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CEQA # 14006

of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

NOTICE OF EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

FROM: Department of Parks and Recreation
One Capitol Mall, Suite 410
Sacramento, CA 95814

PROJECT TITLE: Bus Maintenance Facility Remodel & Addition

LOCATION: Hearst San Simeon State Historical Monument **COUNTY:** San Luis Obispo

DESCRIPTION OF THE NATURE AND PURPOSE OF PROJECT: The project proposes to construct new site improvements within the existing bus parking and fueling area at Hearst San Simeon State Historical Monument to allow for improved services to park visitors. The proposed project work will:

- Remove one (1) or more existing trees and up to 7,200 square feet of lawn area;
- Install approx. 7,800 square feet of new asphalt pavement and curbs for two (2) new bus parking stalls;
- Install approx. 4,360 square feet of concrete pavement for a new bus wash facility, a new EV electrical yard, new curbs, new charging station islands, and new ADA-compliant sidewalks and curb ramps;
- At the parking area's existing southeast driveway, install an EV charging station island and improve traffic circulation;
- In the bus parking area, install nine (9) dual (or eighteen (18) single) EV charging stations on raised concrete medians with bollard protection;
- At the shuttle parking stalls, install two (2) EV charging stations;
- At the new generator yard/electrical yard, install up to five (5), 500 kW natural gas generators, one (1) transformer, and one (1) 4000-amp switchgear and install a 10-ft tall precast concrete perimeter screening wall;
- East of the bus parking lot, build a 26-foot by 60-foot electrical yard with electrical transformers, switchgears, bus ducts, underground distribution infrastructure and concrete pads to support the proposed electrical equipment;
- Expand the Bus Maintenance Facility (BMF) by 980 square feet to allow for an office with accessible restroom and kitchenette, and an expanded bus maintenance bay with an increased ceiling height to accommodate electric buses and the ability to lift buses for service;
- Adjacent to the proposed BMF expansion, install new bollards at the expanded bus bay, new concrete pavement and curbs, rehabilitate existing pavement near the new bus wash facility, and accommodate minor grading adjustments for drainage;
- Replace the existing modular office building with a new modular office building with accessible ramp, install new concrete walkways to connect the existing pedestrian crossing at Hearst Castle Road to the new modular building and ramp, and the existing walkway to the Modular Office Complex northwest of the new modular building;
- Replace the maintenance shop roof, add new roof drain fixtures and connect to the existing rainwater leaders. Install new, larger overflow piping, and install a 3-in. cast iron overflow pipe, terminating at the exterior of the building with a cast bronze downspout nozzle;
- Install a total of three (3) new ADA parking stalls at the BMF and the new modular bus office along with new curb ramps to facilitate access between the ADA stalls and either the new modular building, maintenance facility or the modular bus office; and
- On the west side of Hearst Castle Road between the southeast driveway at the bus parking area and the Modular Office Complex, install approx. 1,470 linear feet of fence (with vehicle gates and pedestrian gates, as necessary) and connect to the existing perimeter fencing.

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overall landscape design for this project will include small and localized areas of replaced planting and repaired irrigation due to using shrubs and grasses that are regionally native and appropriate for the central coast's landscape environment. The entire palette will fall within the Low or Very Low water use category defined by the WUCOLS database. Irrigation will be provided only to the new planting areas via an automated drip irrigation system.

PUBLIC AGENCY APPROVING THE PROJECT: California Department of Parks and Recreation

NAME OF DIVISION OR DISTRICT CARRYING OUT THE PROJECT: Northern Service Center

EXEMPT STATUS:
Categorical Exemption *Class:* 1, 3, & 4 *Section:* 15301, 15303 & 15304

REASONS WHY PROJECT IS EXEMPT: Project consists of the operation, repair, maintenance, or minor alteration of existing public or private structures, facilities or topographical features involving negligible or no expansion of use beyond current levels; construction and location of limited numbers of new, small facilities or structures, included as "Construction or installation of park facilities, such as fencing" in the Department of Parks and Recreation's list of exempt activities in accordance with CCR §15300.4; and the minor public or private alterations in the condition of land and/or vegetation which do not include the removal of healthy, mature, scenic trees".

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Brian Dewey
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3/11/2024

Brian Dewey DATE
Assistant Deputy Director
Facilities and Development