

**MINUTE ITEM**

This Calendar Item No. C14 was approved as  
Minute Item No. 14 by the California State Lands  
Commission by a vote of 3 to 0 at its  
06/28/07 meeting.

**Minute Item  
C14**

06/28/07  
W26226  
J. Brown

**CAMBRIA COMMUNITY SERVICES DISTRICT  
(LESSEE/APPLICANT)**

**Item C14 was moved from Consent to Regular.**

**Calendar Item 14:** A staff presentation was made to the Commission pertaining to the construction of two temporary groundwater monitoring wells. The Commission approved the item as presented by a vote of 3-0.

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MINUTE PAGE

**CALENDAR ITEM  
C14**

A 33  
S 15

06/28/07  
PRC 7858.9  
W 26226  
J. Brown

**TERMINATION OF A GENERAL LEASE – PUBLIC AGENCY USE  
AND ISSUANCE OF A NEW GENERAL LEASE - PUBLIC AGENCY USE**

**LESSEE/APPLICANT:**

Cambria Community Services District  
P. O. Box 65  
Cambria, CA 93428

**AREA, LAND TYPE, AND LOCATION:**

0.00459 acres, more or less, of sovereign lands in the Pacific Ocean, at San Simeon State Beach, San Luis Obispo County.

**AUTHORIZED USE:**

Construction, maintenance and monitoring of two temporary groundwater monitoring wells, including temporary equipment to perform three-to-five-day groundwater pumping tests.

**LEASE TERM:**

Two years, beginning June 28, 2007.

**CONSIDERATION:**

The public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Public liability insurance of no less than \$1,000,000.

Bond:

A financial security in an amount equal to the cost of removal of the improvements will be required to be provided prior to the start of construction.

CALENDAR ITEM NO. **C14** (CONT'D)

**OTHER PERTINENT INFORMATION:**

1. The California Department of Parks and Recreation owns the uplands adjoining the Lease Premises and has issued a letter of intention to the Cambria Community Services District (District) to allow entry into San Simeon State Park.
  
2. On October 17, 1995, the Commission approved Lease No. PRC 7858.9, a 25-year General Lease - Public Agency Use, to the District for the construction of two ten-inch diameter intake lines, one ten-inch diameter outfall line and other pertinent facilities enclosed within a 30-inch casing pipeline, and having a length of 2,300 feet. The proposed facilities authorized by Lease No. PRC 7858.9 were not constructed; therefore, staff recommends terminating the lease.
  
3. On May 17, 2007, the District applied for a new General Lease – Public Agency Use for the construction and placement of two vertical 4-6” x 125’ pvc pipes to be buried a minimum depth of four feet below the beach surface. A rotary sonic drilling method will be used to install each groundwater monitoring well. Equipment will be lowered onto the beach using a crane, with the travel route along the beach and above the Mean High Tide Line. A mini-sparker will be placed downhole within each monitoring well to conduct seismic reflection testing. The seismic reflection testing will occur over one or two, eight-hour workdays following the groundwater monitoring well installation. The District’s project is a component of a multi-phased geological/geophysical/hydrogeologic information collecting project.

Fugro Seafloor Surveys, Inc. has been selected by the District to perform the geological and geophysical information collection under the terms of existing geotechnical permits (PRC 8712, PRC 8713) previously authorized by the Commission that will expire June 30, 2009.

Water collected from the pumping tests will be disposed in accordance with the provisions of the requirements of the California Regional Water Quality Control Board Certification Number 34006WQ01.

The temporary groundwater monitoring wells will be removed and the site restored at the conclusion of the information gathering project, but no later than 90 days prior to the lease expiration.

