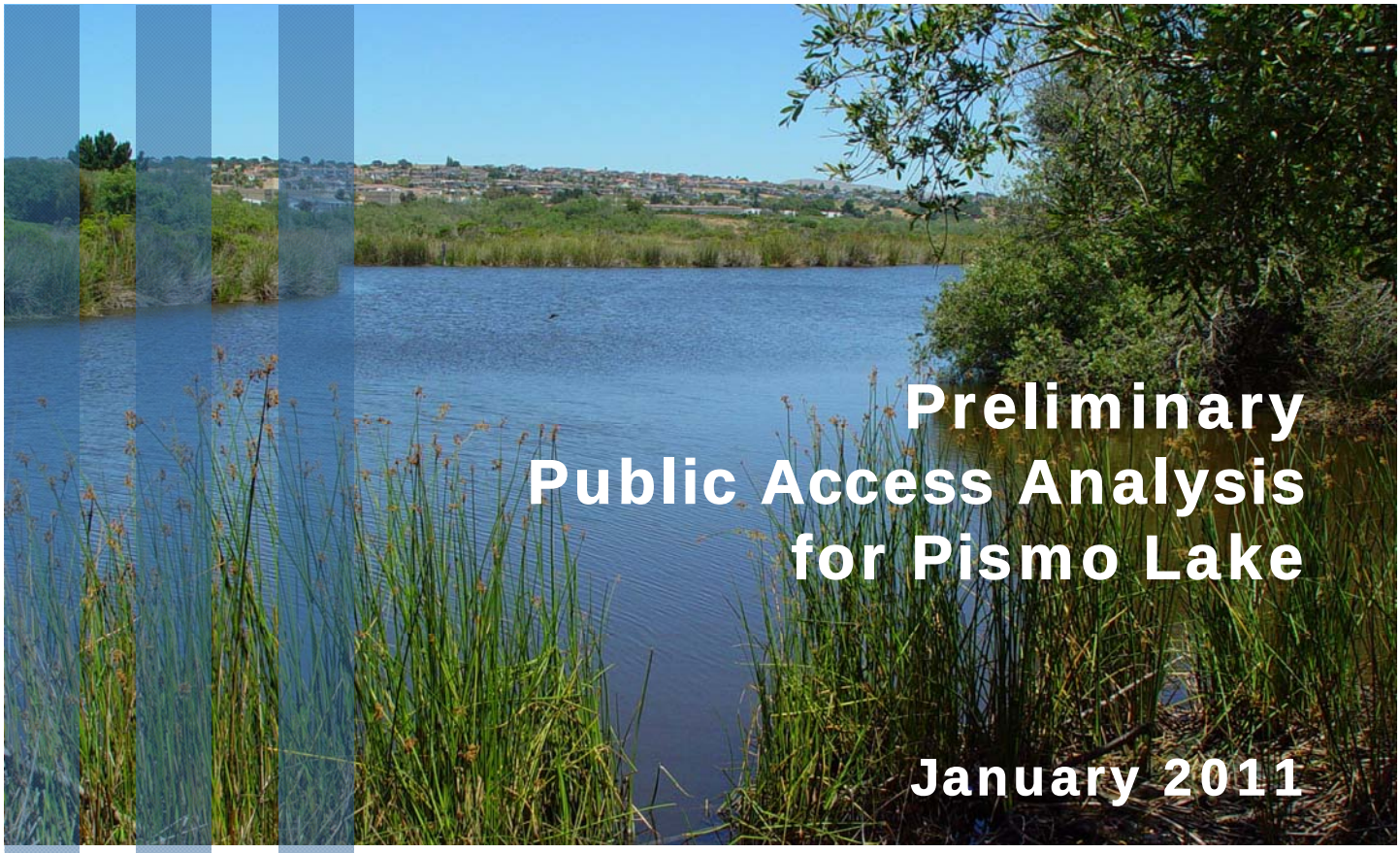

Preliminary Public Access Analysis for Pismo Lake

January 2011

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California Department of Parks and Recreation,
Oceano Dunes District

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Table of Contents

Figures

Appendices

1. Introduction

This Preliminary Public Access Analysis (Access Analysis) examines the potential for creating passive recreation opportunities in the Pismo Lake area (Property) with public overlooks, site interpretation and non-motorized access while protecting sensitive species and resources.

1.1 Purpose

The purpose of this Access Analysis is to use existing conditions, and biological and cultural survey findings provided in this and the companion report, Pismo Lake Natural Resources Inventory (2010), to define opportunities and constraints for public access on the Property.

The California Department of Parks and Recreation (State Parks) acquired the Pismo Lake property in 2007 through a transfer from the California Department of Fish and Game, and intends to develop an Interim Management Plan that meets both resource management and community needs. The Interim Management Plan will be informed by two initial efforts, 1) the completion of baseline surveys that paint a picture of the natural resources present and identify sensitive communities as described in the Pismo Lake Natural Resources Inventory (2010), and 2) the identification of alternatives for public access based on survey findings and site characteristics as outlined in this Access Analysis. The Interim Management Plan will be further refined with community input. After conceptual ideas are vetted by the community and the Interim Management Plan is adopted, more detailed construction documents may be developed in conjunction with a funding strategy towards the implementation of preferred public access alternatives.

1.2 A Vision for the Pismo Lake Property

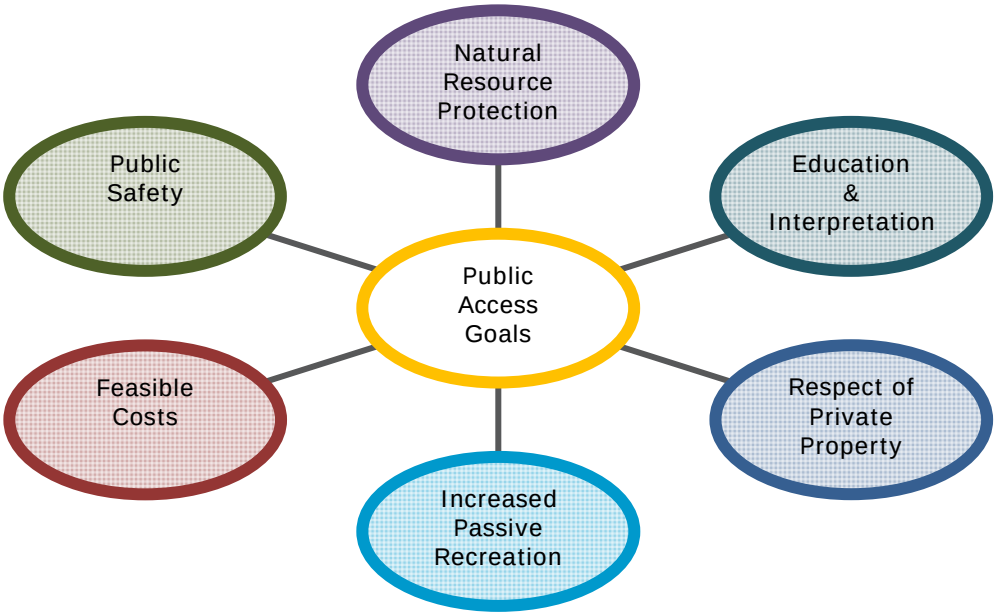
Using a common vision, public access to the Pismo Lake Property can meet multiple goals and provide benefit to the community (Figure 1.1).

Three overarching ideas outline a vision for public access to the Property:

1. Increase the community's awareness and enjoyment of the natural resources of the Property through well-planned access and interpretation.
2. Balance increased pedestrian access with natural resource and sensitive species protection and community input.

3. Plan full access for the community with Americans with Disabilities Act (ADA) compliant design.

Figure 1.1 Balancing Multiple Goals for Public Access



Other goals that guided public access alternatives included:

- Maintain public safety.
- Minimize impacts to adjacent private property.
- Avoid and minimize impacts to natural resources, correspondingly facilitating environmental permitting.
- Minimize construction and maintenance costs.

Providing well-planned public access to the Property will create a destination that increases outdoor recreation and interpretation opportunities in turn developing a sense of value for the natural resources present.

