

*FINAL*

**Master Environmental Impact Report**  
for the  
Fiscalini Ranch Preserve

**SCH #: 2006051092**



*Prepared for*

Cambria Community Services District  
1316 Tamson Drive, Suite 201  
Cambria, CA 93428

**CERTIFIED NOVEMBER 16, 2009**





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SCH# 2006051092**

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MASTER  
ENVIRONMENTAL  
IMPACT REPORT**

**Prepared for:**

Cambria Community Services District  
1316 Tamson Drive, Suite 201  
Cambria, CA 93428

**Prepared by:**

Morro Group,  
a Division of SWCA Environmental Consultants

**CERTIFIED NOVEMBER 16, 2009**

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## APPENDICES

Appendix A: Notice of Preparation (NOP) and Scoping Meeting

--NOP and IS Checklist

--Response Letters

--[Analysis of 2004 Parks and Receptions Survey Reports and Discussions](#)

Appendix B: Traffic and Circulation Study

Appendix C: Noise Background Information

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# I. INTRODUCTION

## A. PROJECT BACKGROUND

The proposed ~~project Fiscalini Ranch Preserve Public Access and Management Plan and Community Park Master Plan~~ consists of implementation of the adopted *East West Ranch Management Plan and Conservation Easement* (RRM Design Group, 2003), which was adopted by the CCSD on April 24, 2003, and proposed Community Park Master Plan (Firma, ~~2006~~2007). The project site is located within the boundaries of the Fiscalini Ranch Preserve (FRP) (formerly known as East-West Ranch), which is bisected by Highway 1 near central Cambria, in San Luis Obispo County. The Cambria Community Services District (CCSD) acquired the property in 2001 and began development of a management plan and conservation easement agreement.

The proposed plan includes development of trails on the West FRP and construction of a community park on the East FRP. Public access improvements, restoration, and educational projects would be implemented throughout the FRP in phases, as funding for individual projects is available.

## B. PURPOSE OF THE EIR

This Master EIR (also referenced as MEIR throughout the document) has been prepared in accordance with the State Guidelines established to comply with the California Environmental Quality Act (CEQA) of 1970, as amended. §15151 of the State CEQA *Guidelines* provides the following standards for EIR adequacy:

*“An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.”*

A Master EIR, as described in CEQA, provides a “detailed environmental review of plans and programs upon which the approval of subsequent related development proposals can be based” by evaluating the “cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment of specific, subsequent projects.” A Master EIR has the effect of streamlining future developments that are consistent with the Master EIR and the “general plan, element, general plan amendment, or specific plan” (Public Resources Code §21157). A significant environmental impact is defined in CEQA as a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the proposed development (CEQA *Guidelines* §15358). The review of subsequent projects that have been described in the Master EIR can be limited to the extent that the Master EIR has already reviewed project impacts and set forth mitigation measures (Public Resources Code §21156).

The purpose of this MEIR is to identify the proposed project's significant effects on the environment, to indicate the manner in which such significant effects shall be mitigated or avoided, and to identify alternatives to the proposed project that avoid or reduce these impacts. This EIR is intended to serve as an informational document for use by the CCSD and the County of San Luis Obispo, other responsible agencies, the general public, and decision-makers in their consideration and evaluation of the environmental consequences associated with the implementation of the proposed project. This document is provided to the public and decision-makers for their review and comment as required by CEQA.

Under the CEQA process, an EIR must serve as a full disclosure document that enables the lead and responsible agencies to fully evaluate potential environmental impacts and the consequences of their decision on a proposed project. This EIR has been written to comply with the requirements of CEQA for the analysis of the proposed project, as well as the development and evaluation of alternatives to the proposed project.

### C. MASTER EIR STRUCTURE

Contents of the Master EIR are outlined below and the Appendices contain background and technical information compiled and developed throughout the environmental review process. Contents of the EIR were determined from the results of an Initial Study prepared by the lead agency and responses from the Notice of Preparation (NOP) for the EIR that was sent to responsible agencies. The Initial Study, the NOP, and comment letters received during the NOP review period are included in Appendix A.

This document was prepared in accordance with the requirements of CEQA of 1970 (Public Resources Code 21000 et seq.) and the State CEQA *Guidelines* (14 California Code Regulations, 15071) as amended. Contents of the Master EIR are somewhat different than a project EIR and will follow the guidelines specified in §21157 of the Public Resources Code. In addition to the items otherwise required of all EIRs pursuant to §21100, a Master EIR must include the following additional information, pursuant to §21157 of the Public Resources Code:

*“A description of anticipated subsequent projects that would be within the scope of the master environmental impact report, that contains sufficient information with regard to the kind, size, intensity, and location of the subsequent projects, including, but not limited to, all of the following:*

- (A) *The specific type of project anticipated to be undertaken.*
- (B) *The maximum and minimum intensity of any anticipated subsequent project, such as the number of residences in a residential development, and with regard to a public works facility, its anticipated capacity, and service area.*
- (C) *The anticipated location and alternative locations for any development projects.*
- (D) *A capital outlay or capital improvement program, or other scheduling or implementing device that governs the submission and approval of subsequent projects.”*



In addition, the Master EIR includes a description of the potential impacts of anticipated subsequent projects for which there is not sufficient information reasonably available to support a full assessment of potential impacts in the Master EIR. Once a Master EIR is certified, subsequent developments (consistent with the Master EIR) and associated approval processes are streamlined. The scope of a focused EIR is not limited to the potential impacts described in the Master EIR (Public Resources Code §21157).

## 1. **SCOPING PROCESS**

In compliance with State CEQA *Guidelines*, the CCSRD has taken steps to maximize opportunities to participate in the environmental process.

### a. **PUBLIC SCOPING MEETINGS**

During development of the Management Plan, the CCSRD and RRM Design Group consulted with the community and a variety of advisory groups and government agencies including the California Coastal Conservancy, American Land Conservancy, North Coast Small Wilderness Area Preservation, Cambria Parks Recreation and Open Space Commission, and County of San Luis Obispo Parks Division. In addition to community and agency consultation, the Management Plan was developed based on a *Resource Inventory and Constraints Report* (Rincon Consultants, 2002). During development of the Management Plan and Community Park Master Plan, the CCSRD held public scoping meetings (October and December 2002) and conducted a public poll to determine park amenities desired by the public. An EIR public scoping meeting was held in Cambria in June 2006.

### b. **NOTICE OF PREPARATION**

In addition to public scoping meetings, an effort was made to contact various federal, state, regional, and local governmental agencies and other interested parties to solicit comments and inform the public of the proposed project. This included the distribution of the NOP on May 18, 2006 to various agencies, organizations, and interested persons throughout the community of Cambria, County of San Luis Obispo, and surrounding area. The proposed project was described, the scope of the environmental review was identified, and agencies and the public were invited to review and comment on the NOP. The close of the NOP review period was June 21, 2006. Agencies, organizations, and interested parties not contacted or who did not respond to the request for comments about the project during the preparation of the Draft EIR currently have the opportunity to comment during the 45-day public review period on the Draft EIR.

### c. **SENATE BILL 18 NATIVE AMERICAN CONSULTATION**

Senate Bill 18 (SB 18) was signed into law in September 2004 (effective January 2005), and requires local governments (city and county) to consult with California Native American tribes to aid in the protection of traditional tribal cultural places through local land use planning. The State Tribal Consultation Guidelines (November 2005) states that the intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use decisions are made by a local government.

Local governments are required to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. Applicable planning decisions include the adoption and amendment of general plans and specific plans.

The CCSD is not an official city or county government agency, and project approval of the proposed *Community Park Master Plan* would be under consideration by the County of San Luis Obispo; however, as the CEQA Lead Agency, project information was submitted to Chumash and Salinan representatives, and the CCSD consulted with the Northern Chumash Tribal Council in June 2006. The Northern Chumash Council noted that there are significant cultural resources on the FRP, and considers the FRP a cultural place and sacred site (Fred Collins, June 1, 2006). Fred Collins toured West FRP with CCSD representatives, including Ben Boer, FRP Manager in March 2007 and provided suggestions on trail realignments and educational signage. Additional information regarding cultural resources is provided in Chapter V.E. of this EIR.

d. [DRAFT EIR PUBLIC REVIEW PERIOD](#)

[The Draft EIR for the Fiscalini Ranch Preserve was released for public review on March 3, 2008. The public comment period began March 3, 2008 and ended on April 17, 2008. A public hearing was held on March 18, 2008 to accept public comments. The hearing was held as a Special Parks, Recreation, and Open Space \(PROS\) meeting.](#)

## 2. EIR CONTENTS

The scope of the EIR includes issues identified by the lead agency during the preparation of the NOP for the proposed project, as well as environmental issues raised by agencies and the general public in response to the NOP. The EIR is divided into the following major sections:

**Introduction.** Provides the purpose of an EIR, scope and content of the document, and the use of the document.

**Summary.** Provides a brief summary of the project description, impacts and mitigation measures, alternatives, growth inducing impacts, and the monitoring program.

**Project Description.** Provides the general background of the project, objectives, a detailed description of the project characteristics, and a listing of necessary permits and government approvals.

**Environmental Setting.** Describes the physical setting and surrounding land uses.

**Environmental Impacts and Mitigation Measures.** Discusses the environmental setting as it relates to the various issue areas, regulatory setting, thresholds of significance, impact assessment and methodology, project-specific impacts and mitigation measures, cumulative impacts, and secondary impacts. The EIR analyzes the potentially significant impacts to the following resource areas, as identified during the preparation of the NOP. The following are the environmental topics addressed in this EIR, based on the Initial Study:

- Geology and Soils
- Hydrology
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Aesthetic Resources
- Transportation and Circulation
- Air Quality
- Noise
- Hazards and Hazardous Materials
- Water Supply
- Public Services and Utilities

**Alternatives.** Summarizes the environmental advantages and disadvantages associated with the proposed project and the alternatives. Consistent with the CEQA *Guidelines*, the alternatives analysis discusses impacts on a general, qualitative level rather than a detailed analysis. As required, the “No Project” alternative is included among the alternatives considered. If the No Project alternative is identified as the “Environmentally Superior Alternative,” then the Environmentally Superior Alternative is chosen from the other alternatives.

**Environmental Analysis.** Identifies growth inducing impacts, including the spatial, economic, and/or population growth impacts that may result from implementation of the proposed project. This section also includes a discussion of long-term/short-term productivity and irreversible environmental changes.

**Mitigation Monitoring and Reporting Plan.** This section contains a listing of all mitigation measures contained in the EIR, the requirements of the mitigation measures, the applicant’s responsibility and timing for implementation of these measures, the party responsible for verification, the method of verification, and verification timing.

## D. AGENCY USE OF THE DOCUMENT

The CCSD, as the CEQA lead agency, is responsible for administering the preparation of the EIR and will be responsible for certifying the Final EIR. The CCSD and the County of San Luis Obispo will use the EIR as an informational document to assist in the decision-making process [regarding the Master Development Plan](#), ultimately resulting in the approval, denial, or assignment of conditions to the project.

## E. PROJECT SPONSORS AND CONTACT PERSONS

Key contact persons are as follows:

Lead Agency:	Cambria Community Services District P.O. Box 65 Cambria, CA 93428  Connie Davidson, Project Manager
Project Applicant:	Cambria Community Services District
Environmental Consultant:	Morro Group – A Division of SWCA 1422 Monterey Street, Suite C200 San Luis Obispo, CA 93401  Mary Reents, Senior Consultant Shawna Scott, Project Manager

## F. REVIEW OF THE DRAFT EIR

This Draft EIR was distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). The Notice of Completion of the Draft EIR was also distributed as required by CEQA. The 45-day public review period begins on March 3, 2008. During this period the EIR, including technical appendices, is available for review at the following locations:

Cambria Community Services District 1316 Tamson Drive Cambria, CA 93428 www.cambriacsd.org	Cambria Library 900 Main Street Cambria, CA 93428
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On behalf of the lead agency, comments on the Draft EIR shall be addressed to:

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

The 45-day public review period will end on April 17, 2008. Written responses to all significant environmental issues raised will be prepared and included as part of the Final EIR and the environmental record for consideration by decision-makers for the project.

## G. REVIEW OF THE FINAL EIR

The Final EIR contains the comments received during the Draft EIR public review period and the responses to these comments. All changes to the EIR resulting from the responses to comments are marked by a vertical line in the left margin.

Following circulation of the Draft EIR in 2008, and preparation of this Final EIR, several policy changes, plan adoptions, and in-progress projects have changed or require a status update. These changes are summarized below, and are incorporated into this Final EIR:

- In August 2008, the County of San Luis Obispo adopted an updated *North Coast Area Plan*, which includes planning area standards specific to Fiscalini Ranch Preserve (FRP).
- A land use application for a telecommunications facility on the West FRP, including access improvements along the Ridge Trail, was considered and denied. A proposal for a telecommunications facility and related improvements to the Ridge Trail are no longer proposed, and have been removed from the CCSD's list of subsequent projects.
- ~~The CCSD's proposed plan to remove and reconstruct the existing water facility (pumphouse) on the East FRP is currently on hold pending economic constraints.~~

- The CCSD and FRPEasement Holder initiated further consultation efforts regarding a potential option to allow additional parking on the West FRP. After further review of the intent of the Management Plan, onsite parking is not considered consistent with the Management Plan objectives regarding sensitive habitats. The CCSD recommends that the only parking on the FRP shall be the two existing ADA parking spaces at the northern terminus of the Marine Terrace Trail (Windsor Boulevard North), and the Highway 1 staging area. The *Public Access and Management Plan* called for one onsite ADA parking space at the Huntington Lot; however, since two ADA parking spaces were constructed as part of the Marine Terrace Trail, CCSD staff recommends that parking at the Huntington Lot not be developed.

In addition, based on further review of ranch resources, and input from the community and FRPEasement Holder members, the CCSD eliminated the mitigation measure specific to construction of additional parking on the West FRP. Mitigation measures specific to public education and alternative transportation remain in the EIR to address this impact.

**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
CCSD	Cambria Community Services District
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
MEIR	Master Environmental Impact Report
NOP	Notice of Preparation
SB 18	Senate Bill 18

## II. SUMMARY

The CCSO proposes to implement the adopted *Public Access and Management Plan* and proposed *Community Park Master Plan* for the Fiscalini Ranch Preserve (FRP). The project would consist of improvements and additions to the existing trail system on the West FRP and East FRP, management and restoration of resources on the FRP, and development of a community park on the East FRP. Each proposed trail would be designed for a specific use or multiple uses, including hiking, biking, equestrian, and American Disabilities Act (ADA) accessibility. The proposed community park plan ~~would~~ includes sports fields, courts, a children's playground, a community buildingcenter, paths, natural areas, and picnic areas. Restoration projects are proposed throughout the FRP, but primarily on the West FRP, including riparian and wetland habitat restoration, bluff and gully stabilization, eradication of weeds and invasive plants, and maintenance of grassland. In addition, signage is proposed throughout the FRP to educate and inform the public regarding sensitive natural resources and restoration projects.

### A. PROJECT LOCATION

The FRP is located within the community of Cambria. The East FRP and West FRP are divided by Highway 1. The West FRP is approximately 364 acres in size, and is bounded by the Pacific Ocean to the west, the Park Hill neighborhood to the north, Highway 1 to the east, and the West Lodge Hill neighborhood to the south. The East FRP is approximately 70 acres in size, is bounded by Highway 1 to the west, the Main Street commercial area and Santa Rosa Creek to the north, and the East Lodge Hill neighborhood to the south, and the East Village to the east.

### B. PROJECT OBJECTIVES

The primary objectives of the project are to improve public access and opportunities on the FRP to meet the recreational demands of the community of Cambria, provide an active public recreational area in the community, implement habitat restoration activities, and promote stewardship of natural resources throughout the FRP.

### C. PROJECT COMPONENTS

The *Public Access and Management Plan* includes several permitted uses, including hiking, bicycling, and a community park for active recreational uses. Uses proposed for regulated uses (or uses requiring special permits) include animal grazing, equestrian use, group assembly/public gatherings, educational studies and research, vehicle access (limited to emergency, restoration, construction, or grazing operations), wireless telecommunications facilities, and utility and service facilities.

#### 1. WEST FRP

Proposed improvements within West FRP would include multi-use trails, gates and stiles, fences, benches, wireless telecommunications facilities, and signs. Some trails, gates, stiles, fences, and benches are already in place. The *Public Access and Management Plan* also includes restoration activities including creek bank stabilization, invasive and non-native plant eradication, gully

stabilization, vegetation management, and habitat restoration. The proposed plan includes eleven trails (including two existing improved trails) on the West FRP. Trail use would range from multi-use to pedestrians only. Gates and stiles, fencing, benches, and signage would accompany the proposed trail system.

Public parking areas are proposed in various locations at the FRP boundaries, at staging areas within the community, and existing public park areas. Trolley stops ~~may would~~ provide alternative transportation to specified trailheads. ~~During the preparation of the EIR, the need for additional designated parking areas for the West FRP was identified, and~~ Parking demand is discussed in Section V.G. (Transportation and Circulation) and VI (Alternatives).

Proposed restoration activities include bank stabilization, removal of invasive and non-native vegetation, stabilization of gullies, and habitat restoration. Fuel reduction methods include the creation of defensible space within 50 to 300 feet of the Lodge Hill neighborhoods within the forested area of the FRP. Methods would include removal of dead standing trees, dense underbrush, and tree limbs within six feet of the ground. No camping, fires or smoking are permitted on the FRP.

## 2. EAST FRP

Proposed improvements within the East FRP would include a community park, multi-use trails, gates and stiles, fences, benches, and signs. The *Public Access and Management Plan* also includes vegetation management and habitat restoration. Immediately adjacent to the park boundaries, an existing CCSD water pump station would be demolished. The pump station would be relocated outside of the Santa Rosa Creek floodplain, within the East FRP. As of July 2009, October 2006, the CCSD Water Department is developing development of engineered plans for the new pump station are on hold due to fiscal conditions.

The proposed *Public Access and Management Plan* includes two trails on the East FRP, and trail use would range from multi-use to pedestrians only. Proposed community park amenities include turf areas for use as athletic play fields and general community recreation. The active uses on proposed fields could include soccer, little league baseball, softball, and other sports activities. The fields will not be fenced, enhancing their availability for other non-organized uses.

A non-paved path system would meander throughout the park and connect to other trails such as the Cross Town Trail, Santa Rosa Creek – East Trail, and an equestrian trail to the west. A hitching post, trailheads, bike racks, benches, picnic tables, and trash enclosures are also proposed.

A permeable-surface parking lot accommodating 146 spaces is proposed within the far northeastern portion of the community park. Restrooms would be located adjacent to the parking lot. A potential site for a future community recreation center is proposed north of the parking lot. A park sign would be located at the eastern entry to the park. Additional educational and informational signs would be located throughout the park, and at trailheads. The proposed park would be open during daylight hours only, and no lighting is proposed for the fields, courts, or trail systems. Limited, shielded security lighting would be installed on the restroom.



A native vegetation area is proposed within the southern portion of the park. Natural areas are proposed along the southern and northern perimeter of the park, including the Santa Rosa Creek riparian corridor. Riparian corridor and native plant enhancement is proposed.

### D. SUBSEQUENT PROJECTS

Master EIRs are somewhat different than a project EIR, and must include a description of each anticipated subsequent project that is to be considered within the scope of the Master EIR, including information with regard to the kind, size, intensity, and location of the subsequent project, and a capital outlay or capital improvement program, or other scheduling or implementing device that governs the submission and approval of the subsequent projects (PRC Section 21157(b)(2)). The subsequent projects are discussed in Chapter III of this Master EIR (Project Description), and for quick reference, the required description of the subsequent projects are summarized in Table II-1.

**TABLE II-1  
Subsequent Project Summary  
Fiscalini Ranch Preserve**

Project	Kind	Location	Intensity	Est. Capital Outlay*
<b>West FRP</b>				
Ridge Trail and Gate-compacted soil	Trail- Equestrian, hiking, bike	West FRP	5,100 feet long 6 feet wide	<del>This trail is linked to cell tower, which is under a separate neg dec. No trail improvements.</del>
Forest <del>Look Loop, Safety Signage-compacted soil</del>	Trail-Hiking, bike	West FRP	4,905 feet long 2-4 feet wide	No trail improvements. <del>Signage within 2-yrs. CCSD</del>
Victoria Lane-compacted soil	Trail-Hiking, bike	West FRP	950 feet long 2 feet wide	No improvements
Meander-natural trail	Trail-Hiking, bike	West FRP	1,800 feet long 2-4 feet wide	No improvements
Creek to Forest-Compacted soil or decomposed granite	Trail-Equestrian, hiking, bike	West FRP	2,100 feet long 2-4 feet wide	No improvements
Santa Rosa Creek West-All weather surface	Trail/Road-Equestrian, hiking, bike	West FRP	1,400 feet long 10 feet wide	No improvements
Wallbridge-Compacted soil or decomposed granite	Trail-Hiking	West FRP	2,300 feet long 2-4 feet wide	No improvements
Creek to Ridge-Compacted soil or decomposed granite	Trail, Equestrian, hiking, bike	West FRP	1,300 feet long 2-4 feet wide	Project abandoned
Terrace to Ridge -Compacted soil	Hiking	West FRP	3,000 feet long	No

Project	Kind	Location	Intensity	Est. Capital Outlay*
or decomposed granite			2-4 feet wide	improvements
Cambria Drive Staging Area	General Parking	West FRP	To be determined	TBD
Huntington Lot	General Parking	West FRP	To be determined	No improvements
CCSD WWTP/Windsor Bridge Lot	Parking/Restroom/Trolley Stop	West FRP	To be determined	5-10 years - grants
Windsor Boulevard Lot	Handicapped Parking	West FRP	To be determined	North end complete
Local County Parks-minor improvements	Existing Parking	West FRP	To be determined	Unknown
<a href="#">Cellular Telecommunications</a>	<a href="#">Cell Tower</a>	<a href="#">West FRP</a>	<a href="#">One Facility</a>	<a href="#">Coastal Commission hearing to determine if it will be built</a>
Bank Stabilization-throughout ranch-temporary rechanneling of stream flow and exclusionary fencing	Restoration	West FRP	Areawide	Fall 2007 - grant <a href="#">(completed); on-going as needed</a>
Invasive and Non-native Vegetation Removal-throughout ranch-small equipment or hand work only (no large equipment)	Restoration	West FRP	Areawide	Fall 2007 - CCSD <a href="#">and volunteers (completed), on-going as needed</a>
Seacliff Gully	Stabilization	West FRP	Localized	Underway - CCSD
Warren/Trenton Gully	Stabilization	West FRP	Localized	Unknown
Riparian Enhancement within Santa Rosa Creek, seasonal wetlands, protection of Monterey pine forest, stabilization of coastal bluffs, grassland management	Habitat Restoration	West FRP	Areawide	10-year phased - CCSD, <a href="#">riparian underway</a>
Fuel Management-Lodge Hill	Maintenance	West FRP	Lodge Hill Only	Ongoing - CCSD
<b>East FRP</b>				
Multipurpose Fields	Community Park	East FRP	<a href="#">9.4 acres</a> <del>8.2 acres</del>	3-5 years - grants
<a href="#">Multi-use Court Pad</a>	<a href="#">Community Park</a>	<a href="#">East FRP</a>	<a href="#">0.17 acre</a>	<a href="#">3-5 years - grants</a>
Playground	Community Park	East FRP	<del>.17</del> <a href="#">.19</a> acres	5-7 years -

Project	Kind	Location	Intensity	Est. Capital Outlay*
				grants
Fenced Dog Park	Community Park	East FRP	.458 acres	N/A
Native <a href="#">Landscaping Vegetation Meadow</a>	Community Park	East FRP	<del>4 acres</del> 12.5 acres	N/A
Picnic Areas	Community Park	East FRP	<del>.15 acres</del> 1.6 acres	N/A
Future Community Center	Community Park	East FRP	To be determined	7 years - grant
Restrooms	Community Park	East FRP	<del>565</del> 600 sf	2 years - private
<a href="#">Parking</a>	<a href="#">Community Park, Infrastructure</a>	<a href="#">East FRP</a>	<a href="#">1.55 acres</a>	<a href="#">2 years - grant</a>
Storage/Maintenance Building	Community Park	East FRP	<del>600-sf</del> .10 acre	<del>Open—space</del> 2 years - grant
Santa Rosa Creek East-Compacted soil	Trail-Equestrian, hiking, bike, emergency access	East FRP	4,400 feet long 10-16 feet wide	<del>Natural area</del> No improvements
Ramsey Trail-Compacted soil	Trail-Hiking	East FRP	1,800 feet long 2-4 feet wide	N/A
CCSD Water <a href="#">Facility</a> (Pumphouse) Relocation-1 bldg, emergency generator, pipeline and access	Water Structure	East FRP	3,200 square feet	5-10 years - grant
Bank Stabilization along Santa Rosa Creek and drainages	Stabilization	East FRP	Areawide	2-4 years - grants
Invasive and Non-native Vegetation Removal-throughout ranch-small equipment or hand work only (no large equipment)	Restoration/Maintenance	East FRP	Areawide	<del>3-5</del> years Ongoing - CCSD
Piney Way Gully-a new drainage across the FRP to facilitate drainage flow from this area to Santa Rosa Creek	Restoration/Drainage	East FRP	Santa Rosa Creek Drainage and Gully area	2-3 years - grant
<del>Invasive and Non-native Vegetation Removal throughout ranch-small equipment or hand work only (no large equipment)</del>	<del>Restoration</del>	<del>East FRP</del>	<del>Areawide</del>	<del>Done</del>
Fuel Management	Maintenance	East FRP	Areawide	3-5 years - CCSD
<a href="#">Access Improvements (Rodeo Grounds Drive and Piney Way</a>	<a href="#">Access and Maintenance</a>	<a href="#">East FRP</a>	<a href="#">24 feet wide (primary)</a> <a href="#">16 feet wide</a>	<a href="#">3-5 years</a>

Project	Kind	Location	Intensity	Est. Capital Outlay*
<a href="#">emergency Access</a>			<a href="#">(emergency)</a>	

\* Capital Outlay is defined as a capitol outlay or capital improvement program, or other scheduling or implementing device that governs the submission and approval of subsequent projects (PRC Section 21157(b)(2))

## E. PROJECT ALTERNATIVES

Eight project alternatives (not including the ~~environmentally superior~~ [no project](#) alternatives) were selected for review in the EIR because of their potential to avoid or substantially lessen project impacts, or because they were required under CEQA *Guidelines* (e.g., the no project alternative). These alternatives include the following:

1. No Project Alternative
2. Reduced Project – Alternative A
3. Reduced Project – Alternative B
4. Fixed Sports Fields – Alternative C
5. Reduced Project – Sports Fields Only
6. Reduced Project – No Sports Fields
7. Reduced Project – Passive Recreation
8. West FRP – Onsite Parking
9. West FRP – Offsite Parking
- ~~10. Environmentally Superior Alternative – East FRP~~
- ~~11. Environmentally Superior Alternative – West FRP~~

Of these alternatives, the following were brought forward for further review and consideration:

1. No Project Alternative
2. Reduced Project – Alternative A
3. Reduced Project – Alternative B
4. West FRP – Offsite Parking

The Alternatives section of the document provides qualitative analysis of the alternatives and the level of impact that would result if they were to be implemented. Those alternatives that were determined to significantly reduce the environmental impacts associated with the proposed project and that were determined to be feasible were compared to the proposed project (refer to EIR Section VI, Alternatives Analysis).

~~Three~~ Four alternatives (Sports Fields Only, No Sports Fields, Passive Recreation, and Fixed Sports Fields Alternatives) were rejected for further analysis because they did not meet the objectives of the proposed project to provide a variety of active and passive recreational uses in the community park, including a minimum of four sports fields. The West FRP Onsite Parking Alternative was rejected based on further review of the Management Plan and further consideration of sensitive resources.

Based on the alternatives analysis, the Reduced Project Alternative B is determined to be the Environmentally Superior Alternative for the East FRP. Implementation of this alternative would not avoid potentially significant adverse noise and water supply impacts; however, these impacts would be further minimized (compared to the proposed project with mitigation) due to the reduction in active recreational use area while meeting the objectives of the proposed project. It should be noted that the significant adverse impacts can be reduced with this alternative; however, it does not negate the proposed project, and the proposed project can still be considered a viable alternative.

The Environmentally Superior Alternative for the West FRP is the Proposed Project, with mitigation (the Mitigated Project Alternative). Implementation of this alternative with recommended mitigation measures would reduce all potentially significant impacts associated with the *Public Access and Management Plan* to less than significant.

## F. IMPACT SUMMARY TABLES

The tables on the following pages provide a summary of the potential impacts of the proposed project. The mitigation measures associated with each impact are to be implemented by the project applicant in order to reduce the environmental impacts to a level of insignificance are also summarized. In accordance with CEQA, the Summary Tables identify the following types of potential impacts associated with the proposed development.

**Class I Impacts**—Significant environmental impacts that cannot be fully mitigated or avoided. The decision maker must adopt a “Statement of Overriding Considerations” as required under CEQA Guidelines Section 15093 if the project is approved.

**Class II Impacts**—Significant environmental impacts that can be feasibly mitigated or avoided. The decision maker must issue “Findings” under CEQA *Guidelines* §15091(a) if the project is approved.

**Class III Impacts**—Environmental impacts that are adverse but not significant for which the decision maker does not have to adopt “Findings” under CEQA.

**Class IV Effect**—An effect that would be beneficial, and would reduce existing environmental impacts or hazards.

<p style="text-align: center;"><b>TABLE II-2 – Class I Impacts</b>  <b>Unavoidable Significant Environmental Impacts</b></p> <p style="text-align: center;">(Decision-maker must issue a “Statement of Overriding Considerations” under CEQA Guidelines Section 15093 if the project is approved.)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<b>NOISE (N)</b>				
<u>East FRP</u>	<b>N Impact 43</b> Development of the proposed community park would result in the generation of stationary noise levels exceeding acceptable thresholds at the property line of adjacent existing sensitive land uses, resulting in a potentially significant long-term impact.	Long-term	<p><b>N/mm-43</b> Upon application for a Development Plan/Coastal Development Permit from the County of San Luis Obispo, the CCSD shall incorporate the following operational standards into the <i>Community Park Master Plan</i>:</p> <ul style="list-style-type: none"> <li>a. <del>Any amplified sound (e.g., loudspeakers, game announcers, etc.), should be designed so as to not point in a direction that is directly into a residential area. All loudspeakers and or amplification of sound should point directly into the interior of the park shall be prohibited.</del></li> <li>b. The volume of any amplified event should be limited to the immediate area of the event and shall not exceed a maximum noise level of 70 dBA as measured from the property line.</li> <li>c. <del>The CCSD shall avoid the use of gas powered turf mowers, and shall encourage the use of electric mowers for turf maintenance.</del></li> </ul>	Significant, adverse, and unavoidable
<b>WATER SUPPLY (WS)</b>				
<u>Project-wide</u>	<b>WS Impact 1</b> Development of the proposed project would potentially result in a direct impact to long-term water supply resources during prolonged drought conditions, resulting in a potentially, significant, adverse impact.	Long-term	<p>Implement <b>WS/mm-4</b>.</p> <p><b>WS/mm-1</b> Upon application for land use and construction permits from the County for development of sports fields, construction of restrooms, and installation of landscaping, and prior to site disturbance, the CCSD or project developer shall prepare plans showing the use of indoor and outdoor water conservation strategies and techniques to help offset the</p>	Significant, adverse, and unavoidable

<p style="text-align: center;"><b>TABLE II-2 – Class I Impacts</b>  <b>Unavoidable Significant Environmental Impacts</b>                      (Decision-maker must issue a “Statement of Overriding Considerations” under CEQA Guidelines Section 15093 if the project is approved.)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			proposed anticipated water demand. These measures include but are not limited to: <ul style="list-style-type: none"> <li>a. Landscape plans shall show the extent of permeable and impervious landscape materials, the use of low-water use plant materials selected from an approved County plant list, and a landscape irrigation plan indicating the method for achieving low volume, high efficiency irrigation (i.e., drip irrigation systems with automatic controllers and auto rain shut-off devices).</li> <li>b. If natural turf is proposed, the CCSD shall submit plans showing the use of an evaporative control system (or similar method) for irrigation.</li> <li>c. Incorporate use of pit toilets <u>or composting toilets</u> in restrooms, <u>portable restrooms</u>, or closure of restrooms during drought periods.</li> <li>d. <u>Incorporate the use of hand sanitizers to avoid the use of water for restroom sinks.</u></li> </ul>	
<u>Project-wide</u>	<b>WS Impact 4</b> The existing demand for water supply currently exceeds the available groundwater supply; therefore, use of existing CCSD wells within the Santa Rosa Creek and San Simeon Creek valleys for the proposed project would result in a potentially significant, adverse, unavoidable impact.	Long-term	Implement <b>WS/mm-1</b> .	Significant, adverse, and unavoidable
<u>Cumulative</u>	<b>WS Impact 6</b> Due to the current demand for water resources, and deficient available groundwater supply to meet the demand, implementation of the proposed project including the construction and maintenance of natural turf areas would result in a potentially significant, adverse, unavoidable impact	Long-term	Implement <b>WS/mm – 1 through WS/mm-5</b> .	Significant, adverse, and unavoidable

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<b>GEOLOGY AND SOILS (GEO)</b>				
<u>West FRP</u>	<b>GEO Impact 1</b> Bluff retreat has the potential to undermine the Bluff Trail located on the West FRP.	Long-term	<b>GEO/mm-1</b> Any additional improvements or additions to the Bluff Trail shall be set back from the bluff top a minimum of 25 feet based on site investigations, Coastal Commission and County of San Luis Obispo Department of Planning and Building requirements and guidelines, and to the extent feasible considering protection of wetland resources.	Less than significant with mitigation
<u>West FRP</u>	<b>GEO Impact 2</b> Stormwater runoff within un-stabilized gullies and drainage courses causes erosion and down-gradient sedimentation, resulting in a potentially significant impact.	Long-term	<p><b>GEO/mm-2</b> Upon application for land use and construction permits from the County of San Luis Obispo, prior to site disturbance, and during management of the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:</p> <ul style="list-style-type: none"> <li>a. Implement soil stabilization and erosion prevention measures identified in the <i>Public Access and Management Plan</i> (RRM, 2003) for the Seacliff Gully and portions of the Bluff Trail.</li> <li>b. Plans in conjunction with the Natural Resources Conservation Service (NRCS) shall be developed for the Warren/Trenton Gully.</li> <li>c. The streambank restoration project along Santa Rosa Creek west of Highway 1 shall be monitored and evaluated to determine its effectiveness.</li> <li>d. Additional restoration and bank stabilization efforts within Santa Rosa Creek shall be implemented based on consultation with the Natural Resource Conservation Service (NRCS) or Resource Conservation District (RCD); additional regulatory agency consultation shall</li> </ul>	Less than significant with mitigation



<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/Long-term	Mitigation Measure Summary	Residual Impact
			be implemented within federal and state jurisdictional areas including the California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), and Army Corps of Engineers (ACOE). e. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.	
<u>West FRP</u>	<b>GEO Impact 3</b> Implementation of improvements to existing and proposed trail corridors, soil disturbance, and removal of vegetation would cause erosion and down-gradient sedimentation, resulting in a potentially significant impact.	Short-term	<b>GEO/mm-3</b> Upon application for land use and construction permits to the County of San Luis Obispo, prior to site disturbance, and during management of the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:  a. Implement soil stabilization and erosion prevention measures identified in the <i>Public Access and Management Plan</i> (RRM, 2003). b. <u>If proposed</u> , final design plans for the Creek to Ridge Trail shall demonstrate that the trail alignment is located over less steep areas, and shall include the use of water bars where needed.	Less than significant with mitigation
<u>West FRP</u>	<b>GEO Impact 4</b> Construction and use of the Terrace to Ridge Trail and Creek to Ridge Trail within areas of saturated soil would result in erosion and down-gradient sedimentation, resulting in a potentially significant impact.	Short-term	<b>GEO/mm-4</b> Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, <u>for development of the Terrace to Ridge Trail and maintenance of the Creek to Ridge Trail</u> , the CCSD or its designee shall implement appropriate <del>bridge design and</del> construction methods (i.e., avoid saturated areas, install bridges or raised boardwalks, maintain drainage patterns, etc.) where trails cross wet, boggy areas below springs and seeps.	Less than significant with mitigation

<p style="text-align: center;"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<a href="#">West FRP</a>	<b>GEO Impact 5</b> The high shrink-swell characteristic may result in damage to proposed improvements and inconsistent trail surfaces, resulting in a potentially significant impact.	Long-term	<b>GEO/mm-5</b> Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall prepare trail plans showing the use of boardwalks or engineered base along the trails where severely cracked soils are present. Any asphalt concrete pavement (if proposed) shall be designed with sufficient base material and depth to prevent effects of expansive soils. If construction of boardwalks or engineered base is not feasible, the CCSD or its designee shall prepare and implement a site specific maintenance plan to ensure safe trail surfaces. The plan shall identify the person(s) responsible and schedule for maintenance, and proposed activities for trail improvements.	Less than significant with mitigation
	<del>GEO Impact 6—Future wireless telecommunication facilities located on the West FRP would potentially be subject to ground shaking and liquefaction hazards, resulting in a potentially significant impact.</del>	Long-term	<del>GEO/mm 6—Upon application for land use and construction permits from the County of San Luis Obispo for a wireless telecommunications facility, the CCSD or its designee shall retain a County approved, qualified geologist to prepare a site specific, subsurface investigation regarding liquefaction potential. Based on the results of the investigation, the facility shall be constructed appropriately to minimize this hazard.</del>	<del>Less than significant with mitigation</del>
<a href="#">West FRP</a>	<b>GEO Impact 67</b> The Bluff Trail and Marine Terrace Trail are located within an area potentially affected by a 100-year tsunami event, which would result in a hazard to trail users during the event.	Long-term	<del>GEO/mm-6-7</del> <u>In the event of a tsunami, the CCSD or ranch manager shall post National Weather Service (NWS) warnings at each trailhead, and The CCSD shall</u> create a plan for evacuation based on the NWS warning guidance and the <i>County of San Luis Obispo Tsunami Emergency Response Plan</i> . <u>In the event of an anticipated tsunami, the CCSD or ranch manager shall post NWS warnings at each trailhead.</u>	Less than significant with mitigation
<a href="#">East FRP</a>	<b>GEO Impact 78</b> Stormwater runoff within un-stabilized gullies and drainage courses causes erosion and down-gradient sedimentation, resulting	Long-term	<b>GEO/mm-78</b> Prior to site disturbance and during trail and resource management within the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following	Less than significant with

<p style="text-align: center;"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
	in a potentially significant impact.		measures:  a. Implement Santa Rosa Creek bank stabilization measures identified in the <i>Public Access and Management Plan</i> (RRM, 2003). b. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.  <b>GEO/mm-89</b> Upon application for land use and construction permits for the Santa Rosa Creek Trail, and prior to site disturbance, the CCSD or its designee shall implement the following measures:  a. Runoff from Highway 1 shall be conveyed away from the Santa Rosa Creek Trail by tightlining a drain pipe to the base of the stream bank. b. For the portion of the trail crossing located under Highway 1, the trail design shall provide adequate head clearance for hikers, and a stable crossing over the rip-rap, pursuant to regulatory and responsible agency requirements, including but not limited to the California Department of Transportation and California Department of Fish and Game.  <b>GEO/mm-940</b> Upon application for land use and construction permits to implement the Community Park Master Plan and prior to site disturbance, the CCSD or its designee shall consult with the County of San Luis Obispo to stabilize the offsite drainage swale in the vicinity of Piney Way. The applicant shall also	mitigation

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			implement the storm-drain system described in the Community Park Master Plan Grading and Drainage Concept (firma, 2006) to capture runoff from both watersheds in this area and convey runoff across the site to Santa Rosa Creek. The condition of the hillside vegetation shall be monitored prior to finalizing plans for the storm-drain system.	
<a href="#">East FRP</a>	<b>GEO Impact 89</b> The low to moderate shrink-swell characteristic may result in damage to proposed improvements and inconsistent trail surfaces, resulting in a potentially significant impact.	Long-term	Implement <b>GEO/mm-5</b> .	Less than significant with mitigation
<a href="#">East FRP</a>	<b>GEO Impact 910</b> Seismic-induced strong ground shaking may affect the stability of proposed structures on the East FRP within the Community Park, resulting in a potentially significant impact.	Long-term	<b>GEO/mm-1011</b> Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall retain a County-approved, qualified geologist to prepare and submit a Probabilistic Seismic Hazard Analysis. The analysis shall determine the design-basis earthquake parameters for the building sites proposed in the Community Park Master Plan. Recommendations and requirements presented in the analysis shall be incorporated into construction plans.	Less than significant with mitigation
<a href="#">East FRP</a>	<b>GEO Impact 1011</b> The potential for liquefaction may affect the stability of proposed improvements and structures on the East FRP within the Community Park, resulting in a potentially significant impact.	Long-term	<b>GEO/mm-1112</b> Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall retain a County-approved, qualified geologist to prepare and submit a subsurface investigation of the site. The investigation report shall assess the potential for liquefaction. Building design parameters shall be based on the results of the subsurface investigation. Building foundations shall be founded on competent, native material, not subject to liquefaction.	Less than significant with mitigation

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<a href="#">East FRP</a>	<b>GEO Impact 1112</b> The East FRP is located within an area potentially affected by a 100-year tsunami event, which would result in a hazard to trail and park users during the event.	Long-term	Implement <a href="#">GEO/mm-67</a> .	Less than significant with mitigation
<a href="#">East FRP</a>	<b>GEO Impact 1213</b> Seismically induced slope failure within the Santa Rosa Creek corridor would cause erosion and subsequent sedimentation, in addition to safety hazards due to un-stabilized soils within the riparian corridor, resulting in a potentially significant impact.	Long-term	<a href="#">GEO/mm-1213</a> Prior to site disturbance and during management of the FRP, the CCSD, or its designee, shall implement stream bank restoration projects within Santa Rosa Creek. Restoration efforts shall be based on consultation with the Natural Resources Conservation Service and all other applicable resource agencies including the California Department of Fish and Game, Regional Water Quality Control Board, and Army Corps of Engineers.	Less than significant with mitigation
<b>HYDROLOGY (HYD)</b>				
<a href="#">West FRP</a>	<b>HYD Impact 1</b> Proposed improvements on the West FRP could incrementally affect drainage patterns and flow rates.	Long-term	<a href="#">HYD/mm-1</a> During restoration activities within the Seacliff Gully, soil stabilization measures shall be implemented to ensure that sedimentation or debris do not move downstream and reduce the drainage capacity of the 36-inch culvert beneath Windsor Boulevard.	Less than significant with mitigation
<a href="#">West FRP</a>	<b>HYD Impact 2</b> Proposed trail improvements, <a href="#">existing</a> parking areas, boardwalks, gates, benches, and maintenance activities on the West FRP, could incrementally affect drainage patterns and flow rates, or increase the potential for flooding.	Long-term	Implement <a href="#">GEO/mm-2</a> .	Less than significant with mitigation
<a href="#">East FRP</a>	<b>HYD Impact 3</b> Proposed improvements on the East FRP, including trails, maintenance, and community park elements could incrementally affect drainage patterns and flow rates.	Long-term	Implement <a href="#">GEO/mm-2</a> <a href="#">and HM/mm-4</a> .  <a href="#">HYD/mm-2</a> Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance for development of the East FRP, the CCSD or its designee shall submit preliminary grading and drainage plans	Less than significant with mitigation

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			incorporating the use of bioswales (or a similar method) to facilitate the flow of stormwater towards Santa Rosa Creek. The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons, sediment and other potential pollutants from stormwater runoff.	
<u>East FRP</u>	<b>HYD Impact 4</b> Proposed structures on the East FRP, within the proposed Community Park, including a storage and maintenance building and gazebo would be located within the 100-flood zone, and would potentially obstruct floodwaters.	Long-term	<b>HYD/mm-3</b> Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall submit plans demonstrating that no buildings shall be located within the 100-year flood zone, or that any structures would be located one foot above the 100-year flood zone.	Less than significant with mitigation
<b>BIOLOGICAL RESOURCES (BIO)</b>				
<u>West FRP</u>	<b>BIO Impact 1</b> Construction of trails and associated improvements has potential to impact riparian and wetland habitat associated with Santa Rosa Creek and various smaller drainages and seasonal wetland areas both within and downstream from the West FRP, resulting in a potentially significant impact.	Short-term	<b>BIO/mm-1</b> Upon application for construction permits from the County, and site disturbance within jurisdictional areas, the CCSD, or its designee, shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies. These may include, but may not be limited to: (1) Army Corps of Engineers Section 404 Nationwide Permit or Individual Permit for impacts to Army Corps of Engineers jurisdictional wetlands or other waters; (2) Regional Water Quality Control Board Section 401 Water Quality Certification for discharges “Waters of the U.S.” and/or “Waters of the State;” (3) California Department of Fish and Game Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages; <del>and;</del> (4) <a href="#">U.S. Fish and Wildlife Service consultation</a> ; (5) <a href="#">NOAA Fisheries consultation</a> ; and (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development	Less than significant with mitigation

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			<p>Permit.</p> <p><b>BIO/mm-2</b> Prior to construction, the CCSD or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).</p> <p><b>BIO/mm-3</b> Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.</p>	

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<a href="#">Locale</a>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p><b>BIO/mm-4</b> Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.</p> <p><b>BIO/mm-5</b> To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).</p> <p><b>BIO/mm-6</b> Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.</p> <p><b>BIO/mm-7</b> Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season.</p>	



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			<p>All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.</p> <p><b>BIO/mm-8</b> Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat for each square foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of exotic species removal, revegetation with suitable native species <u>(native to the FRP to the maximum extent feasible)</u>, and maintenance and monitoring of the enhanced areas per the conditions of agency permits obtained for the project. A Habitat Revegetation and Restoration Plan for the project shall be prepared in consultation with the California Department of Fish and Game and the Army Corps of Engineers. A qualified restoration biologist and/or horticulturalist approved by the CCSD shall be retained by the CCSD or its designee to prepare the Habitat Revegetation and Restoration Plan. The Plan shall include success criteria goals</p>	

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			<p>and a five-year monitoring schedule. The qualified biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts.</p> <p><b>BIO/mm-9</b> Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation (<a href="#">native to the FRP to the maximum extent feasible</a>) to reduce the risk of erosion, per the requirements of the Habitat Revegetation and Restoration Plan and the Storm Water Pollution Prevention Plan. Areas experiencing temporary disturbance should be replanted with native species that are characteristic of habitats in the project site area.</p>	
<a href="#">West FRP</a>	<p><b>BIO Impact 2</b> Implementation of proposed trail improvements to the Ridge Trail, Forest Loop Trail, Victoria Lane Trail, Meander Trail, Creek to Ridge Trail, Wallbridge Trail, and Terrace to Ridge Trail has potential to impact sensitive plant species and native habitats including Cambria morning glory, San Luis Obispo paint brush, compact cobwebby thistle, Monterey pine forest, and native grassland present within and adjacent to proposed trail routes, resulting in a potentially significant impact.</p>	Short-term	<p><b>BIO/mm-10</b> Prior to application for land use and construction permits from the County and prior to trail construction in areas known to contain sensitive plant species or native habitats, the CCSD or its designee shall retain a qualified botanist/biologist to conduct focused surveys during the appropriate flowering periods within the specific areas proposed for disturbance. Surveys will focus on those plants and habitats noted as present or as having a high potential for occurrence. Based on the survey results, trail locations shall be altered where possible to minimize disturbance or loss of identified plants and habitats.</p> <p><b>BIO/mm-11</b> If disturbance of special-status plants or native habitats located on site cannot be completely avoided through design modification, impacts shall be quantified by number of</p>	Less than significant with mitigation

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			<p>individuals and by area disturbed, and a Rare Plant Mitigation Plan shall be prepared by a qualified biologist that specifically addresses impacts to and appropriate mitigation and conservation measures for those impacts. The Plan shall identify areas on the project site suitable for sensitive species habitat restoration and revegetation, and shall include planting methods, maintenance and monitoring requirements, and success criteria. Depending on the species at issue, measures may include preservation of areas containing significant populations, potential transplanting of individual plants, and plant propagation and revegetation within appropriate on-site habitats. Removal or pruning of Monterey pine trees required for hazard reduction or fire safety purposes shall not require mitigation under this measure, but pruning shall follow accepted procedures to avoid harm to the tree.</p> <p><b>BIO/mm-12</b> A qualified biological monitor shall be retained consistent with BIO/mm-2 to ensure that remaining plants and habitats are not inadvertently disturbed during construction activities. Prior to any project-related ground disturbance, all contractors associated with the construction phases of the proposed project shall be trained by the biological monitor on the identification and biology of sensitive plant species and habitats known in the vicinity of the project area. Work areas should also be clearly delineated and flagged to limit vehicular and foot access to only those areas necessary for project completion. These areas should be designated by the biological monitor to avoid/discourage unnecessary damage to sensitive species and habitats within and near the project area.</p>	

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<u>Locale</u>	Description of Impact	Short/Long-term	Mitigation Measure Summary	Residual Impact
<a href="#">West FRP</a>	<b>BIO Impact 3</b> Realignment of trails to avoid special status plant species may result in potentially significant impacts to cultural resources.	Long-term	<p>Implement CULT/mm-1 through CULT/mm-8.</p> <p><b>BIO/mm-13</b> Prior to application for land use and construction permits from the County and prior to trail construction within sensitive areas, the CCSD or its designee shall ensure that all resources are considered and avoided where feasible. If conflicts arise, the CCSD shall consult with appropriate agencies to resolve the conflicts (e.g., California Department of Fish and Game, California Coastal Commission, Army Corps of Engineers, Office of Historic Preservation, County of San Luis Obispo).</p>	Less than significant with mitigation
<a href="#">West FRP</a>	<b>BIO Impact 4</b> <u>Construction activities could result in direct disturbance to terrestrial species dens or nests, resulting in a potentially significant impact.</u>	<u>Short-term</u>	<p><u>BIO/mm-14</u> <u>Prior to initiation of construction activities, including trail improvements construction requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified biologist to conduct a pre-activity survey for active nests, dens, or burrows. The survey shall be conducted within 30 days prior to proposed site disturbance and construction activities. Results of the survey shall immediately be submitted to the CDFG as necessary. The survey report shall include the date of the survey, methods of inspection, and findings. Disturbance of any active nest, den, or burrow shall be prohibited.</u></p> <p><u>a. If active burrows of Monterey dusky-footed woodrats are found within proposed development areas during the survey, the biologist shall establish an appropriate buffer area to protect the nest(s). No site disturbance shall occur within the buffer area until a Memorandum of</u></p>	<u>Less than significant with mitigation</u>

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			<p><u>Understanding (MOU) is obtained from CDFG. An alternative to buffer area is to disassemble nests by hand outside of the nesting season (February through September) and allow the woodrats to leave the site.</u></p> <p><u>b. If the pre-construction survey finds potential American badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope is not available, occupation of the den can be determined by partially obscuring the den entrance with sticks and leaves to indicate animal passage into and out of the den and dusting the den entrance with a fine layer of dust or tracking material for three consecutive nights and examining the following mornings for footprints. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. If badger dens are found on the property during the pre-construction survey, the CDFG wildlife biologist for the area shall be contacted to review current allowable management practices.</u></p>	

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<u>West FRP</u>	<b>BIO Impact 54</b> Trail construction has potential to directly impact aquatic wildlife species and habitats associated with Santa Rosa Creek both within the project area and downstream from the site, resulting in a potentially significant impact.	Short-term	<p>Implement <b>BIO/mm-1</b> thru <b>BIO/mm-97</b>, in addition to the following:</p> <p><b>BIO/mm-1514</b> To the extent practicable, construction activities within or adjacent to Santa Rosa Creek (within 100 feet) shall be conducted during the dry season (May 15 through October 15).</p> <p><b>BIO/mm-1615</b> At least two weeks prior to start of trail or bridge construction within or adjacent to Santa Rosa Creek (within 100 feet), the CCSD shall retain a qualified biologist to conduct pre-construction surveys within the construction areas to determine the presence of special-status aquatic species. In the event that special-status species are observed within the project site, the appropriate agencies shall be contacted for further consultation. If any life stage of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle is found and these individuals are likely to be killed or injured by work activities, the approved biologist(s) shall be allowed sufficient time to move them from the site before work activities begin. The biologist(s) shall relocate any steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle the shortest distance possible to a location that contains suitable habitat that will not be affected by the activities associated with the proposed project. The biologist(s) shall maintain detailed records of any individuals that are moved (i.e., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining whether translocated animals are returning to the point of capture. Only United States Fish and Wildlife Service, National Marine Fisheries Service, and California Department of</p>	Less than significant with mitigation

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<a href="#">Locale</a>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p>Fish and Game-approved biologists working under proper permit authority shall participate in any activities associated with the capture, handling, and monitoring of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle.</p> <p><b>BIO/mm-1716</b> Prior to construction, an approved biologist(s) shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of steelhead, California red-legged frog, tidewater goby, and Southwestern pond turtle and their habitat; the specific measures that are being implemented to conserve the species for the current project; and the boundaries within which the project may be accomplished. Members of the construction crews shall understand all terms, constraints, and special conditions provided by, but not limited to, United States Fish and Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers, California Department of Fish and Game, California Coastal Commission, and Regional Water Quality Control Board. Upon completion of this review and understanding, each construction crew member shall sign a worker training form. This form shall be provided with the completion report upon completion of project construction.</p> <p><b>BIO/mm-1817</b> In order to minimize the possibility of injuring special-status species and other wildlife, herbaceous and small woody vegetation within the project impact area shall be removed by hand with portable motorized equipment (i.e., chainsaws, etc.), prior to the use of heavy equipment or machinery. A qualified biologist shall be on-site to provide clearance for special-status species immediately prior to</p>	

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<a href="#">Locale</a>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p>vegetation removal activities. The biological monitor shall have general knowledge of the natural resources of the area and shall also be experienced in the identification of special-status wildlife species (e.g., California red-legged frog, western pond turtle). In the event of a red-legged frog take, the United States Fish and Wildlife Service shall be notified as soon as is reasonably possible. In the event of a steelhead take, National Marine Fisheries Service shall be contacted and the steelhead shall be removed from the project site and kept in a freezer until further direction from National Marine Fisheries Service.</p> <p><b>BIO/mm-1918</b> The number of access routes, size of staging areas, and the total area of activity shall be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas shall be established to confine access routes and construction areas to the minimum area necessary to complete construction and minimize the impact to steelhead, California red-legged frog, and Southwestern pond turtle habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.</p> <p><b>BIO/mm-2019</b> During project activities adjacent to Santa Rosa Creek, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.</p> <p><b>BIO/mm-2120</b> All refueling, maintenance, and staging of equipment and vehicles shall occur at designated locations at</p>	



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			<p>least 100 feet from riparian areas. Fueling locations shall have spill containment measures and materials present at all times. The monitor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take shall a spill occur.</p> <p><b>BIO/mm-2224</b> Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation <del>suitable for native to</del> the area. Locally collected plant materials shall be used to the extent practicable. Invasive non-native plants within disturbed areas shall be controlled to the maximum extent practicable.</p> <p><b>BIO/mm-2322</b> Prior to any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and approved by National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game, and the streambed within the work area shall be dewatered. The form and function of the diversion and all pumps included in the dewatering strategy shall be designed to ensure a dry work environment and minimize impacts to aquatic species. The stream diversion and dewatering effort shall be conducted under the direct and continuous supervision of a qualified biologist to ensure the proper form and function of the diversion.</p> <p><b>BIO/mm-2423</b> To control sedimentation during and after project implementation, the contractor shall implement Best Management Practices (BMPs) outlined in any authorizations or</p>	

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<a href="#">Locale</a>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			permits issued under the authorities of the Clean Water Act for the project. If BMPs are ineffective, the contractor shall attempt to remedy the situation immediately, in consultation with the environmental monitor and the CCSD.	
<a href="#">West FRP</a>	<p><b>BIO Impact 65</b> Trail construction and tree pruning or removal activities within and adjacent to the riparian corridor of Santa Rosa Creek, and in Monterey pine forest and annual grassland habitats, has potential to impact nesting birds during the typical nesting season (February 15 to September 1), <u>and burrowing owl throughout the year</u>, resulting in a potentially significant impact.</p>	Long-term	<p><b>BIO/mm-2524</b> Prior to construction, if construction activities, <u>use of heavy equipment</u>, or tree pruning or removal are scheduled to occur during the typical bird nesting season (February 15 to September 1) a qualified biologist shall be retained to conduct a preconstruction survey (approximately one week prior to construction) to determine presence/absence for tree-nesting birds within riparian corridors and woodland areas, and ground-nesting birds within annual grasslands onsite. If no nesting activities are detected within the proposed work area, noise-producing construction activities or tree removals may proceed. If nesting activity is confirmed during preconstruction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 500 feet of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys will be passed immediately to the California Department of Fish and Game, possibly with recommendations for buffer zone changes, as needed, around individual nests. <del>Tree removal activities in riparian or Monterey pine forest areas shall be monitored for nesting birds and documented by the biological monitor regardless of time of year.</del> <u>Outside of the typical nesting season, trees proposed for removal shall be inspected by the Ranch Manager or designee.</u></p> <p><b>BIO/mm-26</b> <u>Prior to initiation of construction activities, including trail improvements requiring ground disturbance and/or</u></p>	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p><u>use of heavy equipment, the CCSD or its designee shall retain a qualified wildlife biologist to conduct a pre-activity survey for burrowing owl. The survey shall be conducted within 30-days prior to site disturbance. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed. Results of the survey shall be documented in a report and shall include the date of the survey, methods of inspection, and findings. The report shall be submitted to the California Department of Fish and Game (CDFG). If no burrowing owls are found to occupy the site at that time, no further measures would be necessary unless burrowing owls are subsequently observed at the project site, in which case the following mitigation measure would be implemented.</u></p> <p><u>If burrowing owls are found within the area proposed for disturbance, the CCSD or its designee shall immediately contact the CDFG and implement all measures identified in the “Staff Report for Mitigating Impacts to the Burrowing Owl” (CDFG, 1995), and any additional measures required by CDFG. Burrowing owl burrows shall be avoided. No disturbance shall occur within 50 meters of occupied burrowing owl burrows during the non-breeding season (September 1 through January 31) or within 75 meters during the breeding season (February 1 through August 31).</u></p>	
<u>East FRP</u>	<b>BIO Impact 76</b> Construction of trails, recreational fields, the Piney Way emergency access road, and associated improvements has potential to impact riparian and wetland habitat associated with Santa	Short-term	Implement Mitigation Measures <b>BIO/mm-1 through BIO/mm-9</b> prior to and during construction activities on the East FRP.	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
	Rosa Creek and seasonal wetland areas both within, adjacent to, and downstream from the East FRP, resulting in a potentially significant impact.			
<u>East FRP</u>	<b>BIO Impact 8<del>7</del></b> Construction of the East FRP portion of the project has potential to impact sensitive plant species and native habitats including Cambria morning glory, Monterey pine forest, and native grassland present within and adjacent to proposed trails, recreational fields, and associated development areas, resulting in a potentially significant impact.	Short-term	Implement Mitigation Measures <b>BIO/mm-10 through BIO/mm-12</b> during construction activities on the East FRP.	Less than significant with mitigation
<u>East FRP</u>	<b>BIO Impact 9</b> <u>Construction activities could result in direct disturbance to terrestrial species dens or nests, resulting in a potentially significant impact.</u>	<u>Short-term</u>	<u>Implement BIO/mm-14 during construction activities on the East FRP.</u>	<u>Less than significant with mitigation</u>
<u>East FRP</u>	<b>BIO Impact 10<del>8</del></b> –Trail and recreational facility construction has potential to directly impact aquatic wildlife species and habitats associated with Santa Rosa Creek both within the project area and downstream from the site, resulting in a potentially significant impact.	Short-term	Implement Mitigation Measures <b>BIO/mm-1 through BIO/mm-9</b> , and measures <b>BIO/mm-15<del>13</del> through BIO/mm-24<del>22</del></b> during construction activities on the East FRP. <u>Implement HYD/mm-2.</u>	Less than significant with mitigation
<u>East FRP</u>	<b>BIO Impact 11<del>9</del></b> Trail construction and tree pruning or removal activities within and adjacent to the riparian corridor of Santa Rosa Creek, and in Monterey pine forest and annual grassland habitats, has potential to impact nesting birds during the typical nesting season (February 15 to September 1), <u>and burrowing owls throughout the year,</u> resulting in a potentially significant impact.	Long-term	Implement Mitigation Measure <b>BIO/mm-25<del>23</del> and BIO/mm-26</b> <u>during construction activities on the East FRP.</u>	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<u>Cumulative</u>	<b>BIO Impact 1240</b> The impacts to sensitive species and habitats resulting from development of the proposed project would result in the direct loss of biological resources, and would contribute to the cumulative degradation of biological resources of the area, resulting in a potentially significant cumulative impact.	Long-term	Implement BIO/mm-1 through <b>BIO/mm-2623</b> .  <del>BIO/mm-27 — For the life of the project, no vehicular parking shall be allowed on the Fiscalini Ranch Preserve, with the exception of: existing American Disabilities Act (ADA) parking located at the northern terminus of the Marine Terrace Trail / Bluff Trail; the existing turn-out at the Highway 1 staging area; parking included in the approved Community Park Master Plan on the East Fiscalini Ranch Preserve; and, maintenance and emergency vehicles and equipment.</del>	Less than significant with mitigation
<p align="center"><b>CULTURAL RESOURCES (CULT)</b></p>				
<u>West FRP</u>	<b>CULT Impact 1</b> Development of the Ridge Trail, Forest Loop Trail, Meander Trail, Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail would result in direct disturbance of known significant archaeological sites, resulting in a potentially significant impact.	Short-term	<b>CULT/mm-1</b> Upon preparation of grading and construction plans for the Ridge Trail, Forest Loop Trail, Meander Trail, Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an “Environmentally Sensitive Area” (ESA), and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA or ESA buffer.  a. If due to other significant environmental constraints, any known archaeological sites (ESAs) cannot feasibly be avoided, the CCSD or its designee shall retain a County-approved, qualified subsurface archaeologist to	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<a href="#">Locale</a>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p>conduct a Phase II subsurface survey. The Phase II subsurface survey shall provide recommendations, if necessary, for further study, which may include a Phase III data recovery program. The CCSD or its designee shall implement the recommendations proposed in the Phase II subsurface survey report.</p> <p><b>CULT/mm-2</b> Prior to application for construction permits from the County of San Luis Obispo (or prior to approval of final plans by the CCSD) for trail construction on the FRP, the CCSD or its designee shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the County Environmental Coordinator. If a County permit is not required, the plan shall be approved by the CCSD. The monitoring plan shall be integrated with other required site specific monitoring plans and the SWPPP (BIO/mm-1, BIO/mm-2, and BIO/mm-3) and shall include at a minimum with regard to cultural resources:</p> <ol style="list-style-type: none"> <li>a. List of qualified cultural resources personnel involved in the monitoring activities;</li> <li>b. Description of how the cultural resources monitoring shall occur;</li> <li>c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);</li> <li>d. Description of what resources are expected to be encountered;</li> <li>e. Description of circumstances that would result in the halting of work at the project site (e.g. What is</li> </ol>	

<p style="text-align: center;"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<a href="#">Locale</a>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p>considered “significant” archaeological resources?);</p> <p>f. Description of procedures for halting work on the site and notification procedures;</p> <p>g. Description of monitoring reporting procedures.</p> <p><b>CULT/mm-3</b> Prior to site disturbance, the applicant shall retain a qualified archaeologist (approved by the CCSD and County Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources 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 applicant shall implement the mitigation as required by the Environmental Coordinator.</p> <p><b>CULT/mm-4</b> Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.</p>	
<a href="#">West FRP</a>	<b>CULT Impact 2</b> Realignment of trails to avoid significant cultural sites may result in potentially significant impacts to biological resources, including sensitive habitats and special-status plant species.	Short-term	Implement <a href="#">BIO/mm-5, and BIO/mm-10+ through and</a> <a href="#">BIO/mm-13</a> .	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/Long-term	Mitigation Measure Summary	Residual Impact
<a href="#">West FRP</a>	<b>CULT Impact 3</b> Construction, improvements to, and maintenance of the proposed Victoria Lane Trail, Wallbridge Trail, and Terrace to Ridge Trail may result in the disturbance and destruction of unknown subsurface cultural resources, resulting in a potentially significant impact.	Long-term	Implement <b>CULT/mm-2 through CULT/mm-4</b> .  <b>CULT/mm-5</b> Prior to preparation of grading and construction plans for the Victoria Lane Trail, Wallbridge Trail, and Terrace to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an ESA and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA.	Less than significant with mitigation
<a href="#">West FRP</a>	<b>CULT Impact 4</b> Implementation of the proposed Management Plan on the West FRP may result in increased looting of significant cultural materials, resulting in a potentially significant impact.	Long-term	<b>CULT/mm-6</b> Upon implementation of proposed trail and amenity improvements, the CCSD or its designee shall implement a sign program for the protection of environmental resources. Signage shall include the following, or similar, language: “Please stay on designated trails. Disturbance of sensitive biological habitats and collection of artifacts such as arrowheads, old bottles, and other materials is extremely damaging”. At a minimum, signage shall be placed at trailheads.	Less than significant with mitigation
<a href="#">West FRP</a>	<b>CULT Impact 5</b> Implementation of the proposed Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail may result in the disturbance of historical artifacts, resulting in a potentially significant impact.	Short-term	Implement <b>CULT/mm-2</b> .  <b>CULT/mm-7</b> Prior to site disturbance associated with the Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail, the applicant shall retain a qualified historical archaeologist (approved by the CCSD and County Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise	Less than significant with mitigation



<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<a href="#">Locale</a>	Description of Impact	Short/Long-term	Mitigation Measure Summary	Residual Impact
			<p>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 applicant shall implement the mitigation as required by the Environmental Coordinator.</p> <p><b>CULT/mm-8</b> Upon completion of all monitoring/mitigation activities, the consulting historical archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.</p>	
<a href="#">East FRP</a>	<p><b>CULT Impact 6</b> During construction activities associated with the Santa Rosa Creek Trail and community park, unknown cultural resources may be discovered. Disturbance, destruction, or looting of such resources would result in a potentially significant impact.</p>	Short-term	<p><b>CULT/mm-9</b> In the event archaeological or historical resources are unearthed or discovered during any construction activities, the following shall apply:</p> <ul style="list-style-type: none"> <li>a. Construction activities shall cease, and the CCSD or its designee, the County Environmental Coordinator, and County Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist or historian (as applicable), and disposition of artifacts may be accomplished in accordance with state and federal law.</li> <li>b. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the CCSD, County Environmental Coordinator, and County</li> </ul>	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			Planning Department so proper disposition may be accomplished. c. Implement CULT/mm-1 through CULT/mm-8 as applicable.	
<p align="center"><b>AESTHETIC RESOURCES (AES)</b></p>				
	<del>AES Impact 1— Visibility of wireless telecommunication facilities could result in highly noticeable built elements contrasting with the natural setting of the FRP, community and Highway 1 corridor and could substantially degrade visual quality, resulting in a potentially significant impact.</del>	Long-term	<del>AES/mm-1— Upon application for land use and construction permits from the County for wireless telecommunication facilities, the CCSD or its designee shall provide a comprehensive visual impact assessment to the County of San Luis Obispo Department of Planning and Building for review and approval.</del>	<del>Less than significant with mitigation</del>
<u>West FRP</u>	<b>AES Impact 12</b> Visibility of a pedestrian bridge over Highway 1 could result in highly noticeable built element contrasting with the natural setting of the Scenic Highway, the FRP, and the community of Cambria and could substantially degrade visual quality, resulting in a potentially significant impact.	Long-term	<b>AES/mm-12</b> Upon preparation of plans for the pedestrian bridge, and prior to application for land use and construction permits from the County and an encroachment permit from Caltrans, the CCSD or its designee shall develop an architectural review board to design the pedestrian bridge. The board shall consist of architects, planners, builders and interested citizens from the community.  <b>AES/mm-23</b> Upon application for land use and construction permits from the County for the pedestrian bridge over Highway 1, the CCSD or its designee shall provide plans for the bridge to the California Department of Transportation and the County of San Luis Obispo Department of Planning and Building for review and approval. Proposed plans shall include the following elements:  a. The pedestrian bridge shall be designed to be subordinate to, and blend with, the rural character of the	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p>area.</p> <p>b. Where feasible, portions of the bridge shall be screened utilizing native vegetation (<u>native to the FRP</u>), however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views.</p> <p>c. The location and design of the bridge shall minimize the need for tree removal, and if trees are required to be removed, the site shall be replanted with similar species or other species which are reflective of the community character.</p> <p>d. Colors and materials shall be selected to blend into the surrounding landscape, and shall also comply with California Department of Transportation requirements.</p> <p><b>AES/mm-34</b> Upon application for land use and construction permits from the County for the pedestrian bridge over Highway 1, the CCSD or its designee shall provide a comprehensive visual impact assessment to the California Department of Transportation and the County of San Luis Obispo Department of Planning and Building for review and approval.</p>	
<u>West FRP</u>	<b>AES Impact 23</b> Trails and access roads that visually contrast with the surrounding landscape could be seen from great distances as scars on the land and could adversely affect the natural visual setting of the FRP and coastline, resulting in a potentially significant impact.	Long-term	<p><b>AES/mm-45</b> Upon application for land use and construction permits from the County, and prior to site disturbance, proposed trail and road design plans shall include the following standards and concepts:</p> <p>a. All boardwalks, bridges, retaining structures, edge stops, railing and other visible features shall be made of natural or natural appearing materials that have low</p>	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p>reflective qualities and do not visually contrast with the natural colors of the adjacent landcover.</p> <p>b. All path and access road surfaces, including emergency and maintenance vehicle roads shall match the color of the adjacent native earth. Decomposed granite and polymer surfaces, “all-weather surfaces,” American Disabilities Act (ADA) compliant stable surfaces, and compacted imported earth surfaces shall be designed and constructed to match the color of the adjacent soil. This requirement shall also apply to all road-related culverts, rock slope protection, and drainage systems.</p> <p>c. All trail and road design shall minimize grading by following the natural contours of the land as much as possible. Where grading is unavoidable, all slopes shall include slope-rounding to reduce the engineered appearance of the earthwork.</p>	
<u>West FRP</u>	<p><b>AES Impact 34</b> Signage required for proposed trails, parking and staging, interpretive, safety and other purposes could block scenic views and create visual clutter on the FRP, the Highway 1 corridor and the community of Cambria, resulting in a potentially significant impact.</p>	Long-term	<p><b>AES/mm-56</b> Upon application for land use and construction permits from the County, and prior to site disturbance, a signage plan shall be prepared, and shall include the following standards and concepts:</p> <p>a. All signs shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover. Exceptions shall be made in keeping with applicable ADA and safety standards.</p>	Less than significant with mitigation

<p style="text-align: center;"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			b. All signs shall be the minimum size necessary for their intended purpose, in keeping with applicable ADA and safety standards.  c. All signs shall be placed in the least visually obtrusive location possible consistent with their intended purpose, without blocking views of the Pacific Ocean or other scenic resources, and in keeping with applicable ADA and safety standards.  <u>d. The proposed signage plan shall be developed by the CCSD and Friends of the Fiscalini Ranch Preserve in consultation with the Easement Holder, and incorporated into the Management Plan. prior to submittal to the County.</u>	
<u>West FRP</u>	<b>AES Impact 45</b> Maintenance activities inconsistent with the aesthetic goals of the Public Access and Management Plan could result in adverse visual impacts.	Long-term	<b>AES/mm-67</b> All maintenance work within the FRP shall comply with the visual appearance requirements of the various sections of the Public Access and Management Plan. Special attention shall be given to paint and finish colors, imported fill and surfacing materials, replacement plants, and soil disturbance.	Less than significant with mitigation
<u>West FRP</u>	<b>AES Impact 56</b> Screen planting installed at the time of the related plan improvement could result in significant short term visual impacts due to the time required for planting to mature and become effective.	Short-term	<b>AES/mm-78</b> Upon implementation of the Public Access and Management Plan, short-term actions of phased improvements shall include the following concept:  a. Install and maintain visual screen planting where feasible at areas identified in the <i>Management Plan</i> and subsequent visual assessments as areas likely to	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			require screening in the future.	
<u>West FRP</u>	<b>AES Impact 67</b> Visibility of a central staging area adjacent to Highway 1 could result in highly noticeable built elements and clutter contrasting with the natural setting of the Scenic Highway, the FRP, and the community of Cambria, and could substantially degrade visual quality, resulting in a potentially significant impact.	Long-term	<b>AES/mm-89</b> Upon application for land use and construction permits from the County, and prior to site disturbance to establish the Highway 1 central staging area, the CCSD or its designee shall provide a comprehensive visual impact assessment to the County of San Luis Obispo Department of Planning and Building for review and approval. This plan shall incorporate the following elements: <ul style="list-style-type: none"> <li>a. Visual screening from Highway 1, location of any structures to minimize views from Highway 1.</li> <li>b. Shielded lighting (if lighting is proposed).</li> <li>c. Appropriate colors and materials consistent with the County of San Luis Obispo Community Plan, County Design Guidelines, and <i>Public Access and Management Plan</i>.</li> </ul>	Less than significant with mitigation
<u>West FRP</u>	<b>AES Impact 78</b> Visibility of a highly contrasting imported fill and topsoil material for gully stabilization could result in a noticeable earthwork operation, inconsistent with the natural setting of the FRP and coast, resulting in a potentially significant impact.	Long-term	<b>AES/mm-940</b> During restoration activities associated with the Seaclift gully, all topsoil and fill material used for gully repair and exposed to view shall be similar in color and brightness to the soil of the adjacent native ground.	Less than significant with mitigation
<u>East FRP</u>	<b>AES Impact 89</b> Trails and access roads that visually contrast with the surrounding landscape could be seen from great distances as scars on the land and could adversely affect the natural visual setting of the East FRP, resulting in a potentially significant impact.	Long-term	Implement <b>AES/mm-45</b> .	Less than significant with mitigation
<u>East FRP</u>	<b>AES Impact 940</b> Signage required for proposed	Long-term	Implement <b>AES/mm-56</b> .	Less than

<p style="text-align: center;"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
	trails, staging, interpretive, safety and other purposes could block scenic views and create visual clutter on the FRP, the Highway 1 corridor and the community of Cambria, resulting in a potentially significant impact.			significant with mitigation
<u>East FRP</u>	<b>AES Impact <del>10</del>11</b> Maintenance activities inconsistent with the aesthetic goals of the Public Access and Management Plan could result in adverse visual impacts.	Long-term	Implement <b>AES/mm-<del>6</del>7</b> .	Less than significant with mitigation
<u>East FRP</u>	<b>AES Impact <del>11</del>12</b> Screen planting installed at the time of the related plan improvement could result in significant short term visual impacts due to the time required for planting to mature and become effective.	Short-term	Implement <b>AES/mm-<del>7</del>8</b> .	Less than significant with mitigation
<u>East FRP</u>	<b>AES Impact <del>12</del>13</b> Proposed structures and <u>security</u> lighting <u>within</u> of the future community park could result in development that would be out of character with the setting resulting in adverse visual impacts to the community.	Long-term	<b>AES/mm-<del>10</del>11</b> Upon application for land use and construction permits from the County for the community park, the CCSD or its designee shall provide a comprehensive visual impact assessment of proposed buildings and associated structural improvements to the County of San Luis Obispo Department of Planning and Building for review and approval. <u>Proposed structures shall comply with the following performance standards:</u>  a. <u>The proposed design shall include elements consistent with the rural character of Cambria.</u> b. <u>Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.</u> c. <u>Roof materials shall be non-reflective.</u>	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p><u><a href="#">AES/mm-11</a></u> Upon application for land use and construction permits from the County for the community park, the CCSD or its designee shall provide a security lighting plan showing shielded fixtures and the use of motion sensors. Exterior lighting shall be limited to security lighting on the community center restrooms, bridge, playground, and parking area. All exterior lighting shall be shielded and directed to the ground. All exterior lighting shall not be directed towards the sky, a structure wall, or towards the property boundary.</p>	
<u><a href="#">East FRP</a></u>	<p><b>AES Impact 13<del>14</del></b> Visibility of the relocated water <u><a href="#">facility works</a></u> or County storage yard from Rodeo Grounds Drive or other public roads or areas could result in cluttered views incompatible with the adjacent community and future park, resulting in a potentially significant impact.</p>	Long-term	<p><b>AES/mm-12</b> Upon application for land use and construction permits from the County to relocate the CCSD water works or County storage yard, the CCSD or its designee shall submit design plans including, but not limited to, the following elements:</p> <ul style="list-style-type: none"> <li>a. The proposed design shall include elements consistent with the rural character of Cambria.</li> <li>b. Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.</li> <li>c. Landscape screening, consisting of native <u><a href="#">(native to the FRP)</a></u>, drought-tolerant plant and shrub species, shall provide a minimum of 50 percent screening from the park area.</li> <li>d. Stored and stockpiled materials shall be shielded from view by solid fencing and/or <u><a href="#">native</a></u> vegetation, or the proposed structures.</li> </ul> <p><b>AES/mm-13</b> Upon application for land use and construction permits from the County to relocate the CCSD water <u><a href="#">facility</a></u></p>	Less than significant with mitigation



<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<del>works</del> or County storage yard, the CCSD or its designee shall provide a comprehensive Visual Impact Assessment to the County of San Luis Obispo Department of Planning and Building for review and approval.	
<b>TRANSPORTATION AND CIRCULATION (TC)</b>				
<u>West FRP</u>	<b>TC Impact 1</b> Implementation of the proposed Public Access and Management Plan would result in an increase in visitors to the FRP, and vehicle trips within adjacent neighborhoods, resulting in a potentially significant impact.	Long-term	<p><b>TC/mm-1</b> Upon application for land use and construction permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include the installation of bike racks at selected trailheads at the boundary of the West FRP to encourage alternative transportation methods. Selected trailheads shall include, but not be limited to, the Bluff Trail, Ridge Trail, Wallbridge Trail, and Santa Rosa Creek Trail.</p> <p><b>TC/mm-2</b> The CCSD or FRP Manager shall continue to coordinate with the Cambria Trolley service to determine appropriate days of service and trolley stop locations on and in the immediate vicinity of the West FRP.</p> <p><b>TC/mm-3</b> Upon preparation of informational publications regarding the West FRP, <u>including but not limited to online resources, brochures, posters, and docent walk informational materials</u>, the CCSD shall include a description of and encourage alternative transportation methods to access the FRP, including trolley stops, bicycle routes, and pedestrian walkways.</p>	<del>FRP</del> <u>Less than Significant with Mitigation</u>
<u>West FRP</u>	<b>TC Impact 2</b> Implementation of the proposed Public Access and Management Plan would result in an increased demand for parking within adjacent neighborhoods, resulting in a potentially significant impact.	Long-term	<p>Implement <b>TC/mm-1 through TC/mm-3</b>.</p> <p><del>TC/mm-4 — Upon application for land use and construction permits from the County, the Master Plan shall include the development of onsite parking on the West FRP, located at the</del></p>	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p><del>northern termini of the Marine Terrace Trail and Ridge Trail, and the southern terminus of the Bluff Trail. The design of parking areas shall be consistent with the following guidelines:</del></p> <ul style="list-style-type: none"> <li><del>a. Parking areas shall be located to avoid all wetlands, drainages, special-status plant species, and culturally sensitive areas.</del></li> <li><del>b. Parking areas shall be unpaved, and consist of compacted soil and/or gravel.</del></li> <li><del>c. Parking areas shall be kept clear of vegetation to avoid increased fire hazard.</del></li> <li><del>d. Rural-style fencing, similar to the existing fence shall be installed around the perimeter of the parking areas.</del></li> <li><del>e. Straw wattles, hay bales, or similar best management practice material shall be installed and perpetually maintained along the perimeter of each parking area.</del></li> <li><del>f. Disturbed areas along the boundary of the parking area shall be revegetated immediately following ground disturbance with native grass and plant species.</del></li> </ul> <p><u>TC/mm-45</u> Upon application for <u>the first</u> land use <u>or and</u> construction permits from the County, and prior to site disturbance for trail improvements, <u>a comprehensive traffic study for the West FRP shall be prepared that assesses parking impacts associated with use of the Bluff and Marine Terrace Trails and other uses of the West FRP. The parking study shall include input from the neighborhoods that may be impacted by off-site parking, the County, the FRP easement holder, the CCSD, and the general public. The parking study shall take into consideration the FRP Conservation Easement, impacts to the</u></p>	

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p><del>FRP and neighborhoods adjacent to the West FRP. If the parking plan developed as a result of the parking study proposes onsite parking, such parking shall adhere to the provisions of mitigation measures GEO/mm-1, GEOM/mm-2, and GEO/mm-5; BIO/mm-13; and CULT/mm-1 through CULT/mm-8. the Master Plan shall include a parking signage program in consultation with the County Public Works Department. The signage program shall guide visitors regarding appropriate parking and shall be reviewed for concurrence by the Friends of the Fiscalini Ranch Preserve as part of the FRP signage plan.</del></p>	
<u>East FRP</u>	<p><b>TC Impact 3</b> Implementation of the proposed Community Park Master Plan would result in a parking demand exceeding proposed supply, resulting in a potentially significant impact.</p>	Long-term	<p><del>Implement PSU/mm 7 and PSU/mm 8.</del></p> <p><b>TC/mm-56</b> Upon application for land use and construction permits from the County, and prior to site disturbance to implement the Community Park Master Plan, the CCSD or its designee shall show the installation of bike racks within the Community Park on construction plans. The bike racks shall be installed upon the first phase of development.</p> <p><b>TC/mm-67</b> During operation of the sports fields, the CCSD shall implement a field rotation program. The program shall ensure that during organized sporting events, no more than four sports fields are in operation at one time.</p>	Less than significant with mitigation
<u>Cumulative</u>	<p><b>TC Impact 4</b> Implementation of the proposed Community Park Master Plan would result in the generation of peak hour trips, and would contribute to the cumulative generation of traffic in the area, resulting in a potentially significant impact.</p>	Long-term	<p><b>TC/mm-78</b> Upon application for land use and construction permits from the County, the CCSD shall contribute to the North Coast Road Improvement Fund.</p>	Less than significant with mitigation
<b>AIR QUALITY (AQ)</b>				

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<u>Project-wide</u>	<b>AQ Impact 1</b> PM10 emissions resulting from construction activities would result in direct short and long-term impacts on air quality, further exacerbating the County non-attainment status for PM10.	Short and long-term	<p><b>AQ/mm-1</b> Upon application for construction permits and prior to site disturbance, a Dust Control Plan shall be prepared and submitted to the APCD for approval prior to commencement of construction activities. The Dust Control Plan shall:</p> <ul style="list-style-type: none"> <li>a. Use APCD approved BMPs and dust mitigation measures;</li> <li>b. Provide provisions for monitoring dust and construction debris during construction;</li> <li>c. Designate a person or persons to monitor the dust control program and to order increased watering or other measures as necessary to prevent transport of dust off-site. Duties should include holiday and weekend periods when work may not be in progress;</li> <li>d. Provide the name and telephone number of such persons to the APCD prior to construction commencement.</li> <li>e. Identify compliant handling procedures.</li> <li>f. Fill out a daily dust observation log.</li> </ul> <p><b>AQ/mm-2</b> Prior to site disturbance, the applicant shall:</p> <ul style="list-style-type: none"> <li>a. Obtain a compliance review with the APCD prior to the initiation of any construction activities;</li> <li>b. Provide a list of all heavy-duty construction equipment operating at the site to the APCD. The list shall include the make, model, engine size, and year of each piece of equipment. This compliance review will identify all equipment and operations requiring permits and will assist in the identification of suitable equipment for the</li> </ul>	Less than significant with mitigation

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<a href="#">Locale</a>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p>catalyzed diesel particulate filter; and,</p> <p>c. Apply for an Authority to Construct from the APCD.</p> <p><b>AQ/mm-3</b> Upon application for construction permits and prior to site disturbance, the following mitigation measures shall be shown on all project plans and implemented during the appropriate grading and construction phases to reduce PM10 emissions during earth moving activities:</p> <ul style="list-style-type: none"> <li>a. Reduce the amount of the disturbed area where possible.</li> <li>b. Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible.</li> <li>c. All dirt stockpile areas shall be sprayed daily as needed.</li> <li>d. 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 (<a href="#">native to the FRP</a>) and watered until vegetation is established.</li> <li>e. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.</li> <li>f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible after initial site grading. In addition, building pads shall be laid as soon</li> </ul>	

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<a href="#">Locale</a>	Description of Impact	Short/Long-term	Mitigation Measure Summary	Residual Impact
			<p>as possible after grading unless seeding or soil binders are used.</p> <ul style="list-style-type: none"> <li>g. Vehicle speed for all construction vehicles shall be posted to not exceed 15 mph on any unpaved surface at the construction site.</li> <li>h. All trucks hauling dirt, sand, or other loose materials are to be covered or shall maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC § 23114.</li> <li>i. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.</li> <li>j. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used when feasible.</li> <li>k. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities.</li> </ul> <p><b>AQ/mm-4</b> During construction, the applicant shall maintain monthly compliance checks throughout the construction phase, verifying that all equipment and operations continue to comply with the APCD requirements.</p>	
<a href="#">Project-wide</a>	<b>AQ Impact 2</b> Grading activities that include moving more material than 2,000 cubic yards in a day exceed significance thresholds for construction-related emissions, resulting in potentially significant	Short-term	<b>AQ/mm-5</b> Upon application for construction permits and prior to site disturbance, the applicant shall submit grading plans and a construction schedule demonstrating that soil material would not be moved at a rate more than 53,500 cubic yards (cy)	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<a href="#">Locale</a>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
	air quality impacts.		<p>in a quarter or 2,000 cy in a day. If material would be moved at this rate (or greater), the applicant shall implement the following standard APCD mitigation measures for the project's construction equipment:</p> <ol style="list-style-type: none"> <li>a. Maintain all construction equipment in proper tune according to manufacturer's specifications.</li> <li>b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, grader, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).</li> <li>c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.</li> <li>d. All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit.</li> <li>e. Electrify equipment where feasible.</li> <li>f. Substitute gasoline-powered for diesel-powered equipment where feasible.</li> <li>g. Use alternatively fueled construction equipment onsite where feasible, such as compressed natural gas (CNG) liquefied natural gas (LNG), propane, or biodiesel.</li> <li>h. Best Available Control Technology (BACT – implementation of DOCs or CDPFs) for construction equipment shall be required and the applicant shall</li> </ol>	

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/Long-term	Mitigation Measure Summary	Residual Impact
			provide the grading amounts and schedule to the APCD Planning Division as soon as they are available so that the appropriate level of BACT can be defined. i. At least 3 months prior to construction, the construction company awarded the contract shall contact the APCD Planning Division (805-781-5912) to coordinate the implementation of this mitigation measure. This company will also provide the APCD with proof that the Standard (a-h above) and BACT mitigation measures have been implemented prior to the start of construction activity. These measures shall be shown on all grading and construction plans prior to issuance of construction permits.	
<u>Project-wide</u>	<b>AQ Impact 3</b> Earth moving activities for development of the proposed project components would result in grading activities that may expose naturally occurring asbestos, resulting in an indirect short-term impact.	Short-term	<b>AQ/mm-6</b> Upon application for construction permits and prior to site disturbance, the applicants shall: <ul style="list-style-type: none"> <li>a. Conduct a geologic analysis to ensure the presence/absence of serpentine rock onsite. The geologic analysis shall identify if naturally occurring asbestos is contained within the serpentine rock onsite; and,</li> <li>b. If naturally occurring asbestos is found at the project site, the applicant must comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM). In addition, the applicants shall work with the APCD to prepare an APCD-approved Asbestos Health and Safety Program and an Asbestos Dust Control Plan prior to development plan approval. The Asbestos Health and Safety Program and Asbestos</li> </ul>	Less than significant with mitigation



<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/Long-term	Mitigation Measure Summary	Residual Impact
			Dust Control Plan may include, but is not limited to, the following: <ol style="list-style-type: none"> <li>1. Equipment operator safety requirements: protective clothing, breathing apparatuses to prevent inhalation of airborne asbestos fibers,</li> <li>2. Dust mitigation measures: continually water site to prevent airborne dust migration, cover all vehicle that haul materials from the site</li> <li>3. Identification of APCD-approved disposal areas for all excavated materials.</li> <li>4. If naturally-occurring asbestos is not present, an exemption request must be filed with the APCD.</li> </ol>	
<b>NOISE (N)</b>				
<u>West FRP</u>	<b>N Impact 1</b> Construction of individual projects outlined in the Management Plan could temporarily produce noise levels ranging from 70 to 95 dBA at a distance of approximately fifty feet from the source, potentially affecting adjacent sensitive land uses, and resulting in a potentially significant short-term impact.	Short-term	<b>N/mm-1</b> During construction activities, the use of equipment shall be limited to allowed work hours as defined in the existing County Noise Ordinance, 7:00 A.M. to 9:00 P.M. (Monday through Friday) and 8:00 A.M. to 5:00 P.M. (Saturday and Sunday).	Less than significant with mitigation
	<del><b>N Impact 2</b> Development of wireless telecommunication facilities or other noise producing facilities could potentially result in the construction of future stationary noise sources near existing noise-sensitive land uses (residential), resulting in a potentially long-term significant impact.</del>	Long-term	<del><b>N/mm-2</b> Upon application for land use or construction permits for a telecommunications facility, the CCSD or its designee shall submit a Noise Study Report prepared by a County-qualified acoustical consultant for review and approval by the County Planning Department. The Noise Study report shall include all measures necessary to mitigate predicted noise levels for adjacent sensitive noise receptor outdoor activity areas to below the 50 dBA daytime and 45 dBA nighttime threshold standard outlined in the County Noise Element.</del>	<del>Less than significant with mitigation</del>

<p style="text-align: center;"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<a href="#">East FRP</a>	<b>N Impact 23</b> Development of the proposed project would expose existing sensitive residential receptors surrounding and on the project site to temporary construction-related noise impacts, resulting in a potentially significant, direct, short-term impact.	Short-term	<b>N/mm-23</b> Upon application for construction permits from the County of San Luis Obispo, the CCSD or project developer shall submit a Noise Reduction Plan prepared by a qualified acoustical consultant for review and approval by the County Planning Department. The Noise Reduction Plan shall include but is not limited to the following standards: <ul style="list-style-type: none"> <li>a. Limit all phases of construction to the hours of 7:00 AM to 9:00 PM Monday through Friday as required by County ordinance;</li> <li>b. Regular notification of all existing and future residences within 1,000 feet of the site boundary concerning the construction schedule;</li> <li>c. Shield especially loud pieces of stationary construction equipment;</li> <li>d. Locate portable generators, air compressors, etc. away from sensitive noise receptors;</li> <li>e. Limit grouping major pieces of equipment operating in one area to the greatest extent feasible;</li> <li>f. Place heavily trafficked areas such as the maintenance yard, equipment, tools, and other construction oriented operations in locations that would be the least disruptive to surrounding sensitive noise receptors;</li> <li>g. Use newer equipment that is quieter and ensure that all equipment items have the manufacturers’ recommended noise abatement measures, such as mufflers, engine covers, and engine vibration isolators intact and operational. Internal combustion engines used for any purpose on or related to the job shall be equipped with a muffler or baffle of a type recommended by the</li> </ul>	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			manufacturer; h. Conduct worker-training meetings to educate and encourage noise awareness and sensitivity. This training should focus on worker conduct while in the vicinity of sensitive receptors (i.e., minimizing and locating the use of circular saws in areas adjacent to sensitive receptors and being mindful of shouting and the loud use of attention drawing language); and, i. Notify surrounding residences in advance of the construction schedule when unavoidable construction noise and upcoming construction activities likely to produce an adverse noise environment are expected. Noticing shall provide phone number of the project manager, construction foreman, and any other pertinent project team members. This notice shall be given one week in advance, and at a minimum of one day in advance if anticipated activities have changed. Project representative shall verbally notify all surrounding residential owners if one day advance notice is given.	
<b>HAZARDS AND HAZARDOUS MATERIALS (HM)</b>				
<u>Project-wide</u>	<b>HM Impact 1</b> Increased active and passive use of facilities may result in an increase in service calls and area necessary to patrol, resulting in potentially significant impacts to the Sheriff’s Department resources.	Long-term	<b>HM/mm-1</b> Prior to application for land use or construction permits, and prior to site disturbance, the CCSD shall coordinate with the Sheriff’s Department to incorporate “Crime Prevention through Environmental Design” standards to the facility and amenity design, where applicable.	Less than significant with mitigation
<u>Project-wide</u>	<b>HM Impact 2</b> The threat of accidental fire may significantly increase due to increased use of the FRP and proposed trail construction and maintenance activities, exposing users and residents	Long-term	<b>HM/mm-2</b> To reduce the potential for wildland fire, the CCSD shall implement the Fire Management and Prevention strategies included in the Management Plan, including, but not limited to:	Less than significant with mitigation

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<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
	in adjacent neighborhoods to the hazards associated with wildland fire.		a. Creating a defensible zone of 50-100 feet adjacent to the Lodge Hill neighborhood; b. Prohibiting smoking and fires of any kind within the FRP; c. Clearing dead standing trees, dense underbrush and tree limbs up to six feet above ground; d. Posting red flags at staging areas to warn visitors to be careful extra vigilant periods of high fire hazards; and, e. Coordinating all ranch maintenance activities with the CFD.	
<p align="center"><b>WATER SUPPLY (WS)</b></p>				
<u>Project-wide</u>	<b>WS Impact 2</b> The capacity and quality of on-site wells is uncertain, and this possible water source may not adequately serve the proposed project, resulting in a potentially significant impact.	Long-term	Implement <b>WS/mm-1</b> .  <b>WS/mm-2</b> Prior to CCSD Board approval of the Community Park Master Plan, if onsite wells are proposed for the water source, the CCSD shall conduct additional tests on each proposed well to determine flow rates, capacity, and quality of water. Based on the results of water quality tests, methods of treatment shall be identified. <a href="#">Tests shall demonstrate compliance with federal, state, and local standards regarding use of wells for non-potable supply and turf irrigation.</a> The Master Plan shall not be implemented unless sufficient water supply is determined to be available.  <b>WS/mm-3</b> Prior to CCSD Board approval of the Community Park Master Plan, if onsite wells are proposed for the water source, the CCSD shall identify which wells would be utilized (existing and/or proposed), consistent with the adopted Deed of Conservation Easement.	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<u>Project-wide</u>	<p><b>WS Impact 3</b> Use of on-site wells may affect stream flow within Santa Rosa Creek, resulting in a potentially significant adverse impacts to the riparian corridor and special-status habitat types, vegetation, and wildlife.</p>	Long-term	<p>Implement <b>WS/mm-1</b>.</p> <p><b>WS/mm-4</b> Prior to CCSD Board approval of construction plans for implementation of the Community Park Master Plan, if onsite wells are proposed for the water source, the CCSD shall develop plans for a new well from riparian water sources on the East FRP. <u>Proposed plans shall be reviewed and approved by the Friends of the Fiscalini Ranch Preserve and State Coastal Conservancy, and reviewed by the Easement Holder, and the Management Plan shall be amended prior to well development.</u> The well shall be designed to avoid stream flow impacts, and plans shall include a sanitary seal to a clay bed below the elevation of the creek bed, at least 20 feet in depth and a minimum of 150 feet from the creek bank. The well shall be pump tested <u>during extended drought conditions (e.g., 75 percent or less of average rainfall for a minimum period of two years)</u> to document whether there would be any potential effects to stream flow from during operation of the well. <u>Use of on-site wells shall be prohibited if tests demonstrate any affect on stream-flow.</u></p>	Less than significant with mitigation
<u>Project-wide</u>	<p><b>WS Impact 5</b> Use of recycled water for sports field and landscaping irrigation purposes may result in unacceptable levels of sodium and chloride in the underlying groundwater basin, if treatment to reduce salinity is not implemented.</p>	Long-term	<p>Implement <b>WS/mm-1</b>.</p> <p><b>WS/mm-5</b> Upon application for land use and construction permits from the County for development of the sports fields, if natural turf is proposed, the CCSD shall demonstrate how recycled water would be treated to ensure that it would not increase the groundwater salinity beyond background concentrations (e.g.; use of low pressure reverse osmosis as part of the recycled water effluent treatment process, onsite</p>	Less than significant with mitigation

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<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			infrastructure plans demonstrating how treatment of irrigation water would occur to lower concentrations (250 parts per million) of sodium and chloride). The CCSD shall submit a proposed water monitoring and testing program to be conducted for the life of the project.	
<p align="center"><b>PUBLIC SERVICES AND UTILITIES (PSU)</b></p>				
<u>Project-wide</u>	<b>PSU Impact 1</b> The ability of emergency personnel to efficiently respond to requests for assistance could be impacted by the inability of visitors who are unfamiliar with the property to give adequate directions to the more isolated areas of the FRP, resulting in a potentially significant impact.	Long-term	<b>PSU/mm-1</b> Upon application for land use and construction permits, and prior to site disturbance for trail development, <del>the CCSD and Friends of the Fiscalini Ranch Preserve, in consultation with the current CCSD Fire Chief, will</del> <u>shall develop a signage plan in consultation with the Easement Holder to address any safety signage needs on the FRP</u> <del>the trail system on the West FRP shall be clearly marked with signs denoting the trail name, number, and mileage from the trailhead to allow visitors to quickly and easily inform responders of their whereabouts in the event of an emergency. Mileage markers shall be placed approximately every quarter mile.</del>	Less than significant with mitigation
<u>Project-wide</u>	<b>PSU Impact 2</b> Emergency access throughout the West FRP and parts of the East FRP is limited due to the lack of roads suitable for heavy vehicles, which may require additional emergency personnel to respond to calls, resulting in a potentially significant impact.	Long-term	<b>PSU/mm-2</b> Trails proposed for emergency access, including the Marine Terrace Trail, <del>Creek to Ridge Trail</del> , and Santa Rosa Creek (West) Trail shall be maintained to ensure function and emergency access throughout the FRP.  <b>PSU/mm-3</b> The Cambria CSD Fire Department shall <del>acquire a small vehicle</del> <u>use existing vehicles and trucks</u> capable of carrying rescue personnel and their equipment, as well as individual victims, throughout the FRP. <del>to expedite rescues and evacuations.</del>  <b>PSU/mm-4</b> Immediately following use of an emergency	Less than significant with mitigation

<p style="text-align: center;"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			vehicle on non-emergency access roads on the FRP, the FRP manager shall inspect the trail and implement erosion control measures and site restoration as necessary.	
<u>Project-wide</u>	<p><b>PSU Impact 3</b> The risk of wildfire on the FRP due to visitor negligence may increase with the number of users, increasing the need for fire safety responders, resulting in a potentially significant impact.</p>	Long-term	<p>Implement <b>HM/mm-1</b> and <b>HM/mm-2</b>.</p> <p><b>PSU/mm-5</b> Upon application for land use and construction permits and prior to site disturbance for trail development, the FRP sign program shall include signage stating the following, or similar language: “No fire of any kind shall be allowed on the FRP.” Signage shall be placed within parking areas and at trailheads informing users of the rules and regulations pertaining to fire related hazards.</p> <p><b>PSU/mm-6</b> The Cambria CSD Fire Department shall continue to engage in annual fuel reduction activities, especially in the urban/wildland interface areas on the north and boundaries of the West FRP, as outlined in the <i>Public Access and Resource Management Plan</i>.</p>	Less than significant with mitigation
<u>Project-wide</u>	<p><b>PSU Impact 4</b> The creation of new parking areas, whether planned or spontaneous, will increase the number of locations and opportunities for transient camping and trespassing, possibly resulting in wildfire or other criminal activity, resulting in increased demand for services, and a potentially significant impact.</p>	Long-term	<p>Implement <b>TC/mm-45</b>.</p> <p><b>PSU/mm-7</b> Upon application for land use and construction permits from the County for the Community Park on the East FRP, the CCSD or project developer shall submit a lighting plan showing the use of security lighting <del>on appropriate facilities, which may include restrooms and the community center.</del> Parking areas throughout the FRP shall be designed consistent with the County Sheriff’s Department publication “Crime Prevention through Environmental Design” (CPTED) where applicable.</p>	Less than significant with mitigation

<p align="center"><b>TABLE II-3 – Class II Impacts</b>  <b>Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided</b>                      (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>				
<a href="#">Locale</a>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<b>PSU/mm-8</b> Turn-outs and other areas not approved for vehicle parking shall be appropriately signed to inform visitors of the no camping and no parking limitations of the FRP.	
<a href="#">Project-wide</a>	<b>PSU Impact 5</b> The amount of solid waste generated by the FRP will increase proportionally to the number of visitors, potentially requiring additional trash pick-ups.	Long-term	<b>PSU/mm-9</b> During management of the FRP, the CCSD or ranch manager shall monitor trash quantity and determine if additional trash and recycling receptacles and trash pick-up days are necessary. Trash receptacles shall be placed at major trailheads at the boundary of the ranch, and adjacent to all parking areas.	Less than significant with mitigation



TABLE II-4 – Class III Impacts				
Environmental Impacts Which Are Adverse But Not Significant				
<u>Locale</u>	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<b>AGRICULTURAL RESOURCES (AG)</b>				
<u>East FRP</u>	<b>AG Impact 1</b> Proposed improvements on the East FRP would result in the conversion of 27.66 acres of potentially prime, productive agricultural soils within an identified urban area, resulting in a less than significant impact.	Long-term	<b>AG/mm-1</b> Upon application for land use and construction permits from the County of San Luis Obispo for development of the Community Park Master Plan, the CCSD or its designee shall submit grading plans incorporating soil capping of potentially productive agricultural soils, where feasible.	Less than significant
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<u>East FRP</u>	<b>HM Impact 3</b> Operation and maintenance of the community park may require the use of hazardous materials, potentially resulting in public exposure.	Long-term	<p><b>HM/mm-3</b> Prior to operation of the community park, the CCSD shall submit a Hazardous Materials Business Plan to the County Division of Environmental Health.</p> <p><u>HM/mm-4</u> Upon application for a land use permit to develop the community park sports fields, the CCSD shall prepare an Integrated Pest Management (IPM) plan to reduce the need for fertilizers, herbicides, and other chemicals. IPM guidelines are provided by the State Green California Best Practices Manual (<a href="http://www.green.ca.gov">www.green.ca.gov</a>). The plan shall include, but not be limited to, the following elements:</p> <ul style="list-style-type: none"> <li>a. <u>Cultural control, including the selection of disease-resistant plant varieties; proper irrigation, fertilization, and pruning; and planting at the right time of year.</u></li> <li>b. <u>Physical control, including changing physical conditions (i.e., temperature, light, or humidity) to prevent pest problems, such as using landscape fabric to shade out weeds and pruning dense plants to allow better air circulation and thus prevent disease.</u></li> <li>c. <u>Mechanical control, including managing pests through manual labor or simple objects, devices, or equipment</u></li> </ul>	Less than significant

TABLE II-4 – Class III Impacts

Environmental Impacts Which Are Adverse But Not Significant

Locale	Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
			<p><u>such as using handheld propane flaming units that cook weeds, installing mowing strips and underlayments, and fastening copper bands around tree trunks or planters to exclude snails and slugs.</u></p> <p><u>d. Biological control, including the use of beneficial organisms to reduce pest populations. Beneficial organisms include parasitic insects, and predaceous insects, mites, and spiders; bats; birds; amphibians and reptiles.</u></p> <p><u>e. Reduced-risk pesticides don't endanger living organisms or the environment. Ideally, they break down easily, have narrow specificity, do not kill natural enemies, and do not volatilize around people. Examples of reduced-risk pesticides used for landscaping include the microbial insecticide, Bacillus thuringiensis, herbicides and insecticides that contain mint or clove oil, potassium bicarbonate for plant mildews, horticultural oil for sucking insects, and if absolutely necessary, spot-sprayed conventional herbicides.</u></p>	

**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
ADA	American Disabilities Act
CCSD	Cambria Community Services District
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report

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### III. PROJECT DESCRIPTION

The proposed ~~project~~ ~~Public Access and Management Plan and Community Park Master Plan (proposed project)~~ consists of implementation of the adopted ~~East West Ranch Management Plan and Easement~~ Public Access & Resource Management Plan (April 24, 2003) and proposed Community Park Master Plan (Firma, 2007). The East West Ranch Public Access & Resource Management Plan: 1) summarizes the FRP's natural resources, existing conditions, and constraints; 2) defines an overall management philosophy; 3) describes specific guidelines and standards for public use, resource restoration and protection; 4) defines methods for maintaining Ranch amenities, both natural and manmade; and, 5) provides guidance for operating and implementing the plan. The proposed Community Park Master Plan expands upon the East West Ranch Public Access & Resource Management Plan by providing additional details regarding proposed amenities and features within the active recreation area on the East FRP.

The project site is located within the boundaries of the Fiscalini Ranch Preserve (FRP) (formerly known as East-West Ranch), which is bisected by Highway 1 near central Cambria (refer to Figures III-1 thru III-3).

The project site is within the North Coast Planning Area Cambria Urban Area, and the recently-adopted land use categories for the project site are Open Space and Recreation (refer to Figure III-4) (*Cambria and San Simeon Acres Community Plans of the North Coast Area Plan*, 2006). The *Community Plan* and associated EIR were adopted by the County of San Luis Obispo Board of Supervisors on April 4, 2006. The land use category maps and planning area standards were approved and adopted by the California Coastal Commission and County Board of Supervisors in August 2008.; ~~however, the Community Plan language is currently under consideration by the California Coastal Commission. The plan would be implemented upon approval by the Commission.~~

The proposed ~~Master Plan~~ project, which consists of a series of subsequent projects identified in the East-West Ranch Public Access & Management Plan, would be developed in phases, as funds become available (refer to Table III-1 below). The specific characteristics of the proposed project, including applicant and agent information, project objectives, structures and physical changes, are described in the following sections.