CALENDAR ITEM NO. C14 (CONT'D)

4. The District indicates that the purpose of this project is to collect groundwater information that will be used in the preparation of a future Environmental Impact Report for a proposed future desalination facility. Data collected from the two wells will be used to determine potential support of a groundwater source from subterranean approaches; the approaches being considered by the District would incorporate trenchless technology that would avoid entraining or entrapping marine organisms. In addition to this project, the District is also supporting development of a research proposal that will study and assess various seawater intake technologies. The District would share their concepts with other agencies within the State.
5. **Termination of Existing Lease:** Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, Section 15060 (c)(3)], the staff has determined that this activity is not subject to the provisions of CEQA because it is not a "project" as defined by the CEQA and the State CEQA Guidelines.
6. **Issuance of a New Lease:** A Mitigated Negative Declaration and Mitigation Monitoring Program were prepared and adopted for this project by the Cambria Community Services District. The California State Lands Commission's staff has reviewed such document.
7. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**APPROVALS OBTAINED:**

Cambria Community Services District  
San Luis Obispo Department of Planning and Building  
California Regional Water Quality Control Board

**APPROVALS REQUIRED:**

California Coastal Commission  
California Department of Parks and Recreation  
United States Army Corps of Engineers

CALENDAR ITEM NO. **C14** (CONT'D)

**EXHIBITS:**

- A. Site and Location Map
- B. Legal Description
- C. Mitigation Monitoring Program

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

**TERMINATION OF EXISTING LEASE:** FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060 (c) (3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

**ISSUANCE OF A NEW LEASE:** FIND THAT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE CAMBRIA COMMUNITY SERVICES DISTRICT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED IN EXHIBIT "C", ATTACHED HERETO.

**SIGNIFICANT LANDS INVENTORY FINDING:**

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

AUTHORIZE TERMINATION OF LEASE NO. PRC 7858.9, A GENERAL LEASE – PUBLIC AGENCY USE, ISSUED TO CAMBRIA COMMUNITY SERVICES DISTRICT EFFECTIVE JUNE 28, 2007.

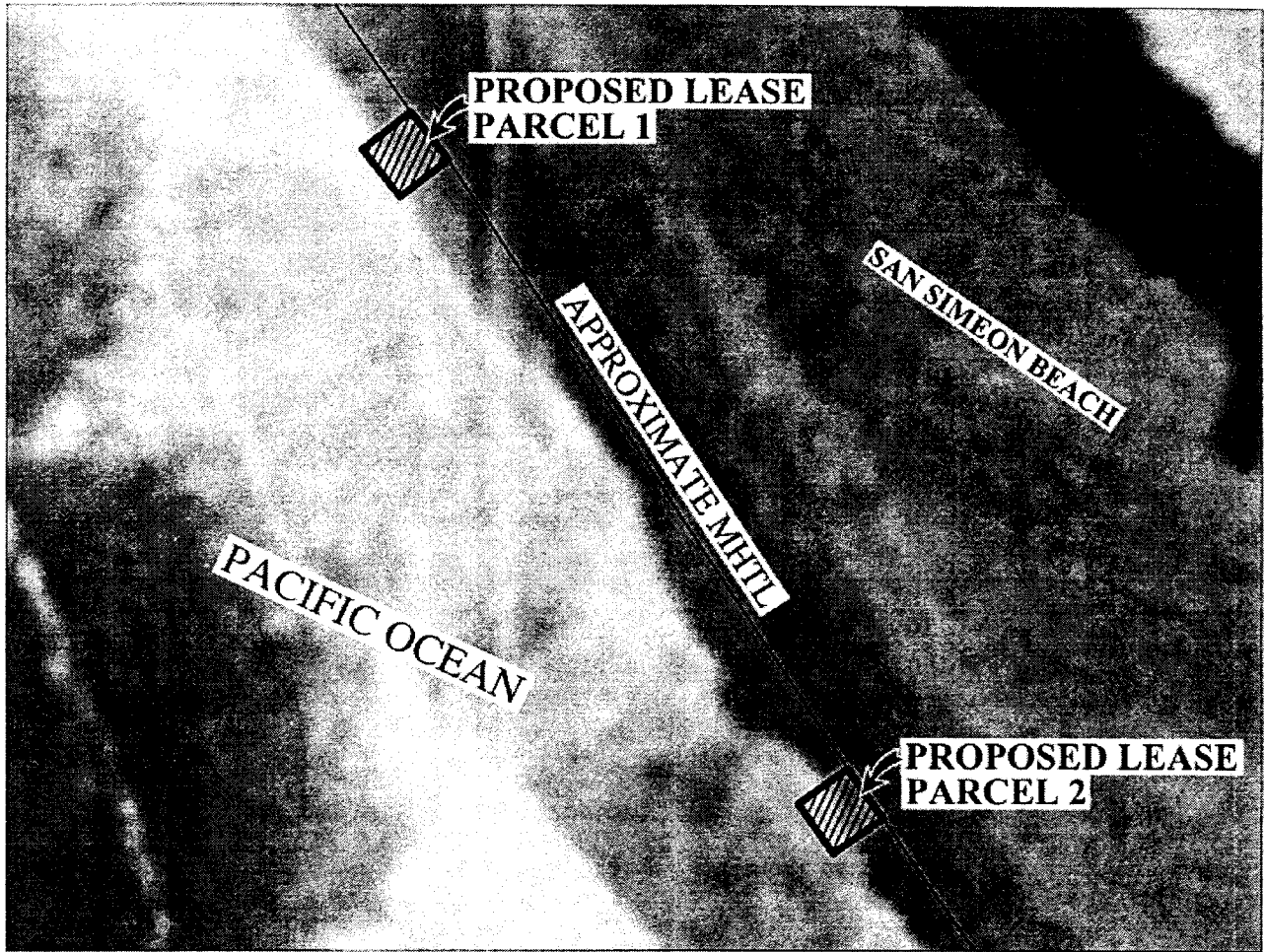
AUTHORIZE ISSUANCE TO CAMBRIA COMMUNITY SERVICES DISTRICT OF A GENERAL LEASE – PUBLIC AGENCY USE, BEGINNING JUNE 28, 2007, FOR A TERM OF TWO YEARS, FOR