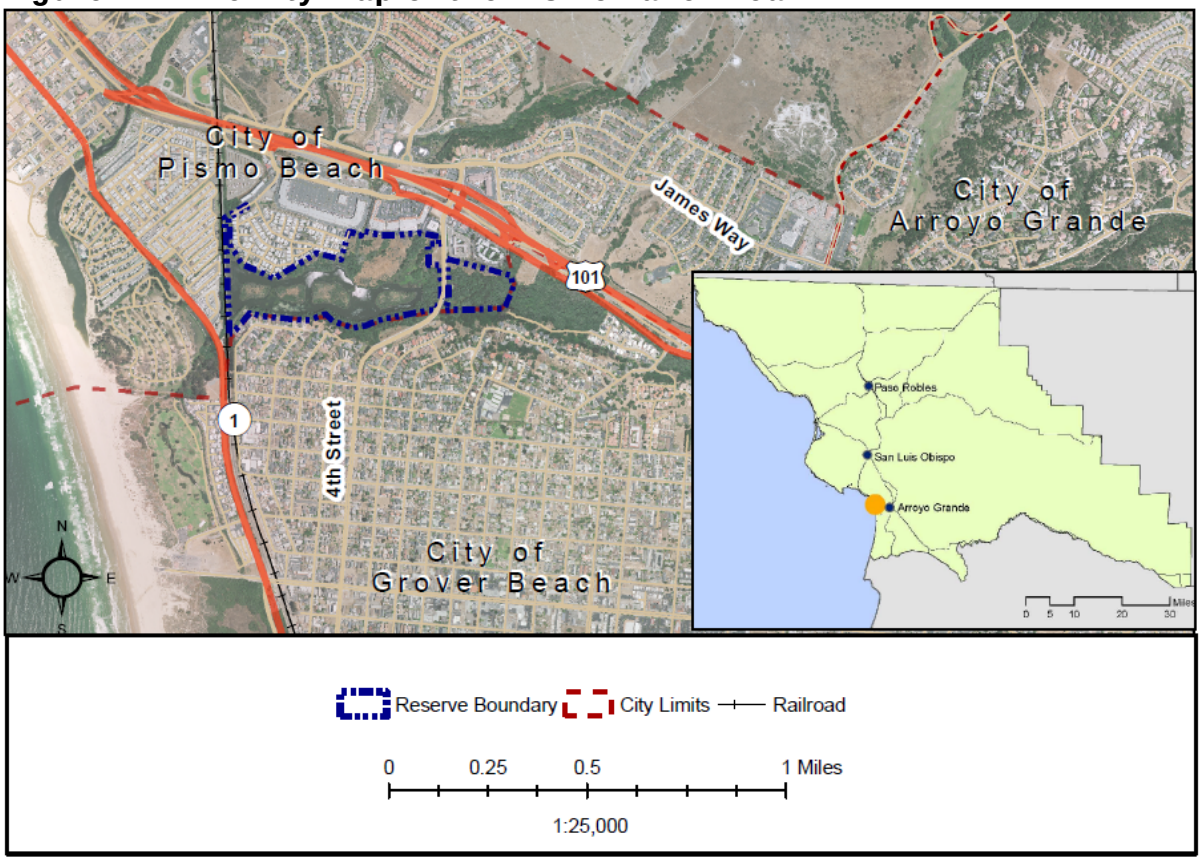
2. Existing Conditions

2.1 Physical Setting

The Pismo Lake Property (Property) is a 69.4 acre area owned by State Parks, and is within the City of Pismo Beach. The Property is bounded to the west by the Union Pacific Railroad and Highway 1, and to the north and south by residential and commercial properties. The eastern edge of the Property is bisected by 4th Street. (Figure 2.1) The Property is a coastal lake and wetland habitat with on-going community interest in its management and protection.

The Property is comprised of approximately 47 acres surrounding the lake, 7.5 acres on four islands, and 15.5 acres of open water. The largest contiguous areas include the northeastern parcel along 4th Street and behind the Pismo Shopping Center, and the area east of 4th Street, each with approximately 10 acres. The remaining 26.5 acres encircles the lake with varying widths.

Figure 2.1 Vicinity Map of the Pismo Lake Area



2.2 Biological Setting

The plant and animal communities that call the Pismo Lake area home in combination with the lake itself create a unique natural setting.

The Property is largely composed of wetland plant communities (25.7 acres) and open water habitat (15.5 acres). Plant surveys identified 190 plant species forming 16 plant communities. Plant communities present, from highest to lowest in acreage, included coyote brush scrub, annual brome grasslands, coast live oak, bulrush marsh, sedge, veldt grass, ice plant, poison oak/coyote brush scrub, purple needlegrass grassland, disturbed, freshwater marsh, introduced trees, sagebrush scrub, alkali heath marsh, creeping rye grass, and pampas grass. Introduced plant communities comprise approximately 17% of the total Property acreage.

Additional surveys of the Property found 56 bird species, 7 reptile and amphibian species, 7 fish species and 3 small mammal species (Figure 2.2). Chapter 3 Opportunities and Constraints provides additional information on sensitive species and areas identified during surveys. A detailed description of biological and cultural survey methodology, findings and maps is provided in the companion report, Pismo Lake Natural Resource Inventory (NRI) (2010). The limited duration and extent of the surveys make it difficult to definitively evaluate species presence, diversity and population size.

Figure 2.2 Summary of Species Present

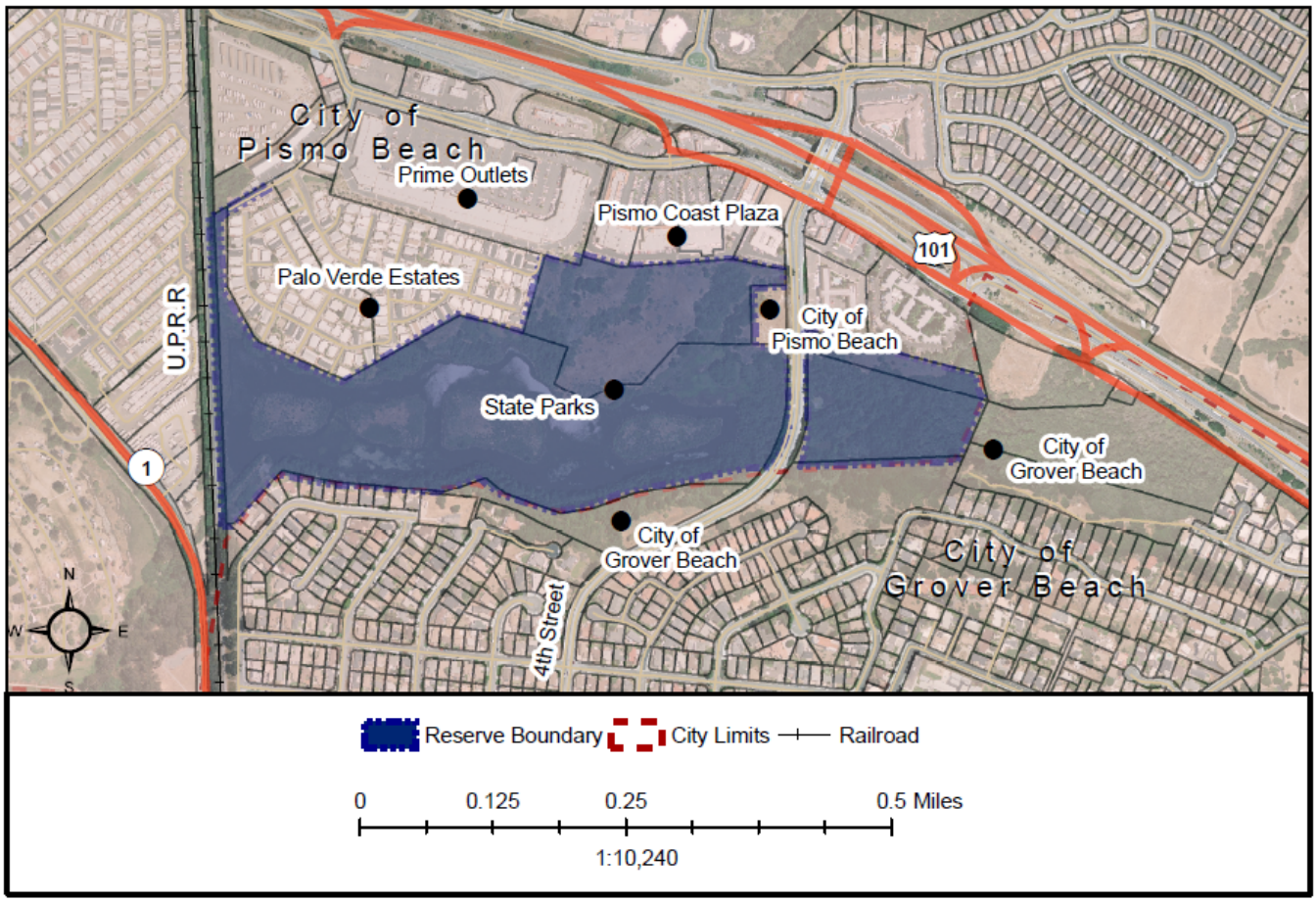
Taxonomy	Number of Species Present*
Plants	190
Birds	56
Amphibians	3
Reptiles	4
Fish	7
Small Mammals	3

* Numbers are based on surveys conducted in 2010 as described in the Natural Resources Inventory.