**TABLE III-1**  
**Subsequent Project Summary**  
**Fiscalini Ranch Preserve**

<u>Project</u>	<u>Kind</u>	<u>Location</u>	<u>Intensity</u>	<u>Est. Capital Outlay*</u>
<u>West FRP</u>				
<u>Ridge Trail and Gate-compacted soil</u>	<u>Trail- Equestrian, hiking, bike</u>	<u>West FRP</u>	<u>5,100 feet long 6 feet wide</u>	<u>No trail improvements.</u>
<u>Forest Loop, Safety Signage-compacted soil</u>	<u>Trail-Hiking, bike</u>	<u>West FRP</u>	<u>4,905 feet long 2-4 feet wide</u>	<u>No trail improvements. Signage within 2 yrs. CCSD</u>
<u>Victoria Lane-compacted soil</u>	<u>Trail-Hiking, bike</u>	<u>West FRP</u>	<u>950 feet long 2 feet wide</u>	<u>No trail improvements</u>
<u>Meander-natural trail</u>	<u>Trail-Hiking, bike</u>	<u>West FRP</u>	<u>1,800 feet long 2-4 feet wide</u>	<u>No improvements</u>
<u>Creek to Forest-Compacted soil or decomposed granite</u>	<u>Trail-Equestrian, hiking, bike</u>	<u>West FRP</u>	<u>2,100 feet long 2-4 feet wide</u>	<u>No improvements</u>
<u>Santa Rosa Creek West-All weather surface</u>	<u>Trail/Road-Equestrian, hiking, bike</u>	<u>West FRP</u>	<u>1,400 feet long 10 feet wide</u>	<u>No improvements</u>
<u>Wallbridge-Compacted soil or decomposed granite</u>	<u>Trail-Hiking</u>	<u>West FRP</u>	<u>2,300 feet long 2-4 feet wide</u>	<u>No improvements</u>
<u>Creek to Ridge-Compacted soil or decomposed granite</u>	<u>Trail, Equestrian, hiking, bike</u>	<u>West FRP</u>	<u>1,300 feet long 2-4 feet wide</u>	<u>Project abandoned</u>
<u>Terrace to Ridge –Compacted soil or decomposed granite</u>	<u>Hiking</u>	<u>West FRP</u>	<u>3,000 feet long 2-4 feet wide</u>	<u>No improvements</u>
<u>Cambria Drive Staging Area</u>	<u>General Parking</u>	<u>West FRP</u>	<u>To be determined</u>	<u>TBD</u>
<u>Huntington Lot</u>	<u>General Parking</u>	<u>West FRP</u>	<u>To be determined</u>	<u>No improvements</u>
<u>CCSD WWTP/Windsor Bridge Lot</u>	<u>Parking/Restroom/Trolley Stop</u>	<u>West FRP</u>	<u>To be determined</u>	<u>5-10 years – grants</u>
<u>Windsor Boulevard Lot</u>	<u>Handicapped Parking</u>	<u>West FRP</u>	<u>To be determined</u>	<u>North end complete</u>
<u>Local County Parks-minor improvements</u>	<u>Existing Parking</u>	<u>West FRP</u>	<u>To be determined</u>	<u>Unknown</u>
<u>Bank Stabilization-throughout ranch-temporary re-channeling of stream flow and exclusionary fencing</u>	<u>Restoration</u>	<u>West FRP</u>	<u>Areawide</u>	<u>Fall 2007 – grant (completed), on-going as needed</u>
<u>Invasive and Non-native Vegetation Removal-throughout ranch-small equipment or hand work only (no large equipment)</u>	<u>Restoration</u>	<u>West FRP</u>	<u>Areawide</u>	<u>Fall 2007 – CCSD and volunteers (completed).</u>

<u>Project</u>	<u>Kind</u>	<u>Location</u>	<u>Intensity</u>	<u>Est. Capital Outlay*</u>
				<u>on-going as needed</u>
<u>Seacliff Gully</u>	<u>Stabilization</u>	<u>West FRP</u>	<u>Localized</u>	<u>Underway – CCSD</u>
<u>Warren/Trenton Gully</u>	<u>Stabilization</u>	<u>West FRP</u>	<u>Localized</u>	<u>Unknown</u>
<u>Riparian Enhancement within Santa Rosa Creek, seasonal wetlands, protection of Monterey pine forest, stabilization of coastal bluffs, grassland management</u>	<u>Habitat Restoration</u>	<u>West FRP</u>	<u>Areawide</u>	<u>10-year phased – CCSD, riparian underway</u>
<u>Fuel Management-Lodge Hill</u>	<u>Maintenance</u>	<u>West FRP</u>	<u>Lodge Hill Only</u>	<u>Ongoing – CCSD</u>
<u>East FRP</u>				
<u>Multi-use Sports Fields</u>	<u>Community Park</u>	<u>East FRP</u>	<u>8.2 acres</u>	<u>3-5 years – grants (dependent on water supply)</u>
<u>Multi-use Court Pad</u>	<u>Community Park</u>	<u>East FRP</u>	<u>.17 acre</u>	<u>3-5 years - grants</u>
<u>Playground</u>	<u>Community Park</u>	<u>East FRP</u>	<u>.19 acre</u>	<u>5-7 years – grants</u>
<u>Fenced Dog Park</u>	<u>Community Park</u>	<u>East FRP</u>	<u>.58 acre</u>	<u>N/A</u>
<u>Native Landscaping</u>	<u>Community Park</u>	<u>East FRP</u>	<u>12.5 acres</u>	<u>N/A</u>
<u>Picnic Areas and Open Lawn</u>	<u>Community Park</u>	<u>East FRP</u>	<u>1.6 acres</u>	<u>N/A</u>
<u>Community Center</u>	<u>Community Park</u>	<u>East FRP</u>	<u>To be determined</u>	<u>7 years – grant</u>
<u>Restrooms</u>	<u>Community Park, Infrastructure</u>	<u>East FRP</u>	<u>400 sf</u>	<u>2 years – private</u>
<u>Parking</u>	<u>Community Park, Infrastructure</u>	<u>East FRP</u>	<u>1.55 acres</u>	<u>2 years - grant</u>
<u>Storage and Maintenance</u>	<u>Community Park</u>	<u>East FRP</u>	<u>0.10 acre</u>	<u>2 years – grant</u>
<u>Santa Rosa Creek East-Compacted soil</u>	<u>Trail-Equestrian, hiking, bike, emergency access</u>	<u>East FRP</u>	<u>4,400 feet long 10-16 feet wide</u>	<u>No improvements</u>
<u>Ramsey Trail-Compacted soil</u>	<u>Trail-Hiking</u>	<u>East FRP</u>	<u>1,800 feet long 2-4 feet wide</u>	<u>N/A</u>
<u>CCSD Water Facility (pumphouse) Relocation-1 bldg, emergency generator, pipeline and access</u>	<u>Water Structure</u>	<u>East FRP</u>	<u>0.15 acre</u>	<u>5-10 years – grant</u>
<u>Bank Stabilization along Santa Rosa Creek and drainages</u>	<u>Stabilization</u>	<u>East FRP</u>	<u>Areawide</u>	<u>2-4 years – grants</u>
<u>Invasive and Non-native</u>	<u>Restoration/Maintenance</u>	<u>East FRP</u>	<u>Areawide</u>	<u>Ongoing -</u>

<u>Project</u>	<u>Kind</u>	<u>Location</u>	<u>Intensity</u>	<u>Est. Capital Outlay*</u>
<u>Vegetation Removal-throughout ranch-small equipment or hand work only (no large equipment)</u>				<u>CCSD</u>
<u>Piney Way Gully-a new drainage across the FRP to facilitate drainage flow from this area to Santa Rosa Creek</u>	<u>Restoration/Drainage</u>	<u>East FRP</u>	<u>Santa Rosa Creek Drainage and Gully area</u>	<u>2-3 years – grant</u>
<u>Fuel Management</u>	<u>Maintenance</u>	<u>East FRP</u>	<u>Areawide</u>	<u>3-5 years – CCSD</u>
<u>Access Improvements (Rodeo Grounds Drive and Piney Way emergency Access)</u>	<u>Access and Maintenance</u>	<u>East FRP</u>	<u>24 feet wide (primary) 16 feet wide (emergency)</u>	<u>3-5 years</u>

*\* Capital Outlay is defined as a capitol outlay or capital improvement program, or other scheduling or implementing device that governs the submission and approval of subsequent projects (PRC Section21157(b)(2)*



## A. GENERAL BACKGROUND

Project Title: Fiscalini Ranch Preserve Public Access and Management Plan and Community Park Master Plan

Project Applicant: Cambria Community Services District  
1316 Tamson Drive  
Post Office Box 65  
Cambria, CA 93428

Project Representative: Connie Davidson  
(805) 927-6223

Property Owner: Cambria Community Services District  
1316 Tamson Drive  
Post Office Box 65  
Cambria, CA 93428

Planning Area: North Coast  
Cambria Urban Area

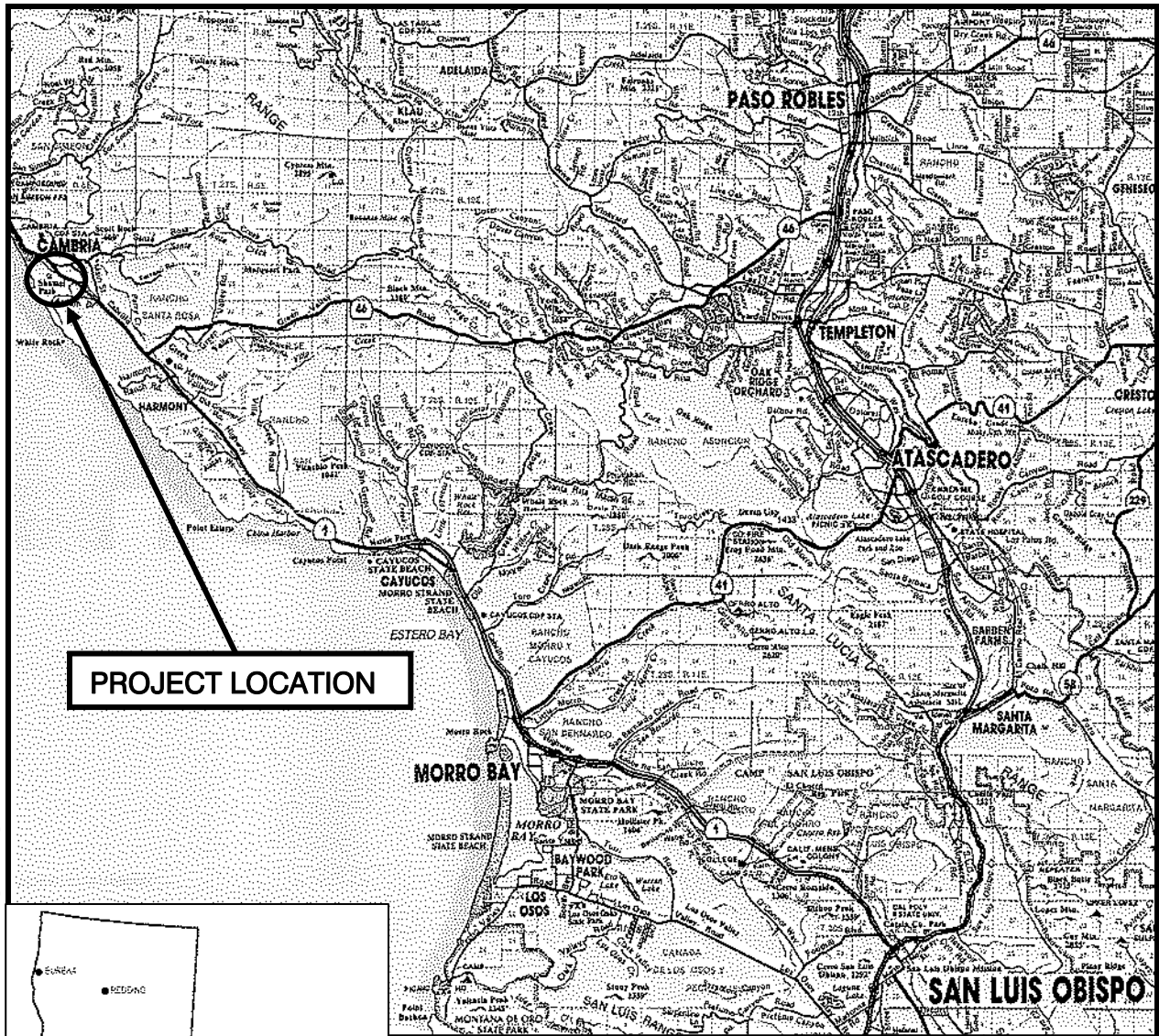
County Land Use Designations: Open Space, Recreation

State Clearinghouse Number: 2006051092

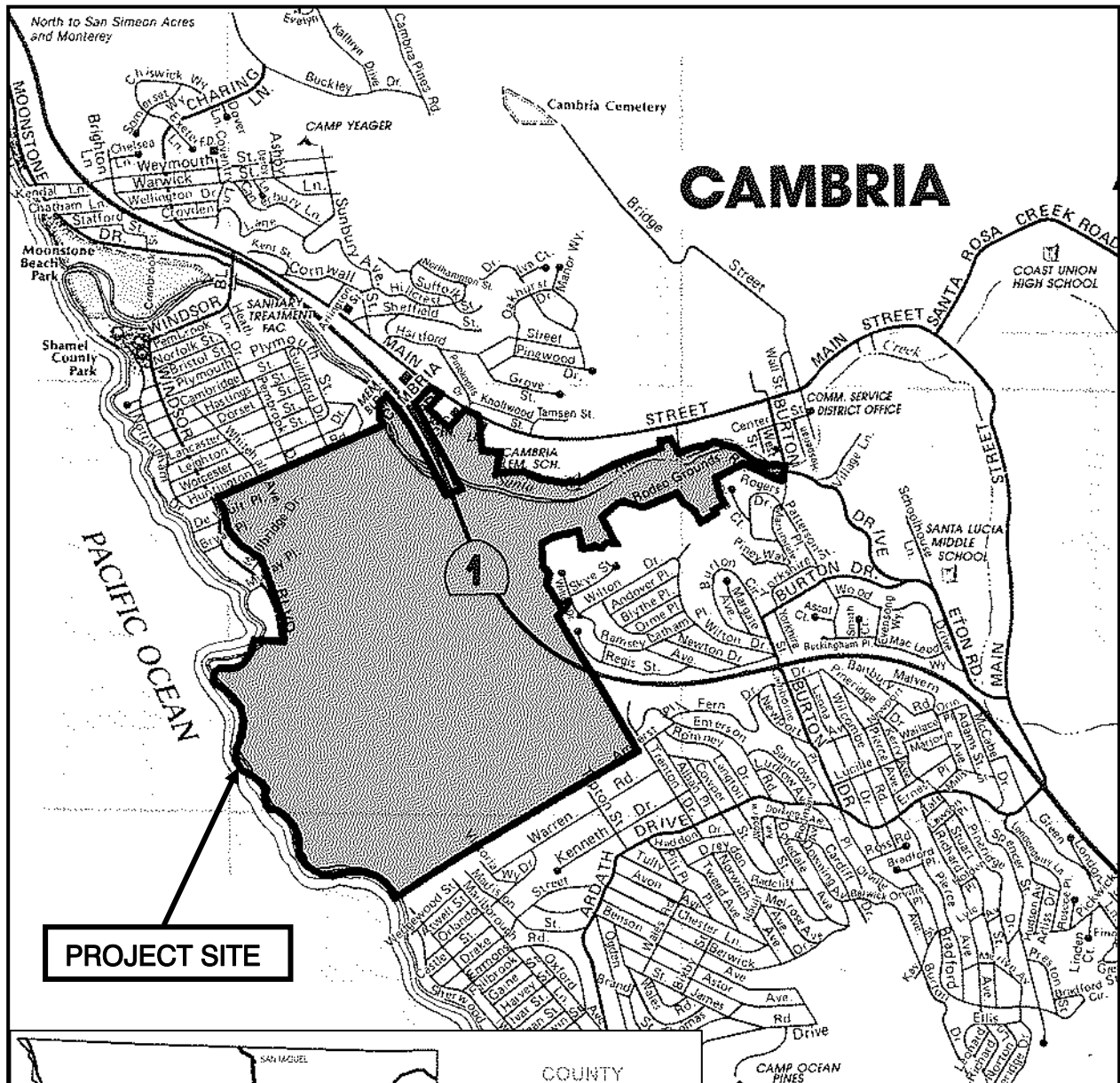
Assessor Parcel Numbers: 013-101-013, -086; 013-121-025, -026; 013-131-038;  
023-411-022

Project Size West Fiscalini Ranch Preserve (364 acres)  
East Fiscalini Ranch Preserve (75 acres)

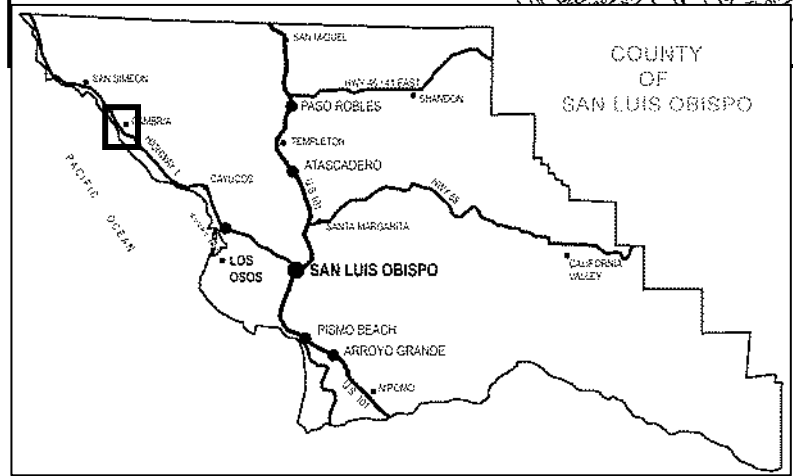
Project Location: Fiscalini Ranch Preserve, Cambria, California



Regional Location Map  
FIGURE III-1

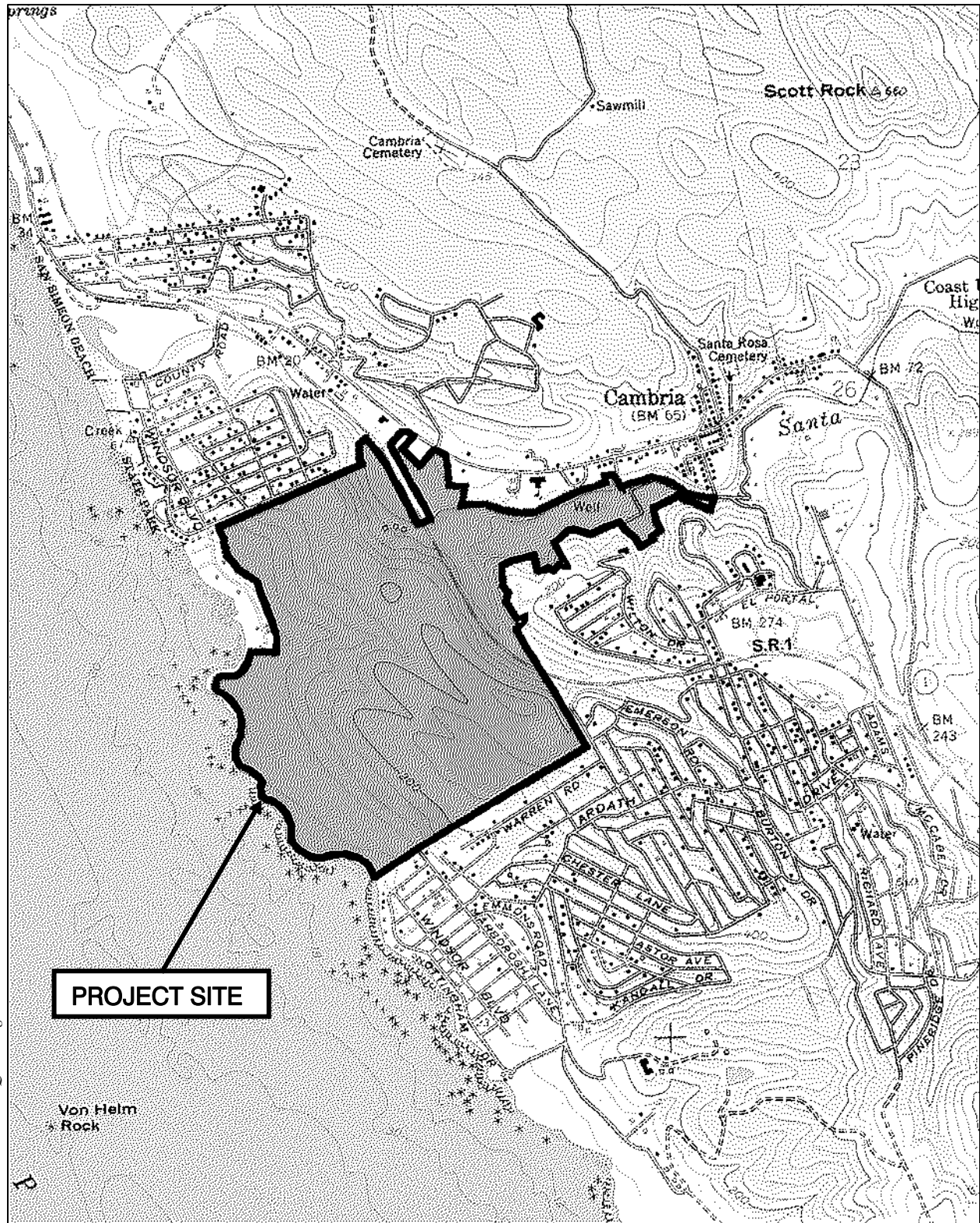


Source: Compass maps



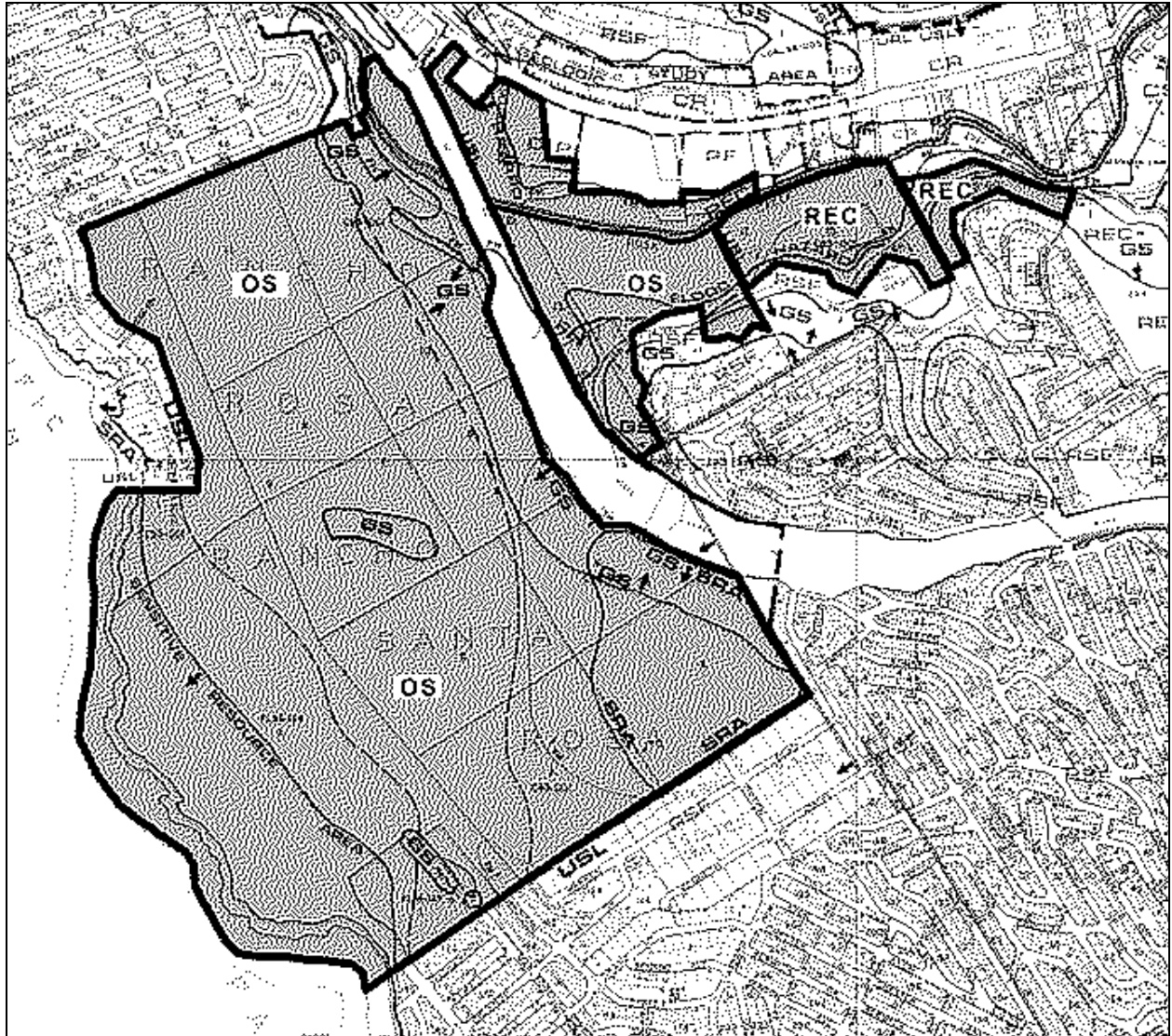
NORTH  
Not to Scale

Project Vicinity Map  
FIGURE III-2



NORTH  
1:24,000

Project Location Map  
FIGURE III-3



Source: San Luis Obispo County



**NORTH**  
Not to Scale

**Land Use Map**  
**FIGURE III-4**

## B. PROJECT OBJECTIVES

The Cambria Community Services District (CCSD) proposes to improve public access and recreational opportunities on the West FRP, construct a community park on the East FRP, implement habitat restoration activities, and promote stewardship of natural resources throughout the FRP.

As stated in the adopted Management Plan, the objectives of the project are as follows:

- Strive for minimum disturbance to the natural qualities of the FRP while allowing appropriate public access;
- Protect sensitive habitats and species in all areas of the FRP, including coastal bluffs, coastal terrace, pine forest, riparian and creek corridors, wetlands, and other unique and valuable resources;
- Create restoration, enhancement, and management guidelines for the long-term protection of natural resources;
- Create design standards and management guidelines for long-term public access improvements;
- Provide a method for environmentally sound vegetation management;
- Create management guidelines for allowed activities on the FRP;
- Provide a public trail system that allows balanced and strategic access, and provides linkages to other local trail systems in the community and to the Coastal Trail;
- Site and design all improvements in ways that protect sensitive habitats and the scenic and visual quality of the FRP;
- Identify a suitable area for an active community park on the East FRP;
- Identify methods to access the FRP, including ADA-compliant parking and transit service that provide necessary public access while avoiding undue impacts to surrounding neighborhoods;
- Reduce risk and hazards to FRP users and surrounding neighbor properties, including fire protection, erosion, noise, trespassing, and litter; and,
- Provide guidance on implementation activities, including roles and responsibilities of CCSD and Fiscalini Ranch Preserve or their successor, operational and maintenance issues, and prioritization of activities.

The County *Parks and Recreation Element* (1988) and *Cambria Parks and Recreation Plan* (1994) identify a community park on the East FRP. In addition to compliance with the County General Plan, the CCSD community park is proposed in response to community recreational needs and existing deficiencies. Based on the *Cambria and San Simeon Acres Community Plan Update to the North Coast Area Plan* (2006) the community of Cambria currently supplies 29 acres of public park space, including neighborhood and community park acreage and a 50 percent acreage credit for school facilities. The Community Plan Update documents that based on current population counts from the year 2000, the current need for neighborhood and community park space is 34 acres to serve a population of 6,218. Based on an estimated build-out population ranging from 7,724 and 10,469 people, the expected demand for neighborhood and community park space would be 121 acres (*Cambria and San Simeon Acres Community*

Plan Update to the North Coast Area Plan, 2006). The objectives of the Community Park Master Plan are as follows:

- Provide public, athletic, mixed use field space for youth and adult sports;
- Lessen the current deficiency of active recreational opportunities in the community of Cambria consistent with the County General Plan;
- Respond to community requests for additional active recreational opportunities and public use areas including a minimum of four multi-use sports fields;
- Protect sensitive coastal resources consistent with federal, state, and local guidelines; and,
- Provide affordable facilities to residents and visitors of all ages, including a safe and accessible community recreation center.

## C. PROJECT SITE HISTORY

### 1. HISTORIC USES

Historic use of the FRP included a cattle-grazing operation and dairy facilities managed by the Fiscalini family. In 2001, CCSD acquired the property and began development of a management plan and conservation easement agreement. The CCSD adopted the *East-West Ranch Public Access and Resource Management Plan* (RRM Design Group) on April 24, 2003.

#### a. SITE HISTORY

The FRP was once part of the Phelan Ranch. Approximately at the turn of the century, the forest was cleared for cattle grazing. The Fiscalini family purchased the ranch and remained landowners until the 1980's. At that time, the ranch was sold to the Rancho Pacifica development company. Rancho Pacifica proposed to develop the Ranch with residences, a resort hotel, golf course, and associated amenities. At the time, Friends of the RanchLand was formed to oppose the development. Rancho Pacifica was unable to obtain approval for the development and sold the ranch to the Foundation, Ltd. In 1993. The Foundation, Ltd. proposed to develop the ranch with residences, commercial, and industrial uses. Friends of the RanchLand retained the Environmental Defense Center to oppose the development, and submitted a request for assistance to the American Land Conservancy.

The American Land Conservancy, State Coastal Conservancy, North Coast Small Wilderness Area Preservation (now known as Friends of the Fiscalini Ranch Preserve), the CCSD, and members of the community partnered to purchase the ranch for conversion to a park and open space. Mid-State Bank donated additional land adjacent to the ranch. Community members contributed over \$1.2 million, and a total of \$4 million of locally contributed funds allowed the State Coastal Conservancy to provide matching funds for a Coastal Conservancy Grant to purchase of the ranch. The CCSD holds the fee-title to the ranch, which is now the Fiscalini Ranch Preserve (FRP).

The terms of the sale required the CCSD to prepare the *East-West Ranch Public Access & Management Plan*, and to appoint a conservation easement holder (the Friends of the Fiscalini Ranch Preserve). The conservation easement requires the CCSD to use the FRP in a manner consistent with the adopted *East-West Ranch Public Access & Management Plan* (Management Plan), and provides other restrictions.

## 2. EXISTING PERMITTED USES

### a. WEST FRP

The Fiscalini Bluff Trail is located along the far western boundary of the FRP, adjacent to the sea bluff. The trail was approved by the CCSD and County of San Luis Obispo in 2005, and was constructed in the winter and spring of 2006. The Marine Terrace Trail was approved by the CCSD and County, and was constructed in 2006. An American Disabilities Act (ADA) parking area was constructed at the northern terminus of the Bluff Trail and Marine Terrace Trail in 2006. Gates are currently installed at the terminus of local roads adjacent to the West FRP, including Huntington, Marlborough, and Tipton, and the Highway 1 staging area. [Restoration and invasive plant removal has occurred throughout the West FRP, including riparian restoration along Santa Rosa Creek.](#)

### b. EAST FRP

The County of San Luis Obispo Public Works Storage Yard, approximately 15,000 square feet in size, is located onsite and discussions are underway for relocation offsite. A gate is located at the terminus of Rodeo Grounds Road. The Cross-town Trail connects to Rodeo Grounds Drive near the CCSD water [facility \(pumphouse and storage yard\)](#), located immediately adjacent to Santa Rosa Creek and the East FRP.

## D. PROJECT COMPONENTS

The Management Plan includes several allowable uses, including hiking, bicycling, and a community park for active recreational uses [on the East FRP](#). Uses proposed for regulated uses (or uses requiring special permits) include animal grazing, equestrian use, group assembly/public gatherings, educational studies and research, vehicle access (limited to emergency, restoration, construction, or grazing operations), ~~wireless telecommunications facilities~~, and utility and service facilities.

### 1. WEST FRP

Proposed improvements within the West FRP would include multi-use trails, gates and stiles, fences, benches, ~~wireless telecommunications facilities~~, and signs. Some trails, gates, stiles, fences, and benches are already in place. The Management Plan also includes restoration activities including creek bank stabilization, invasive and non-native plant eradication, gully stabilization, vegetation management, and habitat restoration.

#### a. TRAILS

The proposed Management Plan includes eleven (11) trails on the West FRP, including one trail that extends through the West FRP and East FRP (refer to Figure III-5). These trails have been informally established by historic cattle trails, foot, and bicycle traffic on the FRP. As of November 2006, the CCSD has improved two trails on the West FRP (the Bluff Trail and the Marine Terrace Trail). The characteristics of these trails are presented in Table III-1. An additional nine trails would be maintained on the West FRP, and would range from multi-use to pedestrians only (refer to Table III-2). The proposed trail plan was updated from the *Public Access Plan* adopted in March 2003.



### 1) Associated Improvements

Gates and stiles, fencing, benches, and signage would accompany the proposed trail system. [Unleashed dogs under voice control of owners are allowed within the FRP, with the exception of the Bluff Trail \(dogs must be on leash\).](#) Signage would be informational and educational, and would include trail maps, notes regarding avoidance of sensitive habitats, trailheads, and use limitations. Fencing types would range from open style ranch (wire), barbed wire, T-post and wire, and two-rail wood fencing. All existing benches will remain on the FRP, and additional benches would be placed along the Bluff Trail, Ridge Trail, and Creek Trails. Bench material would consist of wood and/or simulated wood.

**TABLE III-12**  
**West FRP Existing Trails**

Trail Number	Trail Name	Use Type	Length*/Width (feet)	Improvements	Access
1	Bluff Trail	Hiking, ADA	4,675 / 6	Compacted soil, rock, raised boardwalk, gate	Windsor Boulevard (north and south)
2	Marine Terrace Trail	Equestrian, hiking, bicyclists, ADA, emergency and utility staff	3,300 / 20	Compacted soil, rock, gate	Windsor Boulevard, Marlborough Street
3	Ridge	Equestrian, hiking, bicyclists, <del>ADA</del>	5,100 / 6	<del>Compacted soil, gate, road base</del> Maintenance only	Huntington Drive
4	Forest Loop	Hiking, bicyclists, <a href="#">equestrian</a>	4,905 / 2 – 4	Compacted soil, wood chips, safety signage	Internal, Tipton Road
5	Victoria Lane	Hiking, bicyclists	950 / 2	Compacted soil	Victoria Lane
6	Meander	Hiking, bicyclists	1,800 / 2 – 4	Maintenance only	Internal
7	Creek to Forest	Equestrian, hiking, bicyclists	2,100 / 2 – 4 , 10	Compacted soil	Santa Rosa Creek –West, Forest Loop
8	Santa Rosa Creek-West	Equestrian, hiking, bicyclists, maintenance vehicle access	1,400 / 10	Maintenance only	Creek to Ridge Trail, Highway 1 Staging Area
9	Creek to Ridge	Equestrian, hiking, bicyclists,	1,300 / 2 – 4, <del>10</del>	Compacted soil	Santa Rosa Creek –West, Forest Loop, Ridge
11	Wallbridge	Hiking	2,300 / 2 – 4	Maintenance only	Wallbridge Drive, Ridge Trail
12	Terrace to Ridge	Hiking	3,000 / 2 – 4	Compacted soil	Marine Terrace Trail, Forest Trail

\*Approximate length

## b. PARKING AREAS

The following descriptions of proposed parking areas are based on the adopted *East West Ranch Public Access & Management Plan (2003)* and Conservation Easement ~~(2003)~~.

### 1) FRP Parking

Public parking areas currently exist and would be located ~~in various locations~~ within and adjacent to the FRP boundaries, as shown in Figure III-6, and described as follows:

#### (a) Highway 1 / Cambria Drive Staging Area

The Highway 1/Cambria Drive Staging Area may include a parking lot and information kiosk. This lot would be located near Highway 1, in the northeast corner of the West FRP. This lot may provide access to the FRP.

#### (b) Huntington Lot

Due to the presence of two existing ADA parking spaces at Windsor Boulevard, CCSD staff proposes to eliminate development of this ADA parking area from the Management Plan. ~~This lot is located offsite at the northern boundary of the West FRP, in between Pembroke and Guildford Streets. This lot would be improved with compacted gravel. A trailhead sign and gate would be installed at this location. The Management Plan calls for this lot to be ADA accessible.~~

#### (c) CCSD Wastewater Treatment Plant / Windsor Bridge

The CCSD wastewater treatment plant parking lot would serve as a staging area for the Crosstown Trail and Santa Rosa Creek (West) Trail. Facilities would include an informational kiosk, signage, and trailheads. A portable or permanent restroom may be constructed at this location. A trolley stop is also proposed.

#### (d) Windsor Boulevard

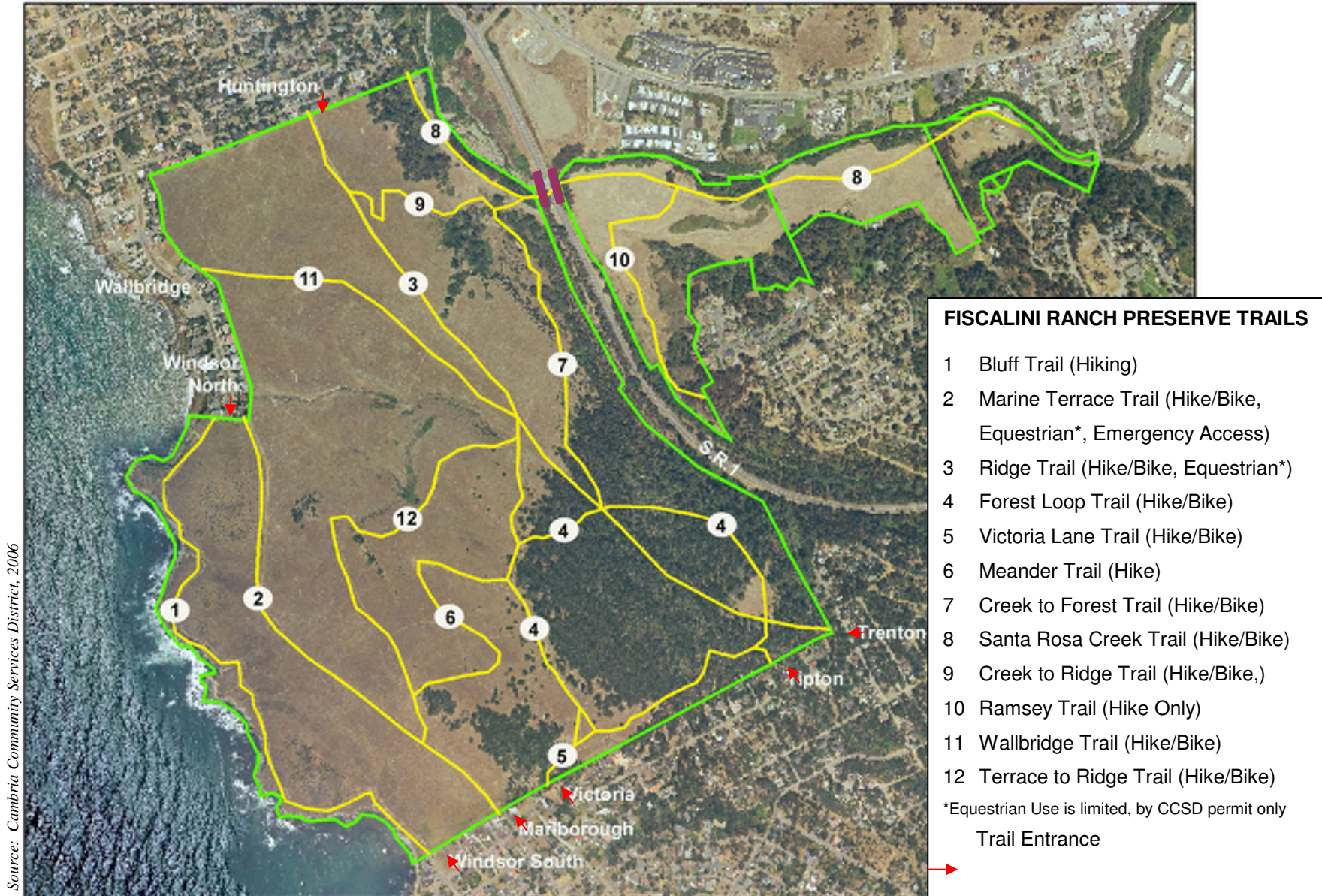
A handicapped-only parking area is available at the northern terminus of North Windsor Boulevard in association with the Marine Terrace and Bluff Trails, within the FRP. This lot consists of compacted soil and surface material.

#### (e) Local County Parks

Existing parking areas at local county parks, including Shamel Park, would be utilized for trolley stops to minimize traffic near trailheads, and provide shared parking for trails and park areas.

## c. CELLULAR TELECOMMUNICATIONS FACILITY

The CCSD submitted a land use application on behalf of the telecommunications vendor to the County of San Luis Obispo for wireless telecommunications facility and access road (Ridge Trail) on the West FRP. The application was considered and denied; subsequently the CCSD proposes to remove the wireless telecommunications facility and all-weather access improvements to the Ridge Trail from the subsequent projects list. ~~Approval of a cellular telecommunications facility is pending. If approved, the facility would be constructed near the eastern boundary of the West FRP, within the Monterey Pine forest habitat. No additional cellular telecommunication facilities will be allowed on the FRP.~~



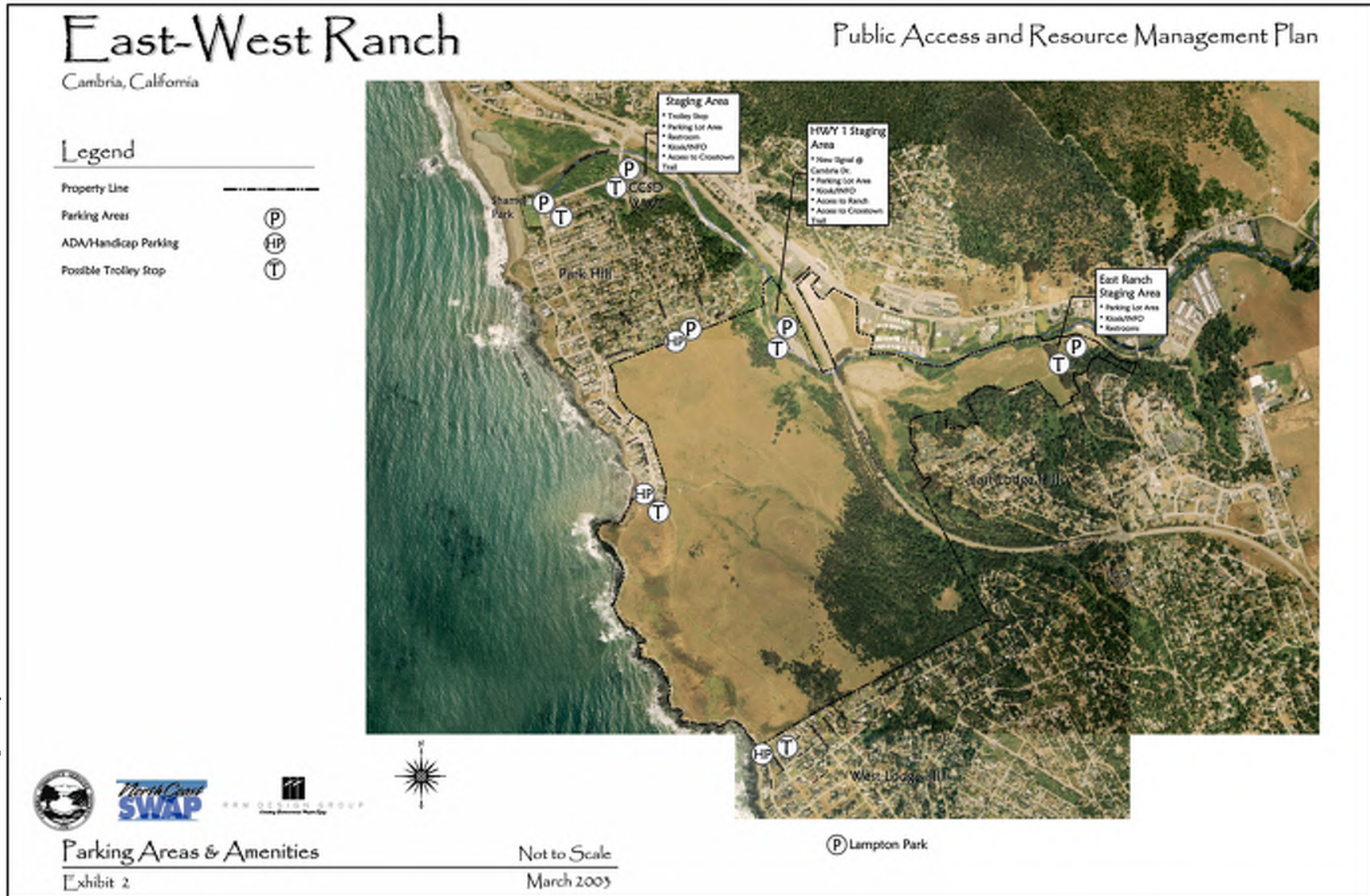
Source: Cambria Community Services District, 2006



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**Public Access Plan**  
**FIGURE III-5**

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Source: RRM Design Group



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**Parking Areas and Amenities**  
**FIGURE III-6**

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d. SENSITIVE RESOURCE RESTORATION AND PROTECTION

Proposed restoration activities include bank stabilization, removal of invasive and non-native vegetation, stabilization of gullies, ~~and~~ habitat restoration, and forest management for Monterey pines.

1) Bank Stabilization

Bank stabilization projects would occur along Santa Rosa Creek, and would comply with the California Department of Fish and Game Salmon Stream Habitat Restoration Manual (1998, revised 2006). Restoration projects within Santa Rosa Creek on the West FRP have been completed. Methods may include tree trunk, boulder, and native plant wattling. Temporary re-channelizing of the stream flow and mechanical excavation would be required. Where needed, creek banks would be manually revegetated, including the dispersal of native riparian plant seeds, transplanting native seedlings, saplings, or willow sticks. Exclusionary fencing would be installed in areas frequently disturbed by incidental human foot traffic.

2) Invasive and Non-native Vegetation Removal

Invasive and non-native vegetation would be removed manually, including hand pulling, digging, and weed whipping. Within grassland areas on the West FRP, outside of coastal wetlands, bio-degradable chemicals may be applied to non-native species. Small animal spot grazing may be used to control non-native species. Revegetation efforts would be assisted by hand spreading of native seeds. Existing ice plant along the bluff edge may remain, and additional revegetation with native plants would be implemented. Erosion control measures adjacent to the Bluff Trail may include placement of wood or recycled product.

3) Gully Stabilization

Gully stabilization would occur in a number of locations on the West FRP including the “SeaCliff” Gully and “Warren/Trenton” Gully. During development of the Management Plan, the Natural Resource Conservation District (NRCS) recommended erosion control and gully stabilization methods, which are summarized below.

(a) “Seacliff” Gully

The NRCS recommended two measures to control erosion within this gully. The first option includes grading and backfilling the gully with imported soil, boulders, and large rock. The topsoil would be stabilized with straw matt or bundles, and seeded with native grasses and flowers. Protection fencing would be installed, and restoration efforts would be maintained and monitored. The second option recommended by the NRCS includes grading the gully banks to a minimum 2:1 slope, and backfilling the upper cut. Boulders and logs would be installed along the drainage, and plants would be installed along the bank slopes. The stream channel would be revegetated with wetland species similar to naturally vegetated stream channels in the area. Protection fencing would be installed, and restoration efforts would be maintained and monitored.

(b) “Warren/Trenton” Gully

The Management Plan does not propose specific restoration efforts for this gully. The plan recommends consultation with NRCS to develop and appropriate plan. [Restoration efforts have been initiated within this gully.](#)

4) Habitat Restoration

Habitat restoration would occur throughout the FRP, as shown in Figure III-7. Restoration activities would include riparian enhancement within Santa Rosa Creek, improvements to seasonal wetlands, protection of Monterey pine forest, restoration and stabilization of coastal bluffs, and management of grassland habitat.

(a) Fuel Management

Fuel reduction methods identified in the adopted *East West Ranch Management Plan and Conservation Easement (2003)* include the creation of defensible space within 50 to 300 feet of the Lodge Hill neighborhood within the forested area of the FRP. Methods would include removal of dead standing trees, dense underbrush, and tree limbs within six feet of the ground. No fires or smoking would be permitted on the FRP.

## 2. EAST FRP

Proposed improvements within East FRP would include a 26.5-acre community park including 14.0 acres of developed active and passive recreational areas and 12.5 acres of native landscape, existing enhanced native landscape, and existing native pine and riparian woodland, including Santa Rosa Creek. The Public Access and Management Plan also includes vegetation management and habitat restoration. Relocation of the CCSD Water Facility is also included in the plans for the East FRP. The CCSD ~~is currently developing~~[initiated development of](#) plans for the relocated water facility, and the project-specific environmental document ~~is was~~ underway as of September 2007. The Community Park Master Plan includes development outside of the FRP within existing public right-of-way (portions of the proposed water facility, park access road, parking, and landscaping).

a. COMMUNITY PARK MASTER PLAN

[A community park is defined as an active larger park that typically serves more than one neighborhood, and provides a mix of active recreation facilities. As noted in the adopted County Parks and Recreation Element, community parks are 25 or more acres in size, and provide recreation facilities that serve the community and in some cases visitors from outside the local community. Community parks tend to be more active in nature and/or provide a greater mix of active recreation.](#)

1) Active Recreation Facilities

Proposed park amenities include turf areas for use as athletic play fields and general community recreation (refer to Table III-3 and Figure III-9). The Master Plan includes: an open turf area that could be used for baseball, softball, youth soccer, adult soccer, and other field sports; a fenced dog park; a multi-use sports pad that could be used for basketball, tennis, volleyball, and other sports; and, a children’s playground. The active uses on proposed fields could include



soccer, little league baseball, softball, and other sports activities. The fields will not be fenced, enhancing their availability for other non-organized uses. Temporary striping and portable backstops and equipment would be used to accommodate a variety of activities. The existing eucalyptus trees to the east of the multi-purpose field would be removed to reduce the potential for harm to participants from falling branches and downed trees.

## 2) Internal Trail System

A non-paved path system would meander throughout the park and connect to other trails such as the Cross Town Trail, Santa Rosa Creek – East Trail, and an equestrian trail to the west. A hitching post, trailheads, bike racks, benches, picnic tables, and trash enclosures are also proposed.

## 3) Community Park Infrastructure and Public Use Facilities

A permeable-surface parking lot accommodating 146 spaces is proposed within the northeastern portion of the community park. Motorcycle parking, handicapped parking, a drop-off area, additional bike racks, and trash enclosures are proposed within the parking area. Restrooms would be located adjacent to the park active core near the parking lot. A potential site for a future community [building center](#) is proposed south of the parking lot. [The proposed community center would consist of an active public facility for recreational use, including meetings and gatherings.](#) Picnic areas are proposed within the park, which may include benches, tables, and natural areas. A storage and park maintenance building would be located near the proposed open turf area.

## 4) Access

The park would be accessed from Rodeo Grounds Drive (24-foot wide paved road), which extends west from Burton Drive. A 16-foot wide, all-weather, emergency access road would extend from the parking area to connect with Piney Way. A gate is proposed near the connection to Piney Way to limit the use of the road for emergency use only. Bicyclists and pedestrians can access the park via existing and proposed trail systems, including the Cross Town Trail.

## 5) Signage and Lighting

A park sign would be located at the eastern entry to the park. Additional educational and informational signs would be located throughout the park, and at trailheads. The proposed park would be open during daylight hours only, and no lighting is proposed for the fields, courts, or trail systems. Limited, shielded security lighting would be installed on the community [center building](#), [bridge](#), [playground](#), [parking areas](#), and restrooms.

## 6) Natural Areas

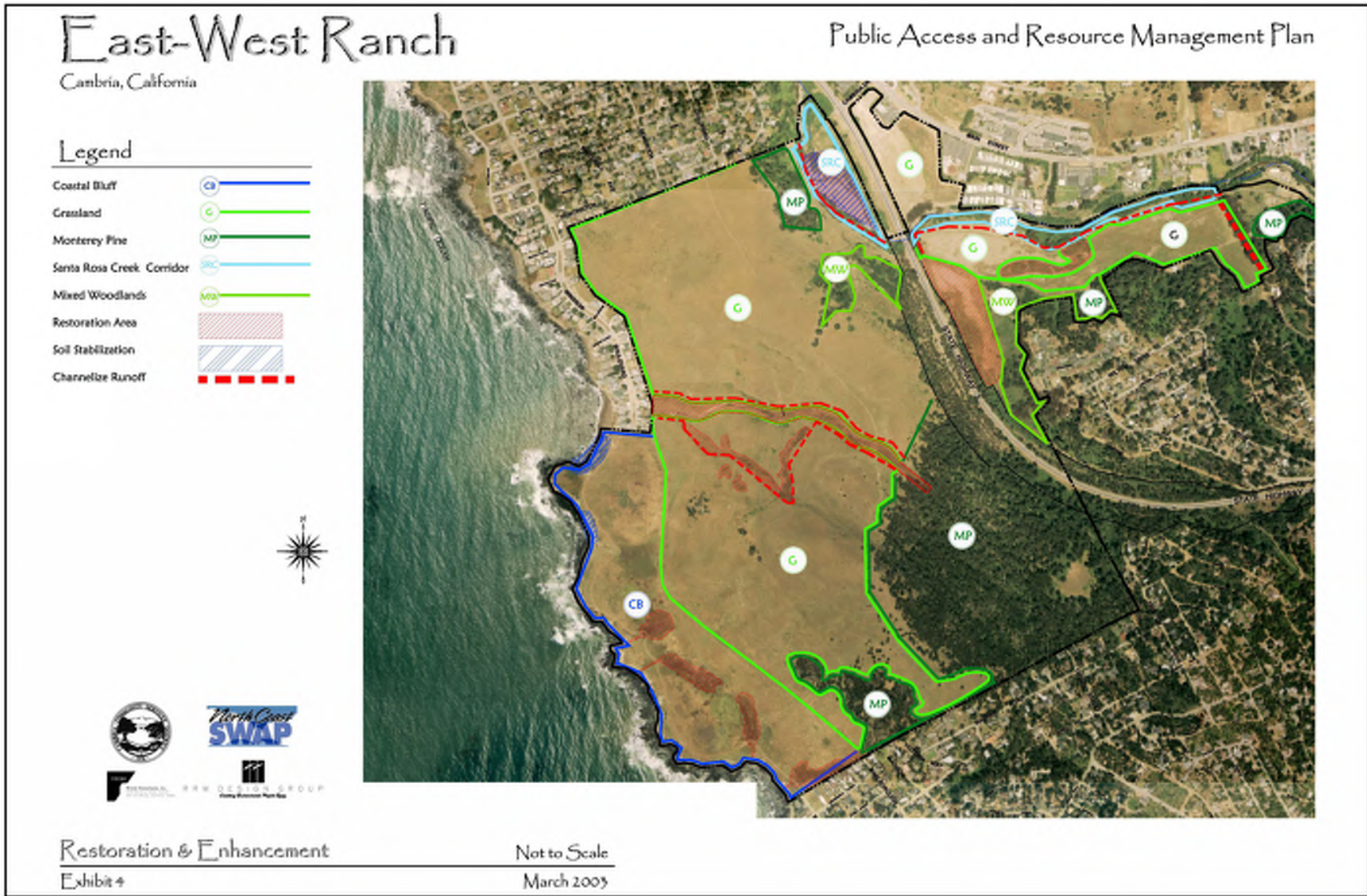
A native vegetation meadow is proposed within the southern portion of the park. Natural areas are proposed along the southern and northern perimeter of the park, including the Santa Rosa Creek riparian corridor. Riparian corridor enhancement will include non-native plant and weed removal and replanting of native riparian vegetation where needed. The native plant enhancements include native tree and shrub areas adjacent to the perimeter trail system that are currently exotic grassland. These areas will be planted with native plant species to augment

native habitat. The preserved and enhanced native habitat and landscape areas comprise 47 percent of the Community Park area.

### 7) Grading and Drainage

The community park site drains to the west in a sheet flow, eventually entering Santa Rosa Creek. The proposed grading and drainage concept (Figure III-8) involves adding fill soil to much of the sport field area to facilitate adequate gradient to sheet flow storm water off the turf. Fill would generally average about one foot in the crowned center of the fields, tapering to meet existing grade at the edges. At the field edges along the south side of the park, a series of drain inlets would pick up some of the storm water flow from the fields as well as intercept some of the runoff from the off site watershed. The storm drain system would convey water to an outfall west of the park where storm water would travel overland eventually entering Santa Rosa Creek to the west.

At the field edges along the northern edge of the park an open vegetated swale and storm drain would convey storm water west parallel to the creek to the same outfall point west of the park. No direct storm drain pipe outfall to the creek is proposed. The parking and sport court areas are proposed to be essentially at existing grade with cut /fill generally at plus or minus one foot. Storm water runoff from the paved areas would flow to the vegetated swale described above. During a 100 year storm event flood levels are anticipated to be out of the creek bank west of the proposed parking area and would sheet flow across the site. Proposed restroom structures will be designed to be a minimum of one foot above the 100 year food elevation. The grading concept does not have any grading past the existing top of creek bank.



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**Restoration and Enhancement Areas**  
**FIGURE III-7**

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**TABLE III-23**  
**Community Park Recreation Facilities**

Facility	Use Type	Size (Approximate)	Improvements
Multi-use Sports Fields	Active use for baseball, softball, soccer, and other sports	8.2 acres (358,522 sq ft)	Grading and storm drains Portions of turf may be artificial Temporary striping Portable backstops and equipment Removal of eucalyptus trees
Multi-use Court Pad	Active use for basketball, tennis, volleyball, and other sports	0.17 acre (7,215 sq ft)	Graded and paved area No lighting Enclosed by fencing
Playground	Active use	0.19 acre (8,280 sq ft)	Graded area with playground structures and pervious play surfacing
Fenced Dog Park	Passive use	0.58 acre (25,188 sq ft)	Graded area with natural grasses Enclosed by fencing
Native landscape, enhanced native habitat and woodland	Passive use	12.5 acres (535,704 sq ft)	Area enhanced by native vegetation
Picnic Areas and Open Lawn	Passive use	1.6 acres (71,074 sq ft)	Graded area, native landscape, lawn, benches and tables Removal of eucalyptus trees
Community Center	Active public facility for recreational use	To Be Determined	Actual size not currently determined
Restrooms	Infrastructure	0.009 acre ( <del>397</del> 400 sq ft)	Water and sewer connection Shielded security lighting only
Park Storage and Maintenance	CCSD Facility	0.10 acre (4,444 sq ft)	Water and sewer connection Security lighting only, fencing
Water Facility <sup>1</sup>	CCSD Facility	0.15 acre (6,702 sq ft)	Building/apparatus, pavement, fencing, and security lighting
Park Paths and Trails	Passive use	1.45 acres (63,267 sq ft)	Compacted soil, decomposed granite (or similar material) 8 – 12 ft width
<a href="#">Parking</a>	<a href="#">Infrastructure</a>	<a href="#">1.55 acres</a> <a href="#">(67,518 sq ft)</a>	<a href="#">Paved or compacted soil and decomposed granite (146 spaces)</a>

<sup>1</sup> The Water Facility is partially within the Community Park / FRP boundary but is subject to separate CEQA review as an independent project. The table includes the facility area for accuracy of acreage tabulation.

**8) Landscaping**

Landscaping is proposed throughout the community park area, including trees, shrubs, scrub, and flowers (refer to Figure III-10). Four planting zones are proposed: upland woodland edge, riparian edge, bioswale/riparian buffer, and native ornamental landscape.

**9) Existing Residence**

The existing residence on the East FRP would remain in place temporarily. Upon development of the community park, the CCSD would either remove the building, or utilize the structure for management offices and storage of materials related to the community park.

**b. TRAILS**

The proposed Management Plan includes two trails on the East FRP (refer to Table III-4 and Figure III-5). Trail use would range from multi-use to pedestrians only.

**TABLE III-34  
East FRP Proposed Trails**

Trail Number	Trail Name	Use Type	Length*/Width (feet)	Improvements	Access
8	Santa Rosa Creek – East	Equestrian, hiking, bicyclists, partial emergency vehicle access, ADA	4,400 / 10 – 16	Compacted soil, decomposed granite (or similar material)	East FRP Staging Area
10	Ramsey Trail	Hiking	1,800 / 2 -4	Compacted soil	Ramsey Drive

*\*Approximate length*

**c. CCSD WATER FACILITY RELOCATION**

An existing CCSD water pump station would be demolished and relocated outside of the Santa Rosa Creek floodplain. The booster station component of the facility would be located within the East FRP, adjacent to the proposed Community Park area. The facility would be approximately 6,702 square feet in size, and include one building, an emergency generator, pipeline, and access. The proposed plans to relocate the facility are currently in process, and a project-specific environmental determination is being prepared.

**d. SENSITIVE RESOURCE RESTORATION AND PROTECTION**

Proposed restoration activities include bank stabilization, removal of invasive and non-native vegetation, stabilization of gullies, and habitat restoration.

**1) Bank Stabilization**

As discussed in the section above for proposed West FRP activities, bank stabilization projects would occur along Santa Rosa Creek.

## 2) Invasive and Non-native Vegetation Removal

On the East FRP, non-native plant removal efforts ~~are ongoing would and~~ include mechanical removal, application of approved herbicides, and small animal grazing. Native species would be introduced through seed sowing and planting of young starts. Mowing ~~may occurs~~ within this area to maintain fuel loads.

## 3) Gully Stabilization

Gully stabilization on the East FRP would occur within the Piney Way Gully. During development of the Management Plan, the NRCS recommended erosion control and gully stabilization methods, which are summarized in the following section.

### (b) East FRP – Piney Way

The Management Plan recommends joint efforts with the County of San Luis Obispo to stabilize this drainage gully, which is located offsite. The plan includes a new drainage across the East FRP to facilitate drainage flow from this area to Santa Rosa Creek.

## 4) Habitat Restoration

Habitat restoration would occur throughout the FRP, as shown in Figure III-7. Restoration activities would include riparian enhancement within Santa Rosa Creek, improvements to seasonal wetlands, protection of Monterey pine forest, restoration and stabilization of coastal bluffs, and management of grassland habitat.

### (c) Fuel Management

Fuel reduction methods include the creation of defensible space within 50 to 300 feet of the Lodge Hill neighborhood within the forested area of the FRP. ~~The CCSD performs ongoing Methods would include~~ removal of dead standing trees, dense underbrush, and tree limbs within six feet of the ground. No fires or smoking ~~would be~~are permitted on the FRP.

## E. PERMIT REQUIREMENTS AND APPROVALS

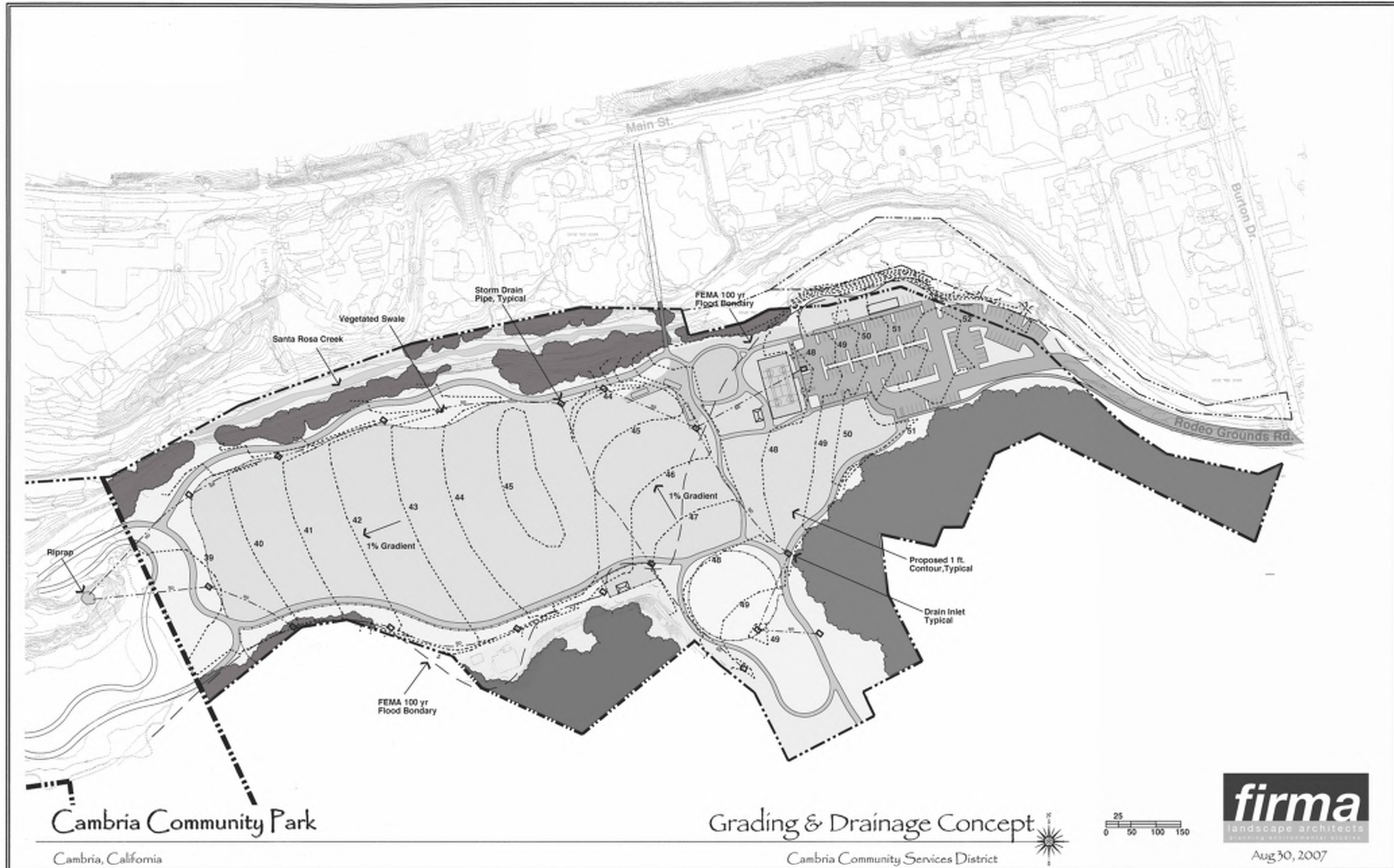
Required approvals and permits for the various components of the proposed project may include the following:

- Issuance of grading and/or building permits and other ancillary permits (such as tree removal permits) when necessary for improvements to trails and construction of bridges, boardwalks, and other structures;
- Master Development Plan and Coastal Development Permit from the County of San Luis Obispo for implementation of the Master Plan;
- Army Corps of Engineers (ACOE) Nationwide or Individual permit (depending on acreage of total wetland disturbance) for restoration and site disturbance within ACOE jurisdiction (i.e., wetlands);

- Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certification for restoration and site disturbance or within and/or discharge into sources of surface water;
- State Water Resources Control Board (SWRCB) Stormwater Pollution Prevention Plan for disturbance of over one acre of soil; and,
- California Department of Fish and Game (CDFG) Streambed Alteration Agreement for restoration and site disturbance within CDFG jurisdiction (i.e., the bed and/or bank of creeks and drainages, riparian habitat).

In addition, the County of San Luis Obispo adopted a General Plan Amendment to the *North Coast Area Plan*, which is titled the *Cambria Urban Area and San Simeon Acres Community Plan*. This document includes changes to land use designations and planning area standards within Cambria and San Simeon. Specific to the FRP, implementation of the plan resulted in a change in land use categories to Open Space and Recreation. The Final EIR for the *Cambria Urban Area and San Simeon Acres Community Plan* was adopted by the County of San Luis Obispo in April 2006. The land use category maps [and planning area standards](#) are adopted and in effect; ~~however, plan language is currently under consideration by the California Coastal Commission~~ [\(North Coast Area Plan, 2008\)](#).





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**LIST OF ABBREVIATED TERMS**

<b>Abbreviation</b>	<b>Term</b>
CCSD	Cambria Community Services District
EIR	Environmental Impact Report
NRCS	Natural Resource Conservation District

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## IV. ENVIRONMENTAL SETTING

### A. PHYSICAL SETTING AND EXISTING LAND USES

The project site is located within San Luis Obispo County, within the unincorporated community of Cambria, on the Fiscalini Ranch Preserve (FRP). The approximately 440-acre FRP consists of the West FRP (354-364 acres) and the East FRP (75 acres). The West FRP is bounded by the Pacific Ocean to the west, the Park Hill neighborhood to the north, the West Lodge Hill neighborhood to the south, and Highway 1 to the east. The East FRP is bounded by Highway 1 to the west, Main Street commercial areas to the north and east, the East Lodge Hill neighborhood to the south and east.

#### 1. WEST FRP

The West FRP supports a variety of natural habitats, including coastal bluff, grassland, riparian, coastal wetland, mixed woodlands, and Monterey pine forest. The topography of the West FRP ranges from steeply sloping hillsides to a gently sloping ocean terrace. Monterey pine forest and mixed woodland is present along a ridgeline within the eastern portion of the West FRP. Grassland and patches of coastal scrub are traversed by erosional gullies and coastal wetlands (refer to Figure V-4 and Figure V-6).

#### 2. EAST FRP

The East FRP consists of a gently sloping area bordered by Santa Rosa Creek, and a steeply sloped and wooded hillside. Two drainages discharge onto the site, and during storms, rainwater sheet flows across the area into the creek. The area is dominated by grassland and patches of coastal scrub. A portion of the site is within the floodplain for Santa Rosa Creek, and seasonal wetlands are present within the eastern and western portions of the East FRP. The steeply sloping hillside supports Monterey pine forest and mixed woodland habitats (refer to Figure V-6 and Figure V-8).

### B. SURROUNDING LAND USES

#### 1. WEST FRP

Surrounding land uses include residential development to the north and south, Highway 1 to the east, and the Pacific Ocean to the west.

#### 2. EAST FRP

Surrounding land uses include the Main Street commercial/retail area to the north, commercial and residential development to the east, residential development to the south, and Highway 1 to the west.

## C. CONSISTENCY WITH LAND USE PLANS AND POLICIES

### 1. OVERVIEW

CEQA *Guidelines* §15125(d) states, "the EIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans." While CEQA requires a discussion of consistency with public plans, inconsistency does not necessarily lead to a significant impact. Inconsistency with public plans creates significant impacts under CEQA only when an adverse physical effect would result from the inconsistency. This section provides general information as to the plans and policies applicable to the proposed project as stated in the following documents. It is the responsibility of the CCSD, the CEQA Lead Agency decision maker, and the County of San Luis Obispo (upon permit application) to make the final decision regarding consistency issues. The following plans and policies are applicable to the proposed project and are described in the following sections (refer to Section IX, References, of this MEIR):

- San Luis Obispo County General Plan
- San Luis Obispo County North Coast Area Plan and Local Coastal Plan
- San Luis Obispo County Cambria and San Simeon Community Plans
- San Luis Obispo County Coastal Policies
- County Air Pollution Control District (APCD) Clean Air Plan
- Cambria Community Services District Water Master Plan

Table IV-1 presents a summary of the proposed project's potential inconsistencies with the applicable plans and policies listed above. Additional consistency analysis with local plans and policies is provided in the environmental analysis section of the EIR. For example, the Air Quality section includes an assessment of the project's consistency with the Clean Air Plan, and the Water Supply section includes a discussion regarding the CCSD Urban Water Management Plan. To the extent that the proposed project may be inconsistent with portions of these documents, remedies such as project revisions, special conditions of approval, variance, or plan amendments may be required. All adverse physical effects resulting from any inconsistency are discussed in the appropriate environmental analysis sections of the EIR (refer to Section V of this MEIR).

### 2. RELEVANT LAND USE PLANS

#### a. SAN LUIS OBISPO COUNTY NORTH COAST AREA PLAN AND LOCAL COASTAL PLAN

The project lies within the unincorporated area of San Luis Obispo County, which is under the jurisdiction of the *North Coast Area Plan and Local Coastal Plan* (revised ~~November 15, 2005~~ August 2008). The Plan acts as a guide for the cohesive and comprehensive development of the North Coast Area, and seeks to preserve the character of the communities and rural areas that currently exist in the area. This plan includes planning area standards applicable to the County of San Luis Obispo North Coast Planning Area, which includes the urban community of Cambria. ~~The North Coast Area Plan and Local Coastal Plan planning area standards applicable to the Cambria Urban Area will be superseded upon California Coastal Commission adoption of~~

~~the Cambria Urban Area and San Simeon Acres Community Plans described in the section below.~~

b. SAN LUIS OBISPO COUNTY CAMBRIA AND SAN SIMEON ACRES COMMUNITY PLANS

The *Cambria Urban Area and San Simeon Acres Community Plans* (adopted by the County of San Luis Obispo in April 2006) land use guidelines for the urban communities of Cambria and San Simeon. This plan is currently under consideration by the California Coastal Commission. The general goals of the plan include, but are not limited to, the following: maintain and protect a safe, beautiful, and pleasant environment for all residents; provide for a sustainable rate of orderly development within the planned capacities of resources and services; encourage orderly and appropriate development of urban areas; preserve and enhance the quality of residential areas and visitor opportunities; provide public resources, services and facilities; preserve open space and conserve energy; and, provide public access and protect natural areas from overuse.

c. SAN LUIS OBISPO COUNTY GENERAL PLAN AGRICULTURE AND OPEN SPACE ELEMENT

The Agriculture and Open Space Element lays out policies for the development and management of agricultural and open space lands within the County's jurisdiction, and is focused on "wisely managing and protecting these important land resources in San Luis Obispo County." Recognizing the value of agriculture to the economy and character of the County as a whole, the goals of the plan are to support agricultural production, conserve and protect agricultural lands and resources, and encourage public education and participation in their management. Open Space contributes in large part to the quality of life enjoyed in San Luis Obispo County, and the County's goals are to identify, protect, and manage the existing open space by preventing urban sprawl and encouraging public education and participation in the decision making process. The protection of these resources is considered essential to the preservation of the rural nature and lifestyles that characterize San Luis Obispo County.

The western portion of the West FRP is located within a designated Sensitive Resource Area (SRA) for scenic qualities per the County of San Luis Obispo General Plan, Agriculture and Open Space Element, Open Space Resources map. The project site area is located within SRA S1, "Ocean Shoreline."

d. SAN LUIS OBISPO COUNTY NOISE ELEMENT

The County Noise Element (adopted May 5, 1992) provides a policy framework for addressing potential noise impacts in the planning process, and minimizing future noise conflicts. The Noise Element identifies transportation-related, stationary, and potential operational noise generators in the county, provides a list of noise-sensitive land uses, and identifies acceptable and unacceptable thresholds of noise exposure based on land use. The document also provides mitigation measures that should be applied to projects when noise attenuation is required to meet identified thresholds.

e. SAN LUIS OBISPO COUNTY SAFETY ELEMENT

The two primary principles of the County Safety Element (adopted December 1999) are emergency preparedness and managed development to reduce risk. The Safety Element identifies potential emergency situations and natural disasters within the County, and includes goals and policies for response during an emergency or natural disaster, and avoidance of unnecessary risk.

f. SAN LUIS OBISPO COUNTY COASTAL ZONE LAND USE ORDINANCE

The County Coastal Zone Land Use Ordinance (revised January 2006), includes regulations established and adopted to protect and promote the public health, safety and welfare. Regulations are also adopted to implement County General Plan and the San Luis Obispo County Local Coastal Program, guide and manage the future growth of the county in accordance with those plans, and regulate land use in a manner that will encourage and support the orderly development and beneficial use of lands within the county. In addition, ordinance regulations are in place to minimize adverse effects on the public resulting from land use and development, and to protect, and enhance the significant natural, historic, archeological, and scenic resources within the county as identified by the county general plan.

g. COUNTY OF SAN LUIS OBISPO COASTAL POLICIES

The County of San Luis Obispo *Coastal Plan Policies* (revised June 2004) is part of the County's *Local Coastal Plan* and *Land Use Element*. The policy document includes programs and standards that set goals, procedures, and guidelines for implementation of the *Coastal Act*. Some of the policies have been adopted as regulations in the Coastal Zone Land Use Ordinance and General Plan planning area standards.

**TABLE IV-1  
Consistency with Plans and Policies**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<b>COUNTY OF SAN LUIS OBISPO NORTH COAST AREA PLAN AND LOCAL COASTAL PLAN <a href="#">(Updated August 2008)</a></b>		
<p><b>B. Cambria Urban Area Standards, Combining Designations.</b></p> <p><b>1. Monterey Pine Forest Habitat (SRA) (TH) – Purpose.</b></p> <p>A. <del>A “Project limit area” shall be established in a manner to that avoids</del> <u>A “Project limit area” shall be established in a manner that avoids</u> Monterey pine forest impacts to the maximum extent feasible, is located in the least sensitive portion of the site, and safeguards the biological continuance of the habitat. <u>Particular attention must be given to locations which are part of larger continuous undisturbed forested areas, show signs of forest regeneration, include a healthy assemblage of understory vegetation, support other sensitive species, provide a solid tree canopy and species nesting areas, and that will minimize loss of Monterey pines, oaks, and forest habitat.</u> The project limit area shall include all areas of the site where vegetation will need to be trimmed or removed for fire safety purposes.</p> <p><del>B. The project applicant shall demonstrate that no vegetation outside of the “project limit area” shall be removed, except for removal consistent with fire safety standards or trees identified as hazardous by a qualified professional.</del> <u>Applications for new development within Monterey pine forest shall demonstrate that no native vegetation outside the “project limit area” shall be removed, except for trees identified as hazardous by a qualified professional. New development shall be sited to ensure that any required vegetation removal will be done fully on private property and will not encroach on any public lands or sensitive habitat areas. If development cannot be sited to avoid encroachment within sensitive habitat areas, such encroachments shall be minimized to the maximum extent feasible and appropriate mitigation in support of habitat restoration shall be required.</u></p> <p>C. Plan requirements.</p> <p>D. Notice of pending tree removal application.</p> <p>E. Construction Practices.</p> <p>F. Replacement of Vegetation.</p> <p>G. Understory Vegetation Removal – not permitted unless an immediate hazardous condition exists.</p> <p>H. Clustering of Development Required.</p>	<p>The proposed project does not include removal of Monterey trees; however, fire safety measures including removal of hazardous vegetation is proposed in the Public Access and Management Plan, and would be conducted consistent with the planning area standard.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>B. Cambria Urban Area Standards, Combining Designations. 2. Flood Hazards (FH). New development shall comply with Coastal Plan Policies...and the...Coastal Zone Land Use Ordinance...and shall be reviewed for its relation to the Cambria Flood Mitigation Project. No new expanded development, except necessary public services and public access trails, shall occur within Flood Hazard areas until the County has implemented Phase I of the Cambria Flood Mitigation Project in a manner that is consistent with the protection of the coastal stream.</p>	<p>Implementation of the proposed project, with recommended mitigation measures, would be consistent with the County Ordinance and Coastal Plan Policies, and would not interfere with the Cambria Flood Mitigation Project.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Combining Designations. 43. Santa Rosa Creek (FH). A. Biological Viability. Proposed development, <u>including grading, and water well extractions</u>, shall maintain the ecological viability of Santa Rosa Creek <u>(as determined by the County in consultation with the appropriate State or federal agency), including the riparian corridor, stream channel, wetlands, and accompanying marine habitat.</u> B. Channelization or Filling in Floodways. <del>Except for minor fill for public serving activities or uses...</del> <u>Channelization or fill in the undeveloped floodway (active channel) and floodway fringe (flood plain) of Santa Rosa Creek shall be prohibited unless such development is consistent with Coastal Act Section 30236 and other applicable provisions of the LCP.</u> C. Creek Setbacks and Habitat Protection. All new development shall be setback a minimum of 100 feet from the upland edge of riparian vegetation. Setbacks of less than 100 feet are allowed in accordance with <u>Section 23.07.174d.2 of the Coastal Zone Land Use Ordinance.</u> Recreational trails shall be sited outside of areas with riparian vegetation. D. Public Access.</p>	<p>Implementation of the proposed project may include minor activities within the Santa Rosa Creek corridor (Santa Rosa Creek Trail). Other trails would be located outside of areas supporting sensitive riparian vegetation within the creek and drainage channels. On the East FRP, proposed active recreation <del>areas-structures</del> would be located a minimum of 100 feet from the edge of riparian vegetation (refer to Figure V-6). <u>Grading on the East FRP for the proposed sports fields would occur within the flood plain of Santa Rosa and San Simeon Creeks. Floodwaters would not be impeded by the fields, and would continue to sheet flow across the site. Use of onsite wells or CCSD wells would require demonstration of no effect to Santa Rosa Creek and associated downstream habitat, including the lagoon.</u></p>	<p>Consistent</p>
<p><u>B. Cambria Urban Area Standards, Community Wide.</u> <u>1. Marine Habitat Protection – Projects with Point-Source Discharges. No surface point-source discharges into the marine environment are allowed except:</u> <u>E. Water Quality Enhancement. Discharges to streams for the purpose of</u></p>	<p><u>Preliminary drainage concepts include maintaining stormwater drainage and flow similar to existing patterns, with the exception of restoration projects in areas experiencing erosion. Prior to development of the community park on the East FRP, a Stormwater Pollution Prevention Plan would be required, in addition</u></p>	<p><u>Consistent</u></p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p><u>hydrologic replenishment and/or stream water quality enhancement, that are consistent with LCP requirements, provided that:</u>  <u>(1) Discharge is consistent with NMFS, USFWS, EPA, RWQCB, and CDFG Regulations,</u>  <u>(2) The discharged waters will be of appropriate temperature and quality so as not to disrupt the steelhead runs, nor the in-stream habitat for any other sensitive species including, but not limited to, the red-legged frog and tidewater goby nor will impact adjacent agriculture.</u></p>	<p><u>to compliance with all other federal, state, and local regulations.</u></p>	
<p><u>B. Cambria Urban Area Standards, Community Wide.</u>  <u>2. Reservation of Service Capacity. The CCSD shall reserve available water and sewage treatment capacity for the following priority uses:</u>  <u>A. Visitor-Serving Uses.</u></p>	<p><u>The CCSD Board is required to determine the source of water for development of the community park prior to development. The FRP is considered a visitor-serving use.</u></p>	<p><u>Consistent</u></p>
<p><u>B. Cambria Urban Area Standards, Community Wide.</u>  <u>4. Limitation on Development.</u>  <u>A. Water Service in Cambria. Until such time as may be otherwise authorized through a coastal development permit approving a major public works project involving new potable water services in Cambria, new development not using CCSD connections or water service commitments existing as of November 15, 2001 (including those recognized as "pipeline projects" by the Coastal Commission on December 12, 2002 in coastal development permits A-3-SLO-02-050 and A-3-SLO-02-073, shall assure no adverse impacts to Santa Rosa and San Simeon Creeks.</u>  <u>B. Water Conservation Requirements. Unless this requirement is otherwise modified through a coastal development permit authorizing a major public works water supply project for Cambria, new development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the Cambria Community Services District's service area, or through verifiable actions to reduce existing water use in the service area....</u></p>	<p><u>The CCSD Board is required to determine the source of water for development of the community park prior to development. Use of onsite wells or CCSD wells would require demonstration of no effect to Santa Rosa and San Simeon Creeks. The CCSD may identify opportunities to offset anticipated water demand for the community park by applying additional water conservation standards to existing public facilities.</u></p>	<p><u>Consistent</u></p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>B. Cambria Urban Area Standards, Communitywide.  <del>68.</del> Cambria Community Services District Review. A water and sewer service <a href="#">condition compliance</a> letter from the CCSD shall be provided to the <del>County</del><a href="#">Department of Planning and Building</a>.</p>	<p>The CCSD Board is required to determine the source of water for development of the community park prior to development.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Communitywide.  <del>79.</del> Cambria Fire Department Review. All new development shall comply with applicable state and local Cambria fire codes. <a href="#">Prior to application acceptance, land use and building permit applications shall include a fire plan review from the Cambria Fire Department.</a></p>	<p>The Cambria Fire Department would continue to be involved in the implementation of the proposed project, management of the FRP, and development of the community park.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Communitywide.  <del>810.</del> Site Review. <a href="#">Based on the results of a site review, All projects determined to have <del>at the</del> potential to adversely impact a sensitive resource <del>may be subject to discretionary review, and shall require</del> a biological assessment <del>may be required</del> report prepared in accordance with CZLUO section 23.07.170..</a></p>	<p>A biological assessment was completed as part of the EIR. In addition, the CCSD, or its designee, would comply with all County requirements upon application for use and construction permits.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Communitywide.  <del>911.</del> Erosion Control. In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks, shall be collected and retained on-site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or <del>drainage-filtration</del> system approved by the Public Works Department. <a href="#">The following guidelines shall be followed to the maximum degree feasible:</a>  <b>A.</b> <a href="#">Impermeable Surfaces.</a> Impermeable surfaces should be minimized in order to maximize the amount of on-site run-off infiltration.  <b>B.</b> <a href="#">Drainage.</a> Drainage systems should be designed to retain water on-site [and] encourage infiltration where feasible.  <b>C.</b> <a href="#">Natural Drainage Patterns.</a> Natural drainage patterns should be retained and remediated if retention is infeasible on-site.  <b>D.</b> <a href="#">Downhill Sites.</a></p>	<p>The CCSD, or its designee, would comply with all County requirements upon application for use and construction permits. <a href="#">The proposed preliminary grading and drainage plan for the community park master plan appears consistent with this measure because pervious surfaces are proposed for the parking and court area, impermeable surfaces are limited, stormwater run-off would be managed by a drain system, bioswales, and rip-rap filtration to encourage natural filtration, and existing drainage patterns would not be significantly affected.</a></p>	<p>Consistent</p>



**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p><b>B. Cambria Urban Area Standards, Communitywide.</b>  <b>102. Landscaping.</b> All areas of the site disturbed by project construction shall be revegetated with native, drought, and fire resistant species that are compatible with the habitat values of the surrounding forest.  <b>A</b> All landscaping and construction practices shall work to maintain and regenerate habitat values. Plant materials shall be used to mimic or enhance naturally occurring vegetation. Materials shall be propagated from appropriate native seed stock to ensure that the gene pool is not diluted for endemic species. This is particularly true for Monterey Pines and riparian plantings.  <b>B.</b> Prohibited Plant Materials. Non-native, invasive, fire prone, and water intensive (e.g., turf grass) landscaping shall be prohibited on the entire site.</p>	<p>Landscaping would be limited to the East FRP, and potential parking areas within/adjacent to the West FRP, and plant species shall comply with <del>final-adopted</del> planning area standards. <u>Based on consultation with County Staff, the active sports recreation area is not defined as "landscaping", and is not subject to this standard; however, the CCSD proposes to use a mix of grasses resistant to drought conditions, which would reduce the irrigation demand.</u></p>	<p>Consistent</p>
<p><b>B. Cambria Urban Area Standards, Communitywide.</b>  <b>143. Exterior Lighting.</b> Use only the minimum amount necessary to achieve essential illumination.  <b>A</b> All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted to turn off when detected motion ceases.  <b>B.</b> All light fixtures are required to be fully shielded.</p>	<p>Exterior lighting would be limited to security lighting on the East FRP. Lighting would be shielded, and would be the minimum amount to address public safety requirements. <u>In addition, mitigation is recommended to require installation of motion detectors to minimize the duration of lighting.</u></p>	<p>Consistent</p>
<p><b>B. Cambria Urban Area Standards, Communitywide.</b>  <b>14. Archaeological Resource Protection.</b> New development projects that have the potential to impact archaeological resources shall be referred to the affective Native American tribe. In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the [County] shall be notified...Construction activities shall not commence until a mitigation plan...is completed and implemented.</p>	<p><u>Archaeological surveys were conducted on the FRP, and the CCSD continues to consult with local archaeologists and Native Americans regarding sensitive resources on the FRP. Each subsequent project within potentially sensitive areas requires a site specific survey and mitigation plan, which may include relocation of trail systems to avoid sensitive resources and construction monitoring. All measures noted in this planning area standard will be applicable to subsequent projects.</u></p>	<p><u>Consistent</u></p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p><u>B. Cambria Urban Area Standards, Communitywide.</u>  <u>15. Shoreline Development. New development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff are subject to the following standards:</u>  <u>A. Application content</u>  <u>B. Bluff Setbacks.</u>  <u>C. Seawall Prohibition.</u>  <u>D. Liability.</u></p>	<p><u>This measure generally applies to structural development along the shoreline. The Bluff Trail exists on the FRP; future improvements would be limited to maintenance and restoration activities including erosion control practices. All other development (i.e., trail improvements and restoration activities, potential parking areas) require implementation of best management practices and erosion/sedimentation control consistent with this standard. No seawalls are proposed.</u></p>	<p><u>Consistent</u></p>
<p><b>B. Cambria Urban Area Standards, Communitywide.</b>  <b>126. Santa Rosa Creek Frontage.</b>  <b>A</b> Development on any site adjacent to Santa Rosa Creek shall be designed to face the creek.  <b>B.</b> ...Trash, recyclables, and storage area shall be in a visually concealed area...  <b>C.</b> Solid walls and fences are not allowed between buildings and the creek.</p>	<p>This standard is primarily applicable to the community park on the East FRP. The Master Plan is general, and doesn't address specific development details. Upon application for use and construction permits, the proposed elements would be required to comply with these development standards.</p>	<p>Consistent</p>
<p><b>B. Cambria Urban Area Standards, Communitywide.</b>  <b>173. Site and Project Design Development within View of Highway One.</b>  New development shall be screened from view from Highway One in accordance with the criteria below <u>and shall preserve and enhance views of the ocean, shoreline, or other scenic areas.</u>  <b>A.</b> Landform alterations shall be minimized.  <b>B.</b> Buildings and parking areas shall use appropriate landscaping.  <b>C.</b> Highway One Frontage, West Village.  <b>D.</b> Vegetative Screening.  <b>E.</b> Night Lighting <u>shall be the minimum necessary for convenience and security, and shall be shielded in order to minimize pollution of night skies. Lighting shall not conflict with the character of the area.</u>  <b>F.</b> Colors and Materials.</p>	<p>Improvement and development visible from Highway One include the Highway One staging area (Santa Rosa Creek Trail crossing at Highway 1) proposed in the <i>Public Access and Resource Management Plan</i>. As discussed in the Aesthetic Resources section of the EIR, these uses, <u>and any other use potentially visible from Highway One,</u> shall comply with the planning area standard and the County Coastal Policies applicable to visual resources.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p><b>B. Cambria Urban Area Standards, Communitywide.</b>  <b>184. Fiscalini Ranch.</b>  <b>A. Limitation on Use.</b>                      1. Recreation Land Use Category. <u>Uses shall be limited to Outdoor Sports &amp; Recreation, Passive Recreation, Crop Production &amp; Grazing, Communications Facilities, Coastal Accessways, Public Assembly &amp; Entertainment, Temporary Events, One Caretaker Residence, Residential Accessory Use, Fisheries &amp; Game Preserves, Water Wells &amp; Impoundments, existing Public Utility Facilities, and Pipelines and Transmission Lines. Utilities shall be installed underground rather than by the use of poles and overhead lights.</u>                      2. Open Space Land Use Category. <u>Uses shall be limited to Passive Recreation, Crop Production &amp; Grazing (grazing only), Coastal Accessways, Temporary Events, existing Water Wells &amp; Impoundments, existing Public Utility Facilities, and existing Pipelines &amp; Transmission lines.</u>  <b>B. Pedestrian and Bicycle Path-East FRP Ranch Area.</b> A pedestrian and bicycle path shall be installed along Santa Rosa Creek at the time of development consistent with the environmentally sensitive habitat area policies of the Land Use Element <u>and applicable standards of the CZLUO.</u></p>	<p>The proposed project is consistent with the uses allowable on the FRP within both the Recreation and Open Space land use categories, and plans include a path along Santa Rosa Creek. Mitigation measures <u>and restoration programs</u> are proposed to avoid or minimize impacts to Santa Rosa Creek <u>and other identified sensitive resources.</u> <u>No structural developments are proposed within prohibited areas.</u> <u>Preliminary grading and drainage plans are proposed to maintain drainage patterns and natural infiltration.</u> Proposed streets are limited to Rodeo Grounds Drive, and Piney Way emergency road connection, which would be located outside of identified wetland areas, would not require tree removal (based on the proposed alignment), and would not result in a significant visual impact as seen from Highway 1.</p>	<p>Consistent</p>
<p><b>B. Cambria Urban Area Standards, Recreation.</b>                      1. <b>Permit Requirement.</b> <u>Minor Use Permit required for all new development unless a Development Plan is otherwise required by the CZLUO.</u>  <del>3. Limitation on Use.</del></p>	<p>The proposed project is consistent with the uses allowable within the Recreation land use category, and the CCSD or its designee would meet County permit requirements prior to implementation of the <i>Public Access and Resource Management Plan</i>, <del>Conservation Easement</del>, and <i>Community Park Master Plan</i>.</p>	<p>Consistent</p>
<p><b>COUNTY OF SAN LUIS OBISPO GENERAL PLAN AGRICULTURE AND OPEN SPACE ELEMENT</b></p>		
<p><b>OSP6: Management of Public Open Space Lands.</b>                      a. Manage public open space lands so as to protect and, where necessary, restore the open space resources.                      b. Coordinate efforts to manage open space lands with other public agencies</p>	<p>The proposed <i>Public Access and Management Plan</i> includes management practices consistent with these policies.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>and conservation organizations. c. Utilize best management practices.</p>		
<p><b>OSP16: Habitat Protection.</b> a. Maintain unique or sensitive plant or animal habitat on public lands.</p>	<p>One objective of the proposed project is to protect special status and sensitive species and habitats.</p>	<p>Consistent</p>
<p><b>OSP18: Protection of Streams and Riparian Corridors.</b> a. Protect stream and riparian corridors in their natural state on public lands b. Where appropriate, utilize stream and riparian corridors as part of a network of wildlife corridors.</p>	<p>One objective of the proposed project is to protect Santa Rosa Creek, associated tributaries, and drainages.</p>	<p>Consistent</p>
<p><b>OSP25: Development within Scenic Corridors (Highway One).</b> a. Proposed discretionary development and land divisions within scenic corridors shall address the protection of scenic vistas as follows: 1. Balance the protection of the scenic resources with the protection of biological resources that may co-exist within the scenic corridor. 2. Locate structures, roads, and grading on portions of a site that minimize visual impact. Locate structures below prominent ridgelines and hilltops so they are not silhouetted against the sky. 3. Use natural landforms and vegetation to screen development. Where that cannot be done, it is preferred to screen development with native vegetation that is compatible with the scenic resource being protected and does not obstruct public vistas. 4. Design structures with colors that are taken from the natural landscape. 5. Minimize the visibility of utilities from public view corridors and place them underground where feasible. 6. Minimize signs, especially freestanding signs, and locate them so they do not interfere with vistas from scenic corridors. Secure removal of non-conforming signs within scenic corridors as part of the review of discretionary development projects wherever feasible.</p>	<p>The proposed project generally meets the standards identified in OSP25. Additional mitigation measures are recommended to ensure consistency (refer to AES/mm-2 through AES/mm-9).</p>	<p>Consistent</p>
<p><b>OSP26: Recreational Uses of Publicly-owned Open Space.</b> c. Park sites and recreation areas shall protect scenic and environmentally sensitive resources.</p>	<p>The project as proposed, and with the incorporation of mitigation measures, would ensure that scenic and environmentally sensitive areas are protected.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p><b>OSP29: Trail Access to Public Lands.</b>                      a. In accordance with the County Trails Plan, support non-vehicular trail access to large units of public land.                      b. Access trails should not conflict with agriculture or with environmentally sensitive resources.                      c. Provide sufficient policing and maintenance so that trails do not result in trespass or in damage to sensitive resources, crops, livestock, other personal property, or individuals.</p>	<p>Environmentally sensitive resources within the FRP include coastal wetlands, riparian habitat, annual grassland, Monterey pine forest, special-status plant and animal species, and wildlife habitat. Management policies listed in the <i>Public Access and Management Plan</i> and mitigation measures recommended in the EIR would ensure compliance with these policies.</p>	<p>Consistent</p>
<p><b>OSP31: Natural Hazards.</b>                      a. In areas subject to flood, geological, seismic, or fire hazards, encourage open space uses that are consistent with public safety.</p>	<p>Open spaces uses are limited to passive recreation on the West FRP, and mixed passive and active recreation on the East FRP. Upon implementation of recommended mitigation measures, implementation of the proposed project would not adversely affect public safety.</p>	<p>Consistent</p>
<p><b>OSP33: Protection of Archaeological and Cultural Sites.</b>                      a. In consultation with Native Americans and archaeological and conservation organizations, identify significant archaeological and cultural sites that should be acquired or otherwise protected.                      b. Protect archaeological and culturally-sensitive sites from the effects of discretionary development by avoiding disturbance where feasible.                          1. If sensitive sites cannot be avoided, mitigate the impact of development to the maximum extent feasible.                          2. Consult with Native Americans in the design of appropriate mitigations.                          3. As a last resort, the use of fill to cap sites or the recovery of resources may be permitted.                      d. Protect sensitive sites from vandalism and unauthorized collection of artifacts by educating the public as well as land owners about the importance of such sites and by admonishing or prosecuting violators, as described in chapter five of the LUO and CZLUO.</p>	<p>Based on implementation of recommended mitigation measures to avoid or minimize effects to cultural resources, the proposed project is consistent with this policy.</p>	<p>Consistent</p>
<p><b>OSP34: Protection of Historical Resources.</b>                      a. Protect the character of significant historical features and settings by implementing the recommendation for historical resources found in the Historic Element of the Environment Plan.</p>	<p>Based on implementation of recommended mitigation measures to avoid or minimize effects to cultural resources, the proposed project is consistent with this policy.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<b>COUNTY OF SAN LUIS OBISPO NOISE ELEMENT</b>		
<p><b>Policy 3.3.1</b> The noise standards in this chapter represent maximum acceptable noise levels. New development should minimize noise exposure and noise generation.</p>	<p>Implementation of the proposed project would generate both short-term and long-term noise. Mitigation measures are proposed to attenuate noise levels, and reduce the effect on surrounding noise-sensitive land uses consistent with this policy. Implementation of the proposed community park would result in the generation of stationary noise exceeding noise thresholds identified in Noise Element.</p>	<p>Potentially Inconsistent</p>
<p><b>Policy 3.3.2</b> New development of noise-sensitive land uses (i.e., residences) shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB L<sub>dn</sub> or CNEL (70 L<sub>dn</sub> or CNEL [refer to Acronym Table at end of EIR section] for outdoor sports and recreation) unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces or below the levels specified for the given land use in Table 3-1 (page 3-5 of the Noise Element).</p>	<p>The proposed project would not be exposed to noise levels exceeding thresholds for the proposed uses.</p>	<p>Consistent</p>
<p><b>Policy 3.3.3</b> Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 3-1 within the outdoor activity areas and interior spaces of existing noise sensitive land uses.</p>	<p>Implementation of the proposed project would not generate transportation-related noise exceeding acceptable thresholds.</p>	<p>Consistent</p>
<p><b>Policy 3.3.4</b> New Development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources will exceed the noise level standards of Table 3-2 unless effective noise mitigation measures have been incorporated into the design of the development to reduce noise exposure to or below the levels specified in Table 3-2 (page 3-6 of the Noise Element).</p>	<p>The proposed project would not be exposed to noise levels exceeding thresholds for the proposed uses.</p>	<p>Consistent</p>
<p><b>Policy 3.3.5</b> Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated as follows and shall be the responsibility of the developer of the stationary noise source: b. Noise levels shall be reduced to or below the noise level standards where</p>	<p>Implementation of the proposed project would generate stationary noise exceeding the level acceptable for adjacent residential land uses. Mitigation measures are proposed to attenuate noise levels, and reduce the effect on surrounding noise-sensitive land uses consistent with this policy; however, implementation of the</p>	<p>Potentially Inconsistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>the stationary noise source will expose an existing noise-sensitive land use to noise levels which exceed the standards.</p> <p>c. Noise levels shall be reduced to or below the noise level standards where the stationary noise source will expose vacant land in the Agriculture, Rural Lands, Residential Rural, Residential Suburban, Residential Single-Family, Residential Multi-Family, Recreation, Office and Professional, and Commercial Retail land use categories to noise levels which exceed the standards.</p>	<p>proposed community park would result in the generation of stationary noise exceeding noise thresholds identified in Noise Element.</p>	
<b>COUNTY OF SAN LUIS OBISPO COASTAL PLAN POLICIES</b>		
<p><b>Shoreline Access, Policy 6: Public Safety.</b> The level and intensity of shoreline access is to be consistent with public safety concerns related to bluff stability, trail improvements as well as the provision of adequate facilities such as signs, fences and stairways.</p>	<p>Based on the management policies in the <i>Public Access and Management Plan</i> and implementation of mitigation measures, the proposed project would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Shoreline Access, Policy 7: Development of Uniform Access Signs.</b> A uniform signing system program should be developed. Such signs would assist the public in locating and recognizing access points. Where agriculture and sensitive habitats are located, signs may be posted indicating the permitted level of access, the restrictions on access and a description of the sensitive habitat resource. Once accessways are accepted by a public agency, they shall be signed and posted to indicate any restrictions or presence of sensitive habitats or hazards.</p>	<p>Based on the management policies in the <i>Public Access and Management Plan</i> and implementation of mitigation measures, the proposed project would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Shoreline Access, Policy 8: Minimizing Conflicts with Adjacent Uses.</b> Maximum access shall be provided in a manner which minimizes conflicts with adjacent uses.</p>	<p>Based on the management policies in the <i>Public Access and Management Plan</i> and implementation of mitigation measures, the proposed project would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Shoreline Access, Policy 9: Restoration and Enhancement of Shoreline Access Areas.</b> Areas that have been severely degraded through overly intense and unrestricted use should be restored by such techniques as revegetation with native plants, trail consolidation and improvement and through the provision of support facilities such as parking, defined trail and/or beach walk stairway systems, trash receptacles, restrooms, picnic areas, etc. In extremely degraded areas (especially sensitive habitat areas), a recovery period during which public</p>	<p>Based on the management policies in the <i>Public Access and Management Plan</i> and implementation of mitigation measures, the proposed project would be consistent with this policy.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>access would be controlled and limited may be necessary. This should be determined through consultation with the property owner and appropriate public agencies to establish the means of controlling public access that is reasonable and cost effective. Any limitation of use shall be evaluated periodically to determine the need for continued limited use.</p>		
<p><b>Recreation and Visitor Serving Facilities, Policy 1: Recreation Opportunities.</b> Coastal recreational and visitor-serving facilities, especially lower-cost facilities, shall be protected, encouraged and where feasible provided by both public and private means.</p>	<p>The intent of the proposed project is to provide public recreational opportunities, consistent with this policy.</p>	<p>Consistent</p>
<p><b>Recreation and Visitor Serving Facilities, Policy 2: Priority for Visitor Serving Facilities.</b> Recreational development...shall have priority over non-coastal dependent use, but not over agriculture or coastal dependent industry in accordance with PRC 30222. All uses shall be consistent with protection of significant coastal resources. Provisions for new facilities or expansion of existing facilities within rural areas shall be confined to selected points of attraction.</p>	<p>The intent of the proposed project is to provide public recreational opportunities, consistent with this policy.</p>	<p>Consistent</p>
<p><b>Recreation and Visitor Serving Facilities, Policy 3: Low Cost Facilities.</b> Larger visitor serving projects shall make provisions for services which are geared to a range of costs, including low cost facilities.</p>	<p>The intent of the proposed project is to provide public recreational opportunities. In addition, open space and passive uses would be of no cost to the public.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats.</b> New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area.</p>	<p>Mapped Environmentally Sensitive Habitats on and immediately adjacent to the FRP include the shoreline, Santa Rosa Creek, Monterey pine forest. Proposed uses within 100 feet of environmentally sensitive habitats (Santa Rosa Creek) would include recreational trails, <u>and</u> an emergency access road, <del>and potentially a cellular telecommunications facility.</del> Mitigation measures are proposed to reduce potential impacts to sensitive habitats to less than significant.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 2: Permit Requirement.</b> As a condition of permit approval, the applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of the habitat. This</p>	<p>Mitigation measures are proposed to reduce potential impacts to sensitive habitats to less than significant. In addition, the CCSD or its designee would be required to comply with all County requirements upon application for use and construction permits.</p>	<p>Consistent</p>



**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
shall include an evaluation of the site prepared by a qualified professional which provides: a) the maximum feasible mitigation measures (where appropriate), and b) a program for monitoring and evaluating the effectiveness of mitigation measures where appropriate.		
<b>Environmentally Sensitive Habitats, Policy 3: Habitat Restoration.</b> The county or Coastal Commission should require the restoration of damaged habitats as a condition of approval when feasible.	The <i>Public Access and Management Plan</i> includes policies for habitat restoration, consistent with this policy.	Consistent
<b>Environmentally Sensitive Habitats, Policy 7: Protection of Environmentally Sensitive Habitats.</b> Coastal wetlands are recognized as environmentally sensitive habitat areas. The natural ecological functioning and productivity of wetlands and estuaries shall be protected, preserved and where feasible, restored.	The proposed project and recommended mitigation measures include standards for wetland protection and restoration within the Coastal Zone.	Consistent
<b>Environmentally Sensitive Habitats, Policy 8: Principally Permitted Use.</b> Principally permitted uses in wetlands are as follows: hunting, fishing and wildlife management; education and research projects.	Proposed uses within wetland areas located on the West FRP and East FRP are limited to trails and restoration activities, which are not principally permitted, but are considered conditionally allowed by the County, and will likely require review and approval by other resource agencies (i.e., California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), U.S. Fish and Wildlife Service (USFWS), Army Corps of Engineers (ACOE), as applicable).	Potentially Inconsistent
<b>Environmentally Sensitive Habitats, Policy 12: State Department of Fish and Game Review.</b> The State Department of Fish and Game shall review all applications for development in or adjacent to coastal wetlands and recommend appropriate mitigation measures where needed which should be incorporated in the project design.	Recommended mitigation measures include consultation with regulatory agencies, including CDFG, RWQCB, USFWS, and ACOE (as applicable) upon development and implementation of project plans.	Consistent
<b>Environmentally Sensitive Habitats, Policy 13: Diking, Dredging or Filling of Wetlands.</b> All diking, dredging, and filling activities shall conform to the provisions of Section 30233, 30411 and 30607.1 of the Coastal Act. These policies establish the appropriate uses, criteria for evaluation of a project and requirements for restoration or replacement. Allowable activities within wetlands	Proposed activities within coastal wetland habitats are limited to passive recreational trails and restoration projects. Mitigation measures are recommended to avoid or minimize effects to wetland habitat, and all applicable actions shall be conducted consistent with the policy standards.	Consistent

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>include:</p> <ul style="list-style-type: none"> <li>g. Restoration purposes.</li> <li>h. Nature study, aquaculture, or similar resource-dependent activities.</li> <li>i. Maintenance of flood control facilities by permit.</li> </ul> <p>Diking, dredging, and filling for these types of development in wetlands... shall be permitted only where there is no feasible, less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental impacts, and where consistent with the maintenance of the tidal flow and continued biological viability of the wetland habitat. The development must meet the following conditions:</p> <ul style="list-style-type: none"> <li>a. Diking, dredging and filling shall be prohibited in breeding and nursery areas and during periods of fish migration and spawning.</li> <li>b. Diking, dredging and filling shall be limited to the smallest area feasible that is necessary to accomplish the project.</li> <li>c. Designs for diking, dredging and filling and excavation projects shall include protective measures such as silt curtains, and weirs to protect water quality in adjacent areas during construction by preventing the discharge of refuse, petroleum spills and unnecessary dispersal of silt materials.</li> </ul> <p>Dredge spoils shall not be deposited in areas where public access or environmental habitats would be significantly or adversely affected. Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore currents. Limitations may be necessary on the timing of the operation, the type of operations and the quality and location of the spoils site. Other mitigation measures are required under Section 30607.1. Where any dike fill development is permitted in wetlands in conformity with Chapter 3 of the Coastal Act, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided however, that if no appropriate restoration site is available an in-lieu fee sufficient to provide an area of equivalent productive value or surface area shall be dedicated to an</p>		