CALENDAR ITEM NO. C14 (CONT'D)

CONSTRUCTION, MAINTENANCE AND MONITORING OF TWO TEMPORARY GROUNDWATER MONITORING WELLS, INCLUDING TEMPORARY EQUIPMENT TO PERFORM A THREE-TO-FIVE-DAY GROUNDWATER PUMP TEST AS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION IS THE PUBLIC USE AND BENEFIT WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; PUBLIC LIABILITY INSURANCE IN AN AMOUNT NOT LESS THAN \$1,000,000.

NO SCALE

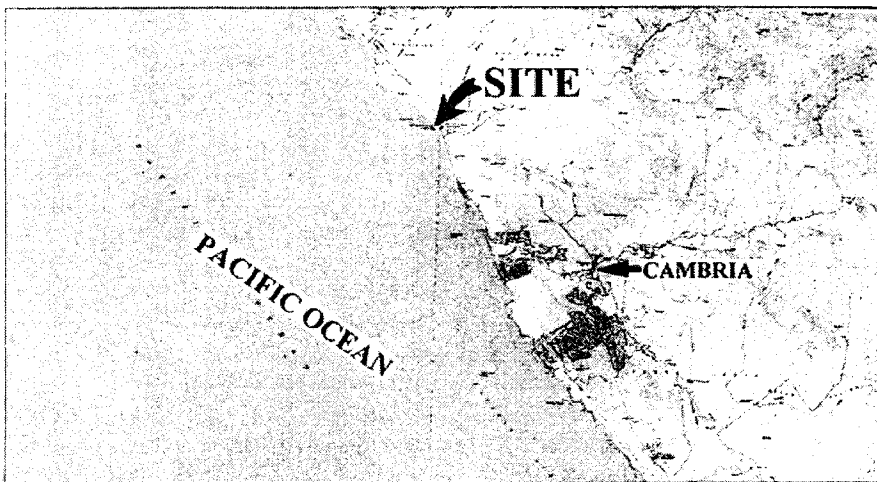
SITE



SAN SIMEON STATE BEACH  
SAN LUIS OBISPO COUNTY

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

**Exhibit A**  
 W26226  
 CAMBRIA COMMUNITY  
 SERVICES DISTRICT  
 GENERAL LEASE  
 PUBLIC AGENCY USE  
 SAN LUIS OBISPO COUNTY