3. Opportunities & Constraints for Public Access

Defining opportunities and constraints for potential public access is integral not only for the feasibility of future projects but also for the protection of sensitive species and cultural areas. Public access considerations included existing access points, regional connections, sensitive species and habitats/areas, type of access, public safety, Americans with Disabilities Act (ADA) compliance and cost. These considerations in conjunction with site characteristics like topography and layout determined potential overlooks, trail extents and trail alignments for practical access alternatives. It should be noted that the following concepts are recommendations and are not prioritized or planned projects.

Figure 3.1 Map of Vicinity Parcels



3.1 Access Points and Regional Connections

The location of the Pismo Lake Property between 4th Street, the railroad corridor and private development define possibilities for access and connection to existing transportation corridors and recreation areas.

Existing access to the Property is informal with many trails being formed by casual visitors and homeless people. These trails are found throughout the northeastern and southeastern portions of the Property as well as along the railroad corridor to the southwest. A chain link fence runs along much of the northern boundary of the Property, limiting access from the shopping centers. The fence behind the Pismo Coast Plaza Shopping Center has one locked double-gate for vehicle access and one open stairway to the Property. The neighboring Premium Outlets shopping center also has a chain link fence with one locked pedestrian gate. Any planned access from the north would consider using these existing entrances (Figure 3.1).

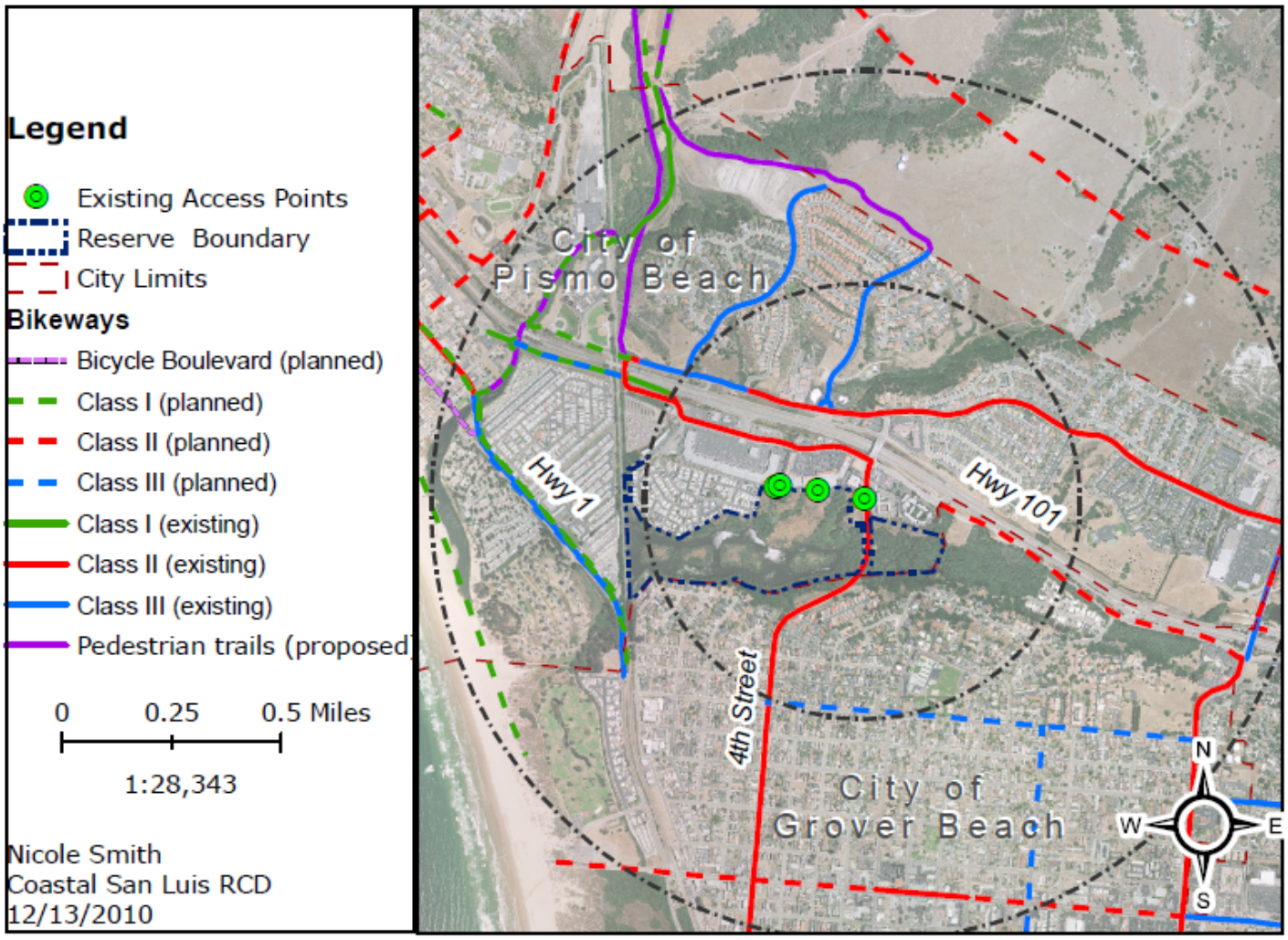
Access from the east is primarily at the City of Pismo Beach owned property adjacent to 4th Street. The property has a curb cut, compacted dirt driveway and open area that allows unobstructed access, and is the only direct road access that does not affect private property. The City has in the past proposed to develop the property into an overlook of Pismo Lake with a parking lot, restroom facilities and a potential trailhead.

The Union Pacific Railroad (UPRR) right-of-way borders the western edge of the Property. Access along or across the railroad tracks at this location is illegal due to public safety concerns and railroad interests. However, worn trails exist across the tracks and end at the Pismo Lake edge. State Parks does not support access from the west.

Many private landowner properties border the Pismo Lake Property to the north and south. Some owners may access or allow access to Pismo Lake from their properties. Due to the location of these properties in relationship to logical connections and sensitive areas, public access was not considered through these properties.

Connecting potential overlooks and trails at the Property to regional bicycle and pedestrian routes will create larger and more diverse recreation opportunities while reducing visitors' dependency on car routes. Bicycle infrastructure exists along 4th Street, Five Cities Drive and Highway 1 adjacent to the Property (Figure 3.2). In addition, there are several proposed pedestrian routes such as the Pismo De Anza Trail, the Inland Foothill Trail and the Pismo Creek Trail that are within 1 mile of the Property at 4th Street.

Figure 3.2 Access Points and Existing / Proposed Regional Connections



The Cities of Pismo Beach, Grover Beach and Arroyo Grande are interested in developing a coordinated, regional multi-purpose trail that links to the Bob Jones Trail to the north and destinations south of Arroyo Grande. Towards this effort, the City of Pismo Beach adopted a Bicycle and Pedestrian Master Plan (2010) that uses the existing road ways of 4th Street and Dolliver Avenue adjacent to the Property as bicycle routes. The City of Grover Beach recently completed a proposed Beach Cities Multi-Purpose Trail Feasibility Study (2010) that recommends a portion of the trail (Segment 3, Option A) link 4th Street and Dolliver Avenue through the Property. This trail requires pedestrian bridges across the railroad track to connect with Dolliver Avenue, and across 4th Street to connect with El Camino Real. The City of Arroyo Grande adopted the Arroyo Grande Bicycle Plan (2006) with existing bicycle routes along West Branch Avenue, James Way and Meadow Creek that are planned to link to El Camino Real.

3.2 Sensitive Areas

The Property's natural environment makes it a community resource that requires balancing sensitive species protection with public access and interpretation.

Surveys for the Natural Resources Inventory (2010) identified sensitive areas associated with endangered or threatened plant communities, bird nesting habitat, and other high sensitive areas (Figure 3.3 and 3.4). Mammal, reptile and amphibian, and fish surveys in 2010 did not identify sensitive species. Potential overlooks or trail alignments would avoid sensitive areas and minimize impacts where avoidance was impractical with controlled management and access. While sensitive areas may constrain public access, there are also opportunities for interpretation and education that would enhance the experience of future visitors.

