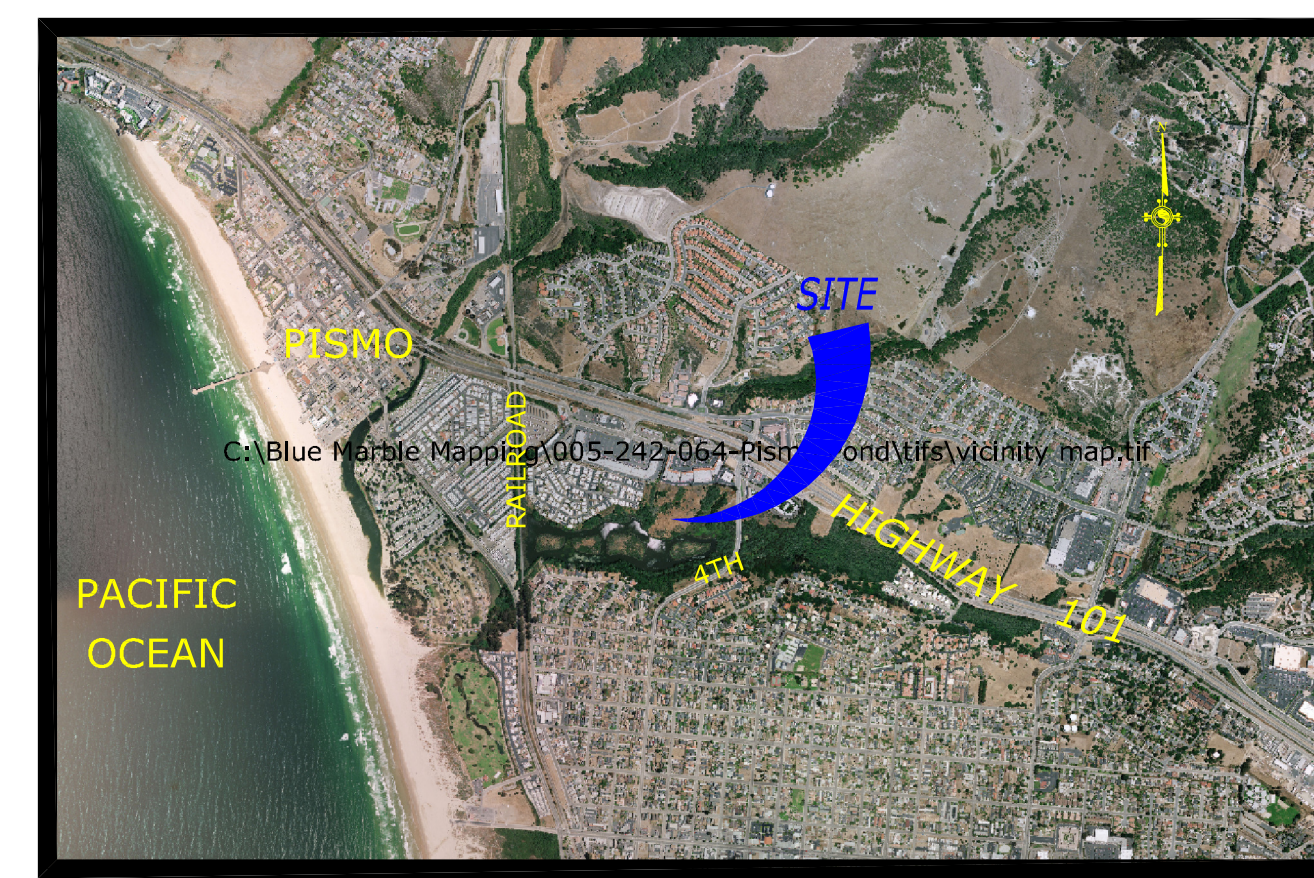


Appendix A



SURVEY NOTES

1. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983, CORS 1996 ADJUSTMENT [NAD83(CORS96)], EPOCH DATE OF 2002.0000.
2. THE PROJECTION USED IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5 PROJECTION.
3. THIS SURVEY TIED TO 3 NATIONAL GEODETIC SURVEY (NGS) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS). THOSE STATIONS ARE THE NGS POINTS DESIGNATED "P280", HAVING A PUBLISHED POSITION OF: NORTHING 2,392,488.93', EASTING 5,863,297.17'; AND "P295", HAVING A PUBLISHED POSITION OF: NORTHING 2,451,971.16', EASTING 5,717,719.86' AND "P067" HAVING A PUBLISHED POSITION OF: NORTHING 2,400,478.63', EASTING 5,668,475.25'. THE RESULTING BEARING FROM "P280" TO "P295" BEING: N 67°46'31" W. THE BEARINGS SHOWN HEREON ARE REFERENCED TO CCS83, ZONE 5 GRID NORTH.
4. ALL MEASUREMENTS LISTED, SHOWN AND REPRESENTED HEREON ARE BASED ON GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 ZONE 5 PROJECTION. THE COMBINED SCALE FACTOR FOR THE PROJECT IS 0.99994436 THIS SCALE FACTOR WAS CALCULATED USING AN ELEVATION OF 47.17 FEET FOR POINT NUMBER 1. DIVIDE THE DISTANCES HEREON BY THE COMBINED SCALE FACTOR TO OBTAIN GROUND DISTANCES. ALL DISTANCES SHOWN ARE U.S. SURVEY FEET
5. THE CONVERGENCE ANGLE IS: -1.49510995 AT POINT NUMBER 1.
6. THE ORTHOMETRIC HEIGHTS (ELEVATIONS) ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THIS SURVEY USED AN ELEVATION OF 47.17' FOR POINT 1 (COMPUTED USING GEOD09).
7. THE CONTOUR INTERVAL IS 1 FOOT.
8. ORTHOPHOTOGRAPHY PROVIDED BY: COASTAL SAN LUIS RESOURCE CONSERVATION DISTRICT 645 MAIN ST. SUITE F MORRO BAY, CA 93442
9. NO ATTEMPT WAS MADE TO LOCATE OR MAP UNDERGROUND UTILITIES.