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>appropriate public agency or such replacement site shall be purchased before the dike or fill development may proceed. Such mitigation measures shall not be required for temporary or short-term fill or diking; provided that a bond or other evidence or financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.</p>		
<p><b>Environmentally Sensitive Habitats, Policy 15: Vehicle Traffic in Wetlands.</b> No vehicle traffic shall be permitted in wetlands. This shall not restrict local and state agencies or the property owner from completing the actions necessary to accomplish a permitted use within the wetland. Pedestrian traffic shall be regulated and incidental to the permitted uses.</p>	<p>Pursuant to the <i>Public Access and Management Plan</i>, vehicle traffic is not permitted on the FRP, except when maintenance and emergency vehicles are necessary. Vehicle traffic within wetlands areas is not permitted, except during construction and maintenance activities. Mitigation measures are required to avoid or minimize impacts to wetlands during construction activities.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 16: Adjacent Development.</b> Development adjacent to coastal wetlands shall be sited and designed to prevent significant impacts to wetlands through noise, sediment or other disturbances. Development shall be located as far away from the wetland as feasible, consistent with other habitat values on the site.</p>	<p>Proposed activities within coastal wetland habitats are limited to passive recreational trails and restoration projects. Mitigation measures are recommended to avoid or minimize effects to wetland habitat, and all applicable actions shall be conducted consistent with the policy standards.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 17: Wetland buffer.</b> In new development, a buffer strip shall be required and maintained in natural condition along the periphery of all wetlands. This shall be a minimum of 100 feet in width measured from the upland extent of the wetland unless a more detailed requirement for a greater or lesser amount is included in the LUE or the LUO would allow for adjustment to recognize the constraints which the minimum buffer would impose upon existing subdivided lots. If a project involves substantial improvements or increased human impacts, necessitating a wide buffer area, it shall be limited to utility lines, pipelines, drainage and flood control facilities, bridges and road approaches to bridges, and roads when it can be demonstrated that: a) alternative routes are infeasible or more environmentally damaging, and b) the adverse environmental effects are mitigated to the maximum extent feasible. Access paths and/or fences necessary to protect habitats may also be permitted.</p> <p>The minimum buffer strip may be adjusted by the county if the minimum setback</p>	<p>Proposed activities within coastal wetland habitats are limited to passive recreational trails and restoration projects. Mitigation measures are recommended to avoid or minimize effects to wetland habitat, and all applicable actions shall be conducted consistent with the policy standards. An adjustment to this standard would be required for uses within coastal wetland areas, including the construction and maintenance of trails, and the emergency access road connection to Piney Way.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>standard would render the parcel physically unusable for the principal permitted use. To allow a reduction in the minimum standard set-back, it must be found that the development cannot be designed to provide for the standard. When such reductions are permitted, the minimum standard shall be reduced to only the point at which the principal permitted use (development), modified as much as is practical from a design standpoint, can be accommodated. At no point shall this buffer be less than 25 feet.</p>		
<p><b>Environmentally Sensitive Habitats, Policy 18: Wetland Buffers Less than 100 Feet.</b> For buffers less than 100 feet as established consistent with Policy 15 (above) mitigation measures to ensure wetland protection shall be required, and shall include (where applicable) vegetative screening, landscaping with native vegetation, drainage controls and other such measures. When the minimum buffer strip is adjusted by the county, it shall be done on a case-by-case basis only after the investigation of the following factors:</p> <ul style="list-style-type: none"> <li>a. Soil type and stability of development site, including susceptibility to erosion.</li> <li>b. Slope of land adjacent to the wetland and the ability to use natural topographic features to locate development.</li> <li>c. Types and amount of vegetation and its value as wildlife habitat including: 1) the biological significance of the adjacent lands in maintaining the functional capacity of the wetland, and 2) the sensitivity of the species to disturbance.</li> <li>d. Type and intensity of proposed uses.</li> <li>e. Lot size and configuration, and the location of existing development.</li> </ul>	<p>Proposed activities within coastal wetland habitats are limited to passive recreational trails and restoration projects. Mitigation measures are recommended to avoid or minimize effects to wetland habitat, and all applicable actions shall be conducted consistent with the policy standards. An adjustment to this standard would be required for uses within coastal wetland areas.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 20: Coastal Streams and Riparian Vegetation.</b> Coastal streams and adjoining riparian vegetation are environmentally sensitive habitat areas and the natural hydrological system and ecological function of coastal streams shall be protected and preserved.</p>	<p>Management policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR provide for the protection and preservation of coastal streams and riparian vegetation.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 21: Development in or Adjacent to a Coastal Stream.</b> Development in or Adjacent to a Coastal Stream. Development adjacent to or within the watershed (that portion within the coastal zone) shall be sited and designed to prevent impacts which would significantly degrade the coastal habitat and shall be compatible with the continuance of such habitat areas. This shall include evaluation of erosion and runoff concerns.</p>	<p>Management policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR provide for the protection and preservation of coastal streams and riparian vegetation, including mitigation for both direct and indirect effects.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p><b>Environmentally Sensitive Habitats, Policy 22: Fish and Game Review of Streambed Alterations.</b> Fish and Game Review of Streambed Alterations. Significant streambed alterations require the issuance of a California Department of Fish and Game 1601-1603 agreement. The Department should provide guidelines on what constitutes significant streambed alterations so that the county and applicants are aware of what is considered a "significant" streambed alteration. In addition, streambed alterations may also require a permit from the U.S. Army Corp of Engineers.</p>	<p>Proposed actions that would require a CDFG agreement and/or ACOE permit would be limited to public trails and restoration projects. The CCSD or its designee would comply with federal, state, and local regulations.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 23: County and State Review of Coastal Stream Projects.</b> County and State Review of Coastal Stream Projects. The State Water Resources Control Board and the county shall ensure that the beneficial use of coastal stream waters is protected, for projects over which it has jurisdiction. For projects which do not fall under the review of the State Water Resources Control Board, the county (in its review of public works and stream alterations) shall ensure that the quantity and quality surface water discharge from streams and rivers shall be maintained at levels necessary to sustain the functional capacity of streams, wetland, estuaries and lakes.</p>	<p>Implementation of the proposed project would require preparation and approval of a Stormwater Pollution Prevention Plan, and implementation of mitigation measures, which would ensure protection of surface water.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 26: Riparian Vegetation.</b> Cutting or alteration of naturally occurring vegetation that protects riparian habitat is not permitted except for permitted streambed alterations (defined in Policy 23) and where no feasible alternative exists or an issue of public safety exists.</p>	<p>Activities requiring removal of riparian vegetation are limited to public trails and restoration projects. The CCSD or its designee would comply with federal, state, and local regulations.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 28: Buffer Zone for Riparian Setbacks.</b> In urban areas this minimum standard shall be 50 feet except where a lesser buffer is specifically permitted. The buffer zone shall be maintained in natural condition along the periphery of all streams. Permitted uses within the buffer strip shall be limited to passive recreational, educational or existing nonstructural agricultural developments in accordance with adopted best management practices. Other uses that may be found appropriate are limited to utility lines, pipelines, drainage and flood control facilities, bridges and road approaches to bridges to cross a stream and roads when it can be demonstrated that: 1) alternative routes are infeasible or more environmentally damaging and 2) adverse environmental effects are mitigated to the maximum extent feasible.</p>	<p>Proposed actions within 50 feet of riparian corridors would be limited to public trails and restoration projects. In addition, policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR provide for protection of sensitive riparian habitat.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>Lesser setbacks on existing parcels may be permitted if application of the minimum setback standard would render the parcel physically unusable for the principal permitted use. In allowing a reduction in the minimum setbacks, they shall be reduced only to the point at which a principal permitted use (as modified as much as is practical from a design standpoint) can be accommodated.</p>		
<p><b>Environmentally Sensitive Habitats, Policy 29: Protection of Terrestrial Habitats.</b> Designated plant and wildlife habitats are environmentally sensitive habitat areas and emphasis for protection should be placed on the entire ecological community. Only uses dependent on the resource shall be permitted within the identified sensitive habitat portion of the site.</p> <p>Development adjacent to environmentally sensitive habitat areas and holdings of the State Department of Parks and Recreation shall be sited and designed to prevent impacts that would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.</p>	<p>Proposed uses within the Monterey pine forest would be limited to recreational trails, routine maintenance, restoration projects, an emergency access road connection to Piney Way, and fire and life safety management activities, <del>and potentially a cellular telecommunications facility.</del> Mitigation measures, including completion of project-specific botanical surveys, preparation and implementation of habitat restoration measures are recommended to avoid loss of individual species and ensure restoration and improvement of habitat, if disturbed.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 30: Protection of Native Vegetation.</b> Native trees and plant cover shall be protected wherever possible. Native plants shall be used where vegetation is removed.</p>	<p>Based on implementation of policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR, native vegetation would be protected and restored on the FRP.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 31: Design of Trails In and Adjoining Sensitive Habitats.</b> San Luis Obispo County, or the appropriate public agency, shall ensure that the design of trails in and adjoining sensitive habitat areas shall minimize adverse impact on these areas.</p>	<p>Based on implementation of policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR, sensitive habitat areas would be protected and restored on the FRP.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 35: Protection of Vegetation.</b> Vegetation which is rare or endangered or serves as cover for endangered wildlife shall be protected against any significant disruption of habitat value. All development shall be designed to disturb the minimum amount possible of wildlife or plant habitat.</p>	<p>Based on implementation of policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR, sensitive habitat areas and special status species would be protected and restored on the FRP.</p>	<p>Consistent</p>
<p><b>Environmentally Sensitive Habitats, Policy 40: Shoreline Access Consistent with Habitat Protection.</b> Coastal access shall be monitored and</p>	<p>Based on implementation of policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
regulated to minimize impacts on marine resources. If negative impacts are demonstrated, then the appropriate agency shall take steps to mitigate these impacts, including limiting the use of coastal access.	EIR, marine habitat would be protected.	
<b>Public Works, Policy 1: Availability of Service Capacity.</b> New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development. Prior to permitting all new development, a finding shall be made that there are sufficient services to serve the proposed development given the already outstanding commitment to existing lots within the urban service line for which services will be needed consistent with the Resource Management System where applicable. Lack of proper arrangements for guaranteeing service is grounds for denial of the project or reduction of the density that could otherwise be approved consistent with available resources.	Implementation of the proposed community park may affect available water supply; based on the CCSD Board's determination regarding the appropriate water source, the project could be found consistent with this policy. In addition, prior to application for development, the CCSD is required to verify that a water source is available to serve the project.	Consistent
<b>Public Works, Policy 2: New or Expanded Public Works Facilities.</b> New or expanded public works facilities shall be designed to accommodate but not exceed the needs generated by projected development within the designated urban reserve lines. Other special contractual agreements to serve public facilities and public recreation areas beyond the urban reserve line may be found appropriate.	The project actions would include relocation of an existing CCSD pumphouse onto the East FRP. The pumphouse would be relocated outside of the flood hazard zone, and this action would not exceed the needs of project development in the community. <a href="#">This project is under consideration, pursuant to a project-specific environmental review document.</a>	Consistent
<b>Public Works, Policy 7: Permit Requirements.</b> The county shall require a permit for all public works projects located within the coastal zone except: a. For maintenance or repair activities that do not result in an enlargement or expansion of the facility. c. For those minor projects that can be categorically exempted as provided for in the Coastal Act on account of geographic area or function per Section 30610(e) where the categorical exclusions has been approved by the county and Coastal Commission. d. The installation, testing and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this division; provided that the county may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources including scenic resources.	The CCSD would apply for use and construction permits prior to relocation of the pumphouse, consistent with this policy and applicable ordinance requirements.	Consistent

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p><b>Public Works, Policy 8:</b> Priority Development. Where existing or planned public works facilities can accommodate only a limited amount of new development, the following land uses shall have priority for services in accordance with the Coastal Act and be provided for in the allocation of services in proportion to their recommended land use within the service area.</p> <p>a. Uses which require location adjacent to the coast (coastal-dependent uses).                      b. Essential public services and basic industries vital to the economic health of the region, state or nation including agriculture, visitor-serving facilities and recreation.</p>	<p>The proposed project consists of public and visitor serving open space and recreational land uses. The CCSD Board could consider this project a priority project for water services based on this policy.</p>	<p>Consistent</p>
<p><b>Coastal Watersheds, Policy 1: Preservation of Groundwater Basins.</b> Preservation of Groundwater Basins. The long-term integrity of groundwater basins within the coastal zone shall be protected. The safe yield of the groundwater basin, including return and retained water, shall not be exceeded except as part of a conjunctive use or resource management program which assures that the biological productivity of aquatic habitats are not significantly adversely impacted.</p>	<p>The CCSD would not exceed the allowable groundwater yield as determined by the California Coastal Commission. Use of riparian rights would be contingent on the CCSD Board's determination to implement this right, and further study to assure that biological habitat and aquatic species would not be adversely affected.</p>	<p>Consistent</p>
<p><b>Coastal Watersheds, Policy 2: Water Extractions.</b> Extractions, impoundments and other water resource developments shall obtain all necessary county and/or state permits. All pertinent information on these uses (including water conservation opportunities and impacts on in-stream beneficial uses) will be incorporated into the data base for the Resource Management System and shall be supplemented by all available private and public water resources studies available. Groundwater levels and surface flows shall be maintained to ensure that the quality of coastal waters, wetlands and streams is sufficient to provide for optimum populations of marine organisms, and for the protection of human health.</p>	<p>The CCSD would obtain all federal, state, and local permits prior to use of additional water extractions.</p>	<p>Consistent</p>
<p><b>Coastal Watersheds, Policy 3: Monitoring of Resources.</b> In basins where extractions are approaching groundwater limitations, the county shall require applicants to install monitoring devices and participate in water monitoring management programs.</p>	<p>The CCSD currently monitors water use within the service district.</p>	<p>Consistent</p>



**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p><b>Coastal Watersheds, Policy 7: Siting of New Development.</b> Grading for the purpose of creating a site for a structure or other development shall be limited to slopes of less than 20 percent.</p> <p>Grading and erosion control plans shall be prepared by a registered civil engineer and accompany any request to allow grading on slopes between 20 percent and 30 percent. It shall also be demonstrated that the proposed grading is sensitive to the natural landform of the site and surrounding area. In all cases, siting of development and grading shall not occur within 100 feet of any environmentally sensitive habitat. In urban areas as defined by the Urban Services Line, grading may encroach within the 100 foot setback when locating or siting a principally permitted development, if application of the 100 foot setback renders the parcel physically unusable for the principally permitted use. Secondly, the 100 foot setback shall only be reduced to a point at which the principally permitted use, as modified as much as practical from a design standpoint, can be accomplished to no point less than the setback allowed by the planning area standard or 50 feet whichever is the greater distance</p>	<p>Proposed development on slopes greater than 20 percent and within 100 feet of environmentally sensitive habitats would be limited to trail construction. Mitigation measures including erosion control measures, best management practices, and restoration of disturbed soils are included in the EIR.</p>	<p>Consistent</p>
<p><b>Coastal Watersheds, Policy 8: Timing of Construction and Grading.</b> Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period.</p>	<p>Grading and construction activities would comply to these standards, pursuant to the County Ordinance.</p>	<p>Consistent</p>
<p><b>Coastal Watersheds, Policy 9: Techniques for Minimizing Sedimentation.</b> Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. Measures should be utilized from the start of site preparation. Selection of appropriate control measures shall be based on evaluation of the development's design, site conditions, predevelopment erosion rates, environmental sensitivity of the adjacent areas and also consider costs of on-going maintenance. A site specific erosion control plan shall be prepared by a qualified soil scientist or other qualified professional. To the extent feasible, non-structural erosion techniques, including the use of native species of plants, shall be preferred to control run-off and reduce increased sedimentation.</p>	<p>The EIR includes mitigation measures recommending implementation of erosion and sedimentation control measures; in addition, all actions would be conducted pursuant to the County Ordinance.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p><b>Coastal Watersheds, Policy 10: Drainage Provisions.</b> Site design shall ensure that drainage does not increase erosion. This may be achieved either through on-site drainage retention, or conveyance to storm drains or suitable watercourses.</p>	<p>The EIR includes mitigation measures recommending implementation of drainage control measures to avoid erosion and subsequent sedimentation. The proposed plan actions would maintain natural drainage patterns to the maximum extent feasible.</p>	<p>Consistent</p>
<p><b>Coastal Watersheds, Policy 13: Vegetation Removal.</b> Vegetation clearance on slopes greater than 30% in geologically unstable areas or on soils rated as having severe erosion hazards shall require an erosion and sedimentation control plan.</p>	<p>Vegetation removal in areas exceeding 30 percent slopes would be limited to non-native plant removal, pursuant to the Public Access and Management Plan. Erosion and sedimentation control measures would be implemented pursuant to the Public Access and Management Plan, and recommended mitigation measures.</p>	<p>Consistent</p>
<p><b>Visual and Scenic Resources, Policy 1: Protection of Visual and Scenic Resources.</b> Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible.</p>	<p>Based on implementation of mitigation measures recommended in the Aesthetic Resources section of the EIR, visual resources would be protected.</p>	<p>Consistent</p>
<p><b>Visual and Scenic Resources, Policy 2: Site Selection for New Development.</b> Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created "pockets" to shield development and minimize visual intrusion.</p>	<p>Proposed elements along the ocean and within public scenic areas would include trails, signage, boardwalks, and parking areas. Structures associated with the Community Park would not be visible from major public view corridors, and would not obstruct scenic views. Mitigation measures are recommended to minimize all identified visual impacts to less than significant to protect the aesthetic quality of the area.</p>	<p>Consistent</p>
<p><b>Visual and Scenic Resources, Policy 5: Landform Alterations.</b> Grading, earthmoving, major vegetation removal and other landform alterations within public view corridors are to be minimized. Where feasible, contours of the finished surface are to blend with adjacent natural terrain to achieve a consistent grade and natural appearance.</p>	<p>Mitigation measures are recommended to minimize soil disturbance, require restoration of disturbed areas, and ensure compatibility with scenic resources.</p>	<p>Consistent</p>
<p><b>Visual and Scenic Resources, Policy 7: Preservation of Trees and Native Vegetation.</b> The location and design of new development shall minimize the need for tree removal. When trees must be removed to accommodate new development or because they are determined to be a safety hazard, the site is to be replanted with similar species or other species which are reflective of the community character.</p>	<p>Tree removal to accommodate the community park would not affect significant, public, scenic resources. Landscape plans associated with park would incorporate native plants consistent with community character, pursuant to County Ordinance regulations.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p><b>Visual and Scenic Resources, Policy 9: Signs.</b> Information and direction signs shall be designed to be simple, easy-to-read and harmonize with surrounding elements.</p>	<p>Mitigation measures regarding signage on the FRP would ensure consistency with this policy.</p>	<p>Consistent</p>
<p><b>Visual and Scenic Resources, Policy 11: Development on Coastal Bluffs.</b> New development on bluff faces shall be limited to public access stairways and shoreline protection structures. Permitted development shall be sited and designed to be compatible with the natural features of the landform as much as feasible. New development on bluff tops shall be designed and sited to minimize visual intrusion on adjacent sandy beaches.</p>	<p>Proposed actions on the coastal bluff are limited to public access trails and restoration projects. <del>Parking areas associated with public use areas may be constructed on coastal bluffs at the terminus of existing streets; however, m</del> Mitigation measures are recommended to minimize associated visual impacts.</p>	<p>Consistent</p>
<p><b>Hazards, Policy 1: New Development.</b> All new development proposed within areas subject to natural hazards from geologic or flood conditions (including beach erosion) shall be located and designed to minimize risks to human life and property.</p>	<p>The EIR includes mitigation measures to protect human life and property from ocean storm surge, tsunamis, flooding, fire, and other public safety hazards.</p>	<p>Consistent</p>
<p><b>Hazards, Policy 2: Erosion and Geologic Stability.</b> New development shall ensure structural stability while not creating or contributing to erosion or geological instability.</p>	<p>The EIR includes mitigation measures to prevent erosion during construction activities, and restore areas currently subject to erosion and slope instability.</p>	<p>Consistent</p>
<p><b>Hazards, Policy 3: Development Review in Hazard Areas.</b> The county shall require a detailed review of development proposed within the geologic study area and flood hazard combining designations as indicated on the Land Use Element maps for the coastal zone. The review shall be performed by a qualified registered and/or certified engineering geologist and shall be adequately detailed to provide recommendations and conclusions consistent with this plan.</p>	<p>The CCSD shall comply with all County regulations upon application for land use and construction permits for project elements.</p>	<p>Consistent</p>
<p><b>Hazards, Policy 6: Bluff Setbacks.</b> New development or expansion of existing uses on bluffs shall be designed and set back adequately to assure stability and structural integrity and to withstand bluff erosion and wave action for a period of 75 years without construction of shoreline protection structures which would require substantial alterations to the natural landforms along bluffs and cliffs. A site stability evaluation report shall be prepared and submitted by a certified engineering geologist based upon an on-site evaluation that indicates that the bluff setback is adequate to allow for bluff erosion over the 75 year period. Specific standards for the content of geologic reports are contained in the</p>	<p>The existing Bluff Trail is located within an area potentially subject to bluff erosion. The previous environmental document adopted for this project element, and additional measures recommended in this EIR require monitoring of the Bluff Trail, and provisions for future improvements.</p>	<p>Consistent</p>

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
Coastal Zone Land Use Ordinance (Section 23.04.118).		
<b>Hazards, Policy 8: Coastal Access and Pipelines.</b> New development shall not be permitted on the bluff except where public access or pipelines for coastal dependent uses are necessary and no feasible alternative exists.	The existing Bluff Trail is located within an area potentially subject to bluff erosion. The previous environmental document adopted for this project element, and additional measures recommended in this EIR require monitoring of the Bluff Trail, and provisions for future improvements.	Consistent
<b>Archaeology, Policy 1: Protection of Archaeological Resources.</b> The county shall provide for the protection of both known and potential archaeological resources. All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored at the time of a development proposal to avoid development on important archaeological sites. Where these measures are not feasible and development will adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.	The EIR documents the presence of significant archaeological resources on the FRP, and includes mitigation measures to reduce potential impacts.	Consistent
<b>Archaeology, Policy 2: Vandalizing of Resources.</b> Activities other than development, which could damage or destroy archaeological sites, including off-road vehicle use on or adjacent to known sites and unauthorized collecting of artifacts, shall be prohibited.	The EIR includes a mitigation measure to deter vandalism, looting, and other damaging actions to cultural resources.	Consistent
<b>Archaeology, Policy 4:</b> Preliminary Site Survey for Development within Archaeologically Sensitive Areas. Development shall require a preliminary site survey by a qualified archaeologist knowledgeable in Chumash culture prior to a determination of the potential environmental impacts of the project.	As documented in the EIR, a cultural resources survey was conducted on the FRP.	Consistent
<b>Archaeology, Policy 5:</b> Mitigation Techniques for Preliminary Site Survey before Construction. Where substantial archaeological resources are found as a result of a preliminary site survey before construction, the county shall require a mitigation plan to protect the site. Some examples of specific mitigation techniques include:  a. Project redesign could reduce adverse impacts of the project through relocation of open space, landscaping or parking facilities. b. Preservation of an archaeological site can sometimes be accomplished by covering the site with a layer of fill sufficiently thick to insulate it from impact.	The EIR includes mitigation measures consistent with this policy, and requires preparation and implementation of a mitigation and monitoring plan prior to site disturbance on the FRP, including all activities requiring grading (i.e., <del>cellular telecommunications facility</del> , trail construction, etc.).	Consistent

**TABLE IV-1  
Consistency with Plans and Policies  
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>This surface can then be used for building that does not require extensive foundations or removal of all topsoil.</p> <p>c. When a project impact cannot be avoided, it may be necessary to conduct a salvage operation. This is usually a last resort alternative because excavation, even under the best conditions, is limited by time, costs and technology. Where the chosen mitigation measure necessitates removal of archaeological resources, the county shall require the evaluation and proper deposition of the findings based on consultation with a qualified archaeologist knowledgeable in the Chumash culture.</p> <p>d. A qualified archaeologist knowledgeable in the Chumash culture may need to be on-site during initial grading and utility trenching for projects within sensitive areas.</p>		
<p><b>Archaeology, Policy 6: Archaeological Resources Discovered during Construction or through Other Activities.</b> Where substantial archaeological resources are discovered during construction of new development, or through non-permit related activities (such as repair and maintenance of public works projects) all activities shall cease until a qualified archaeologist knowledgeable in the Chumash culture can determine the significance of the resource and submit alternative mitigation measures.</p>	<p>The EIR includes mitigation measures consistent with this policy.</p>	<p>Consistent</p>

## D. CUMULATIVE STUDY AREA

### 1. CEQA REQUIREMENTS

§15355 of the CEQA *Guidelines* defines “cumulative impact” as two or more individual effects that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are changes in the environment that result from the incremental impact of development of the proposed project and all other nearby “related” projects. For example, the traffic impacts of two projects in close proximity may be insignificant when analyzed separately, but could have a significant impact when the projects are analyzed together.

CEQA *Guidelines* §15130 indicates that cumulative impacts shall be discussed when they are significant. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as much detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness. The CEQA *Guidelines* state the following:

“Cumulative impacts include either option:

1. A list of past, present, and probable future projects producing related or cumulative impacts, including those projects outside the control of the agency, or
2. A summary of projections contained in an adopted general plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency (§15130 (b)(1)).”

The discussion shall also include a summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available, and a reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable options for mitigating or avoiding any significant cumulative effects of a proposed project.

### 2. CUMULATIVE DEVELOPMENT SCENARIO

For the purposes of this EIR, past, present, and reasonably anticipated future projects will be used for the cumulative analysis (option 1 under the CEQA *Guidelines*, §15130).

Cumulative impacts are assessed in Section V, Environmental Impacts and Mitigation Measures under each resource issue, where appropriate. The cumulative analysis for each of the appropriate issue areas is based on a list of projects provided by the County of San Luis Obispo Planning and Building Department. These projects are in various stages of planning and development and are expected to contribute to cumulative impacts in the community of Cambria. The specific environmental impacts of each individual project are not known at this time. Therefore, based on the level of detail represented in the Cumulative Development Scenario, several assumptions are used for each individual environmental issue area for determining the potential for cumulative impacts.

**LIST OF ABBREVIATED TERMS**

<b>Abbreviation</b>	<b>Term</b>
ACOE	Army Corps of Engineers
APCD	Air Pollution Control District
CCSD	Cambria Community Services District
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
CZLUO	Coastal Zone Land Use Ordinance
dB	Decibels
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
FH	Flood Hazards
L <sub>dn</sub>	Day/Night Average Sound Level
LUE	Land Use Element
LUO	Land Use Ordinance
NMFS (NOAA Fisheries Service)	National Marine Fisheries Service
RWQCB	Regional Water Quality Control Board
SRA	Sensitive Resource Area
USFWS	United States Fish and Wildlife Service

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## V. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The Environmental Impacts and Mitigation Measures chapter of this Master EIR has been divided into sub sections, as follows:

- **Existing Conditions:** The description of the physical environmental conditions in the vicinity of the project, as they exist at the time the NOP is published (baseline physical conditions).
- **Regulatory Setting:** The regulations in force at the time the NOP is published. These are the applicable regulations governing each environmental topic, such as the Clean Air Act and its requirements for maintaining air quality. This is not an exhaustive analysis of the regulations, but rather information to assist the reader in understanding the potential impacts of the project from a regulatory perspective.
- **Thresholds of Significance:** The thresholds used to evaluate each environmental topic, and usually are based on Appendix G of the CEQA *Guidelines* or are standard procedures related to existing regulations or are standards in the industry.
- **Impact Assessment and Methodology:** Methodology used to determine the impacts associated with the project, such as measurements or field investigative processes.
- **Project-Specific Impacts and Mitigation Measures:** These include the significant environmental effects of the proposed project, as further defined below. The impacts are identified and then are followed by the mitigation measures that can minimize significant impacts; mitigation measures must be enforceable and feasible. Where more than one mitigation measure could be used to reduce significant effect, each should be discussed and rationale given for determining the preferable mitigation measure. In addition, the mitigation measure must be an essential nexus between the mitigation measure and a legitimate governmental interest, and also must be “roughly proportional” to the impacts of the project.
- **Residual Impacts:** The statement of the level of impact, significant or insignificant, that is residual once mitigation is applied.
- **Cumulative Impacts:** The cumulative effects of the project when the project’s effect is cumulatively considerable; in this case, all phases of the project could result in cumulative impacts. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.
- **Secondary Impacts:** If a mitigation measures would cause one or more significant effects in addition to those that would be caused by the project as proposed, the effects of the mitigation measure shall be discussed but in less detail than the significant effects of the project as proposed. (*Stevens v. City of Glendale* (1981) 125 Cal.App.3d 986).
- **Mitigation Monitoring Summary:** Mitigation measures must be enforceable; this section describes the methods for enforcing the mitigation measures, either through

monitoring for compliance, permit conditions, agreements, or other legally binding instruments.

All residual impacts in the Master EIR have been classified according to the following criteria (note: CEQA does not recognize a beneficial effect as an impact):

- **Class I – Significant, unavoidable, adverse impacts:** Significant impacts that cannot be effectively mitigated. No measures could be taken to avoid or reduce these adverse effects to insignificant or negligible levels.
- **Class II – Significant, but mitigable impacts:** These impacts are potentially similar in significance to those of Class I, but can be reduced or avoided by the implementation of mitigation measures.
- **Class III – Less than significant impacts:** Mitigation measures may still be required for these impacts as long as there is rough proportionality between the environmental impacts caused by the project and the mitigation measures imposed on the project.

The term “significance” is used throughout the Master EIR to characterize the magnitude of the projected impact. For the purpose of this Master EIR, a significant impact is a substantial or potentially substantial change to resources in the local proposed project area or the area adjacent to the proposed project. In the discussions of each issue area, thresholds are identified that are used to distinguish between significant and insignificant impacts. To the extent feasible, distinctions are also made between local and regional significance and short- versus long-term duration.

Under the Master EIR process, a description of potential impacts of anticipated projects for which there is not sufficient information reasonably available to support a full assessment of potential impacts in the Master EIR is included. This description “shall not be construed as a limitation on the impacts which may be considered in a [subsequent] focused EIR” (§15176(c)). When a subsequent environmental review occurs on an anticipated project, all of the feasible mitigation measures from the Master EIR are incorporated, and any additional mitigation measures can be added as necessary.

In this Master EIR, the potential impacts of the “subsequent” projects (this would include all aspects of the *Public Access and Management Plan* and *Community Park Master Plan*) are evaluated, and where there is insufficient information regarding the project design to determine the impacts, the impacts considering a “worst case” are identified and a range of mitigation measures are also identified. Where possible, measures have been identified to reduce project impacts to less than significant levels. CEQA requires that public agencies should not approve projects as proposed if there are feasible mitigation measures available which would substantially lessen the environmental effects of such projects (CEQA Statute §21002). Included with each mitigation measure are the plan requirements needed to ensure that the mitigation is included in the plans and construction of the project and the required timing of the action (e.g., prior to, prior to issuance of building permits, prior to commencement of construction, prior to issuance of permits, etc.).

## A. GEOLOGY AND SOILS

This section was prepared by Cleath and Associates, and includes an analysis of geologic and soils hazards including landslides and slope stability; seismic induced landslides and rock falls, fault displacement, ground shaking and liquefaction; mineral hazards; and expansive soils. Published geologic reports, aerial photographs, the *Soil Survey of San Luis Obispo County (Coastal Part)*, and bluff retreat studies were reviewed prior to assessing these hazards. A geologic site reconnaissance was conducted, the distance to known faults was determined, and the information regarding the geologic subgrade were all used to evaluate seismic hazards.

### 1. REGULATORY SETTING

#### a. FEDERAL POLICIES AND REGULATIONS

Protection of aquatic resources, including wetlands, is under the purview of the ACOE, while the Federal Emergency Management Agency (FEMA) is responsible for identifying flood hazards, coordinating floodplain management, and regulating the placement of structures in floodplains. The minimum floodplain management requirements for participation in the National Flood Insurance Program are set forth in the Code of Federal Regulations 44 CFR 60.3.

Water quality protection is regulated by the Federal National Pollutant Discharge Elimination System (NPDES) Program established by the Clean Water Act. The U.S. Environmental Protection Agency (EPA) establishes stormwater permit requirements based on compliance with a NPDES permit. Discharges of stormwater associated with construction activity that results in a disturbance of one acre or more of total land area requires a NPDES General Permit for Discharges of Stormwater Associated with Construction Activity. Permits are required for all stormwater discharges associated with a construction activity where clearing, grading, and excavation occurs. This permit requires developers to implement Best Management Practices (BMPs) to prevent the discharge of sediment-laden water off site. The site-specific plan to implement BMPs is called the Stormwater Pollution Prevention Plan (SWPPP). The plan must include a description of soil stabilization and sediment load control methods that would be implemented to minimize erosion and sediment loading during construction of the project. The SWPPP also includes descriptions of post-construction BMPs. The State of California administers stormwater permits through the SWRCB and its local Regional Water Quality Control Board (RWQCB) (Central Coast Region).

The U.S. Department of Agriculture Natural Resource Conservation Service (NRCS) recommended erosion control and gully stabilization methods for the West FRP Seaclift Gully. The *Management Plan* and *Community Park Master Plan* recommends consultation with NRCS to develop an appropriate plan for erosion control and gully stabilization for the West FRP Warren/Trenton Gully. The CCSO is currently working with the Central San Luis Resource Conservation District (RCD) regarding erosion control throughout the FRP.

**b. STATE POLICIES AND REGULATIONS**

The State of California administers Stormwater Regulations according to the California Water Code § 13399. The SWRCB issues the NPDES General Construction Activity Stormwater Permit. The RWQCB monitors the provisions of this general permit.

The State of California Coastal Commission provides guidelines for determining bluff retreat rates, and establishes development setbacks from coastal bluffs. Consistency with § 30253 of the Coastal Act requires that: New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard; and, (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Bank stabilization projects are proposed along Santa Rosa Creek, and would comply with the California Department of Fish and Game (CDFG) California Salmonid Stream Habitat Restoration Manual (1998). The CDFG requires a permit and approval based on issuance of a Streambed Alteration Agreement. Additional permits would be required from the State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB) for disturbance of over one acre and potential discharges into surface water.

**c. LOCAL POLICIES AND REGULATIONS**

Based on the *County Coastal Zone Land Use Ordinance*, an approved land use permit, Coastal Development Permit, and construction permits would be requested prior to implementation of major project amenities (i.e., construction of facilities, grading, etc.). The County would also require an approved erosion control plan to be submitted and implemented if construction occurs between October 15 and April 15. *Guidelines for Engineering Geology Reports* (2005) establishes requirements for coastal bluff setbacks for developments and include methodologies for investigating geologic hazards.

**2. EXISTING CONDITIONS****a. LOCAL GEOLOGIC FORMATIONS**

Located in the Coast Range Geomorphic Province of California, the East and West FRP lie to the west of the northwest-southeast trending Santa Lucia mountain range. Four geologic units are mapped on the site (Hall, 1974). These are the Jurassic and Cretaceous age melange subunit of the Franciscan Complex, an Upper Cretaceous age marine sandstone referred to as the Cambria Slab (Howell, 1977), Quaternary age terrace deposits, and Quaternary age alluvial deposits (refer to Figure V-1).

**b. REGIONAL FAULTING AND SEISMICITY**

The nearest known fault with potential seismic hazard is the Hosgri fault, approximately five kilometers southwest of the site. This predominantly strike-slip fault (Hanson, 1995) has been observed to displace deposits of late Quaternary age over portions of its extent, and is capable of producing a magnitude 7.5 earthquake (Safety Element – San Luis Obispo County General Plan, 1998). Most seismic activity affecting the property is expected to occur along several fault

zones, including the Cambria, Hosgri, Oceanic, Los Osos, Rinconada, and San Andreas fault zones. Distances to these faults and their maximum magnitude using the moment magnitude scale are shown in Table V-1.

**TABLE V-1**  
**Sources of Ground Shaking**

Fault Name <sup>1</sup>	Distance From Project Site <sup>2</sup> (in kilometers)	Maximum Magnitude <sup>1</sup>	Characteristic Return Interval <sup>3</sup>	Slip Rate <sup>3</sup>	
				(mm/yr)	(+/-)
Cambria	1	6.25	--	n/a	--
Hosgri	5	7.5	646	2.5	1.0
Oceanic	7	7	--	n/a	--
Los Osos	27	7	1925	0.5	0.4
Rinconada	30	7.5	1764	1.0	1.0
San Andreas	66	8.25	206	34.0	5.0

<sup>1</sup>Safety Element, San Luis Obispo County Department of Planning and Building (1999)

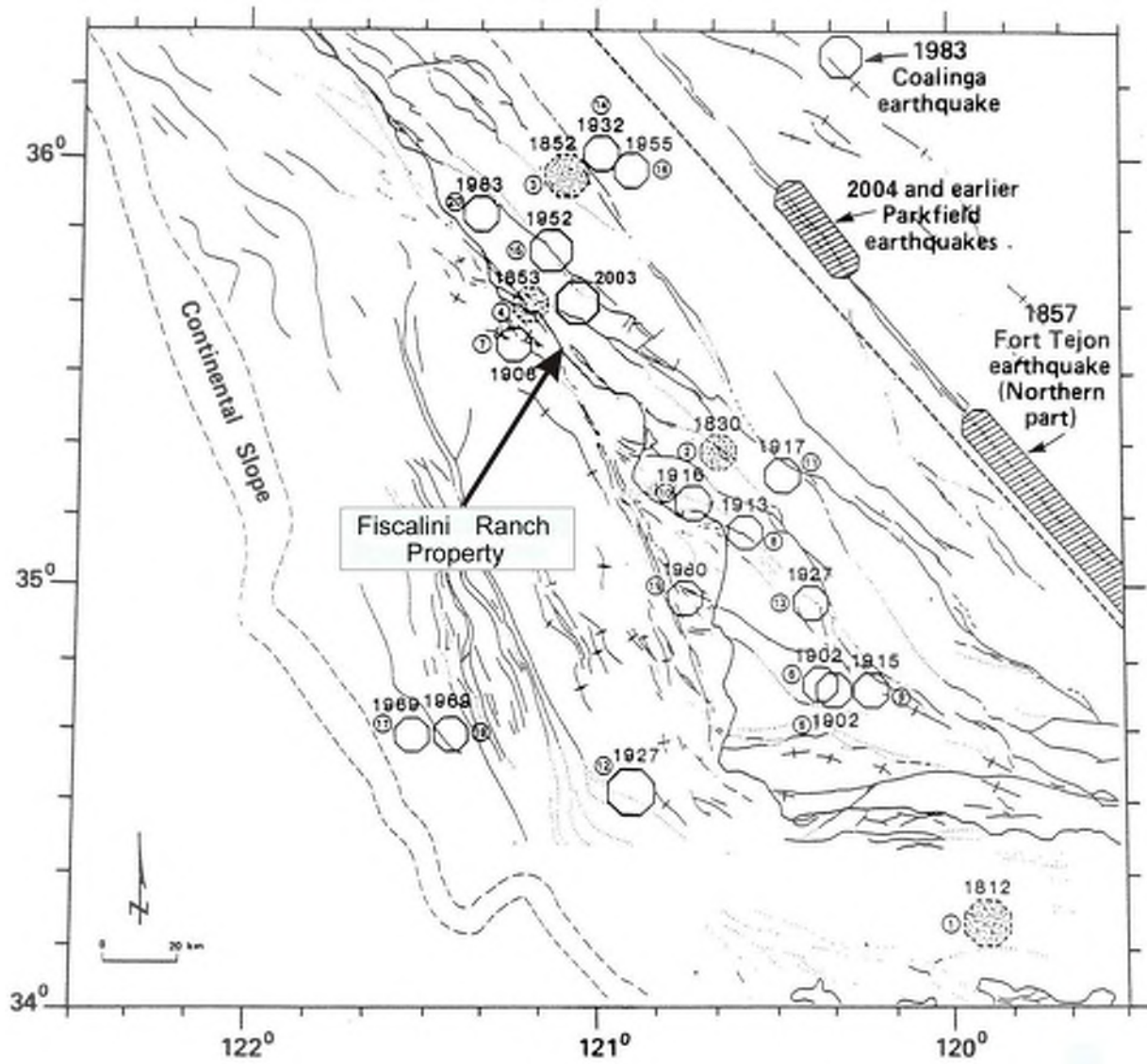
<sup>2</sup>Map of Faults and Folds Identified During Previous Investigations and During the Long Term Seismic Program, South-Central California, (PG&E 1988)

<sup>3</sup>Probabilistic Seismic Hazard Assessment for the State of California (DMG, 1996)

Significant earthquakes can, and probably will, occur on other faults in the region; however, available geologic data suggests that the effects of earthquakes from faults not listed on Table V-1 are likely to be less than the effects of earthquake activity generated by the faults listed on the table. Historic seismicity is shown on the Earthquake Epicenter Map, Figure V-3.

The San Andreas fault zone is widely known because it is historically active (during the last 200 years) and has produced numerous damaging earthquakes. It passes through San Luis Obispo County approximately 66 kilometers east of the site. A major earthquake on the San Andreas [fault](#) can be expected to occur during the design life of the project. Structures designed under the current version of the Uniform Building Code (UBC) may experience some damage in such an earthquake; however, the potential for collapse or life-threatening damage is very low.

Earthquakes of lesser magnitude may occur on the closer faults shown in Table V-1. Because of the closer proximity of these source faults than the San Andreas Fault, these earthquakes could result in stronger shaking that may exceed the design limitations of structures constructed under the UBC. However, because the postulated recurrence of potentially damaging earthquakes on these faults is longer, the risk of this hazard actually occurring is considered low.



EXPLANATION		
<p>Earthquake epicenter:</p> <p>1812 - Year of event</p> <p>○ ① Event number</p>	<p>● Event location that is poorly constrained</p> <p>○ Event location that is within 20 kilometers and generally within 10 kilometers</p> <p>▨ Historic earthquakes with fault rupture along San Andreas fault zone</p>	<p>Magnitude</p> <p>○ 5.0 - 5.9</p> <p>○ 6.0 - 6.9</p> <p>○ 7.0 - 7.9</p>
<p>Base Map: Diablo Canyon Power Plant Long Term Seismic Program - Final Report Pacific Gas &amp; Electric, July 1988</p> <p>Scale: 1 inch = 20 kilometers</p> <p>Cleath &amp; Associates</p>		

Source: Cleath & Associates

Earthquake Epicenter Map  
FIGURE V-1

### c. WEST FRP – GENERAL SITE CONDITIONS

The West FRP consists of two parcels totaling 364 acres located on the west side of Highway 1. The West FRP consists of a gently sloping terrace rising from the coastal bluff top to an elevation of approximately eighty feet, and a higher upland area that reaches elevations of approximately 250 feet. The upland area consists of a nearly flat lying terrace flanked by gentle to moderate slopes descending to the lower terrace to the southwest, west, and northwest.

Within the lower terrace area there are five seasonal wetlands. A severely eroded gully known as the Seaclift Gully has formed east of the Seaclift neighborhood extending up-slope into the woodland area. A 36-inch diameter culvert under Windsor Boulevard receives runoff from the gully. A smaller, less severely eroded gully known as the Warren/Trenton Gully is present at the eastern facing slope adjacent to Highway 1.

#### 1) West FRP – Bedrock Units

Exposed bedrock in the West FRP area consists of the Franciscan melange and the Cretaceous sandstone. The Franciscan melange is a pervasively sheared mixture of sandstone, chert, serpentine, basalt, and greenstone, with blocks of high grade metamorphic rocks, all set in a sheared claystone-siltstone matrix. The melange is exposed only in a few places at the base of the coastal bluff, whereas the Cretaceous sandstone is the predominant bedrock unit exposed along the bluff. The Cretaceous sandstone is also found either exposed or beneath thin pedogenic soils along the steeper, upland portions of the West FRP. The Cretaceous sandstone unit is of marine origin and consists mostly of moderate to well cemented arkosic sandstone, and lesser weakly resistant interbedded shale. The sandstone and shale beds are folded and generally dip to the northeast into the bluff at 27 to 45 degrees.

#### 2) West FRP – Surficial and Soil Units

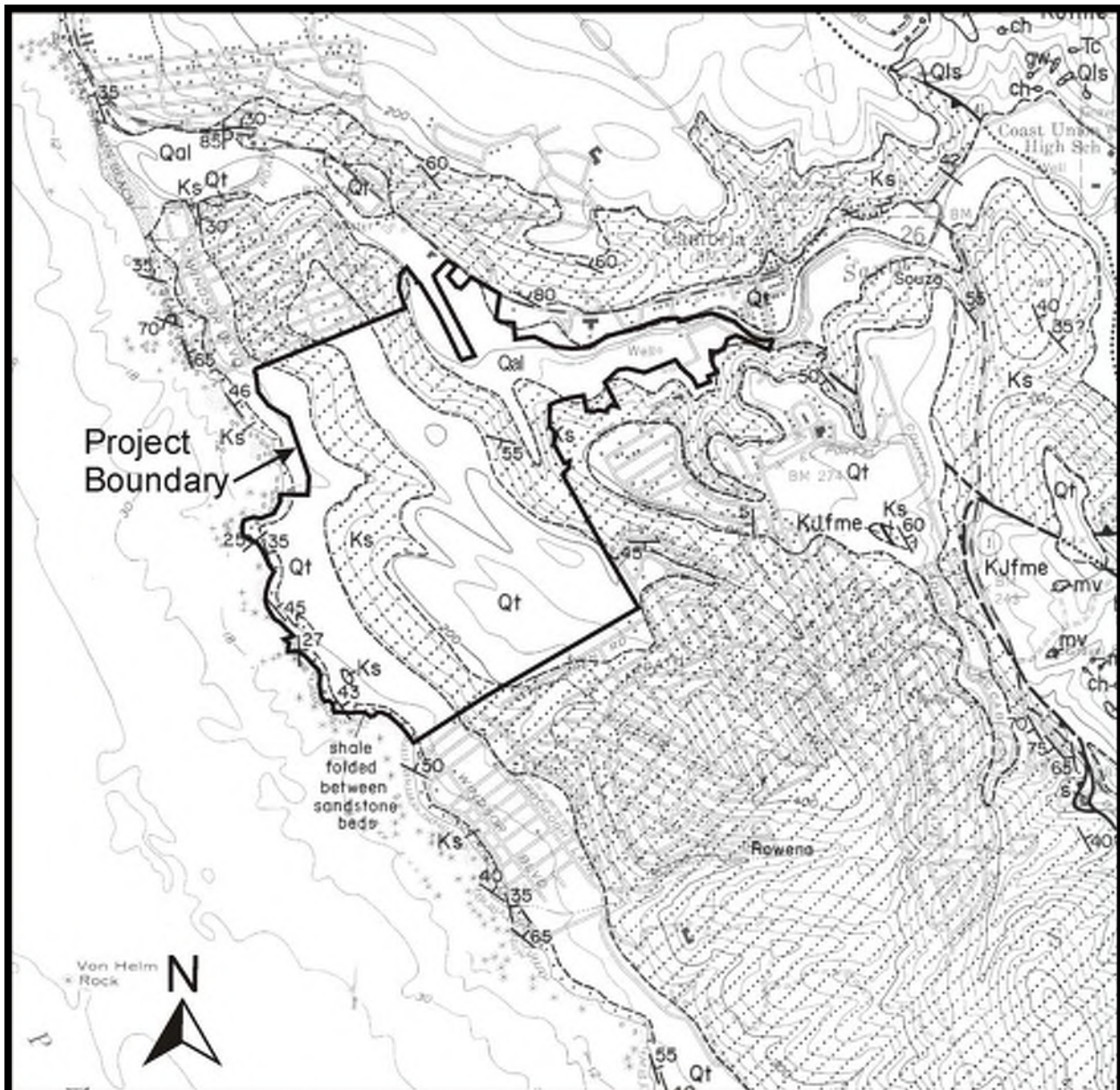
Quaternary age terrace deposits or thin pedogenic soil unconformably overlie the sandstone or melange at the site. Along the bluff, the terrace deposits rest on an abrasion platform cut across the bedrock. A basal lag deposit (gravel and cobbles) is exposed in several places in the bluff face at the base of the terrace. These deposits are overlain by poorly consolidated clayey coarse-grained sand, grading upward into finer grained sand. In the higher elevation portions of the site, the terrace deposits consist generally of colluvium and wind-blown sand.

Organic topsoil is relatively thin and poorly developed on the steeper portions of the site, and is thicker on the flatter higher site elevations. The onsite soils were mapped by the United States Department of Agriculture Soil Conservation Service (currently the Natural Resource Conservation Service) and were published in 1984 in the Soil Survey of San Luis Obispo County, California (Coastal Part). The following soil map units are described in the Soil Survey and are shown on Figure V-2:

- *Briones-Pismo loamy sands (109)* are found on the moderate slopes along most of the coastal bluffs and inland of the coast about 1,000 to 2,000 feet. These are shallow to moderately deep, somewhat excessively drained, and rapidly permeable soils that formed in residual material weathered from soft sandstone. The hazard of water erosion is moderate or high, and the hazard of soil blowing is high.

- *Concepcion loam (120)* is found in the gentle slopes above the bluff and several hundred feet inland of the bluff. It is generally very deep, moderately well drained, very slow permeable soil formed in old alluvium weathered from sedimentary rocks. The hazard from water erosion is slight. Because of the high clay content, the soil has a high shrink-swell potential in the subsoil.
- *San Simeon sandy loam (201)* is found in the steeper sloping areas between the coastal terrace and the upland areas of the site, and in the moderately to steeply sloping upland areas in the southeast corner of the site. The soil is moderately deep, moderately well drained, and the permeability is very slow. It formed in residual material weathered from sandstone. Surface runoff is rapid, and the hazard of water erosion is high. The shrink-swell potential of the subsoil is high.
- *San Simeon sandy loam (200)* is located in the slightly upland areas of the site in areas of gentle to moderate slopes. The soil is moderately deep, moderately well drained, and the permeability is very slow. It formed in residual material weathered from sandstone. Surface runoff is medium, and the hazard of water erosion is moderate. The shrink-swell potential of the subsoil is high.
- *San Simeon sandy loam (199)* is located in the upland, gently sloping areas of the site. The soil is moderately deep, moderately well drained, and the permeability is very slow. It formed in residual material weathered from sandstone. Surface runoff is slow or medium, and the hazard of water erosion is slight or moderate. The shrink-swell potential of the subsoil is high. There is a stand of Monterey pines on this soil in the southeast portion of the site, and because of the limited rooting depth between twenty and forty inches, wind damage to trees can be a problem on exposed locations.
- *San Simeon sandy loam (202)* is found in the steeply northeast sloping portions of the site. The area extends from the north to the southeast corner, in the vicinity of Highway 1. The soil is moderately deep, moderately well drained, and the permeability is very slow. It formed in residual material weathered from sandstone. Surface runoff is rapid, and the hazard of water erosion is high. The shrink-swell potential of the subsoil is high. Because of the loamy surface layer and clayey subsoil, this soil is subject to gully erosion. The soil is mostly covered with Monterey pine and understory vegetation. Because of the limited rooting depth between twenty and forty inches, wind damage to trees can be a problem on exposed locations.
- *Salinas silty clay loam (198)* is found in the gently to moderately sloping northeast corner of the site. Highway 1 crosses over this soil. The soil is very deep, well drained, and the permeability is moderately slow. It formed in alluvium weathered from sandstone and Franciscan Complex rocks. Surface runoff is slow or medium, and the hazard of water erosion is slight or moderate. The shrink-swell potential is moderate. The effective rooting depth is sixty inches or more.






Base Map: Geologic Map of the Cambria Region,  
 San Luis Obispo County, California, Hall, C.A. 1974  
 Scale: 1 inch = 2,000 feet

Cleath & Associates

Explanation

- Qal Alluvial deposits
- Qt Terrace deposits
- Ks Cretaceous sandstone
- KJfme Franciscan melange
-  Geologic contact, approximately located

Source: Cleath & Associates

Regional Geology Map  
 FIGURE V-2

Source: Soil Survey of San Luis Obispo County, Coastal Part – Sheet 4



**SOIL KEY**

- 109 Briones-Pismo loamy sands, 9 to 30% slopes
- 120 Concepcion loam, 2 to 5% slopes
- 170 Marimel silty clay loam, drained
- 198 Salinas silty clay loam, 2 to 9% slopes
- 199 San Simeon sandy loam, 2 to 9% slopes
- 200 San Simeon sandy loam, 9 to 15% slopes
- 201 San Simeon sandy loam, 15 to 30% slopes
- 202 San Simeon sandy loam, 30 to 50% slopes



**NORTH**  
1:24,000

**Soil Survey Map**  
**FIGURE V-3**

### 3) West FRP – Surface and Groundwater Conditions

Surface water is generally present in the wetlands and in the minor gullies only during winter storm runoff. At the end of the summer during September 2006, surface water was observed flowing from springs in the upper portions of the Seaclift Gully and the adjacent gully to the south, and from a spring near the northeast part of the Creek to Ridge Trail. Water was also observed flowing seaward in a drainage swale from a Bluff Trail bridge located approximately 1,000 feet from the north end of the trail. A perennially wet swale is located in the upland wooded area, near the southeast corner of the site. The Ridge Trail was designed to avoid impacts associated with this surface water. During winter storm events, surface runoff sheet flows across the wetlands located along the southern property line and flows over the coastal bluff in two shallow gullies. The Warren/Trenton gully, along with minor gullies, also flow episodically during storm events.

Shallow groundwater is present in all the low-lying portions of the site and is at or near the surface in the wetlands and spring areas. Shallow bedrock or low permeable clay layers in these low-lying areas cause groundwater to be perched and to flow through permeable sandy layers until it intersects the surface or flows downward into more permeable zones. The shallow groundwater is visible in seeps in the bluff face or where it appears at the surface at springs or wetland areas. Seeps are readily visible in the bluff faces at the two coves located in the north and south ends of the site. The fact that all three of the springs are located at or near the upper contact between the sandstone bedrock and the terrace deposits suggests that groundwater is perched above the bedrock within the relatively permeable terrace deposits in the upland portions of the West FRP.

#### d. WEST FRP – GEOLOGIC AND SOILS HAZARDS

##### 1) West FRP – Bluff Erosion

Project improvements near the coastal bluff include a trail system and some soil stabilization work associated with the trail. Erosion and subsequent landward retreat of the coastal bluff will affect the long-range design and location of the bluff trail system. Previous studies addressing bluff retreat on or near the West FRP have been performed. These include onsite study reports by R.T. Wooley (1982) and Donald Asquith (February, 2005); and two bluff retreat studies performed on a private property at the northern cove by Cleath & Associates (1987 and 1998). These reports found that the coastal bluff along the West FRP is eroding.



Current requirements for bluff retreat studies are outlined in the January 2005 County of San Luis Obispo Guidelines for Engineering Geologic Reports and in Coastal Commission guideline documents. These requirements and guidelines were referred to during review of the work performed by the previous investigators. The CCSD Ranch Manager continuously monitors the bluff for erosion near the Bluff Trail. Because the previous bluff retreat studies and continual monitoring on the site are general in nature, additional detailed work assessing bluff retreat and establishing the current bluff top definition may be required. This bluff retreat evaluation included the review of the four bluff retreat studies, an onsite evaluation, and a review of several aerial photographs spanning a 56-year period. There are three distinctly different bluff morphologies at the site, each having distinctly different bluff retreat rates, as discussed below, and shown in Figure V-4, V-13.

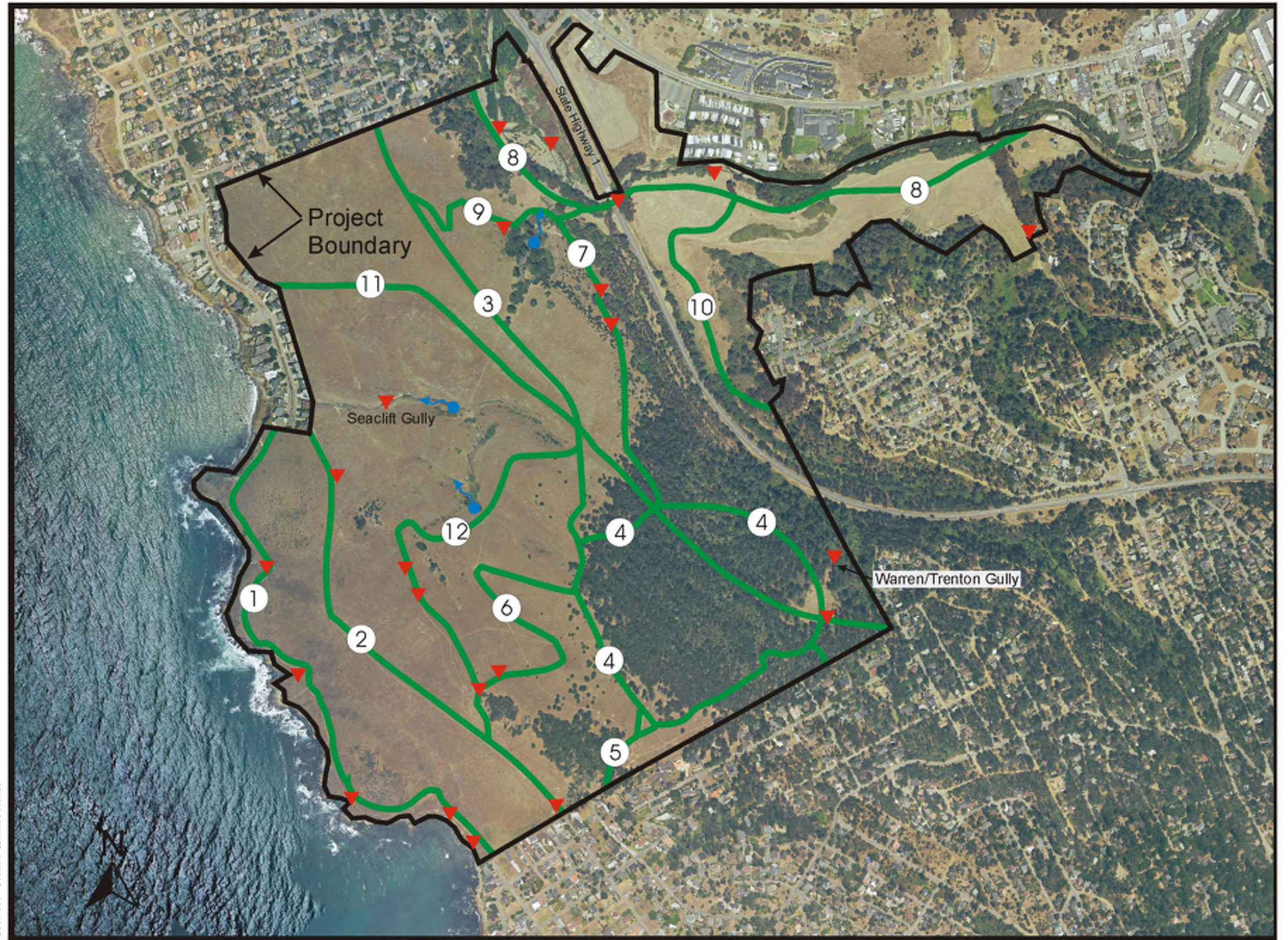
The cove at the north end of the property is characterized by a very high, nearly vertical bluff face with bedrock exposed very low on the bluff. Most of the exposed bluff face consists of highly erodible, poorly consolidated sandy materials. Groundwater seeps are visible approximately ten feet above the top of the bedrock. The bluff is facing westerly and northwesterly and is roughly perpendicular to the prevailing wave direction. South of the cove, the site protrudes seaward by 500 to 700 feet over a distance of approximately 2,700 feet. The bluff height in this section is generally lower than in the cove, and the bedrock sandstone is very high in the bluff face, placing the softer terrace deposits mostly above the area directly affected by waves. Seeps occur at the contact between terrace deposits and bedrock. The bluffs in this area face west or southwest. At the cove in the south end of the property, the bluff height becomes as low as six to eight feet in the center of the cove, and the bedrock/terrace deposit contact is near the base of the bluff and within the littoral zone. Most of the exposed bluff face consists of highly erodible, poorly consolidated sandy or gravelly materials. Groundwater seeps are visible approximately eight feet below the top of bluff in the center of the cove. On either side of the cove, bedrock extends higher up on the bluff face than in the center of the cove offering comparatively better protection from erosion. The bluff generally faces southwest. Because the bluff is at an oblique angle to the prevailing wave direction, and bedrock headlands are present at both ends of the cove, waves entering the cove diffract and lose energy before impacting the most erodible portion of the bluff.

The Wooley (1982) report is a preliminary geologic report based on a residential development previously proposed at the site, and it suggested that a more detailed investigation on a site-specific basis would be necessary in the future. The report appears to address bluff erosion in the area of the seaward protrusion and at the southern corner of the property. It concluded that negligible retreat can be demonstrated at the southern corner between 1930 and 1982, and that the bluff line will not retreat at an average rate greater than 2-inches per year.

The Asquith (2005) report estimated bluff retreat rates in the cove at the south end of the site and along the 2,700-foot long bluff section that protrudes seaward of the two coves. The evaluation of the cove bluff compared aerial photograph-based topographic maps, using an overlay of current topography on top of topography during 1980 to determine how much the bluff has retreated during the intervening 25 years. This suggested an average rate of twenty feet per 100 years, or 2.4 inches per year in the cove.

The retreat rate of the bluff in the area of the seaward protrusion was estimated in the Asquith report based on a comparison of the resistance to erosion of bluff faces in the protruded area and in the south cove. The resulting estimate was an average of ten feet per 100 years, or 1.2 inches per year. A cross check on the rates in this protruded zone was made in the report based on the amount of bluff retreat occurring in the cove since sea levels stabilized. The estimates in the two above referenced reports were not based on the type of rigorous assessment of bluff retreat rates that is typical for a site where building construction would occur. The California Coastal Commission recommends determining the bluff edge positions at as many times as possible, but covering a minimum of about fifty years and extending to the present. It also recommends using land surveys that identify the bluff edge, and using shoreline reference features that are static through time and are identifiable in each measurement interval.

- Explanation**
-  Spring
  -  Area of erosion
  - ① Bluff Trail
  - ② Marine Terrace Trail
  - ③ Ridge Trail
  - ④ Forest Loop Trail
  - ⑤ Victoria Lane Trail
  - ⑥ Meander Trail
  - ⑦ Creek to Forest Trail
  - ⑧ Santa Rosa Creek Trail
  - ⑨ Creek to Ridge Trail
  - ⑩ Ramsey Trail
  - ⑪ Wallbridge Trail
  - ⑫ Terrace to Ridge Trail



Source: Cleath & Associates

Base Map: by AirPhoto USA  
Scale: 1 inch = 780 feet

**Erosion and Spring Areas**  
**FIGURE V-4**

  
**NORTH**  
Scale as Shown

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The two Cleath reports (1987, 1998) were performed on a property that shares the cove at the northern part of the site. These evaluations were site-specific to that cove, and described the geologic units comprising the bluff and their erodibility. The bluff top was defined and marked by a land survey. To determine the bluff position over time, measurements were taken from the street curb to the bluff top in 1964, 1971, 1987, and in 1998. A comparison of these measurements shows that up to four feet of property has been lost during the 34-year interval ending in 1998. This suggests a bluff retreat rate of 1.4-inches per year. The Cleath (1998) report states, however, that the bluff face is quite unstable and could experience high erosion over very short durations.

For this discussion of bluff retreat rates for the three separate bluff line areas identified in this report, a review of aerial photographs was conducted that compared vertical photos taken in 1949 and 1994, and oblique photos taken in 1972, 1979, 2004, and 2005. Because of the scarcity of near-bluff reference points and the fairly small map scales, the photo comparison suggested a range of bluff retreats up to a maximum distance.

In both the northern and southern coves, less than ten feet of bluff retreat was evident between 1949 and 1994, or less than 2.7-inches per year. A bluff retreat rate up to 2.7-inches per year would result in 22 feet of landward bluff retreat in 100 years. Bluff retreat in the protruded area of the site was negligible over the 45-year interval. The Bluff Trail is located nineteen feet from the current bluff top at the northern cove, and as near as eight feet to the bluff top in the protruded area of the trail.

This retreat rate is based on limited observations over 57 years, and rates may change over short periods of time within small portions of the bluff top. Onsite observations and oblique aerial photos revealed that portions of the bluff face in the northern cove can fail episodically and lose up to a few feet in one event. A network of tensional cracks on the bluff top above the northern cove was also noted, suggesting that the bluff top is unstable.

In addition to bluff retreat caused by direct wave attack, erosion and bluff retreat in the southern cove also occur from stormwater runoff over the bluff top. The runoff flows partly from the upland area of the site, and partly from subdrains and street surfaces at the adjoining residential area. There are two swales that drain this runoff over indentions in the bluff. These bluff indentions extend landward enough to intersect highly folded and weakly resistant shales interbedded in the Cretaceous sandstone bedrock, potentially accelerating bluff retreat in those areas.

## 2) West FRP – Erosion and Sedimentation

Erosion of low to moderately permeable topsoil and terrace deposits occurs in several locations in the West FRP. Erosion can occur in the steeper portions of the property, in places of shallow groundwater and seeps, or where animal or human activity causes soil to move down slope and prevents soil stabilization by denuding vegetation.

Areas of most active and severe erosion are the Seaclift Gully and the Warren/Trenton Gully. Surface flow originating from springs in the Seaclift Gully occurs year-round, with a possible exception during drought years; however, erosion in this and the Warren/Trenton Gully occurs

primarily during storm runoff. Erosion also occurs over relatively short distances in several places near the Bluff Trail. In the northeast corner of the property, erosion is occurring along a volunteer trail within the alignment of the proposed Creek to Ridge Trail. This currently informal trail is routed roughly parallel to slope direction, and is steep and subject to erosion during storm runoff and from hiking and bicycle activity.

A portion of the Santa Rosa Creek trail is located in the northeast corner of the West FRP, near historically eroding stream banks. Severe streambank erosion had occurred along the west bank, threatening a sanitary sewer line. Because of the continued bank erosion, the sewer line was relocated away from the creek, and streambank restoration efforts were conducted, which included manual revegetation and installing a geotextile fabric. An additional eroding stream bank was identified on the east bank just upstream of the restored area. Areas of erosion are shown on Figure V-4.

### 3) West FRP – Springs and Seeps

There are three springs on the West FRP that flow perennially (refer to Figure V-4). The spring water at all three sites flows from the upper terrace deposits at the contact with the Cretaceous sandstone. Seeps occur continuously at the base of the terrace deposits between the spring in the Seaclift Gully and the spring in the gully to the south. Water flowing from the springs and seeps at these two gullies flows to the 36-inch culvert beneath Windsor Boulevard. The spring in the northeast portion of the West FRP, south of the proposed Creek to Ridge Trail (Figure V-4) is located in heavy vegetation, and flows northeast to Santa Rosa Creek. These springs and seeps are set in steep-walled gullies or in soft, wet soils; however, they present negligible hazards to the trail systems. The proposed Creek to Ridge Trail may cross soft, wet soils down slope of the spring in the northeast corner.

### 4) West FRP – Landslides

There is no evidence of deep-seated slope failures at or in the immediate vicinity of the site. Given the slope and subsurface conditions, deep-seated slope failure is not likely to occur, and should be considered a low-level geologic hazard.

### 5) West FRP – Asbestos and Radon Gas

Naturally-occurring asbestos is most commonly found in serpentinites and partially serpentized ultramafic rock. Since there are no serpentinite bodies or ultramafic rocks at or near the project site, naturally-occurring asbestos related hazards are negligible.

Radon gas is considered a potential geologic hazard when certain geologic formations are present, and can then be hazardous in enclosed, poorly ventilated indoor areas such as basements. Because the property is underlain by materials that are not known or suspected to emit radon gas, and since improvements at the site will not include poorly ventilated enclosed building structures, radon gas hazards are negligible.



#### 6) West FRP – Expansive Soils

The shrink-swell potential at the site is documented in the Soil Survey of San Luis Obispo County (1984). Because of the high clay content in most of the soils in the West FRP, the potential for shrinking and the alternating swelling in the expansive soils is high in most areas. The result of soil shrink in the dry season is severe cracking. In the wet season, swelling soil typically has a high moisture content, and can move structures founded on such soils. Hazards to the trail systems include tripping over cracked soil, minor movement of boardwalk structures during swelling conditions, and surface cracking in parking lots if asphalt concrete pavement is installed.

#### 7) West FRP – Ground Shaking

A probabilistic Seismic Hazard Analysis was conducted using the U.S. Geological Survey (USGS) software “Seismic Design Parameters” to determine potential earthquake parameters. Although improvements to the West FRP are generally limited to trails and parking areas, a telecommunications facility has been proposed, and the application is under consideration by the County of San Luis Obispo. Ground motions estimated herein do not reflect site-specific motions expected at the proposed telecommunications site, but present a range of possible motions for the West FRP. Considering the general subsurface geology and the distance to known faults, the earthquake peak ground acceleration (PGA) that has a ten percent chance of being exceeded in fifty years is expected to range between 35 percent and 38 percent of the force of gravity (potential shaking hazard from future earthquakes).

#### 8) West FRP – Surface Rupture

There are no topographic features on or near the site that are indicative of geologically recent fault rupture. If there is a fault at depth, it is covered by unaffected deposits that are a hundred thousand or more years old, and it would not be considered active. Because there is no evidence of an active fault on site, and the nearest identified active fault is five kilometers from the site, the risk of surface rupture is considered negligible.

#### 9) West FRP – Liquefaction

Liquefaction is restricted to areas underlain by loose, granular materials, consisting of uniformly fine sands or sandy fill, where groundwater is within about thirty feet of the surface. Clay and silt content in the subsurface reduces the risk of liquefaction. In general, sites with the youngest and loosest deposits with very shallow groundwater are the most susceptible to liquefaction. Liquefaction may result in lateral spreading, ground settlement, and occasionally may generate sand boils. Structures supported on subsurface materials under these conditions would be subject to violent and rapid tilting or settlement as the supporting capability of the liquefying material is diminished. Because of the relatively high clay and silt content, and slight consolidation of the terrace deposits, liquefaction is considered to be a low risk at the site.

#### 10) West FRP – Tsunami and Seiche

A tsunami is an ocean wave generated by vertical displacement of the sea floor during an earthquake, a large-scale submarine slope failure, or volcanic eruption. The maximum predicted tsunami run-up in Cambria was reported by Houston and Garcia (1978) to be nine feet for a 100-

year event. The tsunami hazard for San Luis Obispo County is reported in the *County Safety Element* (1999), and the *Tsunami Emergency Response Plan* (San Luis Obispo County Office of Emergency Services, October 2005). Although a run-up estimate was not given for Cambria in the Safety Element, the hazard of tsunamis within the Morro Bay and Cayucos coastline approximately fifteen miles south of Cambria, was reported as being greatest for elevations within 9.5 and 24.2 feet above sea level for the 100 to 500-year events. The *Tsunami Emergency Response Plan* notes that “recent run-up and inundation modeling and mapping, done by the University of Southern California (USC) under contract to State OES, indicates a general potential maximum inundation elevation of 40 feet above mean sea level. However, undersea geology or bathymetry and local natural or manmade structures may alter this estimate and the county has decided to utilize an inundation of 50 feet above mean sea level for emergency planning purposes.” The 2005 report identifies evacuation areas on the West FRP, extending from the Marine Terrace Trail to the ocean.

A seiche is a periodic oscillation of an enclosed body of water, such as a harbor, lake, or reservoir. Because there are no harbors, lakes, or reservoirs on or near the site, the hazard related to seiche activity is negligible.

#### 11) West FRP – Slope Failure

Earthquake-induced failure of steep slopes can occur in either bedrock or poorly consolidated deposits. The fact that the Cretaceous sandstone is only moderately weathered and is well cemented with favorable dipping beds, causes it to be generally resistant to seismically induced slope failure. However, where it is highly fractured or where the unit contains loose, friable shale beds, and it is exposed in steep slopes, the risk of rock fall during ground shaking is increased. The rock fall hazard within the bedrock is greatest within the bluff face along the protruded coastline and in the cove in the southern corner of the site.

Slope failure within the terrace deposits is a significant hazard in the high bluffs in the cove at the northern corner of the property, and also in the lower bluffs in the southern cove. Shallow or deep-seated seismically induced slope failure within the bedrock or terrace deposits in the remaining areas of the West FRP is considered to be a low-level hazard.

#### e. EAST FRP – GENERAL SITE CONDITIONS

The 75-acre East FRP comprises part of the floodplain of Santa Rosa Creek and the lower portions of steeply sloping hills along the southern margins. The floodplain gently slopes to the west from Cambria at a gradient of approximately one percent and is incised along the northern edge of the East FRP by Santa Rosa Creek. The uniformly sloping floodplain is interrupted by a broad gully approximately four to six feet deep, located between the proposed community park and Highway 1.

Stormwater runoff from the hills to the south sheet flows across the floodplain north and northwest to the creek or flows into the gully, ultimately flowing into Santa Rosa Creek upstream and adjacent to the Highway 1 bridge. The hillside slopes are vegetated with Monterey pines and an understory of thick, low brush. Grasses mantle the floodplain and the creek banks are heavily vegetated with riparian woodlands and scrub. Riprap and bridge abutments channel the creek under Highway 1 on the west end of the East FRP.

### 1) East FRP – Bedrock Units

Upper Cretaceous age sandstone is the only bedrock unit exposed in the East FRP area. It crops out in the heavily vegetated, steep slopes on the south side of the East FRP, and in several places in the stream bank of Santa Rosa Creek. This consists mostly of moderate to well-cemented arkosic sandstone, and lesser weakly resistant, interbedded shale.

### 2) East FRP – Surficial and Soil Units

Quaternary age alluvial deposits unconformably overlie the sandstone at the site. These deposits consist of unconsolidated cobbles, gravel, sand, silt, and clay. The maximum thickness of these deposits is approximately 110 feet along Santa Rosa Creek on the East FRP. Well driller's logs from wells drilled in the alluvium indicate alternating layers of coarse grained beds and silt and clay beds. The basal portion of the "alluvial deposits" is composed of unconsolidated marine sand, clay, and seashell fragments. Individual beds vary in thickness and are not laterally extensive.

Organic topsoil is generally thick and well developed on the valley floor. The onsite soils were mapped by the Soil Conservation Service (1984). The following soil map units are described in the Soil Survey and are shown on Figure V-2:

- *Salinas silty clay loam (198)* is found along Santa Rosa Creek and along Highway 1. The soil is very deep, well drained, and the permeability is moderately slow. It formed in alluvium weathered from sandstone and Franciscan Complex rocks. Surface runoff is slow or medium, and the hazard of water erosion is slight or moderate. The shrink-swell potential is moderate. The effective rooting depth is sixty inches or more.
- *Marimel silty clay loam (170)* extends across most of the East FRP and underlies all of the area proposed for the Community Park. The soil is very deep, well drained, nearly level, and the permeability is moderately slow. It formed in alluvium weathered from sandstone and Franciscan Complex rocks. Surface runoff is slow and the hazard for water erosion is slight. The effective rooting depth is sixty inches or more.

### 3) East FRP – Surface and Groundwater Conditions

Santa Rosa Creek usually flows throughout the year. Surface water outside of Santa Rosa Creek is generally present on the site during the rainy season only. During winter storm events, surface runoff from the hills to the south flows across the floodplain north and northwest to the creek or flows into the wide swale located in the west half of the site, ultimately flowing into Santa Rosa Creek. Significant runoff flows onto the southeast corner of the site from watersheds in the vicinity of Piney Way. The easterly drainage flows through an actively eroding swale forming along the road in the steep area of Piney Way, and the westerly drainage flows down the heavily vegetated hillside. The low vegetation serves to prevent hillside erosion and to slow runoff velocities.

Shallow groundwater is present throughout the valley areas of the East FRP, and is at or near the surface in the wet areas observed below Piney Way and in the southwest corner along Highway

1. The depth to groundwater measured in an unused well located near the center of the proposed Community Park was eighteen feet below ground surface in late summer 2006.

f. EAST FRP – GEOLOGIC AND SOILS HAZARDS

1) East FRP – Erosion and Sedimentation

Erosion on the East FRP is primarily in the form of stream bank erosion occurring along Santa Rosa Creek. The bank is most susceptible to erosion where the sandstone bedrock is not exposed in the bank, and the bank is made up of soft, highly erodible alluvial material. Erosion will occur in these bank conditions at the cut bank of a stream meander. The most severe bank erosion is occurring near the mobile home park northwest of the site, on the south bank along a high, near vertical cut. A comparison of aerial photographs taken in 1949, 1994, and within the last three years shows that the stream channel has not significantly changed. There was no other evidence in the photos of significant stream bank erosion at the site during the 45-year period.

Erosion is actively occurring on the proposed alignment for the Santa Rosa Creek Trail where it passes under the Highway 1 bridge. Stormwater runoff flows from Highway 1 beneath the bridge and across the trail which is underlain by soft fill material placed adjacent to riprap at the bridge supports.

In the vicinity of Piney Way, stormwater runoff flows through an actively eroding swale east of the property and flows onto the property near the sanitary sewer system. Erosion is occurring around the raised manhole in the southern-most corner of the property near Piney Way.

Erosion was not observed in all other areas along the southern edge of the East FRP where stormwater runoff occurs. Minor to insignificant sedimentation at the base of the steep, vegetated hillsides was observed along the southern edge of the site. Hazards from erosion and sedimentation along the hillsides are considered to be low based on the existing conditions of the hillsides. A reduction in vegetative cover or hillside grading could result in areas of severe erosion and sedimentation on the floodplain below.

2) East FRP – Landslides

There is no evidence of deep-seated slope failures at or in the immediate vicinity of the East FRP. The steep hillsides along the southern boundary are underlain by resistant Cretaceous sandstone with bedding dipping either into the slope or at a high angle to the slope. Based on these conditions, deep-seated slope failure is not likely to occur, and should be considered a low-level geologic hazard.

3) East FRP – Asbestos and Radon Gas

Naturally-occurring asbestos is most commonly found in serpentinites and partially serpentinized ultramafic rock. Since there are no serpentinite bodies or ultramafic rocks at or near the project site, asbestos related hazards are negligible.

Radon gas is considered a potential geologic hazard when certain geologic formations are present, and can then be hazardous in enclosed, poorly ventilated indoor areas such as basements. Because the property is underlain by materials that are not known or suspected to

emit radon gas, and since improvements at the site will not include poorly ventilated enclosed building structures, radon gas hazards are negligible.

#### 4) East FRP – Expansive Soils

The shrink-swell potential at the site is documented in the *Soil Survey of San Luis Obispo County* (1984). The Marimel silty clay loam typically has a low potential for shrinking and the alternating swelling is low.

#### 5) East FRP – Ground Deformation

Subsidence of ground surfaces occurred in Cambria during 1976 and 1977, and resulted in fractures of structures and road surfaces, and breaks in water, sewer, and gas utilities. CCSD production of groundwater was at its highest historic level, and coincided with the two-year drought of 1976 and 1977. The State Water Resources Control Board's (SWRCB) Decision/Order (1989) established conditions on which the appropriative right must conform to in relation to this potential impact. Future subsidence at the site is not likely to result from the limited production needed to meet the project demands (refer to Chapter V.B., Hydrology).

#### 6) East FRP – Seismically Induced Hazards

Geologic hazards relating to seismicity include ground shaking, slope failure, liquefaction, surface rupture along the trace of an active fault, tsunami and seiche, and rock fall. The East FRP will experience strong ground shaking during the life of the project; however, because of difference geologic conditions, this site is not likely to experience all of these seismic effects.

#### 7) East FRP – Ground Shaking

A probabilistic Seismic Hazard Analysis was conducted using the USGS software "Seismic Design Parameters" to determine potential earthquake parameters. Proposed building structures within the community park include public restrooms, a community center, gazebo, storage and maintenance building, and a relocated pump house. Ground motions estimated herein represent a range of motions that could be experienced at the proposed building sites, but do not reflect site-specific motions for each location individually. A more detailed analysis will be required prior to construction. Considering the general subsurface geology and the distance to known faults, the earthquake peak ground acceleration (PGA) that has a ten percent chance of being exceeded in fifty years is expected to range between 35 percent and 38 percent of the force of gravity (potential shaking hazard from future earthquakes).

#### 8) East FRP – Surface Rupture

There are no topographic features on or near the site that are indicative of geologically recent fault rupture. If there is a fault at depth, it is covered by unaffected deposits that are a hundred thousand or more years old, and it would not be considered active. Because there is no evidence of an active fault on site, and the nearest identified active fault is five kilometers from the site, the risk of surface rupture is considered negligible.

### 9) East FRP – Liquefaction

Liquefaction is restricted to areas underlain by loose, granular materials, consisting of uniformly fine sands or sandy fill, where groundwater is located approximately thirty feet of the surface. Clay and silt content in the subsurface reduces the risk of liquefaction. In general, sites with the youngest and loosest deposits with very shallow groundwater are the most susceptible to liquefaction. Liquefaction may result in lateral spreading, ground settlement, and occasionally may generate sand boils. Structures supported on subsurface materials under these conditions would be subject to violent and rapid tilting or settlement as the supporting capability of the liquefying material is diminished.

The East FRP is underlain by young alluvial deposits with shallow groundwater. Depth to groundwater was measured at eighteen feet in the ten-inch diameter well located near the center of the proposed community park in late summer 2006, but depths are expected to be shallower during the winter months due to rainfall.

The general conditions required for liquefaction to occur appear to be present at the site, but because of the relatively high clay and silt content of the alluvial deposits, the risk may be significantly lessened. Prior to development of construction plans, a subsurface investigation of the site should be performed to assess the actual potential for liquefaction.

### 10) East FRP – Tsunami and Seiche

Because of its inland location, and the fact that surface elevations are above the maximum predicted run-up elevations of nine feet for a 100-year event, the tsunami hazard for the site is considered very low, based on technical data referenced in the County Safety Element. Based on updated mapping documented in the *Tsunami Emergency Response Plan* (2005), the county has decided to utilize an inundation of 50 feet above mean sea level for emergency planning purposes, and potential evacuation areas in Cambria include the East FRP. The proposed Community Park would be located at approximately 50 feet above mean sea level.

Because there are no harbors, lakes, or reservoirs on site, the hazard related to seiche activity is negligible.

### 11) East FRP – Slope Failure

Earthquake-induced failure of steep slopes can occur in either bedrock or poorly consolidated deposits. The Cretaceous sandstone onsite is only moderately weathered and is cemented with generally favorable dipping beds, and is generally resistant to seismically induced slope failure; however, where it is highly fractured or where the unit contains loose, friable shale beds and it is exposed in steep slopes, the risk of rock fall during ground shaking is increased. Rock fall hazard within the bedrock is greatest along the hillside to the south; however, these hillside slopes are heavily vegetated, reducing the rock fall hazard to a low-level hazard.

Slope failure consisting of shallow slumping and rock fall within the alluvial deposits is a significant hazard in the steep-walled stream bank located near the mobile home park. Deep-seated seismically induced slope failure within the bedrock or alluvial deposits at the East FRP is considered to be a low-level hazard.

### 3. THRESHOLDS OF SIGNIFICANCE

The thresholds of a significant soils hazard, geologic, or seismic impact is that which could result in the following:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as either delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist or by other substantial evidence of a known fault, as well as strong seismic ground shaking, liquefaction, or seismic-induced slope failure or rock fall.
- Result in substantial soil erosion or the loss of topsoil.
- Result in the loss of a unique geologic feature.
- Structure located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, subsidence, or collapse.
- Structure located on expansive soil, creating substantial risks to life or property.
- Expose people to potential adverse medical effects from natural gases or minerals such as radon gas or asbestos.
- Expose people or structures to injury or loss of life from tsunamis.

### 4. IMPACT ASSESSMENT AND METHODOLOGY

For this report, existing conditions were characterized based on available studies, interviews, and field reconnaissance. Potential project impacts and cumulative impacts were determined based on the proximity of project improvements to sources of geologic hazards, and an evaluation of construction and restoration techniques. Mitigation measures are identified along with a plan for implementation of the mitigation measures.

### 5. WEST FRP – IMPACTS AND MITIGATION MEASURES

#### a. WEST FRP – BLUFF, GULLY, AND STREAMBANK EROSION HAZARDS

The closest trail to the bluffs is the existing Bluff Trail that was improved in 2006. The trail was located along the previously existing trail route and was covered by a separate environmental determination. The route was determined with geologic review and the trail is generally located eight to 120 feet from the edge of the bluff top. Mitigation measures adopted upon approval of the Bluff Trail included implementation of erosion and sedimentation control measures, installation of water diversion features, and long-term monitoring of bluff erosion. The trail would be relocated if the bluff erodes up to ten feet from the trail. Erosion and subsequent landward retreat of the coastal bluff will affect the long-term design and location of the bluff trail system.

**GEO Impact 1 Bluff retreat has the potential to undermine the Bluff Trail located on the West FRP.**

GEO/mm-1 Any additional improvements or additions to the Bluff Trail shall be set back from the bluff top a minimum of 25 feet based on site investigations, Coastal

Commission and San Luis Obispo County Department of Planning and Building requirements and guidelines, and to the extent feasible considering protection of wetland resources.

***Residual Impact*** With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

Erosion occurs in several locations in the West FRP. Areas of most active and severe erosion are the Seaclift Gully and the Warren/Trenton Gully. Erosion also occurs over relatively short distances in several places near the Bluff Trail where minor gullies channel runoff to the bluff. In the northeast corner of the property, erosion is occurring along the Creek to Ridge Trail. Erosion will result in loss of topsoil, may accelerate bluff retreat rates, and damage affected portions of the trail system.

Streambank restoration efforts have been completed along the west bank of Santa Rosa Creek to protect the sanitary sewer system, access road, and trail. Continued streambank and gully restoration efforts and implementation of temporary and permanent erosion control measures are necessary during continued management of the FRP and are necessary to minimize erosion and subsequent sedimentation.

**GEO Impact 2 Stormwater runoff within un-stabilized gullies and drainage courses causes erosion and down-gradient sedimentation, resulting in a potentially significant impact.**

GEO/mm-2 Upon application for land use and construction permits from the County of San Luis Obispo, prior to site disturbance, and during management of the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:

- a. Implement soil stabilization and erosion prevention measures identified in the *Public Access and Management Plan* (RRM, 2003) for the Seaclift Gully and portions of the Bluff Trail.
- b. Plans in conjunction with the Natural Resources Conservation Service (NRCS) shall be developed for the Warren/Trenton Gully.
- c. The streambank restoration project along Santa Rosa Creek west of Highway 1 shall be monitored and evaluated to determine its effectiveness.
- d. Additional restoration and bank stabilization efforts within Santa Rosa Creek shall be implemented based on consultation with the Natural Resource Conservation Service (NRCS) or Resource Conservation District (RCD); additional regulatory agency consultation shall be implemented within federal and state jurisdictional areas including the California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), and Army Corps of Engineers (ACOE).



- e. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.

*Residual Impact* With implementation of mitigations, this impact would be considered *less than significant with mitigation, Class II*.

b. **WEST FRP – TRAIL EROSION HAZARDS**

During improvement activities to existing and proposed trail alignments, disturbance of soil and removal of vegetation may result in erosion and down-gradient sedimentation. Implementation of temporary and permanent soil stabilization measures identified in the *Public Access and Management Plan* and Best Management Practices recommended by the NRCS are necessary to minimize erosion and subsequent sedimentation.

**GEO Impact 3 Implementation of improvements to existing and proposed trail corridors, soil disturbance, and removal of vegetation would cause erosion and down-gradient sedimentation, resulting in a potentially significant impact.**

GEO/mm-3 Upon application for land use and construction permits to the County of San Luis Obispo, prior to site disturbance, and during management of the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:

- a. Implement soil stabilization and erosion prevention measures identified in the *Public Access and Management Plan* (RRM, 2003).
- b. If proposed, Final design plans for the Creek to Ridge Trail shall demonstrate that the trail alignment is located over less steep areas, and shall include the use of water bars where needed.

*Residual Impact* With implementation of mitigations, this impact would be considered *less than significant with mitigation, Class II*.

c. **WEST FRP – SATURATED SOIL EROSION HAZARDS**

There are three springs on the West FRP. Two springs and a seep area are located in the vicinity of the Seaclift Gully, and one spring is located in the northeast corner of the property near the Creek to Ridge trail, as shown in Figure V-4. Where existing and proposed trail systems cross wet, boggy areas downstream of the springs, trail damage, and associated erosion and soil loss will occur.

**GEO Impact 4 Construction and use of the Terrace to Ridge Trail and Creek to Ridge Trail within areas of saturated soil would result in erosion and down-gradient sedimentation, resulting in a potentially significant impact.**

GEO/mm-4 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, [for development of the Terrace to Ridge Trail and maintenance of the Creek to Ridge Trail](#), the CCSD or its designee shall implement appropriate ~~bridge design and~~ construction methods (i.e., avoid saturated areas, install bridges or raised boardwalks, maintain drainage patterns, etc.) where trails cross wet, boggy areas below springs and seeps.

*Residual Impact* With the implementation of this mitigation, this impact would be considered *less than significant with mitigation, Class II*.

d. **WEST FRP – SOIL SHRINK-SWELL HAZARDS**

The potential for shrinking and the alternating swelling in expansive soils is high in most areas of the West FRP. Hazards to the trail systems include inconsistent ground surface due to cracked soil, minor movement of boardwalk structures during swelling conditions, and surface cracking and buckling within paved areas (if proposed).

**GEO Impact 5 The high shrink-swell characteristic may result in damage to proposed improvements and inconsistent trail surfaces, resulting in a potentially significant impact.**

GEO/mm-5 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall prepare trail plans showing the use of boardwalks or engineered base along the trails where severely cracked soils are present. Any asphalt concrete pavement (if proposed) shall be designed with sufficient base material and depth to prevent effects of expansive soils. If construction of boardwalks or engineered base is not feasible, the CCSD or its designee shall prepare and implement a site specific maintenance plan to ensure safe trail surfaces. The plan shall identify the person(s) responsible and schedule for maintenance, and proposed activities for trail improvements.

*Residual Impact* With the implementation of this mitigation, this impact would be considered *less than significant with mitigation, Class II*.

e. **WEST FRP – SITE ALTERATION AND SLOPE STABILITY**

There is no evidence of deep-seated slope failures at or in the immediate vicinity of the site. Given the slope and subsurface conditions, deep-seated slope failure is not likely to occur. The proposed site alterations including trail construction and gully stabilization will not increase this risk. This impact is considered *less than significant, Class III*, and no additional mitigation measures are considered necessary.

f. **WEST FRP – SEISMIC HAZARDS**

Strong ground shaking is expected to occur at the site during the life of the project. Because no structures are proposed that would expose the public to this hazard, this impact is not considered

significant. There are no topographic features on or near the site that are indicative of geologically recent fault rupture. Because there is no evidence of an active fault on site, and the nearest identified active fault is five kilometers from the site, the risk of surface rupture is considered negligible. This impact is considered *less than significant, Class III*, and no additional mitigation measures are considered necessary.

Liquefaction is restricted to areas underlain by loose, granular materials, consisting of uniformly fine sands or sandy fill, where groundwater is within about thirty feet of the surface. Because of the relatively high clay and silt content, and slight consolidation of the terrace deposits, liquefaction is considered to be a low risk at the site. Structural development (aside from bridges or boardwalks) would be limited to future telecommunications facilities at the site, which is currently under consideration by the County of San Luis Obispo is not proposed on the West FRP. This impact is considered less than significant, Class III, and no additional mitigation measures are considered necessary.

~~**GEO Impact 6 – Future wireless telecommunication facilities located on the West FRP would potentially be subject to ground shaking and liquefaction hazards, resulting in a potentially significant impact.**~~

~~GEO/mm 6 – Upon application for applications for land use and construction permits from the County of San Luis Obispo for a wireless telecommunications facility, the CCSO or its designee shall retain a County approved, qualified geologist to prepare a site specific, subsurface investigation regarding liquefaction potential. Based on the results of the investigation, the facility shall be constructed appropriately to minimize this hazard.~~

~~Residual Impact – With the implementation of this mitigation, this impact would be considered less than significant with mitigation, Class II.~~

#### g. WEST FRP – TSUNAMI HAZARD

The National Oceanic and Atmospheric Administration's National Weather Service (NWS) operates the West Coast/Alaska Tsunami Warning Center to provide tsunami warning guidance for all U.S. coastal states (except Hawaii). The maximum predicted tsunami run-up in Cambria was reported by Houston and Garcia (1978) to be nine feet for a 100-year event. Such a tsunami striking the coast during an extreme high tide or during high surf conditions could overtop the coastal bluff in the cove at the southern portion of the site, possibly reaching the Bluff Trail.

In October 2005, a *Tsunami Emergency Response Plan* was completed by the San Luis Obispo County Office of Emergency Services. This plan notes that areas potentially susceptible to tsunami hazards include coastal areas less than fifty feet in elevation above mean sea level. The affected area includes the West FRP up to the Marine Terrace Trail.

**GEO Impact 67 The Bluff Trail and Marine Terrace Trail are located within an area potentially affected by a 100-year tsunami event, which would result in a hazard to trail users during the event.**

GEO/mm-67 ~~In the event of a tsunami, the CCSD or ranch manager shall post National Weather Service (NWS) warnings at each trailhead, and The CCSD shall create a plan for evacuation based on the NWS warning guidance and the San Luis Obispo County *Tsunami Emergency Response Plan*. In the event of an anticipated tsunami, the CCSD or ranch manager shall post NWS warnings at each trailhead.~~

*Residual Impact* With the implementation of this mitigation, this impact would be considered *less than significant with mitigation, Class II*.

#### h. WEST FRP – SEISMIC EVENT SLOPE FAILURE

Earthquake-induced failure of steep slopes and rock fall can occur in either bedrock or poorly consolidated deposits. Slope failure and rock fall are most likely to occur along the coastal bluff. Shallow or deep-seated seismically induced slope failure and rock fall within the bedrock or terrace deposits in the remaining areas of the West FRP are considered to be low-level hazards. Because project improvements are to be located above the bluff top with an appropriate setback from the bluff, and with the low risk of slope failure in other inland locations, this impact is considered *less than significant, Class III*, and no additional mitigation measures are considered necessary.

### 6. EAST FRP – IMPACTS AND MITIGATION MEASURES

#### a. EAST FRP – STREAMBANK AND DRAINAGE EROSION

Erosion on the East FRP is primarily in the form of stream bank erosion along Santa Rosa Creek. Near the mobile home park northwest of the site, stream bank erosion is active along the southern bank along a high, near vertical cut. Erosion and sedimentation is actively occurring on the Santa Rosa Creek Trail where it passes under the Highway 1 bridge (linking East FRP and West FRP). Rock riprap adjacent to the trail is not sufficiently stable to provide lateral support to the trail.

Approximately 100 feet southwest of Piney Way, stormwater runoff flows through an actively eroding swale east of the property. Erosion is occurring around the raised manhole in the southern-most corner of the property near Piney Way. A reduction in vegetative cover in the area, or hillside grading could result in areas of severe erosion and sedimentation on the floodplain below.

**GEO Impact 78 Stormwater runoff within un-stabilized gullies and drainage courses causes erosion and down-gradient sedimentation, resulting in a potentially significant impact.**

GEO/mm-78 Prior to site disturbance and during trail and resource management within the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:

- a. Implement Santa Rosa Creek bank stabilization measures identified in the *Public Access and Management Plan* (RRM, 2003).

- b. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.

| GEO/mm-89

Upon application for land use and construction permits for the Santa Rosa Creek Trail, and prior to site disturbance, the CCSD or its designee shall implement the following measures:

- a. Runoff from Highway 1 shall be conveyed away from the Santa Rosa Creek Trail by tightlining a drain pipe to the base of the stream bank.
- b. For the portion of the trail crossing located under Highway 1, the trail design shall provide adequate head clearance for hikers, and a stable crossing over the rip-rap, pursuant to regulatory and responsible agency requirements, including but not limited to the California Department of Transportation and California Department of Fish and Game.

| GEO/mm-910

Upon application for land use and construction permits to implement the *Community Park Master Plan* and prior to site disturbance, the CCSD or its designee shall consult with the County of San Luis Obispo to stabilize the offsite drainage swale in the vicinity of Piney Way. The applicant shall also implement the storm-drain system described in the *Community Park Master Plan Grading and Drainage Concept* (Firma, 2006) to capture runoff from both watersheds in this area and convey runoff across the site to Santa Rosa Creek. The condition of the hillside vegetation shall be monitored prior to finalizing plans for the storm-drain system.

Residual Impact With successful implementation of these mitigations, the impacts would be considered *less than significant with mitigation, Class II*.

b. EAST FRP – SOIL SHRINK-SWELL HAZARD

The potential for shrinking and the alternating swelling in expansive soils is low to moderate at the site. The Santa Rosa Creek Trail in the western portion of the East FRP is most susceptible to risks of shrinking and swelling soils. Hazards at the trail systems include tripping over cracked soil and minor movement of boardwalk structures during swelling conditions. Soils in the area of the proposed community park have a low potential for shrinking and swelling according to the *Soil Survey* (Ernstrom, 1984); however, the proposed two acres of pavement may be at some risk to cracking or buckling from these soils.

| **GEO Impact 89** **The low to moderate shrink-swell characteristic may result in damage to proposed improvements and inconsistent trail surfaces, resulting in a potentially significant impact.**

Implement GEO/mm-5.

Residual Impact With the implementation of this mitigation, this impact would be considered *less than significant with mitigation, Class II*.

c. EAST FRP – SITE ALTERATION AND SLOPE STABILITY

There is no evidence of deep-seated slope failures at or in the immediate vicinity of the site. Based on geologic conditions, deep-seated slope failure is not likely to occur. This impact is not considered significant.

d. EAST FRP – SEISMIC-INDUCED STRONG GROUND SHAKING

Strong ground shaking is expected to occur at the site during the life of the project. Proposed building structures at the site include public restrooms, a future community center, gazebo, storage and maintenance building, and a pump house. These structures will be designed for human occupation; therefore ground shaking is considered a significant impact. The *Uniform Building Code* (1997) requires that the design-basis ground motion be provided in a geologic report to be used by the building design engineer.

| **GEO Impact 9.10 Seismic-induced strong ground shaking may affect the stability of proposed structures on the East FRP within the Community Park, resulting in a potentially significant impact.**

| GEO/mm-10.11 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall retain a County-approved, qualified geologist to prepare and submit a Probabilistic Seismic Hazard Analysis. The analysis shall determine the design-basis earthquake parameters for the building sites proposed in the *Community Park Master Plan*. Recommendations and requirements presented in the analysis shall be incorporated into construction plans.

Residual Impact With the implementation of this mitigation, this impact would be considered *less than significant with mitigation, Class II*.

e. EAST FRP – FAULT RUPTURE

There are no topographic features on or near the site that are indicative of geologically recent fault rupture. Because there is no evidence of an active fault on site, and the nearest identified active fault is five kilometers from the site, the risk of surface rupture is considered negligible. This impact is considered *less than significant, Class III*, and no mitigation measures are considered necessary.

f. EAST FRP – LIQUEFACTION HAZARDS

Liquefaction may result in lateral spreading, ground settlement, and occasionally may generate sand boils. Structures supported on subsurface materials under these conditions would be subject to violent and rapid tilting or settlement as the supporting capability of the liquefying material is diminished. The general conditions required for liquefaction to occur appear to be present at the site, but because of the relatively high clay and silt content of the alluvial deposits, the risk may be significantly lessened.

**GEO Impact 10~~11~~** The potential for liquefaction may affect the stability of proposed improvements and structures on the East FRP within the Community Park, resulting in a potentially significant impact.

GEO/mm-~~11~~<sup>12</sup> Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall retain a County-approved, qualified geologist to prepare and submit a subsurface investigation of the site. The investigation report shall assess the potential for liquefaction. Building design parameters shall be based on the results of the subsurface investigation. Building foundations shall be founded on competent, native material, not subject to liquefaction.

*Residual Impact* With the implementation of this mitigation, this impact would be considered *less than significant with mitigation, Class II*.

g. **EAST FRP – TSUNAMI HAZARD**

Based on the *Tsunami Emergency Response Plan* (October 2005), completed by the San Luis Obispo County Office of Emergency Services, areas potentially susceptible to tsunami hazards include coastal areas less than fifty feet in elevation above mean sea level. The affected area includes the East FRP.

**GEO Impact 11~~12~~** The East FRP is located within an area potentially affected by a 100-year tsunami event, which would result in a hazard to trail and park users during the event.

Implement GEO/mm-~~6~~<sup>7</sup>.

*Residual Impact* With the implementation of this mitigation, this impact would be considered *less than significant with mitigation, Class II*.

h. **EAST FRP – SEISMIC-INDUCED SLOPE FAILURE**

Deep-seated seismically induced slope failure within the bedrock or alluvial deposits is considered to be a low-level hazard. Slope failure consisting of shallow slumping and rock fall within the alluvial deposits is a significant hazard in steep-walled stream banks of Santa Rosa Creek. Restoration efforts would stabilize banks, reducing the potential for failure. Outside the 100-foot development setback from Santa Rosa Creek, the rock fall hazards are greatest along the hillside to the south; however, these hillside slopes are heavily vegetated, reducing the rock fall hazard to a low-level hazard.

**GEO Impact 12~~13~~** Seismically induced slope failure within the Santa Rosa Creek corridor would cause erosion and subsequent sedimentation, in addition to safety hazards due to un-stabilized soils within the riparian corridor, resulting in a potentially significant impact.

GEO/mm-~~12~~<sup>13</sup> Prior to site disturbance and during management of the FRP, the CCSD, or its designee, shall implement stream bank restoration projects within Santa Rosa

Creek. Restoration efforts shall be based on consultation with the Natural Resources Conservation Service and all other applicable resource agencies including the California Department of Fish and Game, Regional Water Quality Control Board, and Army Corps of Engineers.

Residual Impact With the implementation of this mitigation, this impact would be considered *less than significant with mitigation, Class II*.

## 7. CUMULATIVE IMPACTS

Cumulative effects of the proposed FRP project with other currently proposed projects in the area relating to geology and soils were evaluated. There are few proposed projects pending approval or recently issued land use permits in the vicinity of the project. The County of San Luis Obispo Public Works Department ~~is developing a plan to construct~~ constructed a by-pass structure beneath Highway 1 north of the Highway 1 bridge, approximately 200 feet south of Cambria Drive. The purpose of the by pass is to drain flood waters northeast of the highway and south of Mid-State Bank to lessen flooding potential to the West Village. The floodwaters drained by the structure would be conveyed to the Santa Rosa Creek channel west of the highway. The outfall to the creek channel is not expected to result in streambank erosion.

Based on compliance with the mitigation measures listed above, and each projects' required compliance with the UBC and County Code, cumulative geology and soils impacts would be *less than significant, Class III*, and no additional mitigation measures are considered necessary.



**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
ACOE	Army Corps of Engineers
BMP	Best Management Practices
CDFG	California Department of Fish and Game
CCSD	Cambria Community Services District
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
NPDES	Federal National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
NWS	National Weather Service
RWQCB	Regional Water Quality Control Board
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
UBC	Uniform Building Code
USGS	U.S. Geological Survey

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## **B. HYDROLOGY**

This section was prepared by Cleath and Associates, and includes an analysis of hydrologic conditions and hazards on the Fiscalini Ranch Preserve (FRP), including drainage and flooding. Existing conditions were characterized based on available studies, Federal Emergency Management Administration (FEMA) floodplain maps, interviews, and field reconnaissance.

### **1. REGULATORY SETTING**

#### **a. FEDERAL POLICIES AND REGULATIONS**

Protection of jurisdictional aquatic resources, including wetlands, is regulated by the U.S. Army Corps of Engineers (ACOE), while FEMA is responsible for identifying flood hazards, coordinating flood plain management and regulating the placement of structures in flood plains. The minimum flood plain management requirements for participation in the National Flood Insurance Program are set forth in the Code of Federal Regulations 44 CFR 60.3.

Water quality protection is regulated by the Federal National Pollutant Discharge Elimination System (NPDES) Program, established by the Clean Water Act. The U.S. Environmental Protection Agency (EPA) established stormwater permit requirements based on compliance with a NPDES permit. Discharges of stormwater associated with construction activity that results in a disturbance of one acre or more of total land area requires a NPDES General Permit for Discharges of Stormwater Associated with Construction Activity. Permits are required for all stormwater discharges associated with a construction activity where clearing, grading, and excavation occurs. This permit requires developers to implement Best Management Practices (BMPs) to prevent the discharge of sediment-laden water off site. The site-specific plan to implement BMPs is called the Stormwater Pollution Prevention Plan (SWPPP). The plan must include a description of soil stabilization and sediment load control methods that would be implemented to minimize erosion and sediment loading during construction of the project. The SWPPP also includes descriptions of post-construction BMPs. The State of California administers the stormwater permits through the State Water Resources Control Board (SWRCB) and its local Regional Water Quality Control Board (RWQCB) (Central Coast Region).

United States Department of Agriculture Natural Resource Conservation Service (NRCS) recommended erosion control and gully stabilization methods for the West FRP Seaclift Gully. The Management Plan recommends consultation with NRCS to develop an appropriate plan for erosion control and gully stabilization for the West FRP Warren/Trenton Gully.

#### **b. STATE POLICIES AND REGULATIONS**

The State Department of Water Resources is responsible for coordinating flood-mitigation activities and is authorized to receive requests from public agencies for assistance during floods. Should flooding occur, these agencies would have policies and regulations with respect to dealing with flooding hazards related to the FRP.

The State of California administers Stormwater Regulations according to the California Water Code Section 13399. SWRCB issues the NPDES General Construction Activity Stormwater Permit. RWQCB monitors the provisions of this general permit.

Bank stabilization projects along Santa Rosa Creek would comply with the California Department of Fish and Game (CDFG) California Salmonid Stream Habitat Restoration Manual (Flosi, 1998). The CDFG requires permit approval and issuance of a Streambed Alteration Agreement.

c. **LOCAL POLICIES AND REGULATIONS**

The *County of San Luis Obispo Safety Element* states the following policy regarding flood hazards: Policy S-7 Flood Hazards: “Strictly enforce flood hazard regulations both current and revised. FEMA regulations and other requirements for the placement of structures in flood plains shall be followed. Maintain standards for development in flood-prone and poorly drained areas.”

The drainage and flood control responsibilities of the County are determined by State and County statutes and by County policy. The responsibilities for drainage are administered through the Road Division of the County Public Works Department and the San Luis Obispo County Flood Control and Water Conservation District. The District is the designated County agency responsible for managing, planning, and maintaining drainage and flood control facilities in unincorporated public areas where no other agency has assumed an active role in such activities.

2. **EXISTING CONDITIONS**

a. **LOCAL CONDITIONS**

Santa Rosa Creek drains a watershed area of approximately 45 square miles, rising from sea level to the crest of the Santa Lucia Mountains at approximately 2,000 feet. Floods downstream in the watershed (including the East FRP and the northeast portion of the West FRP) tend to be high magnitude, but short duration events (Questa Engineering Corp., 2002). FEMA mapped areas of the Santa Rosa Creek floodplain that lie within the 100-year flood boundary (1985, 2004). Most of the East FRP and the northeast corner of the West FRP lie within the boundary. The 100-year flood boundary in the East FRP is shown on Figure V-5.

Drainage patterns on the West FRP include minor drainages and sheet flow, and the eroding Seaclift and Warren/Trenton gullies. On the East FRP, the largest tributary drainage to Santa Rosa Creek is in the southwest corner, and it flows northward along Highway 1, entering the creek immediately upstream of the bridge. A second significant drainage course in the East FRP receives flow from offsite areas near Piney Way.

b. **WEST FRP – SITE CONDITIONS**

The West FRP occupies a gently sloping terrace rising from the coastal bluff top to an elevation of approximately eighty feet, and a higher upland area that reaches elevations of approximately 250 feet. The upland area consists of a nearly flat lying terrace flanked by gentle to moderate slopes descending to the lower terrace to the southwest, west, and northwest. The northeast corner of the West FRP is located within the floodplain of Santa Rosa Creek.

### 1) West FRP – Drainage

The Seaclift Gully drains a large portion of the central part of the West FRP (refer to Figure V-4). A 36-inch diameter culvert under Windsor Boulevard receives runoff from the gully. The smaller, but steeper Warren/Trenton Gully drains the southeast corner of the site (refer to Figure V-4). In the remaining areas, stormwater runoff generally consists of sheet flow concentrating into minor gullies near the coastal bluff to the west, or to Santa Rosa Creek to the northeast. Springs flowing into the Seaclift Gully and its tributary gully, and the spring in the northeast corner flow all year around with the possible exception of drought years. Within the lower terrace area there are five seasonal wetlands. Several or all of these wetlands have shallow water just below the ground surface during the dry season, but drain as surface flow during winter storm conditions.

### 2) West FRP – Flooding

Major flooding during significant storm events on the West FRP is limited to the northeast corner of the FRP between Santa Rosa Creek and Highway 1. The Santa Rosa Creek trail is proposed within this area, near an existing buried, sanitary sewer line. Severe streambank erosion had occurred along the west bank in the past, threatening the sewer line. Because of the continued bank erosion, the sewer line was relocated away from the creek, and streambank restoration efforts were conducted. Minor sheet flow flooding occurs during storm events in the wetland area along the southern site boundary between Marlborough Lane and the coastal bluff.

## c. EAST FRP – SITE CONDITIONS

The East FRP comprises part of the floodplain of Santa Rosa Creek and the lower portions of steeply sloping hills. The floodplain gently slopes to the west at a gradient of approximately one percent and is incised along the northern edge of the East FRP by Santa Rosa Creek. The uniformly sloping floodplain is interrupted by a broad gully approximately four to six feet deep, located east of Highway 1.

### 1) East FRP – Drainage

Stormwater runoff from the hills to the south sheet flows across the floodplain in a northwesterly and westerly direction towards the creek, or runoff flows into the wide swale located in the western portion of the East FRP, ultimately flowing into Santa Rosa Creek upstream and adjacent to the Highway 1 bridge. In the vicinity of Piney Way, significant stormwater runoff flows from two small watersheds. The easterly watershed drains through an actively eroding swale southeast of the property and continues to flow onto the FRP near the existing sanitary sewer system. The larger, westerly watershed drains through heavily vegetated hillside. Significant stormwater volume also flows through the small canyon along Highway 1 and into the creek adjacent to the bridge.

Runoff velocities are generally slowed by the thick vegetation of Monterey pines and low brush along the hillsides, and the grasses mantling the floodplain. The slower runoff velocities lessen the possibilities of downstream flooding, allow for greater surface water infiltration, and decrease erosion and sedimentation. Santa Rosa Creek is heavily vegetated with riparian woodlands and scrub except in areas of active streambank erosion. Riprap and bridge abutments channel the creek under Highway 1 on the west end of the East FRP.

## 2) East FRP – Flooding

The most recent major flood event in Cambria occurred in March 1995, which caused extensive flooding in the West Village, and some inundation of the East FRP. In the *Hydraulic Analysis for West Village*, for the County of San Luis Obispo (Questa Engineering, 2002), high water marks during the 1995 flood event were recorded at several locations near the northwest corner of the East FRP. Flood water levels reached elevations of 35.01 feet along Cambria Drive, and 35.16 feet at the Mid-State Bank parking lot. During this event, flow in Santa Rosa Creek left the channel just upstream of the Highway 1 bridge, and flowed over the northwest corner of the East FRP and inundated the West Village. The model developed by Questa Engineering (2002) predicts that the peak 100-year runoff event is 18,488 cubic feet per second (cfs). Of this amount, under existing conditions, a flow of 2,043 cfs is predicted by the model to spill over the stream bank and flow into the northeast corner of the East FRP.

The channel beneath the Highway 1 bridge is not capable of carrying the 100-year flow rate, and was observed to be inadequate to contain flows in the 1995 flood event (Questa Engineering, 2002). The 1995 flood event is considered to be a ninety-year recurrence event with model-estimated peak flows of 17,700 cfs immediately upstream of the Highway 1 bridge.

According to the FEMA Flood Insurance Study, San Luis Obispo County (2004), flood levels in a 100-year flood event would be within approximately one foot of the ground surface in the vicinity of the proposed parking lot and community center (refer to Figure V-5). Flooding during a 500-year flood event would inundate these areas with just under four feet of water. Flood levels during a 100-year event are predicted in the FEMA study to inundate the western-most soccer field nearly two feet depth. Table V-2 shows flood elevations and ground surface elevations at four locations within the East FRP, and also shows predicted discharges at the Highway 1 bridge.