Figure 3.3 Sensitive Species and Communities Documented in 2010

Taxonomy		Status*	
Common Name	**Scientific Name**	**State/ Other**	**Federal**
Plants			
Black-flowered Figwort	*Scrophularia atrata*	CNPS List 1B	None
Alkali Heath Marsh	-	Wetland	None
Arroyo Willow Thickets	-	Wetland	None
Coast Live Oak Woodland	-	Local	None
Creeping Rye Grass Turfs	-	Wetland	None
Freshwater Marsh	-	Wetland	None
Purple Needlegrass Grassland	-	Local	None
Sedge Series	-	Wetland	None
California Bulrush Marsh	-	Wetland	None
Birds			
Caspian Tern	*Sterna caspia*	None/None	BCC
Wrentit	*Chamaea fasciata*	None/Yellow	None
Bewick's Wren	*Thryomanes bewickii*	None/None	BCC

Taxonomy		Status*	
Common Name	**Scientific Name**	**State/ Other**	**Federal**
Double-crested Cormorant	*Phalacrocorax auritus*	2/ None	None
California Least Tern	*Sterna antillarum*	FP/ None	FE
Caspian Tern	*Sterna caspia*	None/None	BCC
Allen's Hummingbird	*Selasphorus sasin*	None/ Yellow	BCC/ FSC
Oak Titmouse	*Baeolophus inornatus*	None/ Yellow	FSC
Common Yellowthroat	*Geothlypis trichas*	None/ None	BCC
Nuttall's Woodpecker	Picoides nuttallii	None/ Yellow	None
Mammals			
None	None	None	None
Reptiles/Amphibians			
Western pond turtle	*Actinemys marmorata*	SSC	None
Fish			
None	None	None	None

**Key to Listing Codes*

State Listing

SE: State listed endangered species
ST: State listed threatened species
SSC: State species of special concern
1,2,3: State priority lists 1,2,3 for birds
CSC: CDFG, California species of concern
FP: Fully protected species

Federal Listing

FE: Federally listed endangered species
FT: Federally listed threatened species
FSC: Federal species of concern
BCC: Birds of conservation concern

Other

Red/Yellow: Audubon list for bird species
List 1B.2: CNPS, Rare or endangered in California and elsewhere; fairly endangered in California (20-80% occurrences threatened)
Wetland: Wetland plant community that may require special treatment from resource agencies
Local: Locally protected

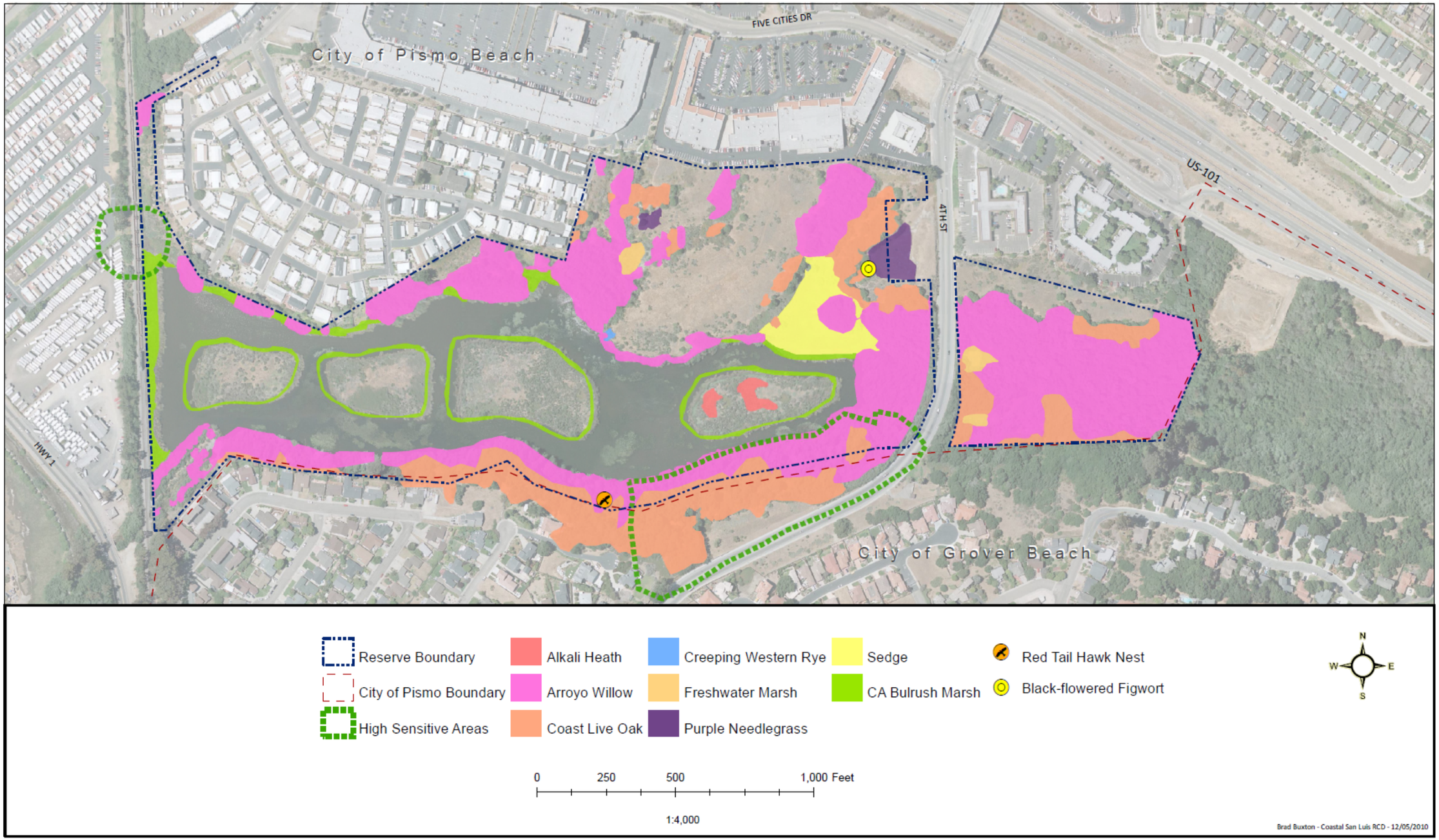
What is a Sensitive Species?

Most of the plant species identified as sensitive are not recognized by state or federal agencies as endangered or threatened. The wetland plant communities are designated sensitive based on the special treatment and permitting they may require from natural resource agencies. The oak woodlands and native grasslands are designated sensitive areas based on local policies and ordinances that intend to protect locally significant habitat. In some instance, access may be appropriate through sensitive areas but would avoid tree removal and limit the extent of plant removal or branch trimming. All of the other plant and animal species described as sensitive are recognized by notable organizations, and state and federal agencies as endangered, threatened or species of concern. Impacts to these individuals and habitat, such as the black-flowered figwort, sensitive bird species and western pond turtle, will be avoided.

Avoiding Impacts

Based on the sensitive species and communities, public access would have the least impact on the northeastern portion of the Property, west of 4th Street, and on the islands. These areas were disturbed during past restoration efforts and have a high percentage of non-native plant communities such as veldt grass, coyote brush scrub and ice plant. Veldt grass and ice plant in particular provide limited wildlife benefits and have high erosion potential. Although the endangered black-flowered figwort occurs in this area, the community is small and discrete, allowing for avoidance. In addition, this location would not impact the sensitive bird nesting habitat of the Red-tailed Hawk to the south of the lake (Figure 3.4). Avoiding sensitive species will have the secondary outcome of managing or limiting environmental permits.