HUSTEAD 6/6/07

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

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**EXHIBIT B**

## LAND DESCRIPTION

Being a parcel of tide and submerged land in the Pacific Ocean adjacent to portions of Government Lot 1, of Section 17, in Township 27 South, Range 8 East, Mount Diablo Meridian, in the County of San Luis Obispo, State of California, according to the official plat of said land filed in the District Land Office, more particularly described as follows:

Parcel 1:

COMMENCING at HPGN survey station designated 'SLO 1 PM 53.8, said point being located along the northeasterly right-of-way of State Highway 1;

thence South 27°51'58" East, 3987.71 feet to the POINT OF BEGINNING;

thence South 38°19'08" East, 25.00 feet;

thence South 51°40'52" West, 25.00 feet;

thence North 38°19'08" West, 25.00 feet;

thence North 51°40'52" East, 25.00 feet to the POINT OF BEGINNING, and containing 625 square feet, more or less.

Parcel 2:

COMMENCING at HPGN survey station designated 'SLO 1 PM 53.8', said point being located along the northeasterly right-of-way of State Highway 1;

thence South 28°17'38" East, 4310.18 feet to the POINT OF BEGINNING;

thence South 35°11'31" East, 25.00 feet;

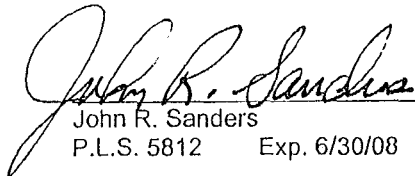
thence South 54°48'29" West, 25.00 feet;

thence North 35°11'31" West, 25.00 feet;

thence North 54°48'29" East, 25.00 feet to the POINT OF BEGINNING, and containing 625 square feet, more or less.

The Basis of Bearings for this description is between two found HPGN monuments along State Highway 1 designated as 'SLO 1 PM 53.8' and 'HPGN CA 05 07', the datum being NAD 83 (1992), (epoch date of 1991.35), and having a bearing of North 41°02' 04" West.

END OF DESCRIPTION.

  
 John R. Sanders  
 P.L.S. 5812 Exp. 6/30/08

6.8.07  
 Date



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## EXHIBIT C

### APPENDIX A MITIGATION MONITORING AND REPORTING PROGRAM

#### OVERVIEW

This Mitigation Monitoring and Reporting Program (MMRP) was developed to ensure that mitigation measures included in the Mitigated Negative Declaration (MND) for the Cambria Community Services District Desalination Project Geotechnical and Hydrogeologic Investigation Activities are fully implemented to reduce environmental impacts to a less than significant level. In addition, this MMRP complies with the requirements of Public Resources Code 21081.6, which requires the lead agency to adopt a reporting or monitoring program.

This MMRP is a comprehensive monitoring program capable of being implemented immediately upon approval of the data collection project which is comprised of mitigation measures from the project's MND, implementation timing, and the agencies responsible for monitoring and verification. The MMRP will serve a dual purpose of verifying completion of the mitigation measures for the proposed project and generating information on the effectiveness of the mitigation measure to guide future decisions. However, the MMRP is dynamic in that changes may be made to the MMRP as specific information with regards to the monitoring efforts is provided.

The Cambria Community Services District (CCSD) will coordinate the investigation activities through direct contact with the engineering consultant team and the supporting contractors. CCSD staff will be responsible for oversight of study activities to ensure compliance with mitigation measures and will also utilize environmental consultants to assist in supervising project field activities. This program is based on the following compliance actions:

- Oversight of study field activities;
- Biological resources monitoring;
- Hazardous materials management compliance; and,
- Recreational access management compliance.

