approve any omission or deviation from the requirements of state laws or the applicable local ordinances. One set of approved plans shall be available on the project site at all times. Plans shall be replaced when they become illegible or deteriorated.
OCT 27 2020

SUBSTANTIAL CONFORMANCE #3

DATE	NO.	REVISIONS
4/17/19	1	REVISED EDGE GRADING AROUND CAMP SITE AND GRADING WITHIN CAMPING AREA. REVISED ACCESS PATH TO CAMP AREA.

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
GRADING PLAN

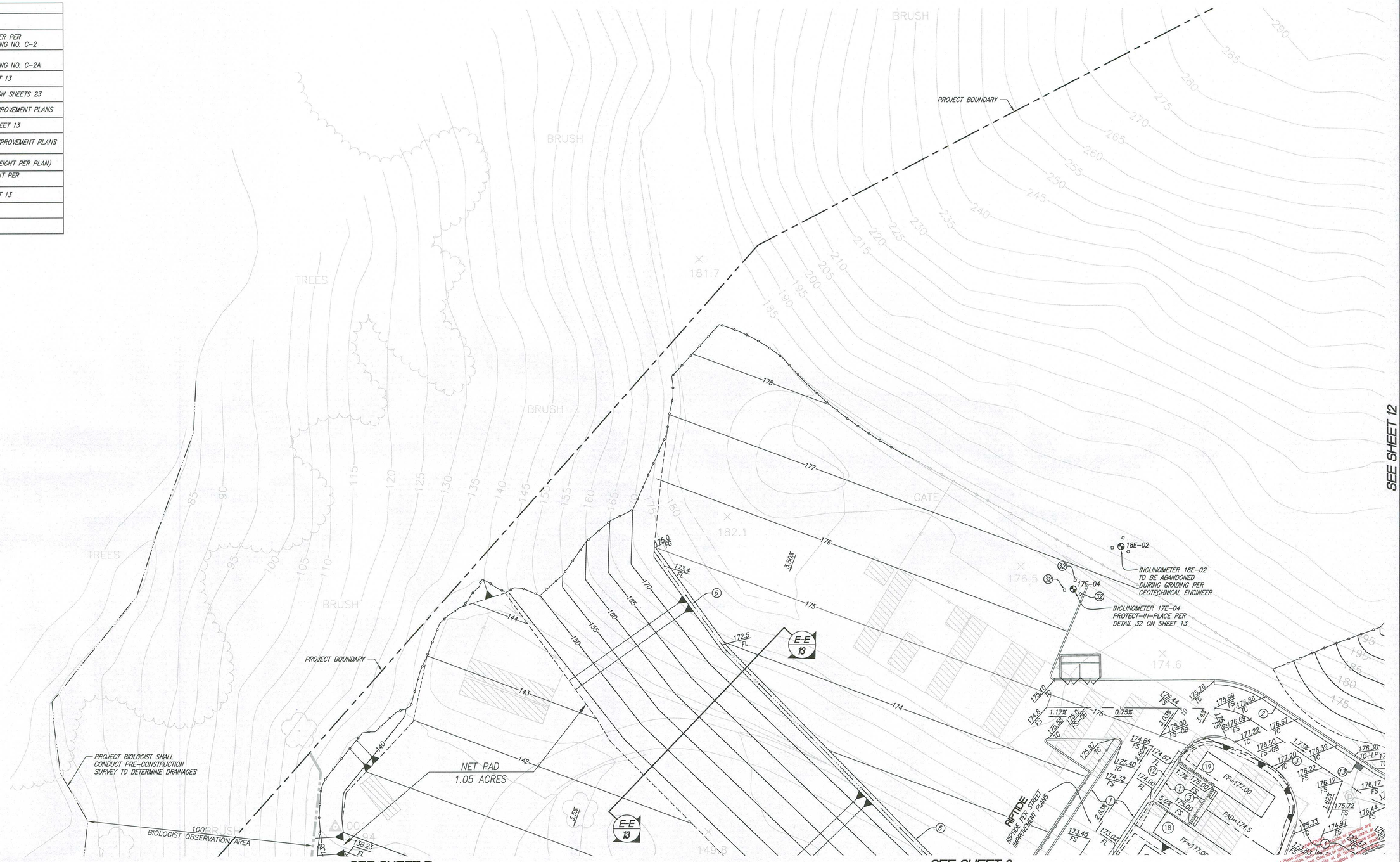
DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
		GEORGE ALAN LENFESTEY R.C.E. 45920 DATE
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. SHEET 10 OF 23

Revison: Oct 16, 2020

DWG: N:\01162.000 Harbor Terrace\Drawings\Rough Grading – Substantial Conformance\MT-ROP_Sub_Con.dwg
By: GBenkt
Plotted: Oct 16, 2020 – 1:25pm

CONSTRUCTION NOTES

NO.	DESCRIPTION
(1)	CONSTRUCT 0.25' A.C. OVER 0.79' A.B.
(2)	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2
(3)	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A
(6)	CONSTRUCT 3' "V" DITCH PER DETAIL ON SHEET 13
(8)	CONSTRUCT CMU RETAINING WALL PER DETAIL ON SHEETS 23
(10)	CONSTRUCT DRAIN INLET PER STORM DRAIN IMPROVEMENT PLANS
(12)	CONSTRUCT RIBBON GUTTER PER DETAIL ON SHEET 13
(13)	CONSTRUCT CATCH BASIN PER STORM DRAIN IMPROVEMENT PLANS
(14)	CONSTRUCT CURB PER DETAIL ON SHEET 13 (HEIGHT PER PLAN)
(18)	CONSTRUCT 8" AGGREGATE BASE OR EQUIVALENT PER GEOTECHNICAL REPORT AND LANDSCAPE PLANS
(30)	CONSTRUCT 2' "V" DITCH PER DETAIL ON SHEET 13
(31)	NOT USED
(32)	INSTALL WOOD POST PER DETAIL ON SHEET 13



20' 0 20' 40' 60'
SCALE: 1"=20'

811 Know what's **below.** **Call** before you dig.

BASIS OF BEARINGS: XXXX
BEARING: NXX°XX'XX"E

BENCHMARK: XXXX
ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER GEORGE ALAN LENFESTEY No. 45920 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

DATE	NO.	REVISIONS

SUBSTANTIAL CONFORMANCE #3

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
GRADING PLAN

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
CALIFORNIA COORDINATES		GEORGE ALAN LENFESTEY R.C.E. 45920 DATE
	COUNTY POST MILES	COUNTY ROAD NO. SHEET 11 OF 23

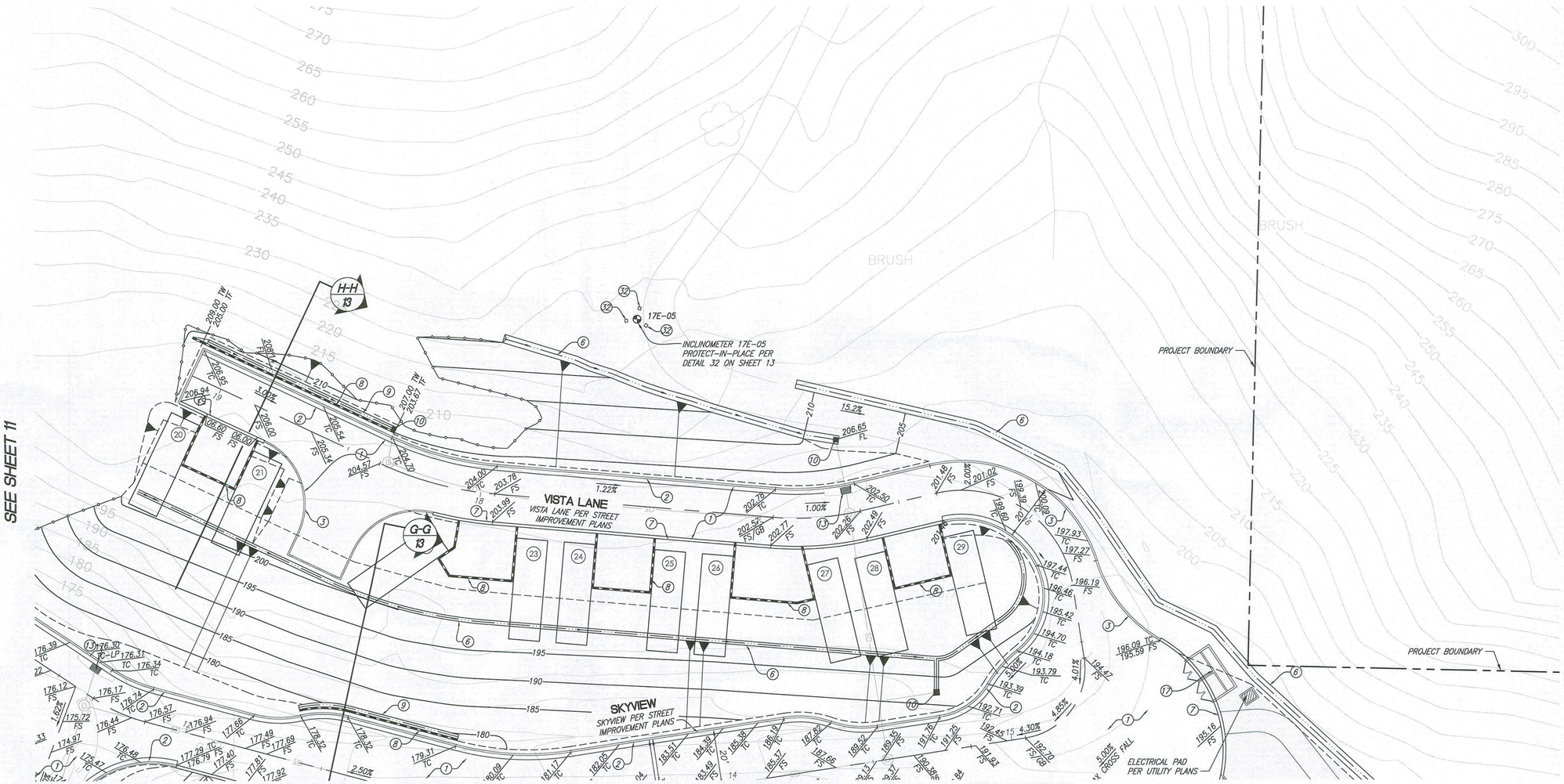
Approval of these plans by the County of San Luis Obispo does not authorize any violation of local ordinances. Only those items specifically addressed in the approved plans shall be constructed. Any other items shown on these plans are subject to all applicable ordinances and regulations and shall be constructed as if no approval had been granted. Approval of these plans shall expire 24 months from the date of approval if substantial work has not been completed. OCT 27 2020

Revison: Oct 16, 2020

DWG: K:\01_182.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\HT-ROP_Sub_Con.dwg
Plotted: Oct 16, 2020 - 12:33pm By: GilbertA

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT 0.25' A.C. OVER 0.79' A.B.
2	CONSTRUCT TYPE "A" CONCRETE CURB & GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2
3	CONSTRUCT TYPE "C" CONCRETE CURB PER COUNTY OF SAN LUIS OBISPO STANDARD DRAWING NO. C-2A
6	CONSTRUCT 3' "V" DITCH PER DETAIL ON SHEET 13
7	CONSTRUCT 12" CONCRETE MOW STRIP PER DETAIL ON SHEET 13
8	CONSTRUCT CMU RETAINING WALL PER DETAIL ON SHEETS 23
9	CONSTRCUT 1.5' "V" DITCH PER DETAIL ON SHEET 13
10	CONSTRUCT DRAIN INLET PER STORM DRAIN IMPROVEMENT PLANS
13	CONSTRUCT CATCH BASIN PER STORM DRAIN IMPROVEMENT PLANS
14	CONSTRUCT CURB PER DETAIL ON SHEET 13 (HEIGHT PER PLAN)
17	CONSTRUCT TRASH ENCLOSURE
32	INSTALL WOOD POST PER DETAIL ON SHEET 13



SCALE: 1"=20'

Know what's **below.** **Call** before you dig.

BASIS OF BEARINGS: XXXX

BEARING: NXX°XX'XX"E

BENCHMARK: XXXX

ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA. 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER GEORGE ALAN LENFESTEY No. 45920 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

DATE	NO.	REVISIONS

SUBSTANTIAL CONFORMANCE #3

Approval of these plans does not authorize or approve any omission of deviation from requirements of state laws or applicable local ordinances. One set of approved plans shall be available on the project site at all times. Plans shall be rejected when they become illegible or deteriorated.

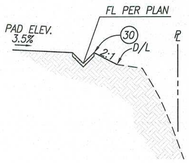
APPROVED
OCT 27 2020
State of California
Department of Housing and Community Development
Division of Codes and Standards

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
GRADING PLAN

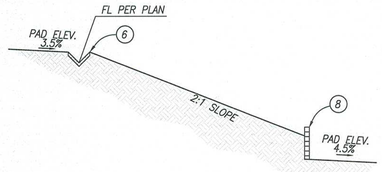
DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
		GEORGE ALAN LENFESTEY R.C.E. 45920 DATE
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. SHEET 12 OF 23

Revison: Oct 16, 2020

DWG: K:\01.182.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\VT-PGP_Sub_Con.dwg
By: GBert4
Plotted: Oct 16, 2020 - 1:23pm



SECTION "A-A"
N.T.S.



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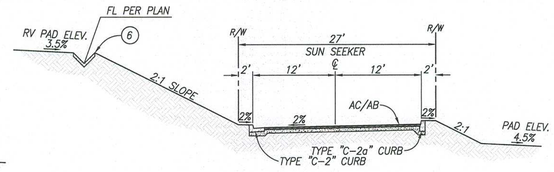

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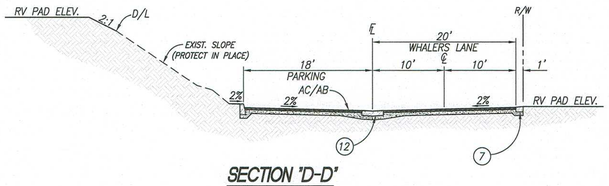

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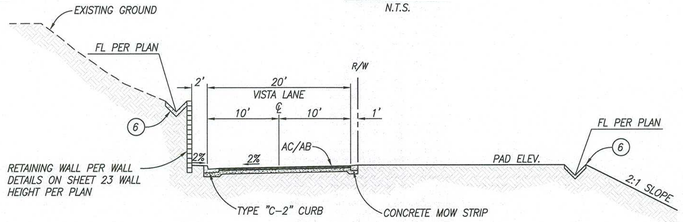

SECTION "H-H"
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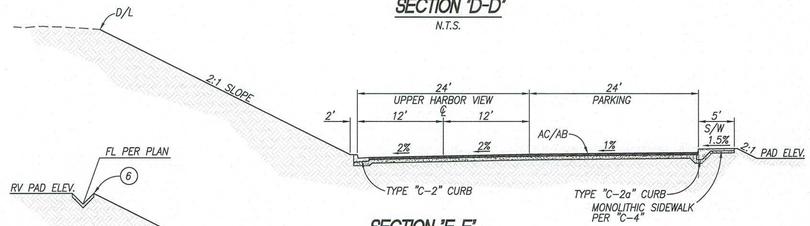
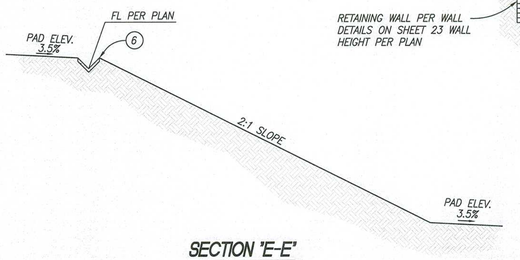
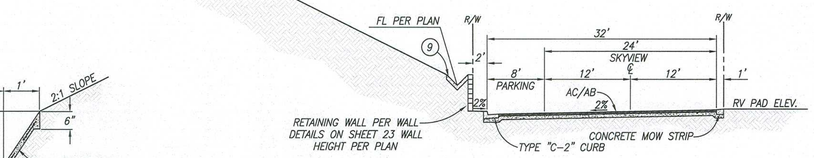


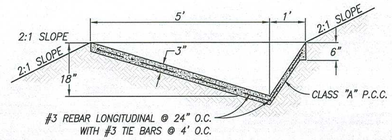
SECTION "F-F"
N.T.S.



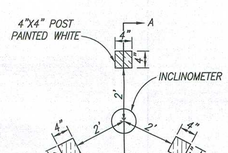
SECTION "E-E"
N.T.S.



SECTION "G-G"
N.T.S.

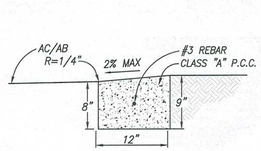


4 6' CONCRETE TERRACE DRAIN
N.T.S.

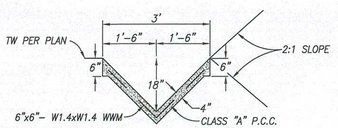


TYPICAL SECTION
BABE LANE, HIGH TIDE, LOW TIDE, OCEAN BREEZE, VISTA LANE, WHALERS LANE, AND SUNRISE LANE
N.T.S.

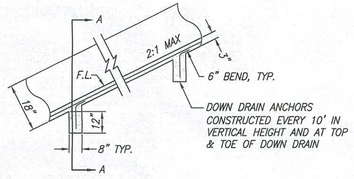
32 4"x4" WOOD POST DETAIL
N.T.S.



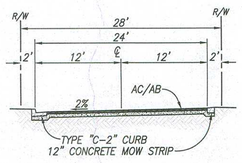
7 CONCRETE MOW STRIP
N.T.S.



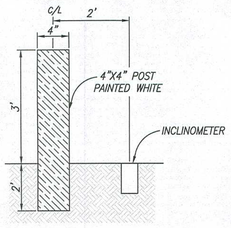
6 3' CONCRETE "V" DITCH DETAIL
N.T.S.



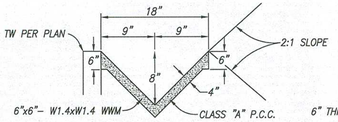
5 DOWN DRAIN
N.T.S.



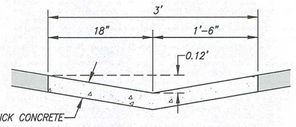
TYPICAL SECTION
LOWER HARBOR DRIVE, RIPTIDE, SKYVIEW, SUN SEEKER, AND UPPER HARBOR DRIVE
N.T.S.



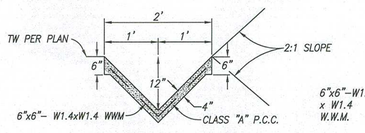
WOOD POST SECTION A-A
N.T.S.



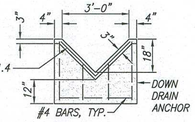
9 1.5' CONCRETE "V" DITCH DETAIL
N.T.S.



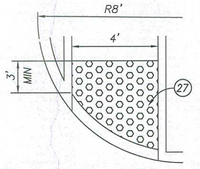
12 3' RIBBON GUTTER
N.T.S.



30 2' CONCRETE "V" DITCH DETAIL
N.T.S.

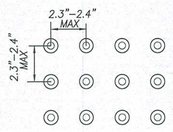


DOWN DRAIN SECTION A-A
N.T.S.



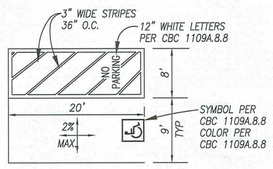
23 MODIFIED CALTRANS RSP A88A CURB RAMP
CASE F
N.T.S.

NOTE: REFER TO CALTRANS STD. RSP A88A CURB RAMP FOR SPECIFICATIONS AND CONSTRUCTION NOTES.



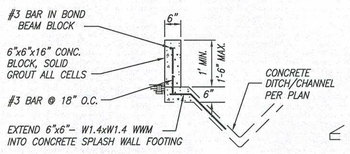
27 RAISED TRUNCATED DOMES
N.T.S.

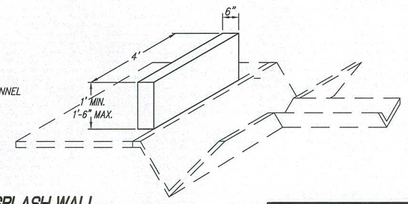
NOTE: REFER TO CALTRANS STD. RSP A88A CURB RAMP FOR SPECIFICATIONS AND CONSTRUCTION NOTES.



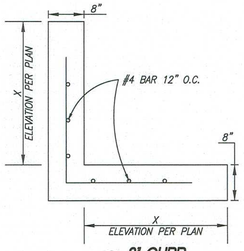
21 HANDICAP VAN ACCESSIBLE STALL DETAIL
N.T.S.

FOR REFERENCE ONLY - ALL ADA ACCESSIBILITY SIGNING, STRIPING, PARKING REQUIREMENTS, AND ACCESS RAMPS SHALL BE APPROVED AND PERMITTED THROUGH THE BUILDING DEPARTMENT.





6 CONCRETE SPLASH WALL
N.T.S.



14 8" CURB
N.T.S.

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OCT 27 2020
State of California
Department of Housing and
Community Development
Codes and Standards

Know what's below. Call before you dig. 811

BASIS OF BEARINGS:
XXXX
BEARING: NXX°XX'XX"E

BENCHMARK:
XXXX
ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL:
REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENFESTEY
No. 45920
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

DATE	NO.	REVISIONS
9/10/10	3	REMOVED DETAIL #10, INLET TO BE CONSTRUCTED PER STORM DRAIN PLANS

SUBSTANTIAL CONFORMANCE #3

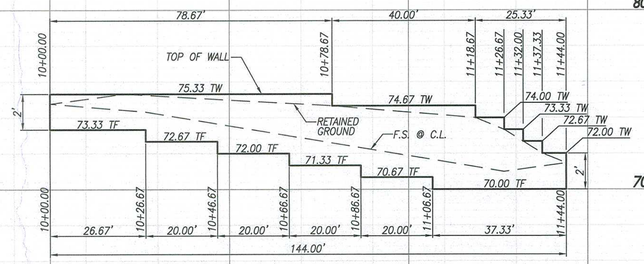
PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
SECTIONS - DETAILS

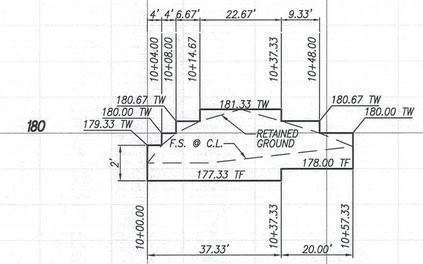
DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER — DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. — SHEET 13 OF 23

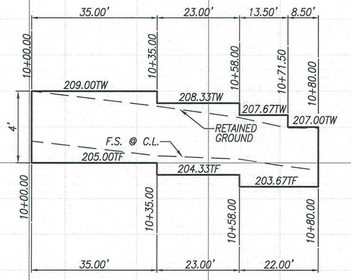
GEORGE ALAN LENFESTEY R.C.E. 45920 DATE

Revison: Oct 16, 2020

DWG: N:\01.162.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\Vrf-RGP_Sub_Con.dwg
By: GilbertA
Plotted: Oct 16, 2020 - 1:23pm

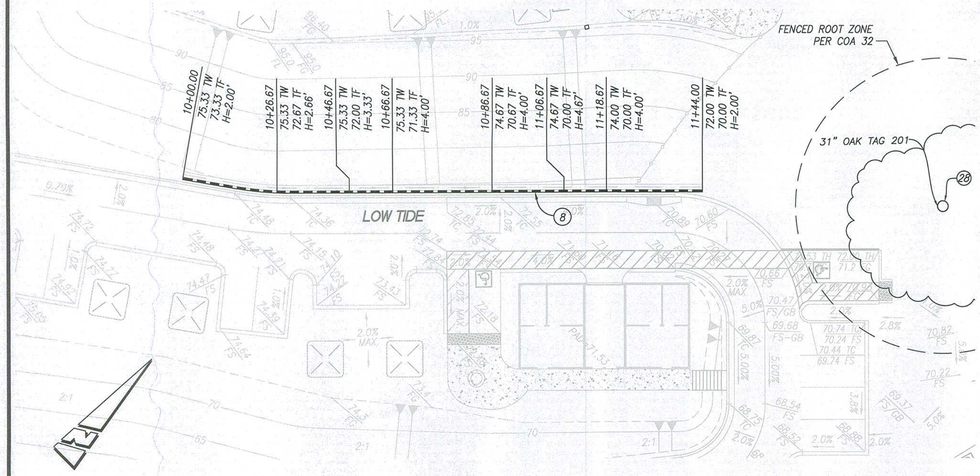


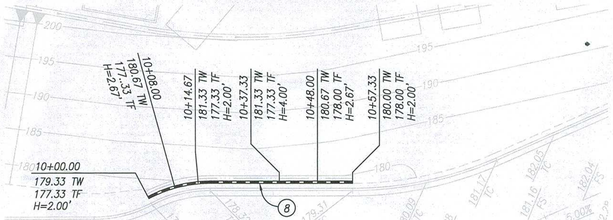


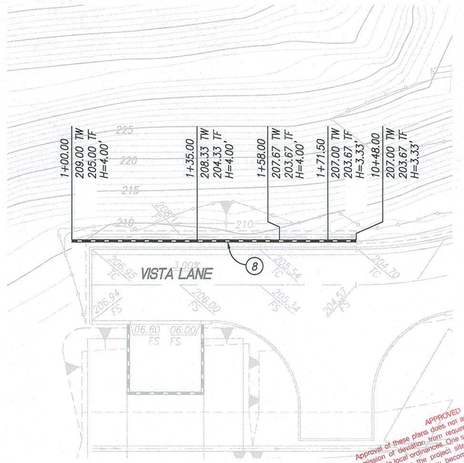


PROFILE SCALE:
HORIZ: 1"=20'
VERT: 1"=4'

10+00 11+00 10+00 11+00 10+00 11+00







OAK PROTECTION NOTE:

PER CONDITIONS 32–33, ALL OAK TREES ARE TO BE PRESERVED AND PROTECTED IN PLACE. THE PROJECT ARBORIST SHALL MONITOR GRADING AND CONSTRUCTION ACTIVITY WITHIN THE OAK TREE ROOT ZONE (ALL ACTIVITY WITHIN 50 FEET OF THE TRUNK). PRUNING OF LIMBS OR ROOTS, IF NEEDED, SHALL BE PERFORMED BY THE PROJECT ARBORIST, PER CONDITION 32.

CONSTRUCTION NOTES

NO.	DESCRIPTION
8	CONSTRUCT CMU RETAINING WALL PER SEPARATE PERMIT
28	EXISTING TREE PROTECT–IN–PLACE WITH FENCING PER PROJECT BIOLOGIST RECOMMENDATIONS

APPROVED
Approval of these plans does not authorize or approve any omission of deviation from requirements of any applicable local ordinances. One set of approved plans shall be available on the project site at all times and shall be replaced when they become illegible or otherwise unfit for use.
OCT 27 2020
Community Development Agency
Division of Construction Inspection

20' 0 20' 40' 60'

Know what's below. Call before you dig. 811

BASIS OF BEARINGS: XXXX
BEARING: NXX°XX'XX"E

BENCHMARK: XXXX
ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER — GEORGE ALAN LENFESTEY — No. 45920 Exp. 12/31/20 — CIVIL — STATE OF CALIFORNIA

DATE	NO.	REVISIONS

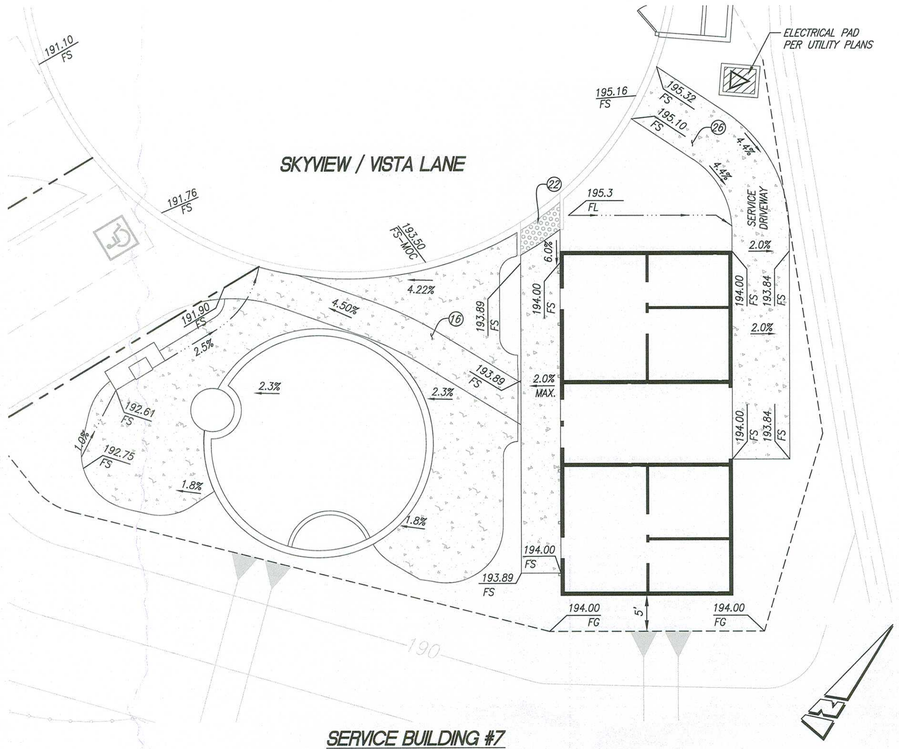
SUBSTANTIAL CONFORMANCE #3

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
LOW TIDE & SKYVIEW - RETAINING WALL

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
		DEVELOPMENT SERVICES ENGINEER — DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
		GEORGE ALAN LENFESTEY R.C.E. 45920 — DATE
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. — SHEET 14 OF 23

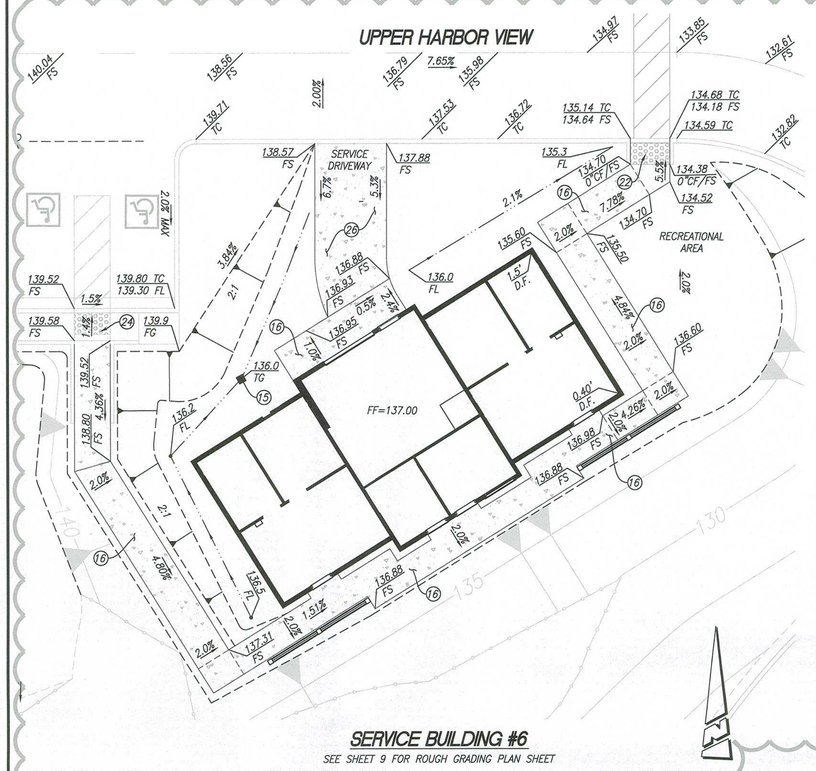
Revison: Oct 16, 2020

DWG: K:\01-162.000 Harbor Terrace\Drawings\Rough Grading – Substantial Conformance\VT-PGP-SH 14_Rtt Wall_Sub_Con.dwg
By: GilbertA
Plotted: Oct 16, 2020 – 1:16pm