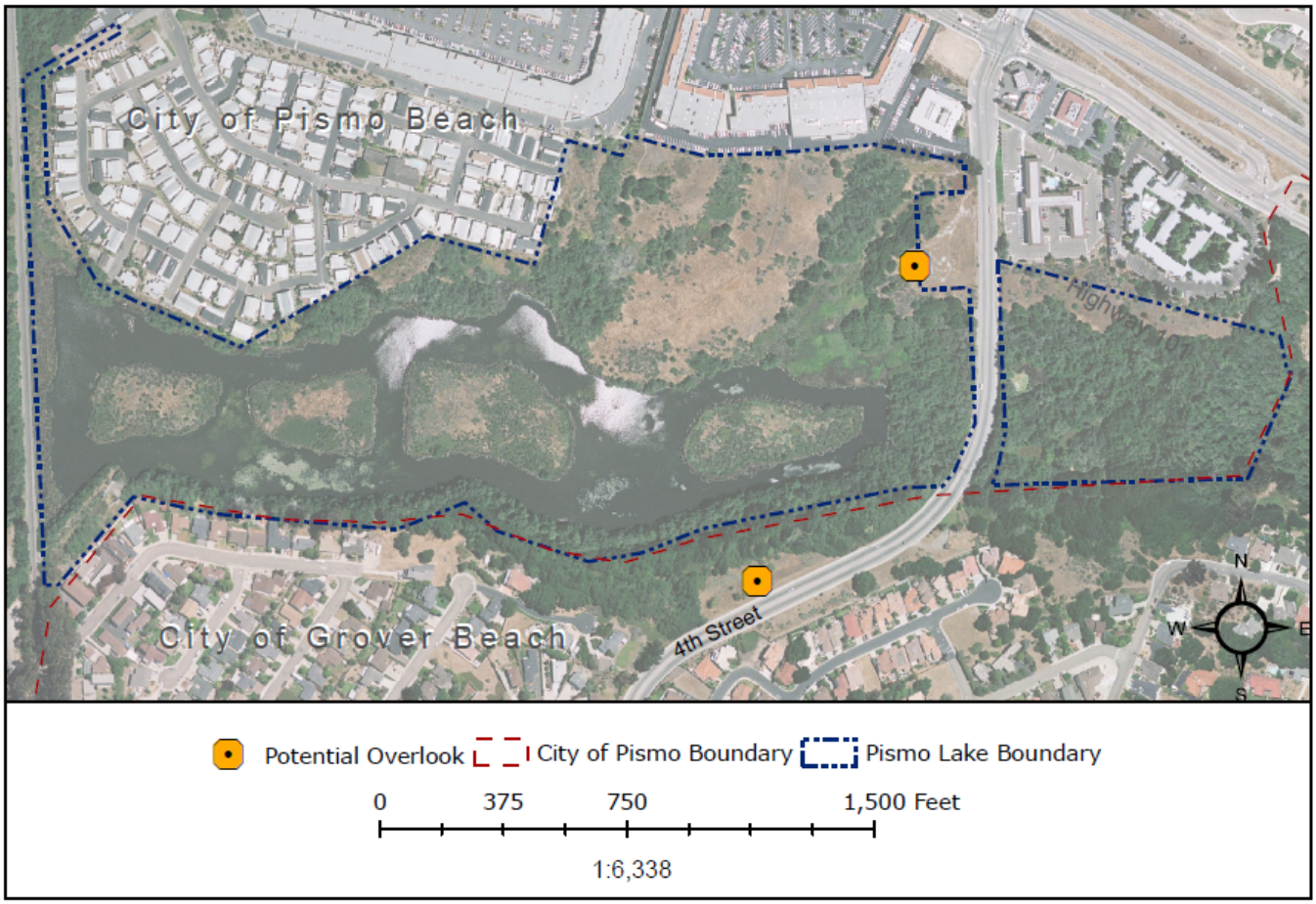
Figure 3.4 Map of Sensitive Areas



3.3 Scenic Overlooks and Interpretation Points

Passive recreation draws on the beauty and "naturalness" of the environment to provide recreational experiences such as picnicking at a scenic overlook, walking on an interpretive nature trail or bird watching. Passive recreation experiences generally require limited infrastructure but can be enhanced by appropriately placed overlooks, interpretive signs and trails that meander through a diversity of landscapes.

Figure 3.5 Map of Potential Scenic Overlooks



Pismo Lake Overlook

Two opportunities for a scenic overlook of Pismo Lake exist along 4th Street (Figure 3.5). The first location is adjacent to the northeast corner of the Property (City of Pismo Beach property) and has an existing curb cut and compacted dirt driveway. The sensitive plant community, purple needlegrass covers a portion of the site requiring any facilities developed to avoid, minimize or mitigate impacts. The second location is adjacent to the

southeast corner of the Property (City of Grover Beach property) and has no existing vehicle access. This site is identified as a high sensitive area and would require more intensive surveys prior to any facility design. Both locations are open, grassland areas that would require no or minimal tree trimming to provide views of the lake and Property.

Figure 3.6 Examples of Scenic Overlooks

Viewing area with picnic tables

Viewing area with rock fencing

Covered viewing area

Raised viewing area

What Am I Looking At?

Interpretive signs connect visitors to an area by providing interesting historical or biological information, and often relate to a specific point or item seen in real time. The Property holds numerous stories that could be told at scenic overlooks or along an interpretive nature trail. To enhance the visitor experience, interpretive signs would be placed to increase the connection between points on-the-ground and the story told, and closely tied to approved construction designs. Points of interest where interpretive signs

may be appropriate include at the potential scenic overlooks, in the oak woodlands, adjacent to sensitive plant species, at the lake's edge, and on an island. Topics may include but not be limited to migratory birds, past restoration efforts, endangered species or site history. Both interpretive signs and wayfinding signs would integrate social marketing, when applicable (Figure 3.7).

Figure 3.7 Examples of Interpretive Signs

Simple interpretive sign

Interpretive sign with roof

3.4 Type of Access

Trails provide an immediate and memorable experience for visitors with the environment, and come in different types and sizes. Allowable uses must be defined early on in order to avoid impacts to the environment, adjacent property owners and to support good design of public access.

Based on the existing natural resources and community impacts potential trails at the Property would be non-motorized, and sized to limit impacts while providing ADA access. The following uses could be allowed:

- Hiking
- Picnicking

- Passive recreation

Other uses such as boating, fishing and biking are not desirable on the Property, and will be considered during detailed design in order to deter occurrence. However, the potential construction of a trail and bridge will open access to these users.

3.5 Public Safety

Public safety is a concern that ranges from the physical construction and design of scenic overlooks and trails to the human aspect of how the area is ultimately used.

All overlooks, trails and support facilities for the Property will be designed with general safety and ADA compliance in mind. Safety features may include but not be limited to railings, gentle walking slopes, down-turned lights, and clearly designated paths. Although these structural facilities will maintain a certain level of public safety, they do not address human elements.

The actual use of an area cannot always be defined by the structural facilities built, but instead is influenced by the surrounding community and how it wants to use the area. With this human aspect in mind, the Property is currently used by a substantial homeless population that use the railroad tracks, shopping center and 4th Street for access. Sleeping bags, chairs, garbage and other items are scattered between the railroad tracks and Pismo Lake spillway as well as between the shopping mall fence and the northside of the lake. In addition, live and downed wood may be being used for fires. This presents a concern not only for habitat protection and land management, but for public safety.

"Eyes on Pismo Lake"

Areas ignored or forgotten by the larger community have a tendency to attract homeless or even criminal people. Many examples from inner city gardens to neighborhood alleyway have illustrated that the best way to create a safe, community friendly area is to provide ways for the larger public to engage with the area and use it frequently. Allowing public access to the Property could discourage use by delinquent people overtime and increase public safety. Other avenues of protecting public safety may need to be considered including the involvement of City Police.

3.6 Other Design Considerations

In the design of scenic overlooks and trails, there are many opportunities to create a user-friendly space from the type of infrastructure built to the color choices on wayfinding signs. In this conceptual stage, focus is given to structural features that form the basic experience of public access.

Trail Surface

Trail surface determines who uses the trail and for what purposes (Figure 3.8). To meet ADA guidelines, trails need to be firm and stable with surfaces such as compacted or stabilized native soils, concrete, or asphalt. Sand, gravel, mulch and wood chips are not recommended. Erosion potential, floodwater inundation and maintenance are other essential considerations.

Figure 3.8 Examples of Trail Surfaces

Paved surface

Decomposed granite surface

Compacted soil surface

Bridges and Boardwalks

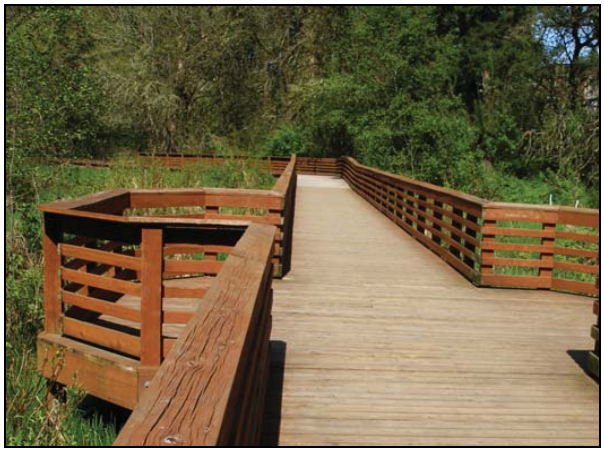
Bridges and boardwalks allow visitors to experience wetland and water habitats while protecting these sensitive areas (Figure 3.9). At the Property, there is the opportunity for several low boardwalks through seasonally wet areas and for a bridge out to an island.

Bridge and boardwalk design and construction will be determined during initial design, and will incorporate low gradient (4.8%) approach ramps for ADA compliance.

Figure 3.9 Examples of Bridge and Boardwalk Designs

Boardwalk with low guard rails

Boardwalk without railing



Boardwalk with high railing

Bridge

Easements

Procurement of a preliminary title report identified a 25 foot wide drainage easement crossing the northeastern 10 acres of the Property from the Pismo Beach Shopping Center to the lake (APN 005-242-064) (Appendix A). It is expected that a potential trail crossing would be designed to not affect this easement. Easements on other parcels of the Property will need to be researched during initial design.