#### Oversight of Field Activities

The mitigation measures adopted as conditions of approval by the CCSD will be monitored during the study's field activities to ensure implementation. The oversight of field activities to ensure implementation and compliance with mitigation measures will be accomplished by CCSD personnel, or by a third party specialist to serve as a mitigation monitor for specific task (i.e., wildlife monitoring).

Prior to any project implementation, a pre-data collection and temporary ramp installation meeting will take place between the CCSD, the engineering team, and other individuals retained to assist in implementation of the MMRP. The goal of the meeting will be to establish the responsibility and authority of the participants and overall project procedures and

schedules. Mitigation measures, which need to be defined in greater detail, will be addressed during the meeting.

### **Biological Resources**

A Wildlife Contingency Plan (WCP) has been prepared for the project (Appendix C). The WCP contains a list of procedures to avoid and/or minimize impacts to wildlife with the potential to occur within the vicinity of the project site. As part of the WCP, a qualified wildlife monitor shall monitor all project activities implemented at the beach and San Simeon Creek areas. The wildlife monitor shall be approved by CCSD and other regulatory agencies with discretionary approval over the project, and whose duties will include, but not be limited to:

1. Become familiar with the intent of each mitigation measure of the MND.
2. Become familiar with this Mitigation Monitoring Program.
3. Survey the project site where temporary beach access is being proposed and within the path of the drilling equipment and vehicles during mobilization, data collection, and demobilization activities.
4. Shall maintain the authority to halt and/or reroute project equipment and vehicles to avoid and/or minimize potential impacts.
5. Conduct the biological sensitivity training for data collection and temporary ramp installation employees prior to commencement of field activities.
6. Contact the CCSD to determine the work schedule.
7. Ensure non-compliance remedies are fully implemented.
8. Alert CCSD staff to situations requiring temporary shut-downs due to sensitive species sightings.
9. Prepare monitoring reports for periods of wildlife monitoring.
10. Prepare draft and final reports for submittal to CCSD.

### **Hazardous Materials Management**

As discussed above, CCSD staff or designee will carry out daily monitoring activities. In this case, the CCSD will be responsible for ensuring contractor implementation and compliance project conditions of approval, and implementation of appropriate notification and contingency measures in the event of an upset condition or release occurs during field activities.

### **Recreational Access Management**

The CCSD or designee shall be responsible for implementation of the appropriate signage intended to notify the public of project activities and alternative recreation access locations until project completion.

All signs shall consist of 8.5- by 11-inch sheets placed in weatherproof plastic-sleeves containing the following information in **bold** print:

1. Title of project;
2. Brief description of proposed activities;
3. Expected duration of project;
4. Project manager contact information; and,
5. Information on alternative recreation access locations.

### **SPECIFIC MMRP REQUIREMENTS**

The core of the MMRP is described in the following Implementation Table (Table A-1) listing measures from the MND, the implementation timing, administrative action needed to ensure that the mitigation is included in the plans and construction of the project, and the party responsible for verification.

**Table A-1. Mitigation Monitoring Required by CCSD for Geotechnical/Hydrogeologic Investigation - Implementation Table**

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
<b>BIOLOGICAL RESOURCES</b>				
BIO-1	<p>All project activities shall be conducted in accordance with the procedures outlined in a project-specific Wildlife Contingency Plan (WCP).</p> <p>Prior to mobilization, a pre-activity survey would be conducted by a <u>qualified biologist and a certified marine biologist</u>. The survey would include the entire project site and surrounding habitats. During the survey, the biologists would survey for the presence/absence of marine mammals, western snowy plover, southwestern pond turtle, California red-legged frog, two-striped garter snake, foothill yellow-legged frog and special-status nesting bird species.</p>	Throughout the field activity period	CCSD shall retain a <u>qualified biologist and certified marine biologist</u> to implement the project-specific WCP	CCSD
BIO-2	<p>Prior to data collection and temporary access ramp installation –activities, the project site would be clearly delineated with stakes, flagging, rope or cord to minimize inadvertent degradation or loss of adjacent wildlife habitat during study activities. Delineation material will be maintained by the qualified biologist for the duration of the construction activities.</p>	Prior to activity	CCSD shall retain a qualified biologist to conduct monitoring and reporting during field activities at the beach and San Simeon Creek areas.	CCSD