10. EASEMENTS ARE PLOTTED ONLY ON PARCEL A OF PB-77-77 FROM FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NUMBER 4001-3649453 (LI) DATED: OCTOBER 29, 2010. NO ATTEMPT HAS BEEN MADE TO PLOT EASEMENTS ON OTHER PARCELS.
11. NO BOUNDARY SURVEY HAS BEEN PERFORMED. BOUNDARY LINES SHOWN HEREON ARE RECORD INFORMATION FROM PB-77-77 (29/PM/1). RECORD BOUNDARY INFORMATION SHOULD NOT BE RELIED UPON AS THE TRUE LOCATION OF THE BOUNDARY LINES. A BOUNDARY SURVEY WILL RESULT IN DIFFERENT LOCATIONS. RECORD BOUNDARY LINES ARE SHOWN HEREON AS CONTEXTUAL INFORMATION ONLY.
12. THE LAND LIES WITHIN THE BOUNDARIES OF THE FIVE CITIES REDEVELOPMENT PROJECT AREA AS DISCLOSED BY THE DOCUMENT RECORDED IN BOOK 3171, PAGE 252 OF OFFICIAL RECORDS.



SURVEYOR'S STATEMENT

THIS MAP REPRESENTS A SURVEY MADE BY ME ON NOVEMBER 12, 2010 AT THE REQUEST OF CHERYL LENHARDT, P.E., ON NOVEMBER 5, 2010.

DATE: NOVEMBER 21, 2010

Edward M. Reading

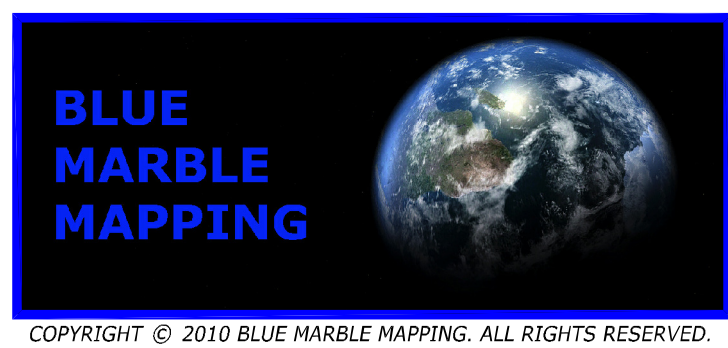
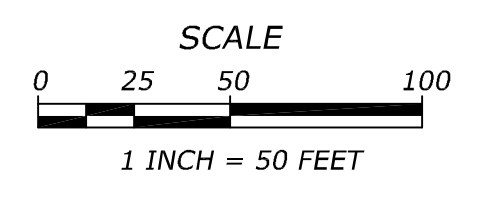
EDWARD M. READING, LS 8081
(LICENSE EXPIRES 12/31/2011)



TOPOGRAPHIC SURVEY
OF
PORTIONS OF
PARCEL A OF PB-77-77 (29/PM/1)
AND
PARCEL 2 OF PB-72-250 (9/PM/64)
AND
LOT 14 OF RANCHO EL PISMO
CITY OF PISMO BEACH, CALIFORNIA

SURVEY CONTROL TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2245190.75	5777503.53	47.17	SET 3/8" X 12" GALVANIZED SPIKE
2	2245179.12	5777199.68	13.22	SET 3/8" X 12" GALVANIZED SPIKE
3	2245236.83	5777239.78	14.70	SET 3/8" X 12" GALVANIZED SPIKE
4	2245399.68	5777678.39	48.45	FOUND 1/2" IRON PIPE "CONTROL" CAP
5	2245286.66	5777493.97	46.45	SET 3/8" X 12" GALVANIZED SPIKE
6	2392488.93	5863297.17	----	CORS P280
7	2451971.16	5717719.86	----	CORS P295