3.6 Fiscal Costs

Costs associated with construction and maintenance are an important consideration for the feasibility of implementation and the continued functioning of potential access projects. Depending on the specific features integrated into the site design like benches, plantings, fencing, trail surface type and retaining walls, costs can vary greatly. Scenic overlook construction can range from $80,000 to $200,000 or more, while trail construction averages just under $1 million per mile. Although the exact cost of implementation is unknown, potential project costs can be used to evaluate alternatives at a broad scale. Approximate costs of public access alternatives are provided in Chapter 4 Public Access Alternatives with line item cost estimates in Appendix B. All cost approximations are based on labor and materials and do not include construction design, utility relocation, associated permitting, maintenance or contingency costs.

Funding Sources

Future project implementation would be funded with a combination of State Park funds, City general funds, regional transportation funds, state and federal grants and individual donations. A funding strategy would be developed in conjunction with future construction document. Continued maintenance costs would be funded by State Parks and the City of Pismo Beach.

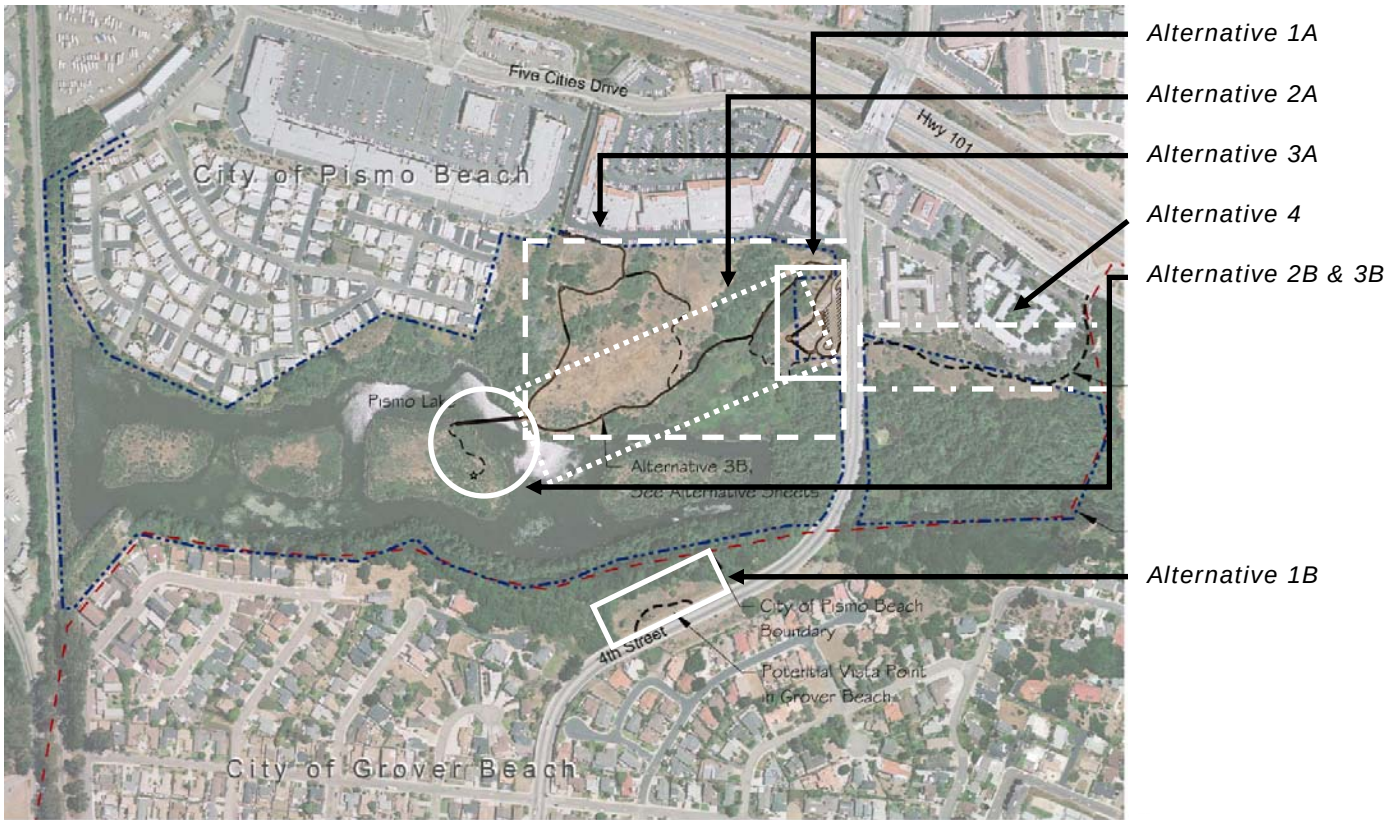
Potential grant sources may include:

- Environmental Enhancement and Mitigation Program (CA Natural Resource Agency)
- Habitat Conservation Fund (CA Department of Parks and Recreation)
- Land and Water Conservation Fund (CA Department of Parks and Recreation)
- Proposition 84 Fund (California Conservation Corps)
- Recreational Trails Program (CA Department of Parks and Recreation)
- Coastal Conservancy Grant Program
- Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection on Bond Act of 2006, Prop 84 (CA Department of Parks and Recreation)

4. Public Access Alternatives

Based on site visits, regional connections, sensitive areas mapping, and access management goals, three primary public access alternatives were identified along a single loop trail alignment (Figure 4.1) with each alternative implementing a different section of the loop. The fourth public access alternative would create a connector trail between the Property at 4th Street and El Camino Real, and is therefore not a stand-alone alternative. A description and illustrations of each alternative follows. All alternatives would be for non-motorized uses and focus on interpretation. The core of the trail system would use existing access points and include an overlook with an informational kiosk and a potential trailhead into the Pismo Lake Property. The proposed trail alignment traverses most of the vegetation types that occur on the property providing many opportunities for interpretation. Additional phases of the project could include a pedestrian bridge from the lake edge to one of the islands, and/or a pedestrian bridge over 4th Street connecting the Property to future regional bikeways. Alternatives are potential access outcomes and are not prioritized or planned projects.

Figure 4.1 Conceptual Overview Drawing of Public Access Alternatives



Topographic survey and easement research that resulted in the draft trail alignment was conducted to inform constraints and costs associated with potential access alternatives as well as to provide a visual for community input. In addition, any trail design on State Parks property would follow the trails standards outlined in the California Department of Parks and Recreation Trail Handbook. Proposed evaluation criteria are available in Appendix C.

4.1 Alternatives

Alternative 1 – Interpretive Overlook

Alternative 1A – Interpretive Overlook at City of Pismo Beach Property

This alternative would use viewing opportunities at the adjacent City of Pismo Beach property on 4th Street to provide a scenic overlook and interpretation of natural resources and site history (Figure 4.2 and Appendix E). The extent of facilities developed could range from an overlook pull-off to a small parking lot with interpretive signs along a short loop trail, a viewing stage and bathrooms. The parking lot illustrated in Figure 4.2 is based on a City of Pismo Beach conceptual drawing. Due to the sensitive grassland species in the area a smaller parking lot is recommended as shown on subsequent alternative drawings. To further protect the grassland, a fenced trail or raised ramp would limit access through the grassland to and from a raised vista point. No trails would be developed into or through the State Parks' Pismo Lake Property, maintaining existing species and habitat protection. This alternative may be separated or grouped with other alternatives. The cost of construction could average $90,000 based on the cost estimate provided in Appendix B.

A City proposed concept drawing is in Appendix D.

Length: 0.1 mile

Figure 4.2 Conceptual Drawing for Alternative 1A

Alternative 1B –
Interpretive Overlook at City of Grover Beach Property

This alternative would develop an interpretive overlook at the City of Grover Beach Property on 4th Street (Figure 4.1). This parcel is smaller than the City of Pismo Beach property, and therefore would be a pull-out style overlook with minimal infrastructure. Development of this site would require detailed archeological surveys to protect any potential culturally significant sites. The cost of construction would be less than Alternative 1A with more limited infrastructure resulting in costs below $80,000.

Length: 0 miles

Alternative 2 – Interpretive Overlook and Trail to Lake

Alternative 2A – Interpretive Overlook and Trail to Lake

This alternative would expand on an interpretive overlook at the City of Pismo Beach property to include an out-and-back trail to the edge of the lake (Figure 4.3 and Appendix E). The trailhead and first section of trail could be located at two different points. One option would have the trail curving north towards the shopping centers and then coming down through willows and oaks to a marshy sedge area. This option passes through a low depression that seems to collect water, making it necessary to address potential erosion issues with the trail design. In addition, this area is dominated by low growing ice plant and would need native plantings to increase its aesthetics. A second option would have the trail start on the south end of the City property to travel through oaks to the same marshy sedge area. This option is on a steeper hillside that would require a long grade for ADA compliance and retaining walls thereby increasing costs. However, the trail would pass through an oak forest and adjacent to a very large oak making the trail more interesting and aesthetically beautiful. These two trailhead options will need to be further assessed during design. The cost of construction could average around $192,000 based on the cost estimated provided in Appendix B.