**TABLE V-2  
Predicted Flood Parameters in East FRP**

Flood	Community Center & Parking Lot		Row of Eucalyptus trees		Western-most Soccer Field		Community Park Western Boundary		Discharges at Highway 1 Bridge
	Flood Level	Ground Level	Flood Level	Ground Level	Flood Level	Ground Level	Flood Level	Ground Level	
10 year	38.2	49-51	37.0	47	33.7	40	33.0	38-39	9,883 cfs
50 year	46.3		45.0		39.0		38.4		15,606 cfs
100 year	48.2		46.8		41.8		41.0		18,488 cfs
500 year	52.8		51.5		46.0		45.0		--

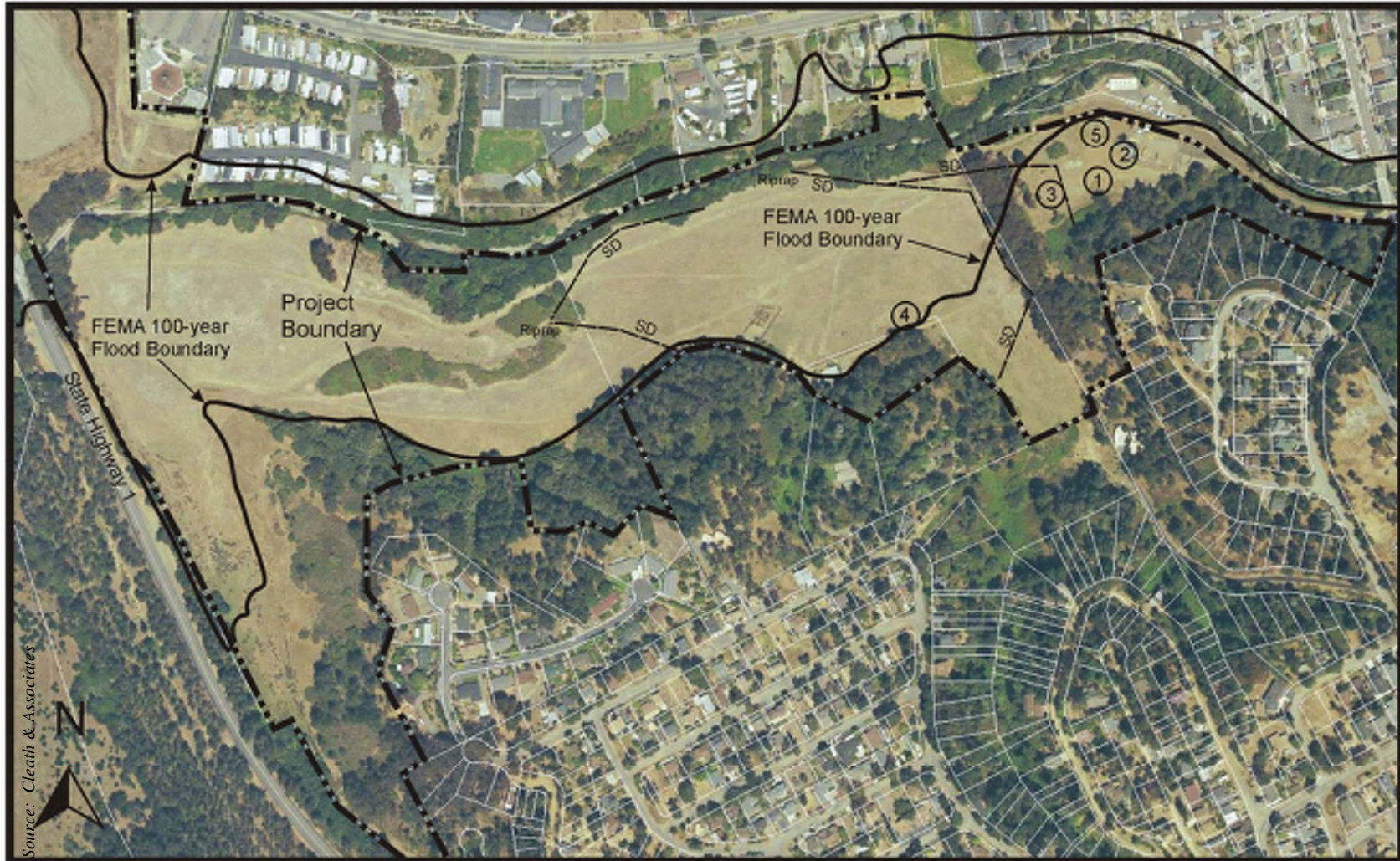
*Notes:*

Elevations in feet above sea level (National Geodetic Vertical Datum)

Flood levels are from Flood Insurance Study, San Luis Obispo County (2004)

Ground levels are from the Grading & Drainage Concept (Firma, 2006)

Santa Rosa Creek discharges in cubic feet per second (cfs) by Questa Engineering Corporation (2002)



**Explanation**

- ① Future Community Center Location
- ② Parking Lot
- ③ Restroom
- ④ Storage/Maintenance Building
- ⑤ Relocated Pump House
- SD Storm Drain Pipe

Base Map: Aerial photograph by AirPhoto USA  
 Scale: 1 inch = 400 feet

**100-year Flood Hazard Map  
 FIGURE V-5**

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### 3. THRESHOLDS OF SIGNIFICANCE

The thresholds of a significant drainage or flooding impact are those that could result in the following:

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control.
- Place building structures within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

### 4. IMPACT ASSESSMENT AND METHODOLOGY

For this report, existing conditions were characterized based on available studies, interviews, and field reconnaissance. Potential project impacts and cumulative impacts were determined based on the proximity of project improvements to sources of drainage and flooding hazards. Mitigation measures are identified along with a plan for implementation of the mitigation measures.

### 5. WEST FRP – IMPACTS AND MITIGATION MEASURES

#### a. WEST FRP – DRAINAGE

Proposed improvements within the West FRP would include multi-use trails, gates and stiles, fences, benches, ~~telecommunications facilities~~, signs, and parking areas. Some trails, gates, stiles, fences, signage, and benches are already in place. The *Public Access and Management Plan* also includes restoration activities including creek bank stabilization, gully stabilization.

As proposed, the construction design for the parking areas, and other improved surface areas on the West FRP will not contribute to concentrated runoff or significantly alter existing drainage patterns that would result in increased erosion, on- or off-site.

The Seaclift Gully drains a large portion of the central part of the West FRP. A 36-inch diameter culvert under Windsor Boulevard receives runoff from the gully. Any reduction in capacity of the culvert from project improvements or construction activities could result in property damage along Windsor Boulevard. Project improvements and gully restoration projects, as proposed in the Management Plan, will minimize negative impacts to the culvert system. Drainage impacts at the West FRP are not considered significant.

**HYD Impact 1 Proposed improvements on the West FRP could incrementally affect drainage patterns and flow rates.**

HYD/mm-1 During restoration activities within the Seaclift Gully, soil stabilization measures shall be implemented to ensure that sedimentation or debris do not move downstream and reduce the drainage capacity of the 36-inch culvert beneath Windsor Boulevard.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

**b. WEST FRP – FLOODING**

Individual project improvements consisting of trails, gates and stiles, fences, benches, ~~a telecommunications facility~~, signs, and parking lots would not substantially increase the rate or amount of surface runoff that would result in flooding on- or off-site. Cumulatively, these projects may incrementally affect drainage patterns and flow rates, on the FRP, or increase the potential for flooding. Two trail systems, the Bluff Trail and the Santa Rosa Creek Trail, are presently located within areas subject to flooding in the northeast and south corners of the site; however, they will not substantially contribute to increased flooding during a significant storm event. Streambank restoration efforts have been completed along the west bank of Santa Rosa Creek to protect the sanitary sewer system, access road, and trail.

**HYD Impact 2 Proposed trail improvements, existing parking areas, boardwalks, gates, benches, and maintenance activities on the West FRP, could incrementally affect drainage patterns and flow rates, or increase the potential for flooding.**

Implement GEO/mm-2.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

**6. EAST FRP – IMPACTS AND MITIGATION MEASURES**

**a. EAST FRP – DRAINAGE**

The *Grading and Drainage Concept* plan for the proposed Community Park includes the placement fill material within the proposed sports field area to create a suitable slope gradient to facilitate the sheet flow of stormwater off the turf (refer to Figure III-8). Fill would generally average one foot in depth in the crowned center of the fields, tapering to meet existing grade at the edges. At the field edges along the south side of the park, a series of drain inlets would pick up some of the stormwater flow from the fields as well as intercept some of the runoff from the off site watersheds, including the watersheds near Piney Way. The storm drain system would convey water to an outfall west of the park into a large swale where stormwater would flow overland eventually entering Santa Rosa Creek to the west. During construction and grading activities, following the best management practices as outlined in the project Stormwater Pollution Prevention Plan will minimize erosion and sediment loading on- and off-site.

At the field edges along the northern edge of the park, an open native vegetated swale and storm drain would convey stormwater west parallel to the creek to the same outfall point in the swale west of the park. No direct storm drain pipe outfall to the creek is proposed. The drainage concept shows riprap placed at the outfalls to provide energy dissipaters designed to minimize erosion. The parking and sport court areas are proposed to be essentially at existing grade with cut and fill generally at plus or minus one foot. Stormwater runoff from the paved areas would flow to the native vegetated swale described above.

The grading concept does not show grading past the existing top of creek bank. These limitations on grading will result in little or no changes in existing drainage patterns along the stream bank.

The existing project site has a run-off rate of 19.08 cfs during a two-year storm event. Implementation of the proposed project would increase the runoff rate by 2.27 cfs (approximately 14 percent increase). This calculation is based on the assumption that trails and parking areas are “pervious” (more pervious than asphalt but less pervious than soil). Impervious surfaces, such as structures, would account for 0.14 cfs in runoff. The increased runoff would be discharged into a bioswale, then into an existing swale before moving overland and down-gradient to Santa Rosa Creek. The function of a bioswale decreases the velocity of storm water runoff, and allows water to percolate into the underlying soils. Riprap features also slow the velocity of water, which minimizes the potential for erosion at the discharge point.

The project, as proposed, will not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on- or off-site; nor will it create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control. These impacts are not considered significant.

**HYD Impact 3 Proposed improvements on the East FRP, including trails, maintenance, and community park elements could incrementally affect drainage patterns and flow rates.**

Implement GEO/mm-2 [and](#) HM/mm-4.

HYD/mm-2 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance for development of the East FRP, the CCSD or its designee shall submit preliminary grading and drainage plans incorporating the use of bioswales (or a similar method) to facilitate the flow of stormwater towards Santa Rosa Creek. The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons, sediment and other potential pollutants from stormwater runoff.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

## b. EAST FRP – FLOODING

During a 100-year storm event flood levels are anticipated to rise above the Santa Rosa Creek top of bank and sheet flow across the site, as shown in Figure III-8. The restroom structure is proposed to be designed to be a minimum of one foot above the 100-year flood elevation. A storage and maintenance building is proposed to be located immediately adjacent to the 100-year flood boundary (refer to Figure V-5).

**HYD Impact 4 Proposed structures on the East FRP, within the proposed Community Park, including a storage and maintenance building would be located within the 100-flood zone, and would potentially obstruct floodwaters.**

HYD/mm-3 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSO or its designee shall submit plans demonstrating that no buildings shall be located within the 100-year flood zone, or that any structures would be located one foot above the 100-year flood zone.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

## 7. CUMULATIVE IMPACTS

Cumulative effects of the FRP Master Plan with other currently proposed projects in the area relating to drainage and flooding were evaluated. There are few proposed projects pending approval or recently issued land use permits in the vicinity of the project.

The Main Street improvement project includes the removal of the Rod and Reel mobile home park, the addition of housing units near Santa Rosa Creek, and offices along Main Street. The project will include an increase in impervious surface area to the improvement site. Any additional stormwater runoff and changes in drainage systems discharging to the creek from the Main Street project combined with the proposed project are not expected to result in significant cumulative effects relating to flooding along Santa Rosa Creek on the FRP.

The County of San Luis Obispo Public Works Department ~~is developing a plan to construct~~ a by-pass structure beneath Highway 1 north of the Highway 1 bridge, approximately 200 feet south of Cambria Drive. ~~The plan is scheduled for commencement in November 2007.~~ The purpose of the bypass is to drain flood waters northeast of the highway and south of Mid-State Bank to lessen flooding potential to the West Village. The floodwaters drained by the structure ~~would be~~ conveyed to the Santa Rosa Creek channel west of the highway. The outfall to the creek channel is not expected to result in streambank erosion.

Based on implementation of the mitigation measures listed above, and the reasonable expectation that future projects would comply with the Uniform Building Code and County Code, cumulative drainage impacts would be *less than significant, Class III*.

**LIST OF ABBREVIATED TERMS**

<b>Abbreviation</b>	<b>Term</b>
ACOE	Army Corps of Engineers
BMP	Best Management Practices
CDFG	California Department of Fish and Game
CCSD	Cambria Community Services District
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Administration
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
SWPPP	Stormwater Pollution Prevention Plan
USEPA	U.S. Environmental Protection Agency

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## C. AGRICULTURAL RESOURCES

This section was prepared by Morro Group staff based on information obtained from the Natural Resources Conservation Service (NRCS) Soil Surveys, and publications from the County Agriculture Department and California Farm Bureau, and data from the California Department of Conservation (CDC) Farmland Mapping Program. Project site history and current conditions were determined based on interviews with CCSD staff, review of previous documents including the *East West Ranch Management Plan* and associated constraints analysis, and field reconnaissance.

### 1. REGULATORY SETTING

#### a. FEDERAL POLICIES AND REGULATIONS

##### 1) Farm and Ranch Lands Protection Program

This Federal program (7 CFR Part 1491), finalized in 2003, repealed the Farmland Protection Program of 1996. It authorizes the Federal government to provide matching funds (but no more than fifty percent of the total cost) to state, local, or tribal land protection programs in order to purchase development rights to keep productive farms and ranches in use. This does not create new Federal holdings, but helps smaller jurisdictions find the finances to purchase large tracts of productive agricultural lands. Once purchased, the land is placed into a conservation easement, and a conservation plan, pursuant to 7 CFR Part 12, must be created to guide the management of the parcel.

In order to qualify for this program, the land in question must be part of a pending offer from one of the aforementioned institutions, be privately owned, large enough to sustain agricultural production, have access to markets for the commodities that it produces, contain adequate agricultural infrastructure to continue production, and be surrounded by productive agricultural parcels. In addition, the land must be cropland, rangeland, grass land, pasture land, or forest land that is incidental to an agricultural operation. Finally, the parcel must contain prime, unique, or other productive soils and/or historical or archaeological resources. The FRP would not likely qualify for this program because the parcels are surrounded by urban development, and the FRP is owned by the CCSD on behalf of the public.

#### b. STATE POLICIES AND REGULATIONS

##### 1) California Land Conservation Act (Williamson Act)

As defined by the CDC, the California Land Conservation Act of 1965 (Williamson Act) enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. As an incentive, landowners receive lower property tax assessments based on agricultural or open space land uses, as opposed to the real estate value of the land. Local governments receive a subsidy for forgone property tax revenues from the state via the Open Space Subvention Act of 1971.

c. **LOCAL REGULATION AND POLICY**

1) **Agriculture and Open Space Element**

The Agriculture and Open Space Element of the San Luis Obispo County General Plan provides a background on agricultural and open space resources within the County. Through the goals, policies, implementation programs and measures provided within the document, the County's intent is, "To promote and protect the agricultural industry of the County, to provide for a continuing sound and healthy agriculture in the County, and to encourage a productive and profitable agricultural industry." There are currently 34 agricultural related policies in the document, with four most relevant to this analysis.

2) **San Luis Obispo County Right-to-Farm Ordinance**

The San Luis Obispo County "Right-to-Farm" Ordinance states that the use of real property for agricultural operations is a high priority and favored use. Ordinance No. 2561, added Chapter 5.16 to Title 5 of the San Luis Obispo County Code relating to Agricultural Lands, Operations, and the Right to Farm. Paragraph "b" of § 5.16.020 (Findings and Policy) states:

*"Where non-agricultural land uses occur near agricultural areas, agricultural operations frequently become the subjects of nuisance complaints due to lack of information about such operations. As a result, agricultural operators may be forced to cease or curtail their operations. Such actions discourage investments in farm improvements to the detriment of agricultural uses and the viability of the County's agricultural industry as a whole."*

The right-to-farm ordinance advises purchasers of residential and other property types adjacent to existing agricultural operations of the inherent potential problems associated with the purchase of such property. Concerns may include the noise, odors, dust, chemicals, smoke and hours of operation that may accompany agricultural operations.

**2. EXISTING CONDITIONS**

a. **REGIONAL CONDITIONS AND RESOURCES**

According to the California Farm Bureau, California is the leading agriculture-producing state, and is the sixth leading agricultural producer in the world. California produces over 250 commodities including dairy products, grapes, nursery products, cattle, and field crops, selling an average of \$18,000,000 in farm exports (California Farm Bureau, 2005). As of 2004, San Luis Obispo County ranked 17<sup>th</sup> in the state for overall agricultural production value (San Luis Obispo County Farm Bureau, August 31, 2004).

In San Luis Obispo County, vegetable production occurs primarily in the coastal valleys (mostly lettuce and cole crops) while irrigated field crops (mostly alfalfa and irrigated pasture) are predominate in the interior valleys. The high cost of pumping water has resulted in the gradual conversion to higher value crops such as vegetables and wine grapes. The expansion of vineyards from land used for dry farm grain production has been a major change in agricultural patterns. From 1991 to 2001, acreage of harvested vineyards has increased from approximately 8,000 acres to more than 21,000 acres.



Vineyards occur mostly on gently rolling land east of Paso Robles, west of Templeton and Paso Robles, and in the Edna Valley. Avocados, lemons and some other subtropical fruits are grown in the coastal foothills. Production of high value nursery stock and crop seed has also steadily increased, and includes propagation of fruit and nut trees and vegetable seedlings, as well as the production of cut flowers, indoor decoratives, and ornamental trees and shrubs.

## b. REGIONAL CONDITIONS AND RESOURCES

The majority of San Luis Obispo County's agriculture takes place in the flat, alluvial plains of the inland areas, such as the Arroyo Grande basin and the areas immediately surrounding the city of San Luis Obispo. The coastal areas are more sloped, with lower quality soils than can be found in the flood plains of the local rivers and creeks, and have historically been used for grazing both dairy and beef cattle.

### 1) Natural Resources Conservation Service Soil Classifications

The land capability classification system utilized by the Natural Resources Conservation Service (NRCS) classifies soil units based on limitations for field crop production, the risk of damage due to crop production, and how the soil responds to management. The system has three tiers, including capability classes, sub-classes, and capability units (refer to Table V-3 below). Capability classes range from I to VIII, sub-classes include erosion (e); water (w); shallow, droughty, or stony (s), and; very cold or very dry (c).

**TABLE V-3**  
**Land Capability Classifications**

Class	Definition
I	Slight limitations that restrict use
II	Moderate limitations that reduce the choice of plants or require moderate conservation practices
III	Severe limitations that reduce the choice of plants or require special conservation practices, or both
IV	Very severe limitations that restrict the choice of plants or require very careful management, or both.
V	Little or no hazard of erosion but have other limitations, impractical to remove, that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
VI	Severe limitations that make them generally unsuited to cultivation and that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
VII	Very severe limitations that make them unsuited to cultivation and that restrict their use mainly to grazing, forestland, or wildlife
VIII	Limitations that preclude their use for commercial plant production and limit their use to recreation, wildlife, or water supply or for esthetic purposes.

Source: Soil Survey of San Luis Obispo County, California Coastal Part, United States Department of Agriculture Soil Conservation Service (September 1984)

## 2) California Department of Conservation Classification

The CDC Division of Land Resource Protection developed the Farmland Mapping and Monitoring Program (FMMP) in 1984 to analyze impacts to California's agricultural resources. Land is rated based on the land capability classification system, Storie Index, and land use. Land designations include the following categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-up Land, and Other Land. The CDC considers Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance to be Important Farmland. These technical definitions are described below.

- **Prime Farmland (P):** Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Farmland of Statewide Importance (S):** Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Unique Farmland (U):** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- **Farmland of Local Importance (L):** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- **Grazing Land (G):** Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is forty acres.
- **Urban and Build-up Land (D):** Land occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a ten-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
- **Other Land (X):** Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip

mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than forty acres is mapped as Other Land.

c. WEST FRP – CONDITIONS AND RESOURCES

1) West FRP – Soil Types and Capabilities

The West FRP area is dominated by coastal bluffs, grassland, and pine forest. Soils on the West FRP include Briones-Pismo Loamy Sand, Concepcion Loam, and San Simeon Sandy Loam on slopes ranging from two to fifty percent (see Figure V-3, page V-10, and refer to Table V-4, page V-52). Information regarding soil types was obtained from the *Natural Resources Conservation Service Soil Survey, San Luis Obispo Coastal Part* (September, 1984).

Briones-Pismo loamy sand

The Briones-Pismo loamy sand unit is found on strongly sloping to moderately steep soils on foothills and mountains, and is usually vegetated with annual grasses and forbs, hardwoods, and brush. The Briones soil, which makes up approximately forty percent of the area of this soil type, is moderately deep and somewhat excessively drained, as it is formed from weathered, soft sandstone. Permeability is rapid, but available water capacity is very low to low. The soil is prone to water erosion, and very susceptible to wind erosion, due to the high sand content and rapid permeation of water. The Pismo soil is similar in character, but is usually shallower. Rooting depths are half that of the Briones soil, about eight to twenty inches, and both soil types are commonly found with a surface layer of sand. These soils are typically used as rangeland, to which they are moderately to poorly suited due mostly to their erosivity and susceptibility to downhill movement. The soil is considered unsuited for agriculture based on its erosion potential and typical location on moderately steep slopes.

Concepcion loam

Concepcion Loam is most commonly found on marine terraces with gentle slopes of two to five percent. Typical vegetation includes annual and perennial grasses and some scattered brush. Water permeability in this soil type is very slow, and the available water capacity is moderate to high. This characteristic is due to high clay content, which contributes to its low erosion potential, but also gives the deeper soil horizons a high shrink-swell potential. It is well suited to rangeland use, but is subject to gully erosion, which can be prevented by maintaining a consistent plant cover. Depressions are subject to ponding in wet years due to the soil's slow permeability, and this can retard plant growth in these areas.

San Simeon sandy loam

The San Simeon Sandy Loam is found throughout the West FRP, on slopes ranging from two to fifty percent. While its underlying characteristics remain the same, the varying slopes can change its suitability to different uses, leading to its designation as four separate soil types in the Soil Survey and accompanying maps. The San Simeon soils are moderately deep and moderately well drained, although the permeability on all slopes is very slow and the available water capacity is very low or low. On the flatter areas, the soil has historically been used for dry farming, as it is unsuited to grazing due to poor water movement and root penetration and its

susceptibility to gully erosion. This susceptibility to gully erosion underscores the need to maintain a permanent vegetative cover.

**TABLE V-4  
Soils Classification**

Soil Name	Classification		Acreage
	Irrigated	Non-Irrigated	
Briones-Pismo loamy sands	N/A	VI e	64.64
Concepcion loam	IIIe-3	IIIe-3	48.54
Marimel silty clay loam	I	IIIc-1	27.66
Salinas silty clay loam	IIe-1	IIIe-1	48.00
San Simeon sandy loam	IVe-3	IVe-3	74.69
San Simeon sandy loam	IVe-3	IVe-3	37.98
San Simeon sandy loam	N/A	VIe	93.62
San Simeon sandy loam	N/A	VIe	59.40

*Source: Soil Survey of San Luis Obispo County, California Coastal Part, United States Department of Agriculture Soil Conservation Service (September 1984)*

## 2) West FRP – Historic Agricultural Uses

The coastal rangelands have historically been used as grazing land by dairy farmers. The Fiscalini Ranch supported a dairy farm in the 1900's, and a grazing contract for forty head of cattle continued on the West FRP until 2002, when it was revoked (personal communication, Ben Boer, CCSD FRP Manager, September 8, 2006). Historical numbers of cattle were probably higher, but due to the soil capabilities outlined above the land would not be able to sustain a much larger herd. The Fiscalini dairy operation included buildings, of which only the foundations remain. No other agricultural use has occurred on the property since the turn of the last century.

## 3) West FRP – California Department of Conservation Classification

None of the soils present on the West FRP are considered Prime Soils by the CDC, nor is the West FRP considered Farmland of Local Importance. All soils on the West FRP are restricted by their high erosion potential, with each of the soils possessing at least one other major restriction on agricultural use (please refer to the previous discussion for details on the individual soil types).

## 4) West FRP – County Designation

The West FRP is located within the Cambria Urban Reserve Line (URL), and is not considered important agricultural land. The URL defines growth areas where the county and city will actively coordinate plans, policies, and standards relating to building construction, subdivision development, public utility systems, and other issues associated to the orderly development of urban areas. Any changes in the URL, or development beyond its boundary, require an

amendment to the Land Use Element and Local Coastal Program, both of which must be approved by the Board of Supervisors and the Coastal Commission. The creation of the FRP as a community recreation area effectively ensures that this property will be kept as open space for the foreseeable future, as Cambria continues to develop within its identified URL.

d. EAST FRP – CONDITIONS AND CLASSIFICATIONS

1) East FRP – Soil Types and Capabilities

The soils of the East FRP are more suited to agriculture because of their elevated position on the marine terrace and the presence of Santa Rosa Creek, which historically provided alluvial deposits in the area designated for the active recreation community park. The East FRP supports riparian vegetation, grassland, scrub, and pine forest. Soils on the East FRP include Marimel silty clay loam and Salinas silty clay loam (refer to Figure V-3 and Table V-4).

Marimel silty clay loam

The primary soil within the area selected for the community park is Marimel silty clay loam, a deep, very well drained soil that occurs on nearly flat alluvial fans and in narrow valleys. The permeability of the soil is moderately slow, resulting in a high or very high available water capacity. The rate of runoff is slow, and this, combined with the nearly level topography, makes the erosion hazard due to water slight. This soil has very few agricultural limitations.

Salinas silty clay loam

The second soil type on the East FRP is the Salinas silty clay loam. It is a very deep and very well drained soil formed from sedimentary rocks, and naturally vegetated with annual grasses, forbes, and some hardwood. The soil's permeability is moderately slow, with a high to very high water availability. Erosion hazards are slight to moderate, and increase with the slope. The soil is well suited to irrigated pasture, dry farming, and rangeland, although the surface layers are subject to compaction. While restricted by its moderate erosion rates, this soil has very few agricultural limitations on the flatter areas of the valley floors.

2) East FRP – Historic Agricultural Uses

The East FRP was managed contiguously with the West portion of the land, and helped to support the same forty cattle that historically grazed the entire ranch. Up until 2006, a resident grazed a few horses, but the land has not supported agricultural uses since 2002.

3) East FRP – California Department of Conservation Classification

The Miramel sandy loam soil type generally is considered Prime Farmland by the CDC; however, the designation does not apply to the soils on the East FRP due to the fact that no agricultural activities have taken place in the last four years, one of the criteria for an area to be designated as Prime Farmland by the CDC. No other soils meet the CDC's criteria; therefore, no special designations apply to any of the soil classes on the property.

#### 4) East FRP – County Designation

The East FRP is located within the Cambria URL, and is not considered important agricultural land. Based on the *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan*, the land use categories for the East FRP are Recreation and Open Space.

### 3. THRESHOLDS OF SIGNIFICANCE

The significance of potential agricultural impacts are based on thresholds identified within Appendix G of the CEQA *Guidelines* and San Luis Obispo County's Initial Study Checklist, which provides the following thresholds for determining impact significance with respect to agricultural resources. Agricultural impacts would be considered significant if the proposed project would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- Involve other changes in the existing environmental, which due to their location or nature, could individually or cumulatively result in loss of farmland, to non-agricultural use.
- Impair agricultural use of other property or result in conversion to other uses.
- Conflict with any local, state, or federal policies or ordinances protecting agricultural resources.

### 4. IMPACT ASSESSMENT AND METHODOLOGY

Impacts to agricultural resources were assessed utilizing data and maps published by the United States Department of Agriculture, CDC, and County Agriculture Department, including soil information, farmland mapping, and economic data. The project was analyzed for the potential conversion of Important Farmland, loss of productive agricultural soils, incompatible land uses, and inconsistencies with regulations and policies intended to preserve agricultural resources.

The analysis of agricultural constraints included a review of Geographic Information System (GIS) maps, local and state literature and records, consultation with the County Agricultural Commissioner's Office and the San Luis Obispo County Department of Planning and Building, and field visits to the project study area and the surrounding region.

Documents used for the literature review included the County of San Luis Obispo 2005 Crop Report, the County of San Luis Obispo General Plan Agriculture and Open Space Element, and the Land Use Element for the San Luis Bay Inland Planning Area. Other documents included the Soils Conservation Service Soils Data for San Luis Obispo County, the State CEQA *Guidelines*, and the California Farmland Conversion Report published by the Department of Conservation.

## 5. WEST FRP – IMPACTS AND MITIGATION MEASURES

The West FRP contains what were historically the primary grazing areas of the Fiscalini Dairy, and consists of 364 acres of grassland, mixed with small stands of Monterey Pine and a few small riparian areas. No agricultural activities currently exist on the property; therefore no impacts from the use of the FRP property for recreational use will occur. The West FRP is bordered to the west by the Pacific Ocean, to the east by Highway 1, and to the north and south by residential neighborhoods. Allowing primarily passive recreational use on the West FRP will not conflict with surrounding agricultural uses or operations, as none of the surrounding land uses are agriculturally oriented. The Agriculture and Open Space Element of the San Luis Obispo County General Plan states that some of the benefits of preserving agricultural land are the preservation of ecosystem functions and open space, both of which will be met by the proposed open space use and focused recreational impacts of the trail network.

Based on the lack of recent or current agricultural use on and adjacent to the West FRP, implementation of the proposed project would not negatively impact agricultural resources. Public access on the West FRP will be primarily on marked trails, preventing serious impact to the soil resources, and avoiding any major degradation of the pastures and grasslands of the area. Focusing recreational activity on trails in specific areas will ensure that the land remains in relatively pristine conditions, allowing for the possibility of future agriculture at such time as it may become necessary. Unlike the impacts of urban development, the effects of recreational use will not cover or degrade the soils to such an extent as to make the land unproductive in the future. Goats may be used on the property for vegetation control, which will have similar impacts to a small grazing herd, but are considered components of the fire and vegetation management programs, and are not considered production agriculture. Similarly, impacts from recreational equestrian activities are not considered production agriculture, and the impacts associated with these uses will not be discussed in this section.

## 6. EAST FRP – IMPACTS AND MITIGATION MEASURES

The 74 acres of the East FRP area contain soil types recognized by the State and County as potentially productive soils, but the lack of recent agricultural activity in the last four years precludes an official CDC designation as Prime Farmland. Currently, there are no agricultural operations currently underway on the East FRP. Surrounding land uses include residential neighborhoods, commercial/retail uses, and Highway 1 providing the boundaries for the property. The proposed community park may include a number of groomed playing fields, a multi-use court, as well as surfaced trails and small parking lots. This type of development may preclude potential future use of the area for agriculture due to the disturbance of topsoil from grading and resurfacing. The more active recreational facilities proposed for the East FRP are more developmentally intense, and will change the character and nature of the area due to grading and the installation of playing fields and courts.

### a. EAST FRP – IMPACTS TO POTENTIALLY PRODUCTIVE SOILS

Implementation of the proposed community park would result in the permanent conversion of 27.66 acres of Marimel silty clay loam, a soil designated as Class III (non-irrigated) and Class I (irrigated). The construction of these active recreational facilities would require grading and resurfacing, modifying both the topography and soil characteristics of the site. This is not

considered a significant impact due to the lack of recent or current agricultural use on or in close proximity to the proposed site. In addition, the East FRP is within the urban area of Cambria, and is currently designated for open space and recreational uses (Cambria and San Simeon Community Plans, 2006). The community plan language is currently under consideration by the Coastal Commission. Although agriculture is allowed within these land use designations, implementation of the project would not result in a significant impact to agriculturally productive soils.

**AG Impact 1**      **Proposed improvements on the East FRP would result in the conversion of 27.66 acres of potentially prime, productive agricultural soils within an identified urban area, resulting in a less than significant impact.**

AG/mm-1            Upon application for land use and construction permits from the County of San Luis Obispo for development of the *Community Park Master Plan*, the CCSD or its designee shall submit grading plans incorporating soil capping of potentially productive agricultural soils, where feasible.

Residual Impact    With implementation of mitigation, the impacts to agricultural resources would be further minimized, and the impact is considered *less than significant, Class III*.

## 7. CUMULATIVE IMPACTS

The project will have no significant cumulative impacts to agriculture, based on the lack of current or recent agriculture on the site, and the lack of any surrounding agricultural uses. The FRP has been used as a recreational area for some time, and maintaining the rural nature and expanses of open space on the West FRP will not preclude the possibility of future agricultural use at such time that it may become necessary. The active recreational areas of the East FRP will involve grading and surfacing of high quality soil, but the lack of current and historic agriculture on the property precludes any impacts to on-site or neighboring agricultural resources. The project will not significantly contribute to the loss of agricultural land in the County.



**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
CCSD	Cambria Community Services District
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
GIS	Geographic Information System
FMMP	Farmland Mapping and Monitoring Program
NRCS	Natural Resources Conservation Service
URL	Urban Reserve Line

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## D. BIOLOGICAL RESOURCES

This section describes the biological resources found within the FRP. The analysis evaluates potential biological impacts resulting from project construction and subsequent uses, and recommends mitigation measures where appropriate. The information presented below is a compilation of botanical, wildlife, and wetland assessment data gathered during biological surveys conducted by Morro Group biologists in February, May, and June of 2005, from review of information from federal, state, and local resource agencies, and from previous biological studies prepared for portions of the site by other consultants.

Existing information reviewed or used in preparation of this section include *Public Access and Resource Management Plan* (RRM, 2003), *Resource Inventory and Constraints Report* (Rincon Consultants, Inc., 2002), *Coastal Resources Institute Faculty East/West FRP, Cambria Property Environmental Audit* (1993), and the *Coastal Resources Institute Faculty East West Ranch, Cambria Property Environmental Audit Update Evaluation* (December 1997), *East West Ranch Bluff Trail Habitat Mitigation and Monitoring Plan* (Morro Group, Inc., 2005), and *East West Ranch Bluff Trail Wetland Assessment* (Morro Group, Inc., 2005).

### 1. REGULATORY SETTING

#### a. FEDERAL POLICIES AND REGULATIONS

##### 1) Section 404 of the Clean Water Act of 1977

Regulatory protection for water resources throughout the United States is under the jurisdiction of the ACOE. Section 404 of the Clean Water Act prohibits the discharge of dredged or fill material into “Waters of the U.S.” without formal consent from the ACOE. “Waters of the U.S.” includes Special Aquatic Sites (e.g., marine waters, tidal areas, stream channels, and wetlands). Impacts to biological resources are assessed as part of the 404 permitting process through consultation with the United States Fish and Wildlife Service (USFWS). Policies relating to the loss of aquatic habitats generally stress the need to compensate losses on at least an acre-for-acre (1:1) basis. Under Section 404, actions in “Waters of the U.S.” may be subject to either an individual permit or a general permit, or may be exempt from regulatory requirements. Project activities within or adjacent to Santa Rosa Creek and tributary drainages, and in or adjacent to channels draining into the Pacific Ocean may require authorization through the ACOE permit process.

##### 2) Section 401 of the Clean Water Act of 1977

Section 401 of the Clean Water Act and its provisions ensure that federally permitted activities comply with the federal Clean Water Act and state water quality laws. Section 401 is implemented through a review process that is conducted by the Regional Water Quality Control Board (RWQCB), and is triggered by the Section 404 permitting process. The RWQCB certifies via the 401 process that a proposed project complies with applicable effluent limitations, water quality standards, and other conditions of California law. Evaluating the effects of the proposed project on both water quality and quantity (runoff) falls under the jurisdiction of the RWQCB. Proposed project activities that have the potential to result in impacts to water quality and quantity would require certification by the RWQCB. Project activities within or adjacent to

Santa Rosa Creek and tributary drainages, and in or adjacent to channels draining into the Pacific Ocean may require authorization through the Section 401 permit process.

### 3) Federal Endangered Species Act of 1973

The Federal Endangered Species Act (FESA) provides legislation to protect federally listed plant and animal species. Impacts to listed species resulting from the implementation of a project would require the responsible agency or individual to formally consult with the USFWS or National Oceanic and Atmospheric Administration National Marine Fisheries Service (NOAA Fisheries Service) to determine the extent of impact to a particular species. The USFWS is a federal agency tasked with “working with others, to conserve, protect and enhance fish, wildlife, and plants and their habitats for the continuing benefit of the American people”. The NOAA Fisheries Service is also a federal agency, and is responsible for the “stewardship of living marine resources through science-based conservation and management, and the promotion of healthy ecosystems.”

If USFWS or NOAA Fisheries Service determine that impacts to a species would likely occur, alternatives and measures to avoid or reduce impacts must be identified. USFWS and NOAA Fisheries Service also regulate activities conducted in federal critical habitat, which are geographic units designated as areas that support primary habitat constituent elements for listed species. Any activities that would impact southern steelhead trout, California red-legged frog, tidewater goby, or California seabligh would require authorization through the FESA permit process.

In addition, the project site is located within the NOAA Fisheries Service South-Central/Southern California Coast Recovery Domain for steelhead. Specific threats to steelhead populations include: blockage of access to 90 percent of historic spawning and rearing habitat above dams; dewatering of streams by dams and diversions; loss of riparian vegetation from agricultural, residential, and commercial development and related flood control activities; filling and degradation of estuarine habitat; introduction of non-native, exotic fish and amphibians, and; point and non-point pollution from up-slope land use practices. Priority recovery actions include: establishing access above impassible barriers (road crossings, dams, debris basins); restoring flow regimes for migration and over-summering habitat; reducing point and non-point pollution sources, and; developing and implementing a comprehensive habitat monitoring and stock assessment program (National Marine Fisheries Service, 2008).

### 4) Migratory Bird Treaty Act of 1918

The federal Migratory Bird Treaty Act protects all migratory birds, including their eggs, nests, and feathers. The Migratory Bird Treaty Act was originally drafted to end the commercial trade in bird feathers popular in the latter part of the 1800’s. This Act is enforced by the USFWS, and potential impacts to species protected under this law are evaluated by the USFWS in consultation with the ACOE during 404 review. The Migratory Bird Treaty Act protects at least seven bird species potentially present within the FRP.

**b. STATE POLICIES AND REGULATIONS****1) California Endangered Species Act**

The California Endangered Species Act (CESA) ensures legal protection for plants listed as rare or endangered, and species of wildlife formally listed as endangered or threatened. The state law also lists California Special Concern species based on limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. Under state law, the CDFG is empowered to review projects for their potential to impact state-listed species and California Special Concern species, and their habitats.

**2) Section 1602 of the Fish and Game Code**

The CDFG is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the law requires any person, state or local government agency, or public utility proposing a project that may impact a river, stream, or lake to notify the CDFG before beginning the project. If the CDFG determines that the proposed project may adversely affect existing fish and wildlife resources, a Lake or Streambed Alteration Agreement is required. A Streambed Alteration Agreement lists the CDFG conditions of approval relative to the proposed project, and serves as an agreement between the CCSD or its designee and the CDFG for a term of not more than five years for the performance of activities subject to this section. A Streambed Alteration Agreement from the CDFG would be required prior to any direct or indirect impact to streambeds, banks, channels or associated riparian resources.

**3) Other Sections of the Fish and Game Code**

“Fully Protected” species may not be taken or possessed without a permit from the Fish and Game Commission and/or the CDFG. Information on these species can be found within §3511 (birds), §4700 (mammals), §5050 (reptiles and amphibians), and §5515 (fish) of the Fish and Game Code. White-tailed kite is a fully protected species potentially present on the FRP.

**4) California Coastal Commission**

The California Coastal Act was enacted in 1976 to provide long-term protection of California's coastal resources. The Act's coastal resources management policies are based on recommendations contained in the California Coastal Plan. One such policy includes the following language:

*“Protection, enhancement and restoration of environmentally sensitive habitats, including intertidal and nearshore waters, wetlands, bays and estuaries, riparian habitat, certain wood and grasslands, streams, lakes, and habitat for rare or endangered plants or animals.”*

The California Coastal Commission regulates wetland areas within the coastal zone as defined under Coastal Act §30121. The Coastal Act defines a wetland as:

*“Lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.”*

Recognized Monterey pine forest, riparian and wetland habitats, native grasslands, and habitat for sensitive plant and wildlife species are ESHAs, as defined by the California Coastal Act and San Luis Obispo County Coastal Policies and Local Coastal Plan. Any proposed impacts to these habitats or species must conform to the requirements of the *County Coastal Zone Land Use Ordinance* and the *California Coastal Plan*.

## 2. EXISTING CONDITIONS

### a. GENERAL SITE CONDITIONS AND HABITAT TYPE DESCRIPTIONS

The FRP contains a diverse mixture of plant communities and habitat types adapted to its coastal location, varied topography and soils, and historical uses. The larger West FRP area encompasses coastal bluffs, extensive areas of annual grasslands, significant stands of native Monterey pine woodland, and coastal wetland and riparian areas. The smaller East FRP property consists primarily of grassland-dominated floodplain areas for the adjacent Santa Rosa Creek, with small areas of mixed Monterey pine/oak woodland and native grasslands on surrounding hillsides. In addition to Santa Rosa Creek, there are several unnamed drainages within the FRP that are potential “waters of the United States” under the jurisdiction of the U.S. Army Corps of Engineers (ACOE). Areas containing sensitive plant or animal species, or dominated by wetland plants or native grasses are regulated by the California Coastal Commission (CCC) as Environmentally Sensitive Habitat Areas (ESHAs) as described in the California Coastal Act of 1976.

The mild Mediterranean climate of the area and coastal influence produce summer temperatures averaging 59 to 79 degrees Fahrenheit (°F), winter temperatures averaging 39 to 59 °F, and annual precipitation averaging eighteen inches. The *Soil Survey of San Luis Obispo County, California Coastal Part* maps five soil units as present within the project site. Soil types present include San Simeon sandy loam (most of the upland portions of the West FRP); Briones-Pismo loamy sands and Concepcion loam (found near the coastal portions of the site); and Marimel and Salinas silty clay loams (most of the East FRP and along Santa Rosa Creek). These soils are described in Section C, Agricultural Resources, of this chapter. Areas of Riverwash soils are also present within the banks of Santa Rosa Creek. The project site supports the following plant communities and habitat types:

- Annual grassland
- Coastal scrub
- Coastal bluff scrub
- Coast live oak woodland (in association with Monterey pine forest)
- Freshwater marsh wetland
- Monterey pine forest
- Riparian woodland
- Riparian scrub
- Ruderal/anthropogenic

Annual grassland is the dominant plant community on the FRP, and Monterey pine forest covers a significant portion of the non-grassland area (refer to Figure V-6). The remaining habitat types are interspersed in varying degrees within the project site. The following discussions provide a detailed description of the observed plant communities and habitat types. Wildlife species observed or known to frequent these habitats are also discussed.

### 1) Annual Grassland

Annual grasslands, present on both the East and West FRP, may include a composition of both nonnative and native grasses. Valley and southern coastal grasslands composed of mainly Mediterranean species are common in California and consist of a dense to sparse cover of annual grasses approximately eight to twenty inches high (Holland 1986; Holland and Keil, 1995). Native perennial grasses such as needlegrass (*Nassella* spp.) and bluegrass (*Poa secunda*) may occur in some areas but are not usually dominant. Annual grassland communities are often associated with numerous species of wildflowers, especially in years of favorable rainfall. Germination occurs with the onset of late fall rains, and growth, flowering, and seed-set occur from winter through spring. The plants are typically dead through the summer–fall dry season and persist as seeds until the following year’s growing season.

Annual grasslands on the both East and West FRP provide foraging habitat for small mammals such as voles (*Microtus* sp.), white-footed mice (*Peromyscus* spp.), California mouse (*Peromyscus californicus*), Botta’s pocket gopher (*Thomomys bottae*) and California ground squirrel (*Spermophilus beecheyi*), as well as predators that feed on them, such as coyote (*Canis latrans*), and raptors, including sharp-shinned hawk (*Accipiter striatus*), red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), white-tailed kite (*Elanus leucurus*), American kestrel (*Falco sparverius*), and great horned owl (*Bubo virginianus*).

### 2) Coastal Scrub

Coastal scrub communities consist of shrubs approximately three to six feet high, restricted to areas along the coast and extending inland for a few miles. Along the central coast of California, these communities may be sparsely vegetated to dense, and typically lack grassy openings that are more commonly associated with northern coastal scrub (Holland, 1986). While coastal scrub typically grows on exposed, often south-facing slopes with rocky soils (Holland, 1986), localized stands of coastal scrub tend to occupy xeric (dry) sites with shallow soils and may occur on a variety of substrates, including sandstone, diatomite, and serpentinite (Holland and Keil, 1995). Most growth occurs in late winter and spring, and flowering is concentrated in spring and early summer but may continue throughout the year (Holland, 1986). Characteristic species include coyote brush (*Baccharis pilularis*), California sagebrush (*Artemisia californica*), bush monkeyflower (*Mimulus aurantiacus*), deerweed (*Lotus scoparius*), and sage (*Salvia* spp.).

Mammals expected to occur in or frequent coastal scrub habitat present on the East and West FRP, based on either direct observations or the presence of “sign,” include brush rabbit (*Sylvilagus bachmanii*), California mouse, Botta’s pocket gopher, California ground squirrel, and raccoon (*Procyon lotor*). Bird species that are expected to occur include American crow (*Corvus brachyrhynchos*), mourning dove (*Zenaida macroura*), California thrasher (*Toxostoma redivivum*), and scrub jay (*Aphelocoma coerulescens*). Common lizards such as western fence lizard (*Sceloporus occidentalis*) are also expected to occur within coastal scrub habitats of the

FRP. Coastal scrub communities on the FRP also provide potential habitat for sensitive species such as the silvery legless lizard (*Anniella pulchra pulchra*), and migratory songbirds.

### 3) Northern Coastal Bluff Scrub

Northern coastal bluff scrub, present on the West FRP, consists of shrubs, herbaceous perennials, succulents, and annual plants on coastal bluffs that are exposed to nearly constant winds with high salt and moisture content. Vegetation density and composition varies with the topography and degree of disturbance.

Coastal bluff scrub communities provide habitat for wildlife species adapted to the windy and exposed conditions common in seaside areas. Species such as Botta's pocket gopher, and California ground squirrel, burrow along the bluff, and cliff swallows and shore birds build nests along the cracks and crevices of the vertical cliff. Reptiles such as the western fence lizard may also occur along the edge of the bluff and throughout the bluff scrub habitat.

### 4) Central Coast Riparian Scrub

Central coast riparian scrub consists of scrubby streamside thickets, varying from open to impenetrable, dominated by any of several willow species (Holland, 1986). The understory commonly supports species such as arroyo willow (*Salix lasiolepis*), California blackberry (*Rubus ursinus*), and stinging nettle (*Urtica dioica* ssp. *holosericea*). Central coast riparian scrub occurs on relatively fine-grained sand and gravel bars that are close to groundwater, along perennial and many intermittent streams of the South Coast Ranges.

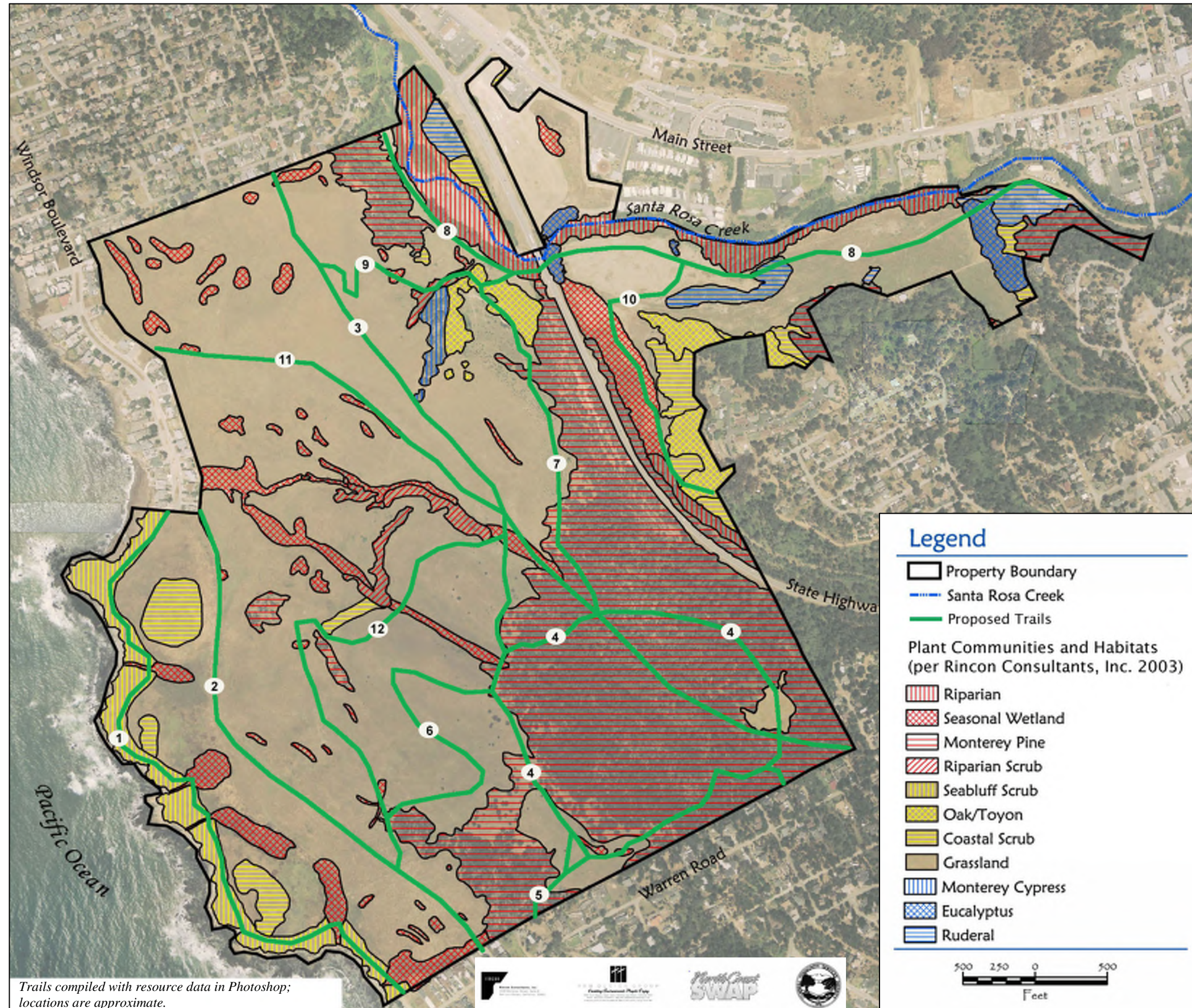
Riparian scrub communities on the East and West FRP provide excellent habitat for bird species because the density and complexity of the vegetation layers offer plentiful foraging and nesting opportunities. These areas may also provide shading for aquatic species during conditions when water is present. Riparian communities provide habitat for a variety of songbirds including common yellowthroat (*Geothlypis trichas*), plain titmouse (*Baeolophus inornatus*), song sparrow (*Melospiza melodia*), and ruby-crowned kinglet (*Regulus calendula*), as well as amphibians and reptiles such as the Pacific chorus frog (*Hyla regilla*) and western fence lizard (*Sceloporus occidentalis*).

### 5) Riparian Forest

Riparian forest along the Central Coast includes sparse to dense stands of broad-leafed winter-deciduous shrubs and trees, typically dominated by arroyo willow, red willow (*Salix laevigata*), sycamore, box elder (*Acer negundo*), black cottonwood, and coast live oak. These riparian communities are typically found in moist to saturated sandy or gravelly soils along or adjacent to stream courses.

Riparian forest habitat provides excellent foraging and migration habitat for a variety of bird species, and the associated channel of Santa Rosa Creek on the East and West FRP provides habitat for special-status aquatic species such as California red-legged frog (*Rana aurora draytonii*), southern steelhead trout (*Oncorhynchus mykiss irideus*), tidewater goby (*Eucyclogobius newberryi*), and southwestern pond turtle (*Clemmys marmorata pallida*) when water is present.





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## 6) Freshwater Marsh Wetland

Seasonal freshwater marsh communities usually occur in nutrient-rich mineral soils that are saturated or inundated on a seasonal or permanent basis. These communities can occur in areas of slow-moving or stagnant shallow water along streams, or in areas where compacted or slowly permeable soils results in the prolonged presence of surface water or soil saturation. These habitat types also occur along the persistent, moist areas of existing drainages, around the perimeters of ponds, and in low topographic areas that contain standing water or moist soils due to retention of rainfall/runoff (Cowardin et al., 1979).

The freshwater marsh wetlands of the East and West FRP provide foraging habitat and cover for a variety of wildlife species, including common bird species and raccoons, skunks, and other predators. California red-legged frogs, bullfrogs (*Rana catesbiana*), and Pacific tree frogs (*Hyla regilla*) often inhabit freshwater marsh wetlands.

## 7) Monterey Pine Forest

Monterey pine occurs naturally in three disjunct stands along the California coast at Cambria, the Monterey peninsula, and near Ano Nuevo (Holland, 1995). Monterey pine forest occurs in association with chaparral, coastal scrub, and grassland habitats, and often develops a varied understory layer of shrubs and forbs. Monterey pines (*Pinus radiata*) are threatened by pine pitch canker disease, and by urban development. The species is commonly planted as an ornamental tree, and such plantings are not considered native forest or sensitive species. Natural populations in Cambria are considered to be Environmentally Sensitive Habitat Areas (ESHAs) by the San Luis Obispo County Coastal Zone Land Use Ordinance (CZLUO), Land Use Element, and Local Coastal Plan.

The Monterey pine forest is host to a wide variety of wildlife. Monterey pine forests provide cover and food sources for a number of mammals typical of the area such as black tailed deer (*Odocoileus hemionus*), gray fox (*Urocyon cinereoargenteus*), mountain lion (*Puma concolor*) bobcat (*Lynx rufus*), Virginia opossum (*Didelphis virginianus*), raccoon, California mouse, and western gray squirrel (*Sciurus griseus*). Woody debris and duff in the pine forest understory also create foraging areas for small mammals, and microclimates suitable for amphibians and reptiles. Monterey pine forest provides canopy habitat for numerous birds and raptors, including chestnut-backed chickadee (*Parus rufescens*), northern flicker (*Colaptes auratus*), Nuttall's woodpecker (*Picoides nuttallii*), steller's jay (*Cyanocitta stelleri*), great horned owl (*Bubo virginianus*), and red-shouldered hawk (*Buteo linatus*). Monterey pine forests on the East and West FRP also provide seasonal congregation sites for the Monarch butterfly (*Danaus plexippus*).

## 8) Coast Live Oak Woodland

Coast live oak woodlands feature coast live oak as the dominant evergreen tree, often reaching thirty to 75 feet in height and establishing dense canopies (Holland, 1986; Holland and Keil, 1995). The shrub layer is typically poorly developed, but may include species such as toyon (*Heteromeles arbutifolia*) and gooseberry (*Ribes* spp.). The herbaceous layer is continuous and dominated by species such as ripgut brome and other introduced species. Coast live oak woodlands typically grow on north-facing slopes and shaded ravines, intergrading with coastal

scrub and chaparral communities on xeric sites and coast live oak forest or mixed evergreen forest on mesic (moist) sites (Holland, 1986).

Coast live oak woodland areas on the East and West FRP offer excellent habitat for a wide variety of wildlife species, including foraging habitat for mule deer (*Odocoileus hemionus*) and nesting and foraging habitat for raptors and a variety of perching birds. Acorns are a valuable food source for many animal species, including the California quail, western gray squirrel, and black-tailed deer. Other representative animal species of oak/toyon woodlands observed or expected to occur onsite include arboreal salamander (*Aneides lugubris*), southern alligator lizard (*Gerrhonotus multicarinatus*), common king snake (*Lampropeltis getulus*), scrub jay (*Aphelocoma corulescens*), plain titmouse (*Parus inornatus*), California towhee (*Pipilo crissalis*), dark-eyed junco (*Junco hyemalis*), North American raccoon, and Virginia opossum.

### 9) Ruderal/Anthropogenic

Ruderal/anthropogenic habitats often occur in abandoned agricultural fields, along roadsides, near developments, and in other areas experiencing severe or repeated ground surface disturbance or dominated by ornamental plant species. Generally, ruderal/anthropogenic areas provide marginal habitat value for wildlife since repeated disturbances and limited cover opportunities do not provide the habitat complexity necessary for diverse wildlife communities. Species expected to occur within this habitat type include various species of mice and pocket gophers, and a number of birds including California quail (*Callipepla californica*) and mourning dove, that often forage in disturbed areas. These species, in turn, are preyed upon by foraging raptors, including American kestrel (*Falco sparverius*), red-tailed hawk (*Buteo jamaicensis*), and red-shouldered hawk.

Eucalyptus trees are native to Australia and are not generally protected since they are unstable and not native to California. They typically grow to about 98 to 180 feet tall. These trees, individually and in groves, provide perching and nesting habitat for birds and birds-of-prey such as owls, red-tailed hawks, and red-shouldered hawks. Large groves of eucalyptus trees are known to provide habitat for the monarch butterfly (a special animal). Since understory vegetation is typically absent because of the large quantity of highly aromatic leaf and bark litter, eucalyptus groves do not support quality habitat for small mammals and reptiles. Eucalyptus is present on the East FRP.

#### b. SENSITIVE SPECIES AND HABITATS

During the literature review portion of this study, a search of the CDFG Natural Diversity Data Base (CNDDDB) was conducted to verify reported occurrences of special-status plant and animal species and sensitive habitats within the Cambria U.S. Geological Survey (USGS) 7.5-minute quadrangle area. The CNDDDB is a program that inventories the status and locations of rare plants and animals in California. The results of the CNDDDB search were reviewed to determine reported occurrences of various special-status species in the general vicinity of the FRP. The California Native Plant Society (CNPS) 2006 online *Inventory of Rare and Endangered Plants of California* was reviewed to provide additional information on rare plants that are potentially present in the area. Vegetation/habitat types were classified based on CDFG's *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland, 1986). Natural

Resource Conservation Service (NRCS) soil survey data, previous studies prepared for the CCSD, and previous Morro Group survey experience in the Cambria area.

### 1) Special Status Habitats

Two rare vegetative communities of special concern to resource agencies that occur in the area are Monterey pine forest and Coastal and Valley Needlegrass Grassland. These habitats are present on the FRP. Monterey pine forest is a unique plant community limited to four naturally occurring locations in the world, including the Cambria area. This plant community is considered an ESHA under CCC guidelines.

The coastal and valley needlegrass grassland areas are composed of purple needlegrass (*Nassella pulchra*), a native bunchgrass that was once an abundant component of the California grassland flora. Coastal wetlands and riparian forests are also considered to be sensitive habitats by federal, state, and local agencies. These habitat types are discussed in detail in the existing conditions section of this report.

### 2) Special Status Plant Species

Botanical surveys were conducted in accordance with the County of San Luis Obispo Department of Planning and Building's *Guidelines for Preparation of Biological Reports* (2003) and CDFG *Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities* (2000). The results of the botanical survey conducted by Morro Group in 2005 are shown on Figure V-7.

The CNDDDB contains records of 24 special-status plant species within the Cambria USGS quadrangle and the three surrounding quadrangles (Cayucos, Cypress Mountain, and Pebblestone Shut-in). Two additional species (Hickman's onion (*Allium hickmanii*), and Michael's rein orchid (*Piperia michaelii*),) are considered to have potential to be present due to suitable habitat conditions, and Gairdner's yampah (*Perideridia gairdneri* ssp. *gairdneri*), was documented as present by the Coastal Resources Institute Faculty in 1993 but has not been observed during subsequent survey efforts. Table V-5 lists the 27 plant species considered in this section, and includes survey results and on-site habitat suitability assessments for each species. Many of the listed species have highly specialized habitat requirements that do not occur on the FRP (i.e., coastal dune, salt marsh, chaparral and serpentine outcrops). Thirteen of these 27 species have potential to occur on the FRP due to presence of suitable habitat conditions and plant communities. Of these thirteen species, San Luis Obispo County (or Cambria) morning glory, compact cobwebby thistle, San Luis Obispo Indian paint brush, Gairdner's yampah, and Monterey pine have been observed on the FRP during studies conducted prior to and during preparation of this EIR. In addition, Andrews' clover (*Trifolium barbigerum* ssp. *Andrewsii*) and bearded clover (*Trifolium barbigerum* ssp. *Barbigerum*) have been noted along the old ranch road along the ridge of the West FRP (Jo Ellen Butler, 2008). Ms. Butler notes that the "colony could be very important because it is an isolated occurrence and the two species are growing in the same community which is unusual" and D.R. Miller notes that Andrews' clover is considered a local plant of highly restricted distribution and is of very high concern (Jo Ellen Butler, 2008; D.R. Miller, 2008). This species is not currently a listed special-status species. Saint's daisy (*Erigeron sanctarum*) was observed by D.R. Miller within and near the Monterey pine forest. Adobe sanicle (*Sanicula maritime*) and Hickman's onion (*Allium hickmanii*) have not been

observed on the FRP; however, these species are present in similar habitat conditions in Arroyo de la Cruz. These species are both CNPS List 1B species (D.R. Miller, 2008). An additional discovery included *Brodiaea elegans*, located in the grassland area east of the Ridge trail, south of the line of Monterey cypress on the small trail that goes straight toward the forest, about 2/3 of the way to the forest (Jo Ellen Butler, D. R. Miller, Elizabeth Appel and Nolan Coogan, 2009).

### 3) Special Status Wildlife Species

Nine special-status wildlife species were identified by the CNDDDB (2006) as occurring in the Cambria region. The literature review and field surveys conducted for this EIR identified an additional eight animal and bird species that should be considered potentially present due to suitable habitat or foraging conditions. Table V-6 lists the 17 wildlife species considered in this section, and includes survey results and on-site habitat suitability and potential occurrence assessments for each species. Of these 17 species, Monarch butterfly, California red-legged frog, southwestern pond turtle, tidewater goby, and south central California steelhead have been observed on the FRP during studies conducted prior to and during preparation of this EIR. Based on additional information received from local biologist, Galen B. Rathbun, Ph.D. upon review of the Draft Master EIR, American badger (*Taxidea taxus*) and Monterey dusky-footed (Santa Lucia) woodrat (*Neotoma macrotis luciana*) have been observed on the FRP (Galen B. Rathbun, 2008). These species are State Species of Special Concern.

Northern harriers, burrowing owl, short-eared owl, white tailed kite, peregrine falcon, golden eagle, red tail hawks, red-shouldered hawks, kestrels, great horned owl, barn owls, merlins, long-billed curlew, and cliff swallows have been observed on the FRP (LM Harkins, 2008) (Jo Ellen Butler, 2009).

### c. LOCAL CONDITIONS

The East and West portions of the FRP have different biological attributes as a result of location, topography, and a varied history of land uses. In addition, the proposed uses addressed in this EIR are very different for the two areas. The West FRP is proposed to remain as undeveloped open space used for recreational purposes, and development would be limited to multi-use trails, gates and stiles, fences, benches, and signs. Portions of East FRP would be transformed into a community park, complete with recreational field areas, multi-use trails, parking areas, and general community recreation facilities. Sensitive species and habitats are present on both portions of the FRP; however, the potential for impacts are much greater on the East FRP due to the type of improvements and recreational uses proposed. The following discussions provide specific details on habitats and species present within the East and West FRP project areas.

#### 1) West FRP – Habitat Types

The 364-acre western portion of the FRP consists of steep to gently sloping hillsides immediately west of Highway 1. The site supports coastal grasslands, Monterey pine forest, coastal bluff scrub, riparian forest and wetland habitats associated with Santa Rosa Creek, and fresh water marsh wetlands associated with seeps and small drainages. The steeper portions of the West FRP are composed of dense mixed forest dominated by Monterey pines, with the southeast corner supporting the largest stand of this habitat. Smaller stands of Monterey pines exist in the southwestern portion of the West FRP as well. Most of the rolling terrain and coastal terraces

west of the ridgeline consist of annual grasslands that extend toward the sea bluff. The general topography slopes toward the bluffs, and includes a patchy distribution of shallow swales and channels that convey and/or retain water during the rainy season. These areas support wet soil conditions and are dominated by wetland plant species.

#### (a) Annual Grassland

Annual grassland is the dominant community within the project site. Grasslands dominate the rolling hills of the West FRP from the forest edges to the seabluffs. Grassland habitat has been disturbed by historic grazing and other uses, and consists mainly of non-native species. Dominant grass species include soft chess brome (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), Italian ryegrass (*Lolium multiflorum*), and wild oat (*Avena* spp.). Native grass species observed during biological surveys conducted as part of the EIR analysis include California brome (*Bromus carinatus*), California oat grass (*Danthonia californica*), hairgrass (*Deschampsia elongata*), and purple needle grass (*Nassella pulchra*). [Grassland species observed by local botanist D.R. Miller include: bent grass \(\*Agrostis pallens\*\), foothill needlegrass \(\*Nassella lepida\*\), California barley \(\*Hordeum brachyantherum\* ssp. \*californicum\*\), blue wildrye \(\*Elymus glaucus\*\), and canyon prince \(\*Leymus condensatus\*\) \(D.R. Miller, 2008\). Purple needlegrass has also been observed in the area between the Wallbridge entrance and Seaclift gulley, within the approximate location of mapped Cambria morning-glory \(Jo Ellen Butler, 2008\).](#) Native wildflowers observed include sky lupine (*Lupinus nanus*), ladies tresses (*Spiranthes romanzoffiana*), California poppy (*Eschscholzia californica*), tidy tips (*Layia platyglossa*), and California buttercup (*Ranunculus californicus*). The special-status San Luis Obispo paintbrush (*Castilleja obispoensis*), and Cambria morning-glory (*Calystegia subacaulis* ssp. *episcopalis*), are present in grassland areas of the West FRP. Common weedy species such as filaree (*Erodium cicutarium*), vetch (*Vicia* sp.), black mustard (*Brassica nigra*), prickly lettuce (*Lactuca serriola*), storksbill (*Erodium botrys*), summer mustard (*Hirschfeldia incana*), milk thistle (*Silybum marianum*), wild radish (*Raphanus sativa*), mayweed (*Anthemis cotula*), Italian thistle (*Carduus pycnocephalus*), coast morning glory (*Calystegia macrostegia* ssp. *cyclostegia*), and scarlet pimpernel (*Anagallis arvensis*), are abundantly dispersed throughout the site. Scattered coyote brush (*Baccharis pilularis*), and California sagebrush (*Artemisia californica*), shrubs, and dense stands of milk thistle and Italian thistle are present in some areas. Scattered occurrences of native grasses are present in areas of the West FRP.

#### (b) Coastal Scrub

Coastal scrub occurs along the western boundary of the West FRP, near the bluffs. Coastal scrub species are also found in and adjacent to Monterey pine/oak woodland areas. Dominant coastal scrub species within the project site include coyote brush, black sage (*Salvia mellifera*), deerweed, and poison oak (*Toxicodendron diversilobum*), with other abundant shrub species such as California sagebrush, bush monkeyflower, and herbaceous plants such as thistles (*Carduus pycnocephalus*, *Cirsium occidentale* ssp. *occidentale*, and *Silybum marianum*), purple nightshade (*Solanum xanthii*), and annual grasses. A nearly pure stand of yellow bush lupine (*Lupinus arboreus*) is present near the seabluff on the West FRP.

(c) Northern Coastal Bluff Scrub

Coastal bluff scrub is present on the West FRP as a narrow band of vegetation along the bluff edge. Coastal bluff scrub grades into adjacent grasslands and areas of introduced hottentot fig (*Carpobrotus edulis*), along the bluff, and provides habitat for the special-status compact cobwebby thistle (*Cirsium occidentale* var. *compactum*). Other plant species observed in coastal bluff scrub on the West FRP include: dune and cliff buckwheats (*Eriogonum latifolium*, *E. parvifolium*), seaside daisy (*Erigeron glauca*), saw-toothed golden bush (*Hazardia squarrosa*), coyote thistle (*Eryngium armatum*), sea thrift (*Armeria maritima*), American carrot (*Daucus pusillus*), and California poppy (*Eschscholzia californica* var. *maritima*).

(d) Central Coast Riparian Scrub

Riparian scrub is present along portions of Santa Rosa Creek and along the central drainage on the West FRP. Riparian scrub along Santa Rosa Creek is a well-developed, diverse corridor of riparian vegetation. Arroyo willow is the most abundant species and forms dense thickets in many places along the creek banks. Black cottonwood (*Populus balsamifera* ssp. *trichocarpa*), sycamore (*Platanus racemosa*), white alder (*Alnus rhombifolia*), California wax myrtle (*Myrica californica*), and blue gum eucalyptus (*Eucalyptus globulus*) are all common species observed in the Santa Rosa Creek riparian corridor. Common understory species vary along the creek, but usually include native species such as California blackberry (*Rubus ursinus*), stinging nettles (*Urtica dioica* ssp. *holosericea*), and poison oak; and non-native species such as cape ivy (*Delairea odorata*), periwinkle (*Vinca major*), cocklebur (*Xanthium strumarium*), bristly ox-tongue (*Picris echioides*), rabbitsfoot grass (*Polypogon monspeliensis*), and various other forbs and grasses.

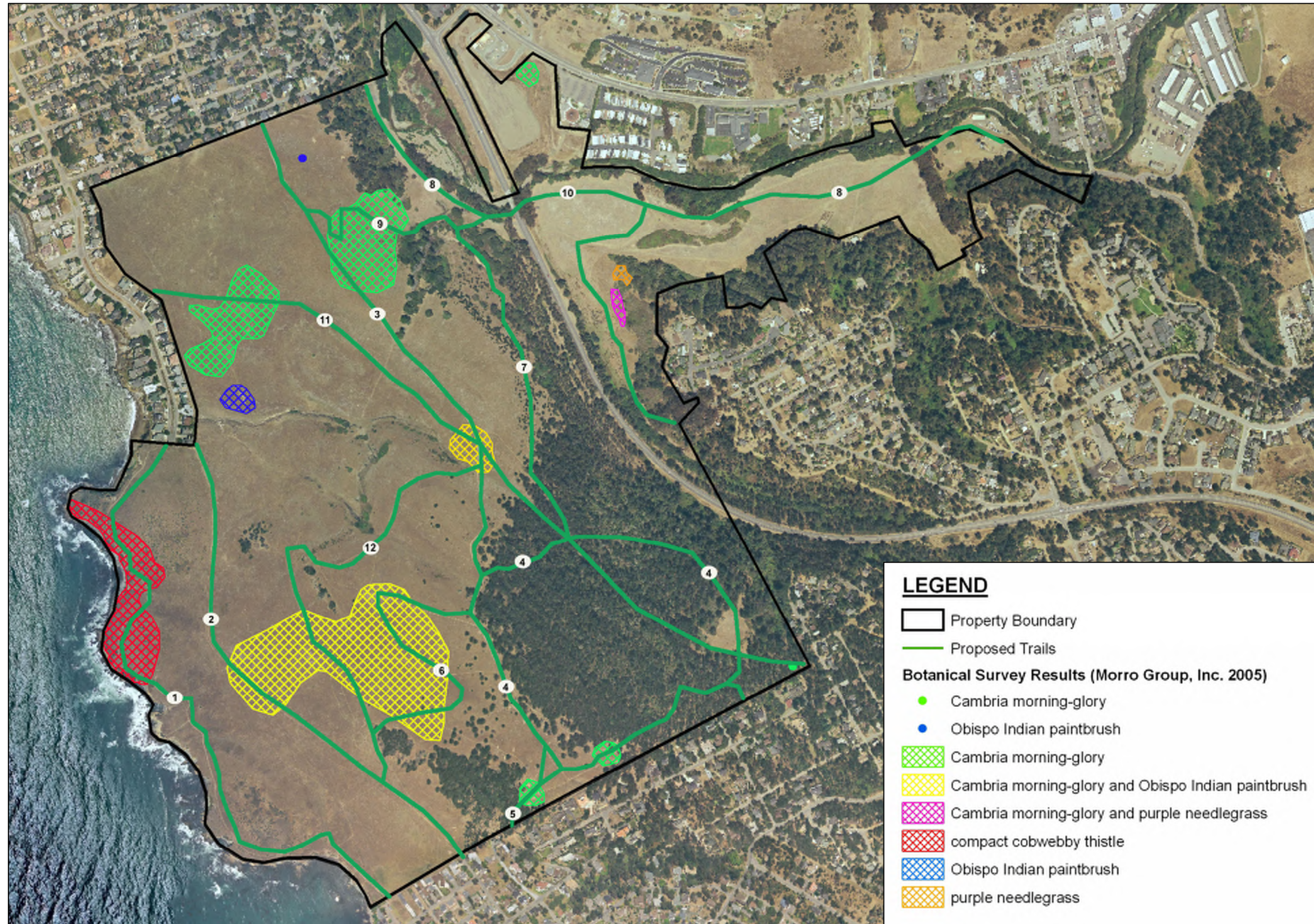
(e) Riparian Forest

Riparian forest habitats are present along the Santa Rosa Creek channel, interspersed with riparian scrub habitats. The creek channel supports arroyo willow, California bay, western sycamore, and Monterey pine.

(f) Freshwater Marsh Wetland

Small pockets of seasonal marsh wetlands occur in the grassland areas scattered throughout the West FRP. Some of these are associated with small drainages that traverse the coastal terraces and drain into the ocean or into Santa Rosa Creek, others occur as springs or seeps where shallow ground water surfaces in the grasslands located on the coastal terraces. Seasonal wetlands associated with the springs and drainages on the West FRP are dominated by a mixture of low-growing herbaceous species such as brown-headed rush (*Juncus phaeocephalus*), creeping spikerush (*Eleocharis macrostachya*), salt-grass (*Distichlis spicata*), Italian rye-grass, Carolina geranium (*Geranium carolinianum*), English plantain (*Plantago lanceolata*), water cress (*Rorippa nasturtium-aquatica*), and hyssop (*Lythrum hyssopifolia*).





Trails and botanical survey results compiled with aerial photography in Photoshop; locations are approximate.

**2005 Botanical Survey Results  
FIGURE V-7**

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(g) Monterey Pine Forest

There are several stands of Monterey pines and scattered occurrences of isolated trees within the West FRP. The largest stand of Monterey pines is located in the southeastern corner of the West FRP. A smaller stand occurs to the west, and grades into grassland further down-slope. The Monterey pine forest consists of an overstory dominated by the semi-closed cone Monterey pine. Other common tree and shrub species present include coast live oak (*Quercus agrifolia*), toyon (*Heteromeles arbutifolia*), and California bay-laurel (*Umbellularia californica*). The multi-layered understory varies from being relatively dense with shrubs and herbaceous plants to some areas that are relatively devoid of plants and contain only pine needle litter or duff. Common understory species observed in the Monterey pine forest include: poison oak, California blackberry, sticky monkey flower (*Mimulus aurantiacus*), hedge nettle (*Stachys bullata*), and wood fern (*Dryopteris arguta*). Additional species noted in the Monterey pine forest habitat include: common rose (*Rosa spithamea*), Saint's daisy (*Erigeron sanctarum*), and red catchfly (*Silene laciniata*) (D.R. Miller, 2008). Rein orchid and Gairdner's yampah (*Perideridia gairdneri* ssp. *Gairdneri*) have been observed in several areas of grassland in or near forest habitat.

(h) Coast Live Oak Woodland

Many forested areas of the FRP contain coast live oak as a major canopy or understory component, in association with the dominant Monterey pine. Several locations on the West FRP contain coast live oak trees, large toyon shrubs, and poison oak as co-dominant species. Oak/pine woodland habitats on the West FRP support a diverse understory including toyon and coffeeberry (*Rhamnus californica*) shrubs, and an assortment of species found in Monterey pine forest. Where the canopy is closed there is generally a thick layer of leaf litter and a dense subcanopy of shade tolerant shrubs and herbs such as poison oak, honey suckle (*Lonicera hispidula*), hedge nettle, and yerba buena (*Satureja douglasii*). Some areas exhibit a somewhat more open canopy and understory of grasses and weedy herbs.

(i) Ruderal/Anthropogenic

An area of ruderal habitat is present on the West FRP between Highway 1 and Santa Rosa Creek. This area supports a mixture of ruderal (weedy) species and non-native annual grasses and forbs. Dominant species include ripgut brome, soft chess, slender wild oats, wild radish (*Raphanus sativa*), milk thistle, and telegraph weed (*Heterotheca grandiflora*).

2) West FRP – Special Status Species

The West FRP contains Monterey pine forest, coastal wetlands, and riparian forest habitat associated with Santa Rosa Creek. These three habitat types are considered sensitive by federal, state, and local agencies, and are subject to regulatory constraints. Sensitive habitat locations identified on the West FRP are shown on Figure V-7.

(a) Special Status Plant Species

Of the 27 sensitive plant species known to be present within the Cambria area, four were observed within the West FRP (refer to Table V-5). These species are Monterey pine, San Luis Obispo paintbrush, Cambria morning-glory, and compact cobwebby thistle. Additional species

are considered as potentially present on the West FRP due to suitable habitat conditions, but were not observed during focused botanical surveys conducted in 2005 by Morro Group, Inc., or during previous surveys conducted for the CCSD. Known special-status plant species locations are shown on Figure V-8.

(b) Special Status Wildlife Species

Of the nine sensitive wildlife species potentially present within the Cambria area, none were observed within the West FRP during biological surveys conducted in 2005 (refer to Table V-6). Previous surveys conducted on the site, and CNDDDB listings document the presence of steelhead, western pond turtle, two-striped garter snake, and tidewater goby in association with Santa Rosa Creek, and the presence of numerous bird and raptor species in forest and grassland areas. [American badger and Monterey dusky-footed \(Santa Lucia\) woodrat were not observed during surveys; however, based on information from local biologist Galen B. Rathbun, this species have been observed on the FRP.](#) Additional wildlife species are considered as potentially present, but were not observed during surveys conducted in 2005 by Morro Group, Inc, or during previous surveys conducted for the CCSD on the site.

3) East FRP – Habitat Types

(a) Annual Grassland

Annual grassland is present throughout the level portions of the East FRP. Grassland habitat has been disturbed by grazing and other uses, and consists mainly of non-native species. Dominant grass species on the site include soft chess brome, rigput brome, Italian ryegrass, and wild oat. Native grass species observed during biological surveys conducted as part of the EIR analysis include California brome, California oat grass, hairgrass, and purple needle grass. Native wildflowers observed include sky lupine, ladies tresses, California poppy, tidy tips, and California buttercup. The special-status Cambria morning-glory is present in grassland areas of the East FRP. Common weedy species such as filaree, vetch, black mustard, prickly lettuce, storksbill, summer mustard, milk thistle, wild radish, mayweed, Italian thistle, coast morning glory, and scarlet pimpernel, are abundantly dispersed throughout the site. Scattered coyote brush, California sagebrush, shrubs, and dense stands of milk thistle and Italian thistle are present in some areas.

Several distinct areas of native grassland are present on hillsides in the southwestern portion of the East FRP (refer to Figure V-8). Native grasslands are remnants of the original, perennial bunchgrass-dominated coastal prairie community once present over large areas of California. The CCC defines a native grassland as “an area where native grassland species comprise ten percent or more of the total relative cover.” The native grassland areas observed on the East FRP are composed of purple needlegrass (*Nassella pulchra*), a native bunchgrass that was once an abundant component of the California grassland flora. The East FRP native grassland areas mapped on Figure V-8 meet or exceed the ten percent dominance criteria, and may qualify as an Environmentally Sensitive Habitat Area (ESHA) under CCC guidelines.

**TABLE V-5  
Special-Status Plant Species Potentially Present within the FRP**

Species Name	Habitat and Distribution	Flower Season	Legal Status Federal/State/ CNPS/R-E-D	Suitable Habitat or Species Present Within Project Area
<i>Allium hickmanii</i> Hickman's onion	Closed-cone coniferous forest, chaparral (maritime), coastal prairie, coastal scrub, and valley and foothill grassland; elev. 5 – 200 meters.	MARCH – MAY	--/1B.2	Suitable habitat occurs within the survey area. Species was not observed during botanical surveys.
<i>Arctostaphylos luciana</i> <i>Santa Lucia manzanita</i>	Chaparral; rocky slopes with shale substrate; restricted to SLO County; elev. 350-850 meters.	FEBRUARY- MARCH	--/1B.2	No suitable habitat occurs within the survey area. Species not present on site.
<i>Arctostaphylos pilosula</i> Santa Margarita manzanita	Chaparral, closed-cone coniferous forest, shale outcrops and slopes; elev. 170 – 1100 meters.	DECEMBER – MARCH	--/1B.2	No suitable habitat occurs within the survey area. Species not present on site.
<i>Arctostaphylos cruzensis</i> Arroyo de la Cruz manzanita	Broadleafed upland woodland, coastal bluff scrub, closed cone coniferous forest, chaparral, coastal scrub, valley and foothill grassland on sandy soils; elev. 60-310 meters.	DECEMBER – MARCH	--/1B.2	Suitable habitat occurs within the survey area. Species not present on site.
<i>Arctostaphylos pechoensis</i> Pecho manzanita	Closed cone coniferous forest, chaparral, coastal scrub on siliceous shale; elev. 150-850 meters.	NOVEMBER – MARCH	--/1B.2	No suitable habitat occurs within the survey area. Species not present on site.
<i>Astragalus didymocarpus</i> var. <i>milesianus</i> Miles's milkvetch	Coastal scrub on clay soils; elev. 20 – 90 meters.	MARCH – JUNE	--/1B.2	No suitable habitat occurs within the survey area. Species not present on site.
<i>Baccharis plummerae</i> ssp. <i>glabrata</i> San Simeon baccharis	Coastal scrub; elev. 50 – 480 meters.	JUNE	--/1B.2	Suitable habitat occurs within the survey area. Species was not observed during botanical surveys.
<i>Calochortus obispoensis</i> San Luis Obispo mariposa lily	Chaparral, coastal scrub and grassland communities, often on serpentine soils; elev. 75-730 meters.	MAY-JULY	--/1B.2	Suitable habitat occurs within the survey area. Species was not observed during botanical surveys.
<i>Calystegia subacaulis</i> ssp. <i>episcopalis</i> Cambria morning-glory	Chaparral and cismontane woodland; elev. 60-500 meters.	APRIL-MAY	--/1B.2	Species present on both East and West FRP in annual grassland areas.
<i>Castilleja densiflora</i> ssp. <i>obispoensis</i> Obispo Indian paintbrush	Valley and foothill grassland; elev. 10-400 meters.	APRIL	--/1B.2	Species present on West FRP in annual grassland areas.
<i>Cirsium fontinale</i> var. <i>obispoense</i> Chorro Creek bog thistle	Chaparral, cismontane woodlands; serpentine seeps; elev. 35-380 meters.	FEBRUARY- JULY	FE/SE/1B.2	No suitable habitat occurs within the survey area. Species not present on site.

Species Name	Habitat and Distribution	Flower Season	Legal Status Federal/State/ CNPS/R-E-D	Suitable Habitat or Species Present Within Project Area
<i>Cirsium occidentale</i> var. <i>compactum</i> Compact cobwebby thistle	Chaparral, coastal dunes, coastal prairie, coastal scrub; elev 5-150 meters.	APRIL-JUNE	--/1B.2	Species present on West FRP along coastal bluff areas.
<i>Dudleya abramsii</i> ssp. <i>bettinae</i> San Luis Obispo serpentine dudleya	Chaparral, coastal scrub, valley and foothill grassland, /serpentine, rocky; elev. 20 – 180 meters.	MAY-JULY	--/1B.2	No suitable habitat occurs within the survey area. Species not present on site.
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i> Blochman's dudleya	Coastal bluff scrub, chaparral, coastal scrub, valley and foothill grassland on rocky soils, often clay or serpentine; elev. 5-450 meters.	APRIL-JUNE	--/1B.1	No suitable habitat occurs within the survey area. Species not present on site.
<i>Eryngium aristulatum</i> var. <i>hooveri</i> Hoover's button celery	Vernal pools; elev. 3-45 meters.	JULY	--/1B.1	No suitable vernal pool habitat occurs within the survey area. Species not present on site.
<i>Galium hardhamiae</i> Hardham's bedstraw	Closed-cone coniferous forest, chaparral, serpentine; elev. 395-975 meters.	APRIL-OCTOBER	--/1B.3	Serpentine soil not present within the survey area. Species not present on site.
<i>Horkelia cuneata</i> ssp. <i>sericea</i> Kellog's horkelia	Closed cone coniferous forest and coastal scrub habitats; elev. 10-200 meters.	APRIL-SEPTEMBER	--/1B.2	Suitable habitat occurs within the survey area. Species was not observed during botanical surveys.
<i>Layia jonesii</i> Jones's layia	Chaparral and valley and foothill grassland on clay or serpentine soils; elev. 5-400 meters.	MARCH – MAY	--/1B.2	No suitable habitat occurs within the survey area. Species not present on site.
<i>Malacothamnus palmeri</i> var. <i>involucratus</i> Carmel Valley bush mallow	Chaparral, cismontane woodlands; talus hills and slopes, sometimes on serpentine. Burn dependent. Elev. 30-1100 meters.	MAY-OCTOBER	--/1B.2	No suitable habitat occurs within the survey area. Species not present on site.
<i>Malacothamnus palmeri</i> var. <i>palmeri</i> Santa Lucia bush mallow	Chaparral on rocky soils; elev. 60-360 meters.	MAY-JULY	--/1B.2	No suitable habitat occurs within the survey area. Species not present on site.
<i>Piperia michaelii</i> Michael's rein orchid	Coastal bluff scrub, closed-cone coniferous forest, chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest; elev. 3 – 915 meters.	APRIL-AUGUST	--/4.2	Suitable habitat occurs within the survey area. Species was not observed during botanical surveys.
<i>Perideridia gairdneri</i> ssp. <i>gairdneri</i> Gairdner's yampah	Broadleaved upland forest, chaparral, coastal prairie, valley and foothill grassland, vernal pools; 0 – 365 meters.	JUNE – OCTOBER	--/4.2	Species observed in Monterey pine forest of the West FRP in 1997. Not observed during 2005 botanical surveys.

Species Name	Habitat and Distribution	Flower Season	Legal Status Federal/State/ CNPS/R-E-D	Suitable Habitat or Species Present Within Project Area
<i>Pinus radiata</i> Monterey pine	Closed-cone coniferous forest, cismontane woodland; dry bluffs and slopes; elev. 25-185 meters.	-	--/--/1B.1	Species present on both East and West FRP on steep slopes and higher elevation areas.
<i>Sanicula maritima</i> Adobe sanicle	Chaparral, coastal prairie, meadows and seeps, valley and foothill grassland, /clay, serpentinite; elev. 30 – 240 meters.	FEBRUARY – MAY	--/--/1B.1	No suitable habitat occurs within the survey area. Species not present on site.
<i>Streptanthus albidus</i> ssp. <i>peramoenus</i> most beautiful jewel-flower	Chaparral, cismontane woodlands, valley and foothill grasslands on serpentinite soil; elev. 120-1000 meters.	APRIL-JUNE	--/--/1B.2	Serpentine soil not present within the survey area. Species not present on site.
<i>Sueda californica</i> California seablite	Margins of coastal salt marsh up to 15 feet.	JUNE – OCTOBER	FE/--/1B.1	Suitable habitat occurs within the survey area. Species was not observed during botanical surveys.
<i>Tritelia ixioides</i> ssp. <i>cookii</i> Cook's tritelia	Closed-cone coniferous forest, cismontane woodland /serpentinite seeps; elev 150 – 700 meters.	MAY-JUNE	--/--/1B.3	Suitable habitat occurs within the survey area. Species was not observed during botanical surveys.
General references: Hickman (ed.) 1993, Munz 1974, CNDDDB 2006, CNPS 2006, Tibor, 2001.				
<p><b>Status Codes</b>                      --= No status                      Federal:                      FE = Federal Endangered                      FT=Federal Threatened                      SE=State Endangered</p>	<p>California Native Plant Society (CNPS):  <b>List 1B</b> = rare, threatened, or endangered in California and elsewhere  <b>List 2</b>=Plants rare, threatened, or endangered in California but more common elsewhere</p> <p><i>Threat Code:</i>                      1 = Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)                      2 = Fairly endangered in California (20-80% occurrences threatened)                      3 = Not very endangered in California (&lt;20% of occurrences threatened or no current threats known)</p> <p><b>Species listed in bold type are known to be present on the site.</b></p>			

**TABLE V-6  
Special-Status Wildlife Species Potentially Present within the FRP**

Common Name	Federal / State / Other Status	General Habitat Description	Habitat Present/ Absent	Potential for Presence
<b>Invertebrates</b>				
Monarch butterfly <i>Danaus plexippus</i>	--/--/SA	Roosts in coastal eucalyptus and Monterey cypress stands.	P	Species was not observed during surveys; however, suitable roosting (but not overwintering) habitat is present on the site. Species is expected to occur within the site on a seasonal basis ( <a href="#">observed by ranch users</a> )
<b>Fish</b>				
Steelhead – south/central California coast ESU <i>Oncorhynchus mykiss irideus</i>	FT/--/ <a href="#">ESCSSC</a>	Clear, cool stream with abundant instream cover, well-vegetated stream margins, relatively stable water flow, and a 1:1 pool-to-riffle ratio.	P	Species has been identified within Santa Rosa Creek, and is expected to occur within the site during periods of high flow.
Tidewater goby <i>Eucyclogobius newberryi</i>	FE/--/ <a href="#">ESCSSC</a>	Brackish shallow lagoons and lower stream reaches in still, but not stagnant water.	P	Species has been identified within Santa Rosa Creek, and could occur within the site when flow is suitable.
<b>Amphibians</b>				
Coast Range newt <i>Taricha torosa torosa</i>	--/--/ <a href="#">ESCSSC</a>	Breed in ponds, reservoirs, and slow-moving streams. Frequent terrestrial habitats.	P	Species was not observed during <a href="#">surveys</a> ; however, suitable habitat is present within Santa Rosa Creek. Species is likely to occur within the site.
California red-legged frog <i>Rana aurora draytonii</i>	FT/--/ <a href="#">ESCSSC</a>	Aquatic habitats with little or no flow, the presence of surface water to early June, surface water depths to at least 2.3 feet, and the presence of sturdy underwater supports such as cattails.	P	Species was not observed during <a href="#">surveys</a> ; however, suitable habitat is present within Santa Rosa Creek. Species is likely to occur within the site.
<b>Reptiles</b>				
Western pond turtle <i>Clemmys marmorata pallida</i>	--/--/ <a href="#">ESCSSC</a>	Quiet waters of ponds, lakes, streams, and marshes. Typically in the deepest parts with an abundance of basking sites.	P	Species was not observed during <a href="#">surveys</a> ; however, suitable habitat is present within Santa Rosa Creek. Species is likely to occur within the site.
Coast (California) horned lizard <i>Phrynosoma coronatum (frontale)</i>	--/--/ <a href="#">ESCSSC</a>	Frequents a wide variety of habitats. Most commonly occurring in lowlands along sandy washes with scattered low bushes.	P	Species was not observed during <a href="#">surveys</a> ; however, suitable habitat is present within upland areas. Species is likely to occur within the site.
Silvery legless lizard <i>Anniella pulchra pulchra</i>	--/--/ <a href="#">ESCSSC</a>	Sandy or loose loamy soils under sparse vegetation. Soils with high moisture content.	P	Species was not observed during <a href="#">surveys</a> ; however, suitable habitat is present within upland areas. Species is likely to occur within the site.



Common Name	Federal / State / Other Status	General Habitat Description	Habitat Present/ Absent	Potential for Presence
Two-striped garter snake <i>Thamnophis hammondi</i>	-- / -- / <a href="#">ESES</a> <a href="#">SSC</a>	Ponds, reservoirs, and slow-moving streams. Frequents adjacent terrestrial habitats.	P	Species was not observed during surveys; however, suitable habitat is present within Santa Rosa Creek. Species could occur within the site.
<b>Birds</b>				
White-tailed kite <i>Elanus leucurus</i>	MBTA/ FP / - -	Open grasslands, meadows, or marshlands for foraging close to isolated dense-topped trees for nesting and perching.	P	Species was not observed during surveys; however, suitable roosting and foraging habitat is present. Species could occur within the site, <a href="#">and has been observed by ranch users.</a>
Loggerhead shrike <i>Lanius ludovicianus</i>	MBTA / -- / <a href="#">ESES</a> <a href="#">SSC</a>	Open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches.	P	Species was not observed during surveys; however, suitable roosting and foraging habitat is present. Species could occur within the site.
Western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	FC, MBTA / SE / --	Forests to open riparian woodlands with thick understory.	P	Species was not observed during surveys; however, suitable roosting and foraging habitat is present. Species could occur within the site.
Burrowing owl <i>Athene cunicularia</i>	MBTA / -- / <a href="#">ESES</a> <a href="#">SSC</a>	Open, dry annual or perennial grasslands, deserts and scrublands with low-growing vegetation. Subterranean nester, dependent upon burrowing mammals.	P	Species was not observed during surveys; however, suitable foraging habitat is present. Species could occur within the site, <a href="#">and has been observed by ranch users.</a>
California horned lark <i>Eremophila alpestris actia</i>	MBTA / -- / <a href="#">ESES</a> <a href="#">SSC</a>	Short grass prairie, bald hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	P	Species was not observed during surveys; however, suitable nesting and foraging habitat is present. Species could occur within the site, <a href="#">and has been observed by ranch users.</a>
Prairie falcon <i>Falco mexicanus</i>	-- / -- / <a href="#">ESES</a> <a href="#">SSC</a>	Forages in open areas and grasslands. Nests in cliffs overlooking suitable foraging habitat.	P	Species was not observed during surveys; however, suitable foraging habitat is present. Species could occur within the site.
Tricolored blackbird <i>Agelaius tricolor</i>	MBTA / -- / <a href="#">ESES</a> <a href="#">SSC</a>	Open water, tall and dense cattails or tules. Large nesting colonies near cropland and insect prey base.	P	Species was not observed during surveys, and suitable habitat is not present. Species unlikely to occur within the site.
Other nesting birds Class Aves	MBTA / -- / CDFG Code §3503	Various habitats (nesting).	P	Nesting bird species were not observed during biological surveys of the site, however, various bird species may nest in trees and other habitats within the site.
<b>Mammals</b>				
Pallid bat <i>Antrozous pallidus</i>	-- / -- / <a href="#">ESES</a> <a href="#">SSC</a>	Roosts in deep crevices, caves, mines, rock faces, bridges and buildings.	P	Species was not observed during surveys; however, suitable roosting and foraging habitat is present. Species could occur within the site.
<a href="#">Monterey dusky-footed (Santa Lucia) woodrat</a> <i>Neotoma macrotis luciana</i>	-- / -- / <a href="#">SSC</a>	<a href="#">Moderate vegetative canopy, such as oak woodland, with brushy understory.</a>	<a href="#">P</a>	<a href="#">Species was not observed during surveys; however potential habitat is present, and this species has been observed by local biologists.</a>

Common Name	Federal / State / Other Status	General Habitat Description	Habitat Present/ Absent	Potential for Presence
<a href="#">American badger</a> <a href="#">Taxidea taxus</a>	<a href="#">-- / -- / SSC</a>	<a href="#">Open grasslands and scrub habitats.</a>	<a href="#">P</a>	<a href="#">Species was not observed during surveys; however potential habitat is present, and this species has been observed by local biologists.</a>
<p><b>Status Codes:</b>                      --= No status  <b>Federal:</b> FE = Federal Endangered                                FT = Federal Threatened                                FC = Federal Candidate                                MBTA = Protected by Federal Migratory Bird Treaty Act</p> <p><b>State:</b> SE = State Endangered      ST = State Threatened                                FP = Fully Protected         SA = CNDDDB Special Animal                                SSC = California <a href="#">Species of Special Concern</a> species                                CDFG §3503 = Protected by Sect 3503 of CDFG code</p>				

(b) Coastal Scrub

Coastal scrub occurs along the hillside just below the neighborhoods of Wilton Drive in the western portion of the East FRP. Coastal scrub species are also found in and adjacent to Monterey pine/oak woodland areas. Dominant coastal scrub species within the project site include coyote brush, black sage (*Salvia mellifera*), deerweed, and poison oak (*Toxicodendron diversilobum*), with other abundant shrub species such as California sagebrush, bush monkeyflower, and herbaceous plants such as thistles (*Carduus pycnocephalus*, *Cirsium occidentale* ssp. *occidentale*, and *Silybum marianum*), purple nightshade (*Solanum xanthii*), and annual grasses.

(c) Central Coast Riparian Scrub

Riparian scrub is present along portions of Santa Rosa Creek within the East FRP. Riparian scrub along Santa Rosa Creek is a well-developed, diverse corridor of riparian vegetation. Arroyo willow is the most abundant species and forms dense thickets in many places along the creek banks. Black cottonwood, sycamore, white alder, California wax myrtle, and blue gum eucalyptus are all common species observed in the Santa Rosa Creek riparian corridor. Common understory species vary along the creek, but usually include native species such as California blackberry, stinging nettles, and poison oak; and non-native species such as cape ivy, periwinkle, cocklebur, bristly ox-tongue, rabbitsfoot grass, and various other forbs and grasses. The riparian corridors supporting central coast riparian scrub within the drainages on the project site are considered sensitive habitats by the California Department of Fish and Game (CDFG), CCC, and County of San Luis Obispo.

(d) Riparian Forest

Riparian forest habitats are present along the Santa Rosa Creek channel, interspersed with riparian scrub habitats. The creek channel supports arroyo willow, California bay, western sycamore, and Monterey pine.

(e) Freshwater Marsh Wetland

Small pockets of seasonal marsh wetlands occur in the grassland areas scattered throughout the FRP. Some of these are associated with small drainages that traverse the coastal terraces and drain into the ocean or into Santa Rosa Creek, others occur as springs or seeps where shallow ground water surfaces in the grasslands located on the coastal terraces. Seasonal wetlands associated with the springs and drainages on the FRP are dominated by a mixture of low-growing herbaceous species such as brown-headed rush, creeping spikerush, salt-grass, Italian rye-grass, Carolina geranium, English plantain, water cress, and hyssop.

(f) Monterey Pine Forest

There are several stands of Monterey pines and scattered occurrences of isolated trees within the FRP.

(g) Coast Live Oak Woodland

Many forested areas of the FRP contain coast live oak as a major canopy or understory component, in association with the dominant Monterey pine. Several locations on the East FRP contain coast live oak trees, large toyon shrubs, and poison oak as co-dominant species.

Oak/pine woodland habitats on the East FRP support a diverse understory including toyon and coffeeberry shrubs, and an assortment of species found in Monterey pine forest. Where the canopy is closed there is generally a thick layer of leaf litter and a dense subcanopy of shade tolerant shrubs and herbs such as poison oak, honey suckle, hedge nettle, and yerba buena. Some areas exhibit a somewhat more open canopy and understory of grasses and weedy herbs.

(h) Ruderal/Anthropogenic

A large area of ruderal habitat is present in the central and eastern portions of the East FRP. This area supports a mixture of ruderal (weedy) species and non-native annual grasses and forbs. Dominant species in these areas include riggut brome, soft chess, slender wild oats, wild radish, milk thistle, and telegraph weed. Some of the ruderal habitat present in the central portion of the East FRP is dominated by a dense shrubby cover of the invasive French broom. Areas of blue gum eucalyptus are present near the County storage yard and the eastern portion of the East FRP. Additional eucalyptus trees are present in the riparian corridor associated with Santa Rosa Creek.

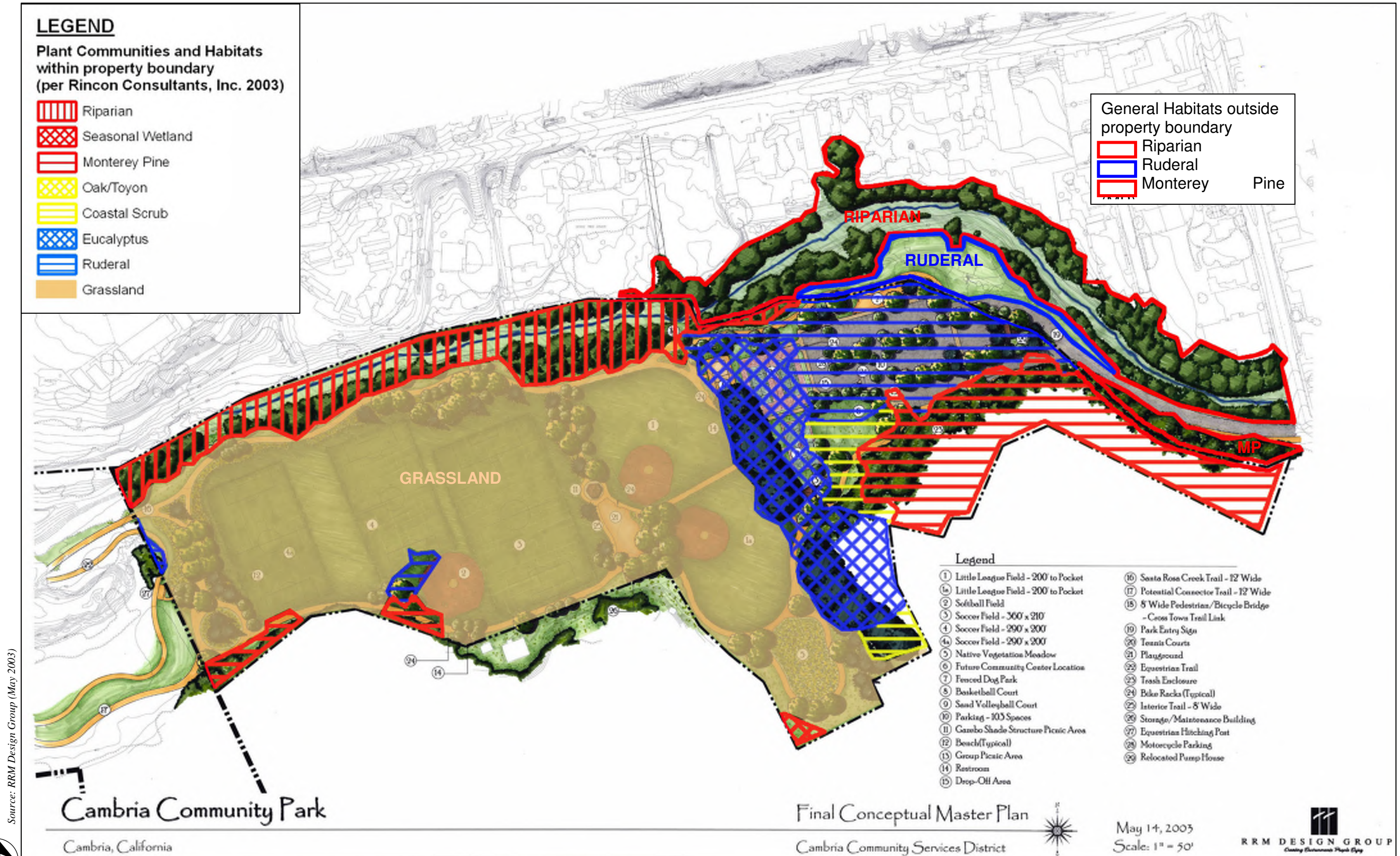
The linear stand of approximately eight eucalyptus trees present on site are older trees and are not in a configuration to provide over-wintering habitat for the monarch butterfly. The Cambria CSD has indicated that several eucalyptus trees blew down in a wind storm in 2005 (pers.com Ben Boer, 2007). These trees are in poor condition and may be considered a hazard.

4) East FRP – Special Status Species

The seventy-acre eastern portion of the FRP is bordered by Santa Rosa Creek to the north and east, and by Highway 1 to the west. Habitat types and biological resources are shown in Figure V-9. This area consists largely of the stream channel, banks, and flood plain of the creek. The southern boundary of the East FRP is the lower portion of a steep forest and coastal scrub-covered hillside. This hillside consists mainly of Monterey pine forest and coast live oak/toyon woodland with small patches of coastal scrub also present. The southwestern portion of the East FRP along Highway 1 contains a seasonal wetland, which is dominated by perennial wetland vegetation. Most of the floodplain outside of the Santa Rosa Creek riparian corridor is dominated by annual grassland which has been historically disturbed by agricultural and recreational uses.

(a) Special Status Habitats

The East FRP contains riparian forest, riparian scrub, freshwater marsh, native grassland, and Monterey pine woodland. These habitat types are considered sensitive by federal, state, and local agencies, and are subject to regulatory constraints. Sensitive habitat locations identified on the East FRP are shown on Figures V-7 and V-8.



Source: RRM Design Group (May 2003)

Plant communities and habitats compiled with proposed park plan in Photoshop; locations are approximate.

NORTH  
 Scale as Shown  
 Final Master EIR

East FRP Community Park Recreation Improvements and Existing Biological Resources  
 FIGURE V-8

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(b) Special Status Plant Species

Of the 24 sensitive plant species potentially present within the Cambria area, only two were observed within the East FRP (refer to Table V-5). These species are Monterey pine and Cambria morning-glory. Additional plant species are considered as potentially present, but were not observed during focused botanical surveys conducted in 2005 by Morro Group, Inc. Known sensitive plant species locations on the East FRP are shown on Figure V-8.

(c) Special Status Wildlife Species

Of the nine sensitive wildlife species potentially present within the Cambria area, none were observed within the East FRP during biological surveys conducted in 2005 (refer to Table V-5). Previous surveys conducted on the site and CNDDDB listings document the presence of steelhead, western pond turtle, two-striped garter snake, and tidewater goby in association with Santa Rosa Creek, and the presence of numerous bird and raptor species in forest and grassland areas. American badger and Monterey dusky-footed (Santa Lucia) woodrat were not observed during surveys; however, based on information from local biologist Galen B. Rathbun, this species have been observed on the FRP. Additional wildlife species are considered as potentially present, but were not observed during surveys conducted in 2005 by Morro Group.

### 3. THRESHOLDS OF SIGNIFICANCE

The significance of potential biological impacts are based on thresholds identified within Appendix G of the CEQA *Guidelines*, which provides the following thresholds for determining impact significance with respect to biological resources. Biological impacts would be considered significant if the proposed project would:

- Substantially affect a rare or endangered species;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act;
- Interfere substantially with the movement of any resident or migratory species of wildlife or with established native resident or migratory wildlife corridors;
- Conflict with any local policies or ordinances protecting biological resources;
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan;
- Reduce the long term viability of native plant, fish or wildlife populations;
- Reduce species diversity or numbers of species;
- Introduce invasive plant or animal species.

### 4. IMPACT ASSESSMENT AND METHODOLOGY

Impact assessment focused on identifying potential impacts associated with implementation of the project, and was based on details presented within the project description. Potential impacts were expected to occur where proposed construction or development activities would result in

temporary or permanent modification of sensitive communities or habitats occupied or potentially occupied by special-status species. Impacts to biological resources within the study area were evaluated by determining the sensitivity, significance, or rarity of each resource that would be adversely affected by the proposed project, and thresholds of significance were applied to determine if the impact constituted a significant impact. The significance threshold may be different for each habitat or species and is based on the resource's rarity or sensitivity and the level of impact that would result from the proposed project. Where potential project-related impacts to sensitive resources were identified, measures for avoiding or minimizing adverse effects to these resources are recommended.

## 5. WEST FRP – IMPACTS AND MITIGATION MEASURES

General construction activities associated with all phases of project implementation have the potential to directly impact riparian habitats, wetland habitats, natural plant communities, and special-status plant and animal species. Terrestrial species and aquatic resources within and adjacent to the FRP could also be indirectly impacted by erosion and sedimentation during or following construction. Proposed recreational improvements have the potential to indirectly impact wildlife and riparian areas through increased noise, human presence, and stormwater runoff volumes.

[The East-West Ranch Public Access & Management Plan notes that grazing may be used as a vegetative management tool, provided activities comply with specified guidelines including avoidance of sensitive environmental and restoration areas, periodic assessment, and development of a prescriptive program. Implementation of these guidelines would ensure that grazing programs would not result in a significant impact to sensitive habitats or species.](#)

Proposed activities within the West FRP are limited to construction and maintenance of multi-use trails, gates and stiles, fences, benches, and signs suitable for undeveloped open space used for passive recreational purposes. Proposed construction and maintenance activities, and subsequent recreational uses have limited potential to impact riparian and wetland resources, sensitive plant and animal species, native habitats, and nesting birds. The following impacts and mitigation measures apply to all West FRP project activities.

### a. WEST FRP – RIPARIAN AND WETLAND HABITAT IMPACTS

Construction of the proposed trails, associated improvements, and maintenance activities have the potential to cause direct and indirect impacts to riparian and wetland habitats associated with Santa Rosa Creek and various smaller drainages and seasonal wetland areas of the West FRP. Direct impacts would occur as a result of trail, bridge, and boardwalk construction activities. Indirect impacts consisting of sedimentation, increased stormwater runoff, and water pollution, could result during construction from use, maintenance, or staging of construction equipment in areas adjacent to riparian and wetland habitats. Subsequent recreational uses and maintenance of the trail system will impact wildlife in riparian and wetland areas through increased noise and human presence. These potential impacts would be considered significant, but would be minimized or avoided through implementation of appropriate mitigation measures.