Appendix B

Cost Estimates by Feature

* SF = square foot, LF = linear foot, Each = per item

	Quantity	Unit	Unit Cost*	Total Cost
Overlook/ Staging Area (Alt-1A)				
Asphalt Paving	27,880	SF	2.00	\$55,760.00
Fencing	350	LF	25.00	\$8,750.00
Clear, Grubb & Grade New Trail	540	SF	3.50	\$1,890.00
Decomposed Granite Paving	540	SF	3.00	\$1,620.00
Picnic Tables	2	Each	1,600.00	\$3,200.00
Trash & Recycling Receptacles	2	Each	820.00	\$1,640.00
Bike Rack (6 slots)	1	Each	835.00	\$835.00
Trailhead Kiosk	1	Each	5,000.00	\$5,000.00
Entry Sign	1	Each	1,500.00	\$1,500.00
Ground cover and shrubs	3,200	SF	2.00	\$6,400.00
Sub Total				\$86,595.00
Trail to Lake (Alt-2A)				
	1,584	LF	-	-
Clear, Grubb & Grade New Trail	9,504	SF	3.50	\$33,264.00
Decomposed Granite Paving	9,504	SF	3.00	\$28,512.00
Boardwalk ¹	100	LF	56.00	\$5,600.00
Trail Fencing	792	LF	20.00	\$15,840.00
Benches - Metal	4	Each	2,000.00	\$8,000.00
Interpretative Sign & Base	4	Each	3,500.00	\$14,000.00
Sub Total				\$105,216.00
Loop Trail (Alt-3A)				
	3,800	LF	-	-
Clear, Grubb & Grade New Trail	22,800	SF	3.50	\$79,800.00
Decomposed Granite Paving	22,800	SF	3.00	\$68,400.00
Boardwalk ¹	200	LF	56.00	\$11,200.00
Trail Fencing	1,900	LF	20.00	\$38,000.00
Benches - Metal	8	Each	2,000.00	\$16,000.00
Interpretative Sign & Base	4	Each	3,500.00	\$14,000.00
Sub Total				\$227,400.00
Island Spur (Alt-2B & 3B)				
Bridge ²	1,440	SF	100.00	\$144,000.00
Sub Total				\$144,000.00
Eastern Connector Trail (Alt-4)				
Bridge over 4th Street (225 LF) ³	1	Each	300,000.00	\$300,000.00
Pier supported approach to Bridge	4,200	SF	100.00	\$420,000.00
Clear, Grubb & Grade New Trail	6,720	SF	3.50	\$23,520.00
Decomposed Granite Paving	6,720	SF	3.00	\$20,160.00
Trail Fencing	1,120	LF	20.00	\$22,400.00
Sub Total				\$786,080.00

(cont'd on next page)

Alternative 1A Total	\$86,595
Alternative 2A Total	\$191,811
Alternative 2B Total	\$335,811
Alternative 2B + 4 Total	\$1,121,891
Alternative 3A Total	\$313,995
Alternative 3B Total	\$457,995
Alternative 3B + 4 Total	\$1,244,075

Unit costs are an approximations and were based on costs associated with other recent trails including the City of Grover Beach, Beach Cities Multi-Purpose Trail Feasibility Study (2010) and County of San Diego, Riverway Trails Plan (2000). Costs are based on labor and materials and do not include construction design, utility relocation, associated permitting, maintenance or contingency costs

¹Assumes trex decking, toe railing, pier block footings, Doug fir pressure treated stringers, and stainless steel hardware. After toe railing, 6x6 surface tread would be 5', 4".

² Based on estimates from National Trails Training Partnership and does not include costs for abutments and footings (2007).

³ Based on estimates from the Beach Cities Multi-Purpose Trail Feasibility Study (2010).

Appendix C

Proposed Evaluation Criteria for Public Access to the Reserve

Evaluation criteria are a useful tool in objectively assessing potential public access alternatives. The proposed criteria are divided into three subject areas; Environmental, Physical and Fiscal.

Environmental Criteria

- Minimize impacts to natural resources and sensitive areas
- Minimize number of environmental permits and extent of mitigation required
- Minimize construction footprint