Length: 0.3 miles

Alternative 2B – Interpretive Overlook, Trail to Lake and Bridge to Island 2

This alternative would be the same as Alternative 2A except it would include a bridge to Island 2, and an extension of the trail onto the island with possible picnic tables (Figure 4.4 and Appendix E). The bridge would add over $145,000 to construction costs.

Length: 0.35 miles

Figure 4.3 Conceptual Drawing for Alternative 2A

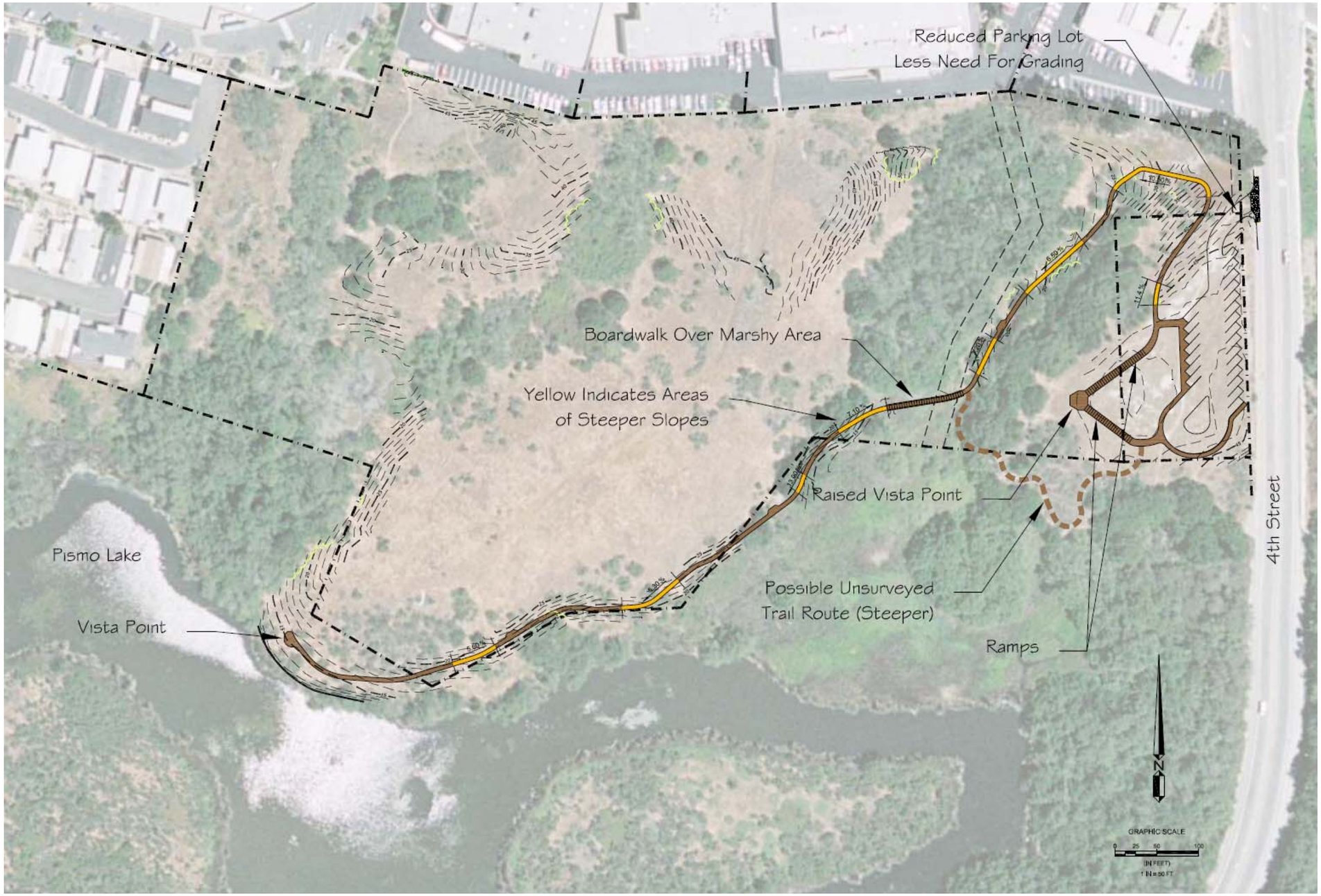
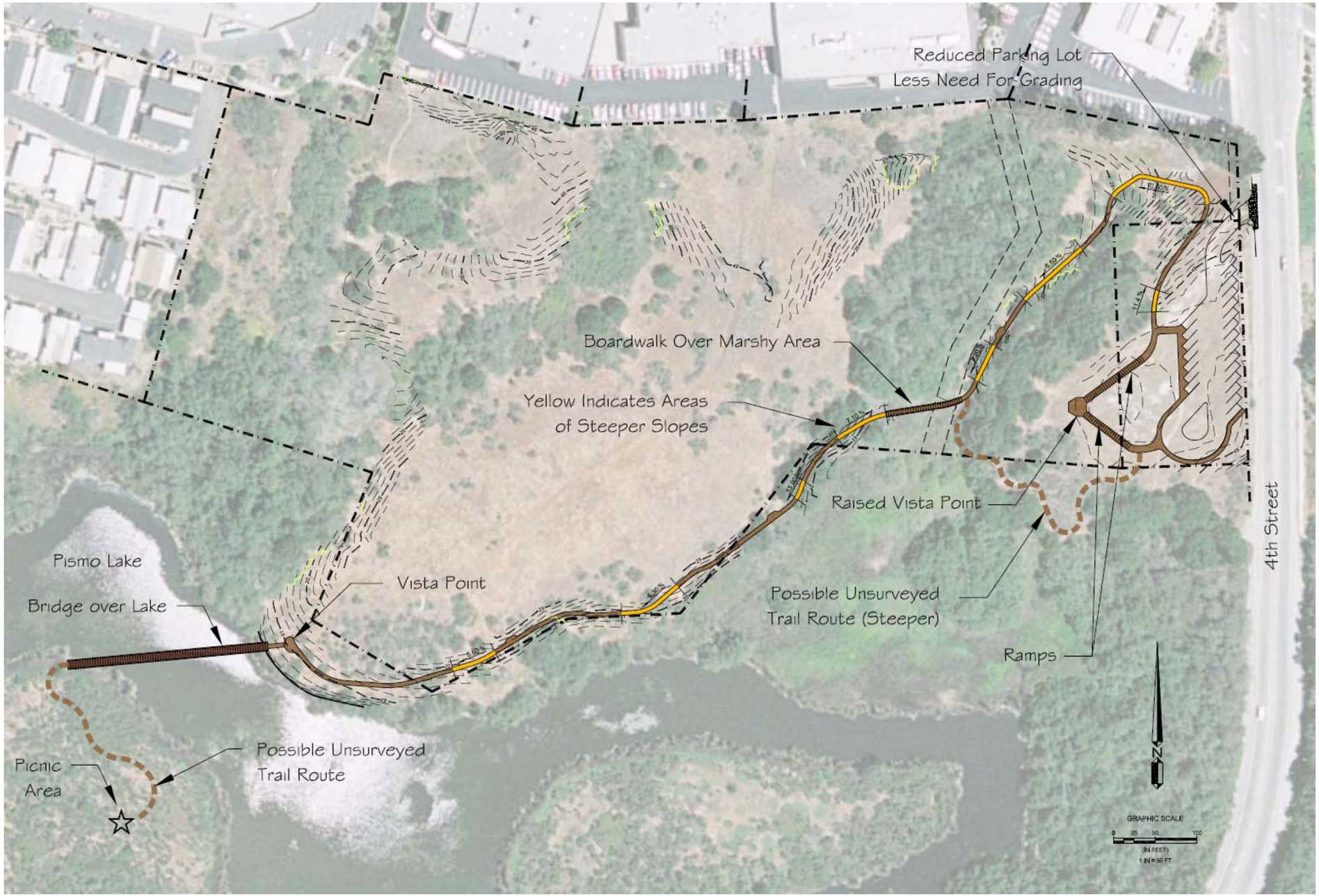


Figure 4.4 Conceptual Drawing for Alternative 2B



Alternative 3 – Interpretive Overlook and Loop Trail

Alternative 3A – Interpretive Overlook and Loop Trail

This alternative would expand on an Interpretive Overlook at the City of Pismo Beach property to include a loop trail around the northeastern 10 acres of the Property (Figure 4.5 and Appendix E). A trail spur would connect the northwestern portion of the loop trail to an existing access gate behind the Prime Outlets shopping center. The cost of construction could average $315,000 based on the cost estimated provided in Appendix B.