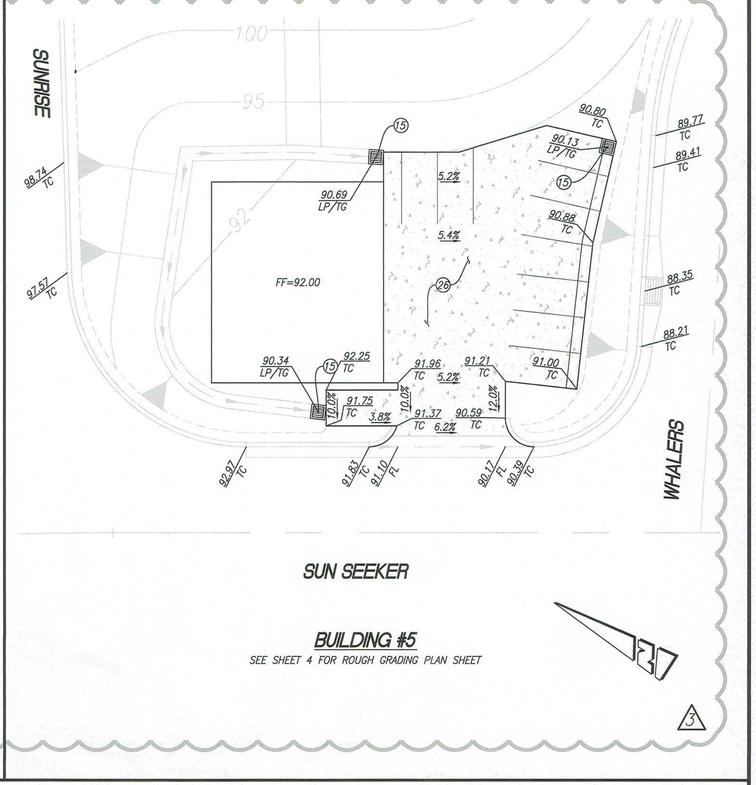
SERVICE BUILDING #7

SEE SHEET 9 FOR ROUGH GRADING PLAN SHEET



SERVICE BUILDING #6

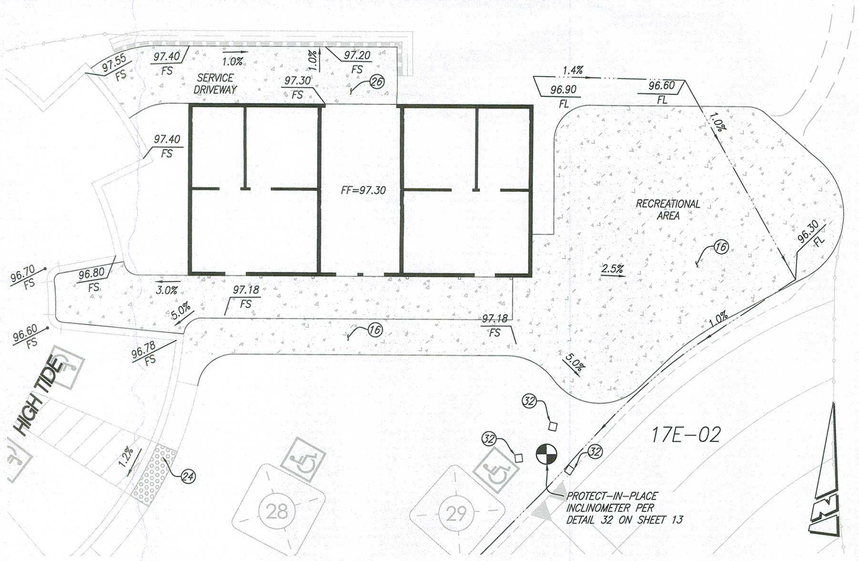
SEE SHEET 9 FOR ROUGH GRADING PLAN SHEET



SUN SEEKER

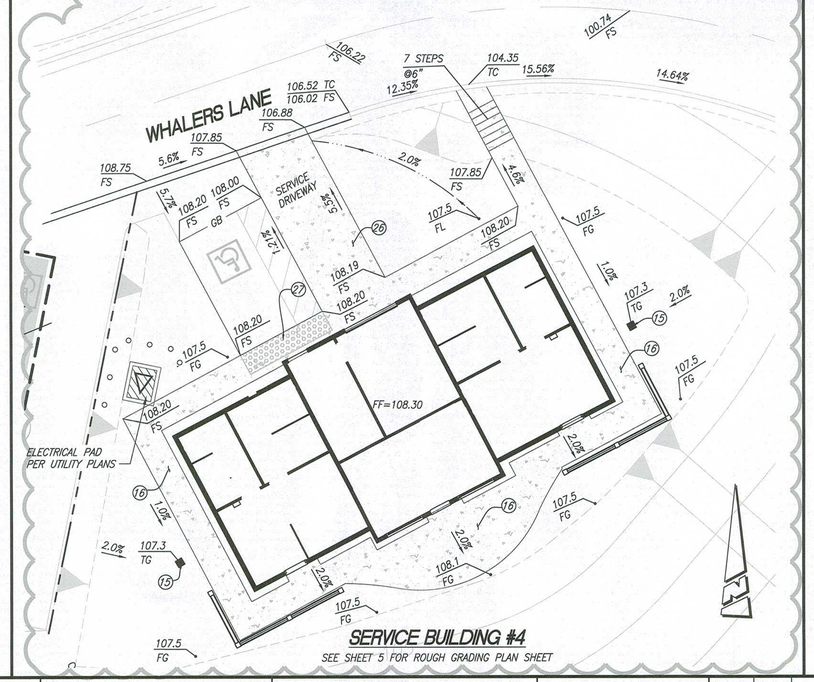
BUILDING #5

SEE SHEET 4 FOR ROUGH GRADING PLAN SHEET



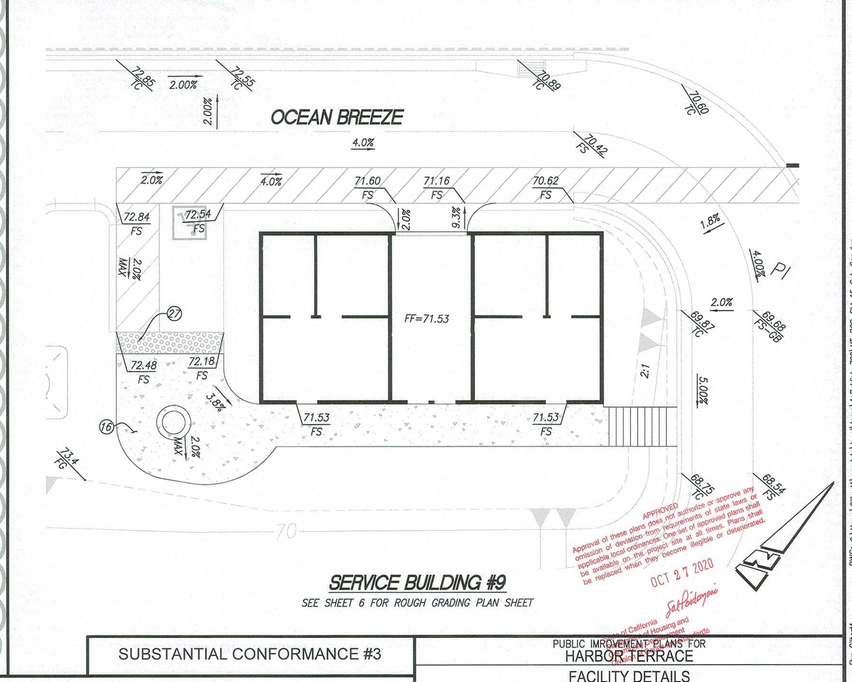
SERVICE BUILDING #8

SEE SHEET 10 FOR ROUGH GRADING PLAN SHEET



SERVICE BUILDING #4

SEE SHEET 5 FOR ROUGH GRADING PLAN SHEET



SERVICE BUILDING #9

SEE SHEET 6 FOR ROUGH GRADING PLAN SHEET

APPROVED
Approval of these plans does not authorize or approve any omission or deviation from requirements of state laws or applicable local ordinances. One set of approved plans shall be available on this project site at all times. Plans shall be replaced when they become illegible or deteriorated.
OCT 2 7 2020
Department of Housing and Community Development
State of California

CONSTRUCTION NOTES

NO.	DESCRIPTION
(15)	CONSTRUCT INLET PER STORM DRAIN IMPROVEMENT PLANS
(16)	CONSTRUCT 4" CONCRETE SIDEWALK
(22)	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE F
(24)	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE C
(25)	CONSTRUCT CURB RAMP PER CALTRANS STD. RSP A88A CASE G
(26)	CONSTRUCT 6" CONCRETE SERVICE DRIVEWAY
(27)	INSTALL RAISED TRUNCATED DOMES PER DETAIL ON SHEET 13
(32)	INSTALL WOOD POST PER DETAIL ON SHEET 13

SCALE: 1"=10'

811 Know what's below. Call before you dig.

BASIS OF BEARINGS: XXXX

BEARING: NXX°XX'XX"E

BENCHMARK: XXXX

ELEV. XXXX.XX, NGVD XX

PREPARED BY:

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
2510 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER GEORGE ALAN LENFESTEY No. 45920 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

DATE	NO.	REVISIONS
10/16/20	3	REV. PRECISE GRADING FOR BUILDINGS #4 & #6 AND ADDED BUILDING #5.

SUBSTANTIAL CONFORMANCE #3

PUBLIC IMPROVEMENT PLANS FOR
HARBOR TERRACE
FACILITY DETAILS

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/GAA/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO. 201R11-	GEORGE ALAN LENFESTEY R.C.E. 45920 DATE 10/16/20
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. SHEET 15 OF 23

Revison: Oct 16, 2020

DWGs: c:\Users\Gilbert4\appdata\local\temp\AcPublish_792\VT-PGP-Sht 15_Sub_Con.dwg
By: Gilbert4
Plotted: Oct 16, 2020 - 1:18pm

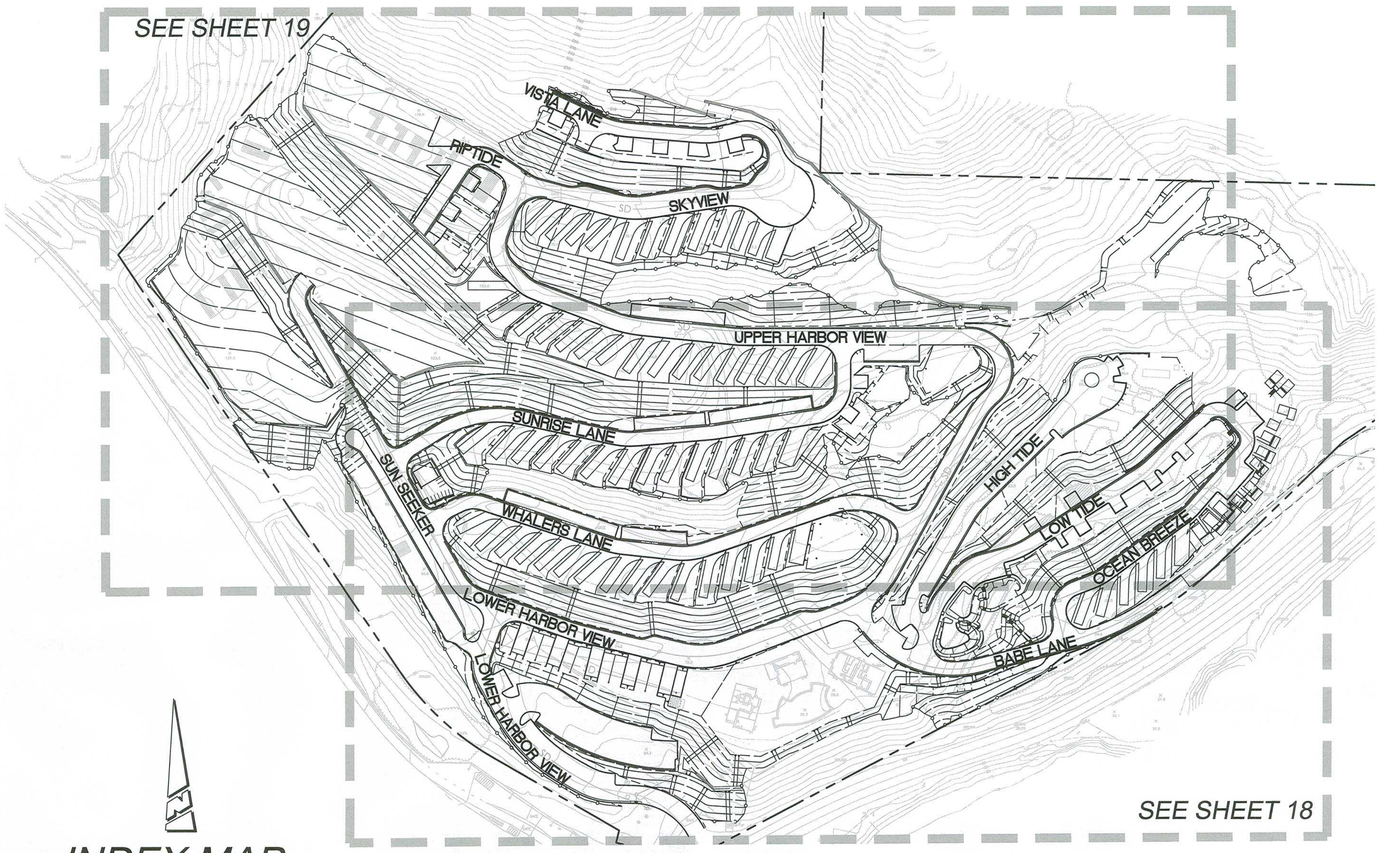
EROSION CONTROL PLANS
HARBOR TERRACE
AVILA BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE OR DESIGNATE A QUALIFIED SWPPP PRACTITIONER (QSP). THE QSP SHALL HAVE THE APPROPRIATE TRAINING AND OVERSEE ALL IMPLEMENTATION OF THE SWPPP AND ITS REQUIREMENTS. THE QSP SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND OBSERVATIONS OF THE BMPS AND IMPLEMENTATION OF ANY CHANGES NEEDED TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT. THE QSP SHALL HOLD A PRE-CONSTRUCTION MEETING WITH ALL CONTRACTORS AND SUBCONTRACTORS THAT WILL BE WORKING AT THE SITE AND INFORM THEM ON THE REQUIREMENTS OF THE GENERAL PERMIT AND THE SWPPP.
2. THE QUALIFIED SWPPP DEVELOPER (QSD) SHALL APPROVE AND CERTIFY ALL AMENDMENTS TO THE SWPPP AND THE ANNUAL CERTIFICATIONS.
3. IF FAILURE OF ANY OF THE BMPS SHOULD RESULT IN NTUS THAT EXCEED THE LIMITS OF THE GENERAL PERMIT REQUIREMENTS, THE QSP SHALL IMPLEMENT THE CHANGES NECESSARY TO KEEP THE VIOLATION FROM HAPPENING AGAIN AND REPORT THE VIOLATION VIA THE SMARTS SYSTEM PER THE REQUIREMENTS OF THE GENERAL PERMIT (SEE SWPPP).
4. IF WATER MONITORING BECOMES NECESSARY PER THE REQUIREMENTS OF THE GENERAL PERMIT, THEN THE PERSON OR PERSONS DOING THE MONITORING SHALL HAVE THE APPROPRIATE TRAINING AND QUALIFICATION TO PERFORM SUCH MONITORING.
5. EROSION CONTROL SHEETS DO NOT SHOW THE WATER MONITORING LOCATIONS. THE QSP SHALL DETERMINE THE PROPER LOCATIONS AND SHOW ON THE EROSION CONTROL DRAWINGS.
6. THE QSP SHALL ASSURE ALL SAFETY PRECAUTIONS NECESSARY HAVE BEEN IMPLEMENTED TO DO THE WATER MONITORING.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN AND/OR AS DIRECTED BY THE ENGINEER OR QSD TO CONTROL DRAINAGE WHICH HAS BEEN AFFECTED BY GRADING AND/OR TRENCHING.
9. THE CONTRACTOR WILL BE ON CALL IN THE EVENT IT IS NECESSARY TO IMPLEMENT EROSION CONTROL MEASURES OR IN THE EVENT OF AN EMERGENCY.
10. ALL STORMWATER CONTROL MEASURES THAT ARE IDENTIFIED IN THE REAP SHALL BE IN PLACE MINIMUM OF 24 HOURS PRIOR TO FORECAST RAINS.
11. AFTER A RAINSTORM, ALL BMPS SHALL BE INSPECTED AND ANY BUILDUP OF SEDIMENTS SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
12. THE ENGINEER OF RECORD, QSD OR AN AUTHORIZED REPRESENTATIVE MAY REQUIRE THE DEVELOPER AT ANY TIME TO INSTALL AND/OR CONSTRUCT ADDITIONAL DRAINAGE STRUCTURES AS NECESSARY TO PREVENT OR CONTROL EROSION.
13. THE EROSION CONTROL DEVICES ON THIS PLAN ARE A GENERAL CONCEPT OF WHAT MAY BE REQUIRED. EROSION CONTROL DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL ITEMS MAY BE REQUIRED DEPENDING ON THE ACTUAL SOIL CONDITIONS ENCOUNTERED. EROSION CONTROL DEVICES MAY BE PLACED AT THE DISCRETION OF THE QSP AS APPROVED BY THE QSD.
14. THE CONTRACTOR IS RESPONSIBLE TO KEEP IN FORCE ALL EROSION CONTROL DEVICES AND TO MODIFY THOSE DEVICES AS SITE PROGRESS DICTATES.
15. THE CONTRACTOR SHALL MONITOR THE EROSION CONTROL DEVICES DURING STORMS AND MODIFY THEM IN ORDER TO PREVENT PROGRESS OF ANY ONGOING EROSION.
16. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY EROSION OR DEBRIS SPILLING ONTO A PUBLIC STREET DAILY.
17. THE CONTRACTOR SHALL CONTRACT THE QSD IN THE EVENT THAT THE EROSION CONTROL PLAN DESIGNED REQUIRES ANY SUBSTANTIAL REVISIONS.
18. DURING GRADING OPERATIONS, IF AN AREA OF DISTURBANCE IS TO REMAIN IDLE FOR A PERIOD OF 2 OR MORE WEEKS, THE DISTURBED AREAS SHALL BE COVERED WITH MULCH, STRAW OR SOME OTHER TYPE OF BMP TO PREVENT EROSION DURING RAIN EVENTS.
19. THE CONTRACTOR SHALL PROVIDE STREET SWEEPING ONGOING DURING CONSTRUCTION TO PREVENT ANY SEDIMENTS FROM BEING TRACKED OFF-SITE OR TO AREAS THAT MAY CONTRIBUTE TO SEDIMENTS BEING DEPOSITED INTO THE STORM DRAIN SYSTEM.
20. POST-CONSTRUCTION BMPS INCLUDING PLANTINGS, SHRUBS, GROUND COVER AND TREES AS SHOWN ON THE LANDSCAPING PLANS SHALL BE IN PLACE AS SOON AS PRACTICAL.
21. CONTRACTOR TO INSTALL SILT-FENCING AT ALL PERIMETER LOCATIONS THAT HAVE THE POTENTIAL TO DISCHARGE STORMWATER OFF-SITE.
22. CONTRACTOR TO PROTECT ALL YARD AND LANDSCAPE AREA DRAINS FORM SEDIMENTS UNTIL LANDSCAPING IS COMPLETED AND VEGETATION ESTABLISHED.
23. GRAVEL BAGS ORIENTED TO SLOW THE FLOW OF STORM WATER RUNOFF SHALL BE PLACED IN THE FLOW LINES IN THE ON-SITE ROADWAY TO HELP FILTER OUT ANY SEDIMENTS. THESE GRAVEL BAGS SHALL BE PLACED 50' O/C MAX. SEDIMENTS THAT ACCUMULATE AT THE GRAVEL BAGS SHALL BE REMOVED AFTER EACH RAIN EVENT.
24. THE CONTRACTOR SHALL KEEP TWO ACCEPTABLE RAIN GAUGES ON-SITE TO MONITOR RAIN EVENTS DURING CONSTRUCTION.
25. THE CONTRACTOR SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROLS.
26. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE NATIONAL RESPONSE CENTER AND THE CITY OF SAN LUIS OBISPO. IF NECESSARY, THIS POLLUTION PREVENTION PLAN SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY THE 40 CODE OF FEDERAL REGULATIONS (CFR) §1117.3 REPORTABLE INFORMATION OR 40 CFR §302.4.
27. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.
28. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN PERMANENT IMPROVEMENT, PLANTING, AND FACILITIES ARE IN PLACE. TEMPORARY MEASURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION APPROVALS.
29. STOCKPILE MANAGEMENT SHALL BE IN CONFORMANCE WITH GENERAL PERMIT AND THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BMP GUIDE.
30. SEE LANDSCAPING PLANS FOR MORE INFORMATION ON POST-CONSTRUCTION VEGETATION BMPS.
31. IF DURING CONSTRUCTION DEWATERING OPERATIONS BECOME NECESSARY, ALL DEWATERING SHALL BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OUTLINED. THE NPDES GENERAL PERMIT AND PER THE CASQA BMP HANDBOOK FOR BMP SC-11. DISCHARGES SHALL BE TREATED FOR EXCESSIVE SEDIMENTS PRIOR TO LEAVING THE SITE AND/OR ENTERING THE CITY OF SAN LUIS OBISPO STORM DRAIN SYSTEM.

EROSION CONTROL NOTES

1. ALL 3:1 & STEEPER SLOPES TO HAVE NORTH AMERICAN C-125 MATTING OR AE.
2. DRAINAGE SWALES TO HAVE NORTH AMERICAN C-125 OR AE.
3. THE BMPS PROPOSED ON THESE PLANS ARE INTENDED AS A GUIDELINE FOR THE CONTRACTOR. OTHER AND/OR MOVES EXTENSIVE MEASURES MAY BECOME NECESSARY DURING CONSTRUCTION, AND WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT.
4. GRAVEL BAGS SHALL BE PLACED ON GRADED ROADWAYS IN AREAS OF CONCENTRATED FLOWS AND SWALES AS NEEDED DURING CONSTRUCTION TO HELP REDUCE EROSION AND SEDIMENTS.
5. HYDROSEED MIX SHALL CONSIST OF NATIVE SPECIES AND SPECIFIED AND APPROVED BY THE PROJECT BIOLOGIST (NOT THE COUNTY BIOLOGIST).



INDEX MAP
SCALE 1" = 100'

CONSTRUCTION NOTES & QUANTITY ESTIMATE

NO.	DESCRIPTION	QUANTITY	UNIT
1	INSTALL GRAVEL BAG VELOCITY REDUCER PER DETAIL	962	L.F.
2	INSTALL GRAVEL AND WIRE MESH FILTER FOR CURB INLET PER DETAIL	10	EA.
3	INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL	2	EA.
4	INSTALL FIBER ROLLS AS SHOWN ON PLAN	30,614	L.F.
5	NOT USED	–	–
6	PROVIDE HYDROSEEDING/MULCHING W/ BINDER PER LANDSCAPE PLANS	276,607	S.F.
7	CONSTRUCT SILT FENCE PER DETAIL	3,827	L.F.

QUANTITIES ARE FOR BONDING AND ESTIMATING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THEIR OWN QUANTITIES FOR CONTRACT PURPOSES.

GOOD HOUSEKEEPING PRACTICES

1. THE CONTRACTOR SHALL IMPLEMENT GOOD HOUSEKEEPING PRACTICES AS OUTLINED IN THE GENERAL PERMIT AND PER THE SWPPP.
2. THE CONTRACTOR SHALL CONDUCT AN INVENTORY OF THE PRODUCTS USED AND/OR EXPECTED TO BE USED AND THE END PRODUCTS THAT ARE PRODUCED AND/OR EXPECTED TO BE PRODUCED.
3. COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED.
4. STORE CHEMICALS IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
5. ALL EQUIPMENT AND VEHICLE FUELING AND MAINTENANCE PROCEDURES SHALL BE DONE IN THE AREA SHOWN ON THE SITE PLANS OR OTHER LOCATION WHERE THE APPROPRIATE BMPS HAVE BEEN INSTALLED TO PREVENT ANY CONTAMINATION OF THE SOILS.
6. THE CONTRACTOR SHALL USE SOME TYPE OF GROUND COVER OR OTHER DEVISES TO INSURE NO PETROLEUM PRODUCTS COME IN CONTACT WITH SOILS DURING FUELING AND MAINTENANCE.
7. THE CONTRACTOR SHALL PROVIDE APPROPRIATE CONTAINMENT AROUND ANY SANITARY TOILETS THAT PREVENT CONTAMINATION TO THE SOILS.
8. ANY BUILDING MATERIALS THAT ARE STORED ON-SITE THAT HAVE THE POTENTIAL TO CONTRIBUTE NON-VISIBLE POLLUTANTS TO THE STORM WATER RUNOFF SHALL BE STORE IN WATERTIGHT CONTAINERS OR UNDER THE COVER OF SHELTERS THAT PROVIDE PROTECTION FROM RAINS.
9. CONSTRUCTION MATERIAL WASTES SHALL BE CLEANED UP DAILY AND STORED IN COVERED CONTAINERS PRIOR TO DISPOSAL.
10. THE CONTRACTOR HAS THE OPTION TO USE METAL SHAKER BOARDS IN LIEU OF RIPRAP AT THE CONSTRUCTION ENTRANCE AS LONG AS IT PROVIDE ADEQUATE TIRE CLEANING ABILITIES.

AIR QUALITY CONTROL NOTES

THE FOLLOWING PRACTICES ARE TO BE USED AT ALL TIMES DURING CONSTRUCTION:

1. REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE.
2. USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITY TO PREVENT AIRBORNE DUST FORM LEAVING THE SITE. INCREASED WATER FREQUENCY WILL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE WATER) WATER SHOULD BE USED WHENEVER POSSIBLE.
3. PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT LANDSCAPE PLANS SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
4. EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHALL BE SOWN WITH A FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
5. ALL DISTURBED SOIL AREAS NOT SUBJECT TO RE-VEGETATION MUST BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING OR OTHER METHODS APPROVED IN ADVANCE BY THE CITY.
6. ALL ROADWAYS, DRIVEWAY, SIDEWALK, ETC. TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.
7. VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
8. ALL TRUCKS HAULING DIRT, SAND, SOIL OR OTHER LOOSE MATERIAL ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH THE CALIFORNIA VEHICLE CODE § 23114.
9. INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROAD AND STREETS, OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.
10. SWWP 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.

A DESIGNATED DUST CONTROL MONITOR SHALL BE CHOSEN. THEY SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL DUST CONTROL MEASURES. THE MONITOR SHALL BE AVAILABLE DURING WEEKENDS AND HOLIDAYS. THE NAME AND PHONE NUMBER OF THE MONITOR SHALL BE PROVIDED TO THE CITY AND APCD.

PHASING NOTES

1. THE CONTRACTOR SHALL PHASE CONSTRUCTION ROUGH GRADING TO LIMIT THE SIZE OF DISTURBANCE TO AN AREA THAT CAN BE MAINTAINED WITH PROPER BMPS DURING ANY RAIN EVENTS.
2. AFTER AN AREA HAS BEEN PAVED THE CONTRACTOR SHALL PROVIDE GRAVEL BAGS IN THE FLOW LINES TO FILTER SEDIMENTS FROM STORM WATER RUNOFF OR AN APPROVED EQUAL.
3. AREA DRAINS SHALL HAVE STORM DRAIN INLET PROTECTION INSTALLED URING THE TIME BETWEEN INSTALLATION AND PLANTING OF GROUND VEGETATION PER THE PLANS OR AN APPROVED EQUAL.
4. LANDSCAPED AREAS SHALL BE COMPLETED AND SPRINKLERS INSTALLED AS SOON AS POSSIBLE AFTER GRADING OPERATIONS.
5. ANY AREAS OF DISTURBANCE THAT WILL REMAIN IDLE FOR TWO OR MORE WEEKS SHALL BE STABILIZED WITH MULCH, STRAW, HYDROSEED OR OTHER APPROPRIATE BMP COVER.
6. DURING ASPHALT PATCHING OPERATIONS, THE CONTRACTOR SHALL PROVIDE EITHER PERMANENT OR TEMPORARY PAVING IN THE AREAS OF PATCHING BY THE END OF THE WORK DAY. NO TRENCHES SHALL BE LEFT OPEN DURING TIMES OF PREDICTED RAINFALL.
7. THE AREAS SHOWN ON THE PLANS FOR MATERIAL DELIVERY & STORAGE AND CONCRETE WASTE MANAGEMENT ARE FOR REFERENCE ONLY. THE ACTUAL LOCATIONS ARE TO BE DETERMINED BY THE QSP.
8. THE BMPS SHOWN ON THE EROSION CONTROL PLANS ARE INTENDED AS A GUIDELINE FOR THE CONTRACTOR'S QSP. IMPLEMENTATION OF THESE OR OTHER BMPS WILL BE THE RESPONSIBILITY OF THE QSP.
9. ALL ROADWAYS SHALL BE KEPT CLEAN ON A DAILY BASIS BY MEANS OF VACUUMING OR STREET SWEEPINGS.
10. ROADWAYS THAT HAVE NOT BEEN STABILIZED WITH AGGREGATE BASE SHALL BE STABILIZED USING SOIL BINDERS, MULCH AND/OR OTHER APPROPRIATE BMPS PRIOR TO FORECAST RAIN EVENTS.
11. PRIOR TO FORECAST RAIN EVENTS, THE QSP SHALL EVALUATE THE SITE AND ESTABLISH ADEQUATE BMPS TO PROTECT ALL DISTURBED AREAS FROM EROSION.
12. STORM DRAIN INLET PROTECTION SHALL BE TYPE 2 DURING STORM DRAIN INSTALLATIONS AND TYPE 3 AFTER PAVING OPERATIONS HAVE BEEN COMPLETED (SEE BMP GUIDANCE HANDOUT IN THE SWPPP FOR MORE INFORMATION).
13. THE STRAW WATTLES SHOWN ON THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES OF CONSTRUCTION. CONTRACTOR SHALL INCORPORATE THEIR USE AS NEEDED DURING CONSTRUCTION.

Know what's below. Call before you dig.

BASIS OF BEARINGS:
XXXX
BEARING: NXX°XX'XX"E

BENCHMARK:
XXXX
ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL:
REGISTERED PROFESSIONAL ENGINEER
GEORGE ALAN LENFESTEY
No. 45920
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

DATE	NO.	REVISIONS
5/25/19	2	EROSION CONTROL QUANTITIES REVISED.