Physical Criteria

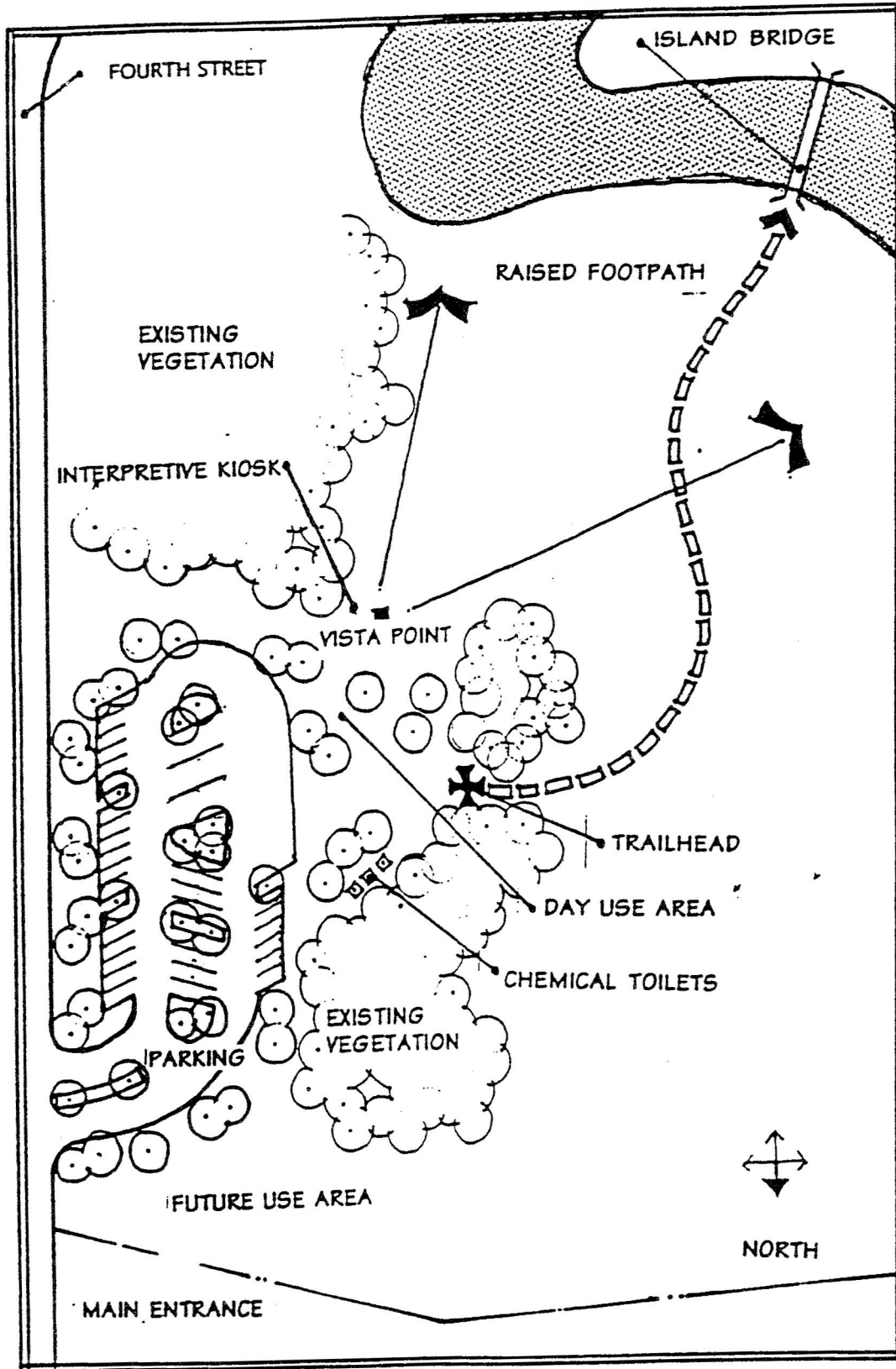
- Minimize impacts to adjacent private properties
- Maximize full accessibility
- Maximize connections to existing and logical access points
- Maximize interpretive areas taking advantage of natural overlooks and characteristics
- Balance recreational opportunities with sensitive species and areas

Fiscal Criteria

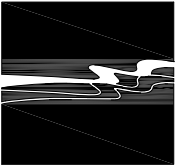
- Minimize construction and maintenance costs
- Maximize opportunity to qualify for grants and other funding sources

Appendix D

DESIGN AND CONCEPT DRAWING



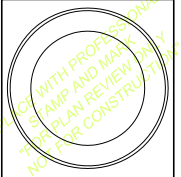
Appendix E



WALLACE GROUP®

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES
WALLACE SWANSON INTERNATIONAL

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us



SIGNATURE
DATE SIGNED

These plans and specifications, and the Plans and
designs incorporated herein, are instruments of
service prepared for the construction of work shown
herein and shall not be used for any other project
without written authority of Wallace
Group, a California Corporation.

Copyright © 2010 Wallace Group, a California
Corporation. All Rights Reserved. Copies of this
drawing and its contents are prohibited.