Length: 0.7 miles

Alternative 3B – Interpretive Overlook, Loop Trail and Bridge to Island 2

This alternative would be the same as Alternative 3B except it would include a bridge to Island 2 and a spur trail to the island (Figure 4.6 and Appendix E).

Length: 0.75 miles

Figure 4.5 Conceptual Drawing for Alternative 3A

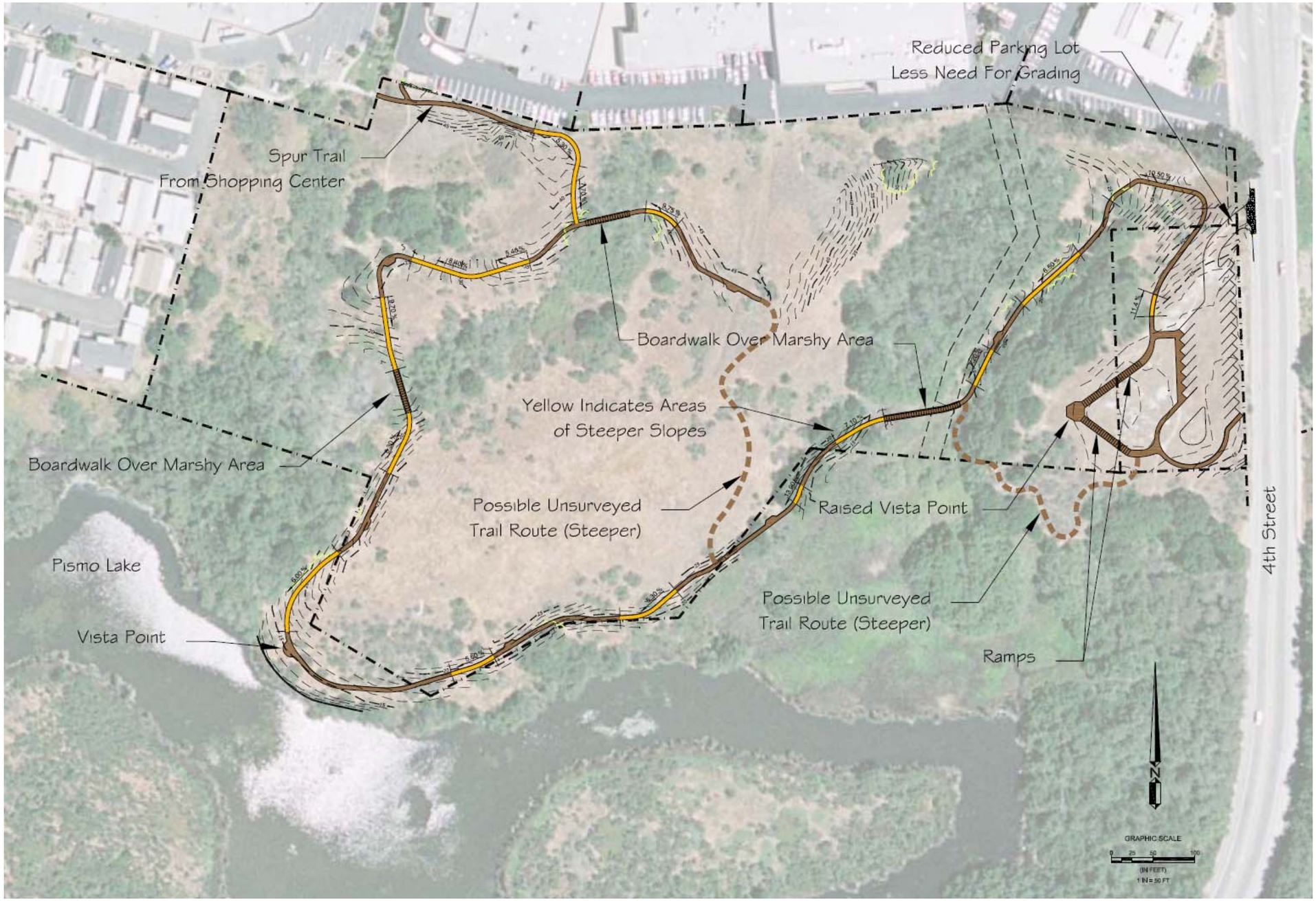
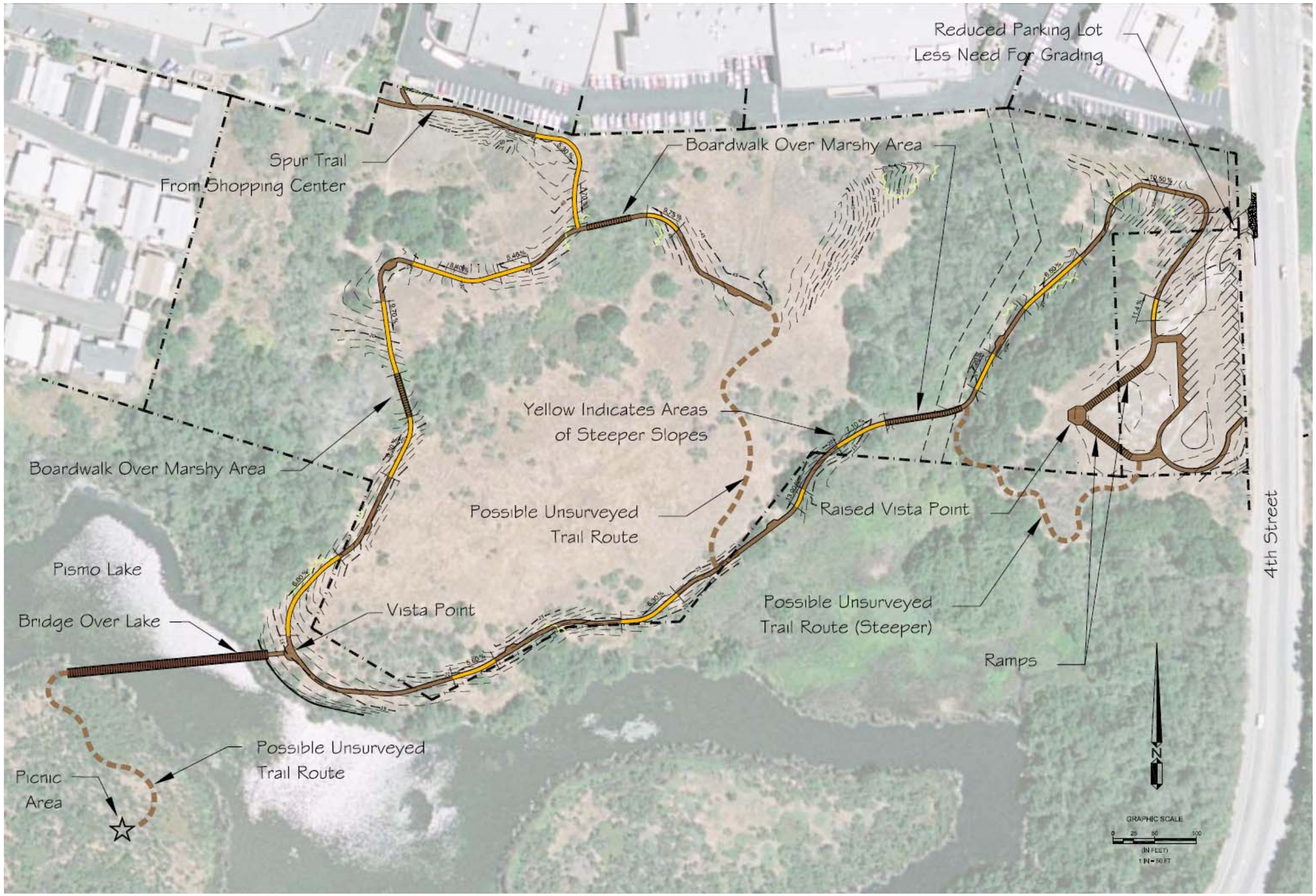


Figure 4.6 Conceptual Drawing for Alternative 3B



Alternative 4 – Eastern Connector Trail

This alternative would develop a trail on the eastern portion of the Property to connect the overlook and/or trail to regional bicycle and pedestrian routes (Figure 4.1). The trail alone would not fulfill the vision or goals for the Property, but would enhance other approved public access alternatives. The cost of construction would be around $65,000 not including a pedestrian bridge over 4th Street for improved access and safety. Such a bridge would add a significant cost to the project on the order of $720,000.

Length: 0.2 miles

5. Next Steps

To realize public access for the Property, additional steps will need to be initiated, and include:

- Working with the community and key stakeholders to choose a preferred alternative
- Developing a funding strategy
- Identifying environmental permits and related constraints
- Defining development standards and developing construction drawings
- Prioritizing improvements if a phased approach is required or preferable

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