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
BIO-3	<p>Prior to data collection and temporary access ramp installation activities, a qualified biologist <u>and certified marine biologist</u> would conduct an employee education program for all employees and contractors who would work on the project site. At a minimum, the program would include the following components, as they relate to potentially-occurring special-status species:</p> <ol style="list-style-type: none"> <li>1. Known habitat requirements;</li> <li>2. A color photograph of the species;</li> <li>3. A summary of the occurrence of potentially-occurring special-status species in the vicinity of the project site;</li> <li>4. Special-status species protection under the Endangered Species Acts; and,</li> <li>5. A review of avoidance and minimization measures to be implemented during the project.</li> </ol>	Prior to activity	CCSD shall retain a qualified biologist <u>and certified marine biologist</u> to conduct pre-construction training	CCSD
BIO-4	<p>During mobilization, data collection, temporary access ramp installation, and demobilization, a qualified biologist would monitor the project site for the presence of biological resources which have the potential to be impacted during project activities (including marine mammals). Potential impacts to non-listed species during this time would also be avoided and minimized to the extent feasible.</p>	During study activities	CCSD shall retain a qualified biologist to conduct monitoring and reporting during field activities at the beach and San Simeon Creek areas.	CCSD

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
BIO-5	<p>Project activities on the beach shall be conducted outside of the nesting period for western snowy plover (March 1 – September 14) to reduce impacts to nesting western snowy plovers. However, due to the potential for wintering western snowy plovers in the project site, a qualified biologist will monitor the activity of snowy plover to ensure that construction activities are limited to a distance which would not result in an indirect or direct impact to the species, as determined by a qualified biologist monitoring the project site.</p>	During study activities	CCSD shall retain a qualified biologist to conduct monitoring and reporting during field activities at the beach area.	CCSD
BIO-6	<p>During data collection and temporary access ramp installation, any contractor, employee, or agency personnel who inadvertently kills or injures a special-status species shall immediately report the incident to the designated project representative. The representative shall contact the CDFG or USFWS immediately. The CDFG contact for immediate assistance is State Dispatch at (916) 445-0045. State Dispatch will contact the local warden or biologist. The Sacramento Field Office of the USFWS and CDFG would be notified in writing within three working days of the accidental death or injury to a special-status species during project related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, 2800 Cottage Way Suite W-2605, Sacramento, California 95825-1846 (916-414-6000). Submittals to CDFG should be addressed to 1416 9th Street, Sacramento, California 95814 (916-654-4262).</p>	During study activities	CCSD shall retain a qualified biologist to conduct monitoring and reporting during field activities at the beach and San Simeon Creek areas.	CCSD

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
BIO-7	Refer to Mitigation Measures WW-1 through WW-3.	During study activities	CCSD shall retain a qualified biologist to conduct monitoring and reporting during field activities at the beach and San Simeon Creek areas.	CCSD
BIO-8	During data collection, temporary access ramp installation, and demobilization activities, all trash that may attract wildlife would be properly contained, remove from the work site and disposed of regularly. Following project activities, all trash and debris would be removed from work areas.	During study activities	CCSD shall retain a qualified biologist to conduct monitoring and reporting during field activities at the beach and San Simeon Creek areas.	CCSD
BIO-9	During the cable laying process, divers shall avoid hard-bottom habitat to the extent feasible.	During geophysical survey activities	Monitoring during geophysical survey	CCSD
BIO-10	During mobilization of the support vessel, the vessel shall not cross directly in front of migrating whales, or foraging marine wildlife (e.g., foraging dolphins, sea otters, seals);	During geophysical survey activities	Monitoring during geophysical survey	CCSD
BIO-11	Support vessels shall make every effort to maintain a distance of 1,000 feet from sighted marine wildlife;	During geophysical survey activities	Monitoring during geophysical survey	CCSD
BIO-12	In the event that the support vessel is paralleling migrating whales, support vessels shall operate at a constant speed that is not to exceed the speed that the whales are traveling at and extreme caution will be taken to ensure that female whales shall not be separated from their calves;	During geophysical survey activities	Monitoring during geophysical survey	CCSD
BIO-13	During mobilization, support vessels shall not be used to herd or drive whales or other marine wildlife from the project site;	During geophysical survey activities	Monitoring during geophysical survey	CCSD
BIO-14	During mobilization and data collection activities, if a marine animal engages in evasive or defensive action (i.e., whales), support vessels shall drop back until the animal calms or moves out of the area;	During geophysical survey activities	Monitoring during geophysical survey	CCSD