PISMO LAKE TRAIL - ALTERNATIVE 1A
COASTAL SAN LUIS
RESOURCE CONSERVATION DISTRICT

JOB #: 1067-002
DESIGNERS: EAS
DRAWN BY: BJB
DATE: DECEMBER 2010

DRAWING NO.
ALT. 1A
1 OF 5 SHEETS



Pismo Lake

Fill and/or Retaining Wall Required

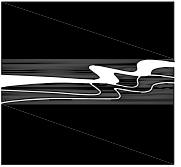
Parking Lot Layout
Per City of Pismo Beach

Raised Vista Point

Ramps

4th Street

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 IN = 50 FT



WALLACE GROUP®

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES
WALLACE SWANSON INTERNATIONAL
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us



SIGNATURE

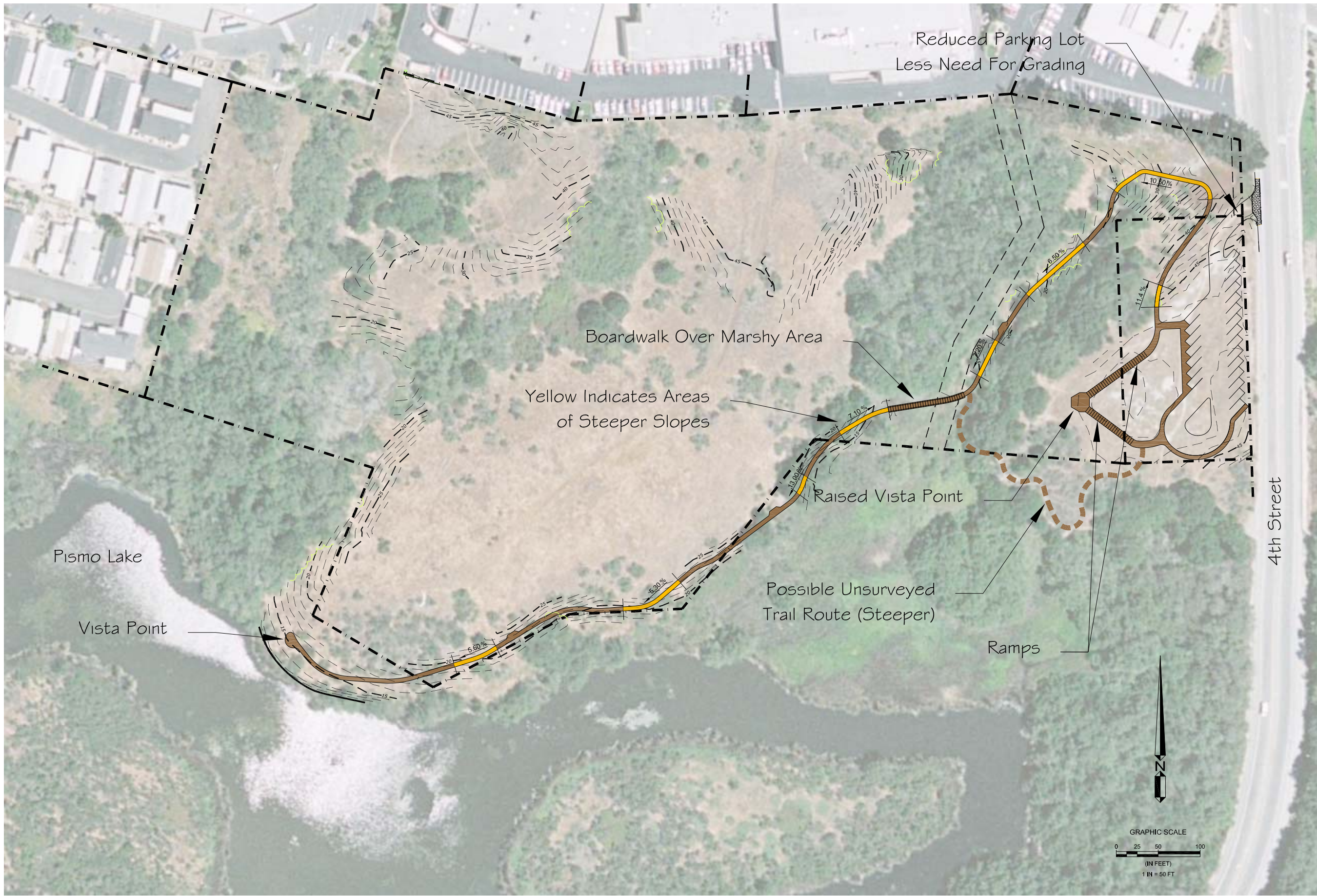
DATE SIGNED

These plans and specifications, and the Basis and Design Information, are instruments of service prepared for the construction of work shown herein and shall not be used for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2011 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing and its contents are prohibited.

PISMO LAKE TRAIL - ALTERNATIVE 2A
COASTAL SAN LUIS
RESOURCE CONSERVATION DISTRICT

JOB #: 1067-002
DESIGNERS: EAS
DRAWN BY: EUB
DATE: DECEMBER 2010
DRAWING NO.
ALT. 2A
2 OF 5 SHEETS



Reduced Parking Lot
Less Need For Grading

Boardwalk Over Marshy Area

Yellow Indicates Areas
of Steeper Slopes

Raised Vista Point

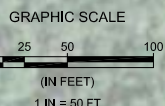
Possible Unsurveyed
Trail Route (Steeper)