**BIO Impact 1 Construction of trails and associated improvements has potential to impact riparian and wetland habitat associated with Santa Rosa Creek and various smaller drainages and seasonal wetland areas both within and downstream from the West FRP, resulting in a potentially significant impact.**

BIO/mm-1 Upon application for construction permits from the County, and site disturbance within jurisdictional areas, the CCSD, or its designee, shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies. These may include, but may not be limited to: (1) Army Corps of Engineers Section 404 Nationwide Permit or Individual Permit for impacts to Army Corps of Engineers jurisdictional wetlands or other waters; (2) Regional Water Quality Control Board Section 401 Water Quality Certification for discharges “Waters of the U.S.” and/or “Waters of the State;” (3) California Department of Fish and Game Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages; ~~and;~~ (4) [U.S. Fish and Wildlife Service consultation;](#) (5) [NOAA Fisheries consultation,](#) and; (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.

BIO/mm-2 Prior to construction, the CCSD or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).

BIO/mm-3 Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.

- BIO/mm-4      Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.
- BIO/mm-5      To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-6      Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.
- BIO/mm-7      Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
- BIO/mm-8      Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat for each square foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of exotic species removal, revegetation with suitable native species ([native to the FRP to the maximum extent feasible](#)), and maintenance and monitoring of the enhanced areas per the conditions of agency permits obtained for the project. A Habitat Revegetation and Restoration Plan for the project shall be prepared

in consultation with the California Department of Fish and Game and the Army Corps of Engineers. A qualified restoration biologist and/or horticulturalist approved by the CCSD shall be retained by the CCSD or its designee to prepare the Habitat Revegetation and Restoration Plan. The Plan shall include success criteria goals and a five-year monitoring schedule. The qualified biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts.

BIO/mm-9 Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation ([native to the FRP to the maximum extent feasible](#)) to reduce the risk of erosion, per the requirements of the Habitat Revegetation and Restoration Plan and the Storm Water Pollution Prevention Plan. Areas experiencing temporary disturbance should be replanted with native species that are characteristic of habitats in the project site area.

*Residual Impact* With implementation of mitigation, impacts associated with potential degradation of onsite and downstream riparian and wetland areas due to project construction would be considered *less than significant with mitigation, Class II*.

#### b. WEST FRP – SENSITIVE PLANTS AND NATIVE TERRESTRIAL HABITATS

Four sensitive annual plant species (Cambria morning glory, San Luis Obispo paint brush, Monterey pine, and compact cobwebby thistle), were identified as present within the West FRP, and suitable habitat for additional sensitive plant species is present in wetland, grassland, and woodland habitats. Two sensitive native terrestrial habitats (Monterey pine forest and native grassland) are also present. Grassland habitats composed of at least ten percent native grass species, and Monterey pine forest habitat are typically considered to be ESHAs under CCC guidelines. Direct impacts to sensitive plant species and native habitats could occur as a result of trail construction activities. Subsequent recreational uses and maintenance of the trail system would impact adjacent sensitive plant and habitat occurrences through trampling and soil disturbance. Due to the undetermined timeframe for future trail construction, the locations of special-status plant species and habitat areas may not be same as the occurrences mapped in 2005. In addition, the *Public Access and Management Plan* is general in nature, and specific grading/site disturbance boundaries are currently undetermined. Site specific botanical studies would be required prior to implementation of trail improvements [and other subsequent projects to ensure consideration of current field data during preparation of improvement plans and implementation of maintenance activities](#).

**BIO Impact 2** **Implementation of proposed trail improvements to the Ridge Trail, Forest Loop Trail, Victoria Lane Trail, Meander Trail, Creek to Ridge Trail, Wallbridge Trail, and Terrace to Ridge Trail has potential to impact sensitive plant species and native habitats including Cambria morning glory, San Luis Obispo paint brush, compact cobwebby thistle,**

**Monterey pine forest, and native grassland present within and adjacent to proposed trail routes, resulting in a potentially significant impact.**

BIO/mm-10 Prior to application for land use and construction permits from the County and prior to trail construction in areas known to contain sensitive plant species or native habitats, the CCSD or its designee shall retain a qualified botanist/biologist to conduct focused surveys during the appropriate flowering periods within the specific areas proposed for disturbance. Surveys will focus on those plants and habitats noted as present or as having a high potential for occurrence. Based on the survey results, trail locations shall be altered where possible to minimize disturbance or loss of identified plants and habitats.

BIO/mm-11 If disturbance of special-status plants or native habitats located on site cannot be completely avoided through design modification, impacts shall be quantified by number of individuals and by area disturbed, and a Rare Plant Mitigation Plan shall be prepared by a qualified biologist that specifically addresses impacts to and appropriate mitigation and conservation measures for those impacts. The Plan shall identify areas on the project site suitable for sensitive species habitat restoration and revegetation, and shall include planting methods, maintenance and monitoring requirements, and success criteria. Depending on the species at issue, measures may include preservation of areas containing significant populations, potential transplanting of individual plants, and plant propagation and revegetation within appropriate on-site habitats. Removal or pruning of Monterey pine trees required for hazard reduction or fire safety purposes shall not require mitigation under this measure, but pruning shall follow accepted procedures to avoid harm to the tree.

BIO/mm-12 A qualified biological monitor shall be retained consistent with BIO/mm-2 to ensure that remaining plants and habitats are not inadvertently disturbed during construction activities. Prior to any project-related ground disturbance, all contractors associated with the construction phases of the proposed project shall be trained by the biological monitor on the identification and biology of sensitive plant species and habitats known in the vicinity of the project area. Work areas should also be clearly delineated and flagged to limit vehicular and foot access to only those areas necessary for project completion. These areas should be designated by the biological monitor to avoid/discourage unnecessary damage to sensitive species and habitats within and near the project area.

Residual Impact With implementation of mitigation, impacts to sensitive plant species and native habitats would be considered *less than significant with mitigation, Class II*.

Secondary Impact

Sensitive archaeological and historical resources are present on the West FRP. Trail realignment to avoid one type of resource may result in significant impacts to other resources. Final trail design would depend on site specific studies, including botanical studies and subsurface investigation of cultural deposit sites.

**BIO Impact 3 Realignment of trails to avoid special status plant species may result in potentially significant impacts to cultural resources.**

Implement CULT/mm-1 through CULT/mm-8.

BIO/mm-13 Prior to application for land use and construction permits from the County and prior to trail construction within sensitive areas, the CCSD or its designee shall ensure that all resources are considered and avoided where feasible. If conflicts arise, the CCSD shall consult with appropriate agencies to resolve the conflicts (e.g., California Department of Fish and Game, California Coastal Commission, Army Corps of Engineers, Office of Historic Preservation, County of San Luis Obispo).

*Residual Impact* With implementation of mitigation, secondary impacts to sensitive cultural and biological resources would be considered *less than significant with mitigation, Class II*.

c. WEST FRP – SENSITIVE WILDLIFE

1) West FRP – Terrestrial Species

Special-status terrestrial species including American badger and Monterey dusky-footed woodrat have been observed in the FRP (Galen B. Rathbun, 2008). Proposed projects identified in the East-West Ranch Public Access & Resource Management Plan include improvements to the existing trail system, educational and directional signage, and restoration activities. These actions are intended to encourage visitors to remain on identified trails, and avoid encroachment into undeveloped areas. Potentially significant impacts to these species during construction/trail improvement activities can be avoided by implementation of pre-construction surveys to verify that no dens or nests are present within the proposed construction/trail improvement area, and avoidance of active dens and nests if present.

**BIO Impact 4 Construction activities could result in direct disturbance to terrestrial species dens or nests, resulting in a potentially significant impact.**

BIO/mm-14 Prior to initiation of construction activities, including trail improvements construction requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified biologist to conduct a pre-activity survey for active nests, dens, or burrows. The survey shall be conducted within 30 days prior to proposed site disturbance and construction activities. Results of the survey shall immediately be submitted to the CDFG as necessary. The survey report shall include the date of the survey, methods of inspection, and findings. Disturbance of any active nest, den, or burrow shall be prohibited.

- a. If active burrows of Monterey dusky-footed woodrats are found within proposed development areas during the survey, the biologist shall establish an appropriate buffer area to protect the nest(s). No site disturbance shall occur within the buffer area until a Memorandum of Understanding (MOU) is obtained from CDFG. An alternative to buffer area is to disassemble nests by hand outside of the nesting season (February through September) and allow the woodrats to leave the site.
- b. If the pre-construction survey finds potential American badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. If a fiber optic scope is not available, occupation of the den can be determined by partially obscuring the den entrance with sticks and leaves to indicate animal passage into and out of the den and dusting the den entrance with a fine layer of dust or tracking material for three consecutive nights and examining the following mornings for footprints. Inactive dens may be excavated by hand with a shovel to prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. If badger dens are found on the property during the pre-construction survey, the CDFG wildlife biologist for the area shall be contacted to review current allowable management practices.

Residual Impact With implementation of mitigation, secondary impacts to sensitive cultural and biological resources would be considered less than significant with mitigation, Class II.

## ±2) West FRP – Aquatic Species

The proposed trail construction activities have potential to impact California red-legged frog, steelhead trout, Southwestern pond turtle, tidewater goby, and suitable habitat for these species within or immediately adjacent to the Santa Rosa Creek channel. These aquatic and semi-aquatic species could be directly affected by vegetation removal, accidental fuel spills, erosion, and/or sedimentation. Excessive sedimentation/siltation to the creek may degrade water quality or smother sensitive aquatic species. Special-status species that utilize upland habitat (e.g., western pond turtle, California red-legged frog) may be directly impacted by trampling or crushing. A variety of mitigation measures are recommended to avoid, minimize and compensate for any potential impacts resulting from project construction.

**BIO Impact 54** **Trail construction has potential to directly impact aquatic wildlife species and habitats associated with Santa Rosa Creek both within the project**

**area and downstream from the site, resulting in a potentially significant impact.**

| Implement BIO/mm-1 thru BIO/mm-~~97~~, in addition to the following:

| BIO/mm-~~1514~~ To the extent practicable, construction activities within or adjacent to Santa Rosa Creek (within 100 feet) shall be conducted during the dry season (May 15 through October 15).

| BIO/mm-~~1615~~ At least two weeks prior to start of trail or bridge construction within or adjacent to Santa Rosa Creek (within 100 feet), the CCSO shall retain a qualified biologist to conduct pre-construction surveys within the construction areas to determine the presence of special-status aquatic species. In the event that special-status species are observed within the project site, the appropriate agencies shall be contacted for further consultation. If any life stage of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle is found and these individuals are likely to be killed or injured by work activities, the approved biologist(s) shall be allowed sufficient time to move them from the site before work activities begin. The biologist(s) shall relocate any steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle the shortest distance possible to a location that contains suitable habitat that will not be affected by the activities associated with the proposed project. The biologist(s) shall maintain detailed records of any individuals that are moved (i.e., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining whether translocated animals are returning to the point of capture. Only United States Fish and Wildlife Service, National Marine Fisheries Service, and California Department of Fish and Game-approved biologists working under proper permit authority shall participate in any activities associated with the capture, handling, and monitoring of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle.

| BIO/mm-~~1617~~ Prior to construction, an approved biologist(s) shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of steelhead, California red-legged frog, tidewater goby, and Southwestern pond turtle and their habitat; the specific measures that are being implemented to conserve the species for the current project; and the boundaries within which the project may be accomplished. Members of the construction crews shall understand all terms, constraints, and special conditions provided by, but not limited to, United States Fish and Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers, California Department of Fish and Game, California Coastal Commission, and Regional Water Quality Control Board. Upon completion of this review and understanding, each construction crew member shall sign a worker training form. This form shall be provided with the completion report upon completion of project construction.

- BIO/mm-~~18~~<sup>17</sup> In order to minimize the possibility of injuring special-status species and other wildlife, herbaceous and small woody vegetation within the project impact area shall be removed by hand with portable motorized equipment (i.e., chainsaws, etc.), prior to the use of heavy equipment or machinery. A qualified biologist shall be on-site to provide clearance for special-status species immediately prior to vegetation removal activities. The biological monitor shall have general knowledge of the natural resources of the area and shall also be experienced in the identification of special-status wildlife species (e.g., California red-legged frog, western pond turtle). In the event of a red-legged frog take, the United States Fish and Wildlife Service shall be notified as soon as is reasonably possible. In the event of a steelhead take, National Marine Fisheries Service shall be contacted and the steelhead shall be removed from the project site and kept in a freezer until further direction from National Marine Fisheries Service.
- BIO/mm-~~19~~<sup>18</sup> The number of access routes, size of staging areas, and the total area of activity shall be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas shall be established to confine access routes and construction areas to the minimum area necessary to complete construction and minimize the impact to steelhead, California red-legged frog, and Southwestern pond turtle habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.
- BIO/mm-~~20~~<sup>19</sup> During project activities adjacent to Santa Rosa Creek, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- BIO/mm-~~21~~<sup>20</sup> All refueling, maintenance, and staging of equipment and vehicles shall occur at designated locations at least 100 feet from riparian areas. Fueling locations shall have spill containment measures and materials present at all times. The monitor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take shall a spill occur.
- BIO/mm-~~22~~<sup>21</sup> Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation ~~suitable for~~ native to the area. Locally collected plant materials shall be used to the extent practicable. Invasive non-native plants within disturbed areas shall be controlled to the maximum extent practicable.
- BIO/mm-~~23~~<sup>22</sup> Prior to any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and



approved by National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game, and the streambed within the work area shall be dewatered. The form and function of the diversion and all pumps included in the dewatering strategy shall be designed to ensure a dry work environment and minimize impacts to aquatic species. The stream diversion and dewatering effort shall be conducted under the direct and continuous supervision of a qualified biologist to ensure the proper form and function of the diversion.

BIO/mm-~~24~~<sup>23</sup> To control sedimentation during and after project implementation, the contractor shall implement Best Management Practices (BMPs) outlined in any authorizations or permits issued under the authorities of the Clean Water Act for the project. If BMPs are ineffective, the contractor shall attempt to remedy the situation immediately, in consultation with the environmental monitor and the CCSD.

*Residual Impact* With implementation of mitigation, impacts to sensitive aquatic wildlife species would be considered *less than significant with mitigation, Class II*.

### 2)3) West FRP – Nesting Birds

The riparian corridor along Santa Rosa Creek, Monterey pine forest habitat, and annual grassland habitat provide suitable roosting, nesting, and foraging habitat for a variety of bird species, including several that are considered sensitive by resource agencies. If noise-producing construction activities, or tree pruning or removal occur at any time during the typical nesting season (February 15 to September 1) within 500 feet of riparian corridors, Monterey pine forest, or annual grassland areas, nesting birds could be directly and/or indirectly impacted. Cooper's hawk, white-tailed kite, loggerhead shrike, and other tree-nesting birds could have nests directly damaged or destroyed during tree-removal activities, or their nesting or foraging behaviors could be indirectly affected by noise and other sources of construction-related disturbance. Ground nesting birds such as California horned lark and burrowing owl could have nests directly impacted and behaviors indirectly impacted during any construction activities in annual grasslands onsite. Implementation of mitigation measures would reduce the potential for impacts to nesting birds.

**BIO Impact ~~6~~<sup>5</sup> Trail construction and tree pruning or removal activities within and adjacent to the riparian corridor of Santa Rosa Creek, and in Monterey pine forest and annual grassland habitats, has potential to impact nesting birds during the typical nesting season (February 15 to September 1), and burrowing owl throughout the year, resulting in a potentially significant impact.**

BIO/mm-~~25~~<sup>24</sup> Prior to construction, if construction activities, use of heavy equipment, or tree pruning or removal are scheduled to occur during the typical bird nesting season (February 15 to September 1) a qualified biologist shall be retained to conduct a preconstruction survey (approximately one week prior to construction) to determine presence/absence for tree-nesting birds within

riparian corridors and woodland areas, and ground-nesting birds within annual grasslands onsite. If no nesting activities are detected within the proposed work area, noise-producing construction activities or tree removals may proceed. If nesting activity is confirmed during preconstruction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 500 feet of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys will be passed immediately to the California Department of Fish and Game, possibly with recommendations for buffer zone changes, as needed, around individual nests. ~~Tree removal shall be monitored for nesting birds and documented by the biological monitor regardless of time of year.~~ Outside of the typical nesting season, trees proposed for removal shall be inspected by the Ranch Manager or designee.

BIO/mm-26 Prior to initiation of construction activities, including trail improvements requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified wildlife biologist to conduct a pre-activity survey for burrowing owl. The survey shall be conducted within 30-days prior to site disturbance. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed. Results of the survey shall be documented in a report and shall include the date of the survey, methods of inspection, and findings. The report shall be submitted to the California Department of Fish and Game (CDFG). If no burrowing owls are found to occupy the site at that time, no further measures would be necessary unless burrowing owls are subsequently observed at the project site, in which case the following mitigation measure would be implemented.

If burrowing owls are found within the area proposed for disturbance, the CCSD or its designee shall immediately contact the CDFG and implement all measures identified in the “Staff Report for Mitigating Impacts to the Burrowing Owl” (CDFG, 1995), and any additional measures required by CDFG. Burrowing owl burrows shall be avoided. No disturbance shall occur within 50 meters of occupied burrowing owl burrows during the non-breeding season (September 1 through January 31) or within 75 meters during the breeding season (February 1 through August 31).

Residual Impact With implementation of mitigation, impacts associated with potential impacts to nesting and burrowing birds would be considered less than significant with mitigation, Class II.

#### 4) West FRP – Long-term Effects to Wildlife

The West FRP is currently open to the public, and numerous designated trails and volunteer trails are present throughout the FRP. Implementation of the trail plan proposed as part of the East West Ranch Public Access & Management Plan would result in fewer volunteer trails. In addition, public information programs, implementation of steward and docent programs will

increase the public's and visitor's knowledge about the sensitive resources on the FRP. Based on implementation of management strategies and restoration plans proposed in the *East West Ranch Public Access & Management Plan*, long-term effects to wildlife would be less than significant.

## 6. EAST FRP – IMPACTS AND MITIGATION MEASURES

General construction activities associated with all phases of project implementation have the potential to directly impact riparian habitats, wetland habitats, natural plant communities, and special-status plant and animal species. Terrestrial species and aquatic resources within and adjacent to the FRP could also be indirectly impacted by erosion and sedimentation during or following construction. Proposed recreational improvements have the potential to indirectly impact wildlife and riparian areas through increased noise, lighting, human presence, and stormwater runoff volumes.

Proposed activities would transform the East FRP into an active community park, complete with turf recreational field areas, multi-use trails, parking areas, and general community recreation facilities. These activities have potential to impact riparian and wetland resources, sensitive plant and animal species, native habitats, and nesting birds. The following impacts and mitigation measures apply to all East FRP project activities.

### a. EAST FRP – RIPARIAN AND WETLAND HABITAT IMPACTS

Construction of the proposed park, trails, recreational fields, and associated improvements has potential to cause direct and indirect impacts to riparian and wetland habitats associated with Santa Rosa Creek and various smaller drainages and seasonal wetland areas. Direct impacts would occur as a result of trail, bridge, and boardwalk construction activities. Indirect impacts consisting of sedimentation, increased stormwater runoff, and water pollution, could result during construction from use, maintenance, or staging of construction equipment in areas adjacent to riparian and wetland habitats. In addition, construction of an emergency access road extending to Piney Way may result in direct and indirect impacts to the seasonal wetland area associated with the Piney Way gully. Subsequent recreational uses and maintenance of the trail system will impact wildlife and riparian areas through increased noise and human presence. These potential impacts would be considered significant, but would be minimized or avoided through implementation of appropriate mitigation measures.

**BIO Impact 76 Construction of trails, recreational fields, the Piney Way emergency access road, and associated improvements has potential to impact riparian and wetland habitat associated with Santa Rosa Creek and seasonal wetland areas both within, adjacent to, and downstream from the East FRP, resulting in a potentially significant impact.**

Implement Mitigation Measures BIO/mm-1 through BIO/mm-9 prior to and during construction activities on the East FRP.

Residual Impact With implementation of mitigation, impacts associated with potential degradation of onsite and downstream riparian and wetland areas due to

project construction would be considered *less than significant with mitigation, Class II*.

b. **EAST FRP – SENSITIVE PLANTS AND NATIVE TERRESTRIAL HABITATS**

Two sensitive annual plant species (Cambria morning glory and Monterey pine), were identified as present within the East FRP, and suitable habitat for additional sensitive plant species is present in wetland, grassland, and woodland habitats. Two sensitive native terrestrial habitats (Monterey pine forest and native grassland) are also present. Grassland habitats composed of at least ten percent native grass species, and Monterey pine forest habitat are typically considered to be ESHAs under CCC guidelines. Direct impacts to sensitive plant species and native habitats could occur as a result of trail construction activities. Subsequent recreational uses and maintenance of the trail system would impact adjacent sensitive plant and habitat occurrences through trampling and soil disturbance.

**BIO Impact 87** Construction of the East FRP portion of the project has potential to impact sensitive plant species and native habitats including Cambria morning glory, Monterey pine forest, and native grassland present within and adjacent to proposed trails, recreational fields, and associated development areas, resulting in a potentially significant impact.

Implement Mitigation Measures BIO/mm-10 through BIO/mm-12 during construction activities on the East FRP.

*Residual Impact* With implementation of mitigation, impacts to sensitive plant species and native habitats would be considered *less than significant with mitigation, Class II*.

c. **EAST FRP – SENSITIVE WILDLIFE**

**1) East FRP – Terrestrial Species**

Special-status terrestrial species including American badger and Monterey dusky-footed woodrat have been observed in the FRP (Galen B. Rathbun, 2008). Potentially significant impacts to these species during construction activities associated with the proposed community park and trail improvement activities can be avoided by implementation of pre-construction surveys to verify that no dens or nests are present within the proposed construction area, and avoidance of active dens and nests if present.

**BIO Impact 9** Construction activities could result in direct disturbance to terrestrial species dens or nests, resulting in a potentially significant impact.

Implement BIO/mm-14 during construction activities on the East FRP.

*Residual Impact* With implementation of mitigation, impacts to sensitive terrestrial species would be considered *less than significant with mitigation, Class II*.

### 1)2) East FRP – Aquatic Species

Construction of the proposed trails and recreational facilities have potential to impact California red-legged frog, steelhead trout, Southwestern pond turtle, tidewater goby, and suitable habitat for these species within or immediately adjacent to the Santa Rosa Creek channel. These aquatic and semi-aquatic species could be directly affected by vegetation removal, accidental fuel spills, erosion, and/or sedimentation. Excessive sedimentation/siltation to the creek may degrade water quality or smother sensitive aquatic species. Special-status species that utilize upland habitat (e.g., western pond turtle, California red-legged frog) may be directly impacted by trampling or crushing. [During operation of the community park, water quality within Santa Rosa Creek and subsequently aquatic species, including but not limited to California red-legged frog and southern steelhead may be adversely impacted by pollutant discharge.](#) A variety of mitigation measures are recommended to avoid, minimize and compensate for any potential impacts resulting from project construction [and operation, including measures identified in Chapter V.B. of the EIR \(Hydrology\).](#)

**BIO Impact 108 Trail and recreational facility construction has potential to directly impact aquatic wildlife species and habitats associated with Santa Rosa Creek both within the project area and downstream from the site, resulting in a potentially significant impact.**

Implement Mitigation Measures BIO/mm-1 through BIO/mm-9, and measures BIO/mm-~~1513~~ through BIO/mm-~~2422~~ during construction activities on the East FRP. [Implement HYD/mm-2.](#)

*Residual Impact* With implementation of mitigation, impacts associated to sensitive aquatic wildlife species would be considered *less than significant with mitigation, Class II.*

### 2)3) East FRP – Nesting Birds

The riparian corridor along Santa Rosa Creek, Monterey pine forest habitat, and annual grassland habitat provide suitable roosting, nesting, and foraging habitat for a variety of bird species, including several that are considered sensitive by resource agencies. If noise-producing construction activities, or tree pruning or removal (including removal of eucalyptus trees) occur at any time during the typical nesting season (February 15 to September 1) within 500 feet of riparian corridors, Monterey pine forest, or annual grassland areas, nesting birds could be directly and/or indirectly impacted. Cooper's hawk, white-tailed kite, loggerhead shrike, and other tree-nesting birds could have nests directly damaged or destroyed during tree-removal activities, or their nesting or foraging behaviors could be indirectly affected by noise and other sources of construction-related disturbance. Ground nesting birds such as California horned lark [and burrowing owl](#) could have nests [or burrows](#) directly impacted and behaviors indirectly impacted during any construction activities in annual grasslands onsite. Implementation of mitigation measures would reduce the potential for impacts to nesting birds.

**BIO Impact 119 Trail construction and tree pruning or removal activities within and adjacent to the riparian corridor of Santa Rosa Creek, removal of eucalyptus trees, and in Monterey pine forest and annual grassland habitats, has potential to impact nesting birds during the typical nesting**

season (February 15 to September 1), and burrowing owls throughout the year, resulting in a potentially significant impact.

Implement Mitigation Measure BIO/mm-~~25~~<sup>23</sup> and BIO/mm-26 during construction activities on the East FRP.

*Residual Impact* With implementation of mitigation, impacts associated with potential impacts to nesting birds would be considered *less than significant with mitigation, Class II.*

#### 4) East FRP – Long-term Effects to Wildlife

The East FRP is currently open to the public, and is in close proximity to residences, commercial areas, and Highway 1. Implementation of the proposed Community Park Master Plan would convert the existing grassland to an active community park, including sports fields. Wildlife is affected by human activities including night lighting, noise, trash, and trampling of native habitats. The proposed active community park would not be open during night hours, and does not include night lighting, aside from shielded security lighting. The plan includes a natural buffer between the active area and the creek, and does not include development within the creek. Species within the creek are currently affected by noise generated by traffic and other urban uses within the Cambria urban core, and activities occurring at the CCSD facility and County storage yard. Noise generated during use of the active recreation areas would not significantly affect wildlife within the portion of the Santa Rosa Creek corridor adjacent to the park area and adjacent passive recreation areas, because the creek corridor would be buffered by the slope of the creek and riparian habitat, and the increase in noise would not be substantial. Other terrestrial wildlife would adapt to activities in the park, and would not be restricted from migrating across the park during night hours. Public information programs, implementation of steward and docent programs will increase the public's and visitor's knowledge about the sensitive resources on the FRP. Long-term effects to wildlife would be less than significant.

## 7. CUMULATIVE IMPACTS

Implementation of the *Public Access and Management Plan* and the *Community Park Master Plan* would result in permanent and temporary impacts to biologically sensitive freshwater marsh, riparian, native grassland, and Monterey pine forest habitats. These habitats contain or have the potential to contain sensitive plant and animal species, and fall under the jurisdiction of various state and federal resource agencies. Cumulatively, the project would result in an increased demand for public access and associated parking areas, which has the potential to affect natural resources and habitats. While the FRP is a public resource, it is the intent of the Public Access and Management Plan to retain and restore the natural and sensitive biological characteristics of the FRP.

The potential impacts to the sensitive species and habitat types discussed in this section, when considered in context with the potential for losses of similar habitats due to the construction of future projects within the County, constitute a cumulative impact to these biological resources.

**BIO Impact ~~12~~10** The impacts to sensitive species and habitats resulting from development of the proposed project would result in the direct loss of biological resources, and would contribute to the cumulative degradation of biological resources of the area, resulting in a potentially significant cumulative impact.

Implement BIO/mm-1 through BIO/mm-~~26~~23.

~~BIO/mm-27~~ For the life of the project, no vehicular parking shall be allowed on the Fiscalini Ranch Preserve, with the exception of: existing American Disabilities Act (ADA) parking located at the northern terminus of the Marine Terrace Trail / Bluff Trail; the existing turn out at the Highway 1 staging area; parking included in the approved Community Park Master Plan on the East Fiscalini Ranch Preserve; and, maintenance and emergency vehicles and equipment.

*Residual Impact* Projects identified within the cumulative development scenario would be subject to the same regulatory requirements and similar types of mitigation measures as the proposed project. Cumulative impacts to sensitive species and habitats would be *less than significant with mitigation, Class II*.

**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
ACOE	Army Corps of Engineers
CCC	California Coastal Commission
CCSD	CCSD
CDFG	California Department of Fish and Game
CESA	California Endangered Species Act
CNDDDB	CDFG Natural Diversity Data Base
CNPS	California Native Plant Society
CZLUO	Coastal Zone Land Use Ordinance
EIR	Environmental Impact Report
ESHA	Environmentally Sensitive Habitat Areas
FESA	Federal Endangered Species Act
HMMP	Habitat Mitigation Monitoring Plan
NOAA Fisheries Service	National Oceanic and Atmospheric Administration National Marine Fisheries Service
NRCS	Natural Resource Conservation Service
RWQCB	Regional Water Quality Control Board
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey



## E. CULTURAL RESOURCES

This section summarizes the cultural resources present on the Fiscalini Ranch Preserve (FRP). The EIR analysis evaluates potential impacts to cultural resources, and recommends mitigation measures where appropriate. The information presented below is a compilation cultural resource information from previous cultural resource surveys conducted on the site, and include the *Cultural Resources Survey and Impact Assessment for the East West Ranch Project in Cambria, San Luis Obispo, California* (Singer, 1995) and *Phase II Archaeological Investigations for the Cingular Wireless Project* (Singer, 2003). These reports are on-file with the Cambria Community Services District; however, pursuant to federal, state, and local regulations the reports are confidential and are not available for public review.

### 1. REGULATORY SETTING

#### a. FEDERAL POLICIES AND REGULATIONS

Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

#### b. STATE POLICIES AND REGULATIONS

##### 1) Office of Historic Preservation

The Office of Historic Preservation (OHP) is the governmental agency primarily responsible for the statewide administration of the historic preservation program in California. The Mission of the OHP and the State Historical Resources Commission, in partnership with the people of California and governmental agencies, is to “preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations.” The OHP's responsibilities include:

- Identifying, evaluating, and registering historic properties;
- Ensuring compliance with federal and state regulatory obligations;
- Cooperating with traditional preservation partners while building new alliances with other community organizations and public agencies;
- Encouraging the adoption of economic incentives programs designed to benefit property owners; and,
- Encouraging economic revitalization by promoting a historic preservation ethic through preservation education and public awareness and, most significantly, by demonstrating leadership and stewardship for historic preservation in California.

The Central Coastal Information Center under contract to the State Office of Historic Preservation helps implement the California Historical Resources Information System (CHRIS). It integrates information on new resources and known resources into the CHRIS, supplies

information on resources and surveys to government and supplies lists of consultants qualified to do historic preservation fieldwork within the area. The California Archaeological Site Inventory is the collection of Site Records, which has been acquired and managed by the Information Centers and the OHP since 1975.

## 2) Senate Bill 18 Consultation

Senate Bill 18 (SB 18) was signed into law in September 2004 (effective January 2005), and requires local governments (city and county) to consult with California Native American tribes to aid in the protection of traditional tribal cultural places through local land use planning. The State Tribal Consultation Guidelines (November 2005) states that the intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use decisions are made by a local government.

Local governments are required to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. Applicable planning decisions include the adoption and amendment of general plans and specific plans.

The CCSD is not an official city or county government agency, and project approval of the proposed *Community Park Master Plan* would be under consideration by the County of San Luis Obispo; however, as the CEQA Lead Agency, project information was submitted to Chumash and Salinan representatives, and the CCSD consulted with the Northern Chumash Tribal Council in June 2006. The Northern Chumash Council noted that there are significant cultural resources on the FRP, and considers the FRP a cultural place and sacred site (Fred Collins, June 1, 2006). Fred Collins toured West FRP with CCSD representatives, including Ben Boer, FRP Manager in March 2007 and provided suggestions on trail realignments and educational signage.

## 3) California Environmental Quality Act

CEQA (Public Resources Code 21000 et seq.) requires consideration of a project's impacts on significant historical and archaeological resources. Significant impacts on such resources are to be avoided or mitigated to less than significant levels. Other state laws govern actions affecting cemeteries and human remains. Similarly, the City and County of San Luis Obispo require protection of archaeological and historical resources to the greatest extent feasible.

### c. LOCAL POLICIES AND REGULATIONS

The project site is located within an area designated as Archaeologically Sensitive (AS) by the County of San Luis Obispo General Plan (*North Coast Area Plan and Local Coastal Plan*, 2002). This designation identifies areas known for the potential to contain cultural resources. The County of San Luis Obispo Coastal Zone Land Use Ordinance (CZLUO) includes ordinance requirements, including completion of a surface survey within AS-designated areas, protection of known cultural resources, and implementation of mitigation measures to minimize potential impacts to known and unknown resources.

In addition to General Plan and ordinance requirements, *Coastal Plan Policies* (1988) include policies for the protection of cultural resources consistent with the requirements of the *California Coastal Act* (1976). Although the project CEQA lead agency is the CCSO, the project site is located within the County of San Luis Obispo and within the Coastal Zone; therefore, the project is regulated by these local policies and ordinances.

## **2. EXISTING CONDITIONS**

### **a. GENERAL SITE CONDITIONS**

#### **1) Archaeological Resources**

The FRP is located within the community of Cambria, within the territory historically occupied by the Obispoño Chumash. Archaeological investigations conducted within Diablo Canyon and in Cambria have demonstrated that the Chumash and their ancestors have occupied the central California coastal region for over 9,000 years. By 1995, over 50 historic and prehistoric sites had been recorded in the Cambria area, including two ethno-historic Chumash villages, *Satahoyo* (or *Stajahuayo*) and *Zaha Saltanal*.

Chumash populations generally followed an annual cycle of fishing, hunting, and harvesting. Populations consisted of several related families and extended kin groups, and lived in permanent villages and towns along the coast and within interior canyons and valleys. An extensive commerce system developed, including consumer products and foods. Aboriginal Chumash culture was significantly affected by colonization in the late 18<sup>th</sup> century, including the introduction of epidemic diseases, establishment of missions, and incarceration or death of Chumash populations.

#### **2) Historical Resources**

The community of Cambria was established in the mid-1800's. Since the beginning of the 19<sup>th</sup> century, cattle ranching was the primary activity in the area. After 1850, forests were harvested for lumber, and the area also supported whaling, otter hunting, mercury mining, and coastal shipping industries. Dairy cattle operations were established in 1870; dairy operations gave way to beef cattle. During the 1960's, the Pacific Coast Highway was improved and realigned, and the area's beaches and Hearst Castle attracted tourists.

#### **3) Paleontological Resources**

Underlying geologic units include alluvial deposits, terrace deposits, cretaceous sandstone, and Franciscan mélange. With the exception of alluvial deposits, the geological formations onsite have the potential to contain significant paleontological resources.

### **b. LOCAL CONDITIONS**

The East and West FRP were surveyed in 1994 by Clay Singer, and results were documented in the *Cultural Resources Survey and Impact Assessment for the East West Ranch Project in Cambria, San Luis Obispo, California* (Singer, 1995).

1) West FRP(a) West FRP - Archaeological Resources

Surface surveys conducted in 1994 documented the presence of twelve archaeological sites on the West FRP. Documented resources included the following: prehistoric shell midden deposits; a series of rock ovens and small middens; bedrock mortars; chert flakes; and, stone tools and cores.

The following table summarizes the cultural resource sites documented on the West FRP. Generally, a majority of the archaeological sites have been disturbed by erosion, ground squirrels, pedestrians, and looting of surficial artifacts. These sites likely have retained their subsurface integrity, and are considered significant cultural resources.

**TABLE V-7**  
**Summary of Archaeological Sites**  
**West FRP**

Site Designation	Size (square meters)	Site Contents	Condition
CA-SLO-367	2,500	Prehistoric shell midden deposit, historic glass beads, burnt rocks, flakes, possible scraper and pestle.	Isolated and undisturbed, possibility for human remains.
CA-SLO-369	2,000	Prehistoric shell midden, tools, cores, flakes, likely a temporary camp.	Partially off-site, onsite portion undamaged, looting of surface deposits has occurred, possibility for human remains.
CA-SLO-460	41,000	Prehistoric midden deposits, rock-lined cooking ovens, bedrock mortars, mano and metate tools, flakes, Chinese seaweed farm.	Partially damaged.
CA-SLO-1006	20,000	Prehistoric midden deposits, rock-lined ovens, mortar fragment, flakes.	Partially damaged and looted.
CA-SLO-1007	5,000	Metate, scraper, flakes.	Relatively undisturbed.
CA-SLO-1650*	5,000	Habitation deposits, flakes, scrapers, core fragments, cobbles, reamers, blades.	Some disturbance from vegetation clearance and looting.
CA-SLO-1651*	900	Flakes, spall, pebble fragment, chert cores.	Highly disturbed by looting.
CA-SLO-1652*	600	Flakes, projectile point, core fragments, trimmed pebble.	Disturbed by vegetation removal and looting, poorly defined boundary.

Site Designation	Size (square meters)	Site Contents	Condition
CA-SLO-1653*	500	Flakes, cobble and pebble fragments, core fragments, scraper, blade, projectile point fragment, anvil, biface edge fragment.	Disturbed by vegetation removal and looting.
CA-SLO-1654*	1,500	Flakes, projectile point fragment.	Poorly defined.
CA-SLO-1655	3,250	Likely habitation area, flakes, metate fragment.	Disturbed by vegetation removal and looting.
CA-SLO-1656	15,000	Likely habitation site, shell midden, flakes, metate fragment.	Disturbed by vegetation removal.

*\*Phase II Subsurface Survey Conducted*

Source: Singer, 1995.

~~An application for a wireless telecommunications facility, located on the West FRP, is currently under consideration by the County of San Luis Obispo. Proposed components include two equipment shelters, transmission towers and excavation of trenches for utility installation. The proposed facility would be located within and adjacent to five known archaeological sites. The County of San Luis Obispo required Phase II Subsurface testing to determine the boundaries and significant of these sites. Subsurface investigations of five of the fifteen cultural sites on the ranch resulted in the discovery of over 1,500 flakes, 58 tools, and nine manuports (objects displaced by Native Americans). Based on the significant of these resources, implementation of a Phase III data recovery program and construction monitoring were recommended to mitigate impacts to archaeological resources to less than significant.~~

(b) West FRP - Historical Resources

Surface surveys conducted in 1994 documented the presence of three historic sites on the West FRP. Documented findings include the remains of a small structure and associated refuse, water pumping facility, creamery, a historic ranch complex, and a Chinese seaweed farm. The complex includes houses, sheds, and other structures.

Table V-8 summarizes the cultural resource sites documented on the West FRP. Generally, a majority of the archaeological sites have been disturbed by erosion, ground squirrels, pedestrians, and looting of surficial artifacts. These sites likely have retained their subsurface integrity, and are considered significant cultural resources.

**TABLE V-8  
Summary of Historic Sites  
West FRP**

Site Designation	Size (square meters)	Site Contents	Condition
CA-SLO-1657H	600	Previous location of small cabin (1930s), cut pad with poured concrete, concrete block, red bricks, steel water pipe, and refuse including burned glass, iron, and ceramics	Structure destroyed.
CA-SLO-1658H	3,750	Remains of water control and storage system (1926) including two cast concrete cisterns, destroyed concrete dam, brick and cobblestones, two cast concrete water troughs	Destroyed.
CA-SLO-1659H	10,000	Historic Fiscalini Ranch complex (early 1900's), remains of seven buildings, cut pads, roadways, concrete and stone foundations, and refuse including bricks, concrete, milled lumber, steel pipes, barbed wire, sheet metal roofing, wire nails, window glass	Abandoned since the 1960s, in a derelict condition.

Source: Singer, 1995.

(c) West FRP - Paleontological Resources

The West FRP is underlain by deposits of Cretaceous sandstones, Franciscan mélangé, and terrace deposits. These formations have been known to produce significant paleontological resources within San Luis Obispo County. Proposed site disturbance would be limited to surficial trail improvements and restoration projects. Based on the type of development proposed on the West FRP, and lack of significant grading activities, it is unlikely that significant paleontological resources would be encountered.

2) East FRP

Based on cultural resource surveys, no archaeological or historical resources were observed on the East FRP. The underlying geology consists of alluvial deposits, which are typically too young to produce significant paleontological resources.

### 3. THRESHOLDS OF SIGNIFICANCE

CEQA guides lead agencies to protect and preserve resources with cultural, historic, scientific, or educational value. Appendix G of the CEQA *Guidelines* puts forth the following questions to be used in determining a project's impact on cultural resources.

Would the project:

- Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- Disturb any human remains, including those interred outside of formal cemeteries?

Generally, intact cultural and historic deposits are considered significant. Severely disturbed or mixed deposits often are not considered significant but may have educational value. Human remains and associated goods are accorded special consideration, even when fragmentary and are considered significant.

### 4. IMPACT ASSESSMENT AND METHODOLOGY

Archaeological surveys are typically phased to maximize the potential for planning and management of archaeological resources. Phase One surveys include a records search and field surface survey. When significant cultural resources are identified and cannot be feasibly avoided, a Phase Two survey is conducted. Phase Two surveys include subsurface investigations to define the boundary, depth, and significance of identified resources. If the site is significant, a Phase Three data recovery program is implemented, which includes excavation and preservation of cultural resources.

A Phase One surface survey was conducted by Clay Singer in 1994 (*Cultural Resources Survey and Impact Assessment for the East West Ranch Project in Cambria, San Luis Obispo, California*, 1995). The survey was conducted throughout both the East and West FRP properties. The survey included a records search and on-site examination of the project site for evidence of historic and prehistoric cultural materials. As described in the report, exposed and accessible surfaces were examined on foot, and linear and zigzag transects spaced 10 to 15 meters apart were conducted in open fields and grassland. During the survey, five cultural sites identified in the records search were confirmed, and ten additional sites were identified.

Maps identifying the location of significant historic and prehistoric resources were compared with the adopted Public Access and Management Plan and proposed *Community Park Master Plan*.

## 5. WEST FRP - IMPACTS AND MITIGATION MEASURES

### a. WEST FRP - ARCHAEOLOGICAL RESOURCES – DIRECT IMPACTS TO KNOWN RESOURCES

Proposed improvements requiring disturbance of soils within areas of known archaeological and historical sensitivity would result in direct impacts to these resources, including destruction and displacement. Based on proposed plans, several trails including the Ridge Trail, Creek to Forest Trail, Terrace to Ridge Trail, Meander Trail, and Forest Loop Trail may result in direct disturbance of known archaeological sites. The Bluff Trail, constructed in 2005-2006 was also located in close proximity to significant cultural resources. Construction monitoring by a County-approved archaeologist was completed during ground disturbance activities. The Marine Terrace Trail was constructed in 2006, and is located within areas of known cultural resources.

**CULT Impact 1      Development of the Ridge Trail, Forest Loop Trail, Meander Trail, Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail would result in direct disturbance of known significant archaeological sites, resulting in a potentially significant impact.**

CULT/mm-1      Upon preparation of grading and construction plans for the Ridge Trail, Forest Loop Trail, Meander Trail, Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an “Environmentally Sensitive Area” (ESA), and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA or ESA buffer.

- a. If due to other significant environmental constraints, any known archaeological sites (ESAs) cannot feasibly be avoided, the CCSD or its designee shall retain a County-approved, qualified subsurface archaeologist to conduct a Phase II subsurface survey. The Phase II subsurface survey shall provide recommendations, if necessary, for further study, which may include a Phase III data recovery program. The CCSD or its designee shall implement the recommendations proposed in the Phase II subsurface survey report.

CULT/mm-2      Prior to application for construction permits from the County of San Luis Obispo (or prior to approval of final plans by the CCSD) for trail construction on the FRP, the CCSD or its designee shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the County Environmental Coordinator. If a County permit is not required, the plan shall be approved by the CCSD. The monitoring plan shall be integrated with other required site specific monitoring plans and the SWPPP (BIO/mm-1, BIO/mm-2, and BIO/mm-3) and shall include at a minimum with regard to cultural resources:



- a. List of qualified cultural resources personnel involved in the monitoring activities;
- b. Description of how the cultural resources monitoring shall occur;
- c. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered “significant” archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures;
- g. Description of monitoring reporting procedures.

CULT/mm-3 Prior to site disturbance, the applicant shall retain a qualified archaeologist (approved by the CCSD and County Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources 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 applicant shall implement the mitigation as required by the Environmental Coordinator.

CULT/mm-4 Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

### Secondary Impact

Sensitive biological habitats and special-status plant species are present on the West FRP. Trail realignment to avoid one type of resource may result in significant impacts to other resources. Final trail design would depend on site specific studies, including botanical studies and subsurface investigation of cultural deposit sites.

Residual Impact With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

**CULT Impact 2** **Realignment of trails to avoid significant cultural sites may result in potentially significant impacts to biological resources, including sensitive habitats and special-status plant species.**

| Implement [BIO/mm-5](#), and [BIO/mm-10 through](#) ~~and~~ [BIO/mm-13](#).

Residual Impact With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

b. WEST FRP - ARCHAEOLOGICAL RESOURCES – DIRECT IMPACTS TO UNKNOWN RESOURCES

Several trails, including the Victoria Lane Trail, Wallbridge Trail, and Terrace to Ridge Trail are located in proximity to known significant cultural resource sites. Proposed trail construction, improvement, and maintenance activities may result in the disturbance and destruction of these known resources.

**CULT Impact 3 Construction, improvements to, and maintenance of the proposed Victoria Lane Trail, Wallbridge Trail, and Terrace to Ridge Trail may result in the disturbance and destruction of unknown subsurface cultural resources, resulting in a potentially significant impact.**

Implement CULT/mm-2 through CULT/mm-4.

CULT/mm-5 Prior to preparation of grading and construction plans for the Victoria Lane Trail, Wallbridge Trail, and Terrace to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an ESA and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA.

Residual Impact With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

c. WEST FRP - ARCHAEOLOGICAL RESOURCES – INDIRECT IMPACTS

As noted above and in previously prepared archaeological survey reports, many cultural resource sites have been disturbed by ranching operations, vegetation removal, and looting over the past century. Improvements to the ranch would increase the number of visitors, and potentially the amount of looting of cultural resources. The potential for increased disturbance related to pedestrian and visitor use would result in a potentially significant impact.

**CULT Impact 4 Implementation of the proposed Management Plan on the West FRP may result in increased looting of significant cultural materials, resulting in a potentially significant impact.**

CULT/mm-6 Upon implementation of proposed trail and amenity improvements, the CCSD or its designee shall implement a sign program for the protection of environmental resources. Signage shall include the following, or similar, language: “Please stay on designated trails. Disturbance of sensitive biological habitats and collection of artifacts such as arrowheads, old

bottles, and other materials is extremely damaging”. At a minimum, signage shall be placed at trailheads.

Residual Impact With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

d. WEST FRP - HISTORIC RESOURCES

The proposed Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail would be located within the Fiscalini Ranch Complex near Santa Rosa Creek and Highway 1. The proposed management plan does not include removal of these structures; however, trail construction and improvements may result in the destruction of historical resources within this area, resulting in a potentially significant impact.

**CULT Impact 5** **Implementation of the proposed Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail may result in the disturbance of historical artifacts, resulting in a potentially significant impact.**

Implement CULT/mm-2.

CULT/mm-7 Prior to site disturbance associated with the Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail, the applicant shall retain a qualified historical archaeologist (approved by the CCSD and County Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources 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 applicant shall implement the mitigation as required by the Environmental Coordinator.

CULT/mm-8 Upon completion of all monitoring/mitigation activities, the consulting historical archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Residual Impact With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

## 6. EAST FRP – IMPACTS AND MITIGATION MEASURES

No significant archaeological or historical resources have been observed or documented on the East FRP; therefore it is unlikely that significant cultural resources would be impacted. Based on the cultural sensitivity of the West FRP, there is a minimal possibility for the discovery of unknown cultural materials on the East FRP

**CULT Impact 6**      **During construction activities associated with the Santa Rosa Creek Trail and community park, unknown cultural resources may be discovered. Disturbance, destruction, or looting of such resources would result in a potentially significant impact.**

CULT/mm-9      In the event archaeological or historical resources are unearthed or discovered during any construction activities, the following shall apply:

- a. Construction activities shall cease, and the CCSD or its designee, the County Environmental Coordinator, and County Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist or historian (as applicable), and disposition of artifacts may be accomplished in accordance with state and federal law.
- b. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the CCSD, County Environmental Coordinator, and County Planning Department so proper disposition may be accomplished.
- c. Implement CULT/mm-1 through CULT/mm-8 as applicable.

Residual Impact      With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

## 7. CUMULATIVE IMPACTS

The proposed project is located within an area of known cultural significance. Coastal areas within the County typically exhibit evidence of significant archaeological and historical resources. The County of San Luis Obispo Local Coastal Plans (LCP) designate areas of known or likely cultural sensitivity as Archaeologically Sensitive. The LCP, County Coastal Policies, and the CZLUO require archaeological surveys and subsequent implementation of mitigation measures if cultural resources are present. Although development within culturally sensitive areas will continue to occur, including proposed improvements on the East and West FRP, implementation of these standard requirements would mitigate potential cumulative impacts to cultural resources to less than significant.

**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
AS	Archaeologically Sensitive
CCSD	Cambria Community Services District
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CZLUO	Coastal Zone Land Use Ordinance
EIR	Environmental Impact Report
ESA	Environmentally Sensitive Area
LCP	Local Coastal Plan
OHP	Office of Historic Preservation
SB 18	Senate Bill 18
SWPPP	Stormwater Pollution Prevention Plan

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## F. AESTHETIC RESOURCES

This section was prepared by Robert Carr, a California licensed Landscape Architect and Visual Resource Specialist. This section assesses visual impacts that may result from implementation of the *Management Plan* and *Community Park Master Plan*. This analysis determines if a change in the visual environment would occur, whether that change would be perceived as a positive or negative one, and the degree of any change relative to the existing setting. The focus of the Aesthetic Resources section is on the potential for the proposed project components to result in impacts to sensitive visual resources primarily as seen from public roadways and recreation areas.

### 1. REGULATORY SETTING

The proposed project is located within the jurisdiction of the County of San Luis Obispo. The regulatory setting pertaining to visual resources includes review of the proposed development's consistency with various elements of the County of San Luis Obispo General Plan and the County of San Luis Obispo Zoning Ordinance, in addition to the review of findings made in this document per California Environmental Quality Act (CEQA) *Guidelines*.

### 2. EXISTING CONDITIONS

The project site is located on approximately 440 acres of mostly undeveloped land in the unincorporated community of Cambria, in the County of San Luis Obispo. The site is surrounded on three sides by residential and commercial areas, and the Pacific Ocean on the fourth. The east and west portions of the FRP are separated by the Highway 1 corridor in a generally north-south orientation. The FRP includes a wide diversity of topography and vegetative communities. The overall site extends from the Pacific Ocean up and over a generally north-south oriented ridge and back down to Santa Rosa Creek and the downtown area of Cambria.

#### a. WEST FRP – SITE CONDITIONS

The western portion of the FRP consists of 364 acres of gentle to moderately steep slopes rising up from the coastal bluff terrace. The West FRP site reaches an elevation of approximately 260 feet above sea level before the landform drops off steeply to the Highway 1 corridor to the east. The vegetation of the West FRP includes the grasslands of the marine terrace, seasonal wetlands along the drainages, and the Monterey Pine mixed forest along the ridgetop and highway corridor.

Several hiking trails currently exist within the West FRP. With the exception of the Bluff Trail and the Marine Terrace Trail, these trails are all natural surfaces, with no formal improvements such as railing or signage (refer to Figures V-9 and V-10). A few handmade wooden benches are found alongside the trails. Post and wire fencing extends through a portion of the site, separating the Bluff Trail area from the Marine Terrace Trail area and higher elevations to the east. The Bluff Trail and Marine Terrace Trail are the most used and the most improved. Raised wooden walkways and pedestrian bridges are found along the southern portion of the Bluff Trail. Signage and trash receptacles are located at the north and south ends of the coastal bluff trail where it connects to the adjacent residential neighborhoods (refer to Figures V-11 and V-12).

The West FRP site is bounded to the north and south by residential areas. Both the Park Hill neighborhood to the north and the West Lodge Hill neighborhood to the south consist of single family houses on medium density lots. These neighborhood streets are paved and the properties are generally well landscaped. Access to the West FRP is primarily from Park Hill and West Lodge Hill via Windsor Boulevard.

b. WEST FRP - PROJECT VISIBILITY

The varied topography, vegetative patterns and undeveloped character of the West FRP provide a high quality visual backdrop for the community of Cambria and the Highway 1 corridor. Because of the FRP's central location, it has the potential to be seen from many locations; however, the greatest amount of visual exposure to the West FRP (although it is limited) is from Highway 1, West Lodge Hill, and Park Hill residential areas.

1) West FRP – Views from Highway 1

From both north and southbound Highway 1 travel lanes, the steep vegetated slopes of the FRP rising up to the west of the roadside are highly visible (refer to Figure V-13). Highway 1 fronts the West FRP for a distance of approximately 0.7 mile. From the roadway perspective, visibility to the upper portions of these slopes is somewhat limited because of the inclined viewing angle. None of the western-most portion of the West FRP or the Pacific Ocean can be seen from the highway vantage points within the FRP. Project elements within the West FRP that would have the most potential for visibility from Highway 1 would include any future pedestrian crossing of the highway, staging and parking areas along the highway, and associated signage and fencing. The Creek to Ridge Trail that traverses the West FRP hillside through the highway corridor would also have the potential for visibility, although much of those views would be screened or filtered by existing vegetation.

2) West FRP – Views from the West Lodge Hill and Park Hill residential areas

The West Lodge Hill and Park Hill residential areas have views of much of the site, from the West FRP ridge down to the ocean bluff (refer to Figure V-14). Within West Lodge Hill, Windsor Boulevard, Marlborough Lane, Victoria Way and Tipton Street dead-end at the FRP property. Currently Windsor Boulevard is the main public access point to the FRP from the north and south. Views to the FRP from these neighborhoods can include visibility of FRP users' cars parked on local streets and future parking areas, particularly during the summer and on weekends. Project features that would have the greatest potential to be noticeable from these residential areas and streets include the existing Bluff Trail and Marine Terrace Trail, Victoria Lane Trail, and Forest Loop Trail connections to Windsor Boulevard, Marlborough Lane, Victoria Way, Tipton Street, and Trenton Avenue. These improvements could include earthwork, path and road surfacing, small retaining structures, fencing, bollards and stiles, information kiosks and signage (refer to Figure V-15).

Several of the proposed trails within the West FRP would be visible from the West Lodge Hill and Park Hill residential areas. The extent of trail visibility would be dependent on the specific vantage point. From West Lodge Hill, the trails with the most visibility potential are the Marine Terrace Trail, the Bluff Trail, and the proposed Southside Link Trail and Victoria Lane Trail. The dense trees of the southeast portion of the West FRP would generally limit views of the trail system within that area.





**West FRP Forest Loop Trail Area  
FIGURE V-9**



**West FRP Bluff Trail Looking North  
FIGURE V-10**

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**West FRP Bluff Trail at Windsor Boulevard South  
FIGURE V-11**



**West FRP Bluff Trail at Windsor Boulevard North, West Lodge Hill Neighborhood  
FIGURE V-12**

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From the Park Hill neighborhood, the most visible segments of the trail system are the Marine Terrace Trail, the Bluff Trail, the Ridge Trail, and the Wallbridge to Ridge Trail. Most of the trails east of the Ridge Trail would not be visible from the Park Hill area.

### 3) West FRP – Views from within the West FRP

The West FRP currently supports a network of formal and informal hiking trails. The Bluff Trail and Marine Terrace Trail are the most used and as a result afford the greatest amount of public visual access to the site. From along the Bluff Trail, most all of the proposed trail system west of the ridge would be visible to some extent. Obviously, users of the trails throughout the West FRP would be able to see a greater level of project detail, including surfacing and textures, and construction materials. Views outward from the West FRP include vistas of the coastline and Pacific Ocean (refer to Figure V-16), Santa Lucia Mountain Range, and adjacent neighborhoods.

### 4) West FRP – Views from the Pacific Ocean

Although the number of potential viewers would be comparatively few, unobstructed views to the West FRP would be available from the Pacific Ocean. As seen from the ocean, all of the trails west of the Ridge Trail would be potentially visible, with the exception of the Forest Loop Trail where it would be hidden by trees. Because of the available viewing distance and general openness of the site, views from the ocean would be more comprehensive, with visibility of almost the complete trail system west of the ridge. From these more distant viewpoints, the colors and forms of the project elements would be the most identifiable visual characteristics.

## c. EAST FRP – SITE CONDITIONS

The East FRP is ~~seventy~~ 75 acres in size and extends from Highway 1 toward the east and the commercial center of Cambria. The Santa Rosa Creek corridor runs along the northern boundary of the site and includes riparian growth of willows, sycamore, alder and oak. The lower elevations of the East FRP site generally parallel Santa Rosa Creek and comprise the area created by the creek's floodplain. South of the floodplain, the East FRP site rises to a steep coastal scrub and forested hillside reaching an elevation of approximately 170 feet. Along the Highway 1 corridor, the vegetation of the East FRP includes stands of mature eucalyptus, grassland, and the riparian plants of Santa Rosa Creek (refer to Figure V-17).

The flatter area of the East FRP adjacent to the creek was used for grazing and pasture land. Existing development on the East FRP site includes an older residence adjacent to a wooden corral. A few residences are on the adjacent hillside to the south. Across the creek to the north is the east village commercial area of Cambria. The east village has a visual character defined somewhat by "quaint" smaller-scale buildings with wooden, ranch or farm style architecture. A weathered steel bridge over Santa Rosa Creek provides pedestrian and bicycle access between the East FRP and East Village. The CCSD water works facility is adjacent to the site along its northeastern edge. The water works is characterized by single-story office buildings, storage areas and equipment, and perimeter fencing. Along the highway frontage an old wooden billboard mostly obscured by trees welcomes travelers to the Village of Cambria.

### 1) East FRP – Project Visibility

The greatest amount of public exposure to the East FRP would be from Highway 1, Main Street, and the East Lodge Hill and Pines Knolls Estates areas. Rodeo Grounds Drive would also have views of the project improvements. The easternmost portion of the East FRP would be generally less exposed to off-site views because of its lower elevation and perimeter screening vegetation. The western portion of the East FRP would be more visible to the public because of its location along the Highway 1 corridor and proximity to Main Street. Where visible, the East FRP presents a high quality view. The open space of the site contributes to a pastoral visual character and helps define Cambria as a rural community.

### 2) East FRP – Views from Highway 1

The East FRP fronts Highway 1 for approximately 0.6 mile. As seen from the highway, the East FRP provides the fore and mid-ground visual context for the downtown Cambria area to the east (refer to Figure V-18). Because of the viewing distance and extent of intervening vegetation, the eastern portion of the East FRP where the Community Park is proposed would have reduced visibility from Highway 1. From the highway the most visible project elements of the East FRP would be the future Highway 1 pedestrian crossing, the Santa Rosa Creek (East) Trail and the Ramsey Trail.

### 3) East FRP – Views from Main Street

Along most of Main Street through the East Village, views to the East FRP would be screened by the riparian vegetation along Santa Rosa Creek and by the existing businesses along the south side of Main Street (refer to Figure V-19). Where the East FRP crosses to the north side of Santa Rosa Creek near Mid-State Bank, project elements such as the Santa Rosa Creek (East) Trail would be visible from Main Street. The existing pedestrian bridge over Santa Rosa Creek near Bluebird Lane connects to Main Street and would create one of the main visual access points to the East FRP property (refer to Figure V-20).

### 4) East FRP – Views from Rodeo Grounds Drive

Rodeo Grounds Drive is the primary existing road providing vehicle access to the East FRP. If the proposed community park is implemented, Rodeo Grounds Drive would continue as the principal road into the site and would offer the most direct views of the facilities. Proposed project features such as restroom and maintenance buildings, portable backstops and tall fencing, signage and paved areas would be the most noticeable elements as seen from Rodeo Grounds Drive. The view from Rodeo Grounds Drive would undergo substantial change upon relocation of the water works facility. The water yard area will be restored with riparian vegetation. Removal of isolated eucalyptus between the multi-purpose field and picnic area may be noticed but once the area is landscaped and more suitable trees are planted, their absence would go unnoticed.



**View of the West FRP from Southbound Highway 1  
FIGURE V-13**



**View of the West FRP from the Park Hill Neighborhood  
FIGURE V-14**

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**Bluff Trail and Marine Terrace Trail, Looking South  
FIGURE V-15**



**Ocean view from the West FRP  
FIGURE V-16**

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### 5) East FRP – Views from Tamson Street and the Pines Knolls Estates area

The Pines Knolls Estates area's elevated location provides broad views of downtown Cambria and the East FRP property to the south. Views from Tamson Street as well as from several residences along Grove Street would include much of the proposed community park (refer to Figure V-21). The green turf (artificial or natural) of the sports fields would be a noticeable visual element from this elevated vantage point. Security lighting on restroom structures, and potentially the community center would potentially be visible from this area. Because of the viewing distance, the trail system would be less visible in the landscape.

### 6) East FRP – Views from the East Lodge Hill Residential Area

The East Lodge Hill area is well-forested and as a result most of the views to the East FRP would be screened. However a few residences are visible on the hillside and would have views of the proposed community park area. In addition, the trail connections proposed from the FRP to Wilton Drive and Piney Way would add new visual features to the East Lodge Hill neighborhood (refer to Figure V-22).

### 7) East FRP – Views from within the East FRP

The East FRP is currently less utilized by the public than the West FRP. From within the East FRP property, views outward are generally defined by foreground pasture and open space with a backdrop of wooded slopes and ridges. Views are of somewhat higher quality at the eastern portion of the East FRP than they are through the more developed area between Main Street and Highway 1, looking towards development on Main Street. With implementation of the *Management Plan, Community Park Master Plan*, and future referenced projects, views within much of the East FRP would be directly affected by construction of the community park. Visibility of the future park would decrease as vantage points moved to the west, closer to the highway (refer to Figure III-3).

## 3. THRESHOLDS OF SIGNIFICANCE

The determinations of significance of project impacts are based on applicable policies, regulations, goals, and guidelines defined by CEQA and the County of San Luis Obispo.

In addition to comparing the project to relevant policies and standards, the aesthetic resources assessment identified which specific criteria contribute most to the existing quality of each view, and if change would occur to that criteria as a result of the project. If a change in visual criteria was identified, this change was analyzed for its potential effect on the existing scenic character. This analysis was combined with the potential number of viewers, their sensitivities and viewing duration in order to determine the overall level of impacts. Specifically, the project would be considered to have a significant effect on the environment if the effects exceed the significance criteria described below.

### a. CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

The significance of potential aesthetic resources impacts are based on thresholds identified within Appendix G of the CEQA *Guidelines*. According to the *Guidelines*, aesthetic impacts would be considered significant if the proposed project would:

**Have a substantial adverse effect on a scenic vista.**

A substantial adverse impact to a scenic vista would occur if the proposed project would significantly degrade the scenic landscape as viewed from public roads, or in particular county or state-designated scenic roadways, or from other public areas. The degree of potential impact on scenic vistas varies with factors such as viewing distance, duration, viewer sensitivity, and the visual context of the surrounding area.

The aesthetics section analyzes the extent that the proposed development would alter the visual quality of the project site and its surroundings. The specific characteristics that define important vistas are identified, and the project's effect on those characteristics is assessed. If the fundamental quality of the vistas are substantially reduced, significant impacts would result.

County planning documents and regulations do not by themselves set a specific threshold regarding the degradation of a scenic vista or visual resources. However review of applicable planning document language indicates that among other features, views of the coast and shoreline, hillsides, ridgelines, and substantial stands of native vegetation are among the resources considered aesthetically important.

**Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.**

Highway 1, which bisects the project site, is an Officially Designated State Scenic Highway. Per CEQA *Guidelines*, any project action within view of Highway 1 that would have a substantial adverse affect on a unique or outstanding visual resource would be considered a significant impact. Outstanding visual resources might include memorable stands of mature vegetation, framed views of pastoral open space, unique rock formations, or other exceptional aesthetic features.

**Substantially degrade the existing visual character or quality of the site and its surroundings.**

Project related actions would be considered to have a significant impact on the visual character of the site if they altered the area in a way that significantly changed, detracted from, or degraded the visual quality of the site and was inconsistent with community policies regarding visual character. The degree to which that change reflects documented community values and meets viewers' aesthetic expectations is the basis for determining levels of significance. Visual contrast may be used as a measure of the potential impact that the project may have on the visual quality of the site. If a strong contrast occurred where project features or activities attract attention and dominate the landscape setting, this would be considered a potentially significant impact on visual character or quality of the site.

Project components that are not subordinate to the landscape setting could result in a significant change in the composition of the landscape. Consideration of potential significance includes analysis of visual character elements such as land use and intensity, visual integrity of the landscape type, and other factors.



**From the East FRP Looking West Toward Highway 1  
FIGURE V-17**



**View of the East FRP from Highway 1  
FIGURE V-18**

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**View of the East FRP from Main Street  
FIGURE V-19**



**View of the East FRP from the Existing Pedestrian Bridge over Santa Rosa Creek  
FIGURE V-20**

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**Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.**

The project would result in a significant impact if it subjected viewers from public roads to a substantial amount of point-source lighting visibility at night, or if the collective lumination of the project resulted in a noticeable spill-over effect into the nighttime sky, increasing the ambient light over the region. The placement of lighting, source of illumination, and fixture types combined with viewer locations, adjacent reflective elements, atmospheric conditions can affect the degree of change to nighttime views. The degree of impact caused by night lighting would consider the type of lighting proposed by the project along with the lighting reasonably expected to be generated by future users of the property.

**b. CONSISTENCY WITH THE CALIFORNIA COASTAL ACT**

The California Coastal Act, §30251 states that: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas.

**c. CONSISTENCY WITH COUNTY OF SAN LUIS OBISPO PLANS AND POLICIES**

County of San Luis Obispo planning documents do not contain specific criteria for determining thresholds of significance regarding aesthetic resources. However, in comparing the project to the above CEQA *Guidelines* thresholds, substantial consideration was given to the project's consistency with public policies, plans, goals, and regulations concerning scenic vistas, scenic roadways, visual character, and night lighting. The following goals, policies and guidelines provide a basis for determining levels of potential impact as well as an indication of aesthetic values and sensitivity to visual change.

**1) County of San Luis Obispo General Plan Agriculture and Open Space Element**

The western portion of the West FRP is located within a designated Sensitive Resource Area (SRA) for scenic qualities per the County of San Luis Obispo General Plan, Agriculture and Open Space Element, Open Space Resources map. The project site area is located within SRA S1, "Ocean Shoreline."

Open Space Goal (OSG1) states as an objective to "Identify, protect, sustain, and where necessary restore and reclaim areas with (scenic) characteristics."

Open Space Policy (OSP24) states that Highway 1 is eligible for further study regarding county Scenic Corridor designation, based on preliminary assessment of its visual quality. This policy specifies the protection of scenic vistas and states the following regarding the development of lands within scenic corridors:

- a. Locate structures, roads, and grading on portions of a site that minimize visual impact.
- b. Locate structures below prominent ridgelines and hilltops so they are not silhouetted against the sky.
- c. Use natural landforms and vegetation to screen development. Where that cannot be done, it is preferred to screen development with native vegetation that is compatible with the scenic resource being protected and does not obstruct public vistas.
- d. Design structures with colors that are taken from the natural landscape.
- e. Minimize the visibility of utilities from public view corridors and place them underground where feasible.

Open Space Policy (OSP26) *Recreational Uses of Publicly-Owned Open Space* states that: Park sites and recreation areas shall protect scenic and environmentally sensitive resources.

## 2) County of San Luis Obispo Coastal Zone Land Use Ordinance

The Coastal Zone Land Use Ordinance (CZLUO) defines the purpose of the SRA such that proposed uses be designed with consideration of the identified resources, and the need for their protection. The ordinance further states that the environmental determination is to evaluate the potential effect of the proposed project upon the particular features of the site or vicinity that are identified by the Land Use Element as the reason for the sensitive resource designation.

## 3) County of San Luis Obispo Land Use Element, Local Coastal Program, Coastal Plan Policies

Chapter 10, *Visual and Scenic Resources* states that: The coastal area of San Luis Obispo County includes a variety of superb scenery. The economic stability of the recreation and tourist industries are highly dependent on the quality of the scenic coastal areas accessible and attractive to the general public. Therefore, the identification and protection of visual resources within the coastal zone is a critical aspect of planning for long-term change and development within highly scenic coastal regions.

California Coastal Act, §30251 states: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas.

## 4) County of San Luis Obispo General Plan Land Use Element and Local Coastal Plan- North Coast Planning Area

Chapter 6, Land Use - Recreation states that: All the undeveloped shoreline of the planning area is classified as Sensitive Resource Area. Areas of unique environmental interest should be preserved in their natural state with managed public access and recreation use limited to nature trails with interpretive signs.

Chapter 6 Land Use - Cambria Urban Area states that regarding recreation uses, "Emphasis is on development of selected uses essential to the area and harmonizing with the scenic setting".

## 5) County of San Luis Obispo Cambria-and San Simeon Acres Community Plans

Chapter 1 - §18 *Vision for East/ West Ranch* includes the following objectives:

- A. Strive for minimum disturbance to the natural qualities of the FRP while allowing the appropriate public access and recreation.
- H. Site and design all improvements in ways that protect sensitive habitats and the scenic and visual quality of the FRP.

Chapter 4 - §6 Land Use - *Site Design Development within View of Highway One*. New development shall be screened from Highway One in accordance with the criteria below.

- A. **Landform alterations.** Landform alterations (such as road grading, earthmoving, and vegetation removal) shall be minimized. Where no feasible alternative exists, site disturbance shall be limited to areas that are least visible from Highway One.
- B. **Location of buildings.** Buildings and parking areas shall utilize appropriate landscaping (including native vegetation where feasible) to minimize views from Highway One.
- C. **Vegetative screening.** Vegetation which is used to screen landform alterations, buildings, or parking areas shall be maintained on a long-term basis.
- D. **Night lighting.** Night Lighting shall be the minimum necessary for convenience and security, and shall be shielded in order to minimize pollution of night skies. Lighting shall not conflict with the character of the area.
- E. **Colors and materials.** Appropriate colors and materials shall be used to minimize structure visibility from Highway One. Examples of the palette of colors and materials shall be provided with each application for development.

## 6) The County of San Luis Obispo Design Guidelines

This document prepared by the County of San Luis Obispo Department of Planning and Building consists of “design objectives, guidelines and examples that will help retain and enhance the unique character of the unincorporated communities and rural areas of San Luis Obispo County”. The following design objectives apply to the project site:

- RC-7a.** Where possible, large cuts and graded pads should be avoided to minimize the alteration of natural contours.
- RC-7e.** Artificial slopes that are visible to the public should match the natural contours in the immediate vicinity.

#### 4. IMPACT ASSESSMENT AND METHODOLOGY

The findings of this study are based on field visits conducted over several days, including review of the entire site as well as the surrounding streets and neighborhoods. Resource inventories were conducted both on foot and from moving vehicles. The existing developed features of the FRP were surveyed along with the natural areas. The complete extent of potential visibility of *Master Plan* elements and programs were defined, with particular attention given to public roadways and nearby residences. Existing visual resources and site conditions were photographed and recorded on aerial maps and field notes. County planning documents and previous environmental studies relevant to the FRP were referred to for gaining an understanding of community aesthetic values.

#### 5. WEST FRP - IMPACTS AND MITIGATION MEASURES

##### ~~a. WEST FRP - WIRELESS TELECOMMUNICATION FACILITIES~~

~~If not sited and designed properly, wireless telecommunication facilities and related cell towers would be highly visible and would reduce the visual quality of the FRP and the community in general. Because of the communication objective of placing cell towers at higher elevations and in plain sight, a high probability would exist that the facilities would be a noticeable visual element in the landscape. The *Management Plan* requires that "Cell towers must be located and designed to have little to no visual impacts on the natural features of the FRP." This requirement would be assured by a comprehensive visual assessment of any proposed cell tower facility prior to its implementation. An application for a telecommunications facility is currently under consideration by the County of San Luis Obispo. A project specific visual impact assessment was prepared for the project.~~

~~**AES Impact 1** — Visibility of wireless telecommunication facilities could result in highly noticeable built elements contrasting with the natural setting of the FRP, community and Highway 1 corridor and could substantially degrade visual quality, resulting in a potentially significant impact.~~

~~AES/mm 1 — Upon application for land use and construction permits from the County for wireless telecommunication facilities, the CCSD or its designee shall provide a comprehensive visual impact assessment to the County of San Luis Obispo Department of Planning and Building for review and approval.~~

~~*Residual Impact* — With implementation of mitigation, this impact would be considered less than significant with mitigation, Class II.~~

##### ~~b.a. WEST FRP - PEDESTRIAN BRIDGE OVER HIGHWAY 1~~

~~The construction of a pedestrian bridge over Highway 1 could be a significant visual element in the highway corridor and for the community of Cambria. A pedestrian bridge would be the first of its kind over Highway 1 in San Luis Obispo County. Without sensitive siting and design, a new bridge over the highway could result in substantial visual impacts to the community setting and the character of this State Scenic Highway and National Scenic Byway.~~

~~The County of San Luis Obispo *Coastal Policies* recommend the use of an Architectural Review Process where a unique community character is identified. As defined by the *Coastal Policies*,~~

this board is often comprised of architects, planners, builders and interested citizens from the community and allows for local input on proposed buildings or uses. The architectural review board process requires consensus as to the appropriate design standards and the cooperation of the property owners within the area proposed for review. Based on the visual sensitivity of the Highway 1 corridor within the community of Cambria and along the North Coast, establishment of an architectural review board would be appropriate to determine the design of the pedestrian bridge.

**AES Impact 12** **Visibility of a pedestrian bridge over Highway 1 could result in highly noticeable built element contrasting with the natural setting of the Scenic Highway, the FRP, and the community of Cambria and could substantially degrade visual quality, resulting in a potentially significant impact.**

AES/mm-12 Upon preparation of plans for the pedestrian bridge, and prior to application for land use and construction permits from the County and an encroachment permit from Caltrans, the CCSD or its designee shall develop an architectural review board to design the pedestrian bridge. The board shall consist of architects, planners, builders and interested citizens from the community.

AES/mm-23 Upon application for land use and construction permits from the County for the pedestrian bridge over Highway 1, the CCSD or its designee shall provide plans for the bridge to the California Department of Transportation and the County of San Luis Obispo Department of Planning and Building for review and approval. Proposed plans shall include the following elements:

- a. The pedestrian bridge shall be designed to be subordinate to, and blend with, the rural character of the area.
- b. Where feasible, portions of the bridge shall be screened utilizing native vegetation (native to the FRP), however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views.
- c. The location and design of the bridge shall minimize the need for tree removal, and if trees are required to be removed, the site shall be replanted with similar species or other species which are reflective of the community character.
- d. Colors and materials shall be selected to blend into the surrounding landscape, and shall also comply with California Department of Transportation requirements.

AES/mm-34 Upon application for land use and construction permits from the County for the pedestrian bridge over Highway 1, the CCSD or its designee shall provide a comprehensive visual impact assessment to the California Department of Transportation and the County of San Luis Obispo Department of Planning and Building for review and approval.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

**e.b. WEST FRP -TRAIL AND ROAD DESIGN STANDARDS**

The proposed trail system will be seen throughout the FRP (refer to Figure V-23). The extent to which these trails visually blend with the surroundings or appear as scars on the landscape depends to a large degree on their color and form. Earthwork and imported surface and embankment materials that do not match the appearance of the adjacent landcover could visually contrast and be noticeable from great distances. Trail and access road structures such as boardwalks, railing, ramps, landings and retaining structures have the potential to draw attention to the trail facility and look out of character with the natural setting.

**AES Impact 23 Trails and access roads that visually contrast with the surrounding landscape could be seen from great distances as scars on the land and could adversely affect the natural visual setting of the FRP and coastline, resulting in a potentially significant impact.**

AES/mm-45 Upon application for land use and construction permits from the County, and prior to site disturbance, proposed trail and road design plans shall include the following standards and concepts:

- a. All boardwalks, bridges, retaining structures, edge stops, railing and other visible features shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover.
- b. All path and access road surfaces, including emergency and maintenance vehicle roads shall match the color of the adjacent native earth. Decomposed granite and polymer surfaces, "all-weather surfaces," American Disabilities Act (ADA) compliant stable surfaces, and compacted imported earth surfaces shall be designed and constructed to match the color of the adjacent soil. This requirement shall also apply to all road-related culverts, rock slope protection, and drainage systems.
- c. All trail and road design shall minimize grading by following the natural contours of the land as much as possible. Where grading is unavoidable, all slopes shall include slope-rounding to reduce the engineered appearance of the earthwork.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.



**View of the East FRP in the Background from Tamson Drive  
FIGURE V-21**



**View of East FRP Looking North  
FIGURE V-22**

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d.c. WEST FRP - SIGNAGE

The extensive system of trails, access points, safety and interpretive information proposed for the FRP may require dozens of new signs and markers throughout the site. The *Management Plan* requires that signs are constructed of natural or recycled materials. Recycled materials may or may not look natural. The placement of signs could block views of the Pacific Ocean or other scenic resources. Signage at parking and staging areas would contribute to visual clutter in the landscape and in residential neighborhoods.

**AES Impact 34** Signage required for proposed trails, parking and staging, interpretive, safety and other purposes could block scenic views and create visual clutter on the FRP, the Highway 1 corridor and the community of Cambria, resulting in a potentially significant impact.

AES/mm-~~56~~ Upon application for land use and construction permits from the County, and prior to site disturbance, a signage plan shall be prepared, and shall include the following standards and concepts:

- a. All signs shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover. Exceptions shall be made in keeping with applicable ADA and safety standards.
- b. All signs shall be the minimum size necessary for their intended purpose, in keeping with applicable ADA and safety standards.
- c. All signs shall be placed in the least visually obtrusive location possible consistent with their intended purpose, without blocking views of the Pacific Ocean or other scenic resources, and in keeping with applicable ADA and safety standards.

d. The proposed signage plan shall be developed by the CCSD and Friends of the Fiscalini Ranch Preserve in consultation with the Easement Holder, and incorporated into the Management Plan, prior to submittal to the County.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

e.d. WEST FRP – MAINTENANCE ACTIVITIES

On-going maintenance activities could alter the intended aesthetic of the FRP defined in the *Management Plan*. Maintenance staff and volunteers may not be aware of the goals and requirements set forth in the Plan. As a result, subsequent actions by ranch maintenance personnel could result in adverse visual impacts to the setting.

**AES Impact 45** Maintenance activities inconsistent with the aesthetic goals of the *Public Access and Management Plan* could result in adverse visual impacts.

AES/mm-67 All maintenance work within the FRP shall comply with the visual appearance requirements of the various sections of the *Public Access and Management Plan*. Special attention shall be given to paint and finish colors, imported fill and surfacing materials, replacement plants, and soil disturbance.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

#### f.e. WEST FRP - PHASED IMPROVEMENTS

The *Management Plan* includes several proposed improvements that could require screening to avoid visual impacts. Such improvements may include parking lots and staging areas, trash containers, and utility, equipment and maintenance buildings. Where possible, establishing screen planting prior to the construction of the related improvement would allow the avoidance of impacts, both long and short-term.

AES Impact 56 **Screen planting installed at the time of the related plan improvement could result in significant short term visual impacts due to the time required for planting to mature and become effective.**

AES/mm-78 Upon implementation of the *Public Access and Management Plan*, short-term actions of phased improvements shall include the following concept:

- a. Install and maintain visual screen planting where feasible at areas identified in the *Management Plan* and subsequent visual assessments as areas likely to require screening in the future.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

#### e.f. WEST FRP – CENTRAL STAGING AREA AT CAMBRIA DRIVE ON HIGHWAY 1

The construction of a central staging area and parking lot adjacent to Highway 1 could be a substantial visual element in the highway corridor (refer to Figure V-24). As a transportation node, the staging area could reasonably include parked cars and busses, a sheltered bus stop, a kiosk, highway signage, trailhead signage, fencing, paved accessible parking and walkways, trash receptacles and other elements. Without sensitive siting and design, a central staging area adjacent to the highway could result in substantial visual impacts to the FRP, the community setting and the character of this State Scenic Highway and National Scenic Byway.

AES Impact 67 **Visibility of a central staging area adjacent to Highway 1 could result in highly noticeable built elements and clutter contrasting with the natural setting of the Scenic Highway, the FRP, and the community of Cambria, and could substantially degrade visual quality, resulting in a potentially significant impact.**

AES/mm-89 Upon application for land use and construction permits from the County, and prior to site disturbance to establish the Highway 1 central staging area, the CCSD or its designee shall provide a comprehensive visual impact assessment to the County of San Luis Obispo Department of Planning and Building for review and approval. This plan shall incorporate the following elements:

- a. Visual screening from Highway 1, location of any structures to minimize views from Highway 1.
- b. Shielded lighting (if lighting is proposed).
- c. Appropriate colors and materials consistent with the County of San Luis Obispo Community Plan, County Design Guidelines, and *Public Access and Management Plan*.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

#### h.g. WEST FRP - GULLY EROSION STABILIZATION

The Seacraft gully erosion location is identified in the *Management Plan*. Mechanical stabilization efforts to restore the site could include filling in the gully with various amounts of rock, earthen fill material and topsoil. The gully may also require engineered drainage culverts. Planting restoration would occur on the recontoured gully. Without careful attention to the brightness and color of the imported fill material and topsoil, the stabilization area could appear highly contrasting and result in adverse visual impacts until vegetation was successfully established.

**AES Impact 78 Visibility of a highly contrasting imported fill and topsoil material for gully stabilization could result in a noticeable earthwork operation, inconsistent with the natural setting of the FRP and coast, resulting in a potentially significant impact.**

AES/mm-910 During restoration activities associated with the Seacraft gully, all topsoil and fill material used for gully repair and exposed to view shall be similar in color and brightness to the soil of the adjacent native ground.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

## 6. EAST FRP – IMPACTS AND MITIGATION MEASURES

### a. EAST FRP -TRAIL AND ROAD DESIGN STANDARDS

The proposed trail system will be seen throughout the East FRP. The extent to which these trails visually blend with the surroundings or appear as scars on the landscape depends to a large degree on their color and form. Earthwork and imported surface and embankment materials that do not match the appearance of the adjacent landcover could visually contrast and be noticeable from great distances. Trail and access road structures such as boardwalks, railing, ramps,

landings and retaining structures have the potential to draw attention to the trail facility and look out of character with the natural setting.

| **AES Impact 89** Trails and access roads that visually contrast with the surrounding landscape could be seen from great distances as scars on the land and could adversely affect the natural visual setting of the East FRP, resulting in a potentially significant impact.

| Implement AES/mm-45.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

b. **EAST FRP – TRAIL SIGNAGE**

The proposed system of trails, access points, safety and interpretive information on the East FRP may require new signs and markers throughout the site. The *Management Plan* requires that signs are constructed of natural or recycled materials. Recycled materials may or may not look natural. The placement of signs could block views of scenic resources, including grassland and the Santa Rosa Creek riparian corridor. Signage at parking and staging areas would contribute to visual clutter in the landscape and in residential neighborhoods.

| **AES Impact 910** Signage required for proposed trails, staging, interpretive, safety and other purposes could block scenic views and create visual clutter on the FRP, the Highway 1 corridor and the community of Cambria, resulting in a potentially significant impact.

| Implement AES/mm-56.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

c. **EAST FRP – MAINTENANCE ACTIVITIES**

On-going maintenance activities could alter the intended aesthetic of the FRP defined in the *Management Plan*. Maintenance staff and volunteers may not be aware of the goals and requirements set forth in the Plan. As a result, subsequent actions by ranch maintenance personnel could result in adverse visual impacts to the setting.

| **AES Impact 1011** Maintenance activities inconsistent with the aesthetic goals of the *Public Access and Management Plan* could result in adverse visual impacts.

| Implement AES/mm-67.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

d. EAST FRP - PHASED IMPROVEMENTS

The *Management Plan* includes several proposed improvements that could require screening to avoid visual impacts. Such improvements may include parking lots and staging areas, trash containers, and utility, equipment and maintenance buildings. Where possible, establishing screen planting prior to the construction of the related improvement would allow the avoidance of impacts, both long and short-term.

**AES Impact 1112 Screen planting installed at the time of the related plan improvement could result in significant short term visual impacts due to the time required for planting to mature and become effective.**

Implement AES/mm-78.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

e. EAST FRP - COMMUNITY PARK

The *Management Plan* describes the future development of a community park on the eastern portion of the East FRP. The park would be developed in a separate action and as such the specific design and elements are not known at this time. Preliminary concepts of the park show sports fields, tennis multi-purpose courts, a community center, restrooms, ~~a gazebo, group picnic areas,~~ parking, maintenance buildings, trails and other amenities. ~~Although no lighting plan or discussion is provided, it is reasonable to assume some lighting will be associated with the park.~~ Proposed lighting would include shielded security lighting on the restrooms and community center, bridge, playground, and parking area. Preliminary review of the community park site and the surrounding area indicates that most of the park facilities would not be seen from off-site locations. Views from Highway 1 and from the downtown areas of Cambria would be limited due to intervening vegetation, viewing distance, or both. The park features that would have the greatest probability of being noticed from the surrounding area would be the roofs of the community center, restrooms, maintenance buildings, and other structures. The extent of visibility of these park features would depend mostly on their location, height and color. Night lighting on restrooms could also be a noticeable visual element from off-site viewing areas. Even if raised light standards were not proposed, the atmospheric glow from security and building lighting could be an adverse visual characteristic of the park development. From inside the East FRP, careful attention would need to be given to the architectural elements of structures and other features in order to appear consistent with the rural pastoral character of the community. A comprehensive visual assessment of proposed buildings and associated structural improvements would ensure the park avoids or minimizes impacts and complements the visual character of Cambria and the region.

**AES Impact 1213 Proposed structures and security lighting ~~of~~ within the future community park could result in development that would be out of character with the setting resulting in adverse visual impacts to the community.**

AES/mm-1011 Upon application for land use and construction permits from the County for the community park, the CCSD or its designee shall provide a comprehensive visual impact assessment of proposed buildings and associated structural improvements to the County of San Luis Obispo Department of Planning and Building for review and approval. Proposed structures shall comply with the following performance standards:

- a. The proposed design shall include elements consistent with the rural character of Cambria.
- b. Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.
- c. Roof materials shall be non-reflective.

AES/mm-11 Upon application for land use and construction permits from the County for the community park, the CCSD or its designee shall provide a security lighting plan showing shielded fixtures and the use of motion sensors. Exterior lighting shall be limited to security lighting on the community center restrooms, bridge, playground, and parking area. All exterior lighting shall be shielded and directed to the ground. All exterior lighting shall not be directed towards the sky, a structure wall, or towards the property boundary.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

f. **EAST FRP - CCSD WATER WORKS FACILITY RELOCATION**

The *Management Plan* describes the desire to relocate the CCSD water works facility pumphouse away from Santa Rosa Creek, and the County storage yard moved off the FRP property. The *Management Plan* suggests that both of these facilities be screened from public views from Rodeo Grounds Drive, the FRP area and the future park. This requirement would be assured by a preparation of a comprehensive visual assessment of any proposed relocations of the water works or maintenance facilities prior to their implementation.

**AES Impact 1314 Visibility of the relocated water facility works or County storage yard from Rodeo Grounds Drive or other public roads or areas could result in cluttered views incompatible with the adjacent community and future park, resulting in a potentially significant impact.**

AES/mm-12 Upon application for land use and construction permits from the County to relocate the CCSD water works or County storage yard, the CCSD or its designee shall submit design plans including, but not limited to, the following elements:

- a. The proposed design shall include elements consistent with the rural character of Cambria.
- b. Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.

- c. Landscape screening, consisting of native ([native to the FRP](#)), drought-tolerant plant and shrub species, shall provide a minimum of 50 percent screening from the park area.
- d. Stored and stockpiled materials shall be shielded from view by solid fencing and/or [native](#) vegetation, or the proposed structures.

AES/mm-13 Upon application for land use and construction permits from the County to relocate the CCSD water [works-facility](#) or County storage yard, the CCSD or its designee shall provide a comprehensive Visual Impact Assessment to the County of San Luis Obispo Department of Planning and Building for review and approval.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

## 7. CUMULATIVE IMPACTS

The discussion of cumulative impacts relates to the potential for implementation of the Management Plan and Community Park Master Plan to contribute to an aggregate change in visual quality of the area. The Highway 1 corridor through the north coast of County of San Luis Obispo has undergone relatively few visual changes over the last several years. Commercial development has been occurring in the west and east villages of Cambria, and a few new motels have been built along Moonstone Beach Drive. To the south the newly constructed school on Main Street can be seen from the Highway 1 corridor.

The proposed project could introduce a variety of new visual elements into the public view. In general, the most potentially noticeable new elements would be the community park and the Highway 1 pedestrian bridge. Elements proposed on the West FRP would be visible to a lesser degree. Proposed improvements such as parking and staging areas, signage and information kiosks would contribute to a slightly more developed look from public viewing areas. Proposed improvements to the trail system such as grading and new surfaces would increase visibility of the trails and access roads.

The Management Plan satisfactorily addresses and resolves most of the potentially adverse aesthetic issues associated with its implementation. The mitigation measures identified in this aesthetic section further reduce potential visual impacts and noticeability of the project. The improvements, restorations, and actions specifically proposed with the Management Plan, in conjunction with these mitigation measures would not significantly alter the overall visual character of the FRP or its surroundings, and would not result in a substantial cumulative visual change. Subsequent required visual assessment of the future community park, the potential Highway 1 pedestrian bridge, and other referenced major project elements would help ensure those projects' consistency with coastal plan visual policies and protection of visual resources.

**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
ADA	American Disabilities Act
CCSD	Cambria Community Services District
CEQA	California Environmental Quality Act
CZLUO	Coastal Zone Land Use Ordinance
EIR	Environmental Impact Report
SRA	Sensitive Resource Area





**Existing Bluff Trail Improvements  
FIGURE V-23**



**Location of Proposed Central Staging Area West of Highway 1  
FIGURE V-24**

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## G. TRANSPORTATION AND CIRCULATION

This section of the EIR documents the transportation-related impacts associated with implementation of the proposed *Public Access and Management Plan and Community Park Master Plan*. This section was prepared based on the *Traffic and Circulation Study* (ATE, 2006) conducted for the EIR. Based on the concentration of uses associated with the proposed community park, the traffic study focused on impacts associated with the *Community Park Master Plan*. A copy of the traffic report is located in Appendix B of this EIR. Additional traffic data was obtained from the *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Final Environmental Impact Report* (certified 2006), and is incorporated by reference.

### 1. REGULATORY SETTING

Transportation system requirements for the County are subject to the policies and plans of the County of San Luis Obispo. The County outlines policies and standards regarding use of public roads in the *North Coast Plan Circulation and Land Use Element* and *Cambria-San Simeon Community Plans*. The policies and standards provide guidance in defining whether proposed projects are consistent with established roadway capacity levels and intersection levels of service. The County is responsible for review and approval of proposed projects and traffic study reports. All new developments are required to meet the parking space and access improvement standards specified by the County of San Luis Obispo.

### 2. EXISTING CONDITIONS

#### a. LOCAL ROAD NETWORK

The project is located within the community of Cambria, on the FRP. Regional access to the FRP is provided by Highway 1. Local access to the FRP is provided via Main Street, Burton Drive, Cambria Drive, and several local roads within the Park Hill and West Lodge Hill neighborhoods. Traffic signals are located on Highway 1 at Windsor Boulevard, Burton Drive, and Main Street/Ardath Drive.

#### b. LOCAL PEDESTRIAN AND BICYCLE FACILITIES

Existing pedestrian facilities within the community of Cambria are comprised of sidewalks in some locations within residential communities and the commercial areas along Main Street. Bicycle access is provided on local streets and Highway 1. In addition, the Cross-town Trail provides pedestrian bridge and bicycle access across Santa Rosa Creek between the East FRP and Main Street commercial area. The existing formal and informal trail system on the FRP provides pedestrian and bicycle access between the Park Hill and Lodge Hill neighborhoods.

#### c. LOCAL TRANSIT FACILITIES

Transit within the community of Cambria includes the Regional Transportation Authority (RTA). Route 12 serves the Cambria area. Stops are located at Main Street, Burton Drive, and Ardath Drive.

The Cambria Trolley also serves the community. The trolley system was initiated in 1996, and is operated under contract by a joint venture between Ride-On Transportation and Southland Transit, Inc. and is administered by RTA ~~and the CCSD~~. The trolley route includes 24 stops located between Moonstone Drive and Ardath Drive. The trolley stops at several locations in both the West and East Villages including the FRP, Veteran's Memorial Building, Cambria Pines Lodge, Cambria Community Healthcare District, and East Village parking lot. The trolley operates throughout the year from 9:00 a.m. to 6:00 p.m. June 1 through September 4 (Thursday through Monday) and September 5 through May 31 (Friday through Monday). [As of September 2009, the trolley will no longer be coordinated by the CCSD; however, the CCSD will continue consultations with the trolley operator regarding service to the FRP.](#)

d. **WEST FRP – EXISTING CONDITIONS**

The West FRP is primarily accessed from the local street network within the Park Hill and West Lodge Hill neighborhoods, including Windsor Boulevard (South and North), Marlborough Street, Huntington Drive, Orlando Drive, Victoria Lane, Tipton Street, Trenton Avenue, and Wallbridge Drive and Highway 1.

For the purposes of this EIR, a qualitative analysis of potential impacts to LOS is provided for potential impacts resulting from the use of open space recreational amenities (trails) on the West FRP. Traffic data was obtained from the *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Final Environmental Impact Report* (certified 2006), and is incorporated by reference.

Highway 1 is a two-lane State Highway with asphalt shoulders within the Cambria area. The highway provides north-south regional access to the West FRP via connections to Ardath Drive, Burton Drive, and Windsor Boulevard (north). These intersections with Highway 1 are controlled by traffic control lights.

Ardath Drive is a local collector that provides access to residences west of Highway 1, south of the West FRP.

Burton Drive is a two-lane collector that provides access to residences west of Highway 1, south of the West FRP.

Windsor Boulevard is a two-lane collector that provides access to the Cambria CSD Wastewater Treatment Facility, Shamel Park, Moonstone Beach Drive visitor serving facilities, residences west of Highway 1, and the West FRP.

1) **West FRP – Baseline Conditions**

Based on the Final EIR for the *Cambria and San Simeon Acres Community Plans*, the Highway 1/Main Street/Ardath Drive intersection, Highway 1/Burton Drive intersection, and Highway 1/Windsor Boulevard intersection operate at acceptable levels of service (LOS C). During the P.M. peak hour, roadway level of service on Highway 1 operates at LOS D (Main Street to Burton Drive) and LOS E (Burton Drive to Ardath Drive).

e. EAST FRP – EXISTING CONDITIONS

The East FRP is directly accessed from Rodeo Grounds Road, which branches off Burton Drive. For the purposes of this EIR, the traffic study focused on areas affected by greater concentrations of traffic resulting from implementation of the proposed Community Park (refer to Appendix B). The impacts of the proposed project to the transportation system were evaluated during the weekday daily and P.M. peak hour, and summer weekend daily and P.M. peak hour for the following locations, which would be most affected by concentrated traffic trips during operation of the community park:

Intersections

- Main Street/Cambria Drive
- Main Street/Burton Drive
- Rodeo Grounds Road/Burton Drive

Roadway Segments

- Main Street
- Burton Drive

Highway 1 is a two-lane State Highway with asphalt shoulders within the Cambria area. The highway provides north-south regional access to the site via connections to Main Street.

Main Street, located to the north of the site, is an approximately 30-foot wide roadway. Main Street is a minor arterial that extends from Highway 1 easterly through Cambria's downtown commercial area. On-street parking is provided in portions of the downtown area. The Main Street/Cambria Drive intersection is a T-configuration and is controlled by stop signs (all-way stop). The Main Street/Burton Drive intersection is also a T-configuration and controlled by stop signs (all-way stop).

Burton Drive is a north-south two-lane collector with curb, gutter, and sidewalk improvements adjacent to the commercial uses between Rodeo Grounds Road and Main Street. On-street parking is provided in this area. Burton Drive is a two-lane collector roadway with dirt shoulders south of Rodeo Grounds Road. The Burton Drive/Rodeo Grounds Road intersection is a T-configuration and is stop-controlled on the Rodeo Grounds Road approach.

Rodeo Grounds Road is an unpaved local road that extends west of Burton Drive into the area of the proposed park.

1) East FRP - Baseline Conditions

Baseline conditions reflect the sum of existing volumes of traffic. Existing (baseline) traffic volumes for the identified study roadways and intersections are presented below. Intersection traffic operations are evaluated based on level of service (LOS), which represents the operating conditions of a roadway or intersection, and indicates the degree of traffic delay and congestion (refer to Table V-9).

## 2) East FRP - Existing Traffic Volumes and Intersection Configurations

Existing weekday and summer weekend traffic volumes on three roadway segments and three intersections were obtained during traffic counts conducted in May and June 2006 (refer to Appendix B). Weekday peak hour counts were conducted from 4:00 to 6:00 P.M., and summer weekend counts were conducted from 11:00 A.M. to 1:00 P.M. at each study intersection. The existing turn movement volumes at each of the study intersections under weekday and summer weekend scenarios are presented in Appendix B.

## 3) East FRP - Existing Levels of Service

The operation of intersections and roadway segments is measured in terms of Level of Service (LOS). LOS is a qualitative measure of traffic conditions ranging from LOS A (representing free flowing conditions with little or no delay) to LOS F (representing congested conditions with long delays and lengthy vehicle queues). The County maintains LOS D as the minimum acceptable level of service for intersections within urban areas (i.e., LOS E and F are considered unacceptable operations). Although Caltrans strives to maintain LOS C operations on state-operated facilities, LOS D is considered acceptable in urban areas such as Cambria. Operational analysis of the study intersections is based on the methods and procedures described in the 2000 *Highway Capacity Manual (HCM)* published by the Transportation Research Board.

## 4) East FRP - Existing Intersection Operations

All study area intersections are unsignalized, and controlled by stop signs. Unsignalized intersections were analyzed using the methodology described in the HCM. Table V-9 presents the ranges of control delay and corresponding levels of service for unsignalized intersections.

**TABLE V-9**  
**Unsignalized Intersection Service Level Criteria**

Level of Service	Description	Average Total Delay Per Vehicle (Seconds)
A	Little or no delay	$\leq 10$
B	Short delays	$> 10$ and $\leq 15$
C	Average delays	$> 15$ and $\leq 25$
D	Moderate delays	$> 25$ and $\leq 35$
E	Lengthy delays	$> 35$ and $\leq 50$
F	Intolerable delays	$> 50$

Source: *Highway Capacity Manual, Special Report 209, Transportation Research Board, 2000.*

The existing peak hour volumes and lane configurations were input to the Highway Capacity Software (HCS+ Version 5.2) program to calculate the level of service at each of the unsignalized study locations. Table V-10 summarizes the existing intersection PM peak hour LOS for both weekdays and summer weekend periods. The level of service calculations are

contained in Appendix B. The unsignalized intersections are operating at acceptable levels of service, LOS A and B.

**TABLE V-10**  
**Existing Intersection Levels of Service**  
**East FRP**

Intersection	Traffic Control	Weekday		Summer Weekend	
		Delay	LOS	Delay	LOS
Main Street/ Cambria Drive	All-way stop	9.9 sec	A	11.9 sec	B
Main Street/ Burton Drive	All-way stop	9.9 sec	A	13.9 sec	B
Rodeo Grounds Road/Burton Drive					
Northbound left turn	One-way stop	7.7 sec	A	7.5 sec	A
Eastbound left and right turn		10.3 sec	B	10.9 sec	B
Overall		9.1 sec	A	10.0 sec	A

Source: ATE; 2006

#### 5) East FRP - Existing Roadway Segment Operations

The operations of roadway segments are generally evaluated by comparing the measured (counted) volume to the capacity (threshold) volumes. Table V-11 presents standard engineering roadway design capacities based on the roadway facility type and number of lanes, for various types of roadways. These threshold volumes are approximate in nature and serve primarily as a general guide as to whether the roadway is over or under capacity.

**TABLE V-11**  
**Level of Service Threshold Volumes for Various Urban Roadway Types**

Roadway Type	LOS A		LOS B		LOS C		LOS D		LOS E	
	Low	High	Low	High	Low	High	Low	High	Low	High
2-lane arterial	8,100	12,000	9,400	14,000	10,800	16,000	12,100	18,000	13,500	20,000
4-lane arterial	16,100	23,900	18,900	27,900	21,600	31,900	24,300	35,900	27,000	39,900
2-lane major	6,500	9,600	7,500	11,200	8,600	12,800	9,700	14,400	10,800	16,000
4-lane major	12,900	19,200	15,100	22,300	17,200	25,500	19,400	28,700	21,600	31,900
2-lane collector	4,600	7,100	5,400	8,200	6,200	9,400	6,900	10,600	7,700	11,800

Source: ATE; 2006

Table V-12 presents the existing roadway segment levels of service for the study segments. Based on the volume thresholds from identified in Table V-11 above, each roadway segment is operating at LOS A.

**TABLE V-12**  
**Existing Street Roadway Segment Daily Traffic Conditions**  
**East FRP**

Roadway Segment	Roadway Type	Weekday		Summer Weekend	
		Volume (ADT)	LOS	Volume (ADT)	LOS
Main Street west of Burton Drive	2-lane arterial	6,300	A	8,200	A
Burton Drive north of Rodeo Grounds Road	2-lane collector	4,700	A	4,200	A
Burton Drive south of Rodeo Grounds Road	2-lane collector	4,600	A	4,100	A

Source: ATE; 2006

### 3. THRESHOLDS OF SIGNIFICANCE

The determinations of significance of project impacts are based on applicable policies, regulations, goals, and guidelines defined by the California Environmental Quality Act (CEQA) and the County of San Luis Obispo.

#### a. CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

The significance of potential transportation and circulation impacts are based on thresholds identified within Appendix G of the CEQA *Guidelines*. According to the *Guidelines*, transportation impacts are considered significant if the proposed project will:

- Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections);
- Exceed, either individually or cumulatively, a level of service (LOS) standard established by the County Public Works Department for designated roads or highways (i.e., LOS D for urban County roads and LOS C for State Highways) ;
- Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses;
- Result in inadequate emergency access;
- Result in inadequate parking capacity; or,
- Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts or bicycle racks).



**b. COUNTY OF SAN LUIS OBISPO GUIDELINES**

In addition to the CEQA *Guidelines* considerations, any adverse transportation and circulation impacts are considered to be significant if they would result in an inconsistency with the thresholds identified in the *County of San Luis Obispo General Plan*. County thresholds are described below.

**1) Intersection and Roadway Segment Impacts**

San Luis Obispo County has established LOS D as a goal for urban roadways. Transportation impacts at unsignalized intersections are considered significant when:

- The addition of project traffic to an unsignalized intersection increases the level of service to an unacceptable level and satisfies the peak-hour signal warrant from the Manual on Uniform Traffic Control Devices (MUTCD).
- The project's access to a major street causes a potentially unsafe situation or requires a new traffic signal.

**2) Neighborhood Impacts**

Impacts to residential neighborhoods would be considered significant if the addition of traffic from the proposed project would cause the maximum desired LOS for local residential and residential collector streets to be exceeded, or if the project were designed in such a way as to potentially add substantial cut-through traffic to an existing neighborhood. Additionally, the project would significantly impact a neighborhood if it creates substantial delay elsewhere causing diversion of traffic through a neighborhood.

**3) Pedestrian and Bicycle Impacts**

An impact to pedestrians and bicyclists would be considered significant if implementation of the proposed project will conflict with existing or planned bicycle facilities or will generate pedestrian and bicycle demand without providing adequate and appropriate facilities for safe non-motorized mobility.

**4) Transit Impacts**

Impacts to transit would be considered significant if the proposed project will conflict with existing or planned transit facilities or will generate potential transit trips and will not provide adequate facilities for pedestrians and bicyclists to access transit routes and stops.

**4. IMPACT ASSESSMENT AND METHODOLOGY****a. WEST FRP**

The West FRP is currently used by residents and visitors to the Cambria area. The West FRP is accessed from a variety of locations, and does not generate concentrated traffic flow. Proposed improvements would likely increase automobile, bicycle, and pedestrian trips to the West FRP, primarily affecting adjacent local streets and property owners. The EIR includes a qualitative analysis based on existing traffic and parking data, and anticipated increased use of the West FRP.

**b. EAST FRP**

Traffic impacts were assessed by conducting traffic counts at certain project intersections in the project study area. Intersection and roadway study areas were selected based on consultation with the County Public Works Department, and an assessment of areas most likely to be substantially affected by the proposed project. Level of Service calculations were performed by ATE based on technical procedures documented in the *2000 Highway Capacity Manual*. The Highway Capacity Software Program was utilized to calculate levels of service estimates for the unsignalized intersections.

Neighborhood, pedestrian, bicycle, and transit impacts were assessed by determining the existing and estimated trip generation for the open space trail system, identifying neighborhood areas and facilities currently affected by visitor use, and determining the potential need for additional facilities or services.

The Clean Air Plan includes a description of ground transportation concepts with regard to promoting accessibility in the transportation system, promoting walking and biking, managing parking and transportation demand management. These goals are applicable to transportation and circulation and are incorporated by reference. Please refer to the Air Quality section discussion of Impact Assessment and Methodology.

The EIR impact analysis evaluates the impacts of the proposed project to traffic operations on the local road network. Project traffic volumes are added to existing and cumulative traffic volumes to determine project-specific impacts and the need for traffic controls (e.g., stop signs, traffic lights, turn lanes, etc.) The cumulative development scenario was determined based on pending projects within the community.

**5. WEST FRP - IMPACTS AND MITIGATION MEASURES****a. WEST FRP - OPEN-SPACE TRAFFIC TRIPS**

No off-site road improvements on the West FRP are proposed in association with the *Public Access and Management Plan*. The West FRP is accessed by individuals on foot, bicycle, automobiles, the Cambria trolley, and limited equestrian access. Approximately 400 visitors per day utilize the formal and informal FRP trail system during the summer season (Ben Boer, CCSD FRP Manager, 2006). A majority of visitors (200-300 per day) utilize the recently constructed Bluff Trail on the West FRP. As the FRP trail system is improved over time, it can be expected that traffic generated by visitors would increase. Open space uses generate approximately two Average Daily Trips (ADT) per acre (San Diego Association of Governments (SANDAG), 2004). Public open space acreage on the West FRP totals approximately 364 acres, and has the potential to generate up to 728 ADT when all trail amenities are completed. Based on the location of the FRP and current observation of user groups, these trips would include pedestrian, bicyclist, trolley, and automobile trips.

Implementation of the *Public Access and Management Plan* would increase the number of automobile trips generated within surrounding neighborhoods by approximately 328 ADT. The increased trips would not significantly reduce the level of service of these local roads below County standards or substantially increase delays at intersections; however, residents would

likely notice the increased level of traffic. Local streets likely affected by the increase in visitor traffic include Windsor Boulevard and Huntington Road to the north, and Ardath Drive, Marlborough Lane, Orlando Drive, Victoria Way, Warren Road, Tipton Street, and Trenton Avenue to the south.

**TC Impact 1      Implementation of the proposed *Public Access and Management Plan* would result in an increase in visitors to the FRP, and vehicle trips within adjacent neighborhoods, resulting in a potentially significant impact.**

TC/mm-1      Upon application for land use and construction permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include the installation of bike racks at selected trailheads at the boundary of the West FRP to encourage alternative transportation methods. Selected trailheads shall include, but not be limited to, the Bluff Trail, Ridge Trail, Wallbridge Trail, and Santa Rosa Creek Trail.

TC/mm-2      The CCSD or FRP Manager shall continue to coordinate with the Cambria Trolley service to determine appropriate days of service and trolley stop locations on and in the immediate vicinity of the West FRP.

TC/mm-3      Upon preparation of informational publications regarding the West FRP, [including but not limited to online resources, brochures, posters, and docent walk informational materials](#), the CCSD shall include a description of and encourage alternative transportation methods to access the FRP, including trolley stops, bicycle routes, and pedestrian walkways.

*Residual Impact*      With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

**b.      WEST FRP - SITE ACCESS**

The West FRP is currently accessed by local neighborhood streets within the Park Hill and West Lodge Hill neighborhoods, including Windsor Boulevard (north), Wallbridge Drive, and Huntington Road to the north, and Windsor Boulevard (south), Marlborough Street, Orlando Drive, Victoria Way, Warren Road, Tipton Street, and Trenton Avenue to the south. These local roads would continue to provide access to the FRP as the trail system is improved. The trips generated by the open space uses would be dispersed within adjacent neighborhoods, and site access is adequate for the existing and proposed use. No significant impacts regarding site access would occur.

**c.      WEST FRP - INTERNAL CIRCULATION**

Internal circulation within the West FRP is, and would continue to be limited to non-motorized vehicle use, with the exception of two emergency access roads, and emergency transport and maintenance vehicles. No significant impacts regarding internal circulation would occur.

d. WEST FRP - PARKING DEMAND

The adopted *Public Access and Management Plan* includes parking areas ~~on~~adjacent to the West FRP at the southern terminus of the Bluff Trail (Windsor Boulevard South), and the northern terminus of the Marine Terrace Trail (Windsor Boulevard North). Onsite ADA parking is located at the northern terminus of the Marine Terrace Trail (Windsor Boulevard North). The *Public Access and Management Plan* called for one onsite ADA parking space at the Huntington Lot; however, since two ADA parking spaces were constructed as part of the Marine Terrace Trail, CCSD and FRPEasement Holder staff recommend that parking at the Huntington Lot not be developed. All other parking areas are currently limited to street parking and road turn-outs. and the northern terminus of the Ridge Trail (off Huntington Drive). Site planning for parking on the FRP is limited due to sensitive biological, hydrological, and cultural resources.