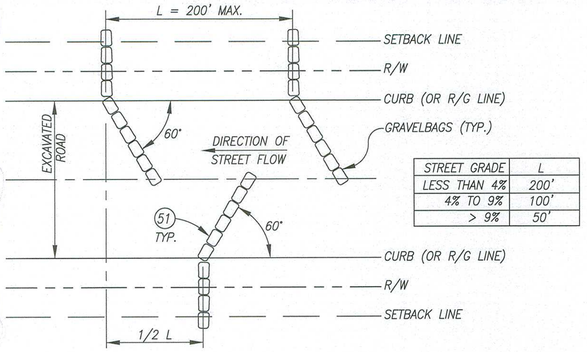
SUBSTANTIAL CONFORMANCE #3

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE
EROSION CONTROL TITLE SHEET

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
		GEORGE ALAN LENFESTEY R.C.E. 45920 DATE
CALIFORNIA COORDINATES		COUNTY POST MILES / COUNTY ROAD NO. / SHEET 16 OF 23

Revison: Oct 16, 2020

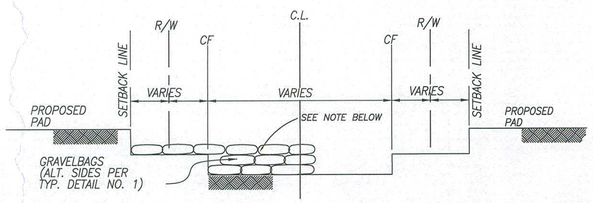
DWG: N:\01.162.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\VIT-PGP_Sub_Con.dwg
By: dlibert
Plotted: Oct 16, 2020 - 12:47pm



STREET GRADE	L
LESS THAN 4%	200'
4% TO 9%	100'
> 9%	50'

1 GRAVEL BAG VELOCITY REDUCER IN CHANNEL

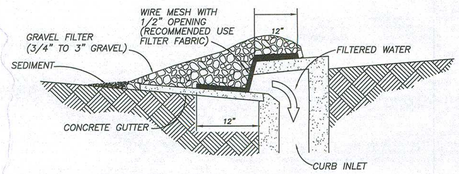
N.T.S.



NOTE: PROVIDE 3" SPACING BETWEEN TOP ROW OF GRAVEL BAGS

1 TYPICAL GRAVEL BAG DETAIL

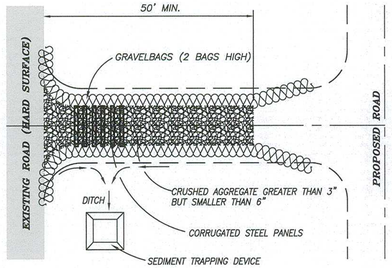
N.T.S.



2 GRAVEL AND WIRE MESH FILTER FOR CURB INLET

N.T.S.

NOTE: FOR MORE INFORMATION SEE CALIFORNIA STORM WATER BEST MANAGEMENT HANDBOOK STD. ESC54

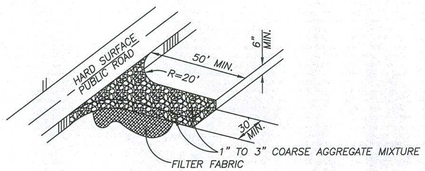


3 STABLILIZED CONSTRUCTION ENTRANCE (PLAN VIEW)

N.T.S.

EROSION CONTROL IMPLEMENTATION NOTE:

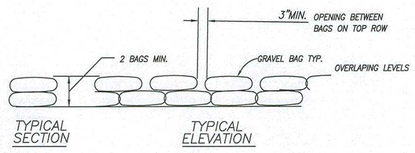
ALL EROSION CONTROL DEVICES, OTHER THAN PERIMETER CONTROLS, ARE TO BE INSTALLED AT THE DISCRETION OF THE OWNER AND ARE NOT AGENCY REQUIREMENTS.



3 STABILIZED CONSTRUCTION ENTRANCE

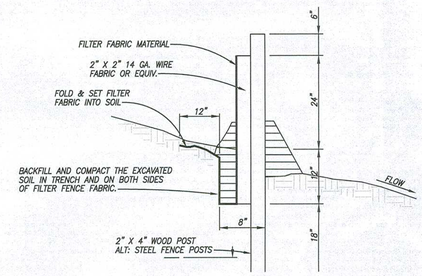
N.T.S.

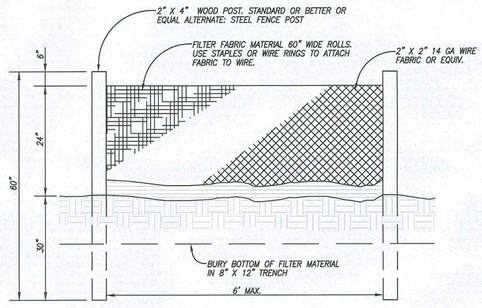
NOTE: FOR MORE INFORMATION SEE CALIFORNIA STORM WATER BEST MANAGEMENT HANDBOOK STD. ESC24



4 GRAVEL BAG PLACEMENT DETAIL (2BAGS)

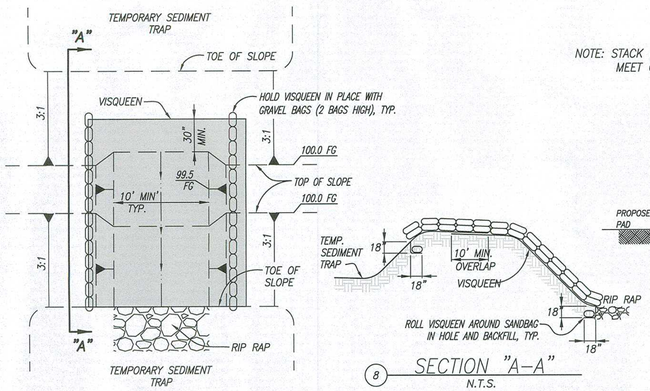
N.T.S.





7 SILT FENCE DETAIL

N.T.S.



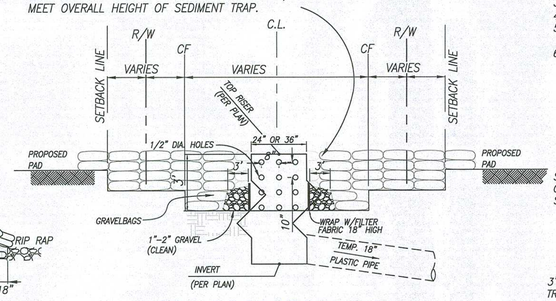
8 SECTION "A-A"

N.T.S.

10 VISQUEEN FLOWLINE PROTECTION

N.T.S.

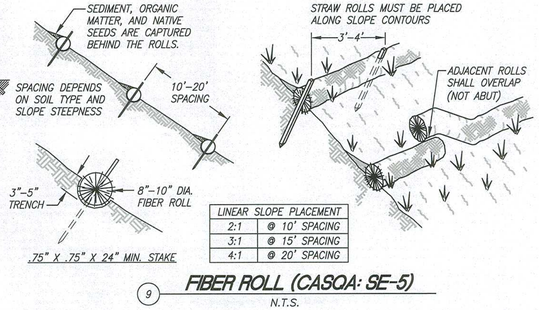
NOTE: STACK GRAVELBAG'S AT FRONT OF CUL-DE-SAC/KNUCKLE TO MEET OVERALL HEIGHT OF SEDIMENT TRAP.



TEMP. 24" OR 36" SEDIMENT TRAP RISER DETAIL

8 1/2" DIA. HOLES (8" VERT. AND 10" HORIZ.)

N.T.S.



LINEAR SLOPE PLACEMENT	
2:1	@ 10' SPACING
3:1	@ 15' SPACING
4:1	@ 20' SPACING

9 FIBER ROLL (CASQA: SE-5)

N.T.S.

NOTES:

1. ROUGHEN ALL SLOPES 3:1 OR STEEPER PER CASQA EC-15 (SHEEPS CLAW, TRACKING OR EQUIVALENT)
2. PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
3. START PLACEMENT OF FIBER ROLLS AT BOTTOM OF SLOPE AND CONTINUE TO WORK UPWARDS.
4. STAKE FIBER ROLLS AT EACH END AND 4' SPACING THROUGOUT.
5. HYDROSEEDING IS NOT REQUIRED WHERE EXPOSED BANK STABILIZATION RIPRAP HAS BEEN CONSTRUCTED.
6. FOR REMOVAL OF FIBER ROLLS, SEE CASQA REMOVAL REQUIREMENTS. (PERMANENT PLACEMENT REQUIREMENTS OF BIODEGRADABLE ENCASEMENT)

LEGEND:

- 2312.9 – PAD ELEVATION
- 2.71% – RATE OF GRADE
- 8 – LOT NUMBER
- (4) – CONSTRUCTION NOTE CALLOUT
- 2415 – EXISTING CONTOUR
- BLOCK WALL
- TRACT BOUNDRY
- 2:1 SLOPES
- SANDBAGS
- HYDROSEED/MULCHING W/ BINDER PER ESC 11 (SLOPES > 10') (6)
- HYDROSEED ONLY (SLOPES <_10') (5)
- GRADING LIMITS LINE (SILT FENCING)
- FIBER ROLL

APPROVED

Approval of these plans does not authorize or approve any omission or deviation from requirements of state laws and applicable local ordinances. One set of approved plans shall be available on the project site at all times. Plans shall be replaced when they become illegible or obsolete.

OCT 27 2020

State of California
Department of Housing and Community Development
Division of Codes and Standards

SCALE: 1"=20'

Know what's below. Call before you dig.

BASIS OF BEARINGS:	BENCHMARK:	PREPARED BY:	SEAL:
XXXX	XXXX	PROACTIVE ENGINEERING CONSULTANTS WEST, INC. 25109 JEFFERSON AVE., SUITE 200 MURRIETA, CA 92562 951-200-6840	REGISTERED PROFESSIONAL ENGINEER GEORGE ALAN LENFESTEY No. 45920 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA
BEARING: NXX°XX'XX"E	ELEV. XXXX.XX, NGVD XX		

DATE	NO.	REVISIONS

SUBSTANTIAL CONFORMANCE #3

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE

EROSION CONTROL DETAILS

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
CALIFORNIA COORDINATES		GEORGE ALAN LENFESTEY R.C.E. 45920 DATE
	COUNTY POST MILES	COUNTY ROAD NO. SHEET 17 OF 23

Revison: Oct 16, 2020

DWG: N:\01.162.000 Harbor Terrace\Drawings\Rough Grading – Substantial Conformance\HT-RGP_Sub_Con.dwg
By: GilbertA
Plotted: Oct 16, 2020 – 1:24pm

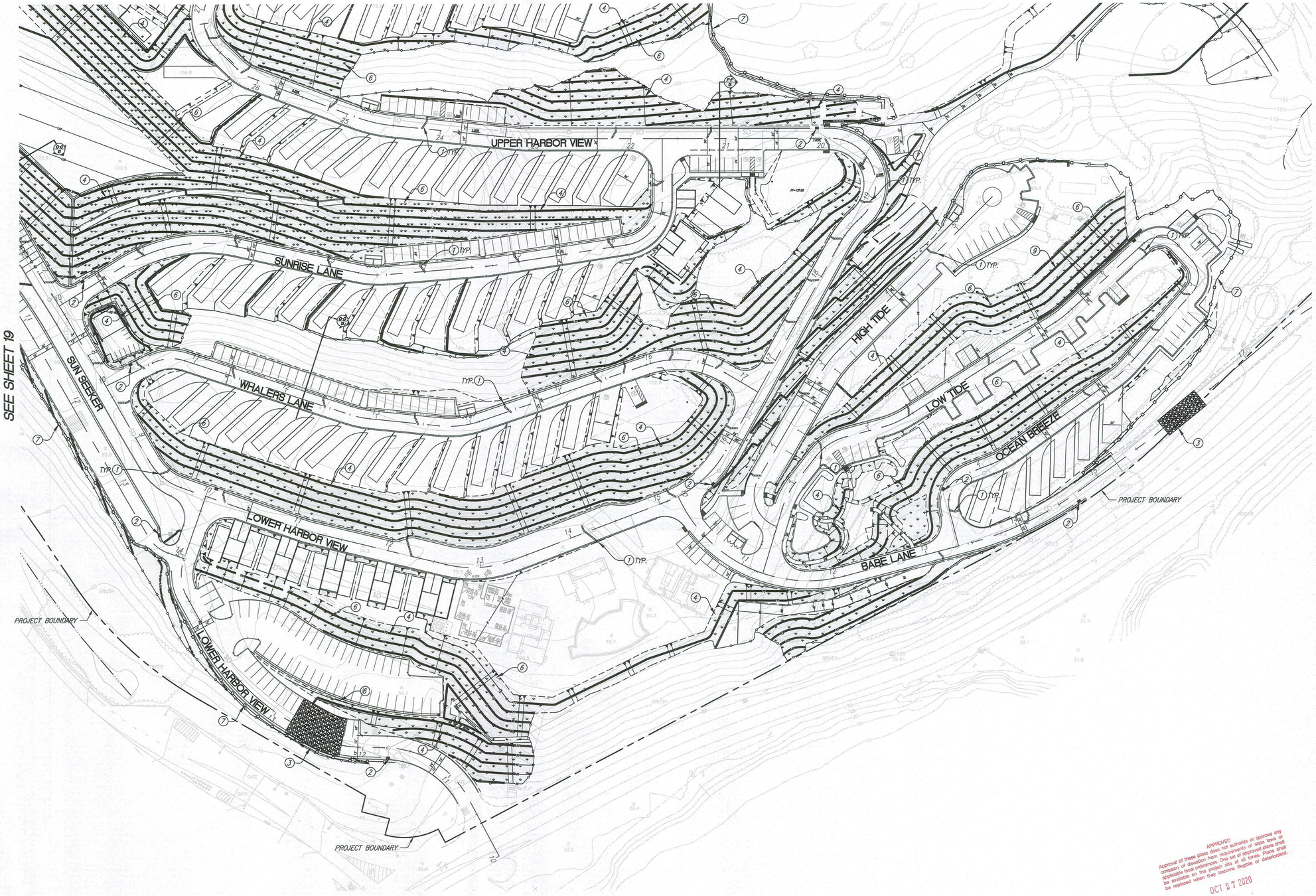
CONSTRUCTION NOTES

1. INSTALL GRAVEL BAG VELOCITY REDUCER PER DETAIL
2. INSTALL GRAVEL AND WIRE MESH FILTER FOR CURB INLET PER DETAIL
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL
4. INSTALL FIBER ROLLS AS SHOWN ON PLAN
6. PROVIDE HYDROSEEDING/MULCHING W/ BINDER PER LANDSCAPE PLANS
7. CONSTRUCT SILT FENCE PER DETAIL

HYDOROSEED NOTE:

HYDROSEED MIX SHALL CONSIST OF NATIVE SPECIES AND SPECIFIED AND APPROVED BY THE PROJECT BIOLOGIST (NOT THE COUNTY BIOLOGIST).

SEE SHEET 19



50' 0 50' 100' 150'

SCALE: 1"=50'

811 Know what's below. Call before you dig.

BASIS OF BEARINGS: XXXX

BEARING: NXX°XX'XX"E

BENCHMARK: XXXX

ELEV. XXXX.XX, NGVD XX

PREPARED BY:

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE., SUITE 200
MURRIETA, CA 92562
951-200-6840

SEAL: REGISTERED PROFESSIONAL ENGINEER — GEORGE ALAN LENFESTEY — No. 45920 Exp. 12/31/20 — CIVIL — STATE OF CALIFORNIA

DATE	NO.	REVISIONS

SUBSTANTIAL CONFORMANCE #3

APPROVED
Approval of these plans does not authorize or approve any omission of deviation from requirements of state laws or applicable local ordinances. One set of approved plans shall be available on the project site at all times. Plans shall be replaced when they become illegible or deteriorated.
OCT 27 2020
COUNTY OF SAN DIEGO
DEPARTMENT OF PUBLIC WORKS

PUBLIC IMPROVEMENT PLANS FOR
HARBOR TERRACE
EROSION CONTROL PLAN

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER — DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
		GEORGE ALAN LENFESTEY R.C.E. 45920 — DATE
CALIFORNIA COORDINATES	COUNTY POST MILES	COUNTY ROAD NO. — SHEET 18 OF 23

Revison: Oct 16, 2020

DWG: K:\01.162.000 Harbor Terrace\Drawings\Rough Grading – Substantial Conformance\HT-PGR_Sub_Con.dwg
By: GilbertA
Plotted: Oct 16, 2020 – 1:24pm

CONSTRUCTION NOTES

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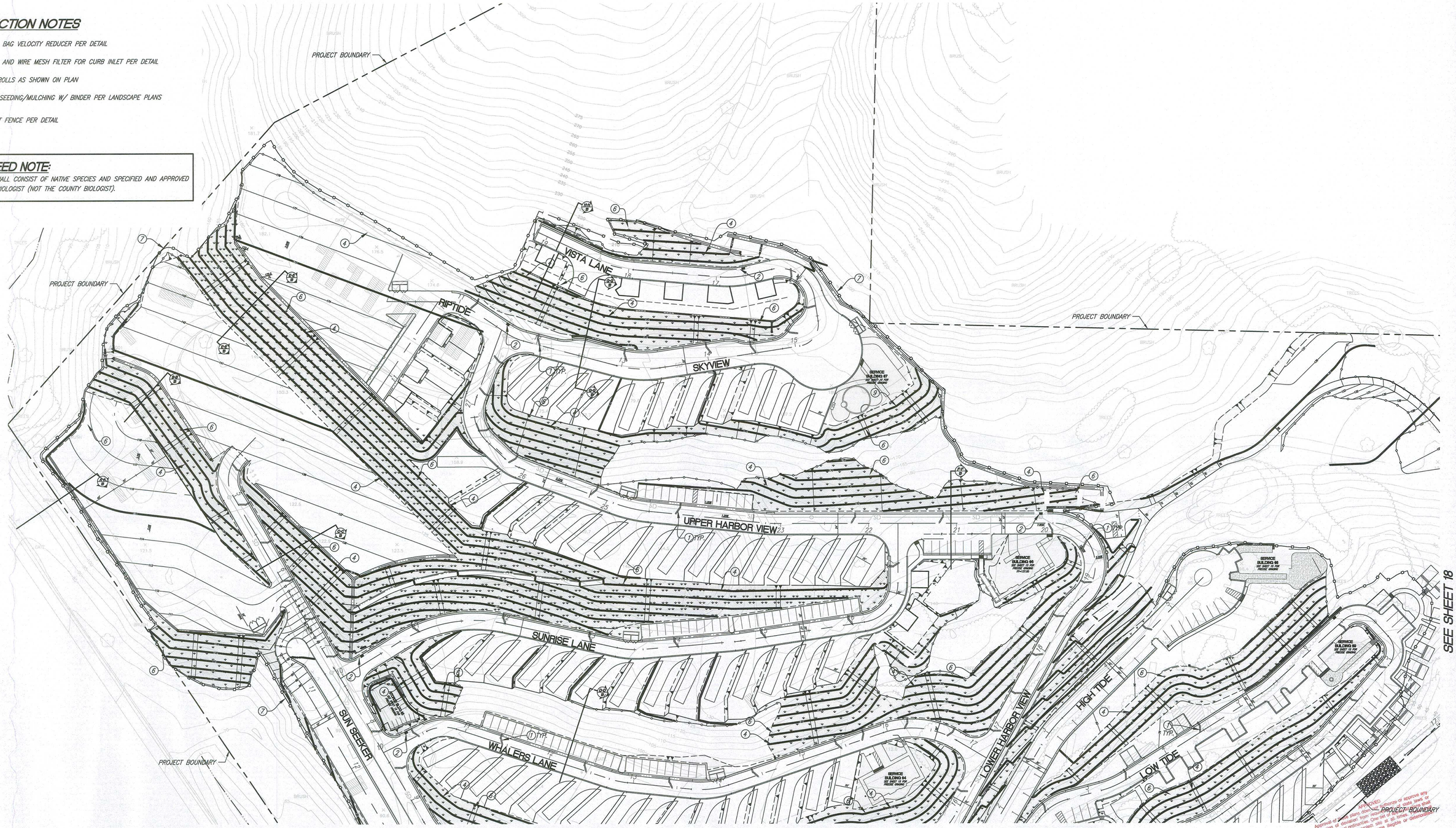
HYDROSEED NOTE:

HYDROSEED MIX SHALL CONSIST OF NATIVE SPECIES AND SPECIFIED AND APPROVED BY THE PROJECT BIOLOGIST (NOT THE COUNTY BIOLOGIST).



APPROVED
Approval of these plans does not authorize or approve any encroachment or removal of native trees or vegetation. Approval shall be obtained from resource agencies, as applicable, prior to construction. Orange fencing shall be installed on the project site at all times. Fencing shall be replaced when they become illegible or deteriorated.
OCT 27 2020

SCALE: 1"=50'

Know what's **below.** **Call** before you dig.

BASIS OF BEARINGS: XXXX
BEARING: NXX°XX'XX"E

BENCHMARK: XXXX
ELEV. XXXX.XX, NGVD XX

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRIETA, CA 92562
951-200-6860

SEAL: REGISTERED PROFESSIONAL ENGINEER — GEORGE ALAN LENFESTEY — No. 45920 Exp. 12/31/20 — CIVIL — STATE OF CALIFORNIA

DATE	NO.	REVISIONS

SUBSTANTIAL CONFORMANCE #3

PUBLIC IMROVEMENT PLANS FOR
HARBOR TERRACE

EROSION CONTROL PLAN

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVED FOR COUNTY REQUIREMENTS
GAL/HAL/AMJ		DEVELOPMENT SERVICES ENGINEER DATE
JOB NO.	COUNTY W.O. NO. 201R11-	10/16/20
CALIFORNIA COORDINATES		GEORGE ALAN LENFESTEY R.C.E. 45920 DATE
	COUNTY POST MILES	COUNTY ROAD NO. SHEET 19 OF 23

Revison: Oct 16, 2020

DWG: N:\01.162.000 Harbor Terrace\Drawings\Rough Grading - Substantial Conformance\VIT-ROP_Sub_Con.dwg
By: GilbertA
Plotted: Oct 16, 2020 - 1:24pm

CONDITIONS OF APPROVAL

APPROVED DEVELOPMENT

1. THIS APPROVAL AUTHORIZES A REQUEST BY PORT SAN LUIS HARBOR DISTRICT FOR A DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT TO DEVELOP THE 32-ACRE HARBOR TERRACE SITE (APN 076-172-029), WHICH WILL INCLUDE:
   a. 80 PAVED RV SITES WITH A MAXIMUM STAY LIMITED TO 30 DAYS
   b. 15 GRAVEL OR DECOMPOSED GRANITE BASED RV/RV CABIN SITES NO TALLER THAN 15 FEET IN HEIGHT, WITH A MAXIMUM STAY LIMITED TO 30 DAYS
   c. 31 UNITS INCLUDING YURTS, CABINS, CASITAS, OR BUNGALOWS NO TALLER THAN 15 FEET IN HEIGHT, WITH A MAXIMUM STAY LIMITED TO 30 DAYS
   d. 36 DELINEATED AND UNPAVED CAR/TENT CAMPSITES THAT INCLUDE A PICNIC TABLE AND FIRE PIT WITH A MAXIMUM STAY LIMITED TO 30 DAYS
   e. 22 WALK-IN/BIKE-IN UNIMPROVED SITES THAT INCLUDE A PICNIC TABLE AND FIRE PIT WITH A MAXIMUM STAY LIMITED TO 30 DAYS. PROVISIONS FOR SECURING BICYCLES OR OTHER PERSONAL GEAR SHALL BE PROVIDED AT OR NEAR THE WALK-IN/BIKE-IN CAMP SITES AND AT THE CENTRAL COMMERCIAL SPACE.
   f. 16,000 SQUARE FEET OF COMMERCIAL SPACE, USES MAY CONSIST OF:
      i. RETAIL, RESTAURANT, MEETING/CONFERENCE FACILITIES; OFFICE/LOBBY/RECEPTION AREA; MANAGERS RESIDENCE; STORAGE/RESTROOM/LAUNDRY; AND PICNIC/GATHERING AREA/COURTYARD WITH BARBEQUE; OUTDOOR SWIMMING POOL/JACUZZI AND PATIO.
      ii. MAXIMUM ALLOWED HEIGHT IS 25 FEET.
   g. 70 TRAILER BOAT STORAGE SPACES (250-SQUARE-FEET EACH) FOR HARBOR DISTRICT OR COMMERCIAL USE
   h. 20 MARINE GEAR STORAGE SPACES (800-SQUARE-FEET EACH) FOR HARBOR DISTRICT OR COMMERCIAL USE
   i. 1.05 ACRE STORAGE AREA FOR USE ONLY BY THE HARBOR DISTRICT
   j. 6,000 SQUARE FEET (3,000 SQUARE FOOT BUILDING FOOTPRINT) FOR FUTURE HARBOR DISTRICT USE BUILDING ONLY NOT TO EXCEED 25 FEET IN HEIGHT; AND,
   k. 48,000 SQUARE FEET PAVED PUBLIC PARKING SPACES (DELINEATED)

GENERAL CONDITIONS SITE DEVELOPMENT

2. AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMITS PLANS SUBMITTED SHALL SHOW ALL DEVELOPMENT CONSISTENT WITH THE APPROVED SITE PLAN, FLOOR PLAN, ARCHITECTURAL ELEVATIONS AND LANDSCAPE PLAN. THE APPLICANT SHALL SUBMIT A FINAL PARKING PLAN CONSISTENT WITH THE CRITERIA SET FORTH IN THE HARBOR TERRACE PLANNING SUB-AREA UPON SUBMITTAL OF CONSTRUCTION PERMITS.

ON-GOING CONDITIONS OF APPROVAL (VALID FOR THE LIFE OF THE PROJECT)

3. THIS LAND USE PERMIT IS VALID FOR A PERIOD OF 24 MONTHS FROM ITS EFFECTIVE DATE UNLESS TIME EXTENSIONS ARE GRANTED PURSUANT TO LAND USE ORDINANCE SECTION 23.02.050 OR THE LAND USE PERMIT IS CONSIDERED VESTED. THIS LAND USE PERMIT IS CONSIDERED TO BE VESTED ONCE A CONSTRUCTION PERMIT HAS BEEN ISSUED AND SUBSTANTIAL SITE WORK HAS BEEN COMPLETED. SUBSTANTIAL SITE WORK IS DEFINED BY LAND USE ORDINANCE SECTION 23.02.042 AS SITE WORK PROGRESSED BEYOND GRADING AND COMPLETION OF STRUCTURAL FOUNDATIONS; AND CONSTRUCTION IS OCCURRING ABOVE GRADE.
4. ALL CONDITIONS OF THIS APPROVAL SHALL BE STRICTLY ADHERED TO, WITHIN THE TIME FRAMES SPECIFIED, AND IN AN ON-GOING MANNER FOR THE LIFE OF THE PROJECT. FAILURE TO COMPLY WITH THESE CONDITIONS OF APPROVAL MAY RESULT IN AN IMMEDIATE ENFORCEMENT ACTION BY THE DEPARTMENT OF PLANNING AND BUILDING. IF IT IS DETERMINED THAT VIOLATION(S) OF THESE CONDITIONS OF APPROVAL HAVE OCCURRED, OR ARE OCCURRING, THIS APPROVAL MAY BE REVOKED PURSUANT TO SECTION 23.10.160 OF THE LAND USE ORDINANCE.
5. WITHIN TEN (10) DAYS OF FINAL APPROVAL OF THIS PERMIT, THE APPLICANT SHALL, AS A CONDITION OF APPROVAL, ENTER INTO AN AGREEMENT, IN A FORM APPROVED BY COUNTY COUNSEL AND EXECUTED BY THE CHAIR OF THE BOARD OF SUPERVISORS, PROVIDING FOR THE DEFENSE AND INDEMNITY, AT THE APPLICANT'S SOLE EXPENSE, AGAINST ANY ACTION BROUGHT AGAINST THE COUNTY OF SAN LUIS OBISPO, ITS PRESENT OR FORMER OFFICERS, AGENTS, OR EMPLOYEES, BY A THIRD PARTY CHALLENGING EITHER ITS DECISION TO APPROVE THIS MINOR USE PERMIT OR THE MANNER IN WHICH THE COUNTY IS INTERPRETING OR ENFORCING THE CONDITIONS OF THIS MINOR USE PERMIT, OR ANY OTHER ACTION BY A THIRD PARTY RELATING TO OR ARISING OUT OF THE APPROVAL OR IMPLEMENTATION OF THIS MINOR USE PERMIT. THE AGREEMENT SHALL PROVIDE THAT THE APPLICANT SHALL INDEMNIFY THE COUNTY AND REIMBURSE IT FOR ANY COSTS AND/OR ATTORNEY'S FEES WHICH THE COUNTY INCURS AS A RESULT OF SUCH ACTION, AND THAT THE COUNTY'S PARTICIPATION OR NON-PARTICIPATION IN ANY SUCH LITIGATION SHALL NOT RELIEVE THE APPLICANT OF HIS OR HER OBLIGATIONS UNDER THIS CONDITION OR THE AGREEMENT.

ENVIRONMENTAL CONDITIONS

6. AES/MM-1 UPON APPLICATION FOR CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR DESIGNEE SHALL DESIGN AND SITE THE COMMERCIAL BUILDINGS(S) AND NEW WATER TANK (IF REQUIRED) SO THAT NO PART IS ABOVE THE NATURAL RIDGELINE IN THE BACKGROUND. THIS MAY BE ACCOMPLISHED BY MEASURES INCLUDING BUT NOT LIMITED TO SETTING THE STRUCTURE FURTHER BACK FROM THE LEADING EDGE OF THE GRADED TOP-OF-SLOPE, REDUCING BUILDING HEIGHT, AND/OR STEPPING THE UPPER PORTIONS OF THE BUILDING BACK FROM THE LOWER FACADE. PRIOR TO HARBOR DISTRICT APPROVAL OF CONSTRUCTION AND ARCHITECTURAL PLANS FOR PROPOSED STRUCTURES, A SIGHT-LINE STUDY SHALL BE PREPARED SHOWING THE BUILDINGS WILL NOT SILHOUETTE ABOVE THE PRIMARY NATURAL RIDGELINE AS SEEN FROM AVILA BEACH DRIVE. THE SIGHT-LINE STUDY SHALL BE SUBMITTED TO THE COUNTY WITH THE CONSTRUCTION PERMIT APPLICATION.
7. AES/MM-2 UPON APPLICATION FOR CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR DESIGNEE SHALL SUBMIT FINAL LANDSCAPE PLANS, CONSISTENT WITH SECTION 23.04.184, INCORPORATING SUBSTANTIAL SCREENING OF ALL ENGINEERED GRADED SURFACES. THE PLANT PALETTE SHALL INCORPORATE PLANTS OF VARIED-SIZE THAT WILL PRODUCE A NATURAL PATTERN OF VEGETATIVE GROWTH. EXISTING VEGETATION SHALL BE RETAINED AS FEASIBLE.
   a. PLANTS SHALL BE ARRANGED IN NATURAL APPEARING PATTERNS USING A COMBINATION OF GROUND COVERS, DIFFERENT SIZED SHRUBS, AND DIFFERENT SIZED TREES. PLANT TYPES SHALL BE NATIVE, NATIVE APPEARING OR CONSISTENT WITH THE HISTORICAL LANDSCAPE.
   b. TREES AND LARGE SHRUBS SHALL BE PLANTED SUCH THAT WITHIN 10 YEARS AFTER PROJECT CONSTRUCTION, NO MORE THAN 20% OF THE PARKED RVS AND OTHER VEHICLES (AT FULL-USE CAPACITY) ARE VISIBLE FROM VIEWPOINTS ON AVILA BEACH DRIVE, BEACHES, THE PIER AND PIER PARKING LOT , AND OTHER PUBLIC VANTAGE POINTS. SCREENING VEGETATION SHALL BE STRATEGICALLY PLANTED ON THE SLOPES IN FRONT OF THE PARKING AREAS, AS WELL AS ON THE FLATTER AREAS AMONG THE SPACES. PLANTINGS SHALL BE ALLOWED TO PROVIDE FOR ADEQUATE VISUAL SIGHT LINES AND VIEWS OF THE COAST FOR VISITORS TO THE PROJECT SITE.
   c. PLANT TREES AND LARGE SHRUBS SUCH THAT WITHIN 10 YEARS AFTER PROJECT CONSTRUCTION, NO MORE THAN 30% OF THE COMMERCIAL AND OTHER BUILDINGS AND STRUCTURES INCLUDING THE WATER TANK (IF REQUIRED) ARE VISIBLE FROM VIEWPOINTS ON AVILA BEACH DRIVE, BEACHES, THE PIER AND PIER PARKING LOT , AND OTHER PUBLIC VANTAGE POINTS. PLANTINGS SHALL BE ALLOWED TO PROVIDE FOR ADEQUATE VISUAL SIGHT LINES AND VIEWS OF THE COAST FOR VISITORS TO THE PROJECT SITE.
8. AES/MM-3 UPON APPLICATION FOR CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR DESIGNEE SHALL SUBMIT PLANS SHOWING PROPOSED RECREATIONAL VEHICLE (RV) PARKING SPACES SET BACK AS FAR BACK FROM THE EDGE OF THE GRADED TERRACE AS FEASIBLE, WHILE AVOIDING THE CREATION OF ADDITIONAL CUT SLOPES AND RETAINING WALLS.