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
BIO-15	<p>If a collision with marine wildlife occurs, the vessel operator in consultation with the marine wildlife monitor shall document the conditions under which the accident occurred, including the following:</p> <ol style="list-style-type: none"> <li>1. Location of the vessel when the collision occurred (latitude and longitude);</li> <li>2. Date and time;</li> <li>3. Speed and heading of the vessel;</li> <li>4. Observation conditions (e.g., wind speed and direction, swell height, visibility in miles or kilometers, and presence of rain or fog);</li> <li>5. Species of marine wildlife contacted;</li> <li>6. Whether an observer was standing watch for the presence of marine wildlife; and,</li> <li>7. Names of vessel, operator (the company), and captain or officer in charge of the vessel at time of accident.</li> </ol> <p>If safe to do so, the vessel shall stop after a collision. The vessel is not obliged to stand by and may proceed after confirming that it will not further damage the animal by doing so. The vessel shall then communicate by radio or telephone all details to the vessel's base of operations. From the vessel's base of operations, a telephone call shall be placed to the Stranding Coordinator, NMFS, Southwest Region, Long Beach.</p> <p>Alternatively, the vessel captain may contact the NMFS Stranding Coordinator directly using the marine operator to place the call or directly from an onboard telephone, if available.</p>	During geophysical survey activities	Monitoring during geophysical survey	CCSD

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 MINUTE PAGE



Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
BIO-16	During transit to and from the project site and while at the project site, the <del>survey diver support</del> vessel will avoid crossing surface kelp to the maximum extent feasible.	During geophysical survey activities	Monitoring during geophysical survey	CCSD
BIO-17	<u>During the implementation of the seismic reflection survey activities, monitoring will be conducted by a marine mammal monitor and marine wildlife will be observed for behavioral activity. The marine mammal monitor shall have appropriate educational degrees, adequate experience, and necessary certificates to be perform such work. Any observed behavioral changes, such as dive, leaving the source, or attraction to the source will be documented. Behavior will be monitored by visual and acoustical means. Should any detrimental effects be suspected, testing will be halted immediately and CDFG, USFWS, and NOAA Fisheries will be contacted immediately.</u>	<u>During geophysical survey activities</u>	<u>Monitoring during geophysical survey</u>	<u>CCSD</u>
<b>CULTURAL RESOURCES</b>				
CUL-1	During data collection and temporary access ramp installation, the following activities <del>shall</del> should be excluded from designated sensitive areas:  1) Unnecessary excavations  2) Staging equipment on undisturbed portions of an archaeological site  3) Collection, removal, or unnecessary displacement of any artifacts, eco-facts, or cultural remains  4) Removal of native soil outside a sensitive area.	During study activities	CCSD shall retain a qualified archaeologist to conduct monitoring and reporting during field activities at San Simeon Creek drill holes.	CCSD