The *Public Access and Management Plan and Conservation Easement* adopted by the CCSD states that “motorized vehicles operated by the public will be allowed only at designated access and parking areas”; however, the plan also states that “vehicles allowed on the FRP proper are limited to emergency vehicles and authorized FRP vehicles only”.

~~Two ADA parking spaces are located on the West FRP, at the northern terminus of the Marine Terrace Trail. All other parking areas are currently limited to street parking and road turn-outs.~~

The CCSD conducted a parking survey in August and September 2006 (field log from Ben Boer, available at CCSD). Based on data obtained from the CCSD, during the weekday three to five cars are parked at the south end of the Bluff Trail; and five to seven cars are parked during weekends (Ben Boer, personal communications, 2006). At the north end of the Bluff Trail and Marine Terrace Trail, typically three to four cars are parked during weekdays; and three to six cars are parked during the weekend. Visitor traffic is generated throughout the day, with a steady quantity of parked cars at each end of the trails. Visitors to other informal trails on the FRP generally consist of neighborhood pedestrian and bicycle traffic, although visitors from outside of the neighborhood park on the side of the streets near the trailheads.

In addition, upon completion of the Bluff Trail in 2006, neighborhood complaints documented by the CCSD (Ben Boer, 2006) and County Public Works Department (Dave Flynn, 2006) regarding illegal and nuisance parking ~~have~~ increased in the immediate area. Implementation of the ~~proposed~~ trail improvements have increased the demand for parking near trailhead locations. Aside from two ADA parking spaces at the northern terminus of the Marine Terrace Trail, no other permitted, formal designated parking locations are currently provided or allowed on the West FRP.

The County Ordinance does not state specific parking requirements for open space and trail uses, and the County Parks Division does not utilize a standard formula to quantify need (Jan Di Leo, 2006). The existing and anticipated parking demand was qualitatively assessed by determining the current need based on the number of cars parked at each trailhead during weekday and weekend conditions, the location and number of neighborhood resident complaints, the intended use for each trail (i.e., pedestrian, ADA, bicycles, and/or emergency access), and the user-type (resident and/or visitor) for each trail. Based on current and projected demand, existing parking facilities are not adequate to serve the proposed trail system for the West FRP. Implementation of alternative transportation methods (i.e., bicycle, carpooling, public transit), and consistent public education programs would minimize nuisance and land use conflicts at trailhead locations.

**TC Impact 2 Implementation of the proposed *Public Access and Management Plan* would result in an increased demand for parking within adjacent neighborhoods, resulting in a potentially significant impact.**

Implement TC/mm-1 through TC/mm-3.

~~TC/mm 4~~ — Upon application for land use and construction permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include the development of onsite parking on the West FRP, located at the northern termini of the Marine Terrace Trail and Ridge Trail, and the southern terminus of the Bluff Trail. The design of parking areas shall be consistent with the following guidelines:

- ~~a. Parking areas shall be located to avoid all wetlands, drainages, special status plant species, and culturally sensitive areas.~~
- ~~b. Parking areas shall be unpaved, and consist of compacted soil and/or gravel.~~
- ~~c. Parking areas shall be kept clear of vegetation to avoid increased fire hazard.~~
- ~~d. Rural-style fencing, similar to the existing fence shall be installed around the perimeter of the parking areas.~~
- ~~e. Straw wattles, hay bales, a berm, or similar best management practice material shall be installed and perpetually maintained along the perimeter of each parking area.~~
- ~~f. Disturbed areas along the boundary of the parking area shall be revegetated immediately following ground disturbance with native grass and plant species.~~

TC/mm-~~4~~5 Upon application for the first land use ~~and or~~ construction permits from the County, and prior to site disturbance for trail improvements, a comprehensive traffic study for the West FRP shall be prepared that assesses parking impacts associated with use of the Bluff and Marine Terrace Trails and other uses of the West FRP. The parking study shall include input from the neighborhoods that may be impacted by off-site parking, the County, the FRP easement holder, the CCSD, and the general public. The parking study shall take into consideration the FRP Conservation Easement, impacts to the FRP and neighborhoods adjacent to the West FRP. If the parking plan developed as a result of the parking study proposes onsite parking, such parking shall adhere to the provisions of mitigation measures GEO/mm-1, GEOM/mm-2, and GEO/mm-5; BIO/mm-13; and CULT/mm-1 through CULT/mm-8. ~~the Master Plan shall include a parking signage program in consultation with the County Public Works Department. The signage program shall guide visitors regarding appropriate parking, and shall be reviewed for concurrence by the Friends of the Fiscalini Ranch Preserve as part of the FRP signage plan.~~

Secondary Impacts

Biological Resources

~~Development of parking areas on the West FRP would potentially affect sensitive biological resources, cultural resources, resulting in potentially significant impacts to these resources. Mitigation measures are recommended for protection of these resources, in association with proposed trail improvements and parking areas identified in the adopted *Public Access and Management Plan*.~~

Policy Consistency

~~The *Public Access and Management Plan and Conservation Easement* adopted by the CCSD states that “motorized vehicles operated by the public will be allowed only at designated access and parking areas”; however, the plan also states that “vehicles allowed on the FRP proper are limited to emergency vehicles and authorized FRP vehicles only.”~~

Residual Impact With implementation of mitigation, this project-specific and secondary impact would be considered *less than significant with mitigation, Class II*.

e. WEST FRP - PEDESTRIAN AND BICYCLE IMPACTS

Implementation of the proposed *Public Access and Management Plan and Conservation Easement* would result in a beneficial impact to pedestrian and bicycle circulation in the community. As trails are improved, pedestrians and bicyclists would continue to utilize the FRP trail system for recreation and commuting purposes.

f. WEST FRP - TRANSIT IMPACTS

Cambria Trolley stops that would serve the FRP include Windsor Boulevard (North), Bryan Place, Shamel Park, Cambria Drive, Burton Drive/Ardath Drive, and a stop near the Cross-town Trail Bridge over Santa Rosa Creek. Use of the trolley system would facilitate alternative transportation within the community of Cambria, including the FRP trail system. As the FRP amenities are improved and advertised via coastal signage, community tourism promotions, and word of mouth, more visitors and residents may utilize the trolley system. As discussed above, the CCSD shall continue to coordinate with RTA regarding appropriate trolley stops and increases in demand.

**6. EAST FRP – IMPACTS AND MITIGATION MEASURES**

As part of the proposed project, the CCSD would extend and improve Rodeo Grounds Road within the park. An emergency access road would extend from the park to Piney Way. Parking areas would be established within the park.

a. EAST FRP - SITE ACCESS

The East FRP, and specifically the proposed Community Park, would be accessed by Rodeo Grounds Road. The eastbound approach at the intersection of Rodeo Grounds Road and Burton Drive is controlled by a stop sign on Rodeo Grounds Road. The minimum sight distance required for these road types is 200 feet. The sight distance to the north towards Main Street is approximately 800 feet, and the sight distance to the south is 245 feet (Associated Transportation Engineers (ATE), 2006). The primary access location is adequate to serve the project.

The *Community Park Master Plan* proposes an emergency access road to extend from the East FRP and connect with Piney Way. The 16-foot wide emergency access road would be gated to prevent visitors from using the road during non-emergency situations. Additional emergency access is provided by the Cross-town Trail pedestrian bridge over Santa Rosa Creek.

**b. EAST FRP - INTERNAL CIRCULATION**

Internal circulation within the East FRP would be limited to Rodeo Grounds Road, an internal road and parking area, and the emergency access road connection to Piney Way. The proposed plan is adequate to serve internal circulation needs for the proposed use.

**c. EAST FRP - INTERSECTION AND ROADWAY IMPACTS**

**1) East FRP- Project Trip Generation, Distribution, and Assignment**

Traffic generated by the proposed community park was estimated using data regarding public parks published in *Trip Generators* by the San Diego Association of Governments (SANDAG) (2004), and “Soccer Fields” and “City Park” trip rates from *Trip Generation* (7<sup>th</sup> Edition) published by the Institute of Transportation Engineers (ITE). The weekday trip generation rates assume use of the entire park during weekdays, and the summer weekend trip rates assume full use of the sports fields in addition to the remainder of the park. Tables V-13 and V-14 below summarize the estimated trip generation for the proposed community park. Operation of the community park would generate a total of 700 daily trips and 63 peak hour trips during the week, and 973 daily trips and 150 peak hour trips during the weekend. This appears to be a significant number of trips generated when compared to the minimal residential growth resulting from policies in the most recent urban land use plan; however, it is likely that many of the trips generated by the proposed project will not be new, but rather are the same trips that used to be distributed to other recreational facilities at local schools and parks, and those in neighboring communities.

**TABLE V-13  
Weekday Trip Generation Rates and Estimates  
East FRP**

Land Use	Size	ADT		Peak Hour	
		Rate	Trips	Rate	Trips
City (Community) Park	14 acres	50 trips/acre	700	4.5 trips/acre	63

*Source: Trip rates obtained from Traffic Generators (San Diego Association of Governments, 2004)*

**TABLE V-14**  
**Summer Weekend Trip Generation Rates and Estimates**  
**East FRP**

Land Use	Size	ADT		Peak Hour	
		Rate	Trips	Rate	Trips
City (Community) Park	5.8 acres	66.47 trips/acre	386	1.18 trips/acre	6.8
Soccer Field	5 fields	117.43 trips/field	587	28.73 trips/field	143.6
<b>Total</b>			973		150.4

*Source: Trip rates obtained from Traffic Generators (San Diego Association of Governments, 2004)*  
*Trip rates obtained from Trip Generation (ITE, 7<sup>th</sup> Edition, 2003)*

The estimated distribution patterns for the community park based on the existing roadway network are illustrated in Appendix B. The distribution pattern is based on existing travel patterns in the area. The project-generated trips were assigned to the roadway system based on the distribution pattern discussed above. These trips were added to the volumes under Existing Conditions to represent Existing Plus Project Conditions. The traffic study in Appendix B presents the trip assignment at each studied roadway and street intersection during both weekday and summer weekend conditions.

## 2) East FRP - Existing with Project Intersection Operations

Tables V-15 and V-16 present the intersection levels of service under Existing and Existing Plus Project Conditions for both weekday and summer weekend conditions. The data shows that the intersections are forecast to operate at LOS B or better during weekday conditions, and LOS C or better during summer weekend conditions. Traffic added by the project would not significantly impact the study-area intersections based on the County of San Luis Obispo LOS D threshold, and would not result in significant LOS impacts.



**TABLE V-15  
Weekday Intersection Levels of Service  
Existing and Existing Plus Project  
East FRP**

Intersection	Traffic Control	Existing		Existing Plus Project	
		Average Delay (sec/veh)	LOS	Average Delay (sec/veh)	LOS
Main Street/Cambria Drive	Four-way stop	9.9	A	10.1	B
Main Street/Burton Drive	Four-way stop	9.9	A	10.1	B
Rodeo Grounds Road					
NB Left Turn	One-way stop	7.7	A	7.7	A
EB Left and Right Turn		10.3	B	10.9	B
Overall		9.1	A	9.7	A

Source: ATE, 2006.

**TABLE V-16  
Summer Weekend Intersection Levels of Service  
Existing and Existing Plus Project  
East FRP**

Intersection	Traffic Control	Existing		Existing Plus Project	
		Average Delay (sec/veh)	LOS	Average Delay (sec/veh)	LOS
Main Street/Cambria Drive	Four-way stop	11.9	B	12.7	B
Main Street/Burton Drive	Four-way stop	13.9	B	18.0	C
Rodeo Grounds Road					
NB Left Turn	One-way stop	7.5	A	7.7	A
EB Left and Right Turn		10.9	B	13.1	B
Overall		10.0	A	11.4	B

Source: ATE, 2006.

### 3) East FRP - Existing with Project Roadway Segment Operations

Tables V-17 and V-18 present the roadway segment levels of service for the study segments under Existing and Existing Plus Project Conditions during both weekday and summer weekend conditions. The existing LOS for each studied roadway operates at LOS A, and implementation of the proposed project would not reduce level of service or result in any significant impacts to affected roadways.

**TABLE V-17**  
**Weekday Daily Traffic Conditions**  
**Existing and Existing Plus Project Roadway Segment**  
**East FRP**

Roadway Segment	Location	Type	Existing		Existing Plus Project		
			Daily Volume	LOS	Project Daily Trips	Total Daily Volume	LOS
Main Street	West of Burton Drive	Arterial	6,300	A	350	6,650	A
Burton Drive	North of Rodeo Grounds Road	Collector	4,700	A	438	5,138	A
Burton Drive	South of Rodeo Grounds Road	Collector	4,600	A	438	5,038	A

Source: ATE; 2006

**TABLE V-18**  
**Summer Weekend Daily Traffic Conditions**  
**Existing and Existing Plus Project Roadway Segment**  
**East FRP**

Roadway Segment	Location	Type	Existing		Existing Plus Project		
			Daily Volume	LOS	Project Daily Trips	Total Daily Volume	LOS
Main Street	West of Burton Drive	Arterial	8,200	A	662	8,862	A
Burton Drive	North of Rodeo Grounds Road	Collector	4,200	A	828	5,028	A
Burton Drive	South of Rodeo Grounds Road	Collector	4,100	A	828	4,928	A

Source: ATE; 2006

**d. EAST FRP - PARKING DEMAND**

The proposed *Community Park Master Plan* includes 146 parking spaces within the park. The parking demand for “City Park” land use is 5.1 vehicles per developed acre (ITE, 2003). The total developed area for the community park would be 14 acres, resulting in a parking demand of 72 spaces for general use of the park. The parking demand during sports field events is higher. Based on the traffic study completed by ATE (2006) for the EIR, peak parking demand forecasts were calculated based on rates from parking studies completed for similar projects. The analysis was based on the following assumptions: five fields in use; two teams per field; one referee per field; thirteen players and two coaches per team; and, four spectators per team in addition to

those arriving with players. During the peak use scenario, the parking demand would be 105 spaces for the sports fields alone (or approximately 21 parking spaces per field when a field is in use). Based on these calculations, demand for parking may exceed the proposed supply during peak periods of use, and when all fields are in use.

**TC Impact 3 Implementation of the proposed Community Park Master Plan would result in a parking demand exceeding proposed supply, resulting in a potentially significant impact.**

~~Implement PSU/mm-7 and PSU/mm-8.~~

TC/mm-~~56~~ Upon application for land use and construction permits from the County, and prior to site disturbance to implement the *Community Park Master Plan*, the CCSD or its designee shall show the installation of bike racks within the Community Park on construction plans. The bike racks shall be installed upon the first phase of development.

TC/mm-~~67~~ During operation of the sports fields, the CCSD shall implement a field rotation program. The program shall ensure that during organized sporting events, no more than four sports fields are in operation at one time.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

e. **EAST FRP - PEDESTRIAN AND BICYCLE IMPACTS**

Implementation of the proposed project would result in a beneficial impact to pedestrian and bicycle circulation in the community. As trails are improved, pedestrians and bicyclists would continue to utilize the FRP trail system for recreation and commuting purposes.

f. **EAST FRP - TRANSIT IMPACTS**

Cambria Trolley stops that would serve the East FRP Cambria Drive and a stop near the Cross-town Trail Bridge over Santa Rosa Creek. Use of the trolley system would facilitate alternative transportation within the community of Cambria, including the FRP trail system. As the FRP amenities are improved and advertised via coastal signage, community tourism promotions, and word of mouth, more visitors and residents may utilize the trolley system. As discussed above, the CCSD shall continue to coordinate with RTA regarding appropriate trolley stops and increases in demand.

**7. CUMULATIVE IMPACTS**

a. **CUMULATIVE CIRCULATION IMPROVEMENTS – CAMBRIA URBAN AREA**

According to the *North Coast Circulation Study Update Report* (2006), two projects would be completed with fees from the North Coast Area Road Improvement Fee program: Main Street Improvement project and Cambria Widening and Highway 1 Signal project. The Main Street Improvement project ~~is near completion~~ has been completed, and consisted of road improvements to Main Street between Burton Drive and Cambria Drive. The Cambria Drive Widening and

Highway 1 Signal project ~~is scheduled for the summer of 2007~~ was also completed. The project consisted of road widening on Cambria Drive from two lanes to four lanes and installation of a traffic signal on Highway 1. This project ~~would be~~ was funded by Road Improvement Fees, and a cooperative agreement with the California Department of Transportation and urban State Highway Account funds for Cambria.

## b. CUMULATIVE INTERSECTION AND ROADWAY IMPACTS

### 1) Cumulative Traffic Volumes

The cumulative traffic analysis is based on a list of projects currently under review or recently approved, as obtained from the County of San Luis Obispo Planning and Building Department. Due to the current building moratorium, the project contributing to the cumulative development scenario for trip generation is redevelopment of the Rod and Reel Mobilehome and RV Park, which would generate approximately 541 ADT, including 21 a.m. peak hour trips and 51 p.m. peak hour trips.

Cumulative traffic volumes and distribution patterns are shown in the traffic study (Appendix B), for weekday and summer weekend scenarios. Cumulative Plus Project volumes and patterns are shown in the traffic study (Appendix B).

The FRP is located within Area C, as defined by the *North Coast Circulation Study Update Report* (2006), and the proposed project is considered “Other” development. Based on the current adopted fee structure, the CCSD is required to contribute \$403.00 per peak hour trip to the fee program. The community park would generate 63 week day peak hour trips, resulting in a total fee contribution of up to \$25,389. Actual fees would be determined by the County upon issuance of construction permits for community park elements, and would be based on the most current Road Fee Program at the time.

**TC Impact 4      Implementation of the proposed Community Park Master Plan would result in the generation of peak hour trips, and would contribute to the cumulative generation of traffic in the area, resulting in a potentially significant impact.**

TC/mm-78      Upon application for land use and construction permits from the County, the CCSD shall contribute to the North Coast Road Improvement Fund.

*Residual Impact*      With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

### (a) Cumulative Intersection Operations

Tables V-19 and V-20 present the intersection levels of service under Cumulative and Cumulative Plus Project Conditions. The traffic study in Appendix B shows Cumulative Plus Project traffic volumes. Under cumulative conditions, study intersections are projected to operate at acceptable levels of service, LOS B or better during weekdays, and LOS C or better during summer weekends. The addition of project traffic would not reduce levels of service below LOS C, and would not result in a potentially significant cumulative impact.

**TABLE V-19**  
**Weekday Intersection Levels of Service**  
**Cumulative and Cumulative Plus Project**

Intersection	Traffic Control	Cumulative		Cumulative Plus Project	
		Average Delay (sec/veh)	LOS	Average Delay (sec/veh)	LOS
Main Street/Cambria Drive	Four-way stop	10.0	A	10.1	B
Main Street/Burton Drive	Four-way stop	10.1	B	10.3	B
Rodeo Grounds Road					
NB Left Turn	One-way stop	7.7	A	7.8	A
EB Left and Right Turn		10.4	B	10.9	B
Overall		9.1	A	9.8	A

Source: ATE; 2006

**TABLE V-20**  
**Summer Weekend Intersection Levels of Service**  
**Cumulative and Cumulative Plus Project**

Intersection	Traffic Control	Cumulative		Cumulative Plus Project	
		Average Delay (sec/veh)	LOS	Average Delay (sec/veh)	LOS
Main Street/Cambria Drive	Four-way stop	12.0	B	13.0	B
Main Street/Burton Drive	Four-way stop	14.2	B	19.4	C
Rodeo Grounds Road					
NB Left Turn	One-way stop	7.7	A	7.7	A
EB Left and Right Turn		10.9	B	13.1	B
Overall		10.0	A	11.4	B

Source: ATE; 2006

(b) **Cumulative Roadway Segment Operations**

Tables V-21 and V-22 presents the roadway segment levels of service for the study segments under cumulative and cumulative plus project conditions. Roadways would operate at LOS A during both weekday and summer weekend conditions, with the exception of Main Street west of Burton Drive, which would operate at LOS A-B during summer weekends. Implementation of the proposed project would not result in significant cumulative impacts to affected roadways.

**TABLE V-21**  
**Weekday Daily Traffic Conditions**  
**Cumulative and Cumulative Plus Project Roadway Segment**

Roadway Segment	Location	Type	Cumulative		Cumulative Plus Project		
			Daily Volume	LOS	Project Daily Trips	Total Daily Volume	LOS
Main Street	West of Burton Drive	Arterial	6,800	A	350	7,150	A
Burton Drive	North of Rodeo Grounds Road	Collector	4,800	A	438	5,238	A
Burton Drive	South of Rodeo Grounds Road	Collector	4,700	A	438	5,138	A

Source: ATE; 2006

**TABLE V-22**  
**Summer Weekend Daily Traffic Conditions**  
**Cumulative and Cumulative Plus Project Roadway Segment**

Roadway Segment	Location	Type	Cumulative		Cumulative Plus Project		
			Daily Volume	LOS	Project Daily Trips	Total Daily Volume	LOS
Main Street	West of Burton Drive	Arterial	8,700	A	662	9,362	A-B
Burton Drive	North of Rodeo Grounds Road	Collector	4,300	A	828	5,128	A
Burton Drive	South of Rodeo Grounds Road	Collector	4,200	A	828	5,028	A

Source: ATE; 2006

**c. PEDESTRIAN AND BICYCLE IMPACTS**

Implementation of the proposed project would have a beneficial effect on the pedestrian and bicycle circulation system in the community of Cambria. The proposed project would improve alternative transportation methods, and would contribute to a reduction in localized traffic trips in the immediate area.

**d. TRANSIT IMPACTS**

Implementation of the proposed project would contribute to the cumulative demand for transit services in the community, particularly the Cambria Trolley. The increased demand would not be cumulatively considerable; however, as previously discussed, the CCSD shall continue to consult with RTA regarding appropriate trolley stops and operation.

**LIST OF ABBREVIATED TERMS**

<b>Abbreviation</b>	<b>Term</b>
ADA	American Disabilities Act
ADT	Average Daily Trips
ATE	Associated Transportation Engineers
CCSD	Cambria Community Services District
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
HCM	Highway Capacity Manual
ITE	Institute of Transportation Engineers
LOS	Level of Service
MUTCD	Manual on Uniform Traffic Control Devices
RTA	Regional Transportation Authority

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## H. AIR QUALITY

The following section describes the existing air quality setting in San Luis Obispo County and the potential short-term and long-term impacts associated with development of the proposed project. Short-term construction emissions would result from grading and construction operations, transport of materials, and construction-related vehicle emissions. Long-term operational emissions would result from vehicle emissions. Because the proposed project consists of a Management Plan and Master Plan, and implementation of individual elements of the plan are contingent on future funding opportunities, specific details regarding construction schedules and quantities of earth moving that may result from the project are not yet determined and could result in the need for subsequent environmental review. A quantitative assessment of potential construction related emissions was recommended by the County of San Luis Obispo Air Pollution Control District (APCD). The air quality analysis is based on information provided by the CCSD, the County of San Luis Obispo, APCD, and Associated Transportation Engineers (ATE), EIR transportation consultants.

### 1. REGULATORY SETTING

#### a. FEDERAL POLICIES AND REGULATIONS

Air quality protection at the national level is provided through the Federal Clean Air Act Amendments (CAAA). The current version was signed into law on November 15, 1990. These amendments represent the fifth major effort by the U.S. Congress to improve air quality. The 1990 CAAA are generally less stringent than the California Clean Air Act. However, unlike the California law, the CAAA set statutory deadlines for attaining federal standards. The 1990 CAAA added several new sections to the law, including requirements for the control of toxic air contaminants; reductions in pollutants responsible for acid deposition; development of a national strategy for stratospheric ozone and global climate protection; and requirements for a national permitting system for major pollution sources.

#### b. STATE POLICIES AND REGULATIONS

The CCAA was signed into law in September of 1988. It requires all areas of the State to achieve and maintain the California ambient air quality standards by the earliest practicable date. These standards are generally more stringent than the Federal standards; thus, emission controls to comply with the State law are more stringent than necessary for attainment of the Federal standards. The CAAA requires that all APCDs adopt and enforce regulations to achieve and maintain the State ambient air quality standards for the area under its jurisdiction. Pursuant to the requirements of the law, the APCD adopted a *Clean Air Plan* (CAP) for their jurisdiction.

#### c. LOCAL POLICIES AND REGULATIONS

The Final 2001 San Luis Obispo County CAP is used by the APCD to address attainment of national and State fugitive dust (PM<sub>10</sub>) and ozone standards for the entire County (APCD, 2003). The CAP is a comprehensive planning document intended to provide guidance to the APCD and other local agencies, including the County of San Luis Obispo, on how to attain and maintain the State standard for ozone and PM<sub>10</sub>. The CAP presents a detailed description of the sources and pollutants which impact the jurisdiction, future air quality impacts to be expected under current

growth trends, and an appropriate control strategy for reducing ozone precursor emissions, thereby improving air quality.

## **2. EXISTING CONDITIONS**

### **a. REGIONAL CONDITIONS – SOUTH CENTRAL COAST AIR BASIN**

San Luis Obispo County is part of the South Central Coast Air Basin, which also includes Santa Barbara and Ventura Counties. The climate of the basin area is strongly influenced by its proximity to the Pacific Ocean. Airflow around and within the basin plays an important role in the movement and dispersion of pollutants. The speed and direction of local winds are controlled by the location and strength of the Pacific High pressure system and other global weather patterns, topographical factors, and circulation patterns that result from temperature differences between the land and the sea.

In the spring and summer months, when the Pacific High attains its greatest strength, onshore winds from the northwest generally prevail during the day. At night, as the sea breeze dies, weak drainage winds flow down the coastal mountains and valleys to form a light, easterly land breeze. In the fall, onshore surface winds decline and the marine layer grows shallow, allowing an occasional reversal to a weak offshore flow. This, along with the diurnal alteration of land-sea breeze circulation, can sometimes produce a “sloshing” effect. Under these conditions, pollutants may accumulate over the ocean for a period of one or more days and are subsequently carried back onshore with the return of the sea breeze. Strong inversions can form at this time, “trapping” pollutants near the surface.

This effect is intensified when the Pacific High weakens or moves inland to the east. This may produce a “Santa Ana” condition in which air, often pollutant-laden, is transported into the air basin from the east and southeast. This can occur over a period of several days until the high-pressure system returns to its normal location, breaking the pattern. The breakup of this condition may result in relatively stagnant conditions and a buildup of pollutants offshore. The onset of the typical daytime sea breeze can bring these pollutants back onshore, where they combine with local emissions to cause high pollutant concentrations. Not all occurrences of the “post Santa Ana” condition lead to high ambient pollutant levels, but it does play an important role in the air pollution meteorology of the region.

### **b. LOCAL CONDITIONS – SAN LUIS OBISPO COUNTY**

San Luis Obispo County constitutes a land area of approximately 3,316 square miles with varied vegetation, topography, and climate. From a geographical and meteorological standpoint, the County can be divided into three general regions: the Coastal Plateau, the Upper Salinas River Valley, and the East County Plain. Air quality in each of these regions is characteristically different, although the physical features that divide them provide only limited barriers to the transport of pollutants between regions.

Approximately 75 percent of the County population and a corresponding portion of the commercial and industrial facilities are located within the Coastal Plateau. Due to higher population density and closer spacing of urban areas, emissions of air pollutants per unit area are

generally higher in this region than in other regions of the County. The project location is located within the Coastal Plateau.

**c. SAN LUIS OBISPO COUNTY AIR QUALITY MONITORING**

The County's air quality is measured by multiple ambient air quality monitoring stations, including four APCD operated permanent stations, two state-operated permanent stations, two special stations, and one station operated by Tosco Oil Refinery for monitoring Sulfur Dioxide (SO<sub>2</sub>) emissions. Air quality monitoring is rigorously controlled by Federal and State quality assurance and control procedures to ensure data validity. Gaseous pollutant levels are measured continuously and averaged each hour, 24 hours a day. Particulate pollutants are generally sampled by filter techniques for averaging periods of three to 24 hours. PM<sub>10</sub> (inhalable particulate matter ten microns or less in size) and PM<sub>2.5</sub> (inhalable particulate matter 2.5 microns or less in size) are sampled for 24 hours every sixth day on the same schedule nationwide.

**d. SAN LUIS OBISPO COUNTY EXISTING AIR QUALITY**

The significance of a given pollutant can be evaluated by comparing its atmospheric concentration to State and Federal air quality standards, which are presented in Table V-23. These standards represent allowable atmospheric contaminant concentrations at which the public health and welfare are protected, and include a factor of safety.

In San Luis Obispo County, ozone and PM<sub>10</sub> are the pollutants of main concern, since exceedances of state health-based standards for those are experienced here in most years. For this reason the County has been designated as a non-attainment area for the State PM<sub>10</sub> standard.

The County has not had an exceedance of ozone in the last four years, and achieved ozone attainment status granted by the California Air Resources Board (CARB) in January 2004. San Luis Obispo County APCD was one of three air districts in California in 2004 to be re-designated from non-attainment to attainment for the state ozone standard. San Luis Obispo County was the first in California to achieve ozone attainment status through the implementation of community-wide emission reduction measures, making this accomplishment particularly noteworthy. San Luis Obispo County was first designated non-attainment for the state ozone standard in 1989 after adoption of the California Clean Air Act. The law required each non-attainment area to develop a plan to attain the standards expeditiously.

Most populated areas of San Luis Obispo County have enjoyed good overall air quality the last several years. According to the most recent APCD Air Quality Report, none of the District's ambient air monitoring stations recorded an exceedance of either the state or federal standards for ozone in 2004. Low ozone concentrations occur infrequently and are largely the result of special atmospheric conditions over the region (APCD, 2003). Countywide, exceedances of the state 24 hour PM<sub>10</sub> standard of 50 ug/m<sup>3</sup> occurred on nine out of 61 different sample days. According to the APCD, statistically this is equivalent to 54 exceedance days for 2004 since sampling is only conducted once every six days. An exceedance of the state PM<sub>10</sub> standard was recorded twice at the District's Nipomo Regional Park station and nine times at the contractor-operated MESA2 station. There was no exceedance of the national air quality standard for PM<sub>10</sub> in 2004. The state ozone and PM<sub>10</sub> standards were not exceeded at the Morro Bay monitoring station in 2004 or 2005.

**TABLE V-23  
Ambient Air Quality Standards**

Pollutant	Averaging Time	California Standards <sup>1</sup>	National Standards <sup>2</sup>		
		Concentration <sup>3</sup>	Primary <sup>3,4</sup>	Secondary <sup>3,5</sup>	
Ozone (O <sub>3</sub> )	1 Hour	0.09 ppm (180 µg/m <sup>3</sup> )	0.12 ppm (235 µg/m <sup>3</sup> ) <sup>6</sup>	Same as Primary Standard	
	8 Hour	-----	0.08 ppm (157 µg/m <sup>3</sup> )		
Fine Particulate Matter (PM <sub>2.5</sub> )	24 Hour	No California Standards	65 µg/m <sup>3</sup>	Same as Primary Standard	
	Annual arithmetic mean		15 µg/m <sup>3</sup>		
Respirable Particulate Matter (PM <sub>10</sub> )	Annual geometric mean	30 µg/m <sup>3</sup>	-----		
	24 Hour	50 µg/m <sup>3</sup>	150 µg/m <sup>3</sup>		
	Annual arithmetic mean	-----	50 µg/m <sup>3</sup>		
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m <sup>3</sup> )	9 ppm (10 mg/m <sup>3</sup> )		-----
	1 Hour	20 ppm (23 mg/m <sup>3</sup> )	35 ppm (40 mg/m <sup>3</sup> )		
Nitrogen Dioxide (NO <sub>2</sub> )	Annual arithmetic mean	-----	0.053 ppm (100 µg/m <sup>3</sup> )	Same as Primary Standard	
	1 Hour	0.25 ppm (470 µg/m <sup>3</sup> )	-----		
Lead	30 day average	1.5 µg/m <sup>3</sup>	-----	-----	
	Calendar quarter	-----	1.5 µg/m <sup>3</sup>		
Sulfur Dioxide (SO <sub>2</sub> )	Annual arithmetic mean	-----	0.030 ppm (80 µg/m <sup>3</sup> )	-----	
	24 Hour	0.04 PPM (105 µg/m <sup>3</sup> )	0.14 PPM (365 µg/m <sup>3</sup> )		
	3 Hour	-----	-----		0.5 ppm (1300 µg/m <sup>3</sup> )
	1 Hour	0.25 PPM (655 µg/m <sup>3</sup> )	-----		-----
Visibility Reducing Particles	8 Hour (10 am to 6 pm, PST)	Insufficient amount to produce an extinction coefficient of 0.23 per kilometer – visibility of ten miles or more due to particles when the relative humidity is less than 70 percent.	No National Standards		
Sulfates	24 Hour	25 µg/m <sup>3</sup>			
Hydrogen Sulfide	1 Hour	0.03 PPM (42 µg/m <sup>3</sup> )			

## NOTES:

- California standards for ozone, carbon monoxide, sulfur dioxide (1- and 24-hour), nitrogen dioxide, respirable particulate matter (PM<sub>10</sub>), and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded.
- National standards, other than ozone, fine particulate matter (PM<sub>2.5</sub>), and those based on annual averages or annual arithmetic mean, are not to be exceeded more than once a year. The 1-hour ozone standard is attained when the expected number of days per calendar year with maximum hourly concentrations above the standard is equal to or less than one. The 8-hour ozone standard is attained when the fourth highest 8-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM<sub>2.5</sub> the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national Policies.
- Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 mm of mercury (1,013.2 millibar). Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 mm of mercury; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
- National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
- National Secondary Standards: The levels of quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
- New national 8-hour ozone and fine particulate matter standards were promulgated by U.S. EPA on July 18, 1997. The national 1-hour ozone standard continues to apply in areas that violated the standard. Contact U.S. EPA for further clarification and current national policies.

Source: CARB

### e. GLOBAL CLIMATE CHANGE

The issue of global climate change has recently been debated and discussed on the local, state, national, and international level. These changes are caused by the buildup of gases in the atmosphere that trap heat, similar to a greenhouse. These “greenhouse gases” include carbon dioxide, methane, nitrous oxide and others. A portion of them exist naturally and help regulate the temperature of the earth (AEP, 2007). Emissions from human activities, such as burning fossil fuels, have elevated greenhouse gas levels. The effects of global warming are unclear at this time, but there is strong evidence to suggest that it could result in, among other things:

- Increased average temperatures
- Extreme heat and cold waves
- The spread of infectious diseases such as malaria and yellow fever
- Drought

These changes to temperature and rainfall patterns may in turn change the geography of habitats, increasing and/or decreasing habitat types in relatively short period of times. They may also affect the distribution of agricultural regions, making production more difficult in areas that are currently major producers (EPA, 2006).

Currently, no complete greenhouse gas inventory for San Luis Obispo County exists, although efforts are being made to develop one. Local efforts to quantify and reduce GHG emissions have primarily been undertaken by the San Luis Obispo County Air Pollution Control District, who provided the following information in a recent public statement:

“Many of the programs currently implemented by the District [APCD] to reduce emissions and exposure to criteria and toxic air pollutants have ancillary benefits in reducing greenhouse gas emissions. The following is a brief summary of these programs: Options for Addressing Climate Change:

- Rules and Regulations: Numerous rules adopted by the Board and implemented by the District to address criteria pollutant emissions also have the side benefit of reducing greenhouse gases. For instance, several District rules address conventional emissions from combustion sources such as boilers, heaters and engines that often result in equipment modifications or replacement that improves the energy efficiency of those units and reduces fossil fuel use. Similarly, rules that regulate or prohibit open burning activities reduce CO2 emissions from that activity. District Rule 426 regulates landfill emissions of methane.
- Clean Fuels: The District is actively involved in and supports the efforts of the Central Coast Clean Cities Coalition (C5), a local nonprofit coalition which promotes the use of cleaner alternative fuel technologies. With over 40 % of the greenhouse gas emissions coming from mobile sources, these efforts are an essential tool in reducing fossil fuel use and associated CO2 emissions.
- Development Review: Through the California Environmental Quality Act (CEQA) review process the District evaluates impacts from land use development projects and

- recommends measures to reduce emissions. Mitigation measures focus on reducing emissions from motor vehicles and improving energy efficiency, both of which directly reduce criteria pollutants and GHGs. Such strategies include incorporation of energy efficiency measures (increased insulation, high efficiency appliances and lighting, passive and active solar systems, etc.) that go beyond current building standards; and including Smart Growth principles into the project design to reduce vehicle trips and increase the viability of alternative transportation.
- Grant Programs: Many emission reduction projects funded through the various grant programs administered by the District result in replacement or retrofit of older, high emission engines with cleaner and more efficient engines that simultaneously reduce fuel use, thus reducing CO2 emissions. Conversion of stationary and mobile diesel engines to natural gas or electric motors also serves to reduce CO2 emissions.
  - Transportation Choices Program: In partnership with SLO Regional Rideshare, Ride-On and the APCD, the Transportation Choices Program (TCP) is a free program offered to businesses and organizations throughout SLO County to reduce employee and student commute trips and promote the use of alternative transportation.
  - Pollution Prevention: The Pollution Prevention Program promotes the use of and publicly recognizes small businesses which successfully employ pollution prevention and emission reduction techniques as part of routine operating procedures. Many of the businesses so recognized have incorporated operational changes that reduce their emissions through efficiency improvements that also reduce fuel and product use and saves (sic) energy.
  - Public Outreach: The APCD implements a number of outreach campaigns to promote a variety of clean air programs, including backyard burning reduction programs, clean car awareness, pollution prevention, energy efficiency and transportation alternatives, all of which promote community consciousness and lifestyle choices that can help reduce our impacts on climate change.”

### 3. THRESHOLDS OF SIGNIFICANCE

The significance of potential air quality impacts are based on thresholds identified within Appendix G of the California Environmental Quality Act (CEQA) *Guidelines* and standards established within the APCD CEQA Air Quality Handbook. The specifics of these guidelines are defined below.

#### a. CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

Appendix G of the CEQA *Guidelines* provides the following thresholds for determining significance with respect to air quality. Air quality impacts would be considered significant if the proposed project would:

- Conflict with or obstruct implementation of the applicable air quality plan;

- Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);
- Expose sensitive receptors to substantial pollutant concentrations; or,
- Create objectionable odors affecting a substantial number of people.

b. APCD CEQA AIR QUALITY HANDBOOK

According to the April 2003 CEQA Air Quality Handbook, project impacts may also be considered significant if one or more of the following special conditions apply:

- If the project has the ability to emit hazardous or toxic air pollutants in the close proximity of sensitive receptors such that an increased cancer risk affects the population.
- If the project has the potential to emit diesel particulate matter in an area of human exposure, even if overall emissions are low.
- Remodeling or demolition operations where asbestos-containing materials will be encountered.
- If naturally occurring asbestos has been identified in the project area.
- If project has the ability to emit hazardous or toxic air pollutants in the close proximity of sensitive receptors such as schools, churches, hospitals, etc.
- If the project results in a nuisance odor problem to sensitive receptors.

The CEQA Air Quality Handbook defines thresholds for long-term operational emissions and short-term construction related emissions. Depending on the level of exceedance of a defined threshold, the APCD has established varying levels of mitigation.

1) Significance of Long-term Operational Emissions

The threshold criteria established by the APCD to determine the significance and appropriate mitigation level for long-term operational emissions (i.e., vehicular and area source emissions) from a project are presented in Table V-24. Emissions with measurable thresholds include: reactive organic gas (ROG); nitrogen oxides (NO<sub>x</sub>); sulfur oxides (SO<sub>x</sub>); particulate matter (PM<sub>10</sub>); and, carbon monoxide (CO). Emissions that equal or exceed the designated threshold levels are considered potentially significant and should be mitigated. As shown in the table, the level of analysis and mitigation recommended follows a tiered approach based on the overall amount of emissions generated by the project.

**TABLE V-24**  
**APCD Thresholds of Significance for Operational Emissions Impacts**

Pollutant	Threshold	Tier I	Tier II	Tier III
ROG, NO <sub>x</sub> , SO <sub>2</sub> , PM <sub>10</sub>	<10 lbs/day	10 lbs/day	25 lbs/day	25 tons/yr
CO	<550 lbs/day	---	550 lbs/day	---
Level of Significance	Insignificant	Potentially Significant	Significant	Significant
Environmental Document	Negative Declaration	Mitigated ND	MND or EIR	EIR

*Source: County of San Luis Obispo, APCD CEQA Air Quality Handbook, 2003*

In general, projects not exceeding the Tier I threshold of 10 lbs per day ROG, NO<sub>x</sub>, PM<sub>10</sub> or SO<sub>2</sub> or fifty pounds per day of CO emissions do not require mitigation. For projects requiring air quality mitigation, the APCD has developed a list of both standard and discretionary mitigation strategies tailored to the type of project being proposed: residential, commercial, or industrial. The standard mitigation measures should be applied to all projects that exceed the Tier I threshold. In addition, varying levels of discretionary mitigation measures may also be necessary, depending on the amount of emissions generated by the project. Discretionary mitigation measures identified in the 2003 CEQA Handbook or other suitable alternative measures can be suggested to replace standard measures that are not feasible for the project. Table V-25 provides insight to the number of additional mitigation measures that should be applied based on estimated project emissions.

**TABLE V-25**  
**Mitigation Threshold Guide**

Emissions	Mitigation Measures Recommended		
	Standard	Discretionary	Off-Site
< 10 lbs/day	None	None	None
10 - 14 lbs/day	All	3	None
15 - 19 lbs/day	All	6	None
20 - 24 lbs/day	All	10	None
≥ 25 lbs/day	All	All Feasible	Maybe
≥ 25 tons/yr	All	All Feasible	Yes

*Source: County of San Luis Obispo, APCD CEQA Air Quality Handbook, 2003*



## 2) Significance of Short-term Construction Emissions

Use of heavy equipment and earth-moving operations during project construction can generate fugitive dust and combustion emissions that may have substantial temporary impacts to local air quality. Fugitive dust emissions would result from land clearing, demolition, ground excavation, cut and fill operations, and equipment traffic over temporary roads at the construction site. Combustion emissions such as NO<sub>x</sub>, and diesel particulate matter, are most significant when using large diesel fueled scrapers, loaders, dozers, haul trucks, compressors, generators, and other types of equipment.

By using emission estimates established by the APCD for specific equipment types and gathering information pertaining to each construction activity, an evaluation can be made as to whether or not a significant impact will occur and what level of mitigation is required to lessen the impact to a level of insignificance. Examples of information required to calculate construction emissions are: type and number of equipment to be used, estimated fuel use, emission factors for each piece of equipment, volume of material to be moved, number of hours per day, and the total number of days each piece of equipment will be operated. This type of detailed construction equipment information is often not available during the EIR process, and the APCD has developed an alternative method for calculating construction emissions based on the amount of earthwork involved for a particular project. Table V-26 summarizes the level of emissions requiring mitigation.

**TABLE V-26**  
**Level of Construction Activity Requiring Mitigation**

Pollutant	Emissions		Amount of Material Moved	
	Tons/Qtr	Lbs/day	Cu. Yds/Qtr	Cu. Yds/Day
ROG	2.5	185	247,000	9,100
	6.0	185	593,000	9,100
NO <sub>x</sub>	2.5	185	53,500	2,000
	6.0	185	129,000	2,000
PM <sub>10</sub>	2.5		Any project with a grading area greater than 4.0 acres of continuously worked area will exceed the 2.5-ton PM <sub>10</sub> quarterly threshold. Combustion emissions should always be calculated based upon the amount of cut and fill expected.	

*Note: All calculations assume working conditions of 8 hours per day, 5 days per week, for a total of 65 days per quarter.*

*Source: County of San Luis Obispo APCD CEQA Air Quality Handbook, 2003*

### c. GREENHOUSE GAS EMISSIONS

At the current time there is no regulatory guidance available to assist lead agencies in establishing thresholds of significance for greenhouse gas emissions that result from proposed projects. Given the significant amount of greenhouse gases emitted on a daily basis worldwide, it seems unlikely that an individual project could impact global climate change. At the same time, it seems reasonable to assume that nearly all projects that involve the consumption of fossil fuels, for example, would contribute cumulatively to global warming.

## 4. IMPACT ASSESSMENT AND METHODOLOGY

The APCD has established four separate categories of evaluation for determining the significance of air quality emissions. Full disclosure of the potential air pollutant and/or toxic air emissions from a project is needed for these evaluations, as required by CEQA. The evaluation categories include:

- Comparison of calculated project emissions to APCD emission thresholds;
- Consistency with the most recent CAP for the County;
- Comparison of predicted ambient pollutant concentrations resulting from the project to State and Federal health standards, when applicable; and
- The evaluation of special conditions that apply to certain projects.

For this Master EIR, the APCD has recommended that the air quality analysis for the proposed *Public Access and Management Plan, Easement, and Community Park Master Plan* include qualitative rather than quantitative assessments of the potential air quality impacts (negating the need for the first and third bulleted items above). The proposed site and grading plans are preliminary and/or general in nature, and the CCSD has not identified specific construction schedules for implementation of the *Public Access and Management Plan, Easement, and Community Park Master Plan*; therefore, the air quality analysis will not include a calculation of potential short-term and long-term emissions (i.e., quantitative assessment). The impact analysis focuses on the plans' consistency with the CAP, identification of likely air quality emissions, and the potential for project alternatives to reduce potential air quality impacts (i.e., qualitative assessment).

In the CEQA Air Quality Handbook, the APCD recommends evaluating consistency with the CAP by evaluating the following questions:

1. Are the population projections used in the plan or project equal to or less than those used in the most recent CAP for the same area?
2. Is the rate of increase in vehicle trips and miles traveled less than or equal to the rate of population growth for the same area?
3. Have all applicable land use and transportation control measures and strategies from the CAP been included in the plan or project to the maximum extent feasible?

The majority of the impact analysis and the proposed mitigation measures have been organized around these three questions presented by APCD staff. Additional quantitative analysis of other air quality impacts, such as the potential for asbestos exposure has also been included.

## 5. WEST FRP AND EAST FRP - IMPACTS AND MITIGATION MEASURES

### a. PROJECT CONSISTENCY WITH THE CLEAN AIR PLAN

#### 1) Population Projections Used in the Project versus Clean Air Plan

The CAP was prepared based on information provided by the San Luis Obispo County Planning and Building Department in 1999. At that time, land use categories on the site included Open Space, Residential Single Family, Residential Multi-Family, Recreation, Public Facilities, and Commercial Retail. In addition, the North Coast Area Plan buildout population was estimated to be at least 20,000, although this estimate has been reduced in the recent proposed update to the North Coast Area Plan. The population in 2005 was projected to be 7,394.

The current population is approximately 6,400, less than CAP projections. In addition, a recently adopted Area Plan for the North Coast reduces the proposed buildout population ranging from 7,724 to 10,469 people (*Cambria and San Simeon Acres Community Plans of the North Coast Area Plan*, 2006). This plan has been adopted by the County of San Luis Obispo, but is still undergoing review by the California Coastal Commission (CCC). According to County staff, the CCC is not expected to substantially increase the proposed buildout population. Land use designations at the project site would also change to Open Space and Recreation. Buildout reduction numbers provided by the County Planning Department suggest that the change in land use designation would reduce the number of potential dwelling units by approximately 668 (Neder, 2006). This reduction was not considered in the CAP.

The proposed project (including implementation of the management plan and community park), which is possible because of the proposed changes to the Land Use Element, would appear to have a beneficial impact on air quality because it reduces operational emissions associated with residential development, including vehicle emissions, and those related to use of household products and appliances. This “downzoning” resulting from land use designation changes particularly on the East FRP (which was changed from Multi-Family Residential to Recreation), reduces density in an existing urban area, contrary to CAP policies that promote increased densities in urban areas. This impact may be offset because the project would create recreational opportunities in town for Cambria residents and visitors, potentially reducing the length of trips necessary to reach existing recreational facilities outside of the area. On the East FRP, either type of development, multi-family residential (as designated by the superseded North Coast Area Plan) or active recreation (as designated by the Cambria and San Simeon Acres Community Plans), would have similar, short-term construction related air quality impacts.

The proposed amenities for the West FRP represent a beneficial air quality impact. When the CAP was adopted it included Open Space and Single Family Residential land uses designations. Single family residential development would have resulted in more construction related emissions than the proposed project, and due to its distance from urban services, would have most likely resulted in more vehicle trips than the proposed project.

#### 2) Rate of Increase of in Vehicle Trips versus Rate of Population Growth

According to the Traffic and Circulation Study prepared for the project (ATE, 2006), implementation of the Community Park Master Plan will eventually generate a maximum of 1,655 trips per day. This maximum trip rate could occur during summer weekends when the

park is fully utilized (i.e., all recreational facilities, soccer fields, baseball fields, trails, in use at the same time.). This appears to be a significant number of trips generated when compared to the minimal residential growth resulting from policies in the most recent urban land use plan; however, it is likely that many of the trips generated by the proposed project will not be new, but rather are the same trips that used to be distributed to other recreational facilities at local schools, Shamel Park, and those in neighboring communities.

### 3) Application of Land Use and Transportation Control Measures in Clean Air Plan

The CAP includes a number of strategies intended to reduce the number of trips and vehicle miles traveled by encouraging “development of compact communities that provide a balance of housing and jobs, while fostering the use of alternatives to the automobile.” These strategies and an analysis of the proposed projects consistency with each is included below.

#### Planning Compact Communities

Communities that are developed at lower densities usually require residents to travel longer distances between their home, jobsite, school, and retail business. It is generally believed that compact communities result in fewer vehicle trips because it is easier for residents to use alternative forms of transportation such as transit, bicycling or walking, resulting in lower vehicle use and emissions. The proposed project does not include the increase in densities encouraged by the CAP, instead it provides the opposite; open spaces are provided near the center of an urban area. It could be argued that locating these recreational opportunities in town rather than out on the edge of the urban area will have the same net effect as locating employment centers or shopping opportunities in town – residents will be more likely to access the amenities through the use of alternative transportation, such as the proposed trolley service or by bicycle.

#### Providing for Mixed Land Use

Mixing land uses, such as ground level commercial use with residential uses above, is also a strategy for achieving compactness in urban development. Conventional zoning typically results in the spatial separation of different land uses, but mixed use recognizes that some land uses are functionally compatible with one another and need not be physically separated. The proposed project is not an appropriate project to mix land uses. The lack of structures and nature of the uses of recreational facilities make it infeasible to mix land uses on the site.

#### Balancing Jobs and Housing

According to the CAP, cities and unincorporated communities in San Luis Obispo County have imbalances between job availability and housing opportunities. Job-rich communities, such as San Luis Obispo, have more land allocated for jobs than for housing all those who work there. Conversely, housing-rich communities, such as Los Osos, do not have enough land allocated to provide jobs for all residents. Travel distances between home and work may be longer than necessary, resulting in more air pollution from cars. The proposed project will not result in additional housing or decrease existing housing stock in Cambria. There may be a slight increase in employment opportunities associated with the increase in recreational opportunities;

however, this project is not expected to significantly affect the jobs and housing balance in Cambria.

### Circulation Management Policies and Programs

The primary goal of the recommended *Circulation Management Policies and Programs* is to encourage the design and construction of the county's transportation system in a manner that supports alternative travel modes and decreases reliance on single occupant motor vehicles.

**Promoting Accessibility in the Transportation System.** The CAP suggests that improving transit service and facilities would attract individuals to use public transit instead of private automobiles. Increased transit ridership could decrease roadway congestion and emissions. The proposed project includes trolley stops at the south end of Windsor Boulevard, at Highway 1 near Cambria Drive, and at the entrance to the East FRP facilities, near Burton Drive (refer to Figure III-6 of the Project Description). These new stops would allow riders to access both sides of the park from throughout downtown Cambria and Moonstone Beach, providing an alternative to the automobile.

**Promoting Walking and Bicycling.** This measure is intended to increase the percentage of trips (commuter, shopping, etc.) in the County made by bicycle or on foot. The proposed project includes numerous multi-use trails and bicycle facilities (refer to Figure III-5 of the Project Description). The facilities are intended to be used for recreation, but it is possible that the transportation network connections proposed could also function as commuter routes for those living in local neighborhoods and working downtown. Specifically, some of the trails within the park are also designed to connect to other existing or proposed multi-use trails in Cambria including the Cross Town trail. These trails would also effectively create a connection between the west side and east side neighborhoods that avoids crossing Highway 1 at grade (across the Highway).

**Parking Management.** The CAP recognizes that parking management is a tool that can make neighborhoods more pedestrian friendly, and encourage the use of transit systems. The Community Park (East FRP) is expected to provide approximately 146 parking spaces. This number of spaces would be adequate during average periods of use (135 spaces necessary). The parking area may be inadequate during peak periods of use, and when all sports fields are in use. The CAP recommends encouraging park users to access the park via the trolley system, bikeways, or sidewalks that will all be components of the project. The traffic section includes mitigation to rotate field use so that no more than four fields are used at once, thereby reducing the need for more spaces (refer to mitigation measure TC/mm-[67](#)).

**Transportation Demand Management.** Transportation Demand Management strategies are designed to reduce single occupant vehicle trips by providing more transportation options, alternative transportation options such as transit and bicycles, in particular. The proposed project includes a variety of alternative transportation improvements including bicycle facilities, multi-use trails, trolley (transit) stops, and sidewalks.

**Communication, Coordination, and Monitoring.** According to the APCD, implementing the measures described above requires the cooperation of local agencies. In this case those agencies could include the CCSD, San Luis Obispo Council of Governments (SLOCOG), the County Departments of Planning and Building and Public Works, and the APCD. Many of the measures proposed in the CAP are not relevant to this proposed project. Given the number of alternative transportation facilities included in the park design, this project may provide an example of the successes or failures of attempts to encourage alternative forms of transportation.

b. **SHORT-TERM CONSTRUCTION EMISSIONS**

1) **Fugitive Dust Emissions (PM10)**

Use of heavy equipment and earth-moving operations during project construction for the community park and any major trail improvements or maintenance activities would generate fugitive dust that would have substantial temporary impacts on local air quality. Although the exact volume of soil movement for the project is not known, potential air quality impacts are assumed, and where applicable, APCD thresholds are identified. Mitigation measures adopted by the APCD are constant, and are presented below. Upon implementation of project components proposed in the *Public Access and Management Plan*, and *Community Park Master Plan*, the CCSD or its designee would determine the quantity of soil movement, and in consultation with the APCD determine which mitigation measures are applicable.

Fugitive dust emissions would result from land clearing, demolition, ground excavation, cut and fill operations, and equipment traffic over temporary dirt roads at construction sites. Fugitive dust emissions in the form of PM<sub>10</sub> would occur at a rate of approximately 55 lbs/acre/day of disturbed land (U.S. Environmental Protection Agency, 1996). Impacts from fugitive dust emissions would be significant because they potentially could cause a public nuisance or would exacerbate the existing PM<sub>10</sub> non-attainment status of the APCD.

The APCD has defined air quality thresholds for short-term construction related activities (refer to Table V-26). The proposed project consists of a Management Plan and a Community Park Master Plan; therefore, project specific information regarding the type and number of earth moving equipment that would be used, amount of material disturbed per day, duration of earth disturbing activities (phasing), amount of material hauled off-site, and clean fill hauled on-site are not available at this time. Due to various unknown site disturbance activities associated with construction of individual project elements identified in the *Public Access and Management Plan* and *Community Park Master Plan*, there would potentially be a quantifiable exceedance of construction related PM<sub>10</sub> emissions as a result of this project.

Since the County is considered to be in non-attainment for PM<sub>10</sub>, the APCD requires Best Management Practices (BMPs) for all projects involving earthmoving activities regardless of the project size or duration. All standard APCD dust control mitigation measures shall be incorporated into the construction phases of each of the proposed project components to reduce the potential to generate nuisance dust problems and maintain PM<sub>10</sub> emissions below the APCD's mitigation threshold.

**AQ Impact 1** **PM<sub>10</sub> emissions resulting from construction activities would result in direct short and long-term impacts on air quality, further exacerbating the County non-attainment status for PM<sub>10</sub>.**

AQ/mm-1 Upon application for construction permits and prior to site disturbance, a Dust Control Plan shall be prepared and submitted to the APCD for approval prior to commencement of construction activities. The Dust Control Plan shall:

- a. Use APCD approved BMPs and dust mitigation measures;
- b. Provide provisions for monitoring dust and construction debris during construction;
- c. Designate a person or persons to monitor the dust control program and to order increased watering or other measures as necessary to prevent transport of dust off-site. Duties should include holiday and weekend periods when work may not be in progress;
- d. Provide the name and telephone number of such persons to the APCD prior to construction commencement.
- e. Identify compliant handling procedures.
- f. Fill out a daily dust observation log.

AQ/mm-2 Prior to site disturbance, the applicant shall:

- a. Obtain a compliance review with the APCD prior to the initiation of any construction activities;
- b. Provide a list of all heavy-duty construction equipment operating at the site to the APCD. The list shall include the make, model, engine size, and year of each piece of equipment. This compliance review will identify all equipment and operations requiring permits and will assist in the identification of suitable equipment for the catalyzed diesel particulate filter; and,
- c. Apply for an Authority to Construct from the APCD.

AQ/mm-3 Upon application for construction permits and prior to site disturbance, the following mitigation measures shall be shown on all project plans and implemented during the appropriate grading and construction phases to reduce PM<sub>10</sub> emissions during earth moving activities:

- a. Reduce the amount of the disturbed area where possible.
- b. Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible.
- c. All dirt stockpile areas shall be sprayed daily as needed.
- d. 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 ([native to the FRP](#)) and watered until vegetation is established.

- e. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible after initial site grading. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- g. Vehicle speed for all construction vehicles shall be posted to not exceed 15 mph on any unpaved surface at the construction site.
- h. All trucks hauling dirt, sand, or other loose materials are to be covered or shall maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC § 23114.
- i. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- j. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used when feasible.
- k. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities.

AQ/mm-4            During construction, the applicant shall maintain monthly compliance checks throughout the construction phase, verifying that all equipment and operations continue to comply with the APCD requirements.

Residual Impact    Implementation of the above mitigation measures will result in PM<sub>10</sub> related air quality impacts considered *less than significant with mitigation, Class II*.

## 2) Combustion Emissions (RHC, ROG, and NO<sub>x</sub>)

Combustion emissions are most significant when using large, diesel-fueled scrapers, loaders, bulldozers, haul trucks, compressors, generators, and other heavy equipment. Emissions can vary substantially from day to day depending on the level of activity, the specific type of operation, and, for dust, the prevailing weather conditions.

ROG and NO<sub>x</sub> are the critical pollutants in the evaluation of the significance of construction emissions because of the high output of these pollutants by heavy diesel equipment normally used in grading operations and their role as ozone precursors. The APCD has worked hard in the last few years to realize ozone attainment, and continuing efforts must be made to ensure San Luis Obispo County maintains its compliance status.

In addition to ROG and NO<sub>x</sub>, diesel particulate matter is of special concern to the APCD. In July 1999, the ARB listed the particulate fraction of diesel exhaust as a toxic air contaminant, identifying both chronic and carcinogenic public health risks. There is no threshold below which there are no significant health risks. Therefore, mitigation requirements and the need for health risk assessments are evaluated by the APCD on a case-by-case basis, based on emission estimates and the potential risk for human exposure and effects. Development of the East FRP would occur in an urbanized area, and the potential exposure to humans from diesel particulate matter is significant.



**AQ Impact 2      Grading activities that include moving more material than 2,000 cubic yards in a day exceed significance thresholds for construction-related emissions, resulting in potentially significant air quality impacts.**

AQ/mm-5      Upon application for construction permits and prior to site disturbance, the applicant shall submit grading plans and a construction schedule demonstrating that soil material would not be moved at a rate more than 53,500 cubic yards (cy) in a quarter or 2,000 cy in a day. If material would be moved at this rate (or greater), the applicant shall implement the following standard APCD mitigation measures for the project's construction equipment:

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications.
- b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, grader, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
- c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.
- d. All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit.
- e. Electrify equipment where feasible.
- f. Substitute gasoline-powered for diesel-powered equipment where feasible.
- g. Use alternatively fueled construction equipment onsite where feasible, such as compressed natural gas (CNG) liquefied natural gas (LNG), propane, or biodiesel.
- h. Best Available Control Technology (BACT - implementation of DOCs or CDPFs) for construction equipment shall be required and the applicant shall provide the grading amounts and schedule to the APCD Planning Division as soon as they are available so that the appropriate level of BACT can be defined.
- i. At least 3 months prior to construction, the construction company awarded the contract shall contact the APCD Planning Division (805-781-5912) to coordinate the implementation of this mitigation measure. This company will also provide the APCD with proof that the Standard (a-h above) and BACT mitigation measures have been implemented prior to the start of construction activity. These measures shall be shown on all grading and construction plans prior to issuance of construction permits.

Residual Impact      Implementation of the above mitigation measures will result in combustion emissions related air quality impacts considered *less than significant with mitigation, Class II*.

### 3) Naturally-Occurring Asbestos Exposure

Serpentine is a common rock type within San Luis Obispo County and has been identified by the APCD as having the potential to contain naturally-occurring asbestos. The project site has been identified by the APCD as an area that has the potential to contain naturally occurring asbestos. Construction and development of the project could result in an exposure of naturally occurring asbestos due to earthwork and the excavation of serpentine rock.

**AQ Impact 3 Earth moving activities for development of the proposed project components would result in grading activities that may expose naturally occurring asbestos, resulting in an indirect short-term impact.**

AQ/mm-6 Upon application for construction permits and prior to site disturbance, the applicants shall:

- a. Conduct a geologic analysis to ensure the presence/absence of serpentine rock onsite. The geologic analysis shall identify if naturally occurring asbestos is contained within the serpentine rock onsite; and,
- b. If naturally occurring asbestos is found at the project site, the applicant must comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM). In addition, the applicants shall work with the APCD to prepare an APCD-approved Asbestos Health and Safety Program and an Asbestos Dust Control Plan prior to development plan approval. The Asbestos Health and Safety Program and Asbestos Dust Control Plan may include, but is not limited to, the following:
  1. Equipment operator safety requirements: protective clothing, breathing apparatuses to prevent inhalation of airborne asbestos fibers,
  2. Dust mitigation measures: continually water site to prevent airborne dust migration, cover all vehicle that haul materials from the site
  3. Identification of APCD-approved disposal areas for all excavated materials.
  4. If naturally-occurring asbestos is not present, an exemption request must be filed with the APCD.

*Residual Impact* Implementation of the above mitigation measure will result in asbestos-related air quality impacts considered *less than significant with mitigation, Class II*.

#### c. LONG-TERM PROJECT RELATED OPERATIONAL EMISSIONS

Long-term operational emissions would result from increased vehicle traffic emissions. Development of the project components may create substantial emissions to regional air quality due to increased vehicle traffic. It is estimated that in total, the proposed project would result in an average of approximately 973 vehicle trips per day (refer to Table TC-6) during peak periods (summer weekends) Traffic related air quality impacts would potentially be significant because the majority of the traffic associated with the proposed project would be directed to one specific destination, the community park, thus concentrating emissions of ROG and NO<sub>x</sub> at that site.

The West FRP would likely generate up to 700 average daily trips, as trails are improved over time (refer to Table TC-5). These trips would not be concentrated, and would be divided among the various proposed parking and staging areas. In addition, based on the proximity to existing residential neighborhoods, many of the trips would likely not be made via automobile.

A case can be made that the East FRP trips attributed to the proposed project are not all new trips. Instead, because Cambria's existing recreation facilities do not meet the needs of the community, trips to the proposed project may already be occurring, as residents travel to local schools, neighboring communities, or regional facilities to access soccer fields, trails, and other facilities. If this is the case, then the project may have some benefits to air quality, because trip lengths would be shorter than they are now due to the central location of the project.

For projects that do exceed long term ROG and NO<sub>x</sub> and PM<sub>10</sub> thresholds, the APCD recommends mitigation measures that can be incorporated into the project to reduce emissions. These include planting shade trees in parking lots, including bike lanes and sidewalks, and providing transit turnouts. Many of these measures have already been incorporated into the project.

Because the proposed project is located adjacent to the urban core, it would not necessarily generate new vehicle trips, but would likely receive existing trips currently using other facilities. Because the proposed plan incorporates measures that allow residents to access the site via alternative transportation such as the trolley or bicycles, the proposed project is expected to result in *less than significant long-term operational emissions, Class III impact*.

#### d. GREENHOUSE GAS EMISSIONS

The proposed project is generally limited to open space and recreational areas. Proposed structures, such as the community building and restrooms, would be subject to current and updated energy efficiency regulations. The proposed community park would be located central to the urban area, and can be accessed via short trips, compared to trips generated to active community parks outside of the community. Alternative transportation options are available, including bicycling, pedestrian paths, the local trolley, and transit. Based on the location and type of project proposed, the projects contribution to the generation of greenhouse gases would not be significant.

## **6. CUMULATIVE IMPACTS**

Potential construction-related air quality impacts are location-specific to the extent that they may temporarily result in significant impacts on the localized environment; however, based on the size of the project, the impacts are not considered cumulatively significant. Based on the location and type of project proposed, the projects contribution to the generation of greenhouse gases would not be significant. No additional significant impacts are anticipated and no additional mitigation measures are warranted.

### LIST OF ABBREVIATED TERMS

Abbreviation	Term
APCD	Air Pollution Control District
ARB	Air Resources Board
ATCM	Asbestos Airborne Toxic Control Measures
ATE	Associated Transportation Engineers
BACT	Best Available Control Technology
BMP	Best Management Practices
CAAA	Clean Air Act Amendments
CAP	Clean Air Plan
CARB	California Air Resources Board
CCC	California Coastal Commission
CCSD	Cambria Community Services District
CDPF	Catalyzed Diesel Particulate Filters
CEQA	California Environmental Quality Act
CNG	Compressed Natural Gas
DOC	Diesel Oxidation Catalysts
EIR	Environmental Impact Report
LNG	Liquefied Natural Gas
NO <sub>x</sub>	Nitrogen Oxide
PM	Particulate Matter
ROG	Reactive Organic Gases
SLOCOG	San Luis Obispo Council of Governments
SO <sub>x</sub>	Sulfur Oxide

## I. NOISE

Noise is a complex physical phenomenon that varies with time, geographic location, proximity to the source, and duration of the noise event. The effects of noise are considered in two ways: how a proposed project may increase existing noise levels and affect surrounding land uses; and how a proposed land use may be affected by noise from existing and surrounding land uses. The following section discusses the fundamentals of sound and noise measurements, describes the existing noise environment of the project site, provides federal, state, and local noise guidelines and policies, and evaluates potential noise impacts that would be encountered at the project site due to development of the proposed project. Mitigation measures have been incorporated where an identified noise impact would exceed a defined regulatory threshold. Karl Mikel, Environmental Engineer with Morro Group and County approved acoustical consultant, has prepared this section of the EIR, it is intended for use by the County of San Luis Obispo (County) and other interested parties as part of the Environmental Determination for the proposed project.

### 1. REGULATORY SETTING

Noise is regulated at the federal, state, and local levels through regulations, policies, and/or local ordinances. Local policies are commonly adaptations of federal and state guidelines, based on prevailing local conditions or special requirements.

#### a. FEDERAL POLICIES AND REGULATIONS

The Federal Noise Control Act of 1972 §2 [42 U.S.C. 4091] states the following:

(a) The Congress finds (1) that inadequately controlled noise presents a growing danger to the health and welfare of the Nation's population, particularly in urban areas; (2) that the major sources of noise include transportation vehicles and equipment, machinery, appliances, and other products of commerce; and (3) that, while primary responsibility for control of noise rests with State and local governments, Federal action is essential to deal with major noise sources in commerce control of which require national uniformity and treatment.

(b) The Congress declares that it is the policy of the United States to promote an environment for all Americans free from noise that jeopardizes their health or welfare. To that end, it is the purpose of this Act to establish a means for effective coordination of Federal research and activities in noise control, to authorize the establishment of Federal noise emission standards for projects distributed in commerce, and to provide information to the public respecting the noise emission and noise reduction characteristics of such products.

**b. STATE POLICIES AND REGULATIONS****1) California Government Code**

The contents of *County Noise Element* and the methods used in their preparation have been determined by the requirements of §65302 (f) of the California Government Code and by the *Guidelines for the Preparation and Content of the Noise Element of the General Plan* prepared by the California Department of Health Services and included in the 1900 State of California *General Plan Guidelines*. The *General Plan Guidelines* require that major noise sources and areas containing noise-sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions. Contours may be prepared in terms of either the Community Noise Equivalent Level (CNEL) or the Day-Night Average Level ( $L_{dn}$ ), which are descriptors of total noise exposure at a given location for an annual average day. The CNEL and  $L_{dn}$  are generally considered to be equivalent descriptors of the community noise environment within plus or minus 1.0 dB.

**c. LOCAL POLICIES AND REGULATIONS****1) County of San Luis Obispo Noise Element of the General Plan**

The *County Noise Element* provides a policy framework for addressing potential and existing noise impacts during project review and long range planning. Its purpose is to minimize future and existing noise conflicts. Among the most significant policies found in the Noise Element are numerical noise standards that limit noise exposure within noise-sensitive land uses (i.e., residential, offices, outdoor recreation) resulting from stationary and transportation noise sources.

The Noise Element is divided into two separate documents and contains policies, performance goals, and procedures for addressing identified noise impacts. The *County Noise Element Policy Document and Acoustic Design Manual* sets noise exposure standards for noise sensitive land uses, and performance standards for new commercial and industrial uses. A companion document, the *Technical Reference Document*, contains background information on the methods used to develop noise exposure information and guidelines for those involved in land use choices and in project design and review. Together these documents comprise the *County Noise Element*, and provide methods for reducing noise exposure.

Noise standards are established in the *County Noise Element* for sensitive noise receptors. Noise standard applicability is usually limited to evaluating planned residential developments located along highways, arterial routes, frontage roads, railroad tracks, and stationary noise sources where planned or existing residential developments or noise sensitive land uses would be adversely affected by existing or increased project-related noise levels in the area.

The applicable policies of the *County Noise Element* include the following:

**New Development and Stationary Noise Sources.** New development of noise-sensitive land uses may be permitted only where location or design allow the development to meet the standards for existing stationary noise sources.

**New or Modified Stationary Noise Sources.** Noise created by new stationary sources, or by existing stationary sources which undergo modifications that may increase noise levels, shall be mitigated to not exceed the noise level standards for lands designated for noise-sensitive uses.



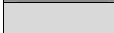
**Land Use & Transportation Noise Sources.** Table V-27 shall be used to determine the appropriateness of designating land for noise sensitive uses, considering noise exposure from transportation sources. Table V-31 shows the ranges of noise exposure that are considered to be acceptable, conditionally acceptable, or unacceptable for various land uses.

In **acceptable** noise environments, development may be permitted without requiring specific noise studies or specific noise reducing features.

In **conditionally acceptable** noise environments, development should be permitted only after noise mitigation has been designed as part of the project, to reduce noise exposure to the levels specified by the following policies. In these areas, further studies may be required to characterize the actual noise exposure and appropriate means to reduce it.

In **unacceptable** noise environments, development in compliance with the policies generally is not possible.

**TABLE V-27  
Land Use Compatibility for New Development near Transportation Sources**

Land Use	Exterior Noise Exposure, Ldn or CNEL (dB)					
	55	60	65	70	75	80
Residential	Acceptable, no mitigation required	Acceptable, no mitigation required	Conditionally Acceptable, Mitigation required	Unacceptable, mitigation may not be feasible	Unacceptable, mitigation may not be feasible	Unacceptable, mitigation may not be feasible
Bed and Breakfast, Hotel, Motel	Acceptable, no mitigation required	Acceptable, no mitigation required	Conditionally Acceptable, Mitigation required	Conditionally Acceptable, Mitigation required	Unacceptable, mitigation may not be feasible	Unacceptable, mitigation may not be feasible
Schools, Libraries, Museums, Hospitals, Churches, Nursing Homes, <b>Public Assembly</b>	Acceptable, no mitigation required	Acceptable, no mitigation required	Conditionally Acceptable, Mitigation required	Conditionally Acceptable, Mitigation required	Unacceptable, mitigation may not be feasible	Unacceptable, mitigation may not be feasible
<b>Outdoor Sports, Playgrounds, Recreation</b>	Acceptable, no mitigation required	Acceptable, no mitigation required	Conditionally Acceptable, Mitigation required	Conditionally Acceptable, Mitigation required	Unacceptable, mitigation may not be feasible	Unacceptable, mitigation may not be feasible
Offices	Acceptable, no mitigation required	Acceptable, no mitigation required	Conditionally Acceptable, Mitigation required	Conditionally Acceptable, Mitigation required	Unacceptable, mitigation may not be feasible	Unacceptable, mitigation may not be feasible
	Acceptable, no mitigation required					
	Conditionally Acceptable, Mitigation required					
	Unacceptable, mitigation may not be feasible					

*Note: Bold type denotes land uses proposed for the Fiscalini Ranch Preserve Management Plan and Master Plan.*

*Source: County of San Luis Obispo General Plan Noise Element, 1992*

In addition to the above policies, the *County Noise Element* identifies specific outdoor activity area and interior noise thresholds for transportation and stationary noise sources. These thresholds are discussed further in Section 3, Thresholds of Significance, below.

## 2) County Coastal Zone Land Use Ordinance

The County Coastal Zone Land Use Ordinance (CZLUO) §23.06.042d Exceptions to Noise Standards states the following:

“Noise sources associated with construction provided such activities do not take place before seven a.m. or after nine p.m. on any day except Saturday or Sunday, or before eight a.m. or after five p.m. on Saturday or Sunday.”

## 2. EXISTING CONDITIONS

### a. NOISE DEFINITIONS AND TERMINOLOGY

Noise, as used herein, is defined as unwanted sound. Since instruments that detect small changes in atmospheric pressure that are perceived as sound cannot distinguish between that which is wanted (e.g., birds singing, waves on a beach, etc.) and that which is not (e.g., traffic or railroad noise), measurements of “noise” are more accurately described as measurements of sound pressure.

Noise sources and sound intensities can vary significantly from one area of the FRP to another. Variables that affect how traffic noise is perceived include vehicular volume, proximity to the noise source, time of day, speed, roadway configuration, and the acoustical and topographical characteristics of the site. For example, Burton Drive traffic noise could be substantial at a given location if the noise measurement is taken during peak hour traffic at a short distance from the roadway. Given the same conditions, the same noise measured at a greater distance or an area that was shielded by some form of a barrier or structure might be perceived as barely noticeable.

Topography also plays a significant role in the perception of traffic related noise emissions. Road segments that are cut below or significantly elevated above the grade at which noise is measured will generally produce a quieter noise environment. Sites that have abundant vegetation and an undulating profile (soft sites) will absorb sound pressure waves much better than an area that is predominantly asphalt or concrete (hard site). After development of the project, the site would still be considered a soft site because most of the overall site would remain vegetated with only a small percentage of the development consisting of new hardscaped asphalt surfaces, and/or developed structures. Additional noise terminology along with an overview of sound measurements is located in Appendix C.

The FRP is located within a rural residential section of San Luis Obispo County where primary land uses are agricultural, open space, commercial service, and residential. The FRP is characterized acoustically as a “soft” site, which means that it is more absorptive than reflective of sound pressure waves. The site would be considered a soft site due to the large open grassland fields intermixed with native bushes and trees. A soft site will tend to more easily attenuate sound pressure waves due to the absorptive capacity of the earth. An excess ground attenuation value of 1.5 dBA per doubling distance (DD) from a sound source is normally



assumed for acoustically soft sites. When added to the geometric spreading of sound, this results in an overall drop-off rate of 4.5 dBA/DD for a line source (7.5 dBA/DD for a point source). Noise created by motor vehicles is considered a line source (California Department of Transportation, 1998).

b. WEST FRP - EXISTING NOISE ENVIRONMENT

The West FRP historically supported a dairy and cattle grazing facilities. The site currently supports a variety of informal trails and two designated trails. The recently updated County land use categories for the West FRP is Open Space (County of San Luis Obispo, 2006). The West FRP is bordered by Highway 1 to the east, the Park Hill residential neighborhood to the north, the West Lodge Hill residential neighborhood to the south, and the Pacific Ocean to the west. Sensitive receivers near the project site potentially subject to traffic-noise impacts include single-family residences.

The Bluff Trail is located along the far western boundary of the FRP, adjacent to the sea bluff. The Bluff Trail has been open to pedestrians since the property was purchased in 2000. In July 2002, pedestrian and bicycle trails were opened at a number of other locations on the West FRP. In 2005, the Bluff Trail and Marine Terrace Trail underwent major improvements. ~~The County of San Luis Obispo is currently considering an application for a wireless telecommunications facility.~~

The West FRP is accessible from many locations in the community (refer to Figure III-5). Historically, public access to the West FRP has been from Windsor Boulevard, which runs to the north and south of the West FRP, as well as from some undeveloped properties along Huntington and Warren Roads. The public also uses CCSD access roads that extend into the East FRP from Highway 1 near the Santa Rosa Creek Bridge and from Rodeo Grounds Road to the east to access the property.

1) West FRP - Transportation Related Noise

The West FRP is a large parcel that stretches approximately one mile along the ocean and includes part of Santa Rosa Creek riparian corridor. Highway 1 divides the east side of the FRP from the west. The West FRP is accessible by vehicle from many locations within residential neighborhoods to the north and south of the West FRP site boundary (refer to Figure III-5). The Santa Rosa Creek Trail, improved in 2005, provides access for emergency and maintenance vehicles. The Marine Terrace Trail provides access for emergency vehicles, and is also an offshore emergency helicopter landing zone.

Morro Group visited the project site on August 21, 2006, to identify land uses and potential sensitive noise receptors in the project area that could be subject to traffic-noise impacts from the proposed project. The Bluff Trail generates a small amount of vehicle traffic as people travel through existing residential neighborhoods to access the trailheads. Short-term monitoring was conducted between 10:00 A.M. and 1:05 P.M. on August 21, 2006, to determine the existing noise environment surrounding and within the project site.

The traffic noise environment in the project area is dominated by noise from a mixed fleet of vehicles traveling on Highway 1. Noise measurements were conducted at an approximate

distance of fifty feet from the centerline of the roadway for Highway 1, and at the edge of the West FRP boundary for the two representative residential streets that were measured. Measured noise levels and traffic volumes are summarized in Table V-28 (refer to Figure V-25 for measurement locations).

**TABLE V-28  
Existing Noise and Traffic Summary  
West FRP**

Location No.	Location	Period of Measurement	Noise Levels (dBA)			Measured Traffic Volume		
			Leq	Max	Min	Number	Vehicles/Min	Vehicles/Hr
1	Highway 1	10:00-10:15 am	61.1	76.6	39.7	228	15	912
2	Highway 1	10:20-10:35 am	61.5	78.1	42.4	240	16	960
3	Windsor Boulevard	12:30-12:45 pm	44.0	51.5	30.6	12	0.8	48
4	Huntington Street	12:50-1:05 pm	46.1	56.8	43.5	17	1.4	68

*Note: Noise measurements for Highway 1 are representative of both the West and East FRP locations.*

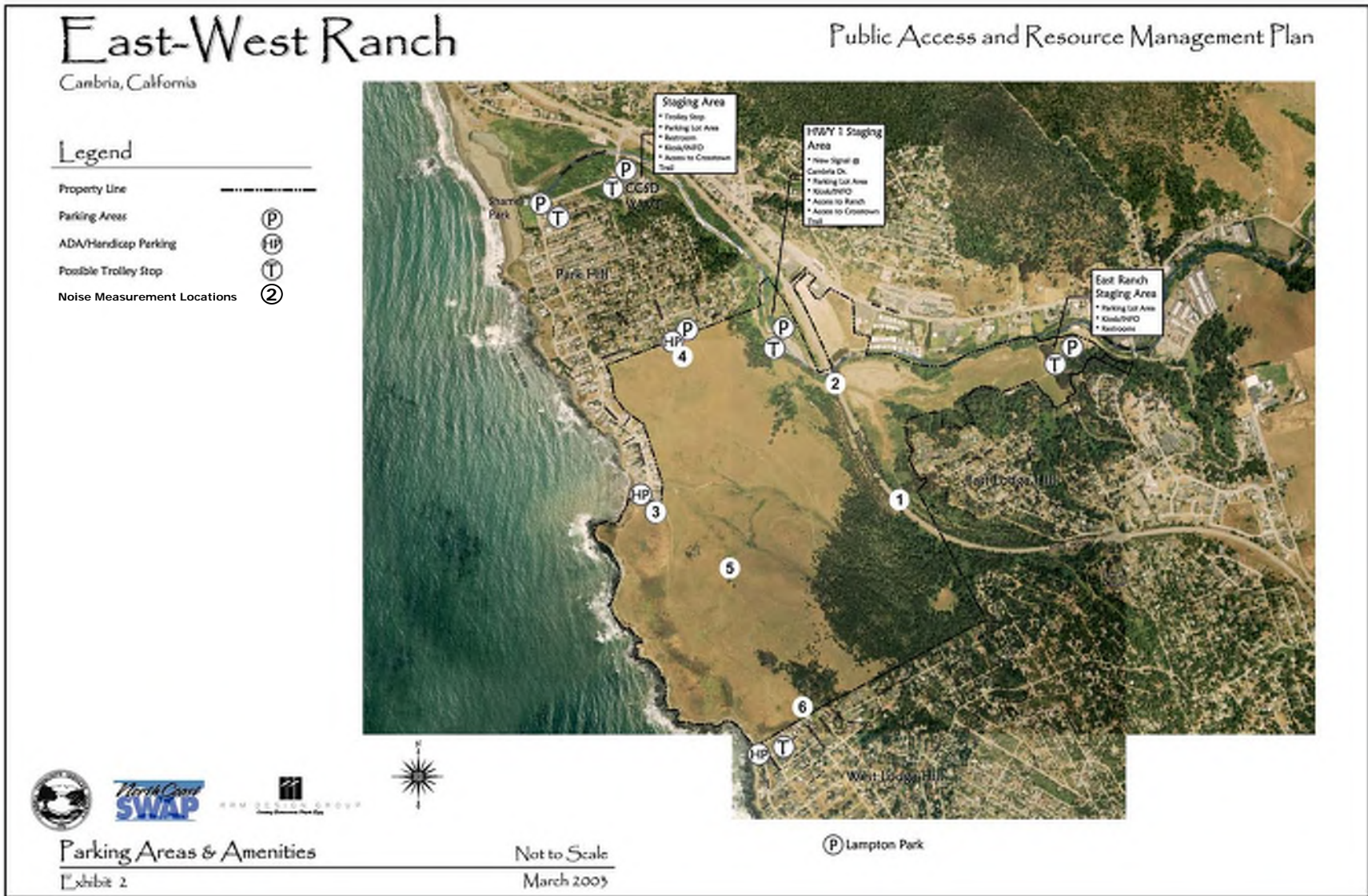
**2) West FRP - Stationary Noise**

As previously mentioned, the West FRP is bordered on the west by the Pacific Ocean, to the east by Highway 1, and to the north and south by existing residential development. Residential areas are generally not considered stationary noise sources. There are no existing commercial businesses or other types of loud activities in the area in close enough proximity to be considered stationary noise sources that would expose trail users to excessive noise levels. A field investigation was conducted on August 21, 2006, to determine ambient noise levels around the perimeter and within the FRP (refer to Table V-29). Noise was measured in two locations on the West FRP, as shown on Figure V-25.

**TABLE V-29  
Existing Stationary Noise  
West FRP**

Location No.	Site Location	Period of Measurement	Noise Levels (dBA)			Measured Traffic Volume		
			Leq	Max	Min	Number	Vehicles/Min	Vehicles/Hr
5	Interior	1:30-1:35 pm	42.0	55.5	39.6	12	0.8	48
6	Perimeter	1:50-1:55 pm	44.1	58.6	38.5	17	1.4	68

*Note:  
Interior noise was measured within the West FRP.  
Perimeter noise was measured at the FRP southern boundary.*



Source: Resource Management Plan, RRM Design Group



NORTH

Not to Scale

Final Master EIR

Noise Measurement Location Map – West FRP  
FIGURE V-25

c. EAST FRP – EXISTING NOISE ENVIRONMENT

The project site historically supported cattle grazing facilities and a rodeo grounds. The site currently supports a variety of informal trails, a connection to the Cross-town Trail, the CCSD pumphouse, and a County storage yard. The CCSD pumphouse, which includes existing structures, water tanks, and a parking area, is located along the northeastern perimeter of the proposed community park area, at the western terminus of Rodeo Grounds Road. The County of San Luis Obispo Public Works Department equipment and materials storage yard is also located at the western terminus of Rodeo Grounds Road, within the northeastern portion of the proposed community park area. An unoccupied residence and small equestrian barn are located near the far southern boundary of the proposed community park area.

Based on the recent approval of the *Cambria Urban Area and San Simeon Acres Community Plans* land use category map (County of San Luis Obispo, 2006), the East FRP is within the Recreation and Open Space land use categories. The East FRP is accessed by Rodeo Grounds Road off of Burton Drive. It is bordered by Santa Rosa Creek and Main Street commercial uses to the north, the East Lodge Hill residential neighborhood to the south, the East Village commercial district to the east, and Highway 1 to the west. There are existing residential sensitive noise receptors located to the northeast and west, adjacent to the proposed park boundaries. Sensitive receivers near the project site potentially subject to traffic-noise impacts include single-family residences and commercial business.

1) East FRP - Transportation Related Noise

Highway 1 divides the east side of the FRP from the west. Higher levels of existing noise resulting from automobile and truck traffic characterize the perimeter portions of the proposed park site adjacent to the Highway 1 corridor, and to a lesser degree the commercial/business portion of Burton Drive. Although higher levels of noise are found along the existing transportation corridors surrounding the park, noise levels rapidly attenuate as one moves towards the interior of the site because of the varying topography and in some locations the presence of dense thick wooded vegetation. A field investigation was conducted on August 21, 2006, to determine traffic related ambient noise levels around the perimeter and within the proposed park site (refer to Table V-30 below, and Figure V-26).

**TABLE V-30  
Existing Noise and Traffic Summary  
East FRP**

Location No.	Site Location*	Period of Measurement	Noise Levels (dBA)			Measured Traffic Volume		
			Leq	Max	Min	Number	Vehicles/Min	Vehicles/Hr
1	Highway 1	10:00-10:15 am	61.1	76.6	39.7	228	15	912
2	Highway 1	10:20-10:35 am	61.5	78.1	42.4	240	16	960
T-3	Burton Drive	10:50-11:05 am	56.3	73.1	43.5	118	8	460
T-4	Burton Drive	11:20-11:35 am	58.4	79.1	38.5	140	9	560

*\*Refer to Figure V-25 for noise site locations.*

**(a) East FRP - Stationary Noise**

Existing sources of noise in the immediate park area include commercial businesses located to the north/northeast from the project site across Santa Rosa Creek and activity occurring within the County storage yard. The short-term noise monitoring focused on adjacent residential land uses surrounding the proposed park site. A field investigation was conducted on April 20, 2006, to determine ambient noise levels around the perimeter and within the proposed park site (refer to Table V-31 and Figure V-28).

**TABLE V-31  
Measured Ambient Noise Levels  
East FRP**

Location No.*	Site Location	Period of Measurement	Noise Levels Leq (dBA)
1	Boundary	2:30 pm – 2:35 pm	47.0
2	Boundary	2:45 pm – 2:50 pm	48.4
3	Boundary	2:55 pm – 2:00 pm	49.0
4	Interior	3:10 pm – 3:15 pm	45.2
5	Interior	3:20 pm – 3:30 pm	44.8
6	Interior	3:35 pm – 3:40 pm	46.6

*\*Location shown on Figure V-26*



Source: Master Development Plan, firma.



**NORTH**  
Not to Scale

Final Master EIR

**Noise Measurement Location Map – East FRP**  
**FIGURE V-26**

### 3. THRESHOLDS OF SIGNIFICANCE

The threshold of significance for noise related impacts is the exceedance of a standard as established in the *County Noise Element* by any proposed development project. Where the established standard is already exceeded, a one decibel increase in a noise level is considered a significant impact.

The *County Noise Element* establishes separate standards for transportation noise, which is noise generated by automobiles, trucks, trains and airplanes, and stationary noise, which is noise generated by any recreational, industrial, and commercial facilities.

#### a. COUNTY NOISE ELEMENT SPECIFIC POLICIES

The *County Noise Element* provides a process for new development to follow in an effort to achieve acceptable interior and exterior levels for noise-sensitive land uses. The noise thresholds contained in the *County Noise Element* represent maximum acceptable noise levels. New development resulting from development of the project elements proposed in the Management Plan and Community Park Master Plan should minimize noise exposure and noise generation to the maximum extent feasible.

The applicable County thresholds for evaluating noise impacts from transportation noise are 60 dBA ( $L_{dn}$ ) for potential outdoor activity areas and 45 dBA ( $L_{dn}$ ) in interior spaces. The *County Noise Element* states that outdoor activity areas would include patios and backyard recreation areas, but not the front yards of residences that extend to the edge of the roadway in most circumstances. Stationary noise thresholds are 50 dBA daytime and 45 dBA nighttime for residential land uses.

##### 1) Transportation Noise Sources

The *County Noise Element* includes the following policies used to identify acceptable noise exposure, potential noise impacts, and guidelines for when mitigation is required.

**Policy 3.3.2** states that “new development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed  $L_{dn}$  or CNEL land use category thresholds for outdoor activity areas and for interior spaces unless the project includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to or below the levels for the given land use” (refer to Table V-32).

**Policy 3.3.3** states that “noise created by new transportation sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in [Table V-32] within outdoor activity areas and interior spaces of existing noise sensitive land uses.”

**TABLE V-32**  
**Maximum Allowable Noise Exposure – Transportation Noise Sources**

Receiver Site Land Use	Outdoor Activity Areas <sup>1</sup> L <sub>dn</sub> /CNEL, dB	Interior Spaces	
		L <sub>dn</sub> /CNEL, dB	L <sub>EQ</sub> , dB <sup>2</sup>
Residential (Except Temporary)	60 <sup>3</sup>	45	–
Bed and Breakfast, Hotels, Motels	60 <sup>3</sup>	45	–
Hospitals, Nursing and Personal Care	60 <sup>3</sup>	45	–
Public Assembly and Entertainment	–	–	35
Offices	60 <sup>3</sup>	–	45
Churches, Meeting Halls	–	–	45
Schools, Libraries, Museums	–	–	45
Outdoor Sports and Recreation	70	–	–

*Notes:*

- Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
- As determined for a typical worst-case hour during periods of use.
- For other than residential uses, where an outdoor activity area is not proposed, the standard shall not apply. Where it is not possible to reduce noise in outdoor activity areas to 60 dB L<sub>dn</sub>/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L<sub>dn</sub>/CNEL may be allowed.

*Source: County of San Luis Obispo General Plan Noise Element, 1992.*

## 2) Stationary Noise Sources

The *County Noise Element* includes the following policies used to identify acceptable noise exposure, potential noise impacts, and guidelines for when mitigation is required.

**Policy 3.3.4** states that “new development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources would exceed the noise level standards included in the *County Noise Element* unless effective noise mitigation measures have been incorporated into the design of the development to reduce noise exposure to or below the levels specified.” The same is also true of new development of stationary noise sources on existing residential developments.

**Policy 3.3.5** states that “noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated and shall be the responsibility of the developer of the stationary noise as follows:

- Noise levels shall be reduced to or below the noise level standards in [Table V-33] where the stationary noise source will expose any **existing** noise-sensitive land use (which is listed in the Land Use Element as an allowable use within its existing land use category) to noise levels that exceed the standards in [Table V-33].



2. Noise levels shall be reduced to or below the noise level standards in [Table V-33] where the stationary noise source will expose **vacant** land in the Residential Rural, Rural Lands, and Commercial Retail to noise levels that exceed the standards in [Table V-33].

The allowable hourly daytime stationary noise standard for a residential land use is 50 dBA, while the maximum is 70 dBA Leq. The hourly nighttime stationary noise standard for a residential development is 45 dBA, while the maximum is 60 dBA Leq (refer to Table V-33). In this instance, the community park is considered a stationary noise source, which may generate noise affecting the adjacent noise-sensitive use, which is residential.

**TABLE V-33**  
**County of San Luis Obispo Stationary Noise Standards**

Level	Daytime (7 am-10 pm)	Nighttime (10 pm-7 am)
Hourly average level (L <sub>eq</sub> ) dB	50	45
Maximum level (Max) dB	70	65
Maximum level, dB-Impulsive Noise	65	60

*Source: County of San Luis Obispo General Plan Noise Element, 1992.*

### 3) Existing and Cumulative Noise Impacts

The *County Noise Element* includes the following policies used to identify acceptable noise exposure, potential noise impacts, and guidelines for when mitigation is required.

**Policy 3.3.6** states “The County shall consider implementing mitigation measures where existing noise levels produce significant noise impacts to noise-sensitive land uses or where new development may result in cumulative increases of noise upon noise sensitive land uses. Significant noise impacts result in an increase of 1 dBA to the existing environment.”

### 4) Construction Noise

Construction noise from development of the project could have significant noise impacts on adjacent noise-sensitive land uses. In general, the grading phase of project construction tends to create the highest noise levels because of the operation of heavy equipment. Construction noise would be a short-term impact for the different development phases of the project. Generally, other than limiting exceptionally noisy activities to certain times and days of the week, the County currently has no noise threshold for temporary construction related impacts; however, noise reduction plans can be implemented on a case-by-case basis as warranted. In the event that significant noise would result due to a long-term construction project, or unique situations where significant short-term noise impacts are identified, a noise reduction plan can be required as a condition of project approval.

**b. CEQA GUIDELINES**

Under CEQA, a substantial noise increase may result in a significant adverse environmental effect; if so, the noise increase must be mitigated or identified as a noise impact for which it is likely that only partial (or no) mitigation measures are available. Specific economic, social, environmental, legal, and technological conditions can make mitigation measures for noise not feasible.

Appendix G of the *CEQA Guidelines* and the CCSD's environmental initial study checklist indicate that significant noise impacts occur when the project:

- exposes people to noise levels in excess of standards established in local noise ordinances or general plan noise elements;
- causes a substantial permanent or temporary increase in noise above levels existing without the project; and,
- results in exposure of persons to or generates excessive ground-borne vibration or ground-borne noise levels.

Noise impacts of any development project are considered significant if noise resulting from construction or operation occurs beyond the specified level and/or time frame set by the County of San Luis Obispo.

**4. IMPACT ASSESSMENT AND METHODOLOGY****a. AUTOMOBILE TRAFFIC NOISE ASSESSMENT**

The procedure for assessing vehicular traffic noise impacts included measuring the peak-hour noise levels at select locations on the project site while counting the traffic generating the noise during the period of measurement. The measured peak-hour noise levels are then adjusted logarithmically to determine the "future" noise levels by using the estimated traffic volume predictions for various road segments. Logarithms are used because they produce linear correlations, which can then be used to more readily evaluate future noise levels. Generally speaking, doubling the traffic volume will produce a 3 dB increase in the ambient noise environment.

From a practical standpoint, the peak-hour Leq noise level is essentially equivalent to the Ldn noise level (generally yielding results within 0.5 dBA of each other). The Ldn is the standard measure used for evaluating community noise impacts in the *County Noise Element* (refer to Appendix C of this EIR for Ldn definition). For most situations involving noise originating from vehicular traffic, the peak-hour Leq can be used as the Ldn level, avoiding the need and cost for 24 hours of continuous noise measurements. Peak hour Leq was the methodology used in evaluation of traffic noise impacts for the proposed project. Noise measurements were taken for a duration of five minutes at each location. The maximum and minimum one-second noise levels were also recorded by the noise meter and are included for informational purposes. Further analysis is based on the average noise levels (Leq) as discussed in this report.

Vehicle noise is a combination of the noises produced by the engine, exhaust, and tires. The level of traffic noise depends on the following three factors: (1) the volume of traffic; (2) the speed of the traffic; and, (3) the number of trucks in the traffic flow. Generally, heavier traffic volumes, higher speeds, greater numbers of trucks, and the use of air or “Jake-Brakes” brakes on big trucks increase the loudness of traffic noise. The loudness of traffic noise can also be increased by defective mufflers or other faulty equipment on vehicles. Any condition (such as a steep incline) that causes heavy laboring of motor vehicle engines will also increase the resultant traffic noise levels.

#### b. STATIONARY NOISE ASSESSMENT

The procedure for assessing existing stationary noise levels on new noise sensitive land uses is to measure the ambient pre-project noise level at select locations, measure the distance from the sound source to the proposed nearest sensitive receiver site, then compare the ambient noise readings at the sensitive receptor site to published threshold values in the *County Noise Element* to determine if an exceedance of the threshold value would be expected.

In a similar fashion, the procedure for assessing new stationary noise sources such as the proposed park on existing noise sensitive land uses is to measure the ambient pre-project noise levels to establish an existing noise baseline. The procedure for assessing future stationary noise is more speculative in nature. If enough noise data was available for similar types of noise sources as would be present within the project site, one could logarithmically add all potential noise sources that reasonably could be expected within the park simultaneously, and estimate the worst-case noise level from similar existing sources in other areas of the County. An example of this would be to measure noise levels at an existing park with athletic fields, and then apply that information to the new development using appropriate modeling of the new site. Further analysis within this EIR is based on integrated average noise levels (Leq).

This method was used to assess future stationary noise at the proposed project site by evaluating existing sites with similar characteristics and land uses. The noise produced at similar types of recreational facilities and sporting events throughout the County was measured and the resulting measurements were applied to the proposed project site.

Potential noise impacts are generally composed of three basic elements: the noise source, a transmission path, and a receiver. The emphasis of noise control in land use planning is usually placed upon acoustical treatment of the transmission path and the receiving structures. The following section describes potential impacts associated with the proposed project, based on the methods and thresholds identified in this Master EIR.

## 5. WEST FRP - IMPACTS AND MITIGATION MEASURES

Proposed improvements within West FRP would include additional multi-use trails, gates and stiles, fences, benches, ~~wireless telecommunications facilities,~~ and signs. Some trails, gates, stiles, fences, signs, and benches are already in place. The *Public Access and Management Plan* for the West FRP also includes restoration activities including creek bank stabilization, invasive and non-native plant eradication, gully stabilization, vegetation management, and habitat restoration.

a. WEST FRP - SHORT-TERM CONSTRUCTION RELATED NOISE

Most trails included in the *Management Plan* for the West FRP already exist and have been used historically by the community. Many trails link together, forming hiking “loops” on the West FRP property, allowing experiences of differing physical abilities, environments, and scenery. In addition to improvements to the trail system, the *Management Plan* includes various environmental restoration activities, which may require the use of construction equipment. Although major infrastructure is not planned for the West FRP, the creation of potential parking facilities around the site as well as earthmoving activities associated with trail improvements and restoration activities could have a short-term adverse noise impact on the residential neighborhoods surrounding the project site. ~~In addition, a wireless telecommunications facility may be constructed on the West Ranch, which would result in the generation of construction noise.~~

In general, the grading or earthwork phase of project construction tends to create the highest noise levels because of the operation of heavy equipment. Construction noise would be a short-term impact for any individual restoration or other type of project undertaken as part of the *Management Plan*. Other than limiting noisy activities to certain times and days of the week, the County currently has no noise threshold for temporary construction related impacts. The existing *County Noise Ordinance* requirements limit such construction activities to between 7:00 A.M. and 9:00 P.M. Monday through Friday and between 8:00 A.M. and 5:00 P.M. on Saturday and Sunday for all development projects.

In the event that it is anticipated that significant noise would result to nearby sensitive noise receptors due to long-term construction projects, or unique situations where significant short-term noise impacts are identified, a noise reduction plan is often required.

**N Impact 1      Construction of individual projects outlined in the Management Plan could temporarily produce noise levels ranging from 70 to 95 dBA at a distance of approximately fifty feet from the source, potentially affecting adjacent sensitive land uses, and resulting in a potentially significant short-term impact.**

N/mm-1      During construction activities, the use of equipment shall be limited to allowed work hours as defined in the existing *County Noise Ordinance*, 7:00 A.M. to 9:00 P.M. (Monday through Friday) and 8:00 A.M. to 5:00 P.M. (Saturday and Sunday).

Residual Impact      Short-term construction noise impacts on the West FRP associated with trail development and restoration activities as outlined in the *Management Plan* would be considered *less than significant with mitigation, Class II*.

b. WEST FRP - TRANSPORTATION RELATED NOISE – AFFECT ON PROJECT USERS

The site-specific noise monitoring results determined that based on existing traffic volumes on adjacent West FRP residential streets and Highway 1 (which borders the site to the east), the current noise contours resulting from existing traffic conditions are far below and do not exceed

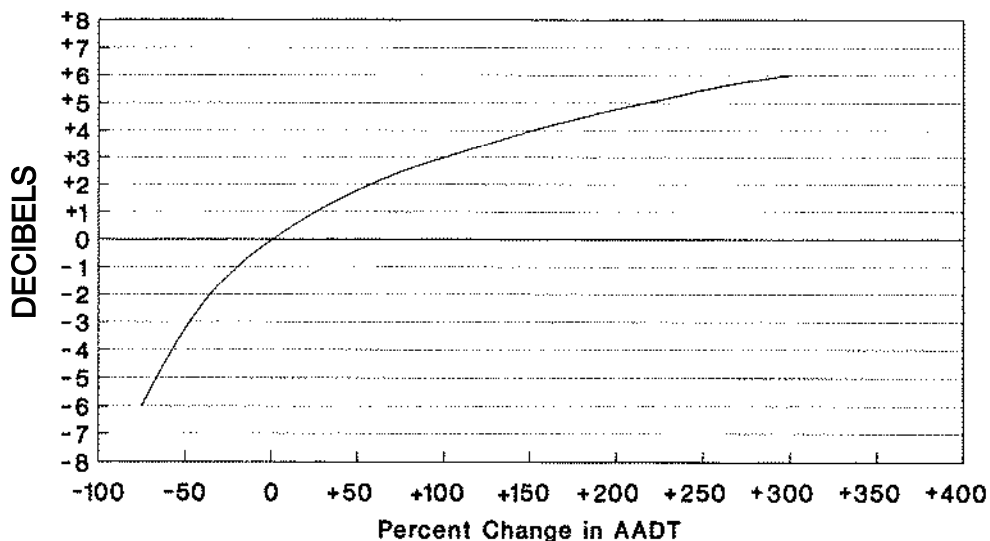
the County threshold level of 70 dBA for the proposed use (refer to Table V-27). Transportation-related noise levels after West FRP trails are fully developed are not expected to increase substantially. Long-term transportation noise impacts on project users are expected to be *less than significant, Class III*. Therefore, transportation-related noise mitigation measures would not be required.

c. WEST FRP - TRANSPORTATION RELATED NOISE – AFFECT ON ADJACENT USES

Currently, the FRP is accessed by local streets within adjacent neighborhoods. The most popular access is from Windsor Boulevard (South). Higher traffic occurs during weekends and in the summer tourist months. One objective of the *Management Plan* is to provide convenient staging and parking areas and access for FRP visitors at or near Highway 1, and local resident access from multiple points in the surrounding neighborhoods (refer to Chapter V.G., Transportation and Circulation, for further discussion regarding traffic and parking). Noise generated by increased circulation and parking demands may be reduced by alternative transportation methods.

Due to the linear relationship between traffic volume and noise levels, if traffic is reduced or increased in the residential neighborhoods surrounding the West FRP site, the noise level will decrease or increase, respectively. Generally, it takes one doubling of the traffic volume to increase the ambient noise environment by approximately 3 dB (refer to Figure V-27). A 1.0 dBA increase in the noise level is the minimum perceptible change the human ear can detect. A 3.0 dBA change is readily noticeable by most people, and a 10 dBA change would be perceived as twice as loud or approximately a doubling of the noise level.

**FIGURE V-27**  
**Percent Change in Annual Average Daily Traffic (AADT)**  
**Compared to Traffic Noise Level**



Source: Noise Element, Technical Reference Document, San Luis Obispo County General Plan 1992

Existing noise levels on Highway 1 and residential streets surrounding the West FRP project site are well below the thresholds as defined by the *County Noise Element* typically requiring mitigation (refer to Tables V-28 and V-32). The small increase in traffic associated with project-generated traffic for the West FRP is considered to be insignificant. Long-term transportation noise impacts on adjacent sensitive noise receptors is expected to be *less than significant, Class III*. Therefore, transportation-related noise mitigation measures for adjacent sensitive noise receptors as a result of West FRP project-generated traffic would not be required.

d. **WEST FRP - STATIONARY NOISE – AFFECT ON ADJACENT USES**

Development of the project site for trail use would be considered a passive recreational activity, and its use would not be considered a stationary noise source as defined by the *County Noise Element*. ~~Wireless Telecommunication facilities may be installed per County approved plans and permits on the West FRP. An application for a wireless facility on the West FRP is currently under consideration by the County of San Luis Obispo, which is proposed to be located over 1,000 feet from the nearest residence. Based on several previous noise studies conducted by Morro Group, these facilities can often exceed the 50 dBA daytime and 45 dBA nighttime noise threshold as defined in the *County Noise Element* for stationary sources depending on their proximity to the closest sensitive receiver location. If wireless telecommunication facilities or other potential noise generating uses are proposed near the West FRP project boundary, a site-specific acoustical analysis should be conducted to ensure the facility would not be in conflict with existing stationary noise thresholds as defined by the *County Noise Element*.~~

~~**N Impact 2** — **Development of wireless telecommunication facilities or other noise producing facilities could potentially result in the construction of future stationary noise sources near existing noise sensitive land uses (residential), resulting in a potentially long-term significant impact.**~~

~~**N/mm 2** — Upon application for land use or construction permits for a telecommunications facility, the CCSD or its designee shall submit a Noise Study Report prepared by a County qualified acoustical consultant for review and approval by the County Planning Department. The Noise Study report shall include all measures necessary to mitigate predicted noise levels for adjacent sensitive noise receptor outdoor activity areas to below the 50 dBA daytime and 45 dBA nighttime threshold standard outlined in the *County Noise Element*.~~

~~**Residual Impact** — Long-term project related noise impacts would be considered *less than significant with mitigation, Class II*.~~

**6. EAST FRP – IMPACTS AND MITIGATION MEASURES**

Future development within the park would potentially subject existing residential areas near the park boundaries to adverse levels of noise potentially above the thresholds identified in the *County Noise Element*. Although the exact noise level cannot be determined at this time, the addition of various sports fields, tennis and basketball courts, community building, or any other type of outdoor use constructed within the park is evaluated as much as feasible given the current

project information. These types of land uses within the park would be classified as stationary noise sources and subject to Policy 3.3.5 of the *County Noise Element*.

The 25-acre park site includes 17.5 acres of developed and active recreational uses and 7.5 acres of open space. Potential sources of noise associated with the proposed park facilities include operation of athletic play fields and general community recreation. Noise would also be generated during park maintenance, such as use of turf mowers. The active uses on athletic fields could include soccer, little league baseball, softball, and other sports activities. Court uses include sand volleyball, basketball, and tennis. The park also includes restrooms, a dog park, and children's playground. Vehicle access to the park will be off of Rodeo Grounds Road and Burton Drive. Hikers typically reach East FRP from volunteer trails in the East Lodge Hill neighborhood. Other bicycle and pedestrian access will be from Burton Drive and from connections to the Cross Town Trail and Santa Rosa Creek Trail. The park athletic facilities are not intended for active use after dark and the park plan does not include field or court lighting.

a. **EAST FRP - SHORT-TERM CONSTRUCTION RELATED NOISE**

Construction noise would differ among the various phases of park development, depending on the particular construction activities, working hours, and the numbers and operating lengths of the equipment used. During the initial phases of construction, it is estimated that most of the construction noise would be limited to grading and earthwork operations, which would only affect the residences located along the boundaries of the project site for a short period of time.

Development of the proposed project would create temporary increases in the ambient noise level during construction in close proximity to residential areas; therefore, mitigation would be required for short-term construction-related impacts.

**N Impact 23** **Development of the proposed project would expose existing sensitive residential receptors surrounding and on the project site to temporary construction-related noise impacts, resulting in a potentially significant, direct, short-term impact.**

**N/mm-23** Upon application for construction permits from the County of San Luis Obispo, the CCSD or project developer shall submit a Noise Reduction Plan prepared by a qualified acoustical consultant for review and approval by the County Planning Department. The Noise Reduction Plan shall include but is not limited to the following standards:

- a. Limit all phases of construction to the hours of 7:00 AM to 9:00 PM Monday through Friday as required by County ordinance;
- b. Regular notification of all existing and future residences within 1,000 feet of the site boundary concerning the construction schedule;
- c. Shield especially loud pieces of stationary construction equipment;
- d. Locate portable generators, air compressors, etc. away from sensitive noise receptors;
- e. Limit grouping major pieces of equipment operating in one area to the greatest extent feasible;

- f. Place heavily trafficked areas such as the maintenance yard, equipment, tools, and other construction oriented operations in locations that would be the least disruptive to surrounding sensitive noise receptors;
- g. Use newer equipment that is quieter and ensure that all equipment items have the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine vibration isolators intact and operational. Internal combustion engines used for any purpose on or related to the job shall be equipped with a muffler or baffle of a type recommended by the manufacturer;
- h. Conduct worker-training meetings to educate and encourage noise awareness and sensitivity. This training should focus on worker conduct while in the vicinity of sensitive receptors (i.e., minimizing and locating the use of circular saws in areas adjacent to sensitive receptors and being mindful of shouting and the loud use of attention drawing language); and,
- i. Notify surrounding residences in advance of the construction schedule when unavoidable construction noise and upcoming construction activities likely to produce an adverse noise environment are expected. Noticing shall provide phone number of the project manager, construction foreman, and any other pertinent project team members. This notice shall be given one week in advance, and at a minimum of one day in advance if anticipated activities have changed (i.e., notice in local publication, temporary signage postings, etc.). Project representative shall verbally notify all surrounding residential owners if one day advance notice is given.