   IMPLEMENT PORT MASTER PLAN FINAL PROGRAM EIR MITIGATION MEASURES V-1, V-2, AND V-3:

   V-1 GRADING SHALL BE DESIGNED TO CONSERVE NATURAL TOPOGRAPHIC FEATURES AND APPEARANCES BY MEANS OF LAND SCULPTURING TO BLEND GRADED SLOPES AND BENCHES WITH NATURAL TOPOGRAPHY.

   V-2 CONSTRUCTION EQUIPMENT AND STAGING AREAS FOR THE DEVELOPMENT OF THE HARBOR TERRACE AND AVILA PARKING LOT SITES SHALL BE STORED AND LOCATED IN THE LEAST VISUALLY PROMINENT LOCATION ON SITE, AND/OR SCREENED FROM PUBLIC VIEW.

   V-3 LIGHTING SHALL BE HOODED AND DESIGNED TO SHINE DOWNWARD. TO THE EXTENT PRACTICAL, PARKING LOT LIGHTING SHALL BE CONFINED TO THE PROJECT SITE AND SHALL BE DESIGNED AND ORIENTED TO ENSURE SAFETY WITHIN THE PARKING LOTS, ACCESS, AND PEDESTRIAN WALKS. LIGHTING WILL BE INSTALLED WITH THE MINIMUM FOOT-CANDLES NECESSARY TO ENSURE SAFETY.
9. AES/MM-4 UPON APPLICATION FOR CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR DESIGNEE SHALL PREPARE AND SUBMIT PLANS INCORPORATING THE FOLLOWING:
   a. ALL BUILDINGS AND STRUCTURES SHALL APPEAR VISUALLY SUBORDINATE TO THE SETTING, BLEND WITH THE HILLSIDE, AND DESIGNED TO REDUCE NOTICEABILITY FROM OFF-SITE LOCATIONS.
   b. BUILDINGS SHALL REFLECT THE HISTORIC CHARACTER OF THE WORKING HARBOR AND SHALL BE AN ARCHITECTURAL STYLE DISTINCT FROM THE REDEVELOPED BUILDINGS SEEN ALONG FRONT STREET IN AVILA BEACH. BLOCKY, MONOTONOUS, AND PRE-FABRICATED ARCHITECTURAL STYLE AND DESIGN SHALL NOT BE APPLIED. THE ARCHITECTURAL STYLE SHALL FOLLOW THE HISTORICAL VERNACULAR OF THE HARBOR DISTRICT.
   c. BUILDINGS SHALL BE PEDESTRIAN IN SCALE, MASS, LAYOUT, AND APPEARANCE, (I.E., DESIGNED FOR VISIBILITY AND USE BY PEDESTRIANS PROXIMATE TO THE BUILDING RATHER THAN VISIBILITY FROM AVILA BEACH DRIVE, SUCH AS FINER DISTINCTIVE ARCHITECTURAL FEATURES, INTEGRATION OF ART, MASSING AND LAYOUT DESIGNED FOR FUNCTION RATHER THAN TO PROMOTE VISIBILITY, AND SMALLER, LOWER POSITIONED SIGNAGE AND LIGHTING). EXTERIOR COLORS, MATERIALS, AND FINISHES SHALL VISUALLY BLEND WITH OR COMPLEMENT THE NATURAL SURROUNDINGS.
   d. ALL SITE AMENITIES INCLUDING SIGNAGE, LIGHT POLES, STREET FURNITURE, AND OTHER FEATURES SHALL BE UNOBTRUSIVE, BLEND WITH THE SETTING, AND SUPPORT AN ARCHITECTURAL THEME.
   e. ALL COMMERCIAL BUILDINGS SHALL NOT EXCEED 25 FEET IN HEIGHT, AND SHALL BE LOCATED ON THE LOWER, PREVIOUSLY GRADED PORTIONS OF THE PROJECT SITE, CONSISTENT WITH SAN LUIS BAY COASTAL AREA PLAN STANDARDS.
   f. THE DESIGN OF ABOVE-GROUND RETAINING WALLS SHALL INCORPORATE FEATURES OF THE NATURAL SETTING, INCLUDING COLORS AND ARTICULATION (I.E., SIMULATED STONE) TO BLEND THE APPEARANCE OF THE VISIBLE PORTION OF THE RETAINING WALL INTO THE SURROUNDING LANDSCAPE.
10. AES/MM-5 UPON APPLICATION FOR A CONSTRUCTION PERMIT FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT (OR THEIR DESIGNEE) SHALL SUBMIT A COMPREHENSIVE LIGHTING PLAN TO THE DEPARTMENT OF PLANNING AND BUILDING FOR REVIEW AND APPROVAL SHOWING THE FOLLOWING:
   a. THE LIGHTING PLAN SHALL BE BASED ON A PHOTOMETRIC STUDY PREPARED BY A QUALIFIED ENGINEER WHO IS AN ACTIVE MEMBER OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA), USING GUIDANCE AND BEST PRACTICES ENDORSED BY THE INTERNATIONAL DARK SKY ASSOCIATION.
   b. THE HARBOR DISTRICT (OR THEIR DESIGNEE) SHALL PROVIDE THE SPECIFIC TECHNICAL DATA AND PERFORMANCE CRITERIA REQUIRED BY THE APPLICABLE SAFETY POLICY USED AS THE BASIS FOR THE LIGHTING PLAN.
   c. AS PART OF THE LIGHTING PLAN, ILLUMINATION LEVELS SHALL BE THE MINIMUM REQUIRED BY THE SPECIFICALLY DEFINED PUBLIC SAFETY POLICY AND ORDINANCES.
   d. AS PART OF THE LIGHTING PLAN, ALL LIGHTING SOURCES SHALL BE DIRECTED DOWNWARD AND SHIELDED FROM VIEW FROM PUBLIC ROADS, BEACHES, THE PIER, PARKING LOTS, AND OTHER OFF-SITE PUBLIC AREAS.
   e. AS PART OF THE LIGHTING PLAN, LIGHTS SHALL BE DESIGNED AND CONSTRUCTED TO REDUCE ILLUMINATION OF THE ADJACENT SLOPES AND HILLSIDES WHERE APPLICABLE.
   f. AS PART OF THE LIGHTING PLAN, LIGHTING SHALL INCLUDE LOW-HEIGHT BOLLARD-TYPE FIXTURES AND BE EQUIPPED WITH MOTION SENSORS TO THE GREATEST EXTENT ALLOWED BY SAFETY AND SECURITY CODES.
11. AQ/MM-1 PRIOR TO ISSUANCE OF GRADING PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, AND THROUGHOUT PROJECT CONSTRUCTION, AS APPLICABLE, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL IMPLEMENT THE FOLLOWING CONSTRUCTION EMISSION REDUCTION MEASURES:
   a. PROPERLY MAINTAIN ALL CONSTRUCTION EQUIPMENT IN PROPER TUNE ACCORDING TO MANUFACTURER'S SPECIFICATIONS;
   b. FUEL ALL OFF-ROAD AND PORTABLE DIESEL POWERED EQUIPMENT WITH CARB-CERTIFIED MOTOR VEHICLE DIESEL FUEL (NON-TAXED VERSION SUITABLE FOR USE OFF-ROAD);
   c. USE CARB TIER 3 CERTIFIED DIESEL CONSTRUCTION EQUIPMENT OR CLEANER OFF-ROAD HEAVY-DUTY DIESEL ENGINES, AND COMPLY WITH STATE OFF-ROAD REGULATIONS;
   d. USE CARB 2007 OR CLEANER CERTIFIED ON-ROAD HEAVY-DUTY DIESEL TRUCKS AND COMPLY WITH STATE ON-ROAD REGULATIONS.
   e. IF CONSTRUCTION OR TRUCKING COMPANIES THAT ARE AWARDED THE BID OR ARE SUBCONTRACTORS FOR THE PROJECT DO NOT HAVE EQUIPMENT TO MEET THE ABOVE TWO MEASURES, THE IMPACTS FROM THE DIRTIER EQUIPMENT SHALL BE ADDRESSED THROUGH SLOAPCD APPROVED OFF-SITE OR OTHER MITIGATION MEASURES;
   f. ALL ON- AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES. SIGNS SHALL BE POSTED IN THE DESIGNATED QUEUING AREAS AND JOB SITES TO REMIND DRIVERS AND OPERATORS OF THE 5-MINUTE IDLING LIMIT.
   g. DIESEL IDLING WITHIN 1,000 FEET OF SENSITIVE RECEPTORS IS NOT PERMITTED OR APPLICABLE MEASURES SHALL BE EMPLOYED AS PER THE DIRECTION OF THE SLOAPCD, INCLUDING MONITORING OR LOW-PARTICULATE ENGINE TECHNOLOGIES. SENSITIVE RECEPTORS ARE DEFINED IN THE SLOAPCD HANDBOOK AS PEOPLE THAT HAVE AN INCREASED SENSITIVITY TO AIR POLLUTION OR ENVIRONMENTAL CONTAMINANTS. SENSITIVE RECEPTOR LOCATIONS INCLUDE SCHOOLS, PARKS AND PLAYGROUNDS, DAY CARE CENTERS, NURSING HOMES, HOSPITALS, AND RESIDENTIAL DWELLING UNITS;
   h. STAGING AND QUEUING AREAS SHALL NOT BE LOCATED WITHIN 1,000 FEET OF SENSITIVE RECEPTORS OR APPLICABLE MEASURES SHALL BE EMPLOYED AS PER THE DIRECTION OF SLOAPCD, INCLUDING MONITORING OR LOW-PARTICULATE ENGINE TECHNOLOGIES;
   i. EQUIPMENT SHALL BE ELECTRIFIED WHEN FEASIBLE;
   j. SUBSTITUTE GASOLINE-POWERED OR DIESEL HYBRIDS IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE; AND
   k. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE, OR BIODIESEL.
12. AQ/MM-2 PRIOR TO ISSUANCE OF GRADING PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL ENSURE SLOAPCD REGULATIONS THAT PROHIBIT DEVELOPMENTAL BURNING OF VEGETATIVE MATERIAL WITHIN SAN LUIS OBISPO COUNTY ARE FOLLOWED.
13. AQ/MM-3 PRIOR TO ISSUANCE OF GRADING PERMITS, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL ENSURE THAT PORTABLE EQUIPMENT AND ENGINES 50 HORSEPOWER OR GREATER, USED DURING GRADING AND CONSTRUCTION ACTIVITIES HAVE A CALIFORNIA PORTABLE EQUIPMENT REGISTRATION (ISSUED BY THE CARB) OR AN SLOAPCD PERMIT. PROOF OF REGISTRATION MUST BE PROVIDED TO THE SLOAPCD PRIOR TO THE START OF GRADING OR CONSTRUCTION OR A PERMIT SECURED FROM THE SLOAPCD PRIOR TO THE START OF GRADING OR CONSTRUCTION. THE FOLLOWING LIST IS A GUIDE TO EQUIPMENT AND OPERATIONS THAT MAY HAVE PERMITTING REQUIREMENTS, BUT IT IS NOT EXCLUSIVE:
   a. POWER SCREENS, CONVEYORS, DIESEL ENGINES, AND/OR CRUSHERS;
   b. PORTABLE GENERATORS AND EQUIPMENT WITH 50-HORSEPOWER OR GREATER ENGINES;
   c. INTERNAL COMBUSTION ENGINES;
   d. UNCONFINED ABRASIVE BLASTING OPERATIONS;
   e. CONCRETE BATCH PLANTS;
   f. ROCK AND PAVEMENT CRUSHING;
   g. TUB GRINDERS; AND
   h. TROMMEL SCREENS.
14. AQ/MM-4 PRIOR TO ISSUANCE OF GRADING PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL OBTAIN THE REQUIRED SLOAPCD PERMITS FOR THE REMOVAL OR REMEDIATION OF HYDROCARBON CONTAMINATED SOIL. IN ADDITION, THE FOLLOWING MEASURES SHALL BE IMPLEMENTED UNLESS OTHERWISE DIRECTED BY THE SLOAPCD UPON A FINDING THAT ALTERNATIVE MEASURES WILL RESULT IN EQUAL OR GREATER REDUCTION IN EMISSION OF AIR CONTAMINANTS:
   a. COVERS ON STORAGE PILES SHALL BE MAINTAINED IN PLACE AT ALL TIMES IN AREAS NOT ACTIVELY INVOLVED IN SOIL ADDITION OR REMOVAL;
   b. CONTAMINATED SOIL SHALL BE COVERED WITH AT LEAST 6 INCHES OF PACKED UNCONTAMINATED SOIL OR OTHER TPH -NON-PERMEABLE BARRIER SUCH AS PLASTIC TARP, OR OTHER METHODS AS APPROVED BY THE SLOAPCD. NO HEADSPACE SHALL BE ALLOWED WHERE VAPORS COULD ACCUMULATE;
   c. COVERED PILES SHALL BE DESIGNED IN SUCH A WAY TO ELIMINATE EROSION DUE TO WIND OR WATER. NO OPENINGS IN THE COVERS ARE PERMITTED;
   d. THE AIR QUALITY IMPACTS FROM THE EXCAVATION AND HAUL TRIPS ASSOCIATED WITH REMOVING THE CONTAMINATED SOIL MUST BE EVALUATED, WITH EMISSIONS ESTIMATES PROVIDED TO THE SLOAPCD AND MITIGATED WITH LOW EMISSION TRUCKS, LOW EMISSION CONSTRUCTION EQUIPMENT, AND/OR OFFSETS IF NEEDED, IF TOTAL EMISSIONS EXCEED THE SLOAPCD'S CONSTRUCTION PHASE THRESHOLDS. AN ESTIMATE OF THESE EMISSIONS IS INCLUDED IN THIS EIR;
   e. DURING SOIL EXCAVATION, ODORS SHALL NOT BE EVIDENT TO SUCH A DEGREE AS TO CAUSE A PUBLIC NUISANCE, OR VIOLATION OF SLOAPCD REGULATIONS WOULD RESULT;
   f. CLEAN SOIL MUST BE SEGREGATED FROM CONTAMINATED SOIL; AND
   g. THE PERMIT SHALL SPECIFY APPLICABLE CRITERIA ESTABLISHED BY SLOAPCD.
   h. THE NOTIFICATION AND PERMITTING DETERMINATION REQUIREMENTS SHALL BE DIRECTED TO THE SLOAPCD ENGINEERING DIVISION.
15. AQ/MM-5 PRIOR TO ISSUANCE OF GRADING PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, OR DURING CONSTRUCTION, IF EMISSIONS OF ROG+NOX WITH THE ABOVE MITIGATIONS STILL EXCEED THE THRESHOLDS, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SECURE SLOAPCD-APPROVED OFF-SITE REDUCTIONS IN ROG+NOX EMISSIONS TO ENSURE THAT ROG+NOX EMISSIONS DO NOT EXCEED THE SLOAPCD QUARTERLY THRESHOLDS. COORDINATION WITH THE SLOAPCD SHOULD BEGIN AT LEAST 6 MONTHS PRIOR TO ISSUANCE OF GRADING PERMITS FOR THE PROJECT TO ALLOW TIME FOR REFINING CALCULATIONS AND FOR THE SLOAPCD TO REVIEW AND APPROVE THE CAMP AND OFF-SITE MITIGATION APPROACH. EMISSIONS CALCULATIONS AND RESULTS OF THE SUBSEQUENT AIR QUALITY ANALYSIS SHALL BE PROVIDED TO THE COUNTY ENVIRONMENTAL COORDINATOR FOR REVIEW AND APPROVAL, IN ADDITION TO THE SLOAPCD.
16. AQ/MM-6 PRIOR TO ISSUANCE OF GRADING PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL ENSURE THAT ALL GRADING AND CONSTRUCTION EQUIPMENT GREATER THAN 100 BHP BE EQUIPPED WITH CARB LEVEL 3 DIESEL PARTICULATE FILTERS (DPF), OR EQUIVALENT, TO ACHIEVE AN 85% REDUCTION IN DIESEL PARTICULATE EMISSIONS. IF CARB VERIFIED LEVEL 3 DPFS CANNOT BE SECURED FOR ALL OF THE EQUIPMENT GREATER THAN 100 HP THEN THE HARBOR DISTRICT (OR THEIR DESIGNEE) WILL WORK TO OFFSET THE ADDED DPM WITH MEASURES INCLUDING BUT NOT LIMITED TO SCHEDULE MODIFICATIONS, IMPLEMENTATION OF NO IDLING REQUIREMENT, AND EXPANDED IMPLEMENTATION OF AQ-1 MEASURES I, J, AND K (E.G., USE OF ALTERNATIVE FUELED GENERATORS).
17. AQ/MM-7 PRIOR TO ISSUANCE OF GRADING PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL PRODUCE A SCHEDULE DETAILING THE PHASING OF ACTIVITIES AND ENSURING THAT THE EMISSIONS OF DIESEL PARTICULATES IN ANY QUARTER FALLS BELOW THE APPLICABLE SLOAPCD THRESHOLDS. AS AN ALTERNATIVE APPROACH, IF SCHEDULING IS NOT FEASIBLE, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL PROVIDE SLOAPCD-APPROVED OFF-SITE REDUCTIONS IN DPM EMISSIONS TO ENSURE THAT DPM EMISSIONS DO NOT EXCEED THE SLOAPCD THRESHOLDS.
18. AQ/MM-8 PRIOR TO ISSUANCE OF GRADING PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL PROVIDE SATISFACTORY EVIDENCE THAT A SLOAPCD-APPROVED CONSTRUCTION ACTIVITY MONITORING PLAN (CAMP) HAS BEEN PREPARED THAT ADDRESSES FUGITIVE DUST EMISSIONS. THE PLAN SHALL INCLUDE REQUIREMENTS IN THE SLOAPCD CEQA HANDBOOK. FUGITIVE DUST MITIGATION MEASURES IN THE PLAN SHALL INCLUDE A COMBINATION OF THE FOLLOWING, AS APPROVED BY THE SLOAPCD:
   a. REDUCE THE AMOUNT OF THE DISTURBED AREA WHERE POSSIBLE.
   b. USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. AN ADEQUATE WATER SUPPLY SOURCE MUST BE IDENTIFIED. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE.
   c. ALL DIRT STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED, COVERED, OR A SLOAPCD-APPROVED ALTERNATIVE METHOD WILL BE USED. (90% REDUCTION).
   d. PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT REVEGETATION AND LANDSCAPE PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
   e. EXPOSED GROUND AREAS THAT WILL BE REWORKED AT DATE'S GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH A FAST-GERMINATING NON-INVASIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED, UNLESS OTHER DUST AND EROSION CONTROL MEASURES ARE SPECIFIED IN THE AGENCY-APPROVED DUST CONTROL PLAN.
   f. ALL DISTURBED SOIL AREAS NOT SUBJECT TO REVEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING, OR OTHER METHODS APPROVED IN ADVANCE BY THE SLOAPCD.
   g. ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.
   h. VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
   i. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST 2 FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE §23114.
   j. INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO STREETS, OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.
   k. SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHOULD BE USED WHERE FEASIBLE.
   l. APPLY WATER EVERY 3 HOURS TO DISTURBED AREAS WITHIN THE CONSTRUCTION SITE (61% REDUCTION IN PARTICULATE EMISSIONS).
   m. APPLICATION OF SOIL BINDERS TO DIRT ROADS SHALL BE APPLIED TO ACHIEVE AT LEAST AN 80% REDUCTION IN FUGITIVE DUST EMISSIONS. ALL SOIL BINDERS USED SHALL BE 'ENVIRONMENTALLY FRIENDLY' AND SHALL BE EITHER LIGNOSULFONATE- OR CALCIUM LIGNOSULFONATE-BASED APPROVED BY THE SLOAPCD. ALL DUST CONTROL METHODS, INCLUDING SOIL BINDERS, SHALL BE DEMONSTRATED IN THE FUGITIVE DUST CONTROL PLAN TO ENSURE COMPLIANCE WITH SLOAPCD RULE 401.
   n. THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON TO MONITOR THE FUGITIVE DUST EMISSIONS AND OVERSEE MITIGATION MEASURE IMPLEMENTATION AS PER SLOAPCD APPROVAL TO MINIMIZE DUST COMPLAINTS, REDUCE VISIBLE EMISSIONS TO LESS THAN 20% OPACITY, AND TO PREVENT TRANSPORT OF DUST OFF-SITE. THE DESIGNATED MONITOR SHALL CARRY OUT THESE DUTIES ON REGULAR WORKDAYS, AS WELL AS HOLIDAYS AND WEEKENDS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF THE DESIGNATED MONITOR SHALL BE PROVIDED TO THE SLOAPCD COMPLIANCE DIVISION PRIOR TO THE START OF ANY GRADING, EARTHWORK, OR DEMOLITION.
19. AQ/MM-9 PRIOR TO ISSUANCE OF GRADING PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SUBMIT AN APCD-APPROVED CAMP, WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ELEMENTS:
   a. A DUST CONTROL MANAGEMENT PLAN THAT ENCOMPASSES ALL, BUT IS NOT LIMITED TO, MEASURES IDENTIFIED IN AQ/MM-8 AND AQ/MM-13 (IF REQUIRED);
   b. TABULATION OF ON- AND OFF-ROAD CONSTRUCTION EQUIPMENT INFORMATION (E.G., MAKE, MODEL, TYPE, ENGINE TIER, DPM LEVEL 3 FILTER AGE, HORSE-POWER; AND MILES OR HOURS OF OPERATION);
   c. CONSTRUCTION TRUCK TRIPS SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK-HOUR EMISSIONS;
   d. LIMITED CONSTRUCTION WORK-DAY PERIOD, IF NECESSARY; AND
   e. PHASE CONSTRUCTION ACTIVITIES, IF APPROPRIATE.
20. AQ/MM-10 PRIOR TO ISSUANCE OF GRADING PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL IMPLEMENT THE FOLLOWING IDLE-RESTRICTING MEASURES FOR BOTH ON- AND OFF-ROAD EQUIPMENT DURING THE PROJECT GRADING AND CONSTRUCTION PHASE NEAR SENSITIVE RECEPTORS:
   a. STAGING AND QUEUING AREAS SHALL NOT BE LOCATED WITHIN 1,000 FEET OF SENSITIVE RECEPTORS OR APPLICABLE

CONT'D:

b. OFF-ROAD DIESEL EQUIPMENT SHALL COMPLY WITH THE 5-MINUTE IDLING RESTRICTION IDENTIFIED IN §2449(D)(3) OF THE CARB'S IN-USE OFF-ROAD DIESEL REGULATION, RULE 402.
c. SIGNS MUST BE POSTED IN THE DESIGNATED QUEUING AREAS AND JOB SITES TO REMIND DRIVERS AND OPERATORS OF THE STATE'S 5-MINUTE IDLING LIMIT.
d. THE SPECIFIC REQUIREMENTS AND EXCEPTIONS IN THE REGULATIONS CAN BE REVIEWED AT THE FOLLOWING WEB SITES: WWW.ARB.CA.GOV/MSPROG/TRUCK-IDLING/2485.PDF AND WWW.ARB.CA.GOV/REGACT/2007/ORDIESL07/FROOAL.PDF
e. IN ADDITION TO THE STATE REQUIRED DIESEL IDLING REQUIREMENTS, THE PROJECT SHALL COMPLY WITH THESE MORE RESTRICTIVE REQUIREMENTS TO MINIMIZE IMPACTS TO NEARBY SENSITIVE RECEPTORS, INCLUDING ONSITE VISITORS:
   –STAGING AND QUEUING AREAS SHALL NOT BE LOCATED WITHIN 1,000 FEET OF SENSITIVE RECEPTORS;
   –DIESEL IDLING WITHIN 1,000 FEET OF SENSITIVE RECEPTORS SHALL NOT BE PERMITTED;
   –USE OF ALTERNATIVE FUELED EQUIPMENT IS RECOMMENDED; AND
   –SIGNS THAT SPECIFY THE NO IDLING AREAS MUST BE POSTED AND ENFORCED AT THE SITE.

29. BIO/MM-1 PRIOR TO INITIATION OF GRADING ACTIVITIES, A QUALIFIED BIOLOGIST SHALL CONDUCT PRE-CONSTRUCTION SURVEYS TO DETERMINE THE PRESENCE OR ABSENCE OF SPECIAL-STATUS SPECIES. A QUALIFIED BIOLOGICAL MONITOR SHALL BE PRESENT DURING ANY CLEARING AND GRADING ACTIVITIES WITHIN 100 FEET OF ONSITE DRAINAGES AND OAK WOODLAND. THE WORK AREAS SHALL BE CLEARLY MARKED TO ENSURE THAT NO WORK OCCURS OUTSIDE OF THE APPROVED LIMITS OF DISTURBANCE (I.E., LATHE AND FLAGGING, T-POSTS AND YELLOW ROPES, AND TEMPORARY SIGNAGE). THE QUALIFIED BIOLOGIST WILL RECEIVE PROJECT-SPECIFIC APPROVALS FROM RESOURCE AGENCIES PRIOR TO HANDLING ANY SPECIAL-STATUS WILDLIFE SPECIES. SPEED LIMITS SHALL BE RESTRICTED TO 15 MPH AND WORK SHALL BE LIMITED TO DAYLIGHT HOURS.

30. BIO/MM-2 UPON APPLICATION FOR CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE FOLLOWING MEASURES SHALL BE INCLUDED ON APPLICABLE PLANS IN ORDER TO AVOID EROSION AND SEDIMENTATION IMPACTS TO THE CREEKS AND WATER QUALITY:
   a. GRADING AND CONSTRUCTION RESULTING IN GROUND DISTURBANCE SHOULD BE LIMITED TO THE TYPICAL DRY SEASON (APRIL 15 TO OCTOBER 15).
   b. IF WORK MUST OCCUR DURING THE RAINY SEASON, THE HARBOR DISTRICT (OR THEIR DESIGNEE) SHALL INSTALL ADEQUATE EROSION AND SEDIMENTATION CONTROLS TO PREVENT ANY SEDIMENT-LADEN RUN-OFF FROM ENTERING CREEKS, DRAINAGES, AND THE PACIFIC OCEAN.
   c. UPON COMPLETION OF CONSTRUCTION, DISTURBED AREAS WILL BE STABILIZED OR VEGETATED AS DETAILED IN THE PROJECT'S RE-VEGETATION PLAN.

31. BIO/MM-3 IF FEASIBLE, ALL WORK SHALL BE AVOIDED DURING THE NESTING BIRD SEASON (APPROXIMATELY FEBRUARY 1 THROUGH AUGUST 15), INCLUDING GROUND AND TREE-NESTING BIRDS. IF ANY CONSTRUCTION ACTIVITIES ARE SCHEDULED TO OCCUR DURING THE NESTING SEASON, PRE-CONSTRUCTION BIRD SURVEYS SHALL BE CONDUCTED BY A QUALIFIED BIOLOGIST. IF NESTING BIRD SPECIES ARE OBSERVED WITHIN 250 FEET OF THE CONSTRUCTION AREA DURING THE SURVEYS, THE BIOLOGIST SHALL DETERMINE THE APPROPRIATE EXCLUSION ZONE FOR THE SPECIFIC SPECIES. A BUFFER OF 250 FEET SHALL BE MAINTAINED AROUND ANY NESTING RAPTORS. THE NESTING BIRD EXCLUSION ZONES SHALL BE COMPLETELY AVOIDED UNTIL THE QUALIFIED BIOLOGIST DETERMINES THAT THE YOUNG HAVE SUCCESSFULLY FLEDGED. A QUALIFIED BIOLOGIST SHALL CONDUCT PERIODIC SITE INSPECTIONS TO ENSURE THAT THE EXCLUSION ZONE IS MAINTAINED AND TO MONITOR THE NESTING PROGRESSION. IN THE EVENT THAT SENSITIVE BIRD SPECIES ARE DISCOVERED, THE USFWS AND/OR CDFW WILL BE CONTACTED TO DETERMINE THE APPROPRIATE PROTECTIVE MEASURES PRIOR TO ANY CONSTRUCTION BEGINNING. IF CONSTRUCTION ACTIVITIES MUST OCCUR WITHIN 250 FEET OF A NESTING RAPTOR NEST, A QUALIFIED BIOLOGIST SHALL BE CONSULTED TO DETERMINE IF THE BUFFER CAN BE REDUCED. IF, IN THE OPINION OF THE QUALIFIED BIOLOGIST, THE BUFFER CANNOT BE SAFELY REDUCED, A FULL-TIME AVIAN MONITOR SHALL BE PRESENT DURING ALL CONSTRUCTION ACTIVITIES OCCURRING WITHIN THE ESTABLISHED BUFFER TO ENSURE NO IMPACTS OCCUR. THE AVIAN MONITOR WILL HAVE THE AUTHORITY TO HALT OR RE-DIRECT WORK IF RAPTORS SHOW SIGNS OF DISTURBANCE.