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
CUL-2	Regarding Phase III activities, a 1x1 meter archaeological control unit <del>shall</del> should be excavated at each hollow-stem auger exploratory location, with the exception of those hollow-stem auger drill holes that are placed directly in a roadway. The drill holes are estimated to reach 15 to 70 feet. Archaeological excavations may extend to a depth of 3 to 8 feet. The excavation <del>shall</del> should be guided by a cultural resources monitoring plan approved by State Parks, CCSD, and the SHPO. The monitoring plan will include a measure that includes requirements that the drill hole will be relocated if significant archaeological resources are encountered during excavation of the control unit.	During study activities	CCSD shall retain a qualified archaeologist to conduct monitoring and reporting during field activities at San Simeon Creek drill holes.	CCSD
CUL-3	During drilling operations for all Phase III hollow stem auger holes, monitoring <del>shall</del> should be conducted by a qualified archaeologist familiar with the resource types potentially present in these locations. The qualified archaeologist <del>shall</del> should conduct the monitoring activities based on a previously prepared cultural resources monitoring plan.	During study activities	CCSD shall retain a qualified archaeologist to conduct monitoring and reporting during field activities at San Simeon Creek drill holes.	CCSD

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
<b>GEOLOGY AND SOILS</b>				
GEO-1	Pre- and post-project photo-documentation will be completed for the proposed ramp area to determine if impacts to the bluff edge or face result from the temporary placement of the access ramp. If damage to the bluff is identified and determined to be significant, the project proponent will consult with the California State Parks as landowner, the California Coastal Commission, and the County of San Luis Obispo regarding the need for restoration of the bluff area. Possible restoration activities could include repair of the bluff face to reduce further erosion or revegetation of the bluff area, if warranted.	Prior to and after study activities	CCSD shall retain a qualified consultant to conduct monitoring and reporting.	CCSD
<b>HAZARDOUS MATERIALS</b>				
HAZ-1	A Hazardous Spill Contingency Plan (HSCP) shall be prepared for the project and shall be implemented to reduce the potential of hydrocarbon spills to a less than significant level. Also, in the event that fuel or oil release occurs during the project activities, all work will cease and spill response and countermeasures will be implemented. The project manager shall immediately notify the appropriate regulatory agencies (including, but not limited to: California Office of Emergency Services, California State Parks, California Department of Fish and Game - OSPR, California Coastal Commission and the Regional Water Quality Control Board, Central Coast Region) in the event of a reportable spill. The HSCP shall contain a contingency measures to be implemented by the contractor as approved by the regulatory agencies.	Prior to and during construction activity	CCSD shall retain a qualified third-party monitor to <u>monitor implementation of this implement the measure.</u>	CCSD

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
<b>RECREATION</b>				
REC-1	Signs and caution flagging shall be placed around the project equipment stating the duration that the area will be restricted from recreational activities (e.g., fishing, site viewing, etc.), and recommending use of the remaining portion of the beach or other adjacent areas for these activities until project completion.	Prior to and during construction activity	CCSD shall retain a qualified third-party monitor to implement the measure	CCSD
REC-2	Lateral beach access will be maintained at all times during project activities.	Prior to and during study activity	CCSD shall retain a qualified third-party monitor to implement the measure	CCSD
<b>WATER QUALITY</b>				
WW-1	Energy dissipation devices, such as a hay-bale diffusion basin, shall be utilized during the proposed aquifer pump test to reduce potential erosion or sedimentation during discharge of purged groundwater. Purged groundwater shall not be discharged to the lagoon area.	During pump test.	Monitoring during aquifer testing	CCSD
WW-2	The discharge of purged groundwater shall be conducted in accordance with a NPDES/WDR permit to be obtained from the RWQCB for the proposed pump test. Water quality testing will be utilized to determine if the water quality objectives are being violated. If a violation is indicated, the discharge will be ceased until corrective actions are implemented to ensure compliance with the water quality standards.	During aquifer testing.	Monitoring during aquifer testing	CCSD
WW-3	No other discharges to surface waters of <u>concrete, asphalt, sediment, soil, drilling mud, or water</u> shall be allowed during the proposed study activities.  <u>No equipment shall be allowed below the mean high tide line unless tidal waters have receded from the authorized work area, with the exception of the geophone cable area.</u>	During study activities	<u>CCSD shall retain a qualified third-party monitor to monitor implementation of this measure. Monitoring during aquifer testing</u>	CCSD