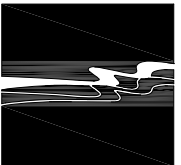
Ramps

Pismo Lake

Vista Point

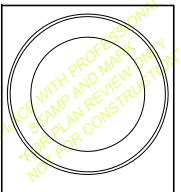
4th Street





WALLACE GROUP®

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES
WALLACE SWANSON INTERNATIONAL
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us



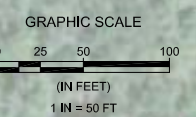
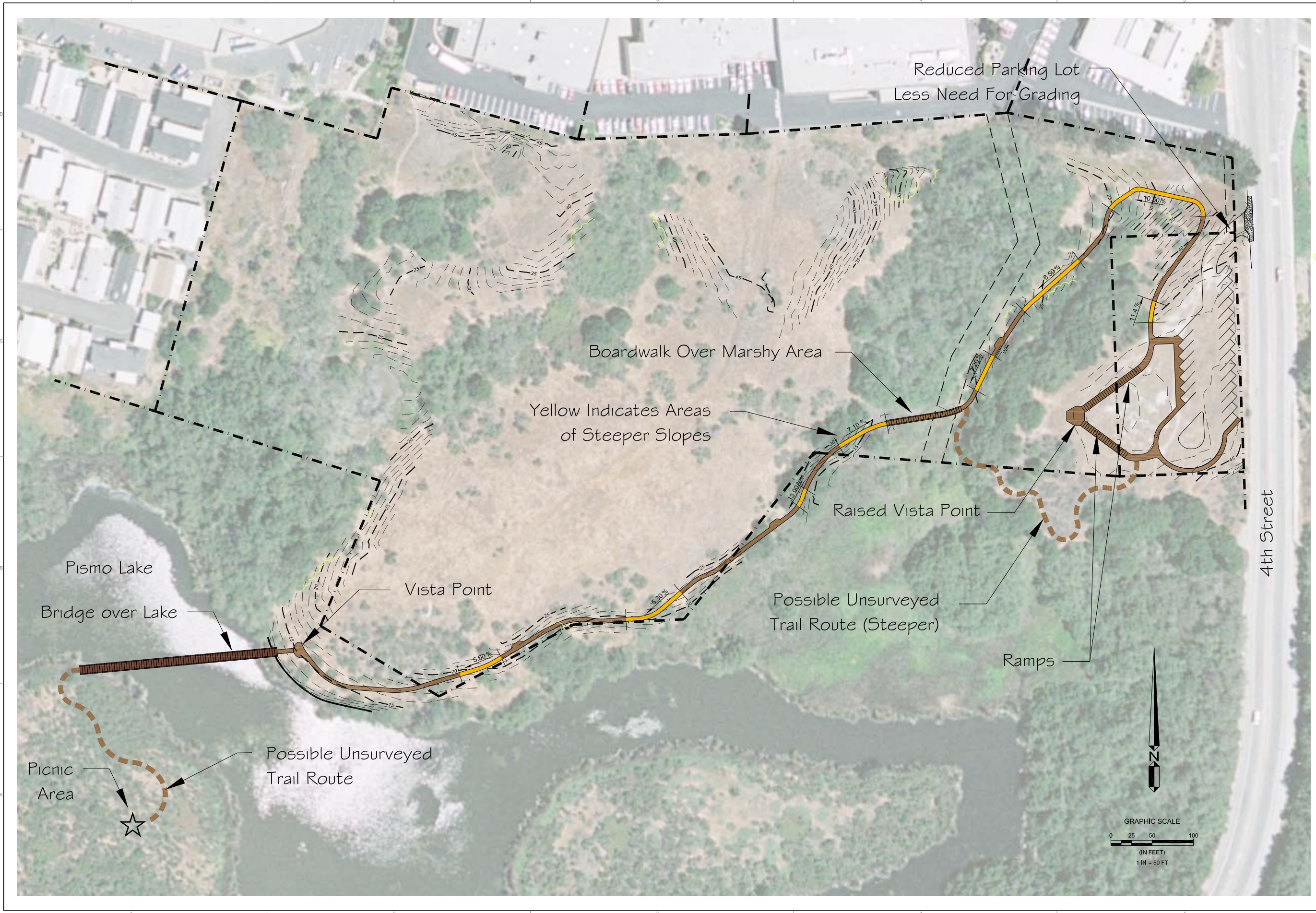
SIGNATURE
DATE SIGNED

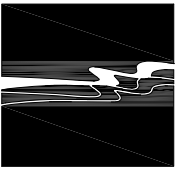
These plans and specifications, and the lists and design of incorporated standards, are instruments of service prepared for the construction of work shown herein and shall not be used for any other project without written authority of Wallace Group, a California Corporation.

Copyright © 2011 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing and its contents are prohibited.