32. BIO/MM-4 ALL EXISTING OAK TREES SHALL REMAIN ON-SITE. ALL OAK TREES (GREATER THAN 4 INCHES IN DIAMETER) THAT ARE WITHIN 50 FEET OF CONSTRUCTION OR GRADING ACTIVITIES SHALL BE MARKED FOR PROTECTION (E.G., WITH FLAGGING) AND THEIR ROOT ZONE FENCED BY A QUALIFIED ARBORIST PRIOR TO ANY GRADING OR SITE GRUBBING. THE OUTER EDGE OF THE TREE ROOT ZONE TO BE FENCED WILL BE OUTSIDE OF THE CANOPY HALF THE DISTANCE AS MEASURED BETWEEN THE TREE TRUNK AND OUTER EDGE OF THE CANOPY (I.E., 1.5 TIMES THE DISTANCE FROM THE TRUNK TO THE DRIP LINE OF THE TREE). GRADING, UTILITY TRENCHING, COMPACTION OF SOIL, OR PLACEMENT OF FILL SHALL BE AVOIDED WITHIN THESE FENCED AREAS TO THE MAXIMUM EXTENT FEASIBLE. IF GRADING, COMPACTION, OR PLACEMENT OF FILL IN THE ROOT ZONE OF AN EXISTING OAK TREE CANNOT BE AVOIDED, RETAINING WALLS MAY BE CONSTRUCTED TO MINIMIZE CUT AND FILL IMPACTS TO EXISTING OAK TREES. CARE SHALL BE TAKEN TO AVOID SURFACE ROOTS WITHIN THE TOP 18 INCHES OF SOIL. IF ANY ROOTS MUST BE REMOVED OR EXPOSED, THEY SHALL BE CLEANLY CUT AND NOT LEFT EXPOSED ABOVE THE GROUND SURFACE (IF REQUIRED, THIS WORK SHALL BE CONDUCTED BY A QUALIFIED ARBORIST).

33. BIO/MM-5 ALL OAK TREES IDENTIFIED TO REMAIN SHALL NOT BE REMOVED, UNLESS OTHERWISE REGULATED BY THE COUNTY CZLUO §23.05.062 (EXEMPTION FOR TREES IN A HAZARDOUS CONDITION). UNLESS PREVIOUSLY APPROVED BY THE COUNTY, THE FOLLOWING ACTIVITIES ARE NOT ALLOWED WITHIN THE ROOT ZONE OF EXISTING OR NEWLY PLANTED OAK TREES:
   a. YEAR-ROUND IRRIGATION (NO SUMMER WATERING, UNLESS ESTABLISHING? NEW TREE OR NATIVE COMPATIBLE PLANT(S) FOR UP TO 3 YEARS);
   b. GRADING (INCLUDES CUTTING AND FILLING OF MATERIAL);
   c. COMPACTION (E.G., REGULAR USE OF VEHICLES);
   d. PLACEMENT OF IMPERMEABLE SURFACES (E.G., PAVEMENT); OR,
   e. DISTURBANCE OF SOIL THAT IMPACTS ROOTS (E.G., TILLING).
   IMPLEMENT PORT MASTER PLAN FINAL PROGRAM EIR MITIGATION MEASURES B-2, B-4, B-5, AND B-9.

34. BIO/MM-6 THE TRIMMING OF OAKS CAN BE DETRIMENTAL AND SHALL BE MINIMIZED AS FOLLOWS:
   a. REMOVAL OF LARGER LOWER BRANCHES SHOULD BE MINIMIZED TO:
      i. AVOID MAKING TREE TOP HEAVY AND MORE SUSCEPTIBLE TO TOPPLING OVER;
      ii. REDUCE HAVING LARGER LIMB CUTS THAT TAKE LONGER TO HEAL AND ARE MUCH MORE SUSCEPTIBLE TO DISEASE AND INFESTATION;
      iii. RETAIN THE WILDLIFE THAT IS FOUND ONLY IN THE LOWER BRANCHES;
      iv. RETAIN SHADE TO KEEP SUMMER TEMPERATURES COOLER (RETAINS HIGHER SOIL MOISTURE, GREATER PASSIVE SOLAR POTENTIAL, PROVIDES BETTER CONDITIONS FOR OAK SEEDLING VOLUNTEERS); AND RETAIN THE NATURAL SHAPE OF THE TREE.
      v. RETAIN THE NATURAL SHAPE OF THE TREE
   b. THE AMOUNT OF TRIMMING (ROOTS OR CANOPY) DONE IN ANY ONE SEASON SHOULD BE LIMITED AS MUCH AS POSSIBLE TO LIMIT TREE STRESS/SHOCK (10% OR LESS IS BEST, 25% MAXIMUM).
   c. EXCESSIVE AND CARELESS TRIMMING NOT ONLY REDUCES THE POTENTIAL LIFE OF THE TREE, BUT CAN ALSO REDUCE PROPERTY VALUES IF THE TREE DIES PREMATURELY OR HAS AN UNNATURAL APPEARANCE. IF TRIMMING IS NECESSARY, THE HARBOR DISTRICT (OR THEIR DESIGNEE) SHALL EITHER USE A SKILLED ARBORIST OR APPLY ACCEPTED ARBORIST'S TECHNIQUES WHEN REMOVING LIMBS.
   d. UNLESS A HAZARDOUS OR UNSAFE SITUATION EXISTS, TRIMMING OF DECIDUOUS SPECIES SHALL BE DONE ONLY DURING THE WINTER.
   e. SMALLER OAK TREES (SMALLER THAN FIVE INCHES IN DIAMETER AT FOUR FEET ABOVE THE GROUND) WITHIN THE PROJECT AREA ARE CONSIDERED TO BE OF HIGH IMPORTANCE, AND WHEN POSSIBLE, SHALL BE GIVEN SIMILAR CONSIDERATION AS LARGER TREES.

35. BIO/MM-7 PRIOR TO OCCUPANCY AND OPERATION OF THE PROPOSED PROJECT, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL DEVELOP INFORMATIVE AND EDUCATIONAL MATERIALS TO BE PROVIDED TO VISITORS. MATERIALS MAY BE AVAILABLE IN HARD COPY OR ELECTRONIC FORM. INFORMATION INCLUDED IN THE MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO:
   a. 2:1 REPLACEMENT OF VALLEY NEEDLEGRASS GRASSLAND WITHIN THE PROPERTY BOUNDARIES.
   b. 2:1 REPLACEMENT OF COASTAL SCRUB WITHIN THE PROPERTY BOUNDARIES.

CONDITIONS OF APPROVAL

c. THE LANDSCAPE PLAN SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY AND OPERATION OF THE CAMPGROUND. INITIAL ESTABLISHMENT OF NATIVE VEGETATION, INCLUDING VALLEY NEEDLEGRASS GRASSLAND AND COASTAL SCRUB SPECIES SHALL BE VERIFIED BY A QUALIFIED BIOLOGIST. A LETTER DOCUMENTING COMPLIANCE SHALL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO PRIOR TO FINAL INSPECTION.
d. LONG-TERM ESTABLISHMENT OF VALLEY NEEDLEGRASS GRASSLAND AND COASTAL SCRUB SPECIES SHALL BE MONITORED BY A QUALIFIED BIOLOGIST FOR A PERIOD NO LESS THAN THREE YEARS. ANNUAL MONITORING REPORTS SHALL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO, INCLUDING ONE FINAL MONITORING REPORT AT THE END OF THE THREE-YEAR MONITORING PERIOD. THE REPORTS SHALL DOCUMENT INITIAL AND CONSECUTIVE ACREAGE OF SPECIES ESTABLISHMENT, AND ANY ACTIONS TAKEN TO REMEDIATE LOSS OF RESTORED VEGETATION.

36. BIO/MM-8 PRIOR TO OCCUPANCY AND OPERATION OF THE PROPOSED PROJECT, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL DEVELOP INFORMATIVE AND EDUCATIONAL MATERIALS TO BE PROVIDED TO VISITORS. MATERIALS MAY BE AVAILABLE IN HARD COPY OR ELECTRONIC FORM. INFORMATION INCLUDED IN THE MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO:
   a. DESCRIPTION OF SPECIAL-STATUS, MARINE MAMMAL, AND AVIAN SPECIES PRESENT WITHIN SAN LUIS BAY AND THE SURROUNDING TERRESTRIAL AREAS.
   b. NOTIFICATION TO AVOID THE CREATION OF SPUR TRAILS AND SUBSEQUENT DISTURBANCE OF WILDLIFE AND HABITATS WITHIN UNDEVELOPED AREAS OF THE PROJECT SITE.
   c. NOTIFICATION TO STORE AND DISPOSE OF TRASH AND RECYCLABLES IN APPROPRIATELY DESIGNATED CONTAINERS AND AREAS.
   d. PROHIBITION OF FUELING OF GENERATORS OUTSIDE OF DESIGNATED RV PADS.
   e. MAP IDENTIFYING DESIGNATED ONSITE TRAILS AND ACCESS ROUTES.
   f. PROHIBITION OF PETS OUTSIDE OF PAVED AREAS, MARKED TRAILS, AND CAMPSITES.
   g. REQUIREMENT FOR ALL PETS TO BE ON LEASH OR CONTAINED (WITH OWNERS ALSO ONSITE) IN TENTS, RVS, AND UNITS.
   IMPLEMENT PORT MASTER PLAN FINAL PROGRAM EIR MITIGATION MEASURES B-1, B-4, B-5, AND B-7.

37. CUL/MM-1 PRIOR TO ISSUANCE OF GRADING PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SUBMIT A MONITORING PLAN, PREPARED BY A COUNTY-APPROVED ARCHAEOLOGIST, FOR REVIEW AND APPROVAL BY THE COUNTY DEPARTMENT OF PLANNING AND BUILDING. THE INTENT OF THIS PLAN IS TO MONITOR ALL INITIAL EARTH-DISTURBING ACTIVITIES. THE MONITORING PLAN SHALL INCLUDE AT A MINIMUM:
   a. LIST OF PERSONNEL INVOLVED IN THE MONITORING ACTIVITIES;
   b. INCLUSION OF INVOLVEMENT OF THE NATIVE AMERICAN COMMUNITY, AS APPROPRIATE;
   c. DESCRIPTION OF HOW THE MONITORING SHALL OCCUR;
   d. DESCRIPTION OF FREQUENCY OF MONITORING (E.G., FULL-TIME, PART TIME, SPOT CHECKING);
   e. DESCRIPTION OF WHAT RESOURCES ARE EXPECTED TO BE ENCOUNTERED;
   f. DESCRIPTION OF CIRCUMSTANCES THAT WOULD RESULT IN THE HALTING OF WORK AT THE PROJECT SITE (E.G.,WHAT IS CONSIDERED "SIGNIFICANT" ARCHAEOLOGICAL RESOURCES?);
   g. DESCRIPTION OF PROCEDURES FOR HALTING WORK ON THE SITE AND NOTIFICATION PROCEDURES;
   h. PROVISIONS DEFINING EDUCATION OF THE CONSTRUCTION CREW;
   i. PROTOCOL FOR TREATING UNANTICIPATED FINDS (REFER TO TREATMENT PLAN); AND,
   j. DESCRIPTION OF MONITORING REPORTING PROCEDURES.

38. CUL/MM-2 PRIOR TO INITIAL GROUND DISTURBANCE, A COUNTY OF SAN LUIS OBISPO-APPROVED ARCHAEOLOGIST SHALL PROVIDE CULTURAL RESOURCES AWARENESS TRAINING TO ALL FIELD CREWS AND FIELD SUPERVISORS. THIS TRAINING WILL INCLUDE A DESCRIPTION OF THE TYPES OF RESOURCES THAT MAY BE FOUND IN THE PROJECT AREA, THE PROTOCOLS TO BE USED IN THE EVENT OF AN UNANTICIPATED DISCOVERY, THE IMPORTANCE OF CULTURAL RESOURCES TO THE NATIVE AMERICAN COMMUNITY, AND THE LAWS PROTECTING SIGNIFICANT ARCHAEOLOGICAL AND HISTORICAL SITES. IN ADDITION, THE HARBOR DISTRICT (OR THEIR DESIGNEE) SHALL PROVIDE ALL FIELD SUPERVISORS WITH MAPS SHOWING THOSE AREAS SENSITIVE FOR POTENTIAL BURIED RESOURCES.

39. CUL/MM-3 DURING ALL INITIAL GROUND DISTURBING CONSTRUCTION ACTIVITIES, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL RETAIN A QUALIFIED ARCHAEOLOGIST (APPROVED BY THE COUNTY ENVIRONMENTAL COORDINATOR) AND NATIVE AMERICAN TO MONITOR ALL INITIAL EARTH DISTURBING ACTIVITIES, PER THE APPROVED MONITORING PLAN. IF ANY SIGNIFICANT ARCHAEOLOGICAL RESOURCES NOT PREVIOUSLY IDENTIFIED IN THE MONITORING PLAN, OR HUMAN REMAINS ARE FOUND DURING MONITORING, WORK SHALL STOP WITHIN THE IMMEDIATE VICINITY (PRECISE AREA TO BE DETERMINED BY THE ARCHAEOLOGIST IN THE FIELD) OF THE RESOURCE UNTIL SUCH TIME AS THE RESOURCE CAN BE EVALUATED BY AN ARCHAEOLOGIST AND ANY OTHER APPROPRIATE INDIVIDUALS. THE HARBOR DISTRICT (OR THEIR DESIGNEE) SHALL IMPLEMENT THE MITIGATION AS REQUIRED BY THE COUNTY ENVIRONMENTAL COORDINATOR.

40. CUL/MM-4 UPON COMPLETION OF ALL MONITORING/MITIGATION ACTIVITIES, AND PRIOR TO OCCUPANCY OR FINAL INSPECTION (WHICHEVER OCCURS FIRST), THE QUALIFIED ARCHAEOLOGIST SHALL SUBMIT A REPORT TO THE COUNTY ENVIRONMENTAL COORDINATOR SUMMARIZING ALL MONITORING/MITIGATION ACTIVITIES AND CONFIRMING THAT ALL RECOMMENDED MITIGATION MEASURES HAVE BEEN MET.

41. CUL/MM-5 PRIOR TO OCCUPANCY, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SUBMIT SAMPLES OF CULTURAL RESOURCE INTERPRETIVE MATERIALS TO THE COUNTY ENVIRONMENTAL COORDINATOR. THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL COORDINATE WITH LOCAL NATIVE AMERICAN REPRESENTATIVES DURING THE INITIAL DEVELOPMENT OF THE MATERIALS, AND SUBSEQUENT UPDATING OF MATERIALS FOR THE LIFE OF THE PROJECT. MATERIALS SHALL NOT SPECIFICALLY IDENTIFY THE LOCATIONS OF ARCHAEOLOGICALLY SENSITIVE SITES. INTERPRETIVE MATERIALS MAY INCLUDE, BUT NOT BE LIMITED TO, PAMPHLETS, POSTERS, KIOSKS OR BOARDS, EXHIBITS, ONLINE POSTING OF INFORMATION, AND PRESENTATIONS. INTERPRETIVE MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO: PREHISTORY, MODERN HISTORY, AND LIVING HISTORY OF THE CHUMASH IN THE AVILA/PORT SAN LUIS AREA AND REGION, AND CITATION OR REFERENCE TO LAWS GOVERNING THE PROTECTION OF CULTURAL RESOURCES.
   IMPLEMENT PORT MASTER PLAN FINAL PROGRAM EIR MITIGATION MEASURES C-1 AND C-2:
   C-1 IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE UNEARTHED DURING PROJECT CONSTRUCTION, ALL EARTH DISTURBING WORK WITHIN THE VICINITY OF THE FIND MUST BE TEMPORARILY SUSPENDED OR REDIRECTED UNTIL AN ARCHAEOLOGIST HAS EVALUATED THE NATURE AND SIGNIFICANCE OF THE FIND. AFTER THE FIND HAS BEEN APPROPRIATELY MITIGATED, WORK IN THE AREA MAY RESUME. A CHUMASH REPRESENTATIVE SHOULD MONITOR ANY MITIGATION WORK ASSOCIATED WITH PREHISTORIC CULTURAL MATERIAL.
   C-2 IF HUMAN REMAINS ARE UNEARTHED, STATE HEALTH AND SAFETY CODE SECTION 7050.5 REQUIRES THAT NO FURTHER DISTURBANCE SHALL OCCUR UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN AND DISPOSITION PURSUANT TO PUBLIC RESOURCES CODE SECTION 5097.98. IF THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN DESCENT, THE CORONER HAS 24 HOURS TO NOTIFY THE NATIVE AMERICAN HERITAGE COMMISSION (NAHC).

42. CUL/MM-6 A QUALIFIED PALEONTOLOGIST SHALL MONITOR INITIAL EXCAVATION ACTIVITIES. UPON COMPLETION OF ALL MONITORING/MITIGATION ACTIVITIES, AND PRIOR TO FINAL INSPECTION, THE CONSULTING PALEONTOLOGIST SHALL SUBMIT A REPORT TO THE COUNTY ENVIRONMENTAL COORDINATOR SUMMARIZING ALL MONITORING/MITIGATION ACTIVITIES AND CONFIRMING THAT ALL RECOMMENDED MITIGATION MEASURES HAVE BEEN MET AND INCLUDE ANALYSIS OF ALL DISCOVERIES.

43. GEO/MM-1 UPON APPLICATION FOR GRADING AND CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SUBMIT A COMPREHENSIVE GEOLOGIC INVESTIGATION. AT A MINIMUM, THE INVESTIGATION SHALL INCLUDE ALL AREAS WHERE DEVELOPMENT WOULD BE LOCATED WITHIN OR BELOW A LANDSLIDE. THE INVESTIGATION SHALL CONFORM TO §§1803 OF THE 2013 EDITION OF THE CBC AND THE GUIDELINES FOR ENGINEERING GEOLOGY REPORTS (COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING 2005, REVISED 2013), OR EDITIONS THAT ARE APPLICABLE AT THE TIME OF INVESTIGATION. THE INVESTIGATION SHALL BE CONDUCTED BY A CERTIFIED ENGINEERING GEOLOGIST. AT A MINIMUM, IT SHALL ADDRESS THE TYPE, EXTENT, DEPTH, CONFIGURATION, AND ACTIVITY LEVEL OF THE LANDSLIDE, AND SHALL INCLUDE AN ANALYSIS OF SLOPE STABILITY. UPON APPLICATION FOR GRADING AND CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, A FINAL GRADING PLAN SHALL BE SUBMITTED THAT INCORPORATES MEASURES TO MITIGATE POTENTIAL LANDSLIDE HAZARDS BASED ON REVIEW BY THE CONSULTING CERTIFIED ENGINEERING GEOLOGIST. A RANGE OF MITIGATION MEASURES ADDRESSING TREATMENT OF THE SITE TO ENSURE SLOPE STABILITY, INCLUDING REGRADING, STRUCTURAL MITIGATION, MITIGATION FOR ROADS AND UTILITIES, AND MONITORING ARE PRESENTED BELOW. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   a. REGRADING. THE ENTIRE LANDSLIDE MASS CAN BE REGRADED FROM THE TOE TO THE UPPER LIMIT, OR THE GRADING PROGRAM COULD INVOLVE ONLY THOSE AREAS INCLUDING AND ABOVE PROPOSED IMPROVEMENTS. IF AN ENTIRE LANDSLIDE MASS WERE TO BE REGRADED, REMOVAL OF THE SLIDE MATERIALS AND REPLACEMENT AS A STRUCTURAL FILL, INCLUDING EXCAVATION OF PROPER KEYWAYS, BENCHES, AND INSTALLATION OF SUBDRAINS WOULD LIKELY BE NECESSARY. USE OF GEOGRID REINFORCING MAY BE APPROPRIATE FOR SOME AREAS. GEOGRID REINFORCING INVOLVES THE PLACEMENT OF ALTERNATING LAYERS OF GEOGRID AND SOIL, AND CAN BE EFFECTIVE IN INCREASING SOIL STRENGTH AND STABILITY. ANOTHER OPTION THAT MAY BE APPROPRIATE FOR SPECIFIC PROJECT AREAS WOULD BE PARTIAL STABILIZATION. THIS SOLUTION MAY INCLUDE THE CONSTRUCTION OF BUTTRESS FILLS BELOW IMPROVEMENT AREAS THAT WOULD BE SUFFICIENT TO RESIST MOVEMENT OF THE UPPER PORTION OF THE SLIDE MASS. WITH PARTIAL STABILIZATION, IT SHOULD BE NOTED THAT ANY IMPROVEMENTS SITUATED BELOW THE BUTTRESS STILL WOULD STILL BE AT RISK FROM LANDSLIDE MOVEMENT. THIS POTENTIAL RISK SHALL BE ADDRESSED IN THE GEOLOGIC INVESTIGATION BY THE CERTIFIED ENGINEERING GEOLOGIST.
   b. STRUCTURAL MITIGATION. STRUCTURAL MITIGATION MAY BE A POTENTIAL OPTION, DEPENDING UPON THE CHARACTERISTICS OF THE LANDSLIDE IN THE AREA WHERE THE IMPROVEMENTS ARE LOCATED. FOR HABITABLE BUILDINGS, SUCH SOLUTIONS MAY INCLUDE DEEP FOUNDATIONS (E.G., DRIVEN PILES OR CAISSONS DESIGNED WITH SUFFICIENT LATERAL RESISTANCE TO OVERCOME THE SLIDING FORCE EXERTED BY THE LANDSLIDE). FOUNDATION AUGMENTATION SUCH AS TIE-BACK ANCHORS ATTACHED TO THE CAISSONS OR PILES, OR BATTER PILES, MAY BE APPROPRIATE. ANOTHER POTENTIAL SOLUTION WOULD BE TO CONSTRUCT WALLS THAT WOULD BE ANCHORED THROUGH THE SLIDE AND FOUNDED IN UNDERLYING STABLE MATERIAL.
   c. MITIGATION FOR ROADS AND UTILITIES. POTENTIAL MITIGATIONS TO PROTECT ROADS AND UTILITIES MAY INCLUDE SUCH MEASURES AS RETAINING WALLS, POSSIBLY ANCHORED WITH TIE-BACKS OR REINFORCED WITH SOIL NAILS OR GEOGRID, DEPENDING UPON THE DEPTH AND CHARACTERISTICS OF THE LANDSLIDE IN THOSE AREAS. FLEXIBLE AND/OR ARTICULATING CONNECTIONS MAY PROVIDE SOME MITIGATION FOR UTILITIES, DEPENDING UPON THE NATURE AND SEVERITY OF THE LANDSLIDE MOVEMENT. FOR WATER LINES, SACRIFICIAL WATER LINES WITH AUTOMATIC SHUT-OFF VALVES MAY BE APPROPRIATE. IF THE GEOLOGIC INVESTIGATION CONFIRMS THAT THE LANDSLIDE IS SLOW-MOVING, ONGOING REPAIR AND REPLACEMENT OF DAMAGED ROADS AND UTILITIES MAY BE FEASIBLE. ANOTHER OPTION MAY INCLUDE CONSTRUCTING UTILITIES ABOVE GRADE IN UTILITY RACEWAYS.

44. GEO/MM-2 FOR THE LIFE OF THE PROJECT, MONITORING OF LANDSLIDE MOVEMENT SHALL BE MONITORED BY A CERTIFIED ENGINEERING GEOLOGIST. AS LANDSLIDE MOVEMENT TENDS TO BE ASSOCIATED WITH INCLEMENT WEATHER, SEASONAL MONITORING OF THE LANDSLIDES FOR INDICATIONS OF INCIPIENT MOVEMENT SHALL BE IMPLEMENTED IN ADDITION TO OTHER SELECTED MITIGATION MEASURES. IF MONITORING INDICATES POTENTIAL MOVEMENT, OR DURING PERIODS OF PARTICULARLY INTENSE OR PROLONGED INCLEMENT WEATHER, TEMPORARY RESTRICTIONS ON USE AND OCCUPANCY OF THE CAMPGROUND MAY IMPLEMENTED UPON THE RECOMMENDATION OF THE CONSULTING CERTIFIED ENGINEERING GEOLOGIST.
   IMPLEMENT PORT MASTER PLAN FINAL PROGRAM EIR MITIGATION MEASURES G-1, G-2, G-3, AND G-4:
   G-1 FUTURE DEVELOPMENT SHALL CONFORM WITH ALL APPLICABLE REQUIREMENTS OF THE UNIFORM BUILDING CODE AND OTHER APPLICABLE CONSTRUCTION REGULATIONS RELATING TO POTENTIAL SEISMIC AND/OR GEOLOGIC AND SLOPE-RELATED HAZARDS.
   G-2 NO DEVELOPMENT SHALL OCCUR UNTIL 1) A GEOLOGIC INVESTIGATION HAS BEEN PREPARED OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, AND STANDARD GEOLOGIC PRACTICE; AND 2) A GEOTECHNICAL ENGINEERING INVESTIGATION HAS BEEN PREPARED CONFORMING TO SECTION 3309.5 OF THE UNIFORM BUILDING CODE, 1994 EDITION AS AMENDED BY PERTINENT SECTIONS OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, AND STANDARD GEOLOGIC PRACTICE. THE CONTENTS OF THESE INVESTIGATIONS ARE DESCRIBED BELOW:
   A. THE GEOLOGIC INVESTIGATION SHALL BE CONDUCTED BY A CERTIFIED ENGINEERING GEOLOGIST, WHICH AT A MINIMUM, SHALL ADDRESS THE FOLLOWING: THE EXTENT, DEPTHS, CONFIGURATIONS, AND ACTIVITY LEVELS OF THE EXISTING MAJOR LANDSLIDES, INCLUDING THE LANDSLIDE THAT HAS BEEN OBSCURED BY THE BUTTRESS FILL; THE POTENTIAL FOR DESTABILIZATION OF THESE LANDSLIDES DUE TO THE PROPOSED GRADING; THE STABILITY OF SLOPES UNDER THE PROPOSED GRADING AND APPROPRIATE MITIGATION; EVALUATION OF THE SHEARED ROCK ZONE AND ITS RELATIONS TO FAULT ACTIVITY; DETERMINATION OF THE LOCATION OF THE SAN LUIS BAY FAULT AT THE SITE AND ITS POTENTIAL RAMIFICATIONS FOR THE PROJECT; EVALUATIONS OF THE CUT SLOPE AT THE EASTERN CORNER OF THE SITE AND ITS POTENTIAL FOR INSTABILITY, AS WELL AS APPROPRIATE MITIGATIONS; THE POTENTIAL FOR LIQUEFACTION AND LATERAL SPREADING IN THE AREA WHERE FILL WILL BE PLACED FOR THE PORT ACCESS ROAD AND WHICH MAY EXTEND INTO THE BAY (PHASE II); AND ASSESSMENT OF THE POTENTIAL FOR BLUFF EROSION ALONG THE COASTAL LENGTH OF THE PROJECT. THIS INVESTIGATION WILL ALSO PROVIDE FEASIBLE ENGINEERING AND/OR DESIGN SOLUTIONS FOR THESE POTENTIAL GEOLOGIC IMPACTS INCLUDING THE NEED FOR CONSTRUCTION OR AUGMENTATION OF BLUFF PROTECTION AND SETBACK REQUIREMENTS FROM EXISTING CONSTRAINTS.
   B. THE GEOTECHNICAL ENGINEERING INVESTIGATION SHALL BE CONDUCTED BY A REGISTERED GEOTECHNICAL ENGINEER OR A REGISTERED CIVIL ENGINEER EXPERIENCED IN GEOTECHNICAL INVESTIGATIONS. IN ADDITION TO THE ITEMS THAT NORMALLY ARE ADDRESSED IN SUCH AN INVESTIGATION, THE REPORT SHOULD INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING FACTORS: SOIL AND GROUNDWATER CONDITIONS ENCOUNTERED; PREPARATION OF THE SITE PRIOR TO GRADING; GRADING CRITERIA FOR PAVEMENT AND BUILDING AREAS; TYPES AND DEPTHS OF FOUNDATIONS; MAXIMUM ALLOWABLE BEARING CAPACITIES; SITE COEFFICIENTS FOR USE IN FOUNDATION DESIGN; POTENTIAL FOR LIQUEFACTION; TOTAL AND DIFFERENTIAL SETTLEMENT; RESISTANCE TO LATERAL LOADS; SUBSLAB GROUND TREATMENT; DESIGN CRITERIA FOR RETAINING WALLS; PAVEMENT DESIGN CRITERIA; SITE DRAINAGE; ASSESSMENT OF THE EXISTING FILL AT THE SITE, INCLUDING THE SUITABILITY OF THE MATERIALS USED, ORIGINAL SITE PREPARATION, AND DEGREE OF COMPACTION; THE IMPACT OF PLACING FILL UPON THE EXISTING FILLS AND APPROPRIATE MITIGATION; SETTLEMENT POTENTIAL OF THE FILL AND APPROPRIATE MITIGATION; AND PLACEMENT OF FILL OVER CUT SLOPES AND APPROPRIATE MITIGATION. THIS INVESTIGATION WILL ALSO PROVIDE FEASIBLE ENGINEERING OR DESIGN SOLUTIONS TO THESE POTENTIAL GEOLOGIC IMPACTS.
   G-3 THERE ARE FIVE MAJOR LANDSLIDES WHICH HAVE BEEN IDENTIFIED ON THE HARBOR TERRACE SITE. THESE LANDSLIDES ARE DEPICTED AS LANDSLIDES 1 THROUGH 5 ON [FIGURE 4.5-1]. SPECIFIC RECOMMENDATIONS RELATED TO EACH LANDSLIDE ARE PROVIDED BELOW AS WELL AS WITHIN THE HARBOR DISTRICT OFFICES.
   A. LANDSLIDE 1, LOCATED IN THE EASTERN REGION OF THE SITE, SHALL BE THOROUGHLY ASSESSED BY THE PROJECT GEOLOGIST. IN ADDITION TO ANALYZING THE INHERENT STABILITY OF THE LANDSLIDE, THE IMPACT OF MAKING CUTS IN THE BODY OF THE LANDSLIDE MUST ALSO BE CONSIDERED, AS WELL AS THE IMPACT OF THE 40-FOOT FILL PLANNED IN THE SOUTHEAST REGION OF THE LANDSLIDE. THIS STUDY SHALL BE CONDUCTED AS PART OF THE FINAL

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49. GEO/MM-7 UPON APPLICATION FOR GRADING AND CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SUBMIT A PROJECT SPECIFIC GEOTECHNICAL ENGINEERING REPORT, PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER AND CONFORMING TO §§1803.1 THROUGH 1803.6, J104.3, AND J104.4 OF THE 2013 CBC, OR THE APPLICABLE EDITION AT THE TIME OF PROJECT DESIGN/CONSTRUCTION. THE REPORT SHALL INCLUDE AN ASSESSMENT OF THE POTENTIAL IMPACTS OF BMPS, INCLUDING INFILTRATION SCMS, AND PROVIDE RECOMMENDATIONS FOR MITIGATION. THE IMPACTS OF INFILTRATION SCMS UPON SLOPE STABILITY, SETTLEMENT OF FILL SOILS, DRAINAGE, AND THE SHRINK/SWELL CYCLE OF EXPANSIVE SOILS, SHALL BE ANALYZED AND INCLUDED IN THE REPORT. INFILTRATION SCMS SHALL NOT BE PLACED IN OR ABOVE FILL, NEAR DESCENDING CUT SLOPES, OR AT THE TOE OF ANY SLOPE. INFILTRATION SCMS SHALL BE SET BACK FROM FOUNDATIONS AND SURFACE IMPROVEMENTS, OR BARRIERS SUCH AS DEEPENED CURBS, CUTOFF WALLS OR IMPERMEABLE MEMBRANES SHALL BE PLACED BETWEEN INFILTRATION SCMS AND FOUNDATIONS AND/OR IMPROVEMENTS. INFILTRATION TESTS SHALL BE CONDUCTED TO ASSESS THE INFILTRATION POTENTIAL FOR USE IN THE DESIGN OF INFILTRATION SCMS. TO ADDRESS POTENTIALLY ADVERSE IMPACTS ASSOCIATED WITH BMPS, A MAINTENANCE PROGRAM FOR ALL BMPS SHALL BE PREPARED AND IMPLEMENTED. THE PROGRAM SHALL INCLUDE PERIODIC INSPECTION OF BMPS, CLEANING AND REMOVAL OF ACCUMULATED SILT, SAND, AND DEBRIS FROM BMPS, MAINTENANCE OF VEGETATION IN BMPS, AND PERIODIC REHABILITATION OF INFILTRATION BMPS FOR THE LIFE OF THE PROJECT.