Residual Impact Temporary construction noise impacts would be considered *less than significant with mitigation, Class II*.

b. EAST FRP - TRANSPORTATION RELATED NOISE – AFFECT ON PROJECT USERS

Policy 3.3.2 of the *County Noise Element* indicates that an ambient outdoor traffic noise level of 70 dB is allowable for new development of recreational areas such as parks (refer to Tables V-31 and V-32). Since existing traffic noise levels are far below that level (58 dB, Table V-29), measured on Burton Drive, existing traffic noise levels would not represent a significant impact for users of the community park. Long-term transportation noise impacts on project users are expected to be *less than significant, Class III*. Therefore, transportation-related noise mitigation measures for project users would not be required.

c. EAST FRP - TRANSPORTATION RELATED NOISE – AFFECT ON ADJACENT USES

An increase in traffic volume associated with new park development would have a potential adverse effect on surrounding transportation noise levels if noise levels exceed acceptable thresholds, or increases the existing noise level by 3dB. As previously mentioned for the West FRP, it generally takes one doubling of the traffic volume to cause a 3 dBA increase in ambient noise levels. Given the rather large traffic volumes on Highway 1 and Burton Drive, it is



unlikely that increased vehicle traffic associated with the community park would generate a noticeable difference in noise levels.

Table V-34 shows the weekday trip generation estimates as prepared by ATE (2006) for the proposed project. The community park project is anticipated to generate 875 average daily trips (ADT) and 79 P.M. peak hour trips on non-summer weekdays.

**TABLE V-34**  
**East FRP Community Park Trip Generation**  
**Weekday Average Daily Trips and P.M. Peak Hour Trips**

Land Use	Size	ADT		P.M. Peak Hour	
		Rate	Trips	Rate	Trips
Park	14 acres	50 trips/ac	700	4.5 trips/ac	63

Table V-35 provides the summer weekend trip generation estimates as estimated by ATE (2006) for the proposed project. This assumes full use of nine sports fields throughout the day, along with other park uses. This scenario is estimated to generate approximately 1,655 ADT and 270 P.M. peak hour trips.

**TABLE V-35**  
**Community Park Trip Generation**  
**Summer Weekend Average Daily Trips and P.M. Peak Hour Trips**

Land Use	Size	ADT		P.M. Peak Hour	
		Rate	Trips	Rate	Trips
Other Park Amenities	5.8 acres	66.47/ac	386	1.18	6.8
Sports Fields	5 fields	117.43/field	587	28.73	143.6
<b>Total</b>			<b>973</b>		<b>150.4</b>

The worst-case noise scenario would therefore be the summer weekend analysis. Referring back to Table V-29, Highway 1 would be expected to carry approximately 900 to 1,000 peak-hour trips, and Burton Drive could reasonably be expected to carry approximately 500 peak-hour trips. As it takes an approximate doubling of the traffic volume to produce a 3 dBA increase in noise levels, project-generated traffic is not anticipated to produce a large enough peak-hour volume to significantly impact sensitive noise receptors located near or adjacent to the park site. Long-term transportation noise impacts on adjacent sensitive noise receptors is expected to be *less than significant, Class III*. Therefore, transportation-related noise mitigation measures for adjacent sensitive noise receptors as a result of East FRP project-generated traffic would not be required.

d. **EAST FRP - STATIONARY NOISE – AFFECT ON ADJACENT USES**

Certain land uses within the park would be classified as stationary noise sources and subject to Policy 3.3.5 of the *County Noise Element*. Future development of the park would potentially subject existing residential areas to adverse stationary noise levels possibly above the thresholds contained within the *County Noise Element*. Although the exact noise level cannot be determined at this time, the addition of various sports fields, tennis and/or basketball courts, or any other type of outdoor use constructed within the proposed park boundary can be estimated by comparing similar noise measurements from other area parks and sports fields within the County.

In order to determine potential stationary noise levels that may result from usage of the various sports fields at the park, noise monitoring was conducted at several locations throughout the County for both youth and adult sporting events. Table V-36 documents the one-hour Leq for several types of these events. When multiple events were occurring at the same time, the noise was measured at approximately equal distances from home plate of either game, or between the center of the fields in case of the soccer. Table V-36 represents a reasonable range of the “worst-case” estimated one-hour Leq noise levels that could be expected at the community park for various types and intensity of events.

**TABLE V-36**  
**Measured Sporting Event Noise Levels**

Measurement Type	Number of Games Measured	Noise Levels Leq (dBA)
Adult COED Softball (Paloma Creek, Atascadero)	2	59.0
Adult COED Softball (Barney Schwartz, Paso Robles)	3	66.3
Youth Girls Softball (Traffic Way, Atascadero)	2	63.0
Youth Boys Soccer (Del Rio Elementary, Atascadero)	1	56.2

*Note: The measurements provided above are meant to provide a “reasonable” range of anticipated noise levels that could be expected at the proposed park site.*

If the measured noise events in Table V-36 are approximated as a point source and combined, an estimate can be made of the “overall” noise level that could be expected if five of these events were occurring simultaneously within the proposed park. Approximating the center of the park as the noise source, and adding the noise sources from Table V-36 logarithmically, a reasonable estimation of the combined effects of maximum park usage was determined. As noted in the Transportation and Circulation section of this EIR, available parking capacity would limit operation of the turf area to four games; however, estimating noise generated by five games provides a reasonable worst-case scenario in the event that the turf area, multi-use court pad, and other park facilities are in use.

The result of the simulated point source noise estimate is 67.4 dBA at a distance of approximately 100 feet. Considering that sound attenuates for various reasons such as distance, topography, and vegetation, and the site is considered a “soft” site, it is estimated that noise would attenuate approximately 7.5 dBA per doubling of distance for an at-grade alignment.

For analysis at the proposed project location, it was presumed that four youth soccer and one baseball/softball/little league game would be occurring simultaneously, for a total of five games. Using the measured values as seen in Table V-26, an estimated noise level of 65 dBA Leq would be expected at a distance of 100 feet from the center of these events. Using presumed attenuation rates for doubling distance, there would need to be approximately two doublings of distance to attenuate 15 dBA.

The daytime outdoor noise threshold for stationary sources is 50 dBA Leq measured at the property line of the receiving land use. At a distance of approximately 400 feet from the simulated at-grade point source, noise levels would be approximately 50 dBA if all five events were occurring simultaneously. Based on this assessment, any residential property line closer than 400 feet from multiple occurring sporting events may be affected by these activities. Nearby residences are located approximately 350 to 400 feet to the south and southwest of the proposed multi-use sports fields. Nighttime usage of the park is not proposed and nighttime noise impacts are not expected to occur. [Use of turf mowers would generate noise ranging from 75 decibels \(electric mower\) to 90 decibels \(gas-powered mower\) at the source. During the use of such equipment, the noise standard at the property line would be exceeded.](#)

Outdoor noise mitigation would need to be implemented for portions of the surrounding residential areas to help reduce noise levels caused by stationary sources from sporting events in the proposed park area. When mitigation must be applied to satisfy the policies contained in Chapter 3.3 of the *County Noise Element*, the following mitigation measures shall be considered and preference shall be given, where feasible, in the following order:

- Site layout, including setbacks, open space separation and shielding of noise-sensitive uses with non noise-sensitive uses.
- Acoustic treatment of buildings.
- Structural measures: construction of earthen berms or noise barriers.

Due to the configuration and large amount of undeveloped area within the park area, requiring setbacks or using open space separation is the most effective form of noise mitigation, precluding the construction of berms or sound walls. A minimum developmental setback would be required for effective noise reduction between the proposed sports fields and the outdoor activity areas of the existing residences to ensure intermittent noise levels would be under the maximum of 70 dBA (maximum) or 50 dBA Leq (hourly) for a stationary noise source. Locating active recreation facilities at least 400 feet from the perimeter park boundary would accomplish two things: first, an adequate setback distance would be achieved, and second, at a 400-foot distance these facilities would be at a much lower elevation than surrounding residential areas. After accounting for slope and subsequent elevation drop to the north and east, new park facilities would adequately be “tucked” into the existing landscape, [and natural habitats would provide some absorption and attenuation of generated noise.](#) providing additional natural

shielding of future noise resulting from usage of the facilities. Based on the size and width of the parcel proposed for the community park, implementation of a 400-foot setback from the property boundary is not feasible for all proposed sports fields. A physical separation of approximately 350 to 400 linear feet, 40 to 60 vertical feet, and natural vegetation is located between the proposed active recreational areas and existing residences.

Upon completion of the technical analysis for this section of the EIR, the CCSD revised the proposed community park design to locate the baseball/softball field in the northeast corner of the multi-use sports field area to increase the distance between these types of activity (which tend to generate noise levels louder than soccer) and the residential property line. In addition, ~~any amplified sound (e.g., loudspeakers, game announcers, etc.), should be designed so as to not point in a direction that is directly into a residential area. All loudspeakers and amplification of sound should point directly into the interior of the park and the volume should be limited to the immediate area of the event.~~ amplified sound shall not be permitted, consistent with the Management Plan, which does not allow amplified sound within the FRP.

**N Impact 34** Development of the proposed community park would result in the generation of stationary noise levels exceeding acceptable thresholds at the property line of adjacent existing sensitive land uses, resulting in a potentially significant long-term impact.

N/mm-34 Upon application for a Development Plan/Coastal Development Permit from the County of San Luis Obispo, the CCSD shall incorporate the following operational standards into the *Community Park Master Plan*:

- a. ~~Any amplified sound (e.g., loudspeakers, game announcers, etc.), should be designed so as to not point in a direction that is directly into a residential area. All loudspeakers and or amplification of sound should point directly into the interior of the park.~~ shall be prohibited.
- b. The volume of any ~~amplified~~ event should be limited to the immediate area of the event and shall not exceed a maximum noise level of 70 dBA as measured from the property line.  
~~The CCSD shall avoid the use of gas-powered turf mowers, and shall encourage the use of electric mowers for turf maintenance.~~

Residual Impact Implementation of the proposed redesigned project and mitigation measures listed above would minimize potential noise impacts; however, the hourly 50 decibel threshold at the residential property boundary with the FRP would be exceeded during the maximum use of proposed sports fields, resulting in a *potentially significant, adverse impact, Class I.*

## 7. CUMULATIVE IMPACTS

As Cambria's population increases, the number of residences will increase, as will the infrastructure, the amount of traffic, and the number of stationary sources. Subsequently, the overall ambient noise level will also increase. The CCSD has proposed a Build-out Reduction Program to reduce the build-out capacity of the community, which would involve the retirement

of lots within the community. Few or no homes will be built due to water shortage and infrastructure limitations in the near future.

This relationship generally holds true for most any situation or area of the County. Cumulative noise related impacts could be thought of in this way, as an areas population grows, so will the incremental sound pressure level, and the noise environment will increase accordingly. However, noise impacts are mitigable, and reasonable measures exist to address future noise related impacts caused by development of the surrounding area. Although the proposed project and everyday community usage would incrementally raise the ambient daytime noise levels in close proximity to the park site, it is not expected to significantly contribute to the cumulative increase in noise levels. In addition, implementation of project-specific noise mitigation would reduce the project's contribution to increased noise levels in the immediate area. Therefore, development of the proposed project would result in cumulative noise impacts that are considered *less than significant, Class III*.

**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
ADT	Average Daily Trips
CCSD	Cambria Community Services District
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
CZLUO	Coastal Zone Land Use Ordinance
dB	Decibel
dBA	A-weighted Sound Level
DD	Doubling Distance
EIR	Environmental Impact Report
Ldn	Day-Night Equivalent Level
Leq	Equivalent Sound Level

## J. HAZARDS AND HAZARDOUS MATERIALS

The scope of this section includes non-geologic and non-air quality related hazards such as fire hazards, airport hazards, hazardous material spills, and public safety.

This section was prepared by Keith Miller of Morro Group based on information contained within the *Public Access and Resource Management Plan* (RRM, 2003), the *Resource Inventory and Constraints Report* (Rincon, 2002), County of San Luis Obispo planning documents, responses to the Notice of Preparation for the EIR, and discussions with Cambria Fire Department and the County Sheriff's Department.

### 1. REGULATORY SETTING

#### a. HAZARDOUS MATERIALS

##### 1) Federal Policies and Regulations

The EPA is the Federal agency responsible for enforcement and implementation of Federal laws and regulations pertaining to hazardous materials. In addition, the EPA provides oversight and supervision for some site investigation/remediation projects. For disposal of certain hazardous wastes, the EPA has developed land disposal restrictions and treatment standards. Legislation includes the Resources Conservation and Recovery Act of 1986 (RCRA), the Superfund Amendments and Reauthorization Act of 1986 (SARA), and the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA). The Federal regulations are primarily codified in Title 40 of the Code of Federal Regulations (40 CFR). These laws and regulations include specific requirements for facilities that handle, generate, use, store, treat, transport, and/or dispose of hazardous materials, as well as for investigation and cleanup of contaminated property.

##### 2) State Policies and Regulations

California regulations are equal to or more stringent than federal regulations. EPA has granted the State of California primary oversight responsibility to administer and enforce hazardous waste management programs. State regulations require planning and management to ensure that hazardous wastes are handled, stored, and disposed of properly to reduce risks to human health and the environment. In California, the DTSC, a branch of CalEPA, works in conjunction with or in lieu of the EPA to enforce and implement specific hazardous materials laws and regulations. California has enacted its own legislation pertaining to the management of hazardous materials. The California legislation for which the DTSC has primary enforcement authority are the Hazardous Waste Control Act, a statute that primarily regulates the management of hazardous waste, and the Hazardous Substance Account Act, a statute that governs the cleanup of contaminated property and is modeled after CERCLA. Title 22 of the CCR, enacted pursuant to the Hazardous Waste Control Act, establishes criteria for identifying hazardous wastes and presents hazardous waste management requirements. These regulations are reprinted in Title 26, Toxics, of the CCR. The DTSC acts as the Lead Agency for some soil and groundwater cleanup projects. For sites where water quality is potentially endangered, the DTSC consults with the Regional Water Quality Control Board (RWQCB) on technical and regulatory issues. Several key laws pertaining to hazardous wastes are discussed below.

Under the Emergency Services Act, the state developed an emergency response plan to coordinate emergency services provided by federal, state, and local agencies. Rapid response to incidents involving hazardous materials or hazardous waste is an important part of the plan, which is administered by the California OES. The office coordinates the responses of other agencies, including EPA, the California Highway Patrol, regional water quality control boards, air quality management districts, and county disaster response offices.

### 3) Local Policies and Regulations

Pursuant to State law and local ordinance, the Division of Environmental Health of the County of San Luis Obispo Health Agency conducts inspections to ensure proper handling, storage, and disposal of hazardous materials and proper remediation of contaminated sites. In addition, information collected under the Business Plan Act is collected and certified by County of San Luis Obispo Environmental Health Department for emergency response purposes.

The County OES is an emergency management agency with responsibilities that include coordination of emergency and disaster preparedness planning, response, and recovery with and between local, state, and federal agencies. To address the potential for an uncontrolled hazardous material release in San Luis Obispo County, and to ensure that adequate resources are available to respond to a significant hazardous materials release, the County OES has prepared a *Hazardous Materials Emergency Response Plan* (1994).

#### b. ELECTROMAGNETIC FIELDS

The California Public Utilities Commission (CPUC) regulates privately owned electric and telecommunications facilities. In general, utilities must patrol (walk, drive, or fly by) their systems once a year (in urban areas) or once every two years (in rural areas). Utility companies must conduct detailed inspections every three to five years, depending on the type of equipment. For detailed inspections, records must specify the condition of inspected equipment, any problems found, and a scheduled date for corrective action. Starting on July 1, 1998, the utility company must submit an annual report summarizing inspections made, equipment condition observed, and repairs made. Utility companies are required to make intrusive inspections of power poles (including taking samples for analysis) every ten years (if not previously inspected) or every twenty years (CPUC, 2005).

#### c. WILDLAND FIRE HAZARDS

The California Public Resources Code (PRC) defines hazardous fire areas, restrictions on fire use, and minimum fire protection requirements for the state; the Code is administered by CAL FIRE. The PRC also sets forth provisions for the reduction of fire hazards around buildings located on land that is covered with flammable material. A firebreak of at least thirty feet is required to be maintained around buildings by removing all flammable vegetation or combustible growth. Wider firebreaks may be required under extra-hazardous conditions. Firebreak clearance is also required around electrical transmission poles and towers.

In addition to the PRC, several local ordinances direct fire prevention activities within San Luis Obispo County. §23.05.080 of the Coastal Zone Land Use Ordinance (CZLUO) is devoted entirely to Fire Safety and includes standards pertaining to the preparation and review of fire safety plans, fire safety standards, site access, and driveway requirements.



## 2. EXISTING CONDITIONS

### a. HAZARDOUS MATERIALS

A hazardous material is defined by the California Environmental Protection Agency (CalEPA) Department of Toxic Substances Control (DTSC) as a material that poses a significant present or potential hazard to human health and safety or the environment if released because of its quantity, concentration, or physical or chemical characteristics (26 California Code of Regulations 25501). For the purposes of this analysis, hazardous materials include raw materials, and hazardous waste includes waste generated by facilities and businesses or waste material remaining on-site as a result of past activities. Worker safety and public health are potentially at risk whenever hazardous materials are used or exposed. It is often helpful to distinguish between the “hazard” associated with these materials and the “risk” they pose to human health or the environment. A hazardous material has the potential to cause damage upon accident or incidental exposure. The risk of an event is determined by a combination of the probability of exposure to hazardous materials and the severity of consequences should exposure occur (California Office of Emergency Services (OES), 1989). The likelihood of exposure to a hazardous material coupled with its inherent hazardous properties determines the degree of risk to public health or the environment. To be of high risk, exposure to a hazardous material must be both likely and have negative consequences.

### b. ELECTROMAGNETIC FIELDS

Wherever electricity is used, electric and magnetic fields are present. Because there is a relationship between electric and magnetic fields they are often termed electromagnetic fields (EMF). Electric fields are created by voltage, and higher voltage produces stronger electric fields.

According to the World Health Organization (WHO) website, it is not disputed that EMF above certain levels can trigger biological effects. Experiments with healthy volunteers indicate that short-term exposure at the levels present in the environment or in the home do not cause any apparent detrimental effects. Exposures to higher levels that might be harmful are restricted by national and international guidelines. The current debate is centered on whether long-term low-level exposure can evoke biological responses and influence people's well being (WHO, EMF, 2005).

#### 1) Electric Transmission Lines

Due to their high voltage and high EMF exposure potential, electric transmission and distribution lines are commonly identified as an EMF exposure source. The intensity of EMF created by power lines is dependent upon the line voltage, the height above the ground or the depth below the ground, electrical phasing configuration, and the distance from the line (*County of San Luis Obispo Safety Element*, 1999). There are no above ground major electric transmission lines within the FRP.

#### 2) Wireless Telecommunication Facilities

~~According to the Federal Communications Commission (FCC), wireless telecommunication facilities emit a form of electromagnetic radiation known as radio frequency (RF) energy or~~

~~radiation. FCC rules require transmitting facilities to comply with RF exposure guidelines. The RF exposure guidelines established by the FCC are designed to protect the public health with a very large margin of safety. For all frequency ranges at which FCC licensees operate, §1.1310 of the FCC's rules establishes maximum permissible exposure (MPE) limits to which people may be exposed. These limits have been endorsed by federal health and safety agencies such as the Environmental Protection Agency (EPA) and the Food and Drug Administration (FDA).~~

### c. WILDLAND FIRE HAZARDS

The FRP is located in a predominantly rural setting, and would result in the development of recreational facilities adjacent to wildland open space areas. According to the *County Safety Element*, areas where urban development has been located in proximity to open space, or “wildland” areas, the term “urban/wildland interface” is commonly used. The most common type of urban/wildland interface results when urban development occurs on the fringe of existing urban areas, adjacent to wildland vegetation. The FRP is in a high fire hazard severity zone.

The FRP and the adjacent residential and commercial developments represent an urban/wildland interface. The *Resource Inventory and Constraints Report* (Rincon, 2006) prepared for the FRP noted that fuel loading is a significant problem. Fuel loading can occur when dead and downed debris shed from plants builds up. In a healthy ecosystem these “fuels” can breakdown, supplying the forest with a steady supply of new nutrients. In Monterey pine forests, such as those located within the FRP, a regular cycle of burning has historically aided in the breakdown of materials and ensured that debris did not build up. In more recent years, fires that have started in the forests of Cambria have been suppressed, due to their proximity to urban areas. As a result, fuel loads are heavy.

The California Department of Forestry and Fire Protection/County of San Luis Obispo Fire Department (CAL FIRE) provides fire protection, emergency medical, and rescue services to the unincorporated areas of the County. To reduce the risks associated with the fuel loads described above, CAL FIRE has identified a number of potential fuel break and fuel reduction areas in Cambria. These include two areas on the West FRP, one adjacent to Plymouth Street and Huntington Road, and an area adjacent to Warren Road and Trenton Avenue.

The FRP *Public Access and Resource Management Plan* recognizes that fire management and prevention are important to the overall management and safety of the FRP. In the plan, the Cambria Fire Department is charged with monitoring the vegetative communities for fuel load conditions and “determining effective means to correct problems.” Fuel reduction techniques discussed in the plan include creating a defensible zone of 50 to 300 feet adjacent to the Lodge Hill Neighborhood, clearing the forest of dead, standing trees, and trimming tree limbs up to six feet above the forest floor. The plan prohibits smoking within the FRP and recommends posting flagging or warning signs during periods of very high fire danger.

The nearest fire station is located on Burton Drive, approximately one-quarter mile from the East FRP access point on Burton Drive, and approximately one and one-quarter miles to the proposed West FRP emergency access point at Marlborough Street. The *Public Access and Resource Management Plan* includes an all-weather access road through the West FRP from this point north to Windsor Boulevard (the Marine Terrace Trail). This trail was approved by the County [and completed](#) in 2006.

On the East FRP, primary access is located off of Rodeo Grounds Drive. During major storms, this road has been compromised due to flooding and other hazards including falling tree limbs. The CCSD proposes to construct an emergency access road, which would extend from Rodeo Grounds Drive to Piney Way. The emergency road would be gated to avoid daily, non-emergency use.

d. PUBLIC SAFETY

Police service in Cambria is provided by the County Sheriffs Department. The closest Sheriff substation is located in Los Osos. That station is responsible for patrolling unincorporated areas of the county from Avila Beach to San Simeon. Response times to the project site have been estimated by the Sheriff's Department to be twenty to thirty minutes. The Sheriff's Department has noted that the ratio of deputies to population has not kept pace with the population growth in the county. The current ratio is .64 deputies per 1,000 citizens (San Luis Obispo County Sheriff; June 2006). City police departments within the county average one deputy per 1,000 citizens. The Sheriff's Department has developed guidelines to prevent crime and increase public safety. These guidelines are published in the "Crime Prevention through Environmental Design" informational packet (refer to Appendix A).

The *Public Access and Resource Management Plan* for the FRP recommends a public safety and signage program to provide for the safety of visitors. Signage would be employed during periods when trail maintenance is required.

e. WEST FRP - SITE CONDITIONS

The FRP is located within the Cambria urban area. West FRP can be accessed from the Park Hill and West Lodge Hill neighborhoods, and Highway 1. East FRP can be accessed by Rodeo Grounds Road, the Crosstown Trail, and Highway 1. Although the FRP is in close proximity to urban land uses, it has remained relatively undeveloped. It has been used for cattle ranching in the past, and a few structures were present on the FRP in the early 20<sup>th</sup> century. The vast majority of the FRP includes native and nonnative habitats such as riparian, coastal, forest, chaparral, and grasslands.

1) West FRP - Hazardous Materials Present in Soil

The FRP has been historically used for grazing livestock. The West FRP included at one time a number of dairy farm buildings such as a residence and agricultural accessory structures. Cultural investigations have revealed a number of small refuse deposits at the site. Because the historical agricultural operation was limited to ranching, not intensive crop production, the likelihood of agriculture related hazardous materials (i.e., pesticides, fertilizers) present on the FRP is very low.

2) West FRP - Transport of Hazardous Materials

Highway 1 is located along the eastern boundary of the West FRP. Highway 1 is a major transportation route, and is used to transport hazardous materials through the County each year. According to the *County Safety Element*, in the event of a hazardous materials release in San Luis Obispo County that occurs off of a state highway, the fire agency or jurisdiction where the release has occurred has incident command authority. For hazardous materials releases that

occur on highways or other roadways within California Highway Patrol (CHP) jurisdiction, the CHP will assume incident command authority (*County of San Luis Obispo Safety Element*, 1999). Transportation of hazardous materials is not proposed for development on West FRP.

### 3) West FRP - Electric Transmission Lines

Due to their high voltage and high EMF exposure potential, electric transmission and distribution lines are commonly identified as an EMF exposure source. The intensity of EMF created by power lines is dependent upon the line voltage, the height above the ground or the depth below the ground, electrical phasing configuration, and the distance from the line (*County of San Luis Obispo Safety Element*, 1999). There are no above ground major electric transmission lines within the project site.

### ~~4) West FRP – Wireless Telecommunication Facilities~~

~~According to the Federal Communications Commission (FCC), wireless telecommunication facilities emit a form of electromagnetic radiation known as radio frequency (RF) energy or radiation. FCC rules require transmitting facilities to comply with RF exposure guidelines. The RF exposure guidelines established by the FCC are designed to protect the public health with a very large margin of safety. For all frequency ranges at which FCC licensees operate, §1.1310 of the FCC's rules establishes maximum permissible exposure (MPE) limits to which people may be exposed. These limits have been endorsed by federal health and safety agencies such as the Environmental Protection Agency (EPA) and the Food and Drug Administration (FDA).~~

~~An application for a wireless facility is currently under consideration by the County of San Luis Obispo and California Coastal Commission, and will be constructed on the West FRP, approximately 0.6 mile southeast of Huntington Road, near the Monterey Pines forest in the northeast corner. The closest proposed trail is the Creek to Ridge Trail (refer to Figure III-5).~~

### ~~5)4) West FRP – Wildland Fire Hazards~~

The West FRP and the adjacent residential development represents an urban/wildland interface. In Monterey pine forests, such as those located within the West FRP, a regular cycle of burning has historically aided in the breakdown of materials and ensured that debris did not build up. In more recent years, fires that have started in the forests of Cambria have been suppressed, due to their proximity to urban areas. As a result, fuel loads are heavy. To reduce the risks associated with the fuel loads described above, CAL FIRE has identified a number of potential fuel break and fuel reduction areas in Cambria, including two areas on the West FRP, one adjacent to Plymouth Street and Huntington Road, and an area adjacent to Warren Road and Trenton Avenue.

## f. EAST FRP - SITE CONDITIONS

The East FRP is located within the Cambria urban area, and is accessed via Rodeo Grounds Drive. The site historically supported a residence and rodeo grounds. Currently, the CCSD operates a water facility on the east ranch. The vast majority of the East FRP includes native and nonnative habitats such as riparian, forest, chaparral, and grasslands.

### 1) East FRP – Hazardous Materials Present in Soil

Similar to the West FRP, the East FRP has not been used for agricultural or industrial uses that may have used potentially hazardous materials. Currently, the CCSD operates a water pumphouse, which includes structures and water tanks, adjacent to the East FRP and the County operates a storage yard on the East FRP. ~~To allow development of the park,~~ Some of the County facilities will be removed, ~~although~~ and a new pump station will be constructed on the East FRP. There are no significant quantities of known hazardous materials used at the existing CCSD and County facilities.

### 2) East FRP - Transport of Hazardous Materials

Highway 1 is located along the western boundary of the East FRP. Highway 1 is a major transportation route used to transport hazardous materials through the County each year. According to the *County Safety Element*, in the event of a hazardous materials release in San Luis Obispo County that occurs off of a state highway, the fire agency or jurisdiction where the release has occurred has incident command authority. For hazardous materials releases that occur on highways or other roadways within California Highway Patrol (CHP) jurisdiction, the CHP will assume incident command authority (*County of San Luis Obispo Safety Element*, 1999). Transportation of hazardous materials is not proposed with this project.

### 3) East FRP – Electric Transmission Lines

There are no above ground major electric transmission lines within the project site.

### 4) East FRP – Wildland Fire Hazards

The East FRP is located adjacent to wildland open space areas and urban areas. On the East FRP, primary access is located off of Rodeo Grounds Drive. During major storms, this road has been compromised due to flooding and other hazards including falling tree limbs. The CCSD proposes to construct an emergency access road, which would extend from Rodeo Grounds Drive to Piney Way. The emergency road would be gated to avoid daily, non-emergency use.

## 3. THRESHOLDS OF SIGNIFICANCE

As defined in the *CEQA Guidelines*, Appendix G, and the CCSD Initial Study Checklist, hazards and hazardous materials impacts would be considered significant if the project would:

- Create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials;
- Result in the risk of explosion or release of hazardous substances (i.e., oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or planned school;
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would create a significant hazard to the public or the environment;
- Expose people to a safety risk associated with an airport flight pattern;

- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or,
- Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

#### 4. IMPACT ASSESSMENT AND METHODOLOGY

Given the lack of historical development on the FRP, and the type of proposed uses, the hazards and hazardous materials impact assessment focuses on likely future hazards associated with wildland fire and public safety.

#### 5. PROJECT-WIDE IMPACTS AND MITIGATION MEASURES

##### a. PUBLIC SAFETY

The proposed project is expected to increase the active and passive use of the FRP. Given the size of the project area and proposed variety of uses, implementation of the project would affect existing Sheriff's resources, resulting in increased calls for service.

**HM Impact 1    Increased active and passive use of facilities may result in an increase in service calls and area necessary to patrol, resulting in potentially significant impacts to the Sheriff's Department resources.**

HM/mm-1        Prior to application for land use or construction permits, and prior to site disturbance, the CCSD shall coordinate with the Sheriff's Department to incorporate "Crime Prevention through Environmental Design" standards to the facility and amenity design, where applicable.

*Residual Impact*    With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

##### b. WILDLAND FIRE HAZARD

The threat of wildland fire at the FRP is very high due to high fuel loads that have resulted from dead trees and fire suppression activities. The proposed project would increase use of the FRP, and maintenance activities, increasing the risk of a user starting an accidental fire and exposing users and adjacent residential communities to the hazards associated with wildland fire.

**HM Impact 2    The threat of accidental fire may significantly increase due to increased use of the FRP and proposed trail construction and maintenance activities, exposing users and residents in adjacent neighborhoods to the hazards associated with wildland fire..**

HM/mm-2        To reduce the potential for wildland fire, the CCSD shall implement the Fire Management and Prevention strategies included in the Management Plan, including, but not limited to:

- a. Creating a defensible zone of 50-300 feet adjacent to the Lodge Hill neighborhood;
- b. Prohibiting smoking and fires of any kind within the FRP;
- c. Clearing dead standing trees, dense underbrush and tree limbs up to six feet above ground;
- d. Posting red flags at staging areas to warn visitors to be careful extra vigilant periods of high fire hazards; and,
- e. Coordinating all ranch maintenance activities with the CFD.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

## 6. EAST FRP – IMPACTS AND MITIGATION MEASURES

### a. HAZARDOUS MATERIALS

Operation and maintenance of the community park may require the use of fertilizers, [herbicides](#), [insecticides](#), and other chemicals for [turf](#), [landscape](#), and park maintenance. Prior to operation of the community park, the CCSD would be required to file a Hazardous Materials Business Plan with the County Environmental Health Division. The plan would identify the quantity and storage methods proposed by the CCSD. [In addition, implementation of an Integrated Pest Management \(IPM\) plan would reduce the need for fertilizers and chemicals potentially affecting the public, and contaminating stormwater.](#) Based on implementation of ~~this requirement~~ [these measures](#), potential impacts related to hazardous materials would be less than significant.

**HM Impact 3** **Operation and maintenance of the community park may require the use of hazardous materials, potentially resulting in public exposure.**

HM/mm-3 Prior to operation of the community park, the CCSD shall submit a Hazardous Materials Business Plan to the County Division of Environmental Health.

[HM/mm-4](#) [Upon application for a land use permit to develop the community park sports fields, the CCSD shall prepare an Integrated Pest Management \(IPM\) plan to reduce the need for fertilizers, herbicides, and other chemicals. IPM guidelines are provided by the State Green California Best Practices Manual \(www.green.ca.gov\). The plan shall include, but not be limited to, the following elements:](#)

- a. [Cultural control, including the selection of disease-resistant plant varieties; proper irrigation, fertilization, and pruning; and planting at the right time of year.](#)
- b. [Physical control, including changing physical conditions \(i.e., temperature, light, or humidity\) to prevent pest problems, such as using landscape fabric to shade out weeds and pruning dense plants to allow better air circulation and thus prevent disease.](#)
- c. [Mechanical control, including managing pests through manual labor or simple objects, devices, or equipment such as using handheld propane flaming units that cook weeds, installing mowing strips and](#)

underlayments, and fastening copper bands around tree trunks or planters to exclude snails and slugs.

d. Biological control, including the use of beneficial organisms to reduce pest populations. Beneficial organisms include parasitic insects, and predaceous insects, mites, and spiders; bats; birds; amphibians and reptiles.

e. Reduced-risk pesticides don't endanger living organisms or the environment. Ideally, they break down easily, have narrow specificity, do not kill natural enemies, and do not volatilize around people. Examples of reduced-risk pesticides used for landscaping include the microbial insecticide, Bacillus thuringiensis, herbicides and insecticides that contain mint or clove oil, potassium bicarbonate for plant mildews, horticultural oil for sucking insects, and if absolutely necessary, spot-sprayed conventional herbicides.

*Residual Impact* With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class III*.

#### b. EMERGENCY ACCESS

The East FRP is approximately seventy acres in size and primary access is provided by Rodeo Grounds Drive via Burton Drive. Two additional emergency access roads are included in the *Public Access and Resource Management Plan* for the southern (eastern) side of Santa Rosa Creek and from Piney Way.

Please refer to Chapter V.L. (Public Services and Utilities) for further discussion on emergency response issues and impacts.

Implementation of these emergency access roads would reduce impacts related to emergency vehicle access to *less than significant, Class III*.

## 7. CUMULATIVE IMPACTS

This project, along with others in the area, will have a cumulative effect on police and fire protection. The project's direct and cumulative impacts are within or below the general assumptions of allowed use for the subject property that was used to estimate existing public facility fees; therefore no significant cumulative impacts are expected.



**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection/County of San Luis Obispo Fire Department
CCSD	Cambria Community Services District
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CHP	California Highway Patrol
CPUC	California Public Utilities Commission
CZLUO	Coastal Zone Land Use Ordinance
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EMF	electromagnetic fields
EPA	Environmental Protection Agency
FCC	Federal Communications Commission
MPE	maximum permissible exposure
PRC	Public Resources Code
RCRA	Resources Conservation and Recovery Act
RF	radio frequency
RWQCB	Regional Water Quality Control Board
SARA	Superfund Amendments and Reauthorization Act
WHO	World Health Organization

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## K. WATER SUPPLY

This section was prepared by Cleath & Associates based on available published water supply information and the proposed project water demands. The proposed project site consists of two main areas: the West FRP and the East FRP. Based on the *Public Access and Management Plan*, actions on the West FRP would be limited to trail improvements and amenities, habitat restoration, signage, and parking areas. Water demand would be limited to dust control and minor irrigation, and would not require construction of infrastructure. Proposed actions on the East FRP would include a community park including sports fields, restrooms, and a community center, which would require a water source for both domestic and irrigation purposes. This EIR section focuses on the potential water supply demands and options for the East FRP.

The CCSD would provide water for the community park project on the East FRP from one of several potential sources. At this time, the sources to be used for the project have yet to be formally established. The *Public Access & Resource Management Plan* states that “No new water wells will be installed on the Ranch [Fiscalini Ranch Preserve (FRP)]”. Existing wells will remain for monitoring and grazing purposes. The abandoned well used for the Fiscalini Ranch operations must be capped for public safety purposes.” In addition, the plan states that “no new water supplies for District purposes will be developed on the Ranch [FRP].” Cleath & Associates re-evaluated the existing water supply facilities to determine if water resources can be protected while utilizing these facilities and sources for the proposed project, including the proposed park as shown in the Master Development Plan.

The proposed project could be served by historic water sources formerly serving the property or by CCSD water sources. CCSD current and potential water sources include the existing water sources in Santa Rosa Creek Valley and San Simeon Creek valley, the development of treated wastewater for non-potable use, and the potential development of desalinated water. This EIR section describes these alternatives, and addresses potential impacts that could result from the use of identified options.

### 1. REGULATORY SETTING

#### a. FEDERAL POLICIES AND REGULATIONS

##### 1) Safe Drinking Water Act of 1974

The Safe Drinking Water Act implemented by the Environmental Protection Agency is the primary federal regulation controlling drinking water quality. The Safe Drinking Water Act grants the EPA the authority to establish and enforce guidelines for the achievement of minimum national water quality standards for every public water supply system serving 25 people or more.

The Act was originally implemented in 1974 with significant revisions in 1986. The Act originally set standards for 83 individual constituents, including pesticides, trihalomethanes, arsenic, selenium, radionuclides, nitrates, toxic metals, bacteria, viruses, and pathogens. The 1996 amendment to the Act made some significant changes, most of which resulted in more stringent application of control technology. The amended Act also adopted a more rigorous schedule for amending the Disinfectants/Disinfection By-Products Rule and the Enhanced Surface Water Treatment Rule, both of which took effect in 1998.

## 2) The Clean Water Act

The Clean Water Act (CWA) controls the discharge of toxic material into surface water bodies. Under this act, states are required to identify water segments impaired by pollutants and develop control strategy/management plans to reduce pollution and meet certain water quality standards.

### b. STATE POLICIES AND REGULATIONS

The establishment and enforcement of water quality standards for the discharge into and maintenance of water throughout California is managed by the SWRCB and its nine Regional Water Quality Control Boards (RWQCB). The SWRCB enforces the federal Clean Water Act on behalf of the EPA. Most of the quantitative objectives are based on the California Code of Regulations (CCR), Title 22 - State Drinking Water Standards. Other considerations include the University of California Agricultural Extension Guidelines for Agricultural Irrigation Use, the Porter-Cologne Water Quality Control Act, the Water Quality Control Board's Non-degradation Policy, and the Endangered Species Act. The County of San Luis Obispo lies entirely within Region 3 - Central Coast Regional Water Quality Control Board. The RWQCB is the primary State agency ensuring that the quality of potable water supplies is protected from harmful effects by man.

The California Department of Health Services (DHS) is responsible for overseeing the quality of water once it is in storage and distribution systems. DHS oversees the self-monitoring and reporting program implemented by all water purveyors, performs inspections, and assists with financing water system improvements for the purpose of providing safer and more reliable service.

### 1) State Water Code

Section 10910 of the State Water Code requires the County of San Luis Obispo to identify the agency or entity responsible for providing water service to the area and to request that the agency determine whether the project was included within the current Urban Water Management Plan maintained by that water agency. If no such plan exists, or if the proposed project was not considered, then the agency must prepare a water supply assessment for the project. The assessment shall include a discussion as to whether the public agency or entities total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project. In addition, the agency's existing and planned future uses, including agricultural and manufacturing uses need to be taken into account. There are other specifications regarding the water supply assessment in the Water Code and the County must prepare the assessment if it is unable to identify a water supply agency. The implementation of this requirement is triggered by the County's determination that the project is subject to CEQA and is completed separate from but simultaneously to the CEQA process.

### 2) The Porter-Cologne Water Quality Control Act of 1987

The Porter-Cologne Water Quality Control Act provides the authority and method for the State of California to implement its water management program. The act establishes waste discharge requirements for both point and non-point source discharges, affecting surface water and groundwater.

### 3) Safe Drinking Water and Toxic Enforcement Act of 1986

The Safe Drinking Water and Toxic Enforcement Act prohibits the discharge or release of any significant amount of chemical known to cause cancer or reproductive toxicity into the drinking water supply, by any person in the course of doing business.

### 4) The Groundwater Management Act of 1992 (AB 3030)

The Groundwater Management Act was designed to provide local public agencies with increased management authority over groundwater resources in addition to existing groundwater management capabilities. A key element of this law is the development and implementation of groundwater management plans.

#### c. LOCAL POLICIES AND REGULATIONS

At the time of building permit issuance, the County determines a project's water demand and the availability of water for allocation to the project. County staff then evaluates existing water supply to see if it is sufficient to meet the increase in demand, accounting for adjustment of the adopted growth rate. The County influences the use of water for residential and non-residential purposes by considering the availability of water in the approval of development projects and has measures in place to reduce long-term impacts to water supply. Long-term water supply is analyzed annually as part of the County Resource Management System (RMS).

The San Luis Obispo County Division of Environmental Health is responsible under the provisions of Section 4.019.9 of the California Health and Safety Code for the regulation of water systems that fall under the state criteria of Public Water Systems. In 1991, the State assumed responsibility for regulation of these systems. However, budget problems have prevented the state from taking over as the actual service provider, and the State has contracted with County Health for continuation of these services. Environmental Health will continue to regulate systems with two to four connections under provisions of the County Code. Environmental Health also permits individual domestic wells.

Currently, all public water supply wells in the County are required by the local office of the Department of Health Services to be disinfected. They are charged with implementing the Groundwater Disinfection Rule that became effective in 2002.

The County Public Health Department regulates small water systems to assure that safe drinking water is provided to the public. Small water systems are defined as having between 15 to 199 service connections and regularly serving 25 or more individuals daily at least 60 days out of the year. The department also regulates small water systems that are defined as having between 5 to 14 service connections and not regularly serving more than an average of 25 individuals daily for more than 60 days out of the year.

## 2. EXISTING CONDITIONS

### a. REGIONAL CONDITIONS

The primary source of domestic water supply for the community of Cambria is provided by the CCSD. The CCSD operates three wells located on San Simeon Creek, and three wells within the Santa Rosa Creek basin. Within the Santa Rosa Basin, the CCSD operates one temporary well located on a site leased from the Coast Union Unified School District at its high school. The CCSD's permanent Santa Rosa well field is located further down gradient from the high school, and is shut down due to the threat of MtBE (methyl tertiary butyl ether) contamination. MtBE is used as a fuel additive in motor gasoline to fulfill the oxygenate requirements set by Congress in the 1990 Clean Air Act Amendments (CAAA) (Environmental Protection Agency (EPA), 2006). A portion of the Santa Rosa Creek basin was contaminated by leaking gasoline storage tanks at the Chevron gasoline station located on Main Street. The Chevron-Texaco Corporation has been removing contamination at and around the gasoline station since 2000.

Water supply in Cambria is sensitive to drought conditions because ground-water basins provide the only source of water during the dry season and the basin capacity is small relative to the demand for water (*County of San Luis Obispo Annual Resource Summary Report 2005*, 2006). In November 2001, the CCSD Board imposed a moratorium on the issuance of new water commitments (Intent to Serve Letters), and a water Code 350 emergency was declared. California Water Code Sections 350-358 authorize public and private water purveyors to declare a water shortage emergency and to adopt regulations and restrictions to conserve water. The governing body may adopt regulations and restrictions on water delivery and use to conserve water for the greatest public benefit, with particular regard to domestic use, sanitation, and fire protection. This includes the authority to require an agency to continue its moratorium on new connections adopted pursuant to Water Code Sections 350 et seq. (State of California, 2007).

The CCSD determined that it had inadequate water resources to serve future customers as well as an inadequate water distribution system for fire suppression. Water conservation measures implemented by the CCSD include drought surcharges, replacement of water meters with new meters equipped with leak detectors, implementation of state-sanctioned Demand Management Measures, providing of rebates for the customer replacement of regenerative water softeners, and offering hot water circulation pumps to customers. The water conservation program resulted in a 28 percent reduction in water consumption compared to 1989 water usage data (County of San Luis Obispo, 2005).

The 2006 *Resource Summary Report*, adopted annually by the County Board of Supervisors, determined that the CCSD water supply is ranked at a Level of Service III (existing water demand equals or exceeds the dependable supply). Based on water production data documented in the CCSD's *Urban Water Management Plan*, water production from the CCSD's groundwater well sources totaled 772.6 annual acre-feet in 2004 and would total approximately 800 acre-feet in 2005 (CCSD, 2005). The CCSD serves primarily residential and commercial connections, although approximately 96 acre-feet per year is unaccounted for (refer to Table V-1 below). The CCSD estimates that this is due to the age and condition of existing water meters. The CCSD completed a program to replace older meters in 2006 to ensure accurate water data.

**TABLE V-37**  
**CCSD Water Demand - 2005**

Land Use Type	Number of Connections	Annual Acre-feet (2005)
Residential	3,764	512
Commercial	222	171
CCSD Operational Use	N/a	19
Unaccounted	N/a	96
Total		798

Source: *Urban Water Management Plan (CCSD, 2005)*

Based on the water rights diversion permits issued by the State Water Resources Control Board (SWRCB), the CCSD is allowed to divert a maximum of 1,118 acre-feet during the wet season and 630 acre-feet during the dry season (total 1,748 acre-feet per year). In addition to the SWRCB permits, an existing California Coastal Commission (CCC) development permit (132-18) that was issued when the CCSD developed its San Simeon well field and later amended in 1981 (428-10) limits the total annual diversion from both basins to no more than 1,230 acre-feet per year. Each diversion permit also contains specific conditions that could further limit the 1,118 and 630 acre-feet totals from both the San Simeon and Santa Rosa groundwater basins.

According to the CCSD, there are currently 666 positions on the CCSD residential water wait list. The waiting list was established in 1986, and was closed to new applications on December 31, 1990, in cooperation with the County's 1990 Growth Management Ordinance, which limited all new countywide growth to 2.3 percent annually. Due to concerns about Cambria's water availability, the County reduced Cambria's growth limit to one percent in 2000.

In addition to water conservation measures currently implemented and mandated by the CCSD, the CCSD has developed a phased build-out reduction plan and has worked with the County of San Luis Obispo and California Coastal Commission during development of the *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan* (2006) to reduce the type and density of development in the community of Cambria, and subsequently reduce future water demand. ~~The Community Plan was approved by the County Board of Supervisors and is currently under consideration by the California Coastal Commission.~~ Under the adopted plan, the plan estimates approximately 4,650 total residential units, which includes 3,772 existing residential connections and 666 currently outstanding residential service commitments (Cori Ryan, 2008). Additional groundwater demand reduction measures implemented or under consideration by the CCSD include: continuing the retrofit program; continued CCSD staff training with the California Urban Water Conservation Council (CUWCC); implementation of surveys to develop accurate water data; expanding the public information program; limiting water service to the density allowed by existing deed restrictions and service agreements; acquiring future development rights; and, a voter-approved measure that limits the extension of water service outside the current CCSD boundaries. Long-term water supply projects alternatives under consideration by the CCSD include developing a recycled water program, and construction of a desalination plant. These programs and measures are discussed in detail in the CCSD's *Urban Water Management Plan* (2005). This document is available separate from the EIR at the CCSD office or on the CCSD website <http://www.cambriacsd.org/cm/Home.html>.

**b. LOCAL CONDITIONS**

The historic water sources on the proposed community park area include wells and springs that were developed for domestic and agricultural irrigation water supply for the previously named Fiscalini Town Ranch (Fiscalini Ranch Preserve) and the defunct Rancho Pacifica.

The domestic water sources on the FRP include wells and springs that served residences within the FRP. A small domestic well is located on the East FRP. This well historically served a residence (no longer present) and was used for stock watering at the “Rodeo Grounds”. A 12-inch diameter steel well located on the East FRP is capped and has never been used. This well was drilled in 1984 for Rancho Pacifica and was airlift tested at 200 gallons per minute (gpm) from 120 feet depth (suggestive of a pumping test yield of 100 gpm). The well was designed according to potable water well standards, with perforations below a depth of 50 feet, a 50-foot annular seal and a setback distance of more than 200 feet from the creek. An additional water source of note is a spring that supplied the old Fiscalini ranch complex located on the west side of the highway in Santa Rosa Creek Valley. This spring flows from the elevated terrace deposits up the hill from the ranch complex, and was sufficient to serve the house and some stock watering troughs.

Prior to the 1970’s, fifty to sixty acres of Santa Rosa Creek Valley area within the FRP was farmed for truck crops. An old irrigation system, including underground distribution lines and at least two wells, still exists in this area. One of the wells is a pit type well that is similar to some of the old wells at the Hearst San Simeon Ranch, with steel casing placed in a concrete pit. The other well is near Highway 1 and Santa Rosa Creek and is equipped with a deep well turbine pump sufficient to produce a few hundred gallons per minute. The amount of water that was used during this period of irrigation has been estimated to be between 180 and 300 acre-feet per year. Prior to the CCSD’s purchase of the FRP, the owners of Rancho Pacifica (currently known as the Fiscalini Ranch Preserve) claimed a pre-1914 appropriative water right, which has not been recognized by the SWRCB. In addition, a Statement of Diversion and Use was submitted to the SWRCB documenting the use of 180 to 200 acre-feet per year of lower sub-basin underflow. The SWRCB considers the water right to be a riparian claim, and the riparian claim is superior to any appropriative right issued by the SWRCB. A riparian right is defined as the right to use water as a result of the ownership of property that abuts a natural stream, and the riparian right grants the landowner the right to divert water for reasonable, beneficial use on the subject property. A riparian right cannot be gained or lost due to use or discontinued use, but is a part and parcel of the land (*California Water*, 1995). The quantity of the water right may be limited to avoid adverse effects to other riparians, and during water shortage periods, all riparians are required to decrease water use and share the available water. An appropriative right is a water right issued by the SWRCB, and can be used to divert water from a natural channel, subterranean stream, spring water, and lakes. Appropriative rights attach only to the water used, require due diligence in the construction of necessary facilities and use of the water, and can be lost due to abandonment or forfeit.

The SWRCB decision on the CCSD’s Application 28138 (Decision/Order 1624) states that: “The District’s position is that the District will recognize the prior rights of the riparians. In acknowledging that nearby wells could be affected by CCSD diversions, the District stated that any such damage would be mitigated by a substitute water supply” and “the Board concludes that any permit issued on Application 28158 should be conditioned to require the District to



provide an alternate water supply for valid riparian uses from nearby wells, including any future increases in reasonable use, at such times the CCSD diversions render these wells unusable”.

### 3. THRESHOLDS OF SIGNIFICANCE

CEQA *Guidelines* Appendix G (Environmental Checklist) states that a significant water resource impact would occur if the project:

- Substantially depletes groundwater supplies or interferes substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);
- Requires or results in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental issues; or,
- Did not have sufficient water supplies available to serve the project from existing entitlements and resources.

For the purpose of the project specific evaluation in this EIR, significant water supply and infrastructure impacts would occur if the demands placed on the area from this development exceeded the available water supply, or if water extraction significantly affected stream flow within Santa Rosa Creek.

### 4. IMPACT ASSESSMENT AND METHODOLOGY

The impacts of any proposed development project are evaluated based on an assessment of project-related impacts on existing water supply, utilities, and service systems, as well as an assessment of site activities based on the intended land uses. The impacts of the proposed project were evaluated based on proposed water use requirements, which were derived from the acreage of uses and types of facilities proposed in the *Community Park Master Plan*. As previously discussed, a specific water source has not been identified by the CCSD; therefore, potential options for water supply are discussed and assessed. Potential impacts associated with each possible option are identified below. Prior to finalization of the *Community Park Master Plan*, a specific source for water supply would need to be identified.

### 5. PROJECT-WIDE IMPACTS AND MITIGATION MEASURES

The project water demand for the Community Park was estimated based on the proposed project land use areas, published water use values developed for turf and landscaping, and residential water records. Operation of the proposed community park would require irrigation water for the sports fields and landscaping, and domestic water for restroom facilities (refer to Table W-1). The turf [and open lawn](#) areas would be ~~10.23~~ [9.8](#) acres in size, and the landscape area would consist of approximately 0.5 acre within the ~~1.92~~ [1.55](#)-acre parking area. The restroom facility would have a water fountain as well as the toilet and hand washing basin. Assuming the average

applied water for the turf area is 2.66 feet per year, there would be a water demand of ~~27.2~~ 26.1 acre-feet per year (afy). The landscape water use factor depends on the type of landscaping; assuming that drought tolerant landscaping would be utilized, the water demand would be less than one foot of applied water. The water demand for the landscaping would be 0.5 afy. The restroom facilities are estimated to require 2 afy based on heavy weekend use and intermittent weekday use. The total water demand for the community park is estimated at approximately ~~30~~ 28.6 afy including ~~28~~ 26.6 afy of non-potable water demand and 2 afy of potable water demand.

**TABLE V-38**  
**East FRP Community Park**  
**Estimated Water Supply Demand**

Amenity	Area (acres)	Water Duty Factor (feet per year)	Estimated Demand (afy)
Field turf <u>and open lawn</u>	<del>40.23</del> <u>9.8</u>	2.66	<del>27.2</del> <u>26.1</u>
Landscaping	0.5	1.0	0.5
Restrooms	n/a	n/a	2.0

**a. WATER SUPPLY IMPACTS**

CEQA states that a significant water resource impact would occur if the project: 1) substantially depletes groundwater supplies or interferes substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the groundwater table level; or, 2) sufficient water supplies from existing entitlements and resources are not available to serve the project .

As discussed in Section V.K.1.a, Existing Conditions, water supply in Cambria is sensitive to drought conditions because ground-water basins provide the only source of water during the dry season and the basin capacity is small relative to the demand for water. The water supply is further restricted by MtBE contamination, and the presence of special-status aquatic species documented in Santa Rosa Creek. Of interest to this project is the potential for seasonal storage to augment District-wide ground water basins. Coast Union School District's recently constructed school included underground storage basins to store seasonal runoff during winter rains. During drought conditions, the school discovered that the seasonal storage was depleted early in the summer months. Diversion and storage of winter runoff is a sound idea but may not totally provide the necessary water to meet the critical July to October dry period, and this concept, due to cost, has not been carried forward as a potential means to provide the necessary water for the project; although, the concept should be considered on a District-wide basis.

Based on the information obtained on historic on-site water uses and CCSD water sources, the proposed community park could be served in any of several ways, including the Fiscalini Town Ranch wells. These wells are on the property and produce from underflow; therefore, they are riparian. CCSD water system sources within the basin (Santa Rosa Wells 1 and 3 are within the lower Santa Rosa Creek Valley groundwater basin); recycled water; or, from future developed water from a desalination system. Each of these options, potential constraints, potential impacts, and recommended mitigation measures and additional studies are discussed in the sub-sections

below. Regardless of the option selected by the CCSD, the proposed project would affect available water supply.

As shown in Table W-2 above, implementation of the proposed project, specifically the community park, would require a total of approximately ~~30~~28.6 acre-feet of water per year. As discussed in the previous section, the CCSD currently pumps approximately 800 acre-feet of water per year to meet its existing residential, commercial, and institutional demands. The California Coastal Commission limits the total diversion quantity at 1,230 acre-feet of water per year. Use of an additional ~~30~~28.6-acre feet of water to serve the park would not exceed the 1,230 acre-feet limit based on the conditions associated with the permit. The CCSD Board is the entity responsible for determining how to utilize water allotted for CCSD operational uses, such as the community park.

Water demand can be reduced by using an evaporative control system as discussed in the Kennedy-Jenks report on wastewater reuse incorporated in the *Water Master Plan Update* (incorporated by reference). This involves a subsurface system that is reported to result in 100 percent irrigation efficiency. The end result would be that the irrigation water use would be reduced from 2.66 feet per year to 1.6 feet per year (26.6 afy to 15.6 afy total), for a reduction of 11 acre-feet per year and a resulting water demand of ~~17~~13.6 acre-feet per year for the sports fields (8.2 acres).

**WS Impact 1      Development of the proposed project would potentially result in a direct impact to long-term water supply resources during prolonged drought conditions, resulting in a potentially, significant, adverse impact.**

Implement WS/mm-4.

WS/mm-1      Upon application for land use and construction permits from the County for development of sports fields, construction of restrooms, and installation of landscaping, and prior to site disturbance, the CCSD or project developer shall prepare plans showing the use of indoor and outdoor water conservation strategies and techniques to help offset the proposed anticipated water demand. These measures include but are not limited to:

- a. Landscape plans shall show the extent of permeable and impervious landscape materials, the use of low-water use plant materials selected from an approved County plant list, and a landscape irrigation plan indicating the method for achieving low volume, high efficiency irrigation (i.e., drip irrigation systems with automatic controllers and auto rain shut-off devices).
- b. If natural turf is proposed, the CCSD shall submit plans showing the use of an evaporative control system (or similar method) for irrigation.
- c. Incorporate use of pit toilets or composting toilets in restrooms, portable restrooms, or closure of restrooms during drought periods.
- d. Incorporate the use of hand sanitizers to avoid the use of water for restroom sinks.

Residual Impact With implementation of mitigation, the total water demand for the community park would be reduced to approximately ~~17~~-16 acre-feet of water per year. Physically, water is available to serve the project; however, based on the current water moratorium and outstanding service commitment list, implementation of the project and use of CCSD water sources would be considered *significant, adverse, and unavoidable, Class I*, until alternative water supply resources are established by the CCSD. Use of water for the community park may reduce aquifer levels such that the CCSD could not support existing or proposed uses.

### 1) On-Site Wells as Water Supply

The existing wells on the ranch could be used to provide water for irrigation and for non-potable water uses. These wells have not been used for some time; if the CCSD proposes to utilize these wells, additional evaluation is required to determine actual water production and quality from each well. Water from the use of these wells would be considered riparian use.

Little is known about the old pit well, and it has not been used for many years. When observed during this study by the EIR consultant, the pit was filled with water to above the adjacent stream level indicating that the casing below the pit may be filled with sediment. It is unlikely that this well is currently suitable for use.

The irrigation well near Highway 1 (27S/8E-27G1) is located immediately adjacent to the stream gage on Santa Rosa Creek. Little is known about the design of the well. Due to its location, pumping from this well is likely to have an effect on stream flow. If this well is to be considered as a source for irrigation water, a pumping test for stream flow interference would be required.

The domestic well on the East FRP, within the area proposed for sports fields, is equipped with a small pump but may not be operational. This well's design is not known; however, based on the well casing size, a submersible pump fitting into the casing would be limited to less than 100 gpm.

The Rancho Pacifica well (27S/8E-27H2) was designed for potable water use. This well was constructed with an annular seal (50 feet) and a perforated interval between 50 and 120 feet. It is located more than 150 feet from the adjacent streambank of Santa Rosa Creek. Water quality testing would be required to determine the suitability of the water for domestic uses. The deep well drilled by Rancho Pacifica may not have as direct an effect on stream flow as the other wells. The well's deep perforations may avoid production from the upper alluvial gravels underlying the creek bed. Additional testing of this well and the other wells on the FRP would be helpful in determining the impacts of pumping on stream flow.

The water extractions and uses are either overlying (in terms of groundwater rights) or riparian (in terms of surface water underflow) in that the produced water would be used on the same parcel within the same watershed as the underlying water-bearing gravels. Therefore, pumping these wells would not be a part of the CCSD's appropriation under the State Decision conditions and would not alter the amount of water that is allowed in that Decision. Based on this understanding of on-site water supply sources, the use of on-site wells could supply all the demands of the park, except during periods of critical stream flow for steelhead migration. In

addition, stream flow is required during summer months to provide habitat for young-of-the-year steelhead that reside in Santa Rosa Creek year-round. During periods of low flow in Santa Rosa Creek, when extractions could impact stream flow, an alternative source of water may be needed to meet the demands of the project.

When water is pumped from a riparian water source, extraction potentially affects downstream water users. A County well that is used for irrigation at Shamel Park may be affected by this pumpage, [in addition to the adjacent lagoon.](#)

Both the domestic well and the Rancho Pacifica well are located within the footprint of the proposed sports fields. If on-site wells are utilized, these wells would need to be abandoned and replaced with other wells in the alluvial valley, or the sports fields would need to be redesigned. In addition, based on the location and design of existing wells near the creek, use of these wells would likely have a direct impact on stream flow. At least one new well would need to be designed to minimize stream flow impacts, with a sanitary seal to a clay bed below the elevation of the creek bed (at least 20 feet depth and a distance from the creek of 150 feet). The well should be pump tested to document any impacts to stream flow from operating the well. The water may need to be treated due to potential MtBE or iron/manganese concentrations if the well is to be used for potable water supply. If the well is only to be used for irrigation, treatment may not be required.

[The East-West Ranch Public Access & Management Plan states that “\[no\] new water wells will be installed on the Ranch. Existing wells will remain for monitoring and grazing purposes”. If the CCSD elects to pursue use of on-site wells for non-potable water supply, the CCSD would be required to amend the East-West Ranch Public Access & Management Plan, which would require approval by the CCSD General Manager, Friends of the Fiscalini Ranch Preserve Easement Holder, and State Coastal Conservancy Project Manager. Such an approval would require further study of the on-site wells to ensure that Santa Rosa Creek, down-stream habitats, and species dependent on such aquatic habitat are not adversely affected.](#)

**WS Impact 2      The capacity and quality of on-site wells is uncertain, and this possible water source may not adequately serve the proposed project, resulting in a potentially significant impact.**

Implement WS/mm-1.

WS/mm-2      Prior to CCSD Board approval of the *Community Park Master Plan*, if onsite wells are proposed for the water source, the CCSD shall conduct additional tests on each proposed well to determine flow rates, capacity, and quality of water. Based on the results of water quality tests, methods of treatment shall be identified. [Tests shall demonstrate compliance with federal, state, and local standards regarding use of wells for non-potable supply and turf irrigation.](#) The Master Plan shall not be implemented unless sufficient water supply is determined to be available.

WS/mm-3      Prior to CCSD Board approval of the *Community Park Master Plan*, if onsite wells are proposed for the water source, the CCSD shall identify which wells

would be utilized (existing and/or proposed), consistent with the adopted Deed of Conservation Easement.

**Residual Impact** With implementation of mitigation, impacts associated with the use of on-site wells for water supply would be considered *less than significant with mitigation, Class II*.

**WS Impact 3** **Use of on-site wells may affect stream flow within Santa Rosa Creek, resulting in a potentially significant adverse impacts to the riparian corridor and special-status habitat types, vegetation, and wildlife.**

Implement WS/mm-1.

WS/mm-4 Prior to CCSD Board approval of construction plans for implementation of the *Community Park Master Plan*, if onsite wells are proposed for the water source, the CCSD shall develop plans for a new well from riparian water sources on the East FRP. [Proposed plans shall be reviewed and approved by the Friends of the Fiscalini Ranch Preserve and State Coastal Conservancy, and reviewed by the Easement Holder, and the Management Plan shall be amended prior to well development.](#) The well shall be designed to avoid stream flow impacts, and plans shall include a sanitary seal to a clay bed below the elevation of the creek bed, at least 20 feet in depth and a minimum of 150 feet from the creek bank. The well shall be pump tested [during extended drought conditions \(e.g., 75 percent or less of average rainfall for a minimum period of two years\)](#) to document whether there would be any potential effects to stream flow from during operation of the well. [Use of on-site wells shall be prohibited if tests demonstrate any affect on stream-flow.](#)

**Residual Impact** With implementation of mitigation, impacts associated with the use of on-site wells for water supply would be considered *less than significant with mitigation, Class II*.

## 2) Alternative of Using District Water Supply Wells

The CCSD operates existing water wells within the lower San Simeon Creek aquifer and the upper and lower Santa Rosa Creek aquifer. The Santa Rosa Creek Valley wells are not currently fully utilized due to MtBE contamination and stream impacts. The two wells in the lower Santa Rosa Creek Valley (Santa Rosa Wells 1 and 3) that have historically provided water from this groundwater basin are currently not being operated. These wells each have the capacity to produce more than 300 gpm and have been used in the past for community water supply. Maximum water use from the two CCSD wells in the lower Santa Rosa Creek Valley groundwater basin occurred in 1976, when 518 acre-feet was produced, with 260 acre-feet produced from May 1 to October 31 of that year. In 1999, water production from Wells SR-1 and SR-3 ceased in response to concerns regarding MtBE contamination from the Chevron gasoline station on Main Street. Since August of 2001, the well behind the high school in the upper Santa Rosa Creek Valley has been the only well operating on the Santa Rosa aquifer and has produced up to 160 afy (2004). If MtBE were not an issue for Well SR-1 (well 27S/8E-26D1) and Well SR-3 (27S/8E-26C5), and provided compliance with the Endangered Species

Act could be assured, additional water supply could be provided from Santa Rosa Creek Valley groundwater basin.

Water use from the CCSD's lower Santa Rosa Creek Valley groundwater basin wells is regulated by the SWRQB under its 1989 Decision 1624 on Application 28138. This decision limits production from these wells to 260 acre-feet between May 1 and October 31 and to 518 acre-feet per year. It also requires that diversions cease if: 1) the water level in the replacement well for well 27S/8E--21R3 is less than 5 feet above mean sea level, 2) the electrical conductivity of water from that well exceeds 1,600 micromhos per centimeter, or 3) the chloride concentration exceeds 250 parts per million. The decision also limits production to no more than 2 acre-feet per day between November 1 and April 30 when stream flow at the Highway 1 stream gage is between 2.5 cubic feet per second (cfs) and 10 cfs and to no more than 1.4 cubic feet per day when the stream flow is less than 2.5 cfs at the same gage. In addition, the CCSD is required to provide water to the subject parcel as well as to the Junge and Bretz & Williams properties if pumpage extraction impacts their wells.

Some subsidence was documented during the years of 1976 and 1977, when CCSD groundwater production of groundwater was at the highest historic level. The SWRCB Decision/Order established conditions that the appropriate right must conform to in response to the potential subsidence impact. Based on the limited production demands for the community park, subsidence is not likely to occur.

Use of CCSD wells is constrained by the potential for residential and fire flow water shortages, contaminants, and special-status biological habitats. The CCSD is not currently issuing intent to serve letters for water supply to new development. Due to the limitations described above, and the current demand for water service from these existing wells, implementation of this option would result in a potentially significant, adverse impact.

**WS Impact 4     The existing demand for water supply currently exceeds the available groundwater supply; therefore, use of existing CCSD wells within the Santa Rosa Creek and San Simeon Creek valleys for the proposed project would result in a potentially significant, adverse, unavoidable impact.**

Implement WS/mm-1.

Residual Impact Implementation of mitigation would reduce the project's demand for water supply; however based on the existing deficiency of water resources to serve the outstanding connection list, impacts associated with the use of on-site wells for water supply would be considered *significant, adverse, and unavoidable, Class I*. Therefore, until the CCSD has developed alternative sources of water, using District water wells is not recommended as a water source.

### 3) Desalination Alternative Water Source

At this time, the desalinated water option is in the planning stage, ~~and actual implementation is considered speculative~~. The proposed desalination plant, as considered in the CCSD *Water Master Plan* (October 2005), would provide 602 acre-feet of water to the CCSD, and could serve

the proposed project. Additional project review, technical studies, CEQA compliance, and jurisdictional agency and approvals will be required prior to proceeding with this water supply development. The *Water Master Plan* estimates that the timeframe for initiation of this project is four to five years. However, project timing is also subject to regulatory approvals. The CCSD has made efforts to assess geological conditions to develop a subterranean intake alternative for a desalination plant in the past, and is currently in the permitting process for related geotechnical investigation activities. Major issues regarding the technical feasibility of the intake and outfall facilities and related environmental impacts will be assessed following the collection of geotechnical data. Based on the permitting delays to date and the CCSD's water planning calling upon the use of recycled wastewater effluent for irrigation, [this analysis does not consider seawater desalination for future park irrigation. At such time when the desalination plant is constructed and in operation, the availability of this water and impacts of using this source should be assessed at a project-specific level. Based on consultation with the CCSD, desalinated potable water has less salts, or total dissolved solids, than the existing groundwater supply. Future use of desalinated potable water would improve the quality of recycled water, which may be used to serve the park \(refer to Section V.K.5.a\(4\) below \(Bob Gresens, 2009\).](#)

#### 4) Recycled Water as an Alternative Water Supply Source

The CCSD prepared a *Recycled Water Distribution System Master Plan* (Kennedy/Jenks Consultants, July 2004) in association with the Water Master Plan Update. [This report included planning for non-potable recycled water as an irrigation water source at the proposed community park. The use of recycled water in Cambria is interrelated to the development of a new potable water supply, such as desalination \(described above\). This interrelationship plays a role in determining how best to avoid certain potential environmental concerns associated with the development of a recycled water supply. Specifically, two water development scenarios are possible: 1\) recycled water development precedes the start up of a new potable water supply \(desalination\), and 2\) a new potable water supply \(desalination\) precedes development of a recycled water system.](#)

[The \*Recycled Water Distribution System Master Plan\* included an analysis of irrigation demands both with and without the use of a proprietary Evaporative Control Systems \(ECS\) technology \(currently known as Environmental Passive Integrated Chamber \[EPIC\] system\). This technology was included in the 2004 report to further reduce irrigation demands beyond those commonly associated with conventional irrigation systems. During completion of the 2004 RWMP report, the Coast Unified School District \(CUSD\) was also finalizing its planned ECS installation at the new grammar school. The ECS technology reduces irrigation demand by providing a hydroponic root-zone watering system, while also allowing for water storage below irrigated areas. The 2004 RWMP report, estimated the irrigated community park areas at 13 acres, which resulted in an irrigation demand of 34.23 acre-feet per year \(AFY\) without applying an ECS system, and at 20.69 AFY through the use of an ECS system. From review of Table III-3 of the Ranch MEIR, the total irrigated area within the currently planned Community Park is now 9.8 acres \(multi-use sports fields plus picnic areas and open lawn\). By using 9.8 acres of irrigated area, and applying the same irrigation demand factors used in the 2004 RWMP report, the future recycled water demand at the Community Park is approximately 25.8 AFY without an ECS system, and 15.6 AFY through the use of an ECS/EPIC system.](#)



Besides the ECS/EPIC technology, the 2004 RWMP report also considered a no-net increase concept, where no net increase in diversions from the area's aquifers would occur during the summer dry season through the use of seasonal recycled water storage. This concept was developed to avoid potential riparian habitat concerns within the creeks and their associated downstream lagoons. The no-net increase in diversion concept included the use of the CCSD's existing Van Gordon storage reservoir (approximately 9 acre-feet in volume), and the existing storage basins at the CCSD's wastewater treatment plant (approximately 1.5 acre-feet in volume) for seasonal recycled water storage. These existing storage basins result in a total potential recycled water storage volume of 10.5 acre-feet during the rainy season, which could be used during the summer dry season. The 10.5 acre-feet of seasonal recycled water storage, would be about 5.1 acre-feet short of meeting a no-net increase in diversion concept when combined with a park demand based on using an ECS/EPIC irrigation system. Similarly, this would be about 15.3 acre-feet short of meeting a no-net increase goal when using conventional irrigation methods at the proposed community park. Means for addressing these potential shortfalls are described in the following scenarios.

**Scenario 1: Avoiding Potential Impacts with Recycled Water Development Occurring Prior to a New Potable Water Supply.** In developing demands with the ECS/EPIC system, and contrary to the approach used with the CUSD system, the 2004 *Recycled Water Distribution System Master Plan* conservatively assumed no harvesting of storm water would occur, or otherwise be applied, from areas outside of the immediate area being irrigated (i.e., only rainfall falling directly onto the area being irrigated by the ECS/EPIC was assumed to contribute towards the demand and underlying storage. Because the planned community park plan also includes approximately one acre of area for parking, the parking area could conceivably be used to harvest and store rainfall for use by an ECS/EPIC irrigation system. Such an approach would apply modern parking lot design concepts that reduce storm water runoff impacts while also providing storage (e.g., Rainstore3 and similar parking lot storage systems). By applying such low-impact development design concepts, the proposed parking lot area could be used to capture and store storm water that could further augment the use of recycled water, and further support a no-net increase in aquifer diversion concept. In addition to the potential use of ECS/EPIC and the existing CCSD storage basins, the 2004 *Recycled Water Distribution System Master Plan* mentions the potential use of the storm water retention area behind the Rabobank (old Mid-State Bank property) for seasonal recycled water storage. If the existing storm water storage basin were modified for such use (e.g., control gates on the outlet pipes to allow storing recycled water immediately following the winter rainy season), it could further increase storage to support the no-net increase in diversion concept. With an area of approximately 3.5 acres, the storm water storage area behind the Rabobank would hold approximately 14 acre-feet of water when at a depth of four feet. With some creative seasonal storage, possibly in combination with ECS/EPIC irrigation technology, the irrigated park areas could be served with recycled water while not having any increase in diversion from the area's groundwater aquifers during the summer dry season. Without increasing the existing storage basins volume, phasing of the community park to build only those irrigated areas that would be in balance with available seasonal storage could also be considered. With this latter approach, a second development scenario may also be considered as a means to further offset any additional irrigation demands that may be beyond the balance point achieved from using the CCSD's existing storage basins.

**Scenario 2: Avoiding Potential Impacts with Recycled Water Development Occurring After a New Potable Water Supply.** Should the CCSD complete a new potable water supply (desalination) before the development of a recycled water system, there will be additional water being treated by the CCSD's wastewater treatment plant. According to an earlier study by the US Geological Survey (1998 USGS report 98-4061), approximately 75 to 80 percent of Cambria's water supply is used internally, with the remainder being used outdoors. The proportion of water being used indoors typically ends up being treated at the CCSD's wastewater treatment plant before being recharged into the groundwater at percolation ponds located off of San Simeon Creek Road. From the 2000 United States census, the typical residential occupancy for Cambria was 1.66 persons per household (when including both occupied and vacant homes) and 2.21 persons per household (when not including vacant homes). In addition, the baseline water use in Cambria is approximately 90 gallons per person per day (Kennedy/Jenks, 2004). Assuming existing baseline flows, a typical Cambria residence will generate approximately 112 to 199 gallons per day depending upon occupancy, of which 75 to 80 percent passes into the CCSD wastewater treatment plant (a source of recycled water). To date, the CCSD has 666 residential homes on its existing water wait list for future connections. By assuming a new water supply will allow connecting approximately 30 homes per year over a 22 year build-out period, and only 75 percent internal water use, approximately 4.7 to 5.0 acre feet of additional recycled water supply water will become available each year. The additional wastewater created by the new connections could in turn be used to make up for any seasonal storage shortfall needed in meeting a zero-net increase in diversion goal. Thus, the timing of the new community park's irrigation demands (or its phased development) could be linked to the development of a new CCSD water supply to further avoid potential riparian impacts by maintaining a zero-net increase in aquifer diversions.

Implementing the zero-net water use option would avoid impacts to streamflow and lagoon water levels.

The CCSD's plan for using treated wastewater effluent water as a source of non-potable recycled water within the community has been partially constructed. Some minor hauling of recycled water is being practiced. As noted in the CCSD *Water Master Plan* assessment of long-term water supply alternatives, various improvements to existing wastewater treatment facilities would be required to generate wastewater suitable for reuse. The treated effluent not currently used as recycled water is discharged into percolation basins, and eventually percolates through the soil into the San Simeon Creek ground water basin. To date, the CCSD is in the process of analyzing how much treated effluent can be diverted from the wastewater treatment plant percolation basins without resulting in significant impacts to downstream riparian habitat. The CCSD anticipates that potential habitat concerns may be further addressed by seasonal off-stream storage of recycled water and water conservation measures (Kennedy/Jenks, 2004). Additional facilities including pump stations, reservoirs, treatment, and pipelines would be required. The timeframe to design these improvements, complete technical studies and CEQA compliance, obtain jurisdictional permits, and construction is estimated to be approximately three to four years.

As noted above, the *Recycled Water Distribution System Master Plan* identifies the community park as a "potential recycled water user". ~~As documented in the Water Master Plan, Kennedy/Jenks determined that there would be sufficient non-potable treated wastewater to~~

~~supply not only this project's irrigation water demand (using higher water demand figures (34.23 afy) than are included herein (30 afy)) but also other projects as well. This source of water would be available year round.~~ Because the effluent is currently more saline than the underlying groundwater (refer to Table WS-3), the Kennedy/Jenks report recommends low pressure reverse osmosis (nanofiltration) as part of the recycled water effluent treatment process to address potential salt management concerns. With such treatment, percolated recycled water would not increase the groundwater salinity beyond background concentrations. Low-pressure reverse osmosis treated recycled water would essentially be blended within the treatment process to match background groundwater concentrations. The CCSD is also pursuing desalinated seawater to augment its existing groundwater supplies, which will be much lower in TDS concentration than its existing groundwater supplies. Therefore, future wastewater passing through the treatment plant should also have a lower TDS concentration than shown on Table WS-1 for the currently treated wastewater effluent.

**TABLE V-39  
Contaminant Concentrations in Water Sources**

Parameter (mg/l)	Well SR-1	Wastewater Effluent
Total Dissolved Solids	726	860
Sodium	61	180
Chloride	81	253

Sources: 1) CCSD, 2005

2) For related discussion see Task 3: Recycled Water Distribution System Master Plan

**WS Impact 5 Use of recycled water for sports field and landscaping irrigation purposes may result in unacceptable levels of sodium and chloride in the underlying groundwater basin, if treatment to reduce salinity is not implemented.**

Implement WS/mm-1.

WS/mm-5 Upon application for land use and construction permits from the County for development of the sports fields, if natural turf is proposed, the CCSD shall demonstrate how recycled water would be treated to ensure that it would not increase the groundwater salinity beyond background concentrations (e.g.; use of low pressure reverse osmosis as part of the recycled water effluent treatment process, onsite infrastructure plans demonstrating how treatment of irrigation water would occur to lower concentrations (250 parts per million) of sodium and chloride). The CCSD shall submit a proposed water monitoring and testing program to be conducted for the life of the project.

Residual Impact With implementation of mitigation, impacts associated with the use of treated wastewater in conjunction with on-site water wells for water supply would be considered *insignificant with mitigation, Class II*.

## 5) Other Sources of Water

The CCSD has considered, and rejected, other sources of water for water supply for the proposed community park project including: importation of water from Nacimiento Lake; importation of water from the State Water Project; bedrock groundwater sources outside of the CCSD service boundary; and, surface water and off-stream sources. Importation of water from Nacimiento Lake or the State Water Project through pipeline or water wheeling arrangements are considered costly, and the proposed project alone would not be justification for the efforts required to obtain and pay for these imported sources. Bedrock groundwater sources exist in the hills east of Cambria but they are some distance from the CCSD boundaries and have not been developed by the CCSD, may have other environmental impacts, and may not yield a reliable long-term supply. Surface water sources and off stream reservoirs have been found to have major environmental constraints and siting concerns. Springs present on the FRP do not have sufficient flow to meet the water demands of the project. Due to the infeasibility of these options, potential impacts are not assessed in this document.

## 6) Synthetic Turf

As an alternative to most of the water supply options, synthetic turf can substantially reduce the water demand. Synthetic turf is composed of polyethylene plastic fiber surface with an infill mix of sand and rubber. The infill mix provides the “cushion” for the athletes, and the rubber is non-latex. The typical life of a synthetic turf surface is estimated to be ten years. Without the need to irrigate the ball fields, water demand would be reduced to approximately 2.5 acre-feet. If additional water conservation measures are implemented, such as installing pit toilets instead of standard restroom facilities, water demand could be reduced to landscaping needs only.

Maintenance of synthetic turf fields is much less than for natural grass because there are less repairs required, striping of the field is permanent and irrigation is not required. Maintenance is quite different than for natural turf. The infill material within the synthetic turf needs to be redistributed each season and the compaction tested. Leaves and debris need to be removed and, when flooding occurs because it is in the flood plain, damage to the artificial turf could be significantly more than to natural turf. Flooding frequency is estimated to be once every ten years. The City of Vista, California, installed a new synthetic turf sports field for soccer and public use; they stipulate that “food, drinks, chewing gum, skateboards, sunflower seeds, dogs/animals, glass/sharp objects, metal cleats, bicycles, smoking, trash, alcohol, illegal substances, and vehicles are not allowed on the field.”

Sports field injuries on natural and synthetic turf have been studied. The newer synthetic turf consists of infill material and a porous substrate that can drain water, which reduces some of the problems related to the hard surface of earlier produced synthetic turfs (Synthetic Turf Frequently Asked Questions, no date). One study found that on artificial turf, 44 percent less long-term injuries (over 22 day recovery) occurred and 34 percent less short-term injuries (one to two day recovery period) occurred compared to natural grass turf (American Journal of Sports Medicine, October 2004).

An additional constraint associated with this option is economics: one cost comparison for a typical high school field (390 by 215 feet) in western North Carolina found that the installation cost of natural grass was \$33,500 while a similar field of synthetic turf cost \$73,500 (Clarkson,

2006). The synthetic turf manufacturers claim that it can withstand much higher use rates without repair, thereby reducing the cost per hour of use.

Implementation of this option would reduce the water demand for the community park to approximately 2.5 afy, to support the restroom facilities and landscaping. Water supply could be provided by the viable options listed above. Impacts associated with those options are assessed in each appropriate sub-section. A possible offset of the 2.5 afy needed for the community park could be replacement of irrigated turf at the local high school with artificial turf, thereby reducing overall water demands on the aquifer and resulting in no net increase in water demand to the Santa Rosa Creek aquifer from the proposed community park. The high school irrigation system is on a well separate from the CCSD system; however, the high school well and the CCSD system utilize the same aquifer.

## 6. CUMULATIVE IMPACTS

The proposed project would be supplied by the CCSD. The current demand for water supply within the District boundaries exceeds the safe yield of groundwater, as determined by the State Water Resources Control Board and California Coastal Commission. In response to the MtBE contamination, and additional environmental constraints due to special-status habitat within Santa Rosa Creek and San Simeon Creek, the CCSD issued a moratorium and initiated investigation and study of alternative water sources. The recommended planning includes water conservation, recycled water for non-potable irrigation and seawater desalination to further augment potable supplies. Implementation of these approaches would provide additional water sources to serve the proposed project and cumulative development of the community of Cambria; however, the timeframe for these projects is uncertain. If natural turf is utilized, implementation of the proposed project would result in a potentially significant, adverse, and unavoidable cumulative impact.

**WS Impact 6** Due to the current demand for water resources, and deficient available groundwater supply to meet the demand, implementation of the proposed project including the construction and maintenance of natural turf areas would result in a potentially significant, adverse, unavoidable impact.

Implement WS/mm-1 through WS/mm-5.

*Residual Impact* Implementation of mitigation would reduce the project's demand for water supply; however based on the existing deficiency of water resources, impacts associated with the use of on-site wells for water supply would be considered *significant, adverse, and unavoidable, Class I*, unless all water could be provided on-site.

**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
CAAA	Clean Air Act Amendments
CCC	California Coastal Commission
CCR	California Code of Regulations
CCSD	Cambria Community Services District
CEQA	California Environmental Quality Act
CUWCC	California Urban Water Conservation Council
CWA	Clean Water Act
DHS	Department of Health Services
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
Gpm	gallons per minute
MtBE	methyl tertiary butyl ether
RMS	Resource Management System
RWQCB	Regional Water Quality Control Board
SWRCB	State Water Resources Control Board

## L. PUBLIC SERVICES AND UTILITIES

Public services and utilities that will be used during construction and operation of the proposed project would include solid waste collection, fire protection, police and emergency services, sewage and wastewater treatment, and water for drinking and irrigation. This section of the EIR evaluates the project service area's ability to accommodate the proposed development based on existing infrastructure. Information was gathered from the *Public Access and Resource Management Plan* (RRM, 2003) and interviews with the CCSD, Cambria Fire Chief Bob Putney, Sheriff's Commander Ben Hall, and others referenced in this section. Please refer to Section V. K., Water Supply, for a discussion of area water resources, and Section V.J. for Hazards, for a discussion of emergency response-related hazards.

This section was prepared by Stephen Umbertis of Morro Group based on information contained within the *Public Access and Resource Management Plan* (RRM, 2003), the *Resource Inventory and Constraints Report* (Rincon, 2002), County of San Luis Obispo planning documents, responses to the Notice of Preparation for the EIR, and consultation with Cambria Fire Department and the County Sheriff's Department.

### 1. REGULATORY SETTING

#### a. SOLID WASTE COLLECTION

The Integrated Waste Management Act of 1989 (Chapter 1095, 1989) requires each city and county to divert and recycle 50% of its solid waste by 2000 (Public Resources Code 41780) and maintain the achieved reduction after 2000 (amended Act).

California Code of Regulations (CCR) Title 23, Chapter 15 establishes requirements and specifications for waste handling. CCR Title 14, Division 7 provides the State's standards for the management of facilities that handle or dispose of solid waste. CCR Title 14, Division 7 is administered by the CIWMB and the designated Local Enforcement Agency (LEA). CCR Title 14, Division 7, Chapter 9, Article 9 §18800-18813 were adopted to implement Public Resources Code §41821.5, which requires each solid waste handler, transfer station operator, disposal facility operator, and County to gather information on which jurisdiction the solid waste originated from, their amounts disposed, and amounts of waste exported.

#### b. POLICE AND EMERGENCY SERVICES

The Federal Emergency Management Agency (FEMA) is an independent agency of the federal government, established in 1979 via executive order. FEMA's mission is as follows, "to reduce loss of life and property and protect our nation's critical infrastructure from all types of hazards through a risk-based, emergency management program of preparedness, response and recovery." FEMA provides direction and assistance to state and local governments, but does not regulate approaches to emergency planning or response.

California Government Code §8607(a) authorizes establishment of the Standardized Emergency Management System (SEMS). Title 19, Division 2, Chapter 1 of the California Code of Regulations (CCR, §2400-2540) defines SEMS, including its purpose, scope, structure, and applicability. SEMS is intended to standardize response to emergencies involving multiple

jurisdictions or multiple agencies. Local government must use SEMS in order to be eligible for state funding of response-related personnel costs occurring in response to an emergency incident.

County Sheriff's Office, CHP, and the Office of Emergency Services have the opportunity to review and comment on projects through the CEQA process.

Police and fire protection are provided to the Cambria area by the San Luis Obispo County Sheriff's Department, CHP, the Cambria CSD Fire Department, and CAL FIRE.

### c. ENERGY SERVICES

The California Public Utilities Commission (CPUC) regulates privately owned electric, telecommunications, natural gas, water, railroad, rail transit and passenger transportation companies in California. The CPUC is responsible for assuring California utility customers have safe, reliable utility service at reasonable rates, protecting utility customers from fraud, and promoting the health of California's economy. In pursuing these goals, the CPUC establishes service standards and safety rules, and authorizes utility rate changes. The CPUC monitors the safety of utility and transportation operations, and oversees markets to inhibit anti-competitive activity. In its efforts to protect consumers, the CPUC prosecutes unlawful utility marketing and billing activities, governs business relationships between utilities and their affiliates, and resolves complaints by customers against utilities. Additional responsibilities include implementation of energy efficiency programs, low-income rates, telecommunications services for disabled customers, and CEQA enforcement for utility construction. The CPUC works with other State and Federal agencies in promoting water quality, environmental protection, and safety.

## 2. EXISTING CONDITIONS

The FRP is generally undeveloped and provides open space uses along the Bluff Trail and Marine Terrace Trail, which parallel the coastline through the West FRP, and various informal foot trails throughout the FRP. Public use is moderate, with 200-300 users a day on the Bluff trail during the summer season, with approximately 100 more per day using other areas of the FRP. No services are available on the property. The area of the East FRP identified for the community park, east of Highway 1, is also open space at this time, although a sewer and water line follows Santa Rosa Creek through an existing easement on the parcel. The CCSD has utility easements on both sides of the FRP, as well as access easements from two different points. A waterworks and pump station, including a maintenance shed, are currently located within the flood plain of Santa Rosa Creek adjacent to the East FRP.

### a. EMERGENCY RESPONDERS

Fire protection and other emergency services are provided by the Cambria CSD Fire Department, as well as the California Department of Forestry and Fire Protection (CAL FIRE). The Cambria Fire Department maintains three full time fire fighters and thirteen paid on-call responders that operate three pumper trucks and a "quick-attack" unit, with an average response time in the community of approximately three to five minutes to easily accessible areas of the community San Luis Obispo County (*Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Final Environmental Impact Report, 2006*). The CCSD constructed improvements, [including a fire hydrant](#), to the Marine Terrace Trail to also serve as an emergency access route,



improving response time on the FRP. The Cambria CSD Fire Department also benefits from an automatic aid agreement with CAL FIRE. This aid agreement improves fire and emergency response by providing additional personnel and equipment in emergency situations. Emergency room and hospital services are provided by Sierra Vista and French Hospitals, located over thirty miles away in San Luis Obispo, and the Twin Cities Hospital in Templeton. The FRP area is currently served by the existing fire response plans.

In 2005, the Cambria CSD Fire Department responded to 781 calls, well over half of which were medical responses (436). The remaining calls included three fire alarms, 35 fires, 58 vehicle accidents, 103 hazardous situations (usually downed trees), 117 public service assists, and 29 false alarms. Over the last six years, only two small wild fires have occurred on the West FRP, and one small fire occurred on the East FRP (personal communication, Chief Bob Putney, August 25, 2006). The West FRP does represent a significant fire danger due to the presence of grassland, pine forest fuel loads, regular onshore breezes, and the safety issues surrounding the urban/wildland interface, where forests and grasslands meet residential neighborhoods. An additional area of concern is the urban/wildland intermix, where homes are surrounded by natural areas and are at greater risk from wildfires due to the potential lack of defensible space and longer response times of local agencies.

#### 1) San Luis Obispo County Sheriff

Law enforcement is provided by the San Luis Obispo County Sheriff's Department. The Sheriff's Department maintains a patrol substation in Los Osos that is responsible for the coastal area from Avila Beach to San Simeon, and is manned by thirty sworn officers. Response times to the Cambria area for the Sheriff's Department range from eighteen to twenty minutes due to their large area of responsibility (personal communications, Ben Hall, San Luis Obispo County Sheriff, 2006).

#### 2) California Highway Patrol

Traffic and parking enforcement on Highway 1 in the Cambria area is handled by the California Highway Patrol (CHP) operating from their office in Templeton, 25 miles to the east. The CHP maintains regular patrols along Highway 1, and has an average response time of five minutes from Highway 1 in Cambria to calls within the FRP boundaries.

#### 3) California Department of Forestry/County Fire

As stated above, CAL FIRE works in tandem with the Cambria Fire Department, increasing the numbers of available personnel and improving the availability of equipment for any given emergency. CAL FIRE maintains a station in Cambria, located at 6126 Coventry Lane. Their response time for the FRP area is approximately five minutes to the FRP boundaries. Similar to the Cambria Fire Department, response times are extended by access restrictions. The CCSD constructed improvements to the Marine Terrace Trail to also serve as an emergency access route, improving response time on the FRP.

**b. PUBLIC UTILITIES**

The CCSD maintains a waterworks facility adjacent to the East FRP in the Santa Rosa Creek floodplain. The facilities include a well, filtration station, pump station, maintenance and supply building, office and repair shop, and vehicle and hazardous materials (HAZMAT) storage. The CCSD is proposing to ~~relocate~~ ~~demolish some of~~ these facilities ~~elsewhere~~ and construct a new pump station for relocation out of the flood plain. The CCSD is also responsible for trash pickup and disposal (currently contracted to Mission Country Disposal Services); ~~and~~ streetlights; ~~and~~ ~~local public transit~~. The utilities on the FRP are limited to the new water booster station adjacent to the East FRP, as described above, and the utility easements within the West FRP. ~~All facilities associated with the waterworks station, with the exception of the pump station, would be moved to a different property off site.~~

**1) Wastewater Collection and Disposal**

Wastewater collection and disposal throughout Cambria, including the FRP, is provided by the CCSD. The wastewater treatment facility was originally built in 1970, and was upgraded with the addition of two new aeration basins in 1995. Total capacity for the treatment plant is one million gallons per day (GPD), with a back up capacity of an additional one million GPD. A twelve-inch sewer line is on-site and connects to an eight-inch sewer main on Main Street, part of the 72 miles of pipeline that feed the treatment system.

**2) Solid Waste Disposal**

Solid waste disposal and recycling services for glass, plastics, and green waste for the CCSD are provided by Mission Country Disposal Services. Weekly residential pickup is offered, and all solid waste is delivered to the Cold Canyon Landfill. No waste receptacles are currently located on the East FRP. Trash receptacles are located at the formal and informal trailheads in the Windsor, Huntington, Tipton, Marlborough, and Trenton neighborhoods bordering the West FRP. Pickup is provided weekly by Mission Country Disposal.

**3) Energy Services**

Pacific Gas & Electric (PG&E), Duke Energy, and the Southern California Gas Company provide electricity and gas throughout the County.

**c. RECREATIONAL RESOURCES**

The FRP is the largest open space parcel in the Cambria urban area, and is in close proximity to the other parks and open space. Two County maintained parks, Shamel and Lampton, provide passive recreational areas. Shamel contains children's play equipment and a swimming pool. This is the only active recreation in the Cambria area, although the schools do provide fee-based public access to their outdoor facilities after school hours. The California Department of Parks and Recreation (CDPR) manages the San Simeon State Historic Park that follows the coastline for some distance. A number of private parks are also in the area, managed by the YMCA and Coalinga-Huron Recreation and Park District, but are not open for public use. Some trails do exist on the CDPR and County properties, and will connect to the proposed trail network through the FRP.

d. **SCHOOLS**

There are four schools in Cambria, all of which are part of the Coast Unified School District. There is one elementary school (K-5), the Cambria Grammar School; one middle school serving grades six to eight, the Santa Lucia Middle School; a traditional high school, the Coast Union High School, and an alternative high school, Leffingwell High School.

**3. THRESHOLDS OF SIGNIFICANCE**

As defined in the CEQA *Guidelines*, Appendix G, the County of San Luis Obispo Initial Study Checklist, and the *County Energy Element*, public services, and utilities impacts would be considered significant if the project would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection, police protection, schools, or other public facilities;
- Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Conflict with federal, state, and local statutes and regulations related to solid waste;
- Conflict with adopted energy conservation plans;
- Use non-renewable resources in a wasteful and inefficient manner; or,
- Result in a need for new systems, or substantial alterations to power or natural gas.

**4. IMPACT ASSESSMENT AND METHODOLOGY**

The impacts of the project were evaluated based on an assessment of the impacts that public access and the construction of an active park facility would have on the existing public services, utilities, and associated infrastructure.

**5. PROJECT-WIDE IMPACTS AND MITIGATION MEASURES**

a. **INCREASED DEMAND FOR SERVICES**

Development of the FRP for passive and active recreation will have a number of impacts related to public utilities and services, wastewater, and recreation. Increased use may require the installation of public restroom facilities at the community park, garbage receptacles and regularly scheduled pick-up, water fountains, and signage. A larger visitor base may also increase the number of responses by the local fire and sheriff's departments, due to the higher traffic and numbers of visitors on site. Increased visitation, especially by tourists, can lead to a number of issues in a rural environment in terms of responding to emergency calls.

## 1) Emergency Services

Based on consultation with ~~the CCSD~~ former Fire Chief Bob Putney in 2007, the Fire Department ~~is was~~ concerned regarding safety and adequate emergency response on the FRP. One primary issue ~~is included~~ the current lack of informational signage on trails throughout the West FRP. Due to its rural character and large size, visitors placing emergency calls from the FRP may find it difficult to give an accurate description of their location, significantly increasing response times to calls that may be life threatening. ~~Without some method for visitors to quickly, easily, and accurately relay their whereabouts to a dispatcher, emergency personnel would be forced to spend valuable time searching for patients rather than treating and transporting them.~~

Emergency access and transport of injured visitors is also a concern of the Fire Department. Currently, the Marine Terrace Trail is the only trail in the West FRP that provides year round access for heavy vehicles. This limits the ability of emergency responders who may be responding to fires, or needing to transport injured visitors out of the FRP.

Increased fire hazard as a result of the higher numbers of visitors is an issue on the West FRP. In the last six years, only two small fires have occurred on the West FRP, and both were effectively extinguished (personal communication, Fire Chief Bob Putney, August 25, 2006). The urban/wildland interface, located at the boundaries of both the East and West FRP where the open space meets the neighborhoods, is of particular concern due to the potential threat of wildfire to homes and their occupants. The ~~Fire Department~~ CCSD Ranch Manager currently maintains shaded fuel breaks on these boundaries, and will continue to do so as public access increases on the FRP. The Fire Department also ~~engages in~~ requires fuel reduction work, such as grass cutting and brush removal, on an annual basis, to lower the risk of fire throughout the FRP and protect the surrounding neighborhoods.

**PSU Impact 1**    **The ability of emergency personnel to efficiently respond to requests for assistance could be impacted by the inability of visitors who are unfamiliar with the property to give adequate directions to the more isolated areas of the FRP, resulting in a potentially significant impact.**

PSU/mm-1        Upon application for land use and construction permits, and prior to site disturbance for trail development, ~~the CCSD and Friends of the Fiscalini Ranch Preserve, in consultation with the current CCSD Fire Chief, will~~ shall develop a signage plan in consultation with the Easement Holder to address any safety signage needs on the FRP. the trail system on the West FRP shall be clearly marked with signs denoting the trail name, number, and mileage from the trailhead to allow visitors to quickly and easily inform responders of their whereabouts in the event of an emergency. Mileage markers shall be placed approximately every quarter mile.

Residual Impact    With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II*.

**PSU Impact 2** **Emergency access throughout the West FRP and parts of the East FRP is limited due to the lack of roads suitable for heavy vehicles, which may require additional emergency personnel to respond to calls, resulting in a potentially significant impact.**

PSU/mm-2 Trails proposed for emergency access, including the Marine Terrace Trail, ~~Creek to Ridge Trail~~, and Santa Rosa Creek (West) Trail shall be maintained to ensure function and emergency access throughout the FRP.

PSU/mm-3 The Cambria CSD Fire Department shall ~~acquire a small vehicle~~ use existing vehicles and trucks capable of carrying rescue personnel and their equipment, as well as individual victims, throughout the FRP, ~~to expedite rescues and evacuations.~~

### Secondary Impact

The use of small vehicles (such as ATVs or other small four wheeled vehicles) could have a detrimental effect on the landscape or habitat of the FRP by compacting vegetation, creating tire ruts, and causing erosion, resulting in a potentially significant short-term impact.

PSU/mm-4 Immediately following use of an emergency vehicle on non-emergency access roads on the FRP, the FRP manager shall inspect the trail and implement erosion control measures and site restoration as necessary.

Residual Impact With implementation of mitigation, the primary impact and secondary impact would be considered *less than significant with mitigation, Class II*.

**PSU Impact 3** **The risk of wildfire on the FRP due to visitor negligence may increase with the number of users, increasing the need for fire safety responders, resulting in a potentially significant impact.**

Implement HM/mm-1 and HM/mm-2.

PSU/mm-5 Upon application for land use and construction permits and prior to site disturbance for trail development, the FRP sign program shall include signage stating the following, or similar language: “No fire of any kind shall be allowed on the FRP.” Signage shall be placed within parking areas and at trailheads informing users of the rules and regulations pertaining to fire related hazards.

PSU/mm-6 The Cambria CSD Fire Department shall continue to engage in annual fuel reduction activities, especially in the urban/wildland interface areas on the north and boundaries of the West FRP, as outlined in the *Public Access and Resource Management Plan*.

Residual Impact While it is impossible to completely eliminate the fire danger in this kind of area, the mitigations outlined above can reduce the potential for accidental incidents, and the effect on public safety personnel to acceptable levels. This impact is considered *less than significant with mitigation, Class II*.

**PSU Impact 4** **The creation of new parking areas, whether planned or spontaneous, will increase the number of locations and opportunities for transient camping and trespassing, possibly resulting in wildfire or other criminal activity, resulting in increased demand for services, and a potentially significant impact.**

Implement TC/mm-45.

PSU/mm-7 Upon application for land use and construction permits from the County for the Community Park on the East FRP, the CCSD or its designee shall submit a lighting plan showing the use of security lighting. ~~on appropriate facilities, which may include restrooms and the community center.~~ Parking areas throughout the FRP shall be designed consistent with the County Sheriff's Department publication "Crime Prevention through Environmental Design" (CPTED) where applicable.

PSU/mm-8 Turn-outs and other areas not approved for vehicle parking shall be appropriately signed to inform visitors of the no camping and no parking limitations of the FRP.

Residual Impact The increase in overall user numbers will raise the chances that visitors and locals will attempt to park and use the FRP inappropriately. Signage, appropriate lighting and CCSD and volunteer patrols will help to alleviate these risks, and reduce the increased demand for public safety personnel. These impacts are considered *less than significant with mitigation, Class II*.

## 2) Public Utilities

The impacts to public utilities on the FRP as a result of the actions proposed in the *Public Access and Management Plan* and *Master Plan* will be minimal. The plans do not propose any major increases in infrastructure or other facilities that would require a significant amount of power, water, or wastewater service. No wastewater infrastructure will be established on the West FRP. Restrooms will be limited to the East FRP only. Infrastructure for water, sewer, and gas on the West FRP has already been installed, and no more additions are proposed.

Solid waste disposal, managed by Mission Country Disposal under contract with the CCSD, currently occurs once a week at the trailheads in the Windsor, Huntington, and Trenton neighborhoods. As public access increases, the demand for trash pickup will increase. Additional trash pick-up may need to occur more often, perhaps to as many as three times per week during the summer tourist season. All solid waste from Cambria is sent to the Cold Canyon Landfill, which completed an expansion in 1999, giving them nearly a half million cubic feet of additional capacity. Cold Canyon Landfill currently accepts between 500-1000 tons of

solid waste per day, and has over seven years of capacity at these rates (personal communication, Rick King, Site Supervisor, August 31, 2006). Any increases from the FRP will be insignificant to this volume of waste, and will not impact the overall operation or longevity of the facility.

Electric service in the community of Cambria would not be significantly affected as a result of increased public access on the FRP. There are no significant additions of lighting or indoor recreational space on the East FRP, and the West FRP is intended to remain in its current, undeveloped state.

**PSU Impact 5      The amount of solid waste generated by the FRP will increase proportionally to the number of visitors, potentially requiring additional trash pick-ups.**

PSU/mm-9      During management of the FRP, the CCSO or ranch manager shall monitor trash quantity and determine if additional trash and recycling receptacles and trash pick-up days are necessary. Trash receptacles shall be placed at major trailheads at the boundary of the ranch, and adjacent to all parking areas.

Residual Impact      Adequate numbers of trash and recycling containers coupled with frequent pick-ups during the high season (if necessary) would ensure that there is no overflow of garbage or litter on site as a result of increased visitor attendance. Impacts are considered *less than significant with mitigation, Class II*.

### 3) Recreation

Impacts to recreational resources as a result of this project will be beneficial overall. Improvements to existing passive recreational opportunities and the creation of a community active recreation area would increase the recreational opportunities for both visitors and residents. The FRP will provide passive recreation to the neighboring residents, provide open space buffers between distinct neighborhoods, and create connectivity with the existing trail network and between the areas of Cambria on the east and west sides of Highway 1. The East FRP will provide much needed active recreational areas, such as playing fields and courts, to the community of Cambria. No such facilities currently exist in the community, requiring the residents to utilize school resources, or travel out of town. There are [a few two County-owned parks in the community, but ~~none that~~ neither provide the type or quality of facilities that are being proposed for this area.](#) The impact to recreational resources in both the community of Cambria and the County of San Luis Obispo are considered *beneficial, Class IV Effects*.

## 6. CUMULATIVE IMPACTS

The impacts of project development within the community of Cambria, including improvements to the FRP, would have a cumulative effect on public emergency services and responders. Development within the County is subject to public service fees upon permit issuance, which assists the capacity of such facilities. In addition, implementation of crime prevention measures and coordination with the Cambria CSD Fire Department, County Sheriff's Department, and

California Highway Patrol reduce the potential for crime and emergencies, and lessens the demand for services. Based on implementation of the mitigation measures recommended by the County Sheriff's Department and Cambria CSD Fire Department, the proposed project would not have a cumulatively considerable effect on public services.



**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
CAL FIRE	California Department of Forestry and Fire Protection
CCR	California Code of Regulations
CCSD	Cambria Community Services District
CDPR	California Department of Parks and Recreation
CEQA	California Environmental Quality Act
CHP	California Highway Patrol
CPTED	Crime Prevention through Environmental Design
CPUC	California Public Utilities Commission
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
GPD	Gallons Per Day
HAZMAT	Hazardous Materials
LEA	Local Enforcement Agency
PG&E	Pacific Gas & Electric
SEMS	Standardized Emergency Management System

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## VI. ALTERNATIVES ANALYSIS

### A. INTRODUCTION

CEQA, §15126.6(a), requires an EIR to “describe a reasonable range of alternatives to a project, or to the location of a project, which could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives”. This chapter discusses a range of alternatives to the proposed project, including alternative locations, alternative designs, and a No Project Alternative.

Criteria used to evaluate the range of alternatives and remove certain alternatives from further consideration are addressed. CEQA *Guidelines* §15126.6 provides direction for the discussion of alternatives to the proposed project. This section requires:

- Description of “...a range of reasonable alternatives to the project, or to the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” [15126.6(a)]
- A setting forth of alternatives that “...shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project”. [15126.6(f)]
- Discussion of the "No Project" alternative, and “...If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives”. [15126.6(e)(2)]
- Discussion and analysis of alternative locations “...that would avoid or substantially lessen any of the significant effects of the project”; only these need to be considered for inclusion in the EIR. [15126.6(f)(2)(A)]
- “Prior to approval of the proposed subsequent project, the lead agency shall incorporate all feasible mitigation measures or feasible alternatives appropriate to the project as set forth in the Master EIR and provide notice in the manner required by §15087. [15177 (d)]

Given the CEQA mandates listed above, this section (1) describes the range of reasonable alternatives to the project; (2) examines and evaluates resource issue areas where significant adverse environmental effects have been identified and compares the impacts of the alternatives to those of the proposed project; and, (3) identifies the Environmentally Superior Alternative.

## B. ALTERNATIVES SELECTION

An alternative screening analysis was implemented as part of the EIR analysis in order to limit the number of alternatives evaluated in detail. The use of an alternative screening analysis provides the detailed explanation of why some of the alternatives were rejected from further analysis and assures that only the environmentally preferred alternatives are evaluated and compared in the EIR. In addition, this screening analysis uses the “rule of reason” methodology as discussed in CEQA (*Guidelines* §15126.6(f)) that requires that EIRs address a range of only those feasible alternatives that are necessary to permit a reasoned choice.

In defining feasibility of alternatives the CEQA *Guidelines* state: “Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site” (§15126.6(f)(1)). Through the scoping process, if an alternative was found to be infeasible, as defined above, then it was dropped from further consideration. In addition, CEQA states that alternatives should “...attain most of the basic objectives of the project...” (§15126.6(a)). If an alternative was found to not obtain most of the basic objectives of the proposed project, then it was also eliminated.

The basic objectives of the proposed project that were used in the screening of project alternatives included those that were identified in the *East-West Ranch Public Access and Resource Management Plan* and during development of the *Community Park Master Plan*. Objectives identified in the *Management Plan* include the following:

- Strive for minimum disturbance to the natural qualities of the FRP while allowing appropriate public access
- Protect sensitive habitats and species in all areas of the FRP, including coastal bluffs, coastal terrace, pine forest, riparian and creek corridors, wetlands, and other unique and valuable resources
- Create restoration, enhancement, and management guidelines for the long-term protection of natural resources
- Create design standards and management guidelines for long-term public access improvements
- Provide a method for environmentally sound vegetation management
- Create management guidelines for allowed activities on the FRP
- Provide a public trail system that allows balanced and strategic access, and provides linkages to other local trail systems in the community and to the Coastal Trail
- Site and design all improvements in ways that protect sensitive habitats and the scenic and visual quality of the FRP
- Identify a suitable area for an active community park on the East FRP
- Identify methods to access the FRP, including ADA-compliant parking and transit service that provide necessary public access while avoiding undue impacts to surrounding neighborhoods

- Reduce risk and hazards to FRP users and surrounding neighbor properties, including fire protection, erosion, noise, trespassing, and litter
- Provide guidance on implementation activities, including roles and responsibilities of CCSD and Friends of the Fiscalini Ranch Preserve or their successor, operational and maintenance issues, and prioritization of activities

The objectives of the *Community Park Master Plan* are as follows:

- Provide public, athletic, mixed use field space for youth and adult sports
- Lessen the current deficiency of active recreational opportunities in the community of Cambria consistent with the County General Plan
- Respond to community requests for additional active recreational opportunities and public use areas including a minimum of four multi-use sports fields
- Protect sensitive coastal resources consistent with federal, state, and local guidelines
- Provide affordable facilities to residents and visitors of all ages, including a safe and accessible community recreation center

## C. SUMMARY OF ALTERNATIVES CONSIDERED

### 1. ALTERNATIVES CONSIDERED AND REJECTED

The following alternatives to the proposed project were considered, and rejected, as part of the screening analysis:

#### a. EAST FRP

1. *Reduced Project – Sports Fields Only:* This alternative considers a community park consisting of sports fields, parking, and operational facilities. This alternative does not increase the number of proposed sports fields, but allows for alternative site design to shift fields away from residential areas to minimize noise levels, and allow for additional parking area to accommodate the project. This alternative considers the same water supply alternatives as for the proposed project. This alternative was rejected because it does not meet the CCSD’s objective to respond to community requests for diverse recreational opportunities, and provide a public community center.
2. *Reduced Project - No Sports Fields:* This alternative considers development of a mixed-use community park, including development of court facilities, a larger dog park, picnic areas, trails, and a community center. CCSD operational facilities and parking are included. Implementation of this alternative would avoid potential noise impacts, reduce traffic trips, reduce the need for parking, and nearly eliminate the need for water resources. This alternative was considered based on public response to the Notice of Preparation; however, this alternative was rejected because it does not meet the CCSD’s objective to provide multi-use sports fields within the community park..