PISMO LAKE TRAIL - ALTERNATIVE 2B
COASTAL SAN LUIS
RESOURCE CONSERVATION DISTRICT

JOB #: 1067-002
DESIGNERS: EAS
DRAWN BY: EUB
DATE: DECEMBER 2010
DRAWING NO.
ALT. 2B
4 OF 5 SHEETS

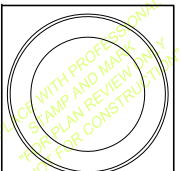




WALLACE GROUP®

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

WALLACE SWANSON INTERNATIONAL
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us



SIGNATURE

DATE SIGNED

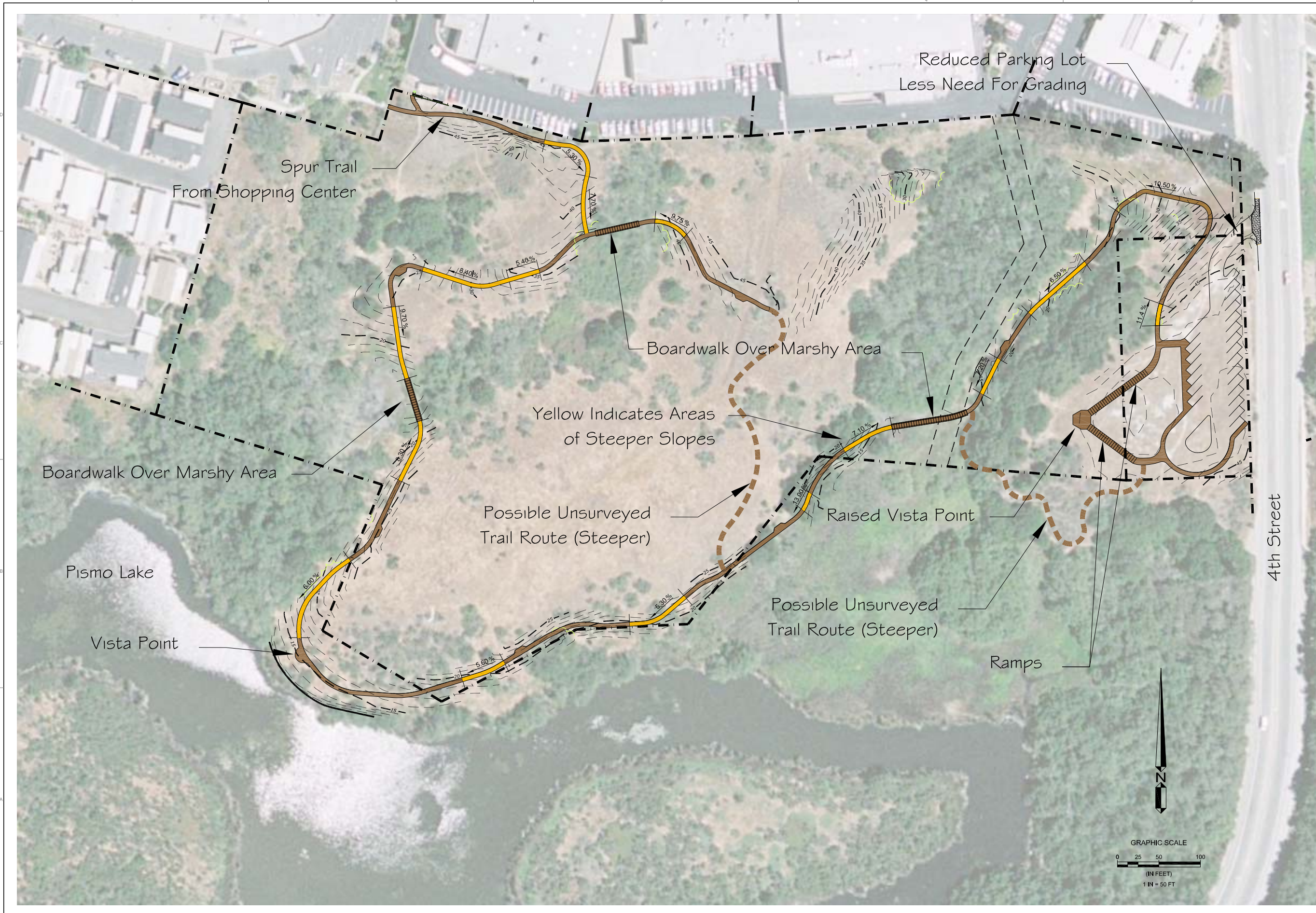
These plans and specifications, and the lists and design of associated items, are instruments of service prepared for the construction of work shown herein and shall not be used for any other project without written authority of Wallace Group, a California Corporation.

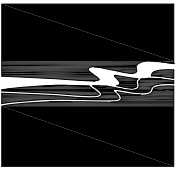
Copyright © 2011 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing and its contents are prohibited.