IMPLEMENT PORT MASTER PLAN FINAL PROGRAM EIR MITIGATION MEASURES G-1 AND G-2 (AS LISTED ABOVE IN CONDITION OF APPROVAL NUMBER 45.)

50. GEO/MM-8 UPON APPLICATION FOR GRADING AND CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SUBMIT A GEOTECHNICAL ENGINEERING REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE REPORT SHALL CONFORM TO §§1803.1 THROUGH 1803.6, J104.3, AND J104.4 OF THE 2013 CBC, OR THE APPLICABLE EDITION AT THE TIME OF PROJECT DESIGN/CONSTRUCTION. THE REPORT SHALL ADDRESS THE PROPERTIES OF THE EXISTING FILL AND THE STABILITY OF THE EXISTING FILL SLOPES, AND SHALL INCLUDE ASSESSMENT OF THE EXISTING FILLS, INCLUDING SUITABILITY OF THE MATERIALS USED, ORIGINAL SITE PREPARATION, AND DEGREE OF COMPACTION; THE SUITABILITY OF THE FILL FOR SUPPORTING THE PROPOSED IMPROVEMENTS; SETTLEMENT OF POTENTIAL OF THE FILL; SLOPE STABILITY; THE IMPACTING OF PLACING FILL UPON EXISTING FILL; PLACEMENT OF FILL OVER EXISTING CUT SLOPES; AND APPROPRIATE MITIGATIONS FOR ALL OF THESE ISSUES. IF THE FILL IS FOUND TO BE INADEQUATE FOR THE SUPPORT OF PROPOSED IMPROVEMENTS OR UNSTABLE, MITIGATION MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRADING, INCLUDING REMOVAL OF EXISTING MATERIALS AND REPLACEMENT WITH STRUCTURAL FILL; FOR FILL PLACED ON SLOPES, THIS WOULD LIKELY ENTAIL EXCAVATION OF KEYWAYS, BENCHES, AND INSTALLATION OF DRAINS. USE OF GEOGRID REINFORCING MAY BE APPROPRIATE. STRUCTURAL MITIGATION IS ANOTHER POTENTIAL SOLUTION. DEPENDING UPON THE CHARACTERISTICS OF THE FILL, RETAINING STRUCTURES FOUNDED IN UNDERLYING COMPETENT MATERIAL MAY BE APPLICABLE TO SPECIFIC SITUATIONS. TYPES OF APPROPRIATE RETAINING STRUCTURES COULD INCLUDE POST AND LAGGING WALLS, POSSIBLY ANCHORED; GRAVITY WALLS; MECHANICALLY STABILIZED EARTH WALLS; OR CANTILEVERED WALLS AUGMENTED WITH TIE-BACK ANCHORS. IN THE COMMERCIAL AREA, DRAINAGE MEASURES BENEATH AND SURROUNDING THE POOL SHALL BE INCORPORATED INTO ITS DESIGN.

51. GEO/MM-9 UPON APPLICATION FOR GRADING AND CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SUBMIT A GEOTECHNICAL ENGINEERING REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE REPORT SHALL CONFORM TO §§1803.1 THROUGH 1803.6, J104.3, AND J104.4 OF THE 2013 CBC, OR THE APPLICABLE EDITION AT THE TIME OF PROJECT DESIGN/CONSTRUCTION. THE REPORT SHALL ADDRESS THE IMPACT OF GRADING OF STEEP SLOPES, INCLUDING THE POTENTIAL FOR INSTABILITY OF NATURAL AND PROPOSED SLOPES AND SHALL PROVIDE RECOMMENDATIONS FOR APPROPRIATE GRADING PROGRAMS, INCLUDING CRITERIA FOR MAXIMUM SLOPE HEIGHTS AND ANGLES. WHERE BUILDINGS ARE TO BE CONSTRUCTED ON STEEP SLOPES, DEVELOPMENT OF SUITABLE FOUNDATION SYSTEMS AND CRITERIA FOR THEIR DESIGN SHALL BE INCLUDED IN THE REPORT. POTENTIAL MITIGATION MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO REMOVAL OF ADDITIONAL MATERIAL AND EXTENDING GRADING OPERATIONS BEYOND THE SLOPE AREA TO TEMPORARILY OR PERMANENTLY REDUCE SLOPE GRADIENTS, USE OF GEOGRID REINFORCEMENT, OR TEMPORARY SHORING. TYPES OF FOUNDATIONS APPROPRIATE FOR BUILDING CONSTRUCTION ON STEEP SLOPES MAY INCLUDE DRIVEN PILES, DRILLED CAISSONS, OR CONVENTIONAL FOUNDATIONS EXTENDED TO BEAR IN COMPETENT MATERIAL.

IMPLEMENT PORT MASTER PLAN FINAL PROGRAM EIR MITIGATION MEASURES G-1, G-2 (AS LISTED ABOVE IN CONDITION OF APPROVAL NUMBER 45), G-5, G-6, G_7, AND G-8:

G-5 IN AREAS WHERE CUTS ARE PLANNED, THE STABILITY OF THE PROPOSED SLOPES SHALL BE EVALUATED BY THE PROJECT GEOLOGIST. THIS STUDY SHALL BE CONDUCTED AS PART OF THE FINAL DESIGN, AS THE DEPTHS OF THE CUTS MUST BE KNOWN TO ACCURATELY ASSESS THEIR IMPACT UPON SLOPE STABILITY. IN THE EVENT THAT THE SLOPES IN THEIR PLANNED CONFIGURATIONS PROVE UNSTABLE, THERE ARE SEVERAL POTENTIAL MITIGATION MEASURES. THESE POTENTIAL MEASURES INCLUDE FLATTENING OF THE PROPOSED SLOPES TO A STABLE CONFIGURATION, OVERCUTTING THE SLOPES AND REBUILDING THEM AS STABLE, COMPACTED FIT, AND POSSIBLY STRUCTURAL APPLICATIONS, SUCH AS RETAINING WALLS, CAISSONS, DRIVEN PILES, AND INSTALLATION OF GEOGRID REINFORCEMENT.

G-6 THE PROJECT GEOTECHNICAL ENGINEER SHALL CONDUCT SUFFICIENT EXPLORATION OF THE EXISTING FILL DURING FINAL PROJECT DESIGN TO RENDER AN OPINION REGARDING THE SUITABILITY OF THE FILL MATERIALS USE, THE DEGREE OF COMPACTION, THE SETTLEMENT CHARACTERISTICS, AND THE STRENGTH OF THE FILL MATERIALS. THE STABILITY AND SETTLEMENT POTENTIAL OF THE FILL, FOLLOWING THE PROPOSED GRADING SHALL ALSO BE ASSESSED. IF THE RESULTS OF THIS ANALYSIS INDICATE THE EXISTENCE OF UNSTABLE SOIL MATERIALS, SLOPE INSTABILITY, INADEQUATE COMPACTION OR EXCESSIVE SETTLEMENT POTENTIAL, THIS SITUATION SHALL BE MITIGATED BY PROJECT GRADING.

G-7 THE PLACEMENT OF FILL OVER CUT SLOPES IS SPECIFICALLY ADDRESSED IN THE UNIFORM BUILDING CODE; THE POTENTIAL FOR SLOPE FAILURE CAN BE READILY MITIGATED BY PROPER GRADING TECHNIQUES IN ACCORDANCE WITH THE UNIFORM BUILDING CODE.

G-8 SLOPES WHICH INVOLVE NEW FILL MATERIAL OVER EXISTING FILL WILL REQUIRE ASSESSMENT BY THE PROJECT GEOTECHNICAL ENGINEER OR GEOLOGIST. RECOMMENDATIONS SHALL BE DEVELOPED AS TO THE BEST METHOD OF MITIGATION. SUCH MEASURES COULD INCLUDE EXCAVATION OF THE CUT SLOPE AND REBUILDING THE ENTIRE SLOPE AS A COMPACTED FILL, POSSIBLY UTILIZING DRAINS AND/OR GEOGRID REINFORCEMENT. RECOMMENDATIONS FROM THIS SHALL BE INCORPORATED INTO THE GEOTECHNICAL ENGINEERING INVESTIGATION OR GEOLOGIC STUDY AS PART OF THE FINAL PROJECT DESIGN.

52. GEO/MM-10 UPON APPLICATION FOR GRADING AND CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SUBMIT A GEOTECHNICAL ENGINEERING REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE REPORT SHALL CONFORM TO §§1803.1 THROUGH 1803.6, J104.3, AND J104.4 OF THE 2013 CBC, OR THE APPLICABLE EDITION AT THE TIME OF PROJECT DESIGN/CONSTRUCTION. THE REPORT SHALL INCLUDE ASSESSMENT OF THE EXPANSIVE PROPERTIES OF THE SOIL, AND PROVIDE RECOMMENDATIONS FOR MITIGATION. APPROPRIATE MITIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, SUCH MEASURES AS DEEPER FOOTINGS IN COMBINATION WITH PRESERVING OR AUGMENTING THE SOIL MOISTURE, AND USE OF A LAYER OF NONEXPANSIVE MATERIAL BENEATH SLABS. THERE ARE A NUMBER OF OTHER OPTIONS AVAILABLE, INCLUDING CAISSONS AND GRADE BEAMS; POST-TENSIONED SLAB FOUNDATIONS; CONVENTIONALLY REINFORCED MAT FOUNDATIONS, AND DEEP NONEXPANSIVE PADS. DEEPENING OF CURBS BETWEEN PAVEMENT AND BIOSWALES, INCREASING THE SEPARATION DISTANCE BETWEEN PAVEMENT AND BIOSWALES, OR OTHER LID INFILTRATION FEATURES MAY BE RECOMMENDED TO REDUCE THE POTENTIAL FOR EXPANSIVE SOIL DAMAGE.

IMPLEMENT PORT MASTER PLAN FINAL PROGRAM EIR MITIGATION MEASURES G-1 AND G-2 (AS LISTED ABOVE IN CONDITION OF APPROVAL NUMBER 45.)

53. GHG/MM-1 UPON APPLICATION FOR CONSTRUCTION PERMITS, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SUBMIT CONSTRUCTION PLANS INCORPORATING LEED CERTIFIABLE CONSTRUCTION MEASURES AND ADDITIONAL ELEMENTS TO REDUCE GHG EMISSIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

a. PROVIDE PEDESTRIAN-FRIENDLY FEATURES TO MAKE WALKING MORE CONVENIENT, COMFORTABLE, AND SAFE, INCLUDING APPROPRIATE SIGNAGE AND CROSSWALK(S).

b. PROVIDE GOOD ACCESS TO/FROM THE DEVELOPMENT FOR PEDESTRIANS, BICYCLISTS, AND TRANSIT USERS.

CONDITIONS OF APPROVAL

c. INCORPORATE OUTDOOR ELECTRICAL OUTLETS TO ENCOURAGE THE USE OF ELECTRIC APPLIANCES AND TOOLS.

d. PROVIDE SHADE TREE PLANTING IN PARKING AREAS TO REDUCE EVAPORATIVE EMISSIONS FROM PARKED VEHICLES. DESIGN SHALL PROVIDE 50% TREE COVERAGE WITHIN 10 YEARS OF CONSTRUCTION USING LOW ROG EMITTING, LOW MAINTENANCE, NATIVE, DROUGHT RESISTANT TREES.

e. NO WOOD BURNING APPLIANCES IN THE CAMPGROUND MANAGER RESIDENCE, HOTEL/MOTEL UNITS, OR CABINS.

f. INCORPORATE TRAFFIC CALMING MODIFICATIONS TO PROJECT ROADS THAT REDUCE VEHICLE SPEEDS AND ENCOURAGE PEDESTRIAN AND BICYCLE TRAVEL.

g. PROVIDE ONSITE HOUSING FOR EMPLOYEES (CAMPGROUND MANAGER).

h. IMPLEMENT ON-SITE CIRCULATION DESIGN ELEMENTS IN PARKING AREAS TO REDUCE VEHICLE QUEUING AND IMPROVE THE PEDESTRIAN ENVIRONMENT.

i. PROVIDE EMPLOYEE LOCKERS AND SHOWERS (ONE SHOWER AND FIVE LOCKERS FOR EVERY 25 EMPLOYEES IS RECOMMENDED).

j. IF FEASIBLE, TRUSSES FOR SOUTH-FACING PORTIONS OF ROOFS SHALL BE DESIGNED TO HANDLE DEAD WEIGHT LOADS OF STANDARD SOLAR-HEATED WATER AND PHOTOVOLTAIC PANELS. IF FEASIBLE, ROOF DESIGN SHALL INCLUDE SUFFICIENT SOUTH-FACING ROOF SURFACE, BASED ON STRUCTURES SIZE AND USE, TO ACCOMMODATE SOLAR PANELS. FOR SOUTH FACING ROOF PITCHES, THE CLOSEST STANDARD ROOF PITCH TO THE IDEAL AVERAGE SOLAR EXPOSURE SHALL BE USED, IF FEASIBLE.

k. INCREASE THE BUILDING ENERGY RATING BY 20% ABOVE TITLE 24 REQUIREMENTS. MEASURES USED TO REACH THE 20% RATING CANNOT BE DOUBLE-COUNTED.

l. PLANT DROUGHT TOLERANT, NATIVE SHADE TREES ALONG SOUTHERN EXPOSURES OF BUILDINGS TO REDUCE ENERGY USED TO COOL BUILDINGS IN THE SUMMER.

m. UTILIZE GREEN BUILDING MATERIALS (MATERIALS THAT ARE RESOURCE EFFICIENT, RECYCLED, AND SUSTAINABLE) AND AVAILABLE LOCALLY, TO THE MAXIMUM EXTENT FEASIBLE.

n. INSTALL HIGH EFFICIENCY HEATING AND COOLING SYSTEMS.

o. ORIENT BUILDINGS TO BE ALIGNED NORTH/SOUTH TO REDUCE ENERGY USED TO COOL BUILDINGS IN THE SUMMER, TO THE MAXIMUM EXTENT FEASIBLE.

p. DESIGN BUILDINGS TO INCLUDE ROOF OVERHANGS THAT ARE SUFFICIENT TO BLOCK THE HIGH SUMMER SUN, BUT NOT THE LOWER WINTER SUN, FROM PENETRATING SOUTH-FACING WINDOWS (PASSIVE SOLAR DESIGN), TO THE MAXIMUM EXTENT FEASIBLE.

q. USE HIGH EFFICIENCY WATER GAS OR SOLAR WATER HEATERS.

r. UTILIZE BUILT-IN ENERGY EFFICIENT APPLIANCES WHERE APPLICABLE.

s. UTILIZE DOUBLE-PANED WINDOWS WHERE APPLICABLE.

t. UTILIZE LOW ENERGY STREETLIGHTS, WHERE APPLICABLE.

u. UTILIZE ENERGY EFFICIENT INTERIOR LIGHTING.

v. INSTALL DOOR SWEEPS AND WEATHER STRIPPING IF MORE EFFICIENT DOORS AND WINDOWS ARE NOT AVAILABLE.

w. INSTALL ENERGY-REDUCING PROGRAMMABLE THERMOSTATS, WHERE APPLICABLE.

x. USE ROOFING MATERIAL WITH A SOLAR REFLECTANCE VALUE MEETING THE EPA/DOE ENERGY STAR ? RATING TO REDUCE SUMMER COOLING NEEDS, TO THE MAXIMUM EXTENT FEASIBLE. IMPLEMENTATION OF THIS MEASURE SHALL AVOID CREATION OF GLARE VISIBLE FROM PUBLIC ROADS AND AREAS.

y. PROVIDE AND REQUIRE THE USE OF BATTERY POWERED OR ELECTRIC LANDSCAPE MAINTENANCE EQUIPMENT TO THE MAXIMUM EXTENT FEASIBLE.

z. PROVIDE SECURE ON-SITE BICYCLE STORAGE, LOCKERS, OR RACKS.

aa. IMPLEMENT A 'NO IDLING? PROGRAM FOR HEAVY-DUTY DIESEL VEHICLES, INCLUDING SIGNAGE AND CITATIONS.

54. GHG/MM-2 PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL INCLUDE BUILDING EFFICIENCY IMPROVEMENTS WITH CONSTRUCTION PERMIT APPLICATIONS AND/OR SECURE SLOAPCD APPROVED OFF-SITE REDUCTIONS IN GHG EMISSIONS TO ENSURE THAT GHG EMISSIONS TO NOT EXCEED THE SLOAPCD THRESHOLDS. OFF-SITE MITIGATION MAY INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING MEASURES, AS APPROVED BY THE COUNTY OF SAN LUIS OBISPO ENVIRONMENTAL COORDINATOR AND SLOAPCD:

a. PAYMENT OF OFF-SITE MITIGATION FEES, AS APPROVED BY THE SLOAPCD AND THE CARL MOYER GRANT PROGRAM;

b. DEVELOP OR IMPROVE PARK-AND-RIDE LOTS;

c. RETROFIT EXISTING HOMES IN THE PROJECT AREA WITH APCD-APPROVED NATURAL GAS COMBUSTION DEVICES;

d. RETROFIT EXISTING HOMES IN THE PROJECT AREA WITH ENERGY-EFFICIENT DEVICES;

e. RETROFIT EXISTING BUSINESSES IN THE PROJECT AREA WITH ENERGY-EFFICIENT DEVICES;

f. CONSTRUCT SATELLITE WORKSITES;

g. FUND A PROGRAM TO BUY AND SCRAP OLDER, HIGHER EMISSION PASSENGER AND HEAVY-DUTY VEHICLES.

h. REPLACE/REPOWER TRANSIT BUSES;

i. REPLACE/REPOWER HEAVY-DUTY DIESEL SCHOOL VEHICLES (I.E. BUS, PASSENGER OR MAINTENANCE VEHICLES);

j. FUND AN ELECTRIC LAWN AND GARDEN EQUIPMENT EXCHANGE PROGRAM;

k. RETROFIT OR REPOWER HEAVY-DUTY CONSTRUCTION EQUIPMENT, OR ON-ROAD VEHICLES;

l. INSTALL BICYCLE RACKS ON TRANSIT BUSES;

m. PURCHASE VERIFIED DIESEL EMISSION CONTROL STRATEGIES (VDECS) FOR LOCAL SCHOOL BUSES, TRANSIT BUSES OR CONSTRUCTION FLEETS;

n. INSTALL OR CONTRIBUTE TO FUNDING ALTERNATIVE FUELING INFRASTRUCTURE (I.E. FUELING STATIONS FOR CNG, LPG, CONDUCTIVE AND INDUCTIVE ELECTRIC VEHICLE CHARGING, ETC.);

o. FUND EXPANSION OF EXISTING TRANSIT SERVICES;

p. FUND PUBLIC TRANSIT BUS SHELTERS;

q. SUBSIDIZE VANPOOL PROGRAMS;

r. SUBSIDIZE TRANSPORTATION ALTERNATIVE INCENTIVE PROGRAMS;

s. CONTRIBUTE TO FUNDING OF NEW BIKE LANES;

t. INSTALL BICYCLE STORAGE FACILITIES; AND,

u. PROVIDE ASSISTANCE IN THE IMPLEMENTATION OF PROJECTS THAT ARE IDENTIFIED IN CITY OR COUNTY BICYCLE MASTER PLANS.

55. HAZ/MM-1 UPON APPLICATION FOR GRADING AND CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SUBMIT A RWQCB-APPROVED SWPPP. THE SWPPP AND FINAL GRADING AND CONSTRUCTION PLANS SHALL IDENTIFY EQUIPMENT AND MATERIALS STAGING AREAS, AND INCLUDE MEASURES TO CONTAIN AND REMEDIATE ACCIDENTAL SPILLS AND LEAKS. DURING CONSTRUCTION, EQUIPMENT, STAGING, AND STORAGE AREAS SHALL BE INSPECTED DAILY. THE SWPPP SHALL BE IMPLEMENTED DURING CONSTRUCTION.

IMPLEMENT PORT MASTER PLAN FINAL PROGRAM EIR MITIGATION MEASURES HAZ-1 AND HAZ-3:

HAZ-1 THE USE, TRANSPORT, STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS ON ALL HARBOR DISTRICT PROPERTY SHALL BE CARRIED IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

HAZ-3 GRADING SHALL EITHER BE PERFORMED DURING THE DRY SEASON OR WILL BE SUBJECT TO SPECIFIC EROSION CONTROL MEASURES TO PREVENT EROSION OF THE SOIL AND POSSIBLE TRANSPORT OF CONTAMINATED SOILS INTO OFF-SITE WATERCOURSES.

56. HAZ/MM-2 PRIOR TO ISSUANCE OF GRADING AND CONSTRUCTION PERMITS FROM THE COUNTY OF SAN LUIS OBISPO, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL PREPARE AND SUBMIT THE FOLLOWING PLANS, WHICH SHALL BE REVIEWED AND APPROVED BY CAL FIRE:

a. WRITTEN FIRE SAFETY PLAN IN COMPLIANCE WITH CALIFORNIA FIRE CODE CHAPTER 4 EMERGENCY PLANNING AND PREPAREDNESS;

b. BUILDING AND CONSTRUCTION PLANS INCORPORATING FIRE PREVENTION AND SUPPRESSION MEASURES CONSISTENT WITH THE COMPLETE CALIFORNIA FIRE AND BUILDING CODE, CALIFORNIA FIRE AND BUILDING CODE CHAPTER 7A IGNITION RESISTANT CONSTRUCTION IN WILDLAND URBAN INTERFACE AREAS, NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS, THE CALIFORNIA FIRE CODE, AND THE CALIFORNIA ELECTRICAL CODE;

c. HAZARDOUS MATERIALS BUSINESS PLAN;

d. SITE ACCESS AND ADDRESSING STANDARDS TO THE SATISFACTION OF CAL FIRE;

e. OPERATIONAL FIRE WATER SYSTEM, FIRE WATER STORAGE TANKS, AND HYDRANTS DESIGNED AND LOCATED TO THE SATISFACTION OF CAL FIRE; AND,

f. A FUEL REDUCTION/VEGETATION MANAGEMENT PLAN TO BE IMPLEMENTED FOR THE LIFE OF THE PROJECT.

57. HAZ/MM-3 PRIOR TO CONSTRUCTION, AN OPERATIONAL WATER SYSTEM AND ESTABLISHED ACCESS ROADS SHALL BE INSTALLED PURSUANT TO CALIFORNIA FIRE CODE SECTION 501.4. USE OF SPARK ARRESTERS, PROVISION OF ADEQUATE CLEARANCE AROUND WELDING OPERATIONS, SMOKING RESTRICTIONS, AND ONSITE EXTINGUISHERS ARE REQUIRED.

IMPLEMENT PORT MASTER PLAN FINAL PROGRAM EIR MITIGATION MEASURES PS-8, PS-9, PS-10, AND PS-11:

PS-8 ALL WATER MAINS AND FIRE HYDRANTS SHALL PROVIDE REQUIRED FIRE FLOWS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CALIFORNIA FIRE CODE AND CDF/SAN LUIS OBISPO COUNTY FIRE DEPARTMENT. OR OTHER APPLICABLE STANDARDS.

PS-9 WHERE DETERMINED BY THE HARBOR DISTRICT, PLANS FOR NEW DEVELOPMENT SHALL BE REVIEWED BY THE CDF/SAN LUIS OBISPO COUNTY FIRE DEPARTMENT TO INSURE THAT BUILDING MATERIALS, ACCESS, BRUSH CLEARANCE AND WATER STORAGE CAPACITY PROVIDE ADEQUATE FIRE PROTECTION TO THE PROPOSED PROJECT.

PS-10 PRIOR TO THE APPROVAL OF ANY SITE PLANS FOR DEVELOPMENT AREAS ADJACENT TO OPEN SPACE, A FUEL REDUCTION PLAN SHALL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO AND THE CALIFORNIA DEPARTMENT OF FORESTRY FOR APPROVAL. THIS FUEL REDUCTION PLAN WILL PROVIDE FOR AN ACCEPTABLE LEVEL OF RISK IN ACCORDANCE WITH CALIFORNIA DEPARTMENT OF FORESTRY STANDARDS. FUEL REDUCTION CAN BE ACHIEVED THROUGH A GRADUAL TRANSITION FROM NATIVE VEGETATION INTO IRRIGATED LANDSCAPE/BUILDING AREAS OF THE PROJECT. THIS FUEL REDUCTION PROGRAM SHALL ALSO ESTABLISH PARAMETERS FOR THE PERCENT, AGE, EXTENT, AND NATURE OF NATIVE PLANT REMOVAL NECESSARY TO ACHIEVE THE ACCEPTED FIRE PREVENTION STANDARDS REQUIRED TO PROTECT HUMAN LIVES AND PROPERTY, WHILE PRESERVING AS MUCH NATURAL HABITAT AS POSSIBLE.

PS-11 THE HARBOR DISTRICT OR ITS DESIGNATED ASSIGNEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF FUEL REDUCTION ZONES WHERE REQUIRED OF NEW DEVELOPMENT. MAINTENANCE AGREEMENTS SHALL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO AND THE CALIFORNIA DEPARTMENT OF FORESTRY FOR APPROVAL.

58. HYD/MM-1 PRIOR TO OCCUPANCY OF THE PROPOSED PROJECT, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL DEVELOP A SEA LEVEL RISE ADAPTATION PLAN INCLUDING, BUT NOT LIMITED TO, THE HARBOR DISTRICT'S (OR THEIR DESIGNEE'S) ONGOING DOCUMENTATION OF HIGH TIDE ELEVATION LEVELS AND COASTAL STORMS, THE FUTURE REMOVAL OF STRUCTURES AND FEATURES AS A RESULT OF SEA LEVEL RISE AND ASSOCIATED COASTAL HAZARDS INCLUDING EROSION AND SLOPE STABILITY, AND INDICATORS THAT THE LOWER FACILITY AMENITIES MAY BE COMPROMISED BY SEA LEVEL RISE (I.E., WAVE ACTION OVERTOPS AND FLOODS AVILA BEACH DRIVE AND ERODES THE ROAD CUT ADJACENT TO THE PROJECT SITE). THE INITIAL PLAN, AND SUBSEQUENT REVISIONS BASED ON ACTUAL CONDITIONS, SHALL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO ENVIRONMENTAL COORDINATOR FOR REVIEW AND APPROVAL.

59. N/MM-1 THE USE OF PERSONAL GENERATORS SHALL BE PROHIBITED WITHIN ALL RECREATIONAL VEHICLE (RV), HOTEL, CABIN, AND CAR/TENT CAMPSITES.

60. IMPLEMENT PORT MASTER PLAN FINAL PROGRAM EIR MITIGATION MEASURES N-1, N-2, N-3, AND N-4:

N-1 ALL CONSTRUCTION EQUIPMENT SHALL BE IN PROPER OPERATING CONDITION AND FITTED WITH FACTORY STANDARD SILENCING FEATURES.

I. A HAUL ROUTE PLAN SHALL BE PREPARED FOR REVIEW AND APPROVAL BY THE HARBOR DISTRICT.

II. WHENEVER PRACTICAL, THE NOISIEST CONSTRUCTION OPERATIONS SHALL BE SCHEDULED TO OCCUR TOGETHER IN THE CONSTRUCTION PROGRAM TO AVOID CONTINUOUS PERIODS OF NOISE GENERATION. SCHEDULING OF NOISIER CONSTRUCTION ACTIVITIES SHALL ALSO TAKE ADVANTAGE OF SUMMER SESSIONS AND OTHER TIMES WHEN CLASSES ARE NOT IN SESSION.

III. PROJECT CONSTRUCTION ACTIVITIES THAT GENERATE NOISE IN EXCESS OF 60 DB AT THE PROJECT SITE BOUNDARY SHALL BE LIMITED TO THE HOURS OF 7 A.M. TO 6 P.M.

N-2 ALL LARGE CONSTRUCTION EQUIPMENT WILL BE EQUIPPED WITH 'CRITICAL? GRADE NOISE MUFFLERS. NOISE LEVEL REDUCTIONS ASSOCIATED WITH THE USE OF 'CRITICAL? RATHER THAN 'STOCK? GRADE MUFFLERS CAN BE AS HIGH AS 5 DBA. ENGINES WILL ALSO BE TUNED TO INSURE LOWEST POSSIBLE NOISE LEVELS.

N-3 DETAILED NOISE ANALYSES SHALL BE PREPARED WHEN GRADING PLANS ARE DEVELOPED TO FULLY DETERMINE THE NEED AND EXTENT OF TEMPORARY AND/OR PERMANENT NOISE BARRIERS. FINAL NOISE BARRIER HEIGHTS SHALL BE DETERMINED WITH FINAL GRADING PLANS INDICATING LOT LOCATIONS, TRAILER SETBACKS, AND PRECISE PAD ELEVATIONS ARE DEVELOPED. THE BARRIERS MAY CONSIST OF A BERM, WALL, OR A COMBINATION BERM AND WALL. WALLS SHOULD NOT CONTAIN HOLES OR GAPS, AND SHOULD BE CONSTRUCTED OF SLUMPSTONE OR OTHER MASONRY MATERIAL.

N-4 EQUIPMENT LAY-DOWN AREAS, STAGING AREAS OR THOSE AREAS THAT ARE RESERVED FOR TESTING AND REPAIRING OF CONSTRUCTION EQUIPMENT SHALL BE LOCATED AS FAR AWAY FROM SENSITIVE RECEPTORS.

61. TR/MM-1 PRIOR TO CONSTRUCTION, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL PREPARE A CONSTRUCTION TRAFFIC MITIGATION PLAN FOR REVIEW AND APPROVAL BY COUNTY PUBLIC WORKS. THE PLAN SHALL BE IMPLEMENTED DURING CONSTRUCTION, AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ELEMENTS:

a. DESCRIPTION OF CONSTRUCTION ACTIVITIES, INCLUDING EQUIPMENT LISTS AND PROJECT SCHEDULE, INCLUDING ESTIMATED START AND END DATES AND WORKING HOURS;

b. NAME OF ON-SITE CONSTRUCTION MANAGER;

c. IDENTIFICATION OF THE WORK AREA, TRUCK ROUTE(S), AND STAGING AREAS IN RELATION TO CROSS STREETS, INCLUDING ALL DISTANCES AND DIMENSIONS;

d. TRAFFIC CONTROL PLAN, INCLUDING: ALL TEMPORARY TRAFFIC CONTROL DEVICES INCLUDING SIGNS AND DELINEATORS; USE OF CONSTRUCTION STAFF TO MANAGE OR DIRECT TRAFFIC; MEASURES TO REDUCE TRUCK AND EQUIPMENT QUEUING ON COUNTY STREETS; AND SAFETY MEASURES FOR VEHICLES, PEDESTRIANS, BICYCLISTS, AND CONSTRUCTION WORKERS;

e. AVOIDANCE OF PEAK TRAFFIC HOURS BASED ON CONSULTATION WITH THE COUNTY PUBLIC WORKS DEPARTMENT.

62. TR/MM-2 PRIOR TO OPERATION OF THE PROPOSED PROJECT, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL PREPARE A TRAFFIC MONITORING PLAN FOR THE REVIEW AND APPROVAL OF THE COUNTY PUBLIC WORKS DEPARTMENT. THE MONITORING PLAN SHALL IDENTIFY APPROPRIATE METHODOLOGIES AND TIMEFRAMES FOR CONDUCTING ONSITE TURNING MOVEMENT COUNTS, DETERMINATION OF CAPACITY AND TRIP GENERATION RESULTING FROM THE PROPOSED PROJECT, AND IDENTIFICATION OF A THRESHOLD FOR IMPLEMENTATION OF A LEFT TURN LANE IF FEASIBLE.

63. TR/MM-3 IN THE EVENT A LEFT-TURN LANE IS REQUIRED TO BE CONSTRUCTED, THE HARBOR DISTRICT OR THEIR DESIGNEE SHALL SUBMIT GRADING AND CONSTRUCTION PLANS FOR REVIEW AND APPROVAL BY COUNTY PUBLIC WORKS. THE PLAN SHALL INCLUDE THE FOLLOWING MEASURES AND ELEMENTS:

a. A TRANSPORTATION MANAGEMENT PLAN INCLUDING MEASURES TO DIVERT VEHICLE, BICYCLIST, AND PEDESTRIAN TRAFFIC SAFELY AROUND THE PROJECT AREA;

b. BIOLOGICAL RESOURCES MONITORING PLAN INCLUDING THE PRESENCE OF A QUALIFIED BIOLOGICAL MONITOR DURING GRADING AND CONSTRUCTION ACTIVITIES AND WORKER TRAINING;

c. CULTURAL RESOURCES MONITORING PLAN INCLUDING THE PRESENCE OF AN ARCHAEOLOGICAL MONITOR DURING INITIAL GROUND DISTURBANCE AND WORKER TRAINING;

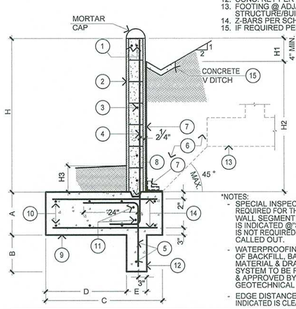
d. EROSION AND SEDIMENTATION CONTROL PLAN AND SWPPP CONSISTENT WITH COUNTY COASTAL ZONE LAND USE ORDINANCE AND RWQCB STANDARDS AND REGULATIONS.

64. TR/MM-4 FOR THE LIFE OF THE PROJECT, A CLEAR SIGHT TRIANGLE OF AT LEAST 300 FEET OF STOPPING SIGHT DISTANCE AND 440 FEET OF INTERSECTION SIGHT DISTANCE SHALL BE MAINTAINED AT EACH ACCESS APPROACH TO AVILA BEACH DRIVE. THIS SHALL BE ACHIEVED THROUGH LONG-TERM MANAGEMENT OF VEGETATION AND LIMITATIONS ON PARKING ON AVILA BEACH DRIVE.

65. THE APPLICANT SHALL BE RESPONSIBLE FOR PAYING TO THE DEPARTMENT OF PUBLIC WORKS THE SAN LUIS BAY (AVILA VALLEY) ROAD IMPROVEMEN

11

1. (2) #4 CONTINUOUS
2. 8" SOLID GROUTED CMU.
3. X1-BARS PER SCHEDULE
4. Y1-BARS PER SCHEDULE DOWEL INTO FOOTING AS SHOWN W/ STD. HOOK.
5. Y2 VERTICAL BAR W/ #4 @ 16" O.C. HORIZ. U.N.O.
6. COMPACTED BACKFILL APPROVED BY SOILS ENGINEER
7. CARLISLE/MIRADRAIN OR TREMCO WATERPROOFING & DRAINAGE SYSTEM OR APPROVED EQUAL. INSTALLATION PER MANU. SPEC.
8. 2X4 CONT. SHEAR KEY (ALT. PLACE 1st BLK. INTO WET CONC. W/ MIN. 2" EMBED.)
9. CONC. FOOTING
10. #4 @ 12" O.C. T & B.
11. ADD #5
12. CONC. KEY PER SCHEDULE
13. FOOTING @ ADJACENT STRUCTURE/BUILDING
14. Z-BARS PER SCHEDULE
15. IF REQUIRED PER CIVIL DWGS.



*NOTES:
- SPECIAL INSPECTION IS REQUIRED FOR THE SPECIFIED WALL SEGMENT WHEN "Y" IS INDICATED @"SP" COL. AND IS NOT REQUIRED WHEN "N" IS CALLED OUT.
- WATERPROOFING, EXTENT OF BACKFILL, BACKFILL MATERIAL & DRAINAGE SYSTEM TO BE REVIEWED & APPROVED BY GEOTECHNICAL ENGINEER.
- EDGE DISTANCE TO REBAR INDICATED IS CLEAR DIMENSION.

WALL NAME	STEM (Ft)						FOUNDATION (Ft)				
	H	H1	SP	H2	SP	H3	A	B	C	D	E
WALL 2	2'-6"	0'-6"	Y	2'-0"	Y	0'-6"	1'-6"	0'-6"	2'-6"	1'-6"	0'-6"
WALL 3	3'-0"	0'-6"	Y	2'-6"	Y	0'-6"	1'-6"	1'-0"	3'-0"	1'-6"	0'-6"
WALL 5	3'-4"	0'-4"	Y	3'-0"	Y	0'-6"	1'-6"	1'-2"	3'-6"	2'-0"	0'-6"
WALL 6b	3'-6"	0'-6"	Y	3'-0"	Y	0'-6"	1'-6"	1'-2"	3'-6"	2'-0"	0'-6"
WALL 10	4'-0"	0'-6"	Y	3'-6"	Y	0'-6"	1'-6"	1'-8"	3'-6"	2'-3"	0'-6"
WALL 2	4'-0"	0'-6"	Y	3'-6"	Y	0'-6"	1'-6"	1'-6"	4'-0"	2'-6"	0'-6"
WALL 6	4'-4"	0'-4"	Y	4'-0"	Y	0'-6"	1'-6"	1'-10"	4'-3"	2'-9"	0'-6"
WALL 6a	5'-4"	0'-4"	Y	5'-0"	Y	0'-6"	1'-6"	2'-6"	5'-0"	4'-6"	0'-6"
WALL 3	5'-6"	0'-6"	Y	5'-0"	Y	0'-6"	1'-6"	2'-6"	5'-0"	4'-6"	0'-6"

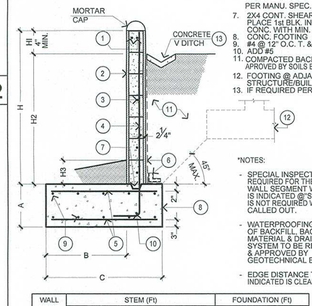
WALL NAME	REINFORCEMENT				
	H	X1	Y1	Y2	Z
WALL 2	2'-6"	#4 @ 24" O.C.	#4 @ 16" O.C.	#5 @ 18" O.C.	#6 @ 12" O.C.
WALL 3	3'-0"	#4 @ 24" O.C.	#4 @ 16" O.C.	#5 @ 18" O.C.	#6 @ 12" O.C.
WALL 5	3'-4"	#4 @ 24" O.C.	#4 @ 16" O.C.	#5 @ 18" O.C.	#6 @ 12" O.C.
WALL 6b	3'-6"	#4 @ 24" O.C.	#4 @ 16" O.C.	#5 @ 18" O.C.	#6 @ 12" O.C.
WALL 10	4'-0"	#4 @ 24" O.C.	#4 @ 16" O.C.	#5 @ 18" O.C.	#6 @ 12" O.C.
WALL 2	4'-0"	#4 @ 24" O.C.	#4 @ 16" O.C.	#5 @ 18" O.C.	#6 @ 12" O.C.
WALL 6	4'-4"	#4 @ 24" O.C.	#4 @ 16" O.C.	#5 @ 18" O.C.	#6 @ 12" O.C.
WALL 6a	5'-4"	#4 @ 24" O.C.	#5 @ 16" O.C.	#6 @ 12" O.C.	#6 @ 12" O.C.
WALL 3	5'-6"	#4 @ 24" O.C.	#5 @ 16" O.C.	#6 @ 16" O.C.	#6 @ 12" O.C.

® RETAINING WALL 8

RW5

12

1. (2) #4 CONTINUOUS
2. 8" SOLID GROUTED CMU.
3. X1-BARS PER SCHEDULE
4. Y1-BARS PER SCHEDULE DOWEL INTO FOOTING AS SHOWN W/ STD. HOOK.
5. Z-BARS PER SCHEDULE.
6. CARLISLE /MIRADRAIN, OR TREMCO WATERPROOFING & DRAINAGE SYSTEM, OR APPROVED EQUAL INSTALLATION PER MANU. SPEC.
7. 2X4 CONT. SHEAR KEY (ALT. PLACE 1st BLK. INTO WET CONC. WITH MIN. 2" EMBED.)
8. CONC. FOOTING
9. #4 @ 12" O.C. T. & B.
10. ADD #5
11. COMPACTED BACKFILL APROVED BY SOILS ENGINEER.
12. FOOTING @ ADJACENT STRUCTURE/BUILDING
13. IF REQUIRED PER CIVIL DWGS.



*NOTES:
- SPECIAL INSPECTION IS REQUIRED FOR THE SPECIFIED WALL SEGMENT WHEN "Y" IS INDICATED @"SP" COL. AND IS NOT REQUIRED WHEN "N" IS CALLED OUT.
- WATERPROOFING, EXTENT OF BACKFILL, BACKFILL MATERIAL & DRAINAGE SYSTEM TO BE REVIEWED & APPROVED BY GEOTECHNICAL ENGINEER.
- EDGE DISTANCE TO REBAR INDICATED IS CLEAR DIMENSION.

WALL NAME	STEM (Ft)						FOUNDATION (Ft)			
	H	H1	SP	H2	SP	H3	A	B	C	
WALL 4	3'-4"	0'-4"	Y	4'-0"	Y	0'-6"	1'-6"	2'-6"	4'-0"	
WALL 11	3'-4"	0'-4"	Y	4'-0"	Y	0'-6"	1'-6"	2'-6"	4'-0"	

WALL NAME	REINFORCEMENT			
	H	X1	Y1	Z
WALL 4	3'-4"	#4 @ 24" O.C.	#4 @ 16" O.C.	#6 @ 12" O.C.
WALL 11	3'-4"	#4 @ 24" O.C.	#4 @ 16" O.C.	#6 @ 12" O.C.

® RETAINING WALL 9

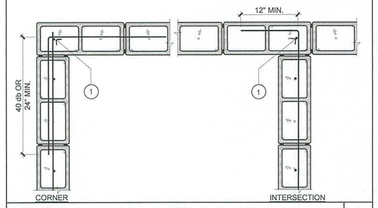
RW15

13

10

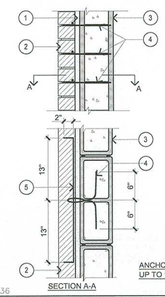
1. ADDITIONAL #5 VERTICAL BAR PLACED AT CENTER OF WALL

*NOTES:
- AT CORNERS, A CORNER GUARD, CORNER CONNECTION INSERT, OR A SECTION OF CRUSHED ROCK COVERED WITH FILTER FABRIC MUST BE USED TO MAINTAIN THE DRAINAGE PATH.



® TYPICAL WALL CORNER DETAIL 4

D5127N1

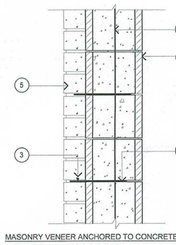


1. 1" GROUT SPACE.
2. STONE VENEER.
3. CONCRETE MASONRY WALL.
4. NO. 12 B.W. GAUGE GALVANIZED WIRE VENEER TIES FORMED IN A LOOP @ MAXIMUM 12" O.C. HORIZONTAL AND VERTICAL.
5. NO. 12 B.W. GAUGE GALVANIZED WIRE THREAD THROUGH THE NO. 12 WIRE LOOP

ANCHOR STONE VENEER UNITS UP TO 10" MAXIMUM THICKNESS

® STONE VENEER TO MASONRY 5

D5136



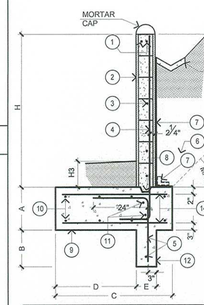
1. REBAR.
2. 8" CONCRETE BLOCK WALL.
3. NO. 9 B.W. GAUGE GALVANIZED HORIZONTAL WIRE JOINT REINFORCEMENT CONTINUOUS.
4. 1"x22 GAUGE GALVANIZED ANCHOR TO ENGAGE THE NO.9 B.W. GAUGE WIRE JOINT REINFORCING @ 16" O.C. HORIZONTAL & @ 16" O.C. VERTICAL. ANCHOR SHALL HAVE A LIP OR HOOK TO ENGAGE THE NO.9 B.W. GAUGE HORIZONTAL WIRE IN MASONRY VENEER SIDE.
5. MASONRY VENEER 5" THK MAX. THICKNESS.

MASONRY VENEER ANCHORED TO CONCRETE BLOCK WALL

® VENEER TO MASONRY 6

D5137

1. (2) #4 CONTINUOUS
2. 8" SOLID GROUTED CMU.
3. X1-BARS PER SCHEDULE
4. Y1-BARS PER SCHEDULE DOWEL INTO FOOTING AS SHOWN W/ STD. HOOK.
5. Y2 VERTICAL BAR W #4 @ 16" O.C. HORIZ. U.N.O.
6. COMPACTED BACKFILL APPROVED BY SOILS ENGINEER
7. CARLISLE/MIRADRAIN OR TREMCO WATERPROOFING & DRAINAGE SYSTEM OR APPROVED EQUAL. INSTALLATION PER MANU. SPEC.
8. 2X4 CONT. SHEAR KEY (ALT. PLACE 1st BLK. INTO WET CONC. W/ MIN. 2" EMBED.)
9. CONC. FOOTING
10. #4 @ 12" O.C. T & B.
11. ADD #5
12. CONC. KEY PER SCHEDULE
13. FOOTING @ ADJACENT STRUCTURE/BUILDING
14. Z-BARS PER SCHEDULE
15. IF REQUIRED PER CIVIL DWGS.



*NOTES:
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- WATERPROOFING, EXTENT OF BACKFILL, BACKFILL MATERIAL & DRAINAGE SYSTEM TO BE REVIEWED & APPROVED BY GEOTECHNICAL ENGINEER.
- EDGE DISTANCE TO REBAR INDICATED IS CLEAR DIMENSION.

WALL NAME	STEM (Ft)						FOUNDATION (Ft)				
	H	H1	SP	H2	SP	H3	A	B	C	D	E
WALL 7	4'-0"	0'-6"	Y	3'-6"	Y	0'-6"	1'-6"	1'-8"	4'-3"	2'-9"	0'-6"

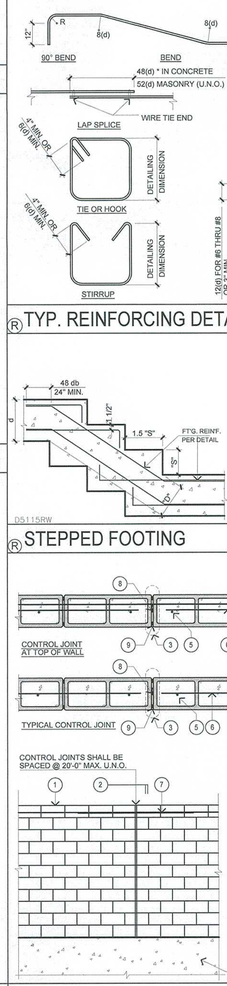
WALL NAME	REINFORCEMENT				
	H	X1	Y1	Y2	Z
WALL 7	4'-0"	#4 @ 24" O.C.	#4 @ 16" O.C.	#5 @ 18" O.C.	#6 @ 12" O.C.

® RETAINING WALL 7

RW5

® TYP. CMU WALL CONTROL JOINT DET. 3

D5129 - 170408



R= 3(d) FOR #3 THRU #8
R= 4(d) FOR #9 THRU #11
R= 5(d) FOR #14 THRU #18

* INCREASE LENGTH BY 30% FOR TOP BARS (HORIZONTAL BARS SO PLACED THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW. EXCLUDE WALLS)

D= 4(d) FOR #3 THRU #5
D= 6(d) FOR #6 THRU #8

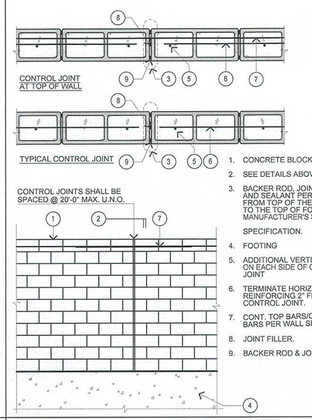
NOTES:
- PUT CROSSTIE W/ EACH STIRRUP ALT. 135° BENDS
- ALL BENDS SHALL BE MADE COLD

® TYP. REINFORCING DETAILS 1

D5124--180117

NOTES:
"S" SHOULD BE MAX 18"
"D" IS OVERALL DEPTH OF FTG.
BEND REBARS IF REQUIRED & LAP MIN. 48 BAR DIAMETERS
REINFORCEMENT TO MATCH FOUNDATION DETAILS.

® STEPPED FOOTING 2



1. CONCRETE BLOCK.
2. SEE DETAILS ABOVE.
3. BACKER ROD, JOINT FILLER AND SEALANT PER ARCH. DWGS. FROM TOP OF THE WALL TO THE TOP OF FOOTING PER MANUFACTURER'S SPECIFICATION.

SPECIFICATION.

4. FOOTING
5. ADDITIONAL VERTICAL BAR ON EACH SIDE OF CONTROL JOINT
6. TERMINATE HORIZONTAL REINFORCING 2" FROM CONTROL JOINT.
7. CONT. TOP BARS/CHORD BARS PER WALL SECTION.
8. JOINT FILLER.
9. BACKER ROD & JOINT SEALANT.

SPECIAL INSPECTION:

1. In addition to the regular inspection, the following items will also require special inspection in accordance with Sec. 1704 of the Building Code.
2. Soils compliance prior to the foundation inspection, pre-stress foundation, high strength steel and concrete.
3. All inspection and tests shall be performed by a qualified testing agency retained by the owner.
4. The special inspector shall be qualified and approved by the building department and acceptable to the architect.
5. The special inspector shall observe work assigned for conformance to the approved design drawings and specification.
6. The special inspector shall furnish inspection report to building department, engineer and architect of record. Copies of the report shall be available at the job site at all time.
7. Final reports for all inspections and testing must be provided by the special inspector. Final reports shall document completion of all inspection and correction of all noted discrepancies.
8. The duties of special inspector shall be in conformance with the requirements of section 1704 of the California Building Code.
9. Contractor shall be responsible for all expenses due to any premature notification of inspection which results in additional site visits.
10. Failure of notification by the contractor for inspection on a timely basis may result in complete removal and replacement of all work performed at contractors expenses.

Site visits by the structural engineer do not constitute an inspection.

Special inspection required for the following items:

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR THE CONSTRUCTION OF CMU STRUCTURES ARE REQUIRD AND SPECIFIED IN THE FOLLOWING TABLE:

SPECIAL INSPECTION TABLE FOR CMU STRUCTURES

INSPECTION TASK	FREQUENCY		REFERENCE FOR CRITERIA	
	Continuous	Periodically	TMS 402	TMS 602
1. As masonry construction begins, verify that the following are in Compliance:				
a. Proportions of site prepared mortar.		✓		Art. 2.1, 2.6 A, & 2.6 C
b. Grade and size of prestressing tendons and anchorages		✓		Art. 2.4 B & 2.4 H
c. Grade, type and size of reinforcement, connectors, anchor bolts, and prestressing tendons and anchorages		✓		Art. 3.4 & 3.6 A
d. Prestressing technique		✓		Art. 3.6 B
e. Properties of thin-bed mortar for AAC masonry	✓			Art. 2.1 C.1
f. Sample panel construction		✓		Art. 1.6 D
2. Prior to grouting, verify that the following are in compliance:				
a. Grout space.		✓		Art. 3.2 D & 3.2 F
b. Placement of prestressing tendons and anchorages.		✓	Sec. 10.8 & 10.9	Art. 2.4 & 3.6
c. Placement reinforcement, connectors, and anchor bolts.		✓	Sec. 6.1, 6.3.1 6.3.6, & 6.3.7	Art. 3.2 E & 3.4
d. Proportions of site-prepared grout and prestressing grout for bonded tendons.		✓		Art. 2.6 B & 2.4 G.1.b
3. Verify compliance of the following during construction:				
a. Materials and procedures with the approved submittals.		✓		Art. 1.5
b. Placement of masonry units and mortar joint construction.		✓		Art. 3.3 B
c. Size and location of structural members.		✓		Art. 3.3 F
d. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.		✓	Sec. 1.2.1(e) 6.2.1 & 6.3.1	
e. Welding of reinforcement.	✓		Sec. 6.1.6.1.2	
f. Preparation, construction, and protection of masonry during cold weather (temp. below 40°F(4.4°C)) or hot weather (temp. above 90°(32.2°C)).				Art. 1.8 C & 1.8 D
g. Application and measurement of prestressing force	✓			Art. 3.6 B
h. Placement of grout and prestressing grout for bonded tendons is in compliance.	✓			Art. 3.5 & 3.5 C
i. Placement of AAC masonry units and construction of thin-bed mortar joints.	✓			Art. 3.3 B.9 & 3.3 F.1.b
4. Observe preparation of grout specimens, mortar specimens, and/or prisms.		✓		Art. 1.4 B.2.a.3 1.4 B.2.b.3 1.4 B.2.c.3 1.4 B.3, & 1.4 B.4
5. Prior to construction, verification of compliance submittals.		✓		Art. 1.5
6. Prior to construction, verification of f'm and f'aac, except where specifically exempted by the code.		✓		Art. 1.4 B
7. During construction, verification of Slump flow and Visual Stability Index(VSI) when self-consolidating grout is delivered to the project site.		✓		Art. 1.5 & 1.6.3

For SI: °C = (°F-32) /1.8

SPECIAL INSPECTION BY A SPECIAL INSPECTOR FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT & LOAD BEARING REQUIREMENTS SHALL BE PERFORMED PER THE FOLLOWING TABLE:

SPECIAL INSPECTION TABLE FOR EXISTING SITE SOIL CONDITIONS

TYPE	Continuous Special Inspection	Periodic Special Inspection
1. Verify materials below footings are adequate to achieve the design bearing capacity per soils report.	—	✓
2. Verify excavations are extended to proper depth & have reached proper material per soils report.	—	✓
3. Perform classification & testing of compacted fill materials per soils report.	—	✓
4. Verify use of proper materials, densities & lift thicknesses during placement & compaction of compacted fill per soils report. Exception: Special inspection is not required during placement of controlled fill having a total depth of 12 inches or less.	✓	—
5. Prior to placement of compacted fill, inspect subgrade & verify that site has been prepared properly per soils report.	—	✓

GENERAL REQUIREMENTS

All material and workmanship shall comply with the following:

1. These General Requirements unless otherwise noted on plans or specifications.
2. California Building Code, 2019.
3. All applicable Local, State and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
4. Standard Specifications of ASTM as noted herein are required by the Building Code or CBC 2019.
5. In case of conflict, the more stringent requirement shall govern.
6. On site Verification of all dimensions and conditions shall be the responsibility of the contractor and sub-contractors. Noted dimensions take precedent over scale of drawings.
7. Engineer or architect of record is to be notified immediately by the contractor should any question arise pertaining the working drawings and/or specifications.
8. No deviations from these requirements and structural details shall be made without the written approval of Gouvis Engineering Consulting Group. Approval by the inspector does not constitute authority to deviate from plans or specifications.
9. The design, adequacy, and safety of erection bracing, shoring, temporary supports, etc., is the sole responsibility of the contractor, and has not been considered by the architect or Engineer.
   The contractor shall provide the necessary bracing to provide stability prior to the application of the aforementioned materials. Observation visits to the site by the architect or structural engineer shall not imply the assumption of any responsibility in this regard. The builder has requested, contracted with and is compensating Gouvis Engineering Consulting Group for the limited services of providing the minimum structural engineering drawings required, when combined with the other builders consultants drawings, to obtain a building permit for this project. These drawings are not intended to, nor do they, detail all conditions, identify all materials, or define or limit the scope of work required to complete the project. The builder has requested, accepts, and represents that he will select all materials and manufactures, qualify and select all subcontractors and installers, direct all ways and means of construction, and provide all additional information, above and beyond these drawings, required to complete the project in conformance with all governing agencies and the work will meet or exceed accepted industry standards.
10. Gouvis Engineering shall have no liability for waterproofing or moisture transmission issues, whether related to concrete slabs, footings, foundations, or otherwise. Owner, Soils Engineer and Contractor shall be entirely responsible for such issues, and will defend and indemnify Gouvis Engineering against all such claims.

REINFORCED CONCRETE

GENERAL

1. All reinforced concrete materials and construction shall conform to chapter 19, CBC.

MATERIALS

2. Cement shall conform to CBC 1903 of CBC and shall correspond to that on which the selection of concrete proportions were based.
3. Concrete aggregates shall conform to CBC 1903.
4. Use type V cement for concrete in contact with soil containing sulfate. (min. f'c =4500 psi, 28 days). Refer to section 1904 of Building Code for special exposure conditions as required by Soils Engineer & see Corrosion Engineer's recommendations for concrete exposed to corrosion.
5. Reinforcing steel shall conform to ASTM A615. Grade 40 for sizes #3 and Grade 60 for sizes #4 and larger.
6. Dowels shall be equal in size and spacing.

STRENGTH

7. Concrete shall be proportioned to provide a minimum compressive strength, f'c, equal to 2500 psi (28 days), unless noted otherwise.
8. All reinforcing, dowels, holdowns, and other inserts shall be secured in position and approved by the local building official prior to the pouring of any concrete.
   Min. concrete cover for reinforcing:
   a. Concrete, placed against earth not formed - 3"
   b. Concrete formed or troweled - 2"
   c. Walls and curbs - 1 1/2"
   d. Slab on grade - at center

CONCRETE MASONRY

GENERAL

1. All concrete masonry materials and construction shall be in accordance with Building Code, Chapter 21.

MATERIALS

2. All materials making up finished concrete masonry construction shall conform to standards required by Building Code Sec. 2103.
3. Mortar shall be type M or S as applicable and conforming with ASTM C270 and shall be proportioned per Article 2.1 & 2.6A of Specification for Masonry Structures (TMS 602-16).
4. Grout shall comply with Article 2.2 of TMS 602-16 and shall attain a minimum compression strength at 28 days of 2000 psi or the required compression, f'm, whichever is greater. The compressive strength of grout shall be determined in accordance with ASTM C-1019.
5. Concrete masonry units shall conform to ASTM C90 for load bearing concrete masonry units. Concrete brick shall conform to ASTM C55, Specifications for Concrete Building Brick.
6. Grade N concrete bricks are for use as architectural veneer and facing, limited to in exterior walls.
7. Grade S concrete bricks are for general use where moderate strength and resistance to frost action and moisture penetration is required.

STRENGTH

8. The specified compressive strength of masonry, f'm, shall be 2000 psi, unless noted otherwise. If higher f'm is noted, it shall be verified by prism tests as required in Article 1.4 Specification of Masonry Structures (TMS 602-16).
9. Reinforcing steel shall conform to ASTM A615. Grade 40 for sizes #3 and grade 60 for sizes #4 and larger.

SPECIAL INSPECTION

10. Special inspection for concrete masonry construction shall be carried out in accordance with Building Code Section 1704 and requirements in Special Inspection tables on sheet SN-1. Masonry compressive strength, f'm shall be verified by Unit strength method or Prism test method prior to and during construction as described in Article 1.4 Specification for Masonry Structures (TMS 602-16).

FOUNDATION

Soils Foundation engineering has been predicated on data and recommendations contained in soils report by Yeh & Associates, Inc.
SOILS REPORT NO. 217-211, DATE: 04/18/2019. This report is considered part of calculations and construction documents and is to be adhered to in all of its recommendations and requirements. Verify minimum foundation depth, width, reinforcing steel and additional expansive soil requirements with valid soils report and if they are any more restrictive, then they shall supersede the Gouvis Engineering minimums. Soil engineer should review and approve all retaining walls prior to construction.

DESIGN CRITERIA:
ACTIVE EFP (LEVEL) = 65 PCF — SOILS DENSITY = 110 PCF
ACTIVE EFP (2:1) = 105 PCF — BEARING CAPACITY= 2,000 PSF
PASSIVE EFP = 330 PCF — μ_A = 0.35
f'c = 4,500 PSI (see note #4 under reinforced concrete)

1. U.N.O. all cells containing reinforcing steel shall be grouted solid.
2. All portion of wall retaining shall be grouted solid.
3. All footing shall be poured on undisturbed ground or undisturbed engineered compacted fill. A field soil memo is required from a representative of the geotechnical consultant for soil inspection of the footing excavation to confirm that the footing is excavated into suitable bearing material.
4. Wall shall be laid true and plumb.
5. Provisions shall be made for adjoining construction.
6. All laps and splices shall be 48 bar diameter min.
7. All construction shall be done in accordance with applicable sections of the 2019 CALIFORNIA BUILDING CODE and ACI standard 318-14.
8. All bars shall be bent cold.
9. Contractor shall verify compatibility of design with existing conditions prior to placement of footing steel.
10. Backfill shall be per soils engineer's recommendations.
11. Subdrain shall be 4" perforated PVC schedule 40 pipe with 1 CF/LF of 3/4" crushed rock or equivalent wrapped in filter fabric. The filter must overlap 12" at ends of the filter. Outlet subdrain to the curb opening.
12. Waterproof back of all the retaining walls w/2 coats of asphaltic emulsion per manufacturer's specifications.
13. Slab control joints shall be placed at all angle points and a maximum 12'-0" o.c.
14. Backfilling shall not be permitted until at least 7 days after the walls are built and f'c has reached min. 2500 psi and grout has obtained min. 2000 psi compression strength.
15. Retaining walls are not designed for surcharge of paving equipment. Equipment must be kept back from top of the wall minimum distance equal to wall height.
16. For curved portion of the walls, footing reinforcing shall be placed radially, and spacing measured along the centerline of the masonry wall.
17. Outlet of any surface drainage pipe into the subdrain system is absolutely prohibited.
18. Concrete cylinder tests from project pour, in accordance with the CBC shall be submitted for review and approval by the project soils engineer and the local jurisdictional authorities, prior to any backfilling.
19. Step footing shall be in even block increments.
20. Footings shall be poured continuously.