PISMO LAKE TRAIL - ALTERNATIVE 3A
COASTAL SAN LUIS
RESOURCE CONSERVATION DISTRICT

JOB #: 1067-002
DESIGNERS: EAS
DRAWN BY: EUB
DATE: DECEMBER 2010

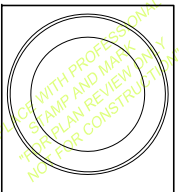
DRAWING NO.
ALT. 3A
3 OF 5 SHEETS





WALLACE GROUP®

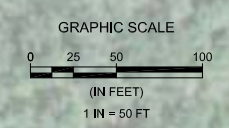
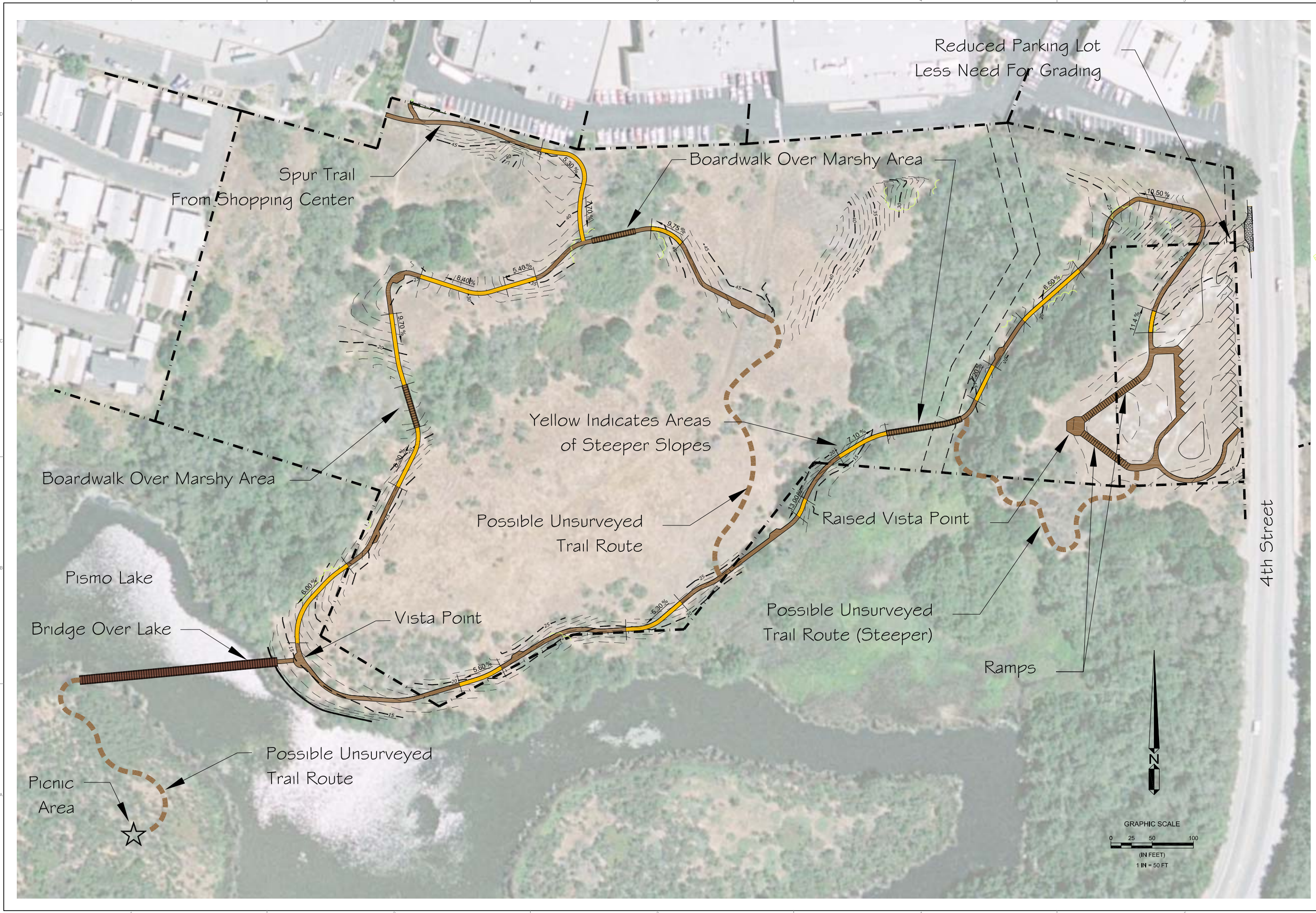
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES
WALLACE SWANSON INTERNATIONAL
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us



SIGNATURE
DATE SIGNED

These plans and specifications, and the Plans and Specifications, are the property of Wallace Group, Inc. and are to be used only for the project and site shown herein and shall not be used for any other project without written authority of Wallace Group, Inc. All rights reserved. Copies of this drawing and its contents are:

Copyright © 2011 Wallace Group, a California Corporation. All rights reserved. Copies of this drawing and its contents are:



PISMO LAKE TRAIL - ALTERNATIVE 3B
COASTAL SAN LUIS
RESOURCE CONSERVATION DISTRICT

JOB #: 1067-002
DESIGNERS: EAS
DRAWN BY: EUB
DATE: DECEMBER 2010
DRAWING NO.
ALT. 3B
5 OF 5 SHEETS