APPROVED
Review of shop drawings does not authorize deviation from approved plans or specifications. One set of approved plans shall be available on the project site at all times. Approved plans shall be replaced when they become illegible.
OCT 27 2020
State of California
Department of Housing and Community Development
Division of Codes and Standards

GOUVIS engineering consulting group, inc.
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Irvine
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Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER — MARK W. GOUVIS — No. C042283 — Exp. 3/31/22 — CIVIL — STATE OF CALIFORNIA

DATE SIGNED: 3/13/20

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PROJECT:
Harbor Terrace Site Walls

DEVELOPER:
Red Tail Acquisitions, LLC

ARCHITECT:

LOCATION:
San Luis Obispo County CA

REVISIONS

NO.	DATE	DESCRIPTION

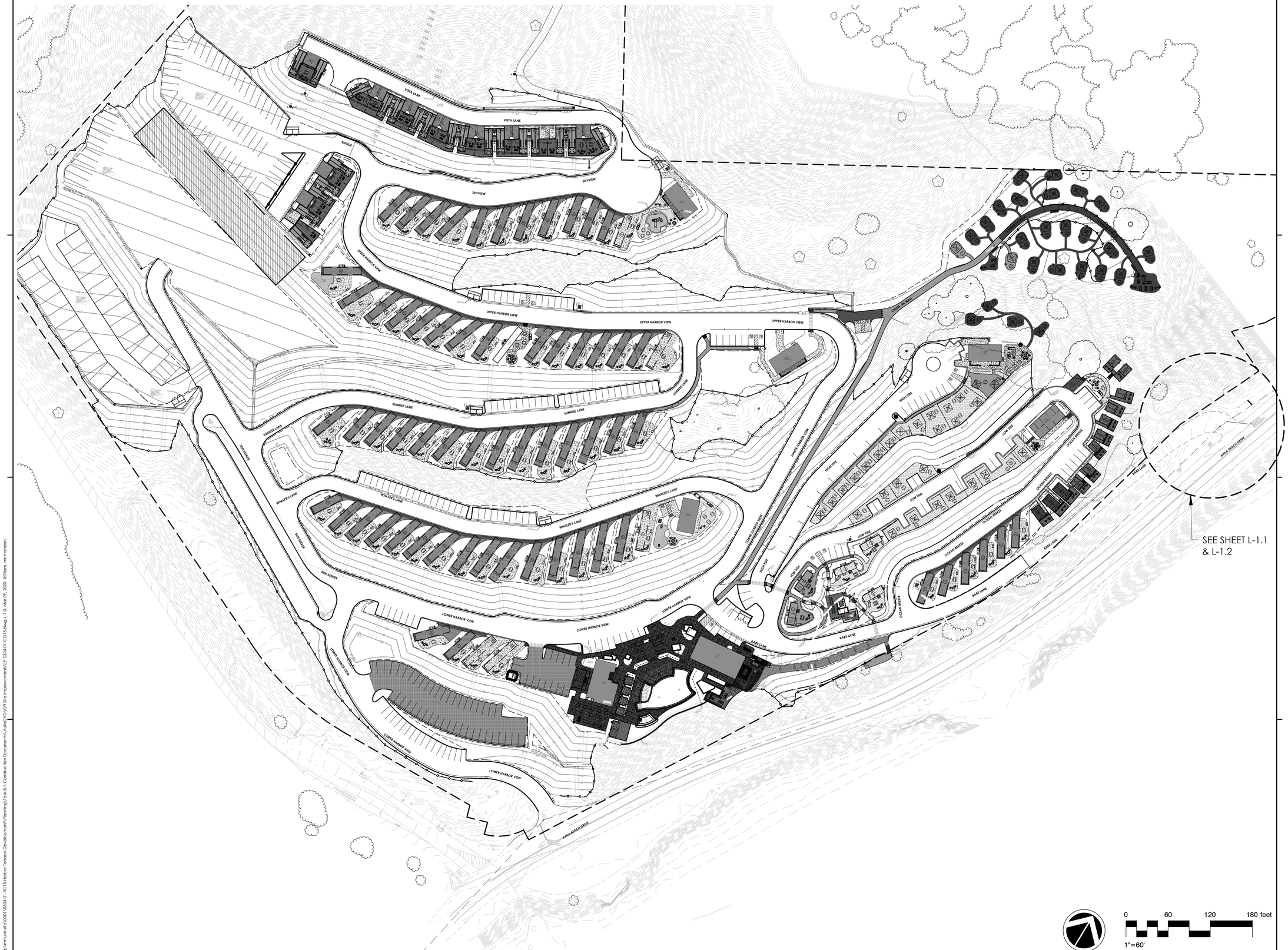
SHEET NAME:
RETAINING WALL DETAILS & NOTES

PROJECT NUMBER:
65142

ENGINEER: GE
DRAFTER: GE

SHEET NUMBER:
23 of 23

ISSUED DATE:06/03/2019



rrm design group

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3765 S. Higuera, San Luis Obispo, CA 93401

LICENSED LANDSCAPE ARCHITECT
SCOTT NEIMAN
NO. 6104
Signature
11/30/22
Renewal Date
11/09/2020
Date
STATE OF CALIFORNIA

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PORT SAN LUIS HARBOR TERRACE COMMERCIAL IMPROVEMENT PLANS

AVILA BEACH, CA 93424

KEY MAP FOR PUBLIC RIGHT OF WAY WORK

NO.	REVISION	DATE
1		
2		
3		
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PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
NOVEMBER 30, 2020

PROJECT NUMBER
0304-03-RC18

SHEET
L-1.0

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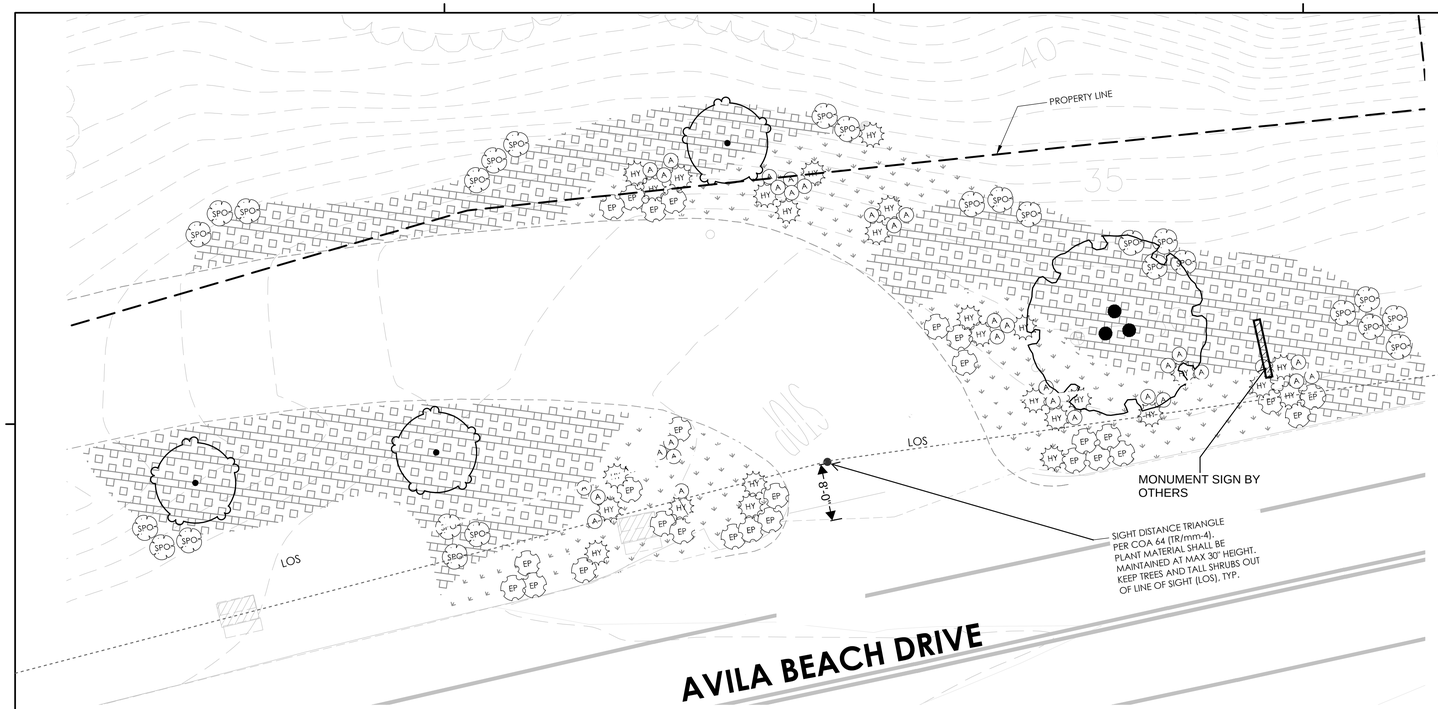

1 ENTRY PLANTING PLAN

PLANT SCHEDULE OFF SITE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW	2
	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	60"BOX	VERY LOW	1
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER**	**QTY**
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	5 GAL	LOW	29
EP	EPILOBIUM CANUM	HUMMINGBIRD TRUMPET	1 GAL	LOW	27
HY	HESPEROYUCCA WHIPPLEI	CHAPARRAL YUCCA	5 GAL	LOW	22
SPO	SALVIA X `POZO BLUE`	POZO BLUE SAGE	5 GAL	LOW	18
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER**	**QTY**
	BACCHARIS PILULARIS `TWIN PEAKS`	TWIN PEAKS COYOTE BRUSH	5 GAL	LOW	98
	MELICA IMPERFECTA	COAST RANGE MELIC	1 GAL	VERY LOW	439

0 10 20 30 feet
1"=10'

rrm design group
rrmdesign.com | (805) 543-1794
3765 S. Higuera, San Luis Obispo, CA 93401

LICENSED LANDSCAPE ARCHITECT
SCOTT NEIMAN
NO. 6104
Signature
9/30/22
Renewal Date
11/30/2020
Date
STATE OF CALIFORNIA

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PORT SAN LUIS HARBOR TERRACE COMMERCIAL IMPROVEMENT PLANS

AVILA BEACH, CA 93424

LOWER HARBOR AND AVILA BEACH DRIVE OFF SITE PLANTING

NO.	REVISION	DATE
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PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
NOVEMBER 30, 2020

PROJECT NUMBER
0304-03-RC18

SHEET
L-1.1

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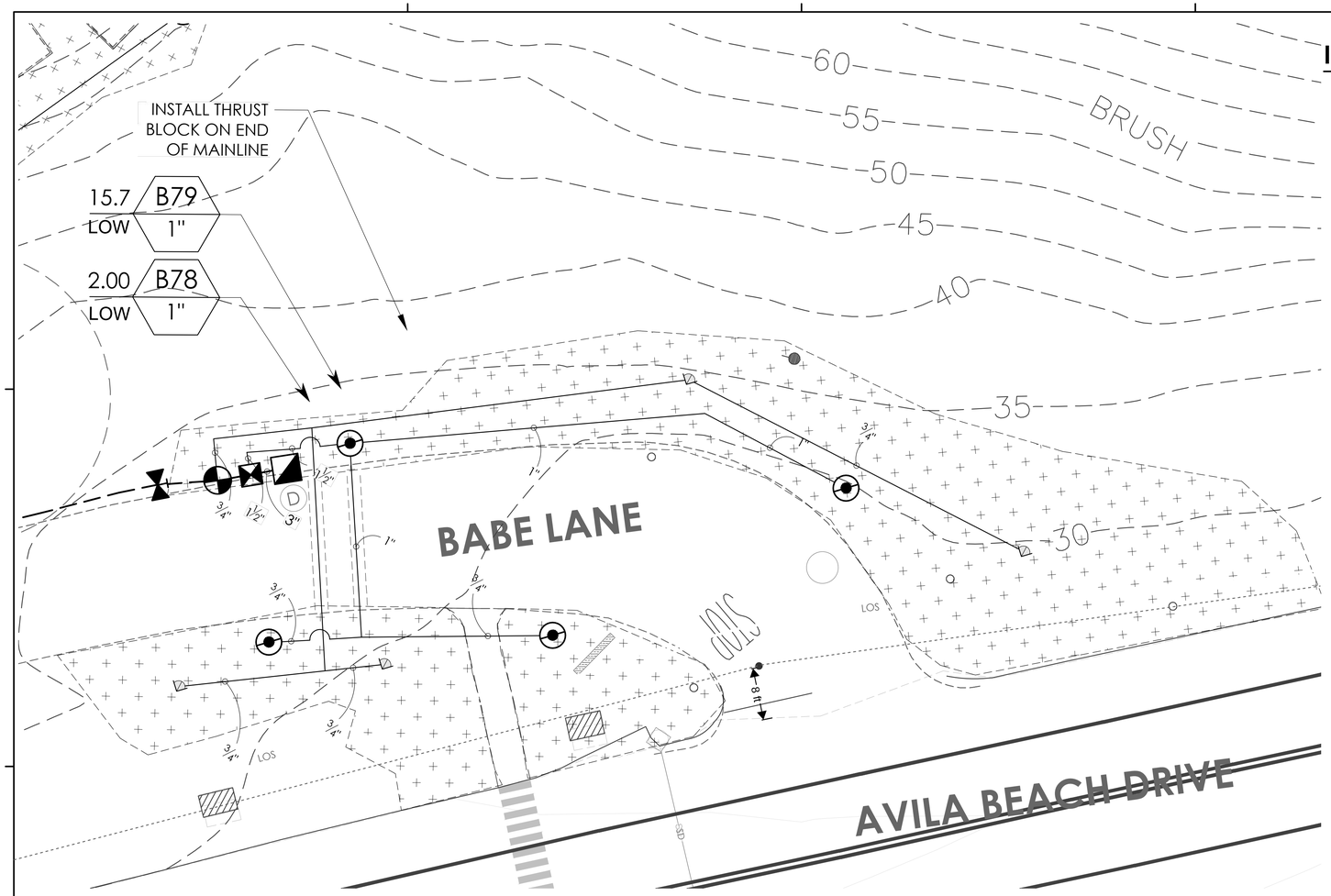

1 ENTRY IRRIGATION PLAN

IRRIGATION SCHEDULE OFF SITE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	RAIN BIRD RWS-B-C-SOCK	360	30	0.50	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	TORO DZK-700-1-MF MEDIUM-FLOW DRIP CONTROL VALVE KIT. WITH 1" IRRITROL 700 ULTRAFLOW INLINE VALVE, TORO Y-FILTER, AND MEDIUM-FLOW PRESSURE REGULATOR AND FITTINGS. 5GPM-20GPM.SIZED PER PLAN, INCLUDE 2-WIRE DECODER MODULE FOR EACH VALVE.
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
	AREA TO RECEIVE DRIP EMITTERS TORO T-DPC-DC SINGLE OUTLET EMITTER. SELF-FLUSHING, PRESSURE COMPENSATING, WITH COLOR-CODED DUST CAP. 0.5GPH=BLUE; 1.0GPH=BLACK; 2.0GPH=RED. Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal plant) 2.0 GPH emitters (2 assigned to each 15 gal plant) 1.0 GPH emitters (1 assigned to each 2 gal plant) 1.0 GPH emitters (2 assigned to each 3 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (2 assigned to each 7 gal plant) 0.5 GPH emitters (1 assigned to each flat plant) 0.5 GPH emitters (1 assigned to each flats plant) 1.0 GPH emitters (2 assigned to each MIX plant)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	IRRITROL 100P-G 1"-3" ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION. PRESSURE RANGE OF 20-220 PSI. OPTIONAL MODULAR PRESSURE REGULATION SIZED PER PLAN. INCLUDE 2-WIRE DECODER MODULE FOR EACH VALVE.
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	NIBCO PVC BALL VALVE 4660 PVC BALL VALVE SHUT OFF VALVE. LINE SIZE.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PROVIDE 18" MINIMUM COVER
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PROVIDE 24" MINIMUM COVER
	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVE SIZE SHALL BE 2X THE PIPE DIAMETER. EXTEND SLEEVES 18" BEYOND EDGES OF PAVING. PROVIDE SEPARATE SLEEVES FOR ALL CONTROL WIRES,

Valve Callout
Valve Number
Valve Flow
#" Valve Size

0 10 20 30 feet
1"=10'

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rrmdesign.com | (805) 543-1794
3765 S. Higuera, San Luis Obispo, CA 93401

LICENSED LANDSCAPE ARCHITECT
SCOTT NEIMAN
NO. 6104
Signature
9/30/22
Renewal Date
11/30/2020
Date
STATE OF CALIFORNIA

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PORT SAN LUIS HARBOR TERRACE
AVILA BEACH, CA 93424

LOWER HARBOR AND AVILA BEACH DRIVE OFF SITE IRRIGATION

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE
NOVEMBER 30, 2020
PROJECT NUMBER
0304-03-RC18
SHEET
L-1.2

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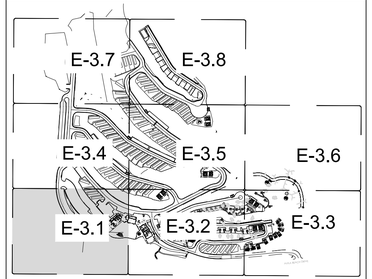
KEY PLAN - LIGHTING SITE PLANS



SEE SHEET E-3.0 FOR LIGHTING SITE PLAN REFERENCE NOTES

ENLARGED PARTIAL LIGHTING SITE PLAN

SCALE: 1"=20'-0"

NORTH

CONSTRUCTION DOCUMENTS

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3765 S. Higuera, San Luis Obispo, CA 93401

PRELIMINARY
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THOMA ELECTRIC, INC.
P.O. Box 1167 - 3562 Empleo St.
San Luis Obispo, CA 93406
Phone: (805) 543-3850
Fax: (805) 543-3829

REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. THOMA
NO. 10757
ELECTRICAL
STATE OF CALIFORNIA

EXPIRES: 06/30/21
THOMA #18-8069

HARBOR TERRACE

AVILA BEACH, CA 93424

PARTIAL SITE LIGHTING PLAN

NO.	REVISION	DATE
1	PLAN REVISION	04/20/20

PROJECT MANAGER
PM

DRAWN BY
JM / PM

CHECKED BY
JT

DATE
SEPTEMBER 20, 2019

PROJECT NUMBER
0304-03-RC18

SHEET
E-3.1

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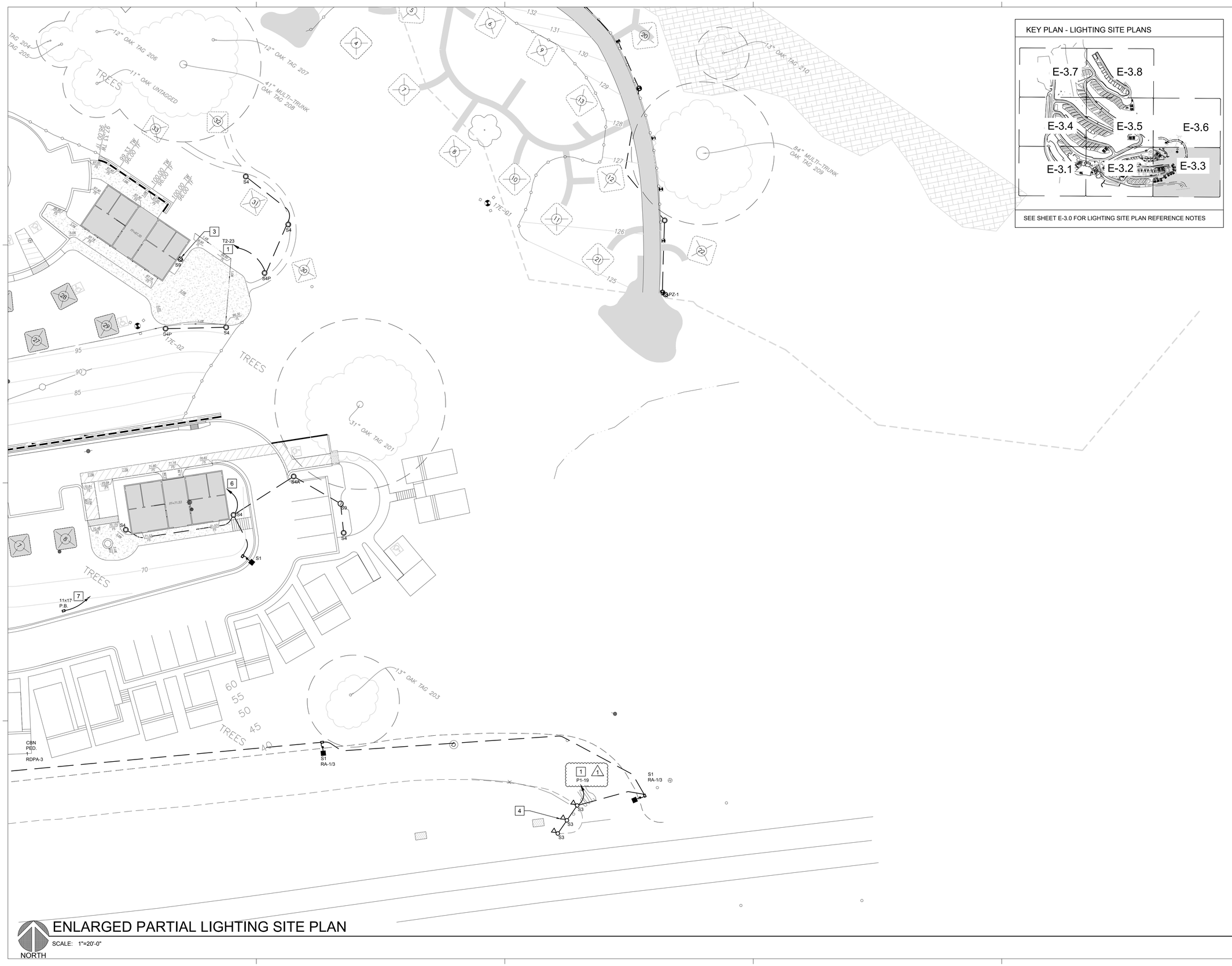

KEY PLAN - LIGHTING SITE PLANS

SEE SHEET E-3.0 FOR LIGHTING SITE PLAN REFERENCE NOTES

ENLARGED PARTIAL LIGHTING SITE PLAN

SCALE: 1"=20'-0"

NORTH

CONSTRUCTION DOCUMENTS

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ELECTRICAL
STATE OF CALIFORNIA

EXPIRES: 06/30/21
THOMA #18-8069

HARBOR TERRACE
AVILA BEACH, CA 93424

PARTIAL SITE LIGHTING PLAN

NO.	REVISION	DATE
1	PLAN REVISION	04/20/20

PROJECT MANAGER
PM

DRAWN BY	CHECKED BY
JM / PM	JT

DATE
SEPTEMBER 20, 2019

PROJECT NUMBER
0304-03-RC18

SHEET
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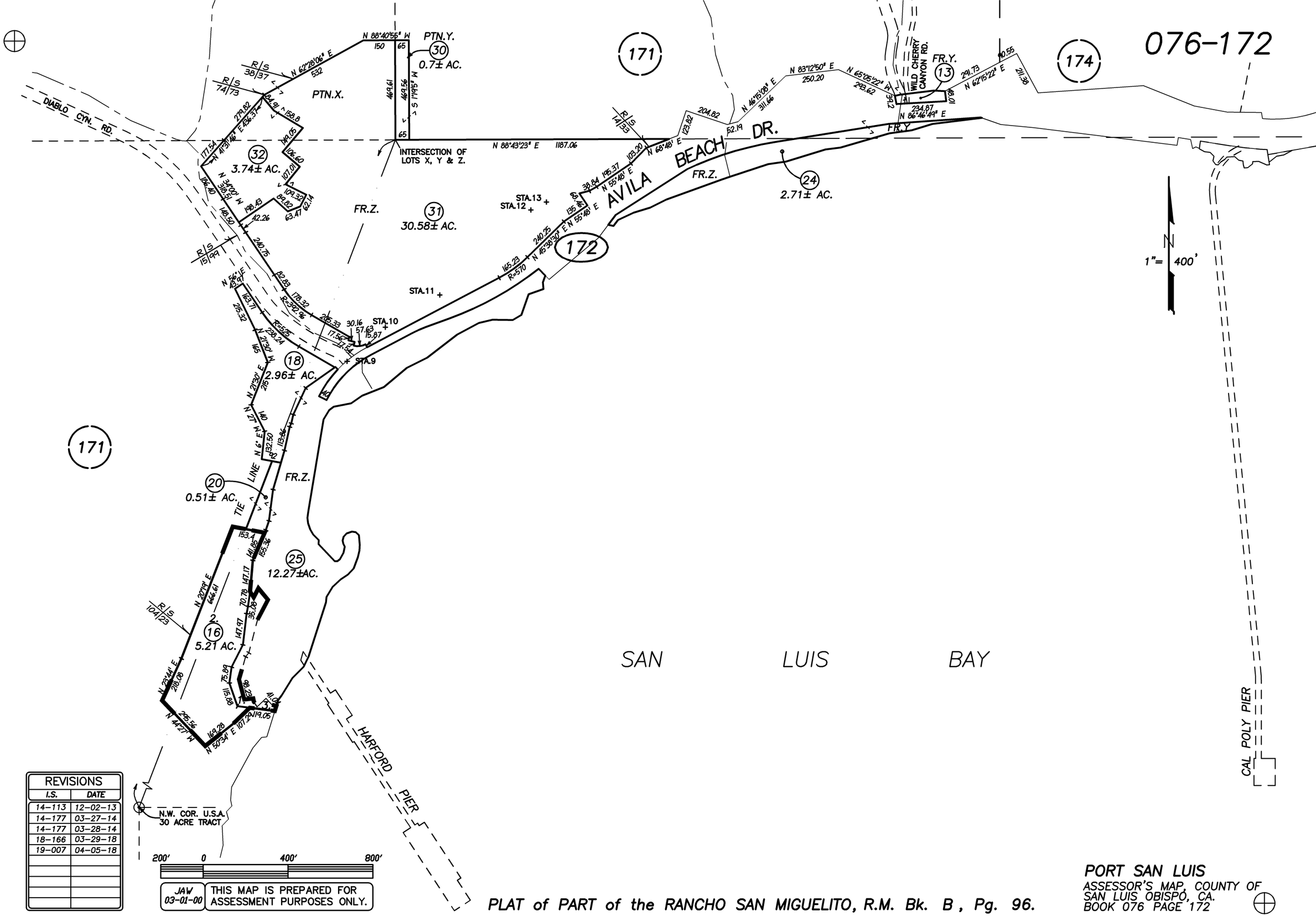

REVISIONS	
I.S.	DATE
14-113	12-02-13
14-177	03-27-14
14-177	03-28-14
18-166	03-29-18
19-007	04-05-18

JAW 03-01-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PLAT of PART of the RANCHO SAN MIGUELITO, R.M. Bk. B, Pg. 96.

PORT SAN LUIS
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 172

DIABLO CANYON
LIGHTHOUSE
ACCESS TO OVERFLOW CAMPING
BABE

DIABLO CANYON
UNNAMED
UNNAMED
UNNAMED
BASE
AVILA BEACH
UNOCAL PIER
HARFORD
LIGHTHOUSE
POINT SAN LUIS

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PARCEL SUMMARY REPORT FOR APN 076-172-031
PRINTED ON 06/24/2021

OVERVIEW

PARCEL STATUS	Active
TAX CODE	
PRIMARY OWNER	PORT SAN LUIS HARBOR DISTRICT (928) PO BOX 249 DARBY, MT 59829
SECONDARY OWNERS	1977-11-28 2018-I-002828 PORT SAN LUIS HARBOR DISTRICT 1983-07-29 2018-I-002828 PORT SAN LUIS HARBOR DISTRICT 2013-09-03 2018-I-002828 PORT SAN LUIS HARBOR DISTRICT
PARCEL ADDRESS(ES)	6420 BABE LN SAN LUIS OBISPO, CA 93405 6420 BABE LN SAN LUIS OBISPO, CA 93405 6240 BABE LN SAN LUIS OBISPO, CA 93405 6420 BABE LN SAN LUIS OBISPO, CA 93405 6420 BABE LN SAN LUIS OBISPO, CA 93405
COMMUNITY	Avila Beach
ADVISORY COUNCIL	Avila Valley Advisory Council
LEGAL DESCRIPTION	RHO SAN MIG PTN LTS X Z
PLANNING AREA(S)	San Luis Bay Coastal Planning Area
LAND USE	Public Facility
COMBINING DESIGNATIONS	Archaeologically Sensitive Area, Flood Hazard, Geologic Study Area, Local Coastal Program, Sensitive Resource Area
PLANNING AREA STANDARDS	22.106.010, 22.14.070, 22.14.080, 22.14.100, T23 SLBay

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
04/28/2021	DRC2021-00107	Land Use	Submitted

The purpose of this application is to obtain approval for 2 permanent monument signs into our community (Harbor Terrace). We'd like one at the Babe Lane entrance and one at the Harbor Terrace View entry.

04/22/2021	PMTC2021-00145	PMTC - Commercial Permit	In Review

MONUMENT SIGN "FLYING FLAGS"

04/20/2021	P-APP-2021-00169	Application	Completed

The purpose of this application is to obtain approval for 2 permanent monument signs into our community (Harbor Terrace). We'd like one at the Babe Lane entrance and one at the Harbor Terrace View entry.

09/17/2019	APPL2019-00016	Appeal	Withdrawn

COASTAL APPEAL - DRC2013-00044

08/26/2019	CCM2019-00015	CCM - Condition Compliance Moni	Intake

CCM CASE FOR HARBOR TERRACE (DRC2019-00083).

07/22/2019	PMTC2019-00287	PMTC - Commercial Permit	On Hold

DEMO TWO STORY OFFICE BUILDING (20'X30') AND SMOKER

05/23/2019	EXT2019-00034	Time Extension	Approved

DP/CDP TO DEVELOP 80 RV SITES, 15 RV/RV CABINS, 35 CAR/TENT CAMPSITES, 21 WALK-IN/BIKE-IN CAMPSITES, 31 CABIN/BUNGALOW UNITS, 16,000 S.F. VISITOR SERVING COMMERCIAL USES, HARBOR USES, RESTROOMS, AND 48,000 S.F. PARKING.

05/17/2019	EXT2019-00032	Time Extension	Void

OPENED WITH WRONG WORK CLASS

04/30/2019	DRC2019-00083	Land Use	Submitted

CONDITION COMPLIANCE REVIEW FOR DP/CDP TO DEVELOP: 60 RV SPACES, 31 RV/RV CABIN UNITS, 20 HOTEL/MOTEL CABINS, 33 CAR/TENT CAMPSITES, 22 WALK-IN/BIKE-IN CAMPSITES, 16,000 S.F. VISITOR-SERVING COMMERCIAL USES, HARBOR USE AREAS, RESTROOMS, AND 48,000 S.F. PARKING, AS REVISED. THIS PERMIT IMPLEMENTS THE ENTITLEMENT UNDER DRC2013-00044 FOR NOTICE-TO-PROCEED AUTHORIZATION.

04/25/2019	DRC2019-00082	Land Use	Void

OPENED AS A MODIFICATION SHOULD BE FULL CASE - DRC2019-00083

11/26/2013	DRC2013-00044	Land Use	Approved

DRC20013-00044: DP/CDP TO DEVELOP 80 RV SITES, 15 RV/RV CABINS, 35 CAR/TENT CAMPSITES, 21 WALK-IN/BIKE-IN CAMPSITES, 31 CABIN/BUNGALOW UNITS, 16,000 S.F. VISITOR SERVING COMMERCIAL USES, HARBOR USES, RESTROOMS, AND 48,000 S.F. PARKING.