3. *Reduced Project – Passive Recreation:* This alternative considers a community park supporting passive recreation only, including a dog park, picnic areas, trails, and operational facilities. Implementation of this alternative would minimize noise and traffic impacts, reduce traffic trips and parking demands, and nearly eliminate the need for water resources. This alternative was considered based on public response to the Notice of Preparation; however, this alternative was rejected because it does not meet the CCSD's objective to provide multi-use sports fields within the community park.
4. *Fixed Sports Field – Alternative C:* This alternative includes a design similar to the conceptual plan initially considered by the CCSD. This alternative includes fixed designations for the play fields, including two little league baseball fields, one softball field, one soccer field of 1.7 acres and two smaller soccer fields of 1.3 acres each. It also includes basketball, sand volleyball and tennis courts. The active uses on the proposed fields could include soccer, little league baseball, softball and other sports activities. This alternative would provide additional active recreational opportunities and would meet the project objectives; however, it was rejected because it would result in greater impacts than the proposed project, including an inadequate parking area and increased level of noise affecting adjacent noise-sensitive land uses.

#### b. WEST FRP

Onsite Parking: The West FRP Onsite Parking Alternative was proposed to address existing and future parking demands and deficiencies associated with improvements to the West FRP trail system. This alternative considers onsite parking areas at the terminus of South Windsor Drive (south of the existing bluff trail) and by Huntington Drive (near Guildford Drive). The parking areas at each location would be approximately 900 square feet in size, and would accommodate approximately four cars. Parking areas would not be paved, and would consist of compacted soil. Additional features would include rural-style fencing and placement of erosion and pollution control measures such as straw wattles or hay bales along the perimeter.

Based on more in-depth review of the Management Plan, and receipt of additional information following public review of the Draft EIR, the intent of the Management Plan is to prohibit vehicular parking on the West FRP, with the exception of the Highway 1 staging area, and restricted ADA parking.

Based on further review of this alternative, onsite parking is not considered consistent with the Management Plan objectives regarding sensitive habitats. The CCSD recommends that the only parking on the FRP shall be the two existing ADA parking spaces at the northern terminus of the Marine Terrace Trail (Windsor Boulevard North) and the Highway 1 Staging Area. The Public Access and Management Plan called for one onsite ADA parking space at the Huntington Lot; however, since two ADA parking spaces were constructed as part of the Marine Terrace Trail, CCSD staff recommends that parking at the Huntington Lot not be developed.

In addition, based on further review of ranch resources, and input from the community and FFRP members, the CCSD eliminated the mitigation measure specific to construction of additional parking on the West FRP. Mitigation measures specific to public education and alternative transportation remain in the EIR to address this impact.

Based on these reasons, this alternative is rejected from further consideration.

## 2. ALTERNATIVES CONSIDERED FOR ANALYSIS

The following alternatives to the proposed project were considered feasible as part of the screening analysis:

### a. EAST FRP

1. No Project Alternative: Analysis of this alternative includes the assumption that future development would occur onsite under the Recreation and Open Space land use designations and would likely include development of a community park, trail system, restoration activities, and open space amenities consistent with the adopted *East West Ranch Public Access and Resource Management Plan*. However, ~~the *East West Ranch Public Access and Resource Management Plan* and the *Community Park Master Plan*~~ would not occur as proposed.
2. Reduced Project – Alternative A: This alternative considers a community park consisting of limited active recreation facilities, including a multi-use turf area for field sports, playground, dog park, restrooms, storage/maintenance ~~structure~~ facility, paths, parking, landscaping, and natural areas. This alternative does not increase the number of proposed sports fields, but allows for alternative site design to shift fields away from residential areas to minimize noise levels, and allow for additional parking area to accommodate the project. This alternative considers the same water supply ~~alternatives~~ options (i.e., recycled water, desalination) as for the proposed project.
3. Reduced Project – Alternative B: This alternative was designed to meet the objectives of the project, but reduce the area proposed for sports fields and ~~court sports~~ open lawn, and allow for an alternative design to minimize noise impacts, ground disturbance, and reduce traffic trips and parking demands. This alternative considers the same water supply ~~alternatives~~ options (i.e., recycled water, desalination) as for the proposed project.

### b. WEST FRP

~~4. Onsite Parking: This alternative addresses the existing and future parking demand associated with use of the West FRP trail system. Onsite parking areas are proposed at the terminus of South Windsor Drive and Huntington Drive. This alternative assumes that the *Community Park Master Plan* would be implemented as proposed.~~

5.4. Offsite Parking: This alternative addresses the existing and future parking demand associated with use of the West FRP trail system, and proposes purchase of off-site properties for development of parking facilities. This alternative assumes that the *Community Park Master Plan* would be implemented as proposed.

c. EAST FRP AND WEST FRP PROJECTS

6.5. Environmentally Superior Alternative: This is the alternative with the least amount of environmental impacts, considering both the East FRP and West FRP projects.

The following is a qualitative analysis of the No Project, Reduced Project – Alternative A, Reduced Project – Alternative B, West FRP Onsite Parking, and West FRP Offsite Parking alternatives. Table VI-1 shows the components of each alternative. The analysis identifies the level of impact that would result if the alternatives were to be implemented and how they compare to the proposed project. These alternatives would reduce environmental impacts as compared to the proposed project, would meet most of the basic objectives of the proposed project, and are considered feasible for implementation. The alternatives environmental analysis discussion is limited to the environmental issues affected by the proposed alternative; the discussion focuses on whether ~~if~~ the alternative would ~~either~~ avoid, reduce, or create an impact not currently assessed for the proposed project.



**TABLE VI-1  
Community Park Master Plan Proposed Project and Alternative Projects**

Amenity	Proposed Project	Reduced Project Alternative A	Reduced Project Alternative B
Multi-Use Sports Fields <sup>1</sup>	8.2 acres	9.4 acres	8.0 acres
Multi-Use Court Pad <sup>2</sup>	0.17 acre 7,215 square feet	None	16,000-square foot pad
Playground	0.19 acre 8,280 square feet	7,500 square feet	7,500 square feet
Fenced Dog Park	0.58 acre 25,818 square feet	32,700 square feet	32,700 square feet
Native Landscaping	12.5 acres 535,704 square feet	17,500 square feet	17,500 square feet
Picnic Areas and Open Lawn	1.6 acres 71,074 square feet	None	7,000 square feet
Community Center	Size Undetermined	None	Size Undetermined
Restrooms	0.00 <del>09</del> 9 acre 379 square feet	600 square feet	600 square feet
Pump House	850 square feet	850 square feet	850 square feet
Storage/Maintenance	0.000 <del>9</del> 10 acre 4,447 square feet	600 square feet	600 square feet
Paths and Trails	1.45 acre 63,267 square feet	2.0 acres	2.0 acres
Parking and Access	146 spaces <del>less than 2.75</del> 1.55 acres <sup>3</sup>	189 spaces 2.75 acres <sup>3</sup>	103 spaces <del>2.0</del> 1.0 acres
Landscaping	See Native Landscape	0.5 acre	0.5 acre
Natural Area	See Native Landscape	7.25 acres	8.25 acres
<sup>1</sup> Baseball, softball, soccer and other sports <sup>2</sup> Basketball, tennis, volleyball and other sports <sup>3</sup> Additional parking proposed to fully accommodate standard demand for sports fields			

## D. ALTERNATIVES ANALYSIS

### 1. NO PROJECT ALTERNATIVE

The purpose of describing and analyzing the no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. Under this alternative, the proposed project would not be implemented; however, it is likely the site would be developed with similar uses allowed in the Recreation and Open Space land use categories and consistent with the adopted *East West Ranch Public Access and Resource Management Plan* at some time in the future. In addition, the *Cambria and San Simeon Acres Community Plans* (April 2006) ~~approved by the County Board of Supervisors, and currently under consideration by the Coastal Commission,~~ identifies the FRP as an open space and recreational area, with a community park on the East FRP. In August 2008, the County of San Luis Obispo North Coast Area Plan was amended to include updated Planning Area Standards for the Cambria and San Simeon urban areas, including the Fiscalini Ranch Preserve (FRP).

Disapproval of the proposed project does not preclude development from occurring on the project site at some point in the future, and it can be reasonably assumed that some other project would be proposed under the existing or future zoning; therefore, the No Project Alternative does not mean “no build”, but rather it refers to, “what would reasonably be expected to occur in the foreseeable future if the proposed project were not approved, based on current plans and consistent with available infrastructure and community services,” (*Guidelines* §15126.6(e)(2)). It can reasonably be assumed the ~~General Plan Amendments proposed by the County of San Luis Obispo for the project site would be approved, and~~ future development would be consistent with the proposed Open Space and Recreation land use categories, and consistent with ~~the adopted Planning Area Standards adopted by the County of San Luis Obispo, and currently under consideration by the California Coastal Commission.~~ Allowed uses are shown in Table VI-2 below for each land use category, pursuant to the ~~*Cambria and San Simeon Acres Community Plan (April 2006)*~~ *North Coast Area Plan (2008)*.

Uses allowed on the FRP, pursuant to the adopted *East West Ranch Public Access and Resource Management Plan* include: hiking, bicycling, ~~controlled~~ dogs under owner control, active recreation (East FRP only), animal grazing under special authorization, equestrian uses, group assembly, special studies, emergency and FRP authorized motor vehicles, wireless telecommunication facilities, utility/service facilities, and the County storage yard. Approval of a wireless telecommunications facility was pursued; however, the application was ultimately denied and the CCSD and FFRP are no longer proposing a facility within the FRP.

Based on the limited list of uses allowed under the adopted management plan, implementation of the No Project Alternative would result in similar physical effects as the proposed project. The impacts would likely be similar as the proposed project, and the effects of potential alternatives discussed in the sections below. The more intensive land uses would occur on the East FRP in association with active recreation facilities within the Community Park. Selecting the No Project Alternative would not likely avoid potentially significant impacts in the long-term, because the *East-West Ranch Public Access & Resource Management Plan* calls for active recreation within the East FRP. Some of the effects resulting from implementation of the Community Park Master

Plan may be avoided in the short-term. In order for the property to remain in its current state in the long-term, the adopted *East West Ranch Public Access and Resource Management Plan* would have to be rescinded and land uses changed to open space with no active recreation. This action would be inconsistent with adopted County plans and the *East West Ranch Public Access and Resource Management Plan*. The effects of the No Project Alternative are discussed below; however, it should be noted that implementation of this alternative does not preclude development of the active recreation amenities in the future.

a. GEOLOGY AND SOILS

Implementation of this alternative would reduce effects specific to geologic hazards on the East FRP related to liquefaction. Since impacts could be mitigated to insignificance, there would be no benefit to this alternative.

b. AGRICULTURAL RESOURCES

Implementation of this alternative would result in similar impacts to agricultural resources as the proposed project, because a parking area is proposed within the East FRP to serve the needs of the FRP (refer to *East-West Ranch Public Access & Resource Management Plan*).

c. HYDROLOGY

Implementation of the No Project Alternative would avoid implementation of grading and drainage improvements on the East FRP, associated with the community park. Drainage from the East FRP parking area and trail system would need to be managed, pursuant to County Ordinance.

d. BIOLOGICAL RESOURCES

Implementation of this alternative would preserve grassland habitat within the East FRP, and would likely reduce the inadvertent effects of human activity within the East FRP. Implementation of all mitigation measures to reduce potential direct and indirect impacts to sensitive habitats and species are recommended during implementation of the *East-West Ranch Public Access & Resource Management Plan* (i.e., East FRP parking area, trail system, restoration activities).

e. CULTURAL RESOURCES

Based on the lack of documented cultural resources within the East FRP active recreation area, implementation of this alternative would not avoid or reduce effects to cultural resources.

f. AESTHETIC RESOURCES

Implementation of this alternative would reduce potential impacts to aesthetic resources, including visual incompatibility, and potential light and glare associated with security lighting on the community center would be avoided.

**TABLE VI-2  
Allowable Land Uses  
East FRP**

General Land Use	Land Use Category	Specific Land Uses
Coastal Accessways	Recreation, Open Space	Pathways, trails, and overlooks.
Communications Facilities	Recreation, <del>Open Space</del>	Public, commercial, and private electromagnetic and photoelectrical transmission, repeater, and receiving stations for radio, television, telegraph, telephone, data network, and other microwave applications; includes earth stations for satellite-based communications.
Crop Production and Grazing ( <a href="#">Open Space restricted to grazing only</a> )	Recreation, Open Space	Agricultural production including grains, vegetables, fruits, flowers, and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities including but not limited to mechanical soil preparation, irrigation system construction, spraying, crop processing and sales in the field not involving a permanent structure; also includes the raising or feeding of beef cattle, sheep and goats by grazing or pasturing.
Fisheries and Game Preserves	Recreation	Resource extraction operations engaged in commercial fishing, and the operation of fish hatcheries, fish and game preserves, and game propagation.
One Caretaker Residence	Recreation, <del>Open Space</del>	A permanent residence that is secondary or accessory to the primary use of the property.
Outdoor Sports and Recreation	Recreation, <del>Open Space</del>	Facilities for various outdoor sports and recreation, including: amusement, theme and kiddie parks; golf courses, golf driving ranges and miniature golf courses; skateboard parks and water slides; go-cart and miniature auto race tracks; recreation equipment rental; health and athletic clubs with predominately outdoor facilities; tennis courts, swim and tennis clubs; play lots, playgrounds and athletic fields; recreation and community centers.
Passive Recreation	Recreation, Open Space	Non-intensive recreational activities such as riding and hiking trails, nature study, and which requires no more than limited structural improvements such as steps, fences, signs.

General Land Use	Land Use Category	Specific Land Uses
Pipelines and Transmission Lines <a href="#">(Open Space restricted to existing only)</a>	Recreation, Open Space	Transportation facilities primarily engaged in the pipeline transportation of crude petroleum; refined products of petroleum; or the pipeline transmission of other commodities; includes pipeline surface and terminal facilities, including pump stations, bulk stations, and surge and storage tanks. Power transmission includes facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company; includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits.
Public Assembly and Entertainment	Recreation	Facilities for public assembly and group entertainment such as: public and semi-public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; motion picture theaters; amphitheaters; meeting halls for rent and similar public assembly uses.
<a href="#">Public Utility Facilities (restricted to existing only)</a>	<a href="#">Recreation, Open Space</a>	<a href="#">A company [facility] regulated by the California Public Utilities Commission.</a>
Residential Accessory Use	Recreation, <del>Open Space</del>	Includes any use that is customarily part of a residence and is clearly incidental and secondary to a residence and does not change the character of the residential use; includes the storage of vehicles and other personal property, and accessory structures including swimming pools, workshops, studios, greenhouses, garages, and guesthouses (without cooking or kitchen facilities).
Temporary Events	Recreation, Open Space	Any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include but are not limited to art shows, rodeos, religious revivals, tent camps, outdoor festivals and concerts.
<a href="#">Water Wells and Impoundments (Open Space restricted to existing only)</a>	Recreation, Open Space	Water extraction uses or structures for small scale domestic or agricultural use including wells, ponds, water tanks and distribution facilities.

#### g. TRANSPORTATION AND CIRCULATION

Implementation of this alternative would reduce the anticipated traffic trips and parking demand that would be generated by use of the active recreation amenities (i.e., sports fields, multi-use courts). Persons would likely use the undeveloped grassland area and trails for recreational activities.

#### h. AIR QUALITY

Implementation of this alternative would reduce the air pollutant emissions generated by construction equipment for development of the active community park. Mitigation would be necessary for all other construction activities, including control of dust during site disturbance. Persons who would have used the community park for active recreation would generate trips out of the area; therefore implementation of the No Project Alternative would not be consistent with the County Clean Air Plan, and would not reduce the effects of greenhouse gas generation on a basin-wide level.

#### i. NOISE

Eliminating the active recreation component from the project would avoid the significant and adverse effects of noise generated by use of the sports fields. Noise may be generated by persons using the East FRP for other recreational activities.

#### j. HAZARDS AND HAZARDOUS MATERIALS

Implementation of this alternative would result in similar hazards and hazardous materials impacts as the proposed project, although the elimination of the community center may reduce the potential for unauthorized night-time use of the park and the potential demand for emergency service response.

#### k. WATER SUPPLY

As noted in the EIR, the CCSD does not currently have a water source allocated for development of the community park. Eliminating the sports fields, landscaping, and restrooms from the currently proposed project avoid the need for water supply, and the identified significant, adverse, unavoidable impacts.

#### l. PUBLIC SERVICES AND UTILITIES

Implementation of this alternative would minimize impacts to public services and utilities, because a community center and other public use recreational facilities would not be developed as part of this project. Implementation of County Sheriff recommendations for safe park development would be implemented, although removal of the community center may reduce the potential for activities requiring response by the County Sheriff and other emergency responders.

## 2. REDUCED PROJECT – ALTERNATIVE A

The Reduced Project Alternative A does not include any changes to the [East-West Ranch Public Access and Resource Management Plan](#), including trail improvements and restoration activities. The intent of this alternative is to meet the CCSD's objective of providing public mixed-use field space for active recreation in the community of Cambria. Implementation of this alternative would include removal of the following amenities from the Community Park Master Plan: multi-use court pad (basketball, tennis, volleyball, and other sports), picnic areas, and the community center. The amenities proposed in this alternative include: [increased area for](#) multi-use sports fields, playground, dog park, and natural areas. Infrastructure would include restrooms, a storage/maintenance building, and an expanded parking area (189 spaces). Landscaping, paths, and trails would be located within the community park, and trails would connect to the Cross-town Trail and other trails proposed on the East FRP. Movement of the [water facility \(pumphouse\)](#) would not be affected. While removal of the community center is not consistent with the project objective to provide a community recreation center, this alternative is acceptable for consideration because it is feasible that a community center could be established elsewhere within the community of Cambria.

### a. NO EFFECT

[Compared to the proposed project,](#) implementation of the Reduced Project Alternative A would not reduce or create additional impacts in the following issue areas: hydrology, agriculture, cultural resources, air quality, and water supply. [Implementation of this alternative would not avoid significant, adverse, and unavoidable impacts related to water supply.](#)

### b. GEOLOGY AND SOILS

Implementation of this alternative, including removal of the community center from the Master Plan, would reduce the potential effects of liquefaction on the East FRP. The reduction in structural area would reduce the liquefaction hazard. Since impacts could be mitigated to insignificant, there would be no benefit to removing the community center.

### c. BIOLOGICAL RESOURCES

Implementation of this alternative would result in more flexibility for avoidance of natural and sensitive habitats, and would minimize impacts to biological resources; however, biological resource impacts could be reduced significantly by implementing mitigation measures.

### d. AESTHETIC RESOURCES

Implementation of this alternative would reduce potential impacts to aesthetic resources, including visual incompatibility, and potential light and glare associated with security lighting on the community center would be avoided.

### e. TRANSPORTATION AND CIRCULATION

Implementation of this alternative would allow for more area to be developed with parking accommodating the sports fields, and would reduce the potential parking impact. Approximately 87 additional parking spaces could be provided to accommodate the maximum anticipated demand.

f. NOISE

The configuration of the multi-use sports field turf area could be re-designed to minimize the effect of noise generated during game events on adjacent residential properties. Proposed fields could be shifted approximately 100 feet towards the northeast to increase the distance between the fields and the shared property line with adjacent residential land uses. Potentially significant noise impacts would be reduced, but would not be avoided if this alternative is implemented.

g. HAZARDS AND HAZARDOUS MATERIALS

Implementation of this alternative would result in similar hazards and hazardous materials impacts as the proposed project, although the elimination of the community center may reduce the potential for unauthorized night-time use of the park and the potential demand for emergency service response.

h. PUBLIC SERVICES AND UTILITIES

Implementation of this alternative would minimize impacts to public services and utilities, because a community center and other public use recreational facilities are not proposed. Implementation of County Sheriff recommendations for safe park development would be implemented, although removal of the community center may reduce the potential for activities requiring response by the County Sheriff and other emergency responders.

### 3. REDUCED PROJECT – ALTERNATIVE B

The Reduced Project Alternative B does not include any changes to the *Public Access and Management Plan*. The intent of this alternative is to meet the CCSD's objective of providing public mixed-use field space for active recreation in the community of Cambria, focusing on providing active recreation facilities, while reducing potential impacts associated with the generation of noise and traffic. This proposed alternative reduces the scope of the proposed project by eliminating ~~1.4 acres~~ 0.2 acre of multi-use sports fields and 0.75 acre of parking, ~~and 8,400 square feet of courts~~. The plan includes 8.0 acres of multi-use sports fields and a 16,000-square foot court pad, in addition to other park amenities. Infrastructure would include restrooms, a storage/maintenance building, and parking. Landscaping, paths, and trails would be located within the community park, and trails would connect to the Cross-town Trail and other trails proposed on the East FRP. Movement of the water facility (pumphouse) would not be affected.

a. NO EFFECT

Compared to the proposed project, h implementation of the Reduced Project Alternative B would not reduce or create additional impacts in the following issue areas: agriculture, hydrology, cultural resources, aesthetic resources, hazards and hazardous materials, and public services and utilities.

b. GEOLOGY AND SOILS

Implementation of this alternative would reduce geology and soils impacts. The effects of liquefaction and shrink-swell would be minimized by the reduction in developed area.



c. BIOLOGICAL RESOURCES

Implementation of this alternative would result in more flexibility for avoidance of natural and sensitive habitats, and would minimize impacts to biological resources.

d. TRANSPORTATION AND CIRCULATION

Implementation of this alternative would reduce the number of traffic trips generated by the community park, and would reduce the need for parking. During any summer weekend, which is considered the worst case scenario, operation of the community park and turf area (potentially supporting up to five games) would generate 1,245 average daily trips including 155.7 peak hour trips. Implementation of this alternative would reduce the cumulative traffic impact by reducing the total number of trips generated by the project.

e. AIR QUALITY

Implementation of this alternative would result in minimized impacts to air quality, due to the reduction in soil disturbance during construction and the 25 percent reduction in trip generation.

f. NOISE

Implementation of this alternative would not entirely avoid potentially significant noise impacts; however, the level of noise generated during sporting events would be reduced because of the reduction in the maximum possible number of fields in operation. In addition, the sports field area could be located up to approximately 200 feet farther from residential areas, providing a greater distance for noise attenuation.

g. WATER SUPPLY

Implementation of this alternative would not entirely avoid potentially significant water supply impacts; however, the demand for water would be reduced. Approximately 8.0 acres of turf and 0.5 acres of landscaping are proposed in this alternative. The water demand would be 21.28 acre feet per year (afy) for turf, 0.5 afy for landscaping, and 2.0 afy for the restrooms. The total demand would be 23.78 afy, which is a 14 percent reduction from the proposed project. Demand for water supply could be reduced further by the use of alternative means of water supply such as recycled water or underground irrigation, or artificial turf, as identified in the project analysis. Implementation of this alternative reduces the impact on water supply; however, due to the current lack of a suitable, functioning water source, the significant adverse impact cannot be avoided.

~~4. WEST FRP—ONSITE PARKING ALTERNATIVE~~

~~The West FRP Onsite Parking Alternative is proposed to address existing and future parking demands and deficiencies associated with improvements to the West FRP trail system. Onsite parking areas are proposed at the terminus of South Windsor Drive by Huntington Drive (near Guildford Drive). Parking areas would not be paved, and would consist of compacted soil. Additional features would include rural-style fencing and placement of erosion and pollution control measures such as straw wattles or hay bales along the perimeter.~~

### a. NO EFFECT

Implementation of the West FRP Onsite Parking Alternative would not reduce or create additional impacts in the following issue areas: hydrology, agriculture, air quality, and water supply.

### b. GEOLOGY AND SOILS

Implementation of this alternative includes an onsite parking area located at the southern terminus of the Bluff Trail, at the end of Windsor Boulevard. As shown in Figure GEO 4, bluff erosion is evident approximately 100 feet from the southeastern property boundary of the FRP and the terminus of Windsor Drive (south). To avoid exacerbation of this erosional feature, establishment of a parking area should be limited to areas above the 25 foot elevation line, and no more than 30 feet from the FRP property boundary. In addition, the parking area shall be constructed with a slight slope towards the street to minimize stormwater discharge towards the bluff. Implementation of this alternative would require development of a site specific erosion control plan including construction monitoring and temporary placement of construction fencing at grading limits during site disturbance activities, implementation of erosion control measures during site disturbance activities, permanent placement of straw wattles or hay bales along the perimeter of the parking area to prevent sediment and incidental hydrocarbon discharge, and perpetual maintenance of the lot to prevent erosion and down-gradient sedimentation.

The parking area proposed at the northern trailhead of the Ridge Trail is not located in an area highly susceptible to erosion; however, mitigation measures including temporary erosion control measures and permanent placement of straw wattles or hay bales along the perimeter of the parking area is recommended to avoid erosion and down-gradient discharge of sediment and incidental hydrocarbons.

### c. BIOLOGICAL RESOURCES

No special status plant species or trees are documented within the proposed parking areas. Similar to the proposed project, numerous special status wildlife species and nesting bird species may be affected during construction activities. Mitigation measures would include a pre-construction survey, construction monitoring, and species sensitivity training to avoid impacts to wildlife. Special status habitat, including potential California Coastal Commission wetlands and Army Corps of Engineer jurisdiction wetlands are present in the vicinity of the parking areas. Due to the unique nature of each site, potential impacts for each alternative parking area are discussed below:

#### 1) Bluff Trail Parking Area

The parking area would be located on seabluff scrub habitat, and would be near coastal wetland habitat. Based on a wetland delineation conducted in 2005 during analysis of the Bluff Trail project, coastal wetlands are located approximately 45 feet northwest from the southern Bluff Trail trailhead. It is feasible to avoid direct disturbance of this wetland by limiting the boundaries of the parking area to areas above the 25 foot elevation line, and no more than 30 feet from the FRP property boundary. In addition, as described in Geology and Soils above, implementation of erosion, sedimentation, and incidental hydrocarbon control measures would prevent indirect impacts to the wetland area.

## 2)Huntington Drive

The adopted *Management Plan* shows an isolated seasonal wetland immediately northeast of the Ridge Trail. It is likely that direct disturbance of this wetland can be avoided by locating the parking area to the southwest of the trail; however, due to natural changes in the hydrology and habitat characteristics on the FRP, a site specific wetland delineation is recommended to determine the actual boundaries of the wetland area. In addition, implementation of erosion, sedimentation, and incidental hydrocarbon control measures would prevent indirect impacts.

### d.CULTURAL RESOURCES

Implementation of this alternative would not result in the direct disturbance of known cultural resource sites; however, the additional area of disturbance may increase the potential for unknown cultural resource discovery. If additional cultural resources are discovered and disturbed during construction of onsite parking areas, potentially significant, but mitigable impacts would occur.

### e.AESTHETIC RESOURCES

Implementation of the Onsite Parking Alternative would result in additional aesthetic impacts associated with the presence of parked cars on the FRP. The impacts associated with additional cars could be mitigated to less than significant by implementing native vegetation screening, limited surfaces to compacted soil, and utilizing natural wood fencing.

### f.TRANSPORTATION AND CIRCULATION

Implementation of this alternative would result in the creation of additional parking facilities to serve the West FRP, and would minimize the parking demand on public roads. Secondary impacts to sensitive resources including biological resources, geology and soils, cultural resources, and noise are addressed in each applicable section.

### g.AIR QUALITY

Implementation of this alternative may result in additional, short term impacts related to dust generation during construction activities. Operational emissions resulting from trip generation would be similar to the proposed project because this alternative would not result in additional trip generation.

### h.NOISE

Implementation of this alternative would result in the generation of noise from persons parking within lots adjacent to residential areas. The generation of noise would be similar to noise generated by persons parking on local streets, and would not be significant. Additional short-term noise impacts may occur during construction of the parking areas adjacent to residential areas. These impacts can be mitigated by implementing similar noise mitigation measures discussed in the project analysis.

~~i. HAZARDS AND HAZARDOUS MATERIALS~~

~~Implementation of this alternative may result in an increase in persons parking or attempting to camp on the West FRP. Such activity may increase the demand for emergency and sheriff response. This impact can be mitigated by the use of gates or chains across parking access locations to inhibit illegal nighttime parking.~~

~~j. PUBLIC SERVICES AND UTILITIES~~

~~As discussed above, implementation of this alternative may result in an increase in undesirable or hazardous activities on the West FRP. Such activity may increase the demand for emergency and sheriff response. This impact can be mitigated by the use of gates or chains across parking access locations to inhibit illegal nighttime parking.~~

**5.4. WEST FRP – OFFSITE PARKING ALTERNATIVE**

The West FRP Offsite Parking Alternative is proposed to address existing and future parking demands and deficiencies associated with improvements to the West FRP trail system. Implementation of this alternative would require additional investigation regarding availability of undeveloped lots near the West FRP and existing and proposed trailheads, and the landowners' willingness to sell. In addition, one lot located near the FRP is owned by the CCSD. Currently undeveloped lots located near the FRP and trailheads include the following:

- Three lots on South Windsor near the Bluff Trail trailhead
- Three lots on North Windsor near the Wallbridge to Ridge Trail trailhead
- One lot on Tipton Street near the Tipton Trail trailhead
- One lot, owned by the CCSD, on Trenton Street near the Forest Loop Trail trailhead

~~Similar to onsite parking alternatives,~~ parking areas would not be paved, and would consist of compacted soil. Additional features would include rural-style fencing and placement of erosion and pollution control measures such as straw wattles or hay bales along the perimeter.

**a. NO EFFECT**

~~Compared to the proposed project,~~ implementation of the West FRP Offsite Parking Alternative would not reduce or create additional impacts in the following issue areas: ~~geology and soils,~~ agriculture, hazards and hazardous materials, public services and utilities, and water supply.

**b. GEOLOGY AND SOILS**

Implementation of this alternative would require additional areas of disturbance including vegetation removal; however, potential impacts associated with drainage, erosion and sedimentation can be reduced to less than significant by implementation of standard measures identified in the project analysis.

**c. HYDROLOGY**

Implementation of this alternative would result in similar hydrology impacts as the proposed project. None of the lots appear to be located within drainage channels; however site specific

investigation of each lot would be required to ensure that drainage patterns are not significantly affected.

d. BIOLOGICAL RESOURCES

The offsite lots were not surveyed for special-status plant species or wildlife, although it can be expected that similar terrestrial wildlife species may be present on lots adjacent to the FRP. In addition, identified lots on Tipton Street and Trenton Street support Monterey pine forest. Development of these lots would require removal of pine trees, resulting in a new, significant but mitigable impact.

e. CULTURAL RESOURCES

The offsite lots were not surveyed for cultural resources. No historic structures are present on any of the identified lots. Based on the cultural sensitivity of the area, and known surface and subsurface significant historic and prehistoric findings in the area, a site-specific survey would be necessary prior to further investigation regarding use of these lots for parking. It is likely that if resources are present, impacts could be mitigated by avoidance or soil capping. Specific mitigation measures would be identified based on the significance and quantity of identified resources.

f. AESTHETIC RESOURCES

Implementation of the Offsite Parking Alternative would result in additional aesthetic impacts associated with the presence of clustered parked cars adjacent to the FRP. The impacts associated with additional cars could be mitigated to less than significant by implementing native vegetation screening, limited surfaces to compacted soil, and utilizing natural wood fencing.

g. TRANSPORTATION AND CIRCULATION

Implementation of this alternative would result in the creation of additional parking facilities to serve the West FRP, and would minimize the parking demand on public roads. Secondary impacts to sensitive resources including biological resources, hydrology, geology and soils, air quality, cultural resources, and noise are addressed in each applicable section.

h. AIR QUALITY

Implementation of this alternative may result in additional, short-term impacts related to dust generation during construction activities. Operational emissions resulting from trip generation would be similar to the proposed project because this alternative would not result in additional trip generation.

i. NOISE

Implementation of this alternative would result in the generation of noise from persons parking within lots adjacent to residential areas. The generation of noise would be similar to noise generated by persons parking on local streets, and would not be significant. Additional short-term noise impacts may occur during construction of the parking areas adjacent to residential areas. These impacts can be mitigated by implementing similar noise mitigation measures discussed in the project analysis.

## E. ALTERNATIVES COMPARISON

Table VI-3 summarizes the evaluation of each of the alternatives and was used as a tool to determine which alternatives could avoid or lessen potentially significant impacts associated with the proposed project, and identify which alternative is the Environmentally Superior Alternative. In addition, the matrix also identifies where new or substantially increased potentially significant impacts may be identified for an alternative. The symbol “0” represents impacts that would not be avoided/lessened by the alternative; the symbol “---” represents impacts that would potentially be avoided/lessened by the alternative, and; the symbol “+” represents impacts that would potentially be increased by the alternative.

Several components of these alternatives can be adapted to work with the proposed project. A combination of alternatives can be incorporated into the proposed project as deemed necessary to reduce the potential impacts.

**TABLE VI-3  
Alternatives Analysis Impact Comparison**

Impact	Impact Area	Alternative 1 No Project/ Proposed Project	Alternative 2 Reduced Project – Alternative A	Alternative 3 Reduced Project – Alternative B	Alternative 4 Onsite Parking	Alternative 5 Offsite Parking
<b>GEOLOGY AND SOILS</b>						
GEO Impact 1 Bluff Trail Erosion	West FRP	0	0	0	0	0
GEO Impact 2 Stormwater runoff.	West FRP	0	0	0	0	0
GEO Impact 3 Trail erosion and sedimentation.	West FRP	0	0	0	+	+
GEO Impact 4 Terrace to Ridge and Creek to Ridge Trails.	West FRP	0	0	0	0	0
GEO Impact 5 Shrink-swell characteristic.	West FRP	0	0	0	0	0
GEO Impact 6 Ground-shaking and liquefaction hazards.	West FRP	0	0	0	0	0
GEO Impact 7 100-year tsunami event.	West FRP	0	0	0	0	0
GEO Impact 8 Stormwater runoff.	East FRP	0	0	0	0	0
GEO Impact 9 Shrink-swell characteristic.	East FRP	0	---	---	0	0
GEO Impact 10 Seismic-induced strong ground shaking.	East FRP	0	---	0	0	0
GEO Impact 11 Liquefaction.	East FRP	---0	---	---	0	0

Impact	Impact Area	Alternative 1 No Project/ Proposed Project	Alternative 2 Reduced Project – Alternative A	Alternative 3 Reduced Project – Alternative B	Alternative 4 Onsite Parking	Alternative 5 Offsite Parking
<b>GEO Impact 12</b> Seismic-induced slope failure.	East FRP	0	0	0	0	0
<b>HYDROLOGY</b>						
<b>HYD Impact 1</b> Drainage patterns and flow rates.	West FRP	0	0	0	0	0
<b>HYD Impact 2</b> Drainage patterns, flow rates, and flooding.	West FRP	0	0	0	0	+
<b>HYD Impact 3</b> Drainage patterns and flow rates.	East FRP	0	0	0	0	0
<b>HYD Impact 4</b> Drainage patterns, flow rates, and flooding.	East FRP	0	0	0	0	0
<b>AGRICULTURAL RESOURCES</b>						
<b>AG Impact 1</b> Prime Agricultural Soils	East FRP	0	0	---	0	0
<b>BIOLOGICAL RESOURCES</b>						
<b>BIO Impact 1</b> Impacts to Santa Rosa Creek riparian and wetland habitat.	West FRP	0	0	0	+	0
<b>BIO Impact 2</b> Improvements to trails.	West FRP	0	0	0	0	0
<b>BIO Impact 3</b> Realignment of trails to avoid special status plant species.	West FRP	0	0	0	0	0
<b>BIO Impact 4</b> <u>Construction activities could result in direct disturbance to terrestrial species dens or nests, resulting in a potentially significant impact.</u>	<u>West FRP</u>	<u>0</u>	<u>0</u>	<u>0</u>		<u>+</u>
<b>BIO Impact 45</b> Impacts to Santa Rosa Creek aquatic wildlife species and habitats.	West FRP	0	0	0	0	0
<b>BIO Impact 56</b> Impacts to nesting birds.	West FRP	0	0	0	+	+
<b>BIO Impact 67</b> Impacts to Santa Rosa Creek riparian and wetland habitat.	East FRP	0	---	---	0	0
<b>BIO Impact 78</b> Impacts to sensitive plant species and habitat.	East FRP	0	---	---	0	0

Impact	Impact Area	Alternative 1 No Project/ Proposed Project	Alternative 2 Reduced Project – Alternative A	Alternative 3 Reduced Project – Alternative B	Alternative 4 Onsite Parking	Alternative 5 Offsite Parking
<b>BIO Impact 9</b> <u>Construction activities could result in direct disturbance to terrestrial species dens or nests, resulting in a potentially significant impact.</u>	East FRP	+	0	==		0
<b>BIO Impact 810</b> Impacts to Santa Rosa Creek aquatic wildlife species and habitats.	East FRP	0	0	---	0	0
<b>BIO Impact 911</b> Impacts to nesting birds.	East FRP	0	0	---	0	0
<b>CULTURAL RESOURCES</b>						
<b>CULT Impact 1</b> Disturbance of archaeological sites.	West FRP	0	0	0	0	+
<b>CULT Impact 2</b> Realignment of trails to avoid cultural sites.	West FRP	0	0	0	0	0
<b>CULT Impact 3</b> Disturbance and destruction of unknown subsurface cultural resources.	West FRP	0	0	0	+	+
<b>CULT Impact 4</b> Increased looting of significant cultural materials.	West FRP	0	0	0	0	0
<b>CULT Impact 5</b> Disturbance of historical artifacts.	West FRP	0	0	0	0	+
<b>CULT Impact 6</b> Disturbance, destruction, or looting of unknown cultural resources.	West FRP	0	0	0	0	0
<b>AESTHETIC RESOURCES</b>						
<b>AES Impact 1</b> Wireless telecommunication facilities would degrade visual quality.	Project-wide	0	0	0	0	0
<b>AES Impact 2</b> Pedestrian bridge over Highway 1 would degrade visual quality.	Project-wide	0	0	0	0	0
<b>AES Impact 3</b> Trails and access roads could affect natural visual setting.	Project-wide	0	0	0	+	+
<b>AES Impact 4</b> Signage could block scenic views and create visual clutter.	Project-wide	0	0	0	+	+



Impact	Impact Area	Alternative 1 No Project/ Proposed Project	Alternative 2 Reduced Project – Alternative A	Alternative 3 Reduced Project – Alternative B	Alternative 4 Onsite Parking	Alternative 5 Offsite Parking
<b>AES Impact 5</b> Maintenance activities inconsistent with aesthetic goals of <i>Public Access and Management Plan</i> .	Project-wide	0	0	0	0	0
<b>AES Impact 6</b> Screen planting could result in short term visual impacts.	Project-wide	0	0	0	+	+
<b>AES Impact 7</b> Visibility of central staging area could degrade visual quality.	West FRP	0	0	0	0	0
<b>AES Impact 8</b> Visibility of imported fill and topsoil material could result in noticeable earthwork operations.	West FRP	0	0	0	0	0
<b>AES Impact 9</b> Information kiosks could block ocean views.	West FRP	0	0	0	0	0
<b>AES Impact 10</b> Proposed structures and lighting could result visual impacts to the community.	East FRP	0---	---	0	0	0
<b>AES Impact 11</b> Relocation of water works and storage yard could result in cluttered views.	East FRP	0	0	0	0	0
<b>TRANSPORTATION AND CIRCULATION</b>						
<b>TC Impact 1</b> Increase in visitors to the FRP and vehicle trips w/in adjacent neighborhoods.	Project-wide	0	0	0	0	0
<b>TC Impact 2</b> Increased demand for parking w/in adjacent neighborhoods.	West FRP	0	0	0	-	---
<b>TC Impact 3</b> Parking demand would exceed proposed supply.	East FRP	0---	---	---	0	0
<b>TC Impact 4</b> Generation of peak hour trips and traffic.	Cumulative	0---	---	---	0	0
<b>AIR QUALITY</b>						
<b>AQ Impact 1</b> PM <sub>10</sub> emissions could result in short and long-term impacts.	Project-wide	0	---	---	+	+
<b>AQ Impact 2</b> Grading activities could exceed significance thresholds.	Project-wide	0	---	---	0	0

Impact	Impact Area	Alternative 1 No Project/ Proposed Project	Alternative 2 Reduced Project – Alternative A	Alternative 3 Reduced Project – Alternative B	Alternative 4 Onsite Parking	Alternative 5 Offsite Parking
<b>AQ Impact 3</b> Earth moving activities would result in exposure of naturally occurring asbestos.	Project-wide	0	0	0	0	0
<b>NOISE</b>						
<b>N Impact 1</b> Temporary production of noise levels ranging from 70 to 95 dBA at a distance of approximately fifty feet.	West FRP	0	0	0	+	+
<b>N Impact 2</b> Potential for construction of future stationary noise sources near existing noise-sensitive land uses.	West FRP	0	0	0	0	0
<b>N Impact 3</b> Exposure of existing sensitive residential receptors to temporary construction-related noise impacts.	East FRP	0	0	0	0	0
<b>N Impact 4</b> Generation of stationary noise levels excluding acceptable thresholds.	East FRP	0	---	---	0	0
<b>HM Impact 1</b> Increase in service calls and area necessary to patrol.	Project-wide	0	---	0	+	0
<b>HM Impact 2</b> Threat of accidental fire may increase.	Project-wide	0	0	0	+	0
<b>WATER SUPPLY</b>						
<b>WS Impact 1</b> Direct impact to long-term water supply resources during prolonged drought conditions.	East FRP	0	0	---	0	0
<b>WS Impact 2</b> Capacity and quality of onsite wells is unknown.	East FRP	0	0	---	0	0
<b>WS Impact 3</b> Use of onsite wells may affect Santa Rosa Creek stream flow.	East FRP	0	0	---	0	0
<b>WS Impact 4</b> Existing demand for water supply currently exceeds the available groundwater supply.	East FRP	0	0	---	0	0
<b>WS Impact 5</b> Use of treated wastewater may result in unacceptable levels of sodium & chloride on the groundwater basin.	East FRP	0	0	---	0	0

Impact	Impact Area	Alternative 1 No Project/ Proposed Project	Alternative 2 Reduced Project – Alternative A	Alternative 3 Reduced Project – Alternative B	Alternative 4 Onsite Parking	Alternative 5 Offsite Parking
<b>WS Impact 6</b> Deficient available groundwater supply.	East FRP	0	0	0	0	0
<b>PUBLIC SERVICES AND UTILITIES</b>						
<b>PSU Impact 1</b> Ability of emergency personnel to efficiently respond to requests for assistance could be reduced.	Project-wide	0	0	0	+	0
<b>PSU Impact 2</b> Emergency access throughout the West FRP and parts of the East FRP is limited.	Project-wide	0	0	0	0	0
<b>PSU Impact 3</b> Potential increase in unsafe behavior.	Project-wide	0	0	0	+	0
<b>PSU Impact 4</b> Increase in risk of wildfire on the FRP.	Project-wide	0	0	0	+	0
<b>PSU Impact 5</b> Increase in locations and opportunities for transient camping and trespassing.	Project-wide	0	0	0	+	0
<b>PSU Impact 6</b> Increase in amount of solid waste generated proportionally to number of visitors.	Project-wide	0	0	0	0	0

## F. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA §15126(d) states that the alternative section of an EIR shall “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project...” §15126(d)(4) continues by stating “if the environmental superior alternative is the “no project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.”

During preparation of preliminary environmental analysis as part of the EIR, the CCSD incorporated modifications to the proposed Community Park Master Plan by including many identified feasible mitigation measures in the revised project as described in Chapter III (Project Description). As noted in the alternatives discussion, environmental impacts related to available water supply and proximity to noise-sensitive land uses would be unavoidable, based on implementation of a project that meets identified objectives.

Based on Table VI-3 and the previous discussion, the Environmentally Superior Alternative for the East FRP is the Reduced Project – Alternative B. Implementation of this alternative would not avoid potentially significant adverse noise and water supply impacts; however, these impacts

would be further minimized (compared to the proposed project with mitigation) due to the reduction in active recreational use area while meeting the objectives of the proposed project. It should be noted that the significant adverse impacts can be reduced with this alternative; however, it does not negate the proposed project, and the proposed project can still be considered a viable alternative.

The Environmentally Superior Alternative for the West FRP is the Proposed Project, with mitigation. Implementation of this alternative with recommended mitigation measures would reduce all potentially significant impacts associated with the *Public Access and Management Plan* to less than significant.

**LIST OF ABBREVIATED TERMS**

<b>Abbreviation</b>	<b>Term</b>
CCSD	Cambria Community Services District
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report

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## VII. ENVIRONMENTAL ANALYSIS

### A. GROWTH INDUCING IMPACTS

Pursuant to §15126.2(d) of the State CEQA *Guidelines*, an EIR must address whether a project would directly or indirectly foster growth. §15126.2(d) reads as follows:

*“An EIR shall discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects, which would remove obstacles to population growth (a major expansion of wastewater treatment plant, might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. Also discuss the characteristic of some projects, which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”*

As discussed in this section, this analysis evaluates whether the proposed project would directly, or indirectly, induce economic, population, or housing growth in the surrounding environment. The proposed project is being developed in response to deficiency of park space noted in the County General Plan and the public demand for recreation facilities, parks, and public open space amenities in the community of Cambria and north coast area. Implementation of the project would not create opportunities for population growth. Long-term employment opportunities resulting from the project would be minimal, and may include management and maintenance positions. Short-term employment opportunities would include construction-related jobs.

Infrastructure improvements may include connections to the existing water and sewer service line, the extension of Rodeo Grounds Road, and the construction of an emergency access link to Piney Way. The project site is located within the Urban Services Line for the Cambria Community Services District. The project would not extend infrastructure into a currently unserved area.

The northern, eastern, and southern boundaries of the park are currently developed. Implementation of the project would respond to the land use needs of the community and would not result in new unplanned development or residential population growth in the area surrounding the site. In addition, the park facilities, while being developed to meet community needs, would be used by visitors to the area and would contribute, although not significantly, to encouraging visitors to relocate to the community.

Based on the explanation provided above, implementation of the proposed project would not result in significant growth inducing impacts.

## **B. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES**

§15126.2(c) of the CEQA *Guidelines* states that use of nonrenewable resources during the initial and continued phases of a proposed project may be irreversible if a large commitment of these resources makes their removal, indirect removal, or non-use thereafter unlikely. This section of the EIR evaluates whether the project would result in the irretrievable commitment of resources, or would cause irreversible changes in the environment. In addition, this section identifies any irreversible damage that could result from environmental accidents associated with the proposed project.

### **1. IRREVERSIBLE COMMITMENT OF RESOURCES**

Implementation of the proposed project would include the development of a community park, improvements to an existing trail system, and restoration activities. Other components of the project would include the extension of Rodeo Grounds Road into the project site, construction of an emergency access road, landscape improvements, architectural elements and security lighting associated with the community center and pumphouse, park signage, utility connections. Construction and operation of the proposed project would contribute to the incremental depletion of resources, including renewable and non-renewable resources. Consumption of energy resources and increased vehicle travel by visitors will use resources for heating, cooling, lighting, and vehicle transportation. Use of non-renewable materials such as metals and petroleum-derived products would effect the environment.

### **2. LOSS OF AESTHETIC/VISUAL RESOURCES**

Implementation of the proposed project, including facilities and structures proposed in the Community Park Master Plan would change the visual character of the East FRP. Section V.G., Aesthetics, describes mitigation measures to lessen the impact of the development.

### **3. DEGRADATION OF AMBIENT AIR QUALITY**

The proposed project will cause an increase in vehicle emissions. When analyzed in conjunction with the projects outlined in the cumulative development scenario, significant but mitigable cumulative impacts to air quality would occur. Section V.C., Air Quality, describes mitigation measures to lessen the impact of the proposed project.

### **4. CONVERSION OF HABITAT**

Implementation of the proposed project would convert existing grassland on the East FRP to an active recreation park, resulting in a loss of habitat for wildlife. For the life of the project, the community park area would not support ground nesting or den activity by terrestrial and bird species. The project does not include any inhibitions to wildlife migration and foraging within natural areas and the creek, and night-time wildlife activity would not be significantly affected. The remainder of the FRP (East and West) would be retained as open space, with designated trail systems, and would continue to provide wildlife habitat in perpetuity.



**LIST OF ABBREVIATED TERMS**

Abbreviation	Term
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report

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## **VIII. MITIGATION MONITORING PROGRAM**

### **A. INTRODUCTION**

The following mitigation measures have been recommended in this EIR. Requirements of Measure, Applicant Responsibilities, Party Responsible for Verification, Method of Verification, and Verification Timing are included for each mitigation measure, as shown in Table VIII-1 on the following pages.

### **B. MITIGATION MEASURES**

Table VIII-1 on the following pages is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures founding the analysis chapter of this EIR (refer to Chapter V).

**TABLE VIII-1  
Mitigation Monitoring Program**

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<b>GEOLOGY AND SOILS (GEO)</b>						
<a href="#">West FRP</a>	GEO/mm-1	Any additional improvements or additions to the Bluff Trail shall be set back from the bluff top a minimum of 25 feet based on site investigations, Coastal Commission and San Luis Obispo County Department of Planning and Building requirements and guidelines, and to the extent feasible considering protection of wetland resources.	Submit plans to the San Luis Obispo County Department of Planning and Building	Prior to implementation of improvements or additions to the Bluff Trail	Obtain required approvals and/or permits prior to implementation of improvements or additions	Cambria Community Services District
<a href="#">West FRP</a>	GEO/mm-2	<p>Upon application for land use and construction permits from the County of San Luis Obispo, prior to site disturbance, and during management of the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:</p> <ul style="list-style-type: none"> <li>a. Implement soil stabilization and erosion prevention measures identified in the <i>Public Access and Management Plan</i> (RRM, 2003) for the Seacliff Gully and portions of the Bluff Trail.</li> <li>b. Plans in conjunction with the Natural Resources Conservation Service (NRCS) shall be developed for the Warren/Trenton Gully.</li> <li>c. The streambank restoration project along Santa Rosa Creek west of Highway 1 shall be monitored and evaluated to determine its effectiveness.</li> </ul>	Submit plans incorporating restoration measures, consult with regulatory and resource agencies (e.g., County of San Luis Obispo, NRCS, CDFG, USFWS, ACOE, RWQCB), and obtain required approvals and/or permits	Prior to implementation of soil stabilization and restoration plans	Obtain required approvals and/or permits prior to implementation of soil stabilization and restoration plans	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>d. Additional restoration and bank stabilization efforts within Santa Rosa Creek shall be implemented based on consultation with the Natural Resource Conservation Service (NRCS) or Resource Conservation District (RCD); additional regulatory agency consultation shall be implemented within federal and state jurisdictional areas including the California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), and Army Corps of Engineers (ACOE).</p> <p>e. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.</p>				
<u>West FRP</u>	GEO/mm-3	<p>Upon application for land use and construction permits to the County of San Luis Obispo, prior to site disturbance, and during management of the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:</p> <p>a. Implement soil stabilization and erosion prevention measures identified in the <i>Public Access and Management Plan</i> (RRM, 2003).</p> <p>b. <u>If proposed</u>, final design plans for the Creek to Ridge Trail shall demonstrate that the trail alignment is located over less steep areas, and shall include the use of water bars where needed.</p>	Submit plans to the San Luis Obispo County Department of Planning and Building	Prior to implementation of improvements to the Creek to Ridge Trail	Obtain required approvals and/or permits prior to implementation of improvements or additions	Cambria Community Services District

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<a href="#">West FRP</a>	GEO/mm-4	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, <a href="#">for development of the Terrace to Ridge Trail and maintenance of the Creek to Ridge Trail</a> , the CCSD or its designee shall implement appropriate <a href="#">bridge design and</a> construction methods (i.e., avoid saturated areas, install bridges or raised boardwalks, maintain drainage patterns, etc.) where trails cross wet, boggy areas below springs and seeps	Submit plans to the San Luis Obispo County Department of Planning and Building	Prior to implementation of improvements or additions to the Terrace to Ridge and Creek to Ridge Trails	Obtain required approvals and/or permits prior to implementation of improvements or additions	Cambria Community Services District
<a href="#">West FRP</a>	GEO/mm-5	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall prepare trail plans showing the use of boardwalks or engineered base along the trails where severely cracked soils are present. Any asphalt concrete pavement (if proposed) shall be designed with sufficient base material and depth to prevent effects of expansive soils. If construction of boardwalks or engineered base is not feasible, the CCSD or its designee shall prepare and implement a site specific maintenance plan to ensure safe trail surfaces. The plan shall identify the person(s) responsible and schedule for maintenance, and proposed activities for trail improvements.	Submit plans to the San Luis Obispo County Department of Planning and Building	Prior to implementation of improvements or additions to West FRP trails	Obtain required approvals and/or permits prior to implementation of improvements or additions	Cambria Community Services District
	<a href="#">GEO/mm-6</a>	<del>Upon application for land use and construction permits from the County of San Luis Obispo for a wireless telecommunications facility, the CCSD or its designee shall retain a County</del>	<del>Submit geologic hazards study to the San Luis Obispo County</del>	<del>Upon application for construction permits</del>	<del>Obtain required approvals and/or permits prior to implementation of</del>	<del>Cambria Community Services District</del>

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><del>approved, qualified geologist to prepare a site-specific, subsurface investigation regarding liquefaction potential. Based on the results of the investigation, the facility shall be constructed appropriately to minimize this hazard.</del></p>	<p><del>Department of Planning and Building</del></p>		<p><del>improvements or additions</del></p>	
<p><a href="#">West FRP</a></p>	<p>GEO/mm-<del>67</del></p>	<p><del>In the event of a tsunami, the CCSD or ranch manager shall post National Weather Service (NWS) warnings at each trailhead, and</del> <u>The CCSD shall create a plan for evacuation based on the NWS warning guidance and the San Luis Obispo County Tsunami Emergency Response Plan. In the event of an anticipated tsunami, the CCSD or ranch manager shall post NWS warnings at each trailhead.</u></p>	<p>Prepare and implement Emergency Evacuation Plan</p>	<p>Upon approval the Fiscalini Ranch Preserve Management Plan and Community Park Master Plan, and prior to implementation of the plans</p>	<p>Adopt the emergency evacuation plan prior to implementation of the Management Plan and Master Plan, and implement as applicable</p>	<p>Cambria Community Services District</p>
<p><a href="#">East FRP</a></p>	<p>GEO/mm-<del>78</del></p>	<p>Prior to site disturbance and during trail and resource management within the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:</p> <ul style="list-style-type: none"> <li>a. Implement Santa Rosa Creek bank stabilization measures identified in the <i>Public Access and Management Plan</i> (RRM, 2003).</li> <li>b. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.</li> </ul>	<p>Submit plans incorporating restoration measures, consult with regulatory and resource agencies (e.g., County of San Luis Obispo, NRCS, CDFG, USFWS, ACOE, RWQCB), and obtain required approvals and/or permits</p>	<p>Prior to implementation of Santa Rosa Creek soil stabilization and restoration plans</p>	<p>Obtain required approvals and/or permits prior to implementation of soil stabilization and restoration plans</p>	<p>Cambria Community Services District</p>
<p><a href="#">East FRP</a></p>	<p>GEO/mm-<del>89</del></p>	<p>Upon application for land use and construction permits for the Santa Rosa Creek Trail, and</p>	<p>Submit plans incorporating</p>	<p>Prior to implementation of</p>	<p>Obtain required approvals and/or</p>	<p>Cambria Community</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>prior to site disturbance, the CCSD or its designee shall implement the following measures:</p> <ul style="list-style-type: none"> <li>a. Runoff from Highway 1 shall be conveyed away from the Santa Rosa Creek Trail by tightlining a drain pipe to the base of the stream bank.</li> <li>b. For the portion of the trail crossing located under Highway 1, the trail design shall provide adequate head clearance for hikers, and a stable crossing over the rip-rap, pursuant to regulatory and responsible agency requirements, including but not limited to the California Department of Transportation and California Department of Fish and Game.</li> </ul>	<p>restoration measures, consult with regulatory and resource agencies (e.g., County of San Luis Obispo, NRCS, CDFG, USFWS, ACOE, RWQCB), and obtain required approvals and/or permits</p>	<p>improvements to the Santa Rosa Creek Trail</p>	<p>permits prior to implementation of improvements to the Santa Rosa Creek Trail</p>	<p>Services District</p>
<u>East FRP</u>	GEO/mm- <u>910</u>	<p>Upon application for land use and construction permits to implement the Community Park Master Plan and prior to site disturbance, the CCSD or its designee shall consult with the County of San Luis Obispo to stabilize the offsite drainage swale in the vicinity of Piney Way. The applicant shall also implement the storm-drain system described in the <i>Community Park Master Plan Grading and Drainage Concept</i> (Firma, 2006) to capture runoff from both watersheds in this area and convey runoff across the site to Santa Rosa Creek. The condition of the hillside vegetation shall be monitored prior to finalizing plans for the storm-drain system.</p>	<p>Submit drainage plans to the County of San Luis Obispo Departments of Planning and Building and Public Works for review and approval</p>	<p>Upon application for land use and construction plans for the Community Park Master Plan</p>	<p>Obtain required approvals and/or permits prior to implementation of Community Park Master Plan</p>	<p>Cambria Community Services District</p>



<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<a href="#">East FRP</a>	GEO/mm- <a href="#">1044</a>	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall retain a County-approved, qualified geologist to prepare and submit a Probabilistic Seismic Hazard Analysis. The analysis shall determine the design-basis earthquake parameters for the building sites proposed in the Community Park Master Plan. Recommendations and requirements presented in the analysis shall be incorporated into construction plans.	Submit geologic hazards report to the County of San Luis Obispo Department of Planning and Building for review and approval	Upon application for land use and construction plans for the Community Park Master Plan	Obtain required approvals and/or permits prior to implementation of Community Park Master Plan	Cambria Community Services District
<a href="#">East FRP</a>	GEO/mm- <a href="#">1142</a>	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall retain a County-approved, qualified geologist to prepare and submit a subsurface investigation of the site. The investigation report shall assess the potential for liquefaction. Building design parameters shall be based on the results of the subsurface investigation. Building foundations shall be founded on competent, native material, not subject to liquefaction.	Submit geologic hazards report to the County of San Luis Obispo Department of Planning and Building for review and approval	Upon application for land use and construction plans for the Community Park Master Plan	Obtain required approvals and/or permits prior to implementation of Community Park Master Plan	Cambria Community Services District
<a href="#">East FRP</a>	GEO/mm- <a href="#">1243</a>	Prior to site disturbance and during management of the FRP, the CCSD, or its designee, shall implement stream bank restoration projects within Santa Rosa Creek. Restoration efforts shall be based on consultation with the Natural Resources Conservation Service and all other applicable resource agencies including the California	Submit plans incorporating restoration measures, consult with regulatory and resource agencies (e.g., County of San Luis Obispo,	Prior to implementation of restoration activities within Santa Rosa Creek	Obtain required approvals and/or permits prior to implementation of restoration activities within Santa Rosa Creek	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		Department of Fish and Game, Regional Water Quality Control Board, and Army Corps of Engineers.	NRCS, CDFG, USFWS, ACOE, RWQCB), and obtain required approvals and/or permits			
<b>HYDROLOGY (HYD)</b>						
<u>West FRP</u>	HYD/mm-1	During restoration activities within the Seacliff Gully, soil stabilization measures shall be implemented to ensure that sedimentation or debris do not move downstream and reduce the drainage capacity of the 36-inch culvert beneath Windsor Boulevard.	Submit plans incorporating restoration measures, consult with regulatory and resource agencies (e.g., County of San Luis Obispo, NRCS, CDFG, USFWS, ACOE, RWQCB), and obtain required approvals and/or permits	Prior to implementation of restoration activities within the SeaCliff Gully	Obtain required approvals and/or permits prior to implementation of restoration activities within the SeaCliff Gully	Cambria Community Services District
<u>East FRP</u>	HYD/mm-2	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance for development of the East FRP, the CCSD or its designee shall submit preliminary grading and drainage plans incorporating the use of bioswales (or a similar method) to facilitate the flow of stormwater towards Santa Rosa Creek. The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons,	Submit grading and drainage plans to the County of San Luis Obispo Departments of Planning and Building and Public Works for review and approval	Upon application for land use and construction plans for the Community Park Master Plan	Obtain required approvals and/or permits prior to implementation of Community Park Master Plan	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		sediment and other potential pollutants from stormwater runoff.				
<u>East FRP</u>	HYD/mm-3	Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall submit plans demonstrating that no buildings shall be located within the 100-year flood zone, or that any structures would be located one foot above the 100-year flood zone.	Submit grading and drainage plans to the County of San Luis Obispo Departments of Planning and Building and Public Works for review and approval	Upon application for land use and construction plans for the Community Park Master Plan	Obtain required approvals and/or permits prior to implementation of Community Park Master Plan	Cambria Community Services District
<b>AGRICULTURAL RESOURCES</b>						
<u>East FRP</u>	AG/mm-1	Upon application for land use and construction permits from the County of San Luis Obispo for development of the Community Park Master Plan, the CCSD or its designee shall submit grading plans incorporating soil capping of potentially productive agricultural soils, where feasible.	Submit grading plans to the County of San Luis Obispo Department of Planning and Building for review and approval	Upon application for land use and construction plans for the Community Park Master Plan	Obtain required approvals and/or permits prior to implementation of Community Park Master Plan	Cambria Community Services District
<b>BIOLOGICAL RESOURCES</b>						
<u>West FRP</u>	BIO/mm-1	Upon application for construction permits from the County, and site disturbance within jurisdictional areas, the CCSD or its designee shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies. These may include, but may not be limited to: (1) Army Corps of Engineers Section 404 Nationwide Permit or Individual Permit for impacts to Army Corps of Engineers jurisdictional wetlands or other waters; (2) Regional Water Quality Control Board Section 401 Water Quality Certification for discharges	Obtain required approvals, permits, and/or authorizations from regulatory and resource agencies (e.g., County of San Luis Obispo, ACOE, CDFG, USFWS, RWQCB)	Upon application for land use and construction permits and site disturbance within jurisdictional areas	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>"Waters of the U.S." and/or "Waters of the State;" (3) California Department of Fish and Game Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages; and, (4) <a href="#">U.S. Fish and Wildlife Service consultation</a>; (5) <a href="#">NOAA Fisheries consultation</a>; and, (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.</p>				
<u>West FRP</u>	BIO/mm-2	<p>Prior to construction, the CCSD or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the</p>	<p>Prepare and implement a mitigation monitoring plan for specific project elements</p>	<p>Prior to site disturbance</p>	<p>Implement monitoring plan and retain monitoring reports as required by approved plan and regulatory agency permits</p>	<p>Cambria Community Services District</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<u>West FRP</u>	BIO/mm-3	County of San Luis Obispo). Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.	Prepare and implement a SWPPP, and retain monitor to verify implementation	Upon application for construction permits and prior to site disturbance	Retained monitor shall conduct periodic monitoring to verify proper implementation of SWPPP, and shall prepare and submit monitoring reports to the CCSD and applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	BIO/mm-4	Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.	Include the measure on grading and construction plans	Upon application for construction permits and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<a href="#">West FRP</a>	BIO/mm-5	To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).	Include the measure on grading and construction plans	Upon application for construction permits and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<a href="#">West FRP</a>	BIO/mm-6	Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.	Include the measure on grading and construction plans	Upon application for construction permits and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<a href="#">West FRP</a>	BIO/mm-7	Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning,	Include the measure on grading and construction plans	Upon application for construction permits and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.</p>				
<u>West FRP</u>	BIO/mm-8	<p>Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat for each square foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of exotic species removal, revegetation with suitable native species (<a href="#">native to the FRP to the maximum extent feasible</a>), and maintenance and monitoring of the enhanced areas per the conditions of agency permits obtained for the project. A Habitat Revegetation and Restoration Plan for the project shall be prepared in consultation with the California Department of Fish and Game and the Army Corps of Engineers. A qualified restoration biologist and/or horticulturalist approved by the CCSD shall be retained by the CCSD or its designee to prepare the Habitat Revegetation and Restoration Plan. The Plan shall include success criteria goals and a five-year monitoring schedule. The qualified biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the</p>	<p>Submit Habitat Revegetation and Restoration Plan to applicable regulatory agencies for review and approval (e.g., County of San Luis Obispo, ACOE, CDFG, USFWS, RWQCB)</p>	<p>Upon application for construction permits and prior to site disturbance</p>	<p>Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies</p>	<p>Cambria Community Services District</p>

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		revegetation/restoration efforts.				
<a href="#">West FRP</a>	BIO/mm-9	Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation ( <a href="#">native to the FRP to the maximum extent feasible</a> ) to reduce the risk of erosion, per the requirements of the Habitat Revegetation and Restoration Plan and the Storm Water Pollution Prevention Plan. Areas experiencing temporary disturbance should be replanted with native species that are characteristic of habitats in the project site area.	Implement approved Habitat Revegetation and Restoration Plan and SWPPP	Immediately following completion of ground disturbance	Retained monitor shall verify compliance with plans, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<a href="#">West FRP</a>	BIO/mm-10	Prior to application for land use and construction permits from the County and prior to trail construction in areas known to contain sensitive plant species or native habitats, the CCSD or its designee shall retain a qualified botanist/biologist to conduct focused surveys during the appropriate flowering periods within the specific areas proposed for disturbance. Surveys will focus on those plants and habitats noted as present or as having a high potential for occurrence. Based on the survey results, trail locations shall be altered where possible to minimize disturbance or loss of identified plants and habitats.	Prepare project-specific botanical floristic survey, and submit to the County of San Luis Obispo Department of Planning and Building for review and approval	Upon application for construction permits and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<a href="#">West FRP</a>	BIO/mm-11	If disturbance of special-status plants or native habitats located on site cannot be completely avoided through design modification, impacts shall be quantified by number of individuals and by area disturbed, and a Rare Plant Mitigation	Prepare and implement Rare Plant Mitigation Plan	Prior to site disturbance within sensitive and native habitat areas	Retained monitor shall verify compliance with plans, and shall submit monitoring	Cambria Community Services District



<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>Plan shall be prepared by a qualified biologist that specifically addresses impacts to and appropriate mitigation and conservation measures for those impacts. The Plan shall identify areas on the project site suitable for sensitive species habitat restoration and revegetation, and shall include planting methods, maintenance and monitoring requirements, and success criteria. Depending on the species at issue, measures may include preservation of areas containing significant populations, potential transplanting of individual plants, and plant propagation and revegetation within appropriate on-site habitats. Removal or pruning of Monterey pine trees required for hazard reduction or fire safety purposes shall not require mitigation under this measure, but pruning shall follow accepted procedures to avoid harm to the tree.</p>			<p>reports to applicable regulatory agencies</p>	
<u>West FRP</u>	BIO/mm-12	<p>A qualified biological monitor shall be retained consistent with BIO/mm-2 to ensure that remaining plants and habitats are not inadvertently disturbed during construction activities. Prior to any project-related ground disturbance, all contractors associated with the construction phases of the proposed project shall be trained by the biological monitor on the identification and biology of sensitive plant species and habitats known in the vicinity of the project area. Work areas should also be clearly delineated and flagged to limit vehicular and foot access to only those areas necessary for project completion. These areas should be</p>	Retain biological monitor	Prior to site disturbance within sensitive and native habitat areas	Retained monitor shall verify compliance with plans, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		designated by the biological monitor to avoid/discourage unnecessary damage to sensitive species and habitats within and near the project area.				
<u>West FRP</u>	BIO/mm-13	Prior to application for land use and construction permits from the County and prior to trail construction within sensitive areas, the CCSD or its designee shall ensure that all resources are considered and avoided where feasible. If conflicts arise, the CCSD shall consult with appropriate agencies to resolve the conflicts (e.g., California Department of Fish and Game, California Coastal Commission, Army Corps of Engineers, Office of Historic Preservation, County of San Luis Obispo).	Consult with applicable resource and regulatory agencies, and obtain required approvals and permits	Upon application for construction permits and prior to site disturbance	Retain documentation generated during agency consultation	Cambria Community Services District
<u>West FRP</u>	<u>BIO/mm-14</u>	<p><u>Prior to initiation of construction activities, including trail improvements construction requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified biologist to conduct a pre-activity survey for active nests, dens, or burrows. The survey shall be conducted within 30 days prior to proposed site disturbance and construction activities. Results of the survey shall immediately be submitted to the CDFG as necessary. The survey report shall include the date of the survey, methods of inspection, and findings. Disturbance of any active nest, den, or burrow shall be prohibited.</u></p> <p><u>a. If active burrows of Monterey dusky-footed woodrats are found within</u></p>	<u>Retain biological monitor, implement protection measures as necessary</u>	<u>Prior to site disturbance</u>	<u>Retained monitor shall conduct survey, prepare and submit reports, and facilitate protection measures based on agency consultation and CDFG standard measures</u>	<u>Cambria Community Services District</u>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><u>proposed development areas during the survey, the biologist shall establish an appropriate buffer area to protect the nest(s). No site disturbance shall occur within the buffer area until a Memorandum of Understanding (MOU) is obtained from CDFG. An alternative to buffer area is to disassemble nests by hand outside of the nesting season (February through September) and allow the woodrats to leave the site.</u></p> <p><u>b. If the pre-construction survey finds potential American badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. If a fiber optic scope is not available, occupation of the den can be determined by partially obscuring the den entrance with sticks and leaves to indicate animal passage into and out of the den and dusting the den entrance with a fine layer of dust or tracking material for three consecutive nights and examining the following mornings for footprints. Inactive dens may be excavated by hand with a shovel to</u></p>				

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><u>prevent re-use of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. If badger dens are found on the property during the pre-construction survey, the CDFG wildlife biologist for the area shall be contacted to review current allowable management practices.</u></p>				
<u>West FRP</u>	BIO/mm- <u>1514</u>	To the extent practicable, construction activities within or adjacent to Santa Rosa Creek (within 100 feet) shall be conducted during the dry season (May 15 through October 15).	Include the measure on grading and construction plans	Upon application for construction permits and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	BIO/mm- <u>1615</u>	At least two weeks prior to start of trail or bridge construction within or adjacent to Santa Rosa Creek (within 100 feet), the CCSD shall retain a qualified biologist to conduct pre-construction surveys within the construction areas to determine the presence of special-status aquatic species. In the event that special-	Retain biological monitor to conduct pre-construction survey and monitoring activities	Prior to site disturbance within 100 feet of Santa Rosa Creek	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>status species are observed within the project site, the appropriate agencies shall be contacted for further consultation. If any life stage of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle is found and these individuals are likely to be killed or injured by work activities, the approved biologist(s) shall be allowed sufficient time to move them from the site before work activities begin. The biologist(s) shall relocate any steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle the shortest distance possible to a location that contains suitable habitat that will not be affected by the activities associated with the proposed project. The biologist(s) shall maintain detailed records of any individuals that are moved (i.e., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining whether translocated animals are returning to the point of capture. Only United States Fish and Wildlife Service, National Marine Fisheries Service, and California Department of Fish and Game-approved biologists working under proper permit authority shall participate in any activities associated with the capture, handling, and monitoring of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle.</p>			regulatory agencies	
<u>West FRP</u>	BIO/mm- <u>1716</u>	Prior to construction, an approved biologist(s) shall conduct a training session for all construction personnel. At a minimum, the	Retain biological monitor to conduct pre-construction	Prior to site disturbance within 100 feet of Santa	Retained monitor shall verify compliance with	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>training shall include a description of steelhead, California red-legged frog, tidewater goby, and Southwestern pond turtle and their habitat; the specific measures that are being implemented to conserve the species for the current project; and the boundaries within which the project may be accomplished. Members of the construction crews shall understand all terms, constraints, and special conditions provided by, but not limited to, United States Fish and Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers, California Department of Fish and Game, California Coastal Commission, and Regional Water Quality Control Board. Upon completion of this review and understanding, each construction crew member shall sign a worker training form. This form shall be provided with the completion report upon completion of project construction.</p>	<p>crew training and monitoring activities</p>	<p>Rosa Creek</p>	<p>plan, and shall submit monitoring reports to applicable regulatory agencies</p>	
<u>West FRP</u>	BIO/mm- <del>1817</del>	<p>In order to minimize the possibility of injuring special-status species and other wildlife, herbaceous and small woody vegetation within the project impact area shall be removed by hand with portable motorized equipment (i.e., chainsaws, etc.), prior to the use of heavy equipment or machinery. A qualified biologist shall be on-site to provide clearance for special-status species immediately prior to vegetation removal activities. The biological monitor shall have general knowledge of the natural resources of the area and shall also be experienced in the identification of special-status wildlife species (e.g., California red-</p>	<p>Include the measure on grading and construction plans, and retain biological monitor to conduct pre-construction survey and monitoring activities</p>	<p>Prior to vegetation clearance and mowing</p>	<p>Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies</p>	<p>Cambria Community Services District</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		legged frog, western pond turtle). In the event of a red-legged frog take, the United States Fish and Wildlife Service shall be notified as soon as is reasonably possible. In the event of a steelhead take, National Marine Fisheries Service shall be contacted and the steelhead shall be removed from the project site and kept in a freezer until further direction from National Marine Fisheries Service.				
<u>West FRP</u>	BIO/mm- <del>1918</del>	The number of access routes, size of staging areas, and the total area of activity shall be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas shall be established to confine access routes and construction areas to the minimum area necessary to complete construction and minimize the impact to steelhead, California red-legged frog, and Southwestern pond turtle habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	BIO/mm- <del>2019</del>	During project activities adjacent to Santa Rosa Creek, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	BIO/mm- <del>2120</del>	All refueling, maintenance, and staging of equipment and vehicles shall occur at	Include the measure on grading	Upon application for land use and	Retained monitor shall verify	Cambria Community

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		designated locations at least 100 feet from riparian areas. Fueling locations shall have spill containment measures and materials present at all times. The monitor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take shall a spill occur.	and construction plans	construction permits, and prior to site disturbance	compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Services District
<u>West FRP</u>	BIO/mm- <del>2221</del>	Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation <del>suitable for</del> <u>native to</u> the area. Locally collected plant materials shall be used to the extent practicable. Invasive non-native plants within disturbed areas shall be controlled to the maximum extent practicable.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	BIO/mm- <del>2322</del>	Prior to any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and approved by National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game, and the streambed within the work area shall be dewatered. The form and function of the diversion and all pumps included in the dewatering strategy shall be designed to ensure a dry work environment and minimize impacts to aquatic species. The stream diversion and dewatering effort shall be conducted under the direct and continuous supervision of a qualified biologist to ensure the proper form and function of the diversion.	Include the measure on grading and construction plans, and obtain required approvals and permits from resource and regulatory agencies (e.g., County, CDFG, USFWS, ACOE, RWQCB)	Upon application for land use and construction permits, and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District



<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<u>West FRP</u>	BIO/mm- <del>24</del> 23	To control sedimentation during and after project implementation, the contractor shall implement Best Management Practices (BMPs) outlined in any authorizations or permits issued under the authorities of the Clean Water Act for the project. If BMPs are ineffective, the contractor shall attempt to remedy the situation immediately, in consultation with the environmental monitor and the CCSD.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	BIO/mm-2524	Prior to construction, if construction activities, <u>use of heavy equipment</u> , or tree pruning or removal are scheduled to occur during the typical bird nesting season (February 15 to September 1) a qualified biologist shall be retained to conduct a preconstruction survey (approximately one week prior to construction) to determine presence/absence for tree-nesting birds within riparian corridors and woodland areas, and ground-nesting birds within annual grasslands onsite. If no nesting activities are detected within the proposed work area, noise-producing construction activities or tree removals may proceed. If nesting activity is confirmed during preconstruction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 500 feet of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys will be passed immediately to the California	Retain biological monitor to conduct pre-construction survey and monitoring activities	Prior to tree pruning or removal during the typical nesting bird season	Retained monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>Department of Fish and Game, possibly with recommendations for buffer zone changes, as needed, around individual nests. <del>Tree removal shall be monitored for nesting birds and documented by the biological monitor regardless of time of year.</del> <u>Outside of the typical nesting season, trees proposed for removal shall be inspected by the Ranch Manager or designee.</u></p>				
<u>West FRP</u>	<u>BIO/mm-26</u>	<p><u>Prior to initiation of construction activities, including trail improvements requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified wildlife biologist to conduct a pre-activity survey for burrowing owl. The survey shall be conducted within 30-days prior to site disturbance. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed. Results of the survey shall be documented in a report and shall include the date of the survey, methods of inspection, and findings. The report shall be submitted to the California Department of Fish and Game (CDFG). If no burrowing owls are found to occupy the site at that time, no further measures would be necessary unless burrowing owls are subsequently observed at the project site, in which case the following mitigation measure would be implemented.</u></p> <p><u>If burrowing owls are found within the area proposed for disturbance, the CCSD or its</u></p>	<u>Retain biological monitor, implement protection measures as necessary</u>	<u>Prior to site disturbance</u>	<u>Retained monitor shall conduct survey, prepare and submit reports, and facilitate protection measures based on agency consultation and CDFG standard measures</u>	<u>Cambria Community Services District</u>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><u>designee shall immediately contact the CDFG and implement all measures identified in the "Staff Report for Mitigating Impacts to the Burrowing Owl" (CDFG, 1995), and any additional measures required by CDFG. Burrowing owl burrows shall be avoided. No disturbance shall occur within 50 meters of occupied burrowing owl burrows during the non-breeding season (September 1 through January 31) or within 75 meters during the breeding season (February 1 through August 31).</u></p>				
<u>Project-wide</u>	<u>BIO/mm-27</u>	<p><u>For the life of the project, no vehicular parking shall be allowed on the Fiscalini Ranch Preserve, with the exception of: existing American Disabilities Act (ADA) parking located at the northern terminus of the Marine Terrace Trail / Bluff Trail; the existing turn-out at the Highway 1 staging area; parking included in the approved Community Park Master Plan on the East Fiscalini Ranch Preserve; and maintenance and emergency vehicles and equipment.</u></p>	<u>Include in the Master Development Plan</u>	<u>Prior to application for land use and construction permits; for the life of the project</u>	<u>Comply with Master Development Plan</u>	<u>Cambria Community Services District</u>
<b>CULTURAL RESOURCES</b>						
<u>West FRP</u>	CULT/mm-1	<p>Upon preparation of grading and construction plans for the Ridge Trail, Forest Loop Trail, Meander Trail, Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known</p>	<p>Include the measure on grading and construction plans, retain archaeologist if necessary</p>	<p>Upon application for land use and construction permits, and prior to site disturbance</p>	<p>Retained archaeological monitor shall verify compliance with plan, and shall submit monitoring reports to applicable</p>	<p>Cambria Community Services District</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>archaeological sites. The plan shall note the boundaries of the site as an “Environmentally Sensitive Area” (ESA), and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA or ESA buffer.</p> <p>a. If due to other significant environmental constraints, any known archaeological sites (ESAs) cannot feasibly be avoided, the CCSD or its designee shall retain a County-approved, qualified subsurface archaeologist to conduct a Phase II subsurface survey. The Phase II subsurface survey shall provide recommendations, if necessary, for further study, which may include a Phase III data recovery program. The CCSD or its designee shall implement the recommendations proposed in the Phase II subsurface survey report.</p>			regulatory agencies	
<u>West FRP</u>	CULT/mm-2	<p>Prior to application for construction permits from the County of San Luis Obispo (or prior to approval of final plans by the CCSD) for trail construction on the FRP, the CCSD or its designee shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the County Environmental Coordinator. If a County permit is not required, the plan shall be approved by the CCSD. The monitoring plan shall be integrated with other required site</p>	<p>Retain archaeological monitor, prepare and implement cultural resource monitoring plan</p>	<p>Upon application for land use and construction permits, and prior to site disturbance</p>	<p>Retained archaeological monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies</p>	<p>Cambria Community Services District</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>specific monitoring plans and the SWPPP (BIO/mm-1, BIO/mm-2, and BIO/mm-3) and shall include at a minimum with regard to cultural resources:</p> <ul style="list-style-type: none"> <li>a. List of qualified cultural resources personnel involved in the monitoring activities;</li> <li>b. Description of how the cultural resources monitoring shall occur;</li> <li>c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);</li> <li>d. Description of what resources are expected to be encountered;</li> <li>e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);</li> <li>f. Description of procedures for halting work on the site and notification procedures;</li> <li>g. Description of monitoring reporting procedures.</li> </ul>				
<u>West FRP</u>	CULT/mm-3	<p>Prior to site disturbance, the applicant shall retain a qualified archaeologist (approved by the CCSD and County Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources 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</p>	<p>Retain archaeological monitor, prepare and implement cultural resource monitoring plan</p>	<p>Upon application for land use and construction permits, and prior to site disturbance</p>	<p>Retained archaeological monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies</p>	<p>Cambria Community Services District</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.				
<u>West FRP</u>	CULT/mm-4	Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.	Submit final archaeological monitoring report	Upon completion of monitoring/mitigation activities	Final monitoring report shall be submitted prior to final inspection of construction activities	Cambria Community Services District
<u>West FRP</u>	CULT/mm-5	Prior to preparation of grading and construction plans for the Victoria Lane Trail, Wallbridge Trail, and Terrace to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an ESA and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA.	Include the measure on grading and construction plans, retain archaeological monitor	Upon application for land use and construction permits, and prior to site disturbance	Retained archaeological monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	CULT/mm-6	Upon implementation of proposed trail and amenity improvements, the CCSD or its designee shall implement a sign program for the protection of environmental resources. Signage shall include the following, or similar, language: "Please stay on designated trails. Disturbance of sensitive biological habitats and collection of artifacts such as arrowheads, old	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		bottles, and other materials is extremely damaging". At a minimum, signage shall be placed at trailheads.				
<u>West FRP</u>	CULT/mm-7	Prior to site disturbance associated with the Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail, the applicant shall retain a qualified historical archaeologist (approved by the CCSD and County Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources 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 applicant shall implement the mitigation as required by the Environmental Coordinator.	Retain archaeological monitor, prepare and implement cultural resource monitoring plan	Upon application for land use and construction permits, and prior to site disturbance	Retained archaeological monitor shall verify compliance with plan, and shall submit monitoring reports to applicable regulatory agencies	Cambria Community Services District
<u>West FRP</u>	CULT/mm-8	Upon completion of all monitoring/mitigation activities, the consulting historical archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.	Submit final archaeological monitoring report	Upon completion of monitoring/mitigation activities	Final monitoring report shall be submitted prior to final inspection of construction activities	Cambria Community Services District
<u>East FRP</u>	CULT/mm-9	In the event archaeological or historical resources are unearthed or discovered during any construction activities, the following shall apply: a. Construction activities shall cease, and	Retain archaeological monitor, prepare and implement cultural resource	Upon application for land use and construction permits, and prior to site disturbance	Retained archaeological monitor shall verify compliance with plan, and shall	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>the CCSD or its designee, the County Environmental Coordinator, and County Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist or historian (as applicable), and disposition of artifacts may be accomplished in accordance with state and federal law.</p> <p>b. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the CCSD, County Environmental Coordinator, and County Planning Department so proper disposition may be accomplished.</p> <p>c. Implement CULT/mm-1 through CULT/mm-8 as applicable.</p>	monitoring plan		submit monitoring reports to applicable regulatory agencies	
<b>AESTHETIC RESOURCES</b>						
	AES/mm-1	<del>Upon application for land use and construction permits from the County for wireless telecommunication facilities, the CCSD or its designee shall provide a comprehensive visual impact assessment to the County of San Luis Obispo Department of Planning and Building for review and approval.</del>	<del>Prepare and submit visual impact assessment to County of San Luis Obispo Department of Planning and Building</del>	<del>Upon application for land use and construction permits</del>	<del>Obtain required approvals and/or permits prior to site disturbance</del>	<del>Cambria Community Services District</del>
<u>West FRP</u>	AES/mm-1 <sup>2</sup>	Upon preparation of plans for the pedestrian bridge, and prior to application for land use and construction permits from the County and an encroachment permit from Caltrans, the CCSD	Develop and facilitate architectural review board	Upon preparation of plans for pedestrian bridge	Document formation and actions of review board	Cambria Community Services District



<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>or its designee shall develop an architectural review board to design the pedestrian bridge. The board shall consist of architects, planners, builders and interested citizens from the community.</p>				
<u>West FRP</u>	AES/mm-23	<p>Upon application for land use and construction permits from the County for the pedestrian bridge over Highway 1, the CCSD or its designee shall provide plans for the bridge to the California Department of Transportation and the County of San Luis Obispo Department of Planning and Building for review and approval. Proposed plans shall include the following elements:</p> <ul style="list-style-type: none"> <li>a. The pedestrian bridge shall be designed to be subordinate to, and blend with, the rural character of the area.</li> <li>b. Where feasible, portions of the bridge shall be screened utilizing native vegetation (<u>native to the FRP</u>), however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views.</li> <li>c. The location and design of the bridge shall minimize the need for tree removal, and if trees are required to be removed, the site shall be replanted with similar species or other species which are reflective of the community character.</li> <li>d. Colors and materials shall be selected to blend into the surrounding landscape, and shall also comply with California</li> </ul>	<p>Prepare construction plans and submit to County of San Luis Obispo Department of Planning and Building for review and approval</p>	<p>Upon application for land use and construction permits</p>	<p>Obtain required approvals and/or permits prior to site disturbance</p>	<p>Cambria Community Services District</p>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		Department of Transportation requirements.				
<u>West FRP</u>	AES/mm-34	Upon application for land use and construction permits from the County for the pedestrian bridge over Highway 1, the CCSD or its designee shall provide a comprehensive visual impact assessment to the California Department of Transportation and the County of San Luis Obispo Department of Planning and Building for review and approval.	Prepare and submit visual impact assessment to County of San Luis Obispo Department of Planning and Building	Upon application for land use and construction permits	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>West FRP</u>	AES/mm-45	<p>Upon application for land use and construction permits from the County, and prior to site disturbance, proposed trail and road design plans shall include the following standards and concepts:</p> <ul style="list-style-type: none"> <li>a. All boardwalks, bridges, retaining structures, edge stops, railing and other visible features shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover.</li> <li>b. All path and access road surfaces, including emergency and maintenance vehicle roads shall match the color of the adjacent native earth. Decomposed granite and polymer surfaces, "all-weather surfaces," American Disabilities Act (ADA) compliant stable surfaces, and compacted imported earth surfaces shall be designed and constructed to match the color of the adjacent soil. This</li> </ul>	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		requirement shall also apply to all road-related culverts, rock slope protection, and drainage systems. c. All trail and road design shall minimize grading by following the natural contours of the land as much as possible. Where grading is unavoidable, all slopes shall include slope-rounding to reduce the engineered appearance of the earthwork.				
<u>West FRP</u>	AES/mm-56	Upon application for land use and construction permits from the County, and prior to site disturbance, a signage plan shall be prepared, and shall include the following standards and concepts: a. All signs shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover. Exceptions shall be made in keeping with applicable ADA and safety standards. b. All signs shall be the minimum size necessary for their intended purpose, in keeping with applicable ADA and safety standards. c. All signs shall be placed in the least visually obtrusive location possible consistent with their intended purpose, without blocking views of the Pacific Ocean or other scenic resources, and in keeping with applicable ADA and safety standards.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><u>d. The proposed signage plan shall be developed by the CCSD and Friends of the Fiscalini Ranch Preserve in consultation with the Easement Holder, and incorporated into the Management Plan, prior to submittal to the County.</u></p>				
<a href="#">West FRP</a>	AES/mm-6 <sup>7</sup>	All maintenance work within the FRP shall comply with the visual appearance requirements of the various sections of the <i>Public Access and Management Plan</i> . Special attention shall be given to paint and finish colors, imported fill and surfacing materials, replacement plants, and soil disturbance.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<a href="#">West FRP</a>	AES/mm-7 <sup>8</sup>	<p>Upon implementation of the <i>Public Access and Management Plan</i>, short-term actions of phased improvements shall include the following concept:</p> <p>a. Install and maintain visual screen planting where feasible at areas identified in the Management Plan and subsequent visual assessments as areas likely to require screening in the future.</p>	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<a href="#">West FRP</a>	AES/mm-8 <sup>9</sup>	Upon application for land use and construction permits from the County, and prior to site disturbance to establish the Highway 1 central staging area, the CCSD or its designee shall provide a comprehensive visual impact assessment to the County of San Luis Obispo Department of Planning and Building for review and approval. This plan shall incorporate the following elements:	Prepare and submit visual impact assessment to County of San Luis Obispo Department of Planning and Building	Upon application for land use and construction permits	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		a. Visual screening from Highway 1, location of any structures to minimize views from Highway 1. b. Shielded lighting (if lighting is proposed). c. Appropriate colors and materials consistent with the County of San Luis Obispo Community Plan, County Design Guidelines, and Public Access and Management Plan.				
<u>West FRP</u>	AES/mm- <del>9</del> 10	During restoration activities associated with the Seacliff gully, all topsoil and fill material used for gully repair and exposed to view shall be similar in color and brightness to the soil of the adjacent native ground.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>East FRP</u>	AES/mm- <del>10</del> 11	Upon application for land use and construction permits from the County for the community park, the CCSD or its designee shall provide a comprehensive visual impact assessment of proposed buildings and associated structural improvements to the County of San Luis Obispo Department of Planning and Building for review and approval. <u>Proposed structures shall comply with the following performance standards:</u>  a. <u>The proposed design shall include elements consistent with the rural character of Cambria.</u> b. <u>Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.</u> c. <u>Roof materials shall be non-reflective.</u>	Prepare and submit visual impact assessment to County of San Luis Obispo Department of Planning and Building	Upon application for land use and construction permits for Community Park Master Plan	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>East FRP</u>	<u>AES/mm-11</u>	<u>Upon application for land use and construction</u>	<u>Prepare and submit</u>	<u>Upon application for</u>	<u>Obtain required</u>	<u>Cambria</u>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><a href="#">permits from the County for the community park, the CCSD or its designee shall provide a security lighting plan showing shielded fixtures and the use of motion sensors. Exterior lighting shall be limited to security lighting on the community center restrooms, bridge, playground, and parking area. All exterior lighting shall be shielded and directed to the ground. All exterior lighting shall not be directed towards the sky, a structure wall, or towards the property boundary.</a></p>	<p><a href="#">exterior lighting plan</a></p>	<p><a href="#">land use and construction permits for Community Park Master Plan</a></p>	<p><a href="#">approvals and/or permits prior to site disturbance</a></p>	<p><a href="#">Community Services District</a></p>
<p><a href="#">East FRP</a></p>	<p>AES/mm-12</p>	<p>Upon application for land use and construction permits from the County to relocate the CCSD water works or County storage yard, the CCSD or its designee shall submit design plans including, but not limited to, the following elements:</p> <ul style="list-style-type: none"> <li>a. The proposed design shall include elements consistent with the rural character of Cambria.</li> <li>b. Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.</li> <li>c. Landscape screening, consisting of native <a href="#">(native to the FRP)</a>, drought-tolerant plant and shrub species, shall provide a minimum of 50 percent screening from the park area.</li> <li>d. Stored and stockpiled materials shall be shielded from view by solid fencing and/or <a href="#">native</a> vegetation, or the proposed structures.</li> </ul>	<p>Include the measure on grading and construction plans</p>	<p>Upon application for land use and construction permits, and prior to site disturbance</p>	<p>Obtain required approvals and/or permits prior to site disturbance</p>	<p>Cambria Community Services District</p>

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<a href="#">East FRP</a>	AES/mm-13	Upon application for land use and construction permits from the County to relocate the CCSD water <del>facility works</del> or County storage yard, the CCSD or its designee shall provide a comprehensive Visual Impact Assessment to the County of San Luis Obispo Department of Planning and Building for review and approval.	Prepare and submit visual impact assessment to County of San Luis Obispo Department of Planning and Building	Upon application for land use and construction permits	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<b>TRANSPORTATION AND CIRCULATION</b>						
<a href="#">West FRP</a>	TC/mm-1	Upon application for land use and construction permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include the installation of bike racks at selected trailheads at the boundary of the West <del>FRP</del> to encourage alternative transportation methods. Selected trailheads shall include, but not be limited to, the Bluff Trail, Ridge Trail, Wallbridge Trail, and Santa Rosa Creek Trail.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<a href="#">West FRP</a>	TC/mm-2	The CCSD or FRP Manager shall continue to coordinate with the Cambria Trolley service to determine appropriate days of service and trolley stop locations on and in the immediate vicinity of the West FRP.	Coordinate with Cambria Trolley service	For the life of the project	Retain documentation of consultation	Cambria Community Services District
<a href="#">West FRP</a>	TC/mm-3	Upon preparation of informational publications regarding the West FRP, <u>including but not limited to online resources, brochures, posters, and docent walk informational materials</u> , the CCSD shall include a description of and encourage alternative transportation methods to access the FRP, including trolley stops, bicycle routes, and pedestrian walkways.	Prepare and distribute informational publications	For the life of the project	Retain documentation	Cambria Community Services District
	<a href="#">TC/mm-4</a>	<a href="#">Upon application for land use and construction</a>	<a href="#">Include the</a>	<a href="#">Upon application for</a>	<a href="#">Obtain required</a>	<a href="#">Cambria</a>

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><del>permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include the development of onsite parking on the West FRP, located at the northern termini of the Marine Terrace Trail and Ridge Trail, and the southern terminus of the Bluff Trail. The design of parking areas shall be consistent with the following guidelines:</del></p> <ul style="list-style-type: none"> <li><del>a. Parking areas shall be located to avoid all wetlands, drainages, special status plant species, and culturally sensitive areas.</del></li> <li><del>b. Parking areas shall be unpaved, and consist of compacted soil and/or gravel.</del></li> <li><del>c. Parking areas shall be kept clear of vegetation to avoid increased fire hazard.</del></li> <li><del>d. Rural style fencing, similar to the existing fence shall be installed around the perimeter of the parking areas.</del></li> <li><del>e. Straw wattles, hay bales, a berm, or similar best management practice material shall be installed and perpetually maintained along the perimeter of each parking area.</del></li> <li><del>f. Disturbed areas along the boundary of the parking area shall be revegetated immediately following ground disturbance with native grass and plant species.</del></li> </ul>	<p><del>measure on grading and construction plans</del></p>	<p><del>land use and construction permits, and prior to site disturbance</del></p>	<p><del>approvals and/or permits prior to site disturbance</del></p>	<p><del>Community Services District</del></p>
<p><u>West FRP</u></p>	<p>TC/mm-45</p>	<p>Upon application for <u>the first</u> land use <u>or and</u> construction permits from the County, <u>a</u></p>	<p>Include the measure on grading</p>	<p>Upon application for land use and</p>	<p>Obtain required approvals and/or</p>	<p>Cambria Community</p>



<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><u>comprehensive traffic study for the West FRP shall be prepared that assesses parking impacts associated with use of the Bluff and Marine Terrace Trails and other uses of the West FRP. The parking study shall include input from the neighborhoods that may be impacted by off-site parking, the County, the FRP easement holder, the CCSD, and the general public. The parking study shall take into consideration the FRP Conservation Easement, impacts to the FRP and neighborhoods adjacent to the West FRP. If the parking plan developed as a result of the parking study proposes onsite parking, such parking shall adhere to the provisions of mitigation measures GEO/mm-1, GEOM/mm-2, and GEO/mm-5; BIO/mm-13; and CULT/mm-1 through CULT/mm-8. and prior to site disturbance for trail improvements, the Master Plan shall include a parking signage program in consultation with the County Public Works Department. The signage program shall guide visitors regarding appropriate parking and shall be reviewed for concurrence by the Friends of the Fiscalini Ranch Preserve as part of the FRP signage plan.</u></p>	<p>and construction plans</p>	<p>construction permits, and prior to site disturbance</p>	<p>permits prior to site disturbance</p>	<p>Services District</p>
<u>East FRP</u>	TC/mm-5 <del>6</del>	<p>Upon application for land use and construction permits from the County, and prior to site disturbance to implement the <i>Community Park Master Plan</i>, the CCSD or its designee shall show the installation of bike racks within the Community Park on construction plans. The bike racks shall be installed upon the first phase</p>	<p>Include the measure on grading and construction plans</p>	<p>Upon application for land use and construction permits, and prior to site disturbance for the first phase of development</p>	<p>Obtain required approvals and/or permits prior to site disturbance</p>	<p>Cambria Community Services District</p>

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		of development.				
<a href="#">East FRP</a>	TC/mm-6 <sup>7</sup>	During operation of the sports fields, the CCSD shall implement a field rotation program. The program shall ensure that during organized sporting events, no more than four sports fields are in operation at one time.	Develop and implement sports field rotation program	For the life of the project	Retain copy of field rotation program and verification of scheduling	Cambria Community Services District
<a href="#">Cumulative</a>	TC/mm-7 <sup>8</sup>	Upon application for land use and construction permits from the County, the CCSD shall contribute to the North Coast Road Improvement Fund.	Contribute to North Coast Road Improvement Fund	Upon application for land use and construction permits	Retain documentation of payment and/or consultation with County	Cambria Community Services District
<b>AIR QUALITY</b>						
<a href="#">Project-wide</a>	AQ/mm-1	<p>Upon application for construction permits and prior to site disturbance, a Dust Control Plan shall be prepared and submitted to the APCD for approval prior to commencement of construction activities. The Dust Control Plan shall:</p> <ol style="list-style-type: none"> <li>a. Use APCD approved BMPs and dust mitigation measures;</li> <li>b. Provide provisions for monitoring dust and construction debris during construction;</li> <li>c. Designate a person or persons to monitor the dust control program and to order increased watering or other measures as necessary to prevent transport of dust off-site. Duties should include holiday and weekend periods when work may not be in progress;</li> </ol>	Prepare and submit Dust Control Plan to County APCD for review and approval, and include dust control notes on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Retained air quality monitor shall verify compliance with plan, and shall submit monitoring reports to applicable resource and regulatory agencies	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		d. Provide the name and telephone number of such persons to the APCD prior to construction commencement. e. Identify compliant handling procedures. f. Fill out a daily dust observation log.				
<u>Project-wide</u>	AQ/mm-2	Prior to site disturbance, the applicant shall:  a. Obtain a compliance review with the APCD prior to the initiation of any construction activities; b. Provide a list of all heavy-duty construction equipment operating at the site to the APCD. The list shall include the make, model, engine size, and year of each piece of equipment. This compliance review will identify all equipment and operations requiring permits and will assist in the identification of suitable equipment for the catalyzed diesel particulate filter; and, c. Apply for an Authority to Construct from the APCD.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>Project-wide</u>	AQ/mm-3	Upon application for construction permits and prior to site disturbance, the following mitigation measures shall be shown on all project plans and implemented during the appropriate grading and construction phases to reduce PM <sub>10</sub> emissions during earth moving activities:	Prepare and submit Dust Control Plan to County APCD for review and approval, and include dust control notes on grading	Upon application for land use and construction permits, and prior to site disturbance	Retained air quality monitor shall verify compliance with plan, and shall submit monitoring reports to applicable resource	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<ul style="list-style-type: none"> <li>a. Reduce the amount of the disturbed area where possible.</li> <li>b. Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible.</li> <li>c. All dirt stockpile areas shall be sprayed daily as needed.</li> <li>d. 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 (<a href="#">native to the FRP</a>) and watered until vegetation is established.</li> <li>e. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.</li> <li>f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible after initial site grading. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>g. Vehicle speed for all construction vehicles shall be posted to not exceed 15 mph on any unpaved surface at the construction site.</li> <li>h. All trucks hauling dirt, sand, or other</li> </ul>	and construction plans		and regulatory agencies	

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>loose materials are to be covered or shall maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC § 23114.</p> <ul style="list-style-type: none"> <li>i. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.</li> <li>j. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used when feasible.</li> <li>k. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities.</li> </ul>				
<u>Project-wide</u>	AQ/mm-4	During construction, the applicant shall maintain monthly compliance checks throughout the construction phase, verifying that all equipment and operations continue to comply with the APCD requirements.	Conduct monthly compliance inspections	During construction activities	Retained air quality monitor shall verify compliance, and shall submit monitoring reports to applicable resource and regulatory agencies	Cambria Community Services District
<u>Project-wide</u>	AQ/mm-5	Upon application for construction permits and prior to site disturbance, the applicant shall submit grading plans and a construction schedule demonstrating that soil material would not be moved at a rate more than 53,500 cubic yards (cy) in a quarter or 2,000 cy in a day. If	Prepare and grading and construction plans, and construction schedule, submit to APCD for review	Upon application for land use and construction permits, and prior to site disturbance	Retained air quality monitor shall verify compliance with plan, and shall submit monitoring reports to	Cambria Community Services District

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>material would be moved at this rate (or greater), the applicant shall implement the following standard APCD mitigation measures for the project's construction equipment:</p> <ul style="list-style-type: none"> <li>a. Maintain all construction equipment in proper tune according to manufacturer's specifications.</li> <li>b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, grader, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).</li> <li>c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.</li> <li>d. All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit.</li> <li>e. Electrify equipment where feasible.</li> <li>f. Substitute gasoline-powered for diesel-powered equipment where feasible.</li> <li>g. Use alternatively fueled construction equipment onsite where feasible, such as compressed natural gas (CNG)</li> </ul>	<p>and approval, and incorporate required measures as applicable</p>		<p>applicable resource and regulatory agencies</p>	

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>liquefied natural gas (LNG), propane, or biodiesel.</p> <p>h. Best Available Control Technology (BACT - implementation of DOCs or CDPFs) for construction equipment shall be required and the applicant shall provide the grading amounts and schedule to the APCD Planning Division as soon as they are available so that the appropriate level of BACT can be defined.</p> <p>i. At least 3 months prior to construction, the construction company awarded the contract shall contact the APCD Planning Division (805-781-5912) to coordinate the implementation of this mitigation measure. This company will also provide the APCD with proof that the Standard (a-h above) and BACT mitigation measures have been implemented prior to the start of construction activity. These measures shall be shown on all grading and construction plans prior to issuance of construction permits.</p>				
<u>Project-wide</u>	AQ/mm-6	<p>Upon application for construction permits and prior to site disturbance, the applicants shall:</p> <p>a. Conduct a geologic analysis to ensure the presence/absence of serpentine rock onsite. The geologic analysis shall identify if naturally occurring asbestos is contained within the serpentine rock</p>	Prepare geological analysis, and submit documentation to APCD as applicable	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>onsite; and,</p> <p>b. If naturally occurring asbestos is found at the project site, the applicant must comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM). In addition, the applicants shall work with the APCD to prepare an APCD-approved Asbestos Health and Safety Program and an Asbestos Dust Control Plan prior to development plan approval. The Asbestos Health and Safety Program and Asbestos Dust Control Plan may include, but is not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. Equipment operator safety requirements: protective clothing, breathing apparatuses to prevent inhalation of airborne asbestos fibers,</li> <li>2. Dust mitigation measures: continually water site to prevent airborne dust migration, cover all vehicle that haul materials from the site</li> <li>3. Identification of APCD-approved disposal areas for all excavated materials.</li> <li>4. If naturally-occurring asbestos is not present, an exemption request must be filed with the APCD.</li> </ol>				
<b>NOISE</b>						



Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
<a href="#">West FRP</a>	N/mm-1	During construction activities, the use of equipment shall be limited to allowed work hours as defined in the existing <i>County Noise Ordinance</i> , 7:00 A.M. to 9:00 P.M. (Monday through Friday) and 8:00 A.M. to 5:00 P.M. (Saturday and Sunday).	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
	<del>N/mm-2</del>	<del>Upon application for land use or construction permits for a telecommunications facility, the CCSD or its designee shall submit a Noise Study Report prepared by a County qualified acoustical consultant for review and approval by the County Planning Department. The Noise Study report shall include all measures necessary to mitigate predicted noise levels for adjacent sensitive noise receptor outdoor activity areas to below the 50 dBA daytime and 45 dBA nighttime threshold standard outlined in the <i>County Noise Element</i>.</del>	<del>Prepare project-specific Noise Study Report, and submit to County of San Luis Obispo Department of Planning and Building</del>	<del>Upon application for land use and construction permits, and prior to site disturbance</del>	<del>Obtain required approvals and/or permits prior to site disturbance</del>	<del>Cambria Community Services District</del>
<a href="#">East FRP</a>	N/mm- <del>2</del> 3	<p>Upon application for construction permits from the County of San Luis Obispo, the CCSD or project developer shall submit a Noise Reduction Plan prepared by a qualified acoustical consultant for review and approval by the County Planning Department. The Noise Reduction Plan shall include but is not limited to the following standards:</p> <ul style="list-style-type: none"> <li>a. Limit all phases of construction to the hours of 7:00 AM to 9:00 PM Monday through Friday as required by County ordinance;</li> <li>b. Regular notification of all existing and</li> </ul>	Prepare project-specific Noise Reduction Plan , and submit to County of San Luis Obispo Department of Planning and Building	Upon application for land use and construction permits, and prior to site disturbance	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>future residences within 1,000 feet of the site boundary concerning the construction schedule;</p> <ul style="list-style-type: none"> <li>c. Shield especially loud pieces of stationary construction equipment;</li> <li>d. Locate portable generators, air compressors, etc. away from sensitive noise receptors;</li> <li>e. Limit grouping major pieces of equipment operating in one area to the greatest extent feasible;</li> <li>f. Place heavily trafficked areas such as the maintenance yard, equipment, tools, and other construction oriented operations in locations that would be the least disruptive to surrounding sensitive noise receptors;</li> <li>g. Use newer equipment that is quieter and ensure that all equipment items have the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine vibration isolators intact and operational. Internal combustion engines used for any purpose on or related to the job shall be equipped with a muffler or baffle of a type recommended by the manufacturer;</li> <li>h. Conduct worker-training meetings to educate and encourage noise awareness and sensitivity. This training should focus on worker conduct while in the vicinity of sensitive receptors (i.e., minimizing and locating the use of</li> </ul>				

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>circular saws in areas adjacent to sensitive receptors and being mindful of shouting and the loud use of attention drawing language); and,</p> <p>i. Notify surrounding residences in advance of the construction schedule when unavoidable construction noise and upcoming construction activities likely to produce an adverse noise environment are expected. Noticing shall provide phone number of the project manager, construction foreman, and any other pertinent project team members. This notice shall be given one week in advance, and at a minimum of one day in advance if anticipated activities have changed (i.e., notice in local publication, temporary signage postings, etc.). Project representative shall verbally notify all surrounding residential owners if one day advance notice is given.</p>				
<u>East FRP</u>	N/mm- <u>34</u>	<p>Upon application for a Development Plan/Coastal Development Permit from the County of San Luis Obispo, the CCSD shall incorporate the following operational standards into the Community Park Master Plan:</p> <p>a. <del>Any amplified sound (e.g., loudspeakers, game announcers, etc.), should be designed so as to not point in a direction that is directly into a residential area.</del> All loudspeakers and or amplification of</p>	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance for Community Park Master Plan	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>sound <del>should point directly into the interior of the park</del> shall be prohibited.</p> <p>b. The volume of any <del>amplified</del> event should be limited to the immediate area of the event and shall not exceed a maximum noise level of 70 dBA as measured from the property line.</p> <p><del>c. The CCSD shall avoid the use of gas-powered turf mowers, and shall encourage the use of electric mowers for turf maintenance.</del></p>				
<b>HAZARDS AND HAZARDOUS MATERIALS</b>						
<u>Project-wide</u>	HM/mm-1	Prior to application for land use or construction permits, and prior to site disturbance, the CCSD shall coordinate with the Sheriff's Department to incorporate "Crime Prevention through Environmental Design" standards to the facility and amenity design, where applicable.	Include the measure on grading and construction plans	Upon application for land use and construction permits, and prior to site disturbance for Community Park Master Plan	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>Project-wide</u>	HM/mm-2	<p>To reduce the potential for wildland fire, the CCSD shall implement the Fire Management and Prevention strategies included in the Management Plan, including, but not limited to:</p> <p>a. Creating a defensible zone of 50-300 feet adjacent to the Lodge Hill neighborhood;</p> <p>b. Prohibiting smoking and fires of any kind within the FRP;</p> <p>c. Clearing dead standing trees, dense underbrush and tree limbs up to six feet above ground;</p>	Include the measure on grading and construction plans	Upon application for land use and construction permits, and for the life of the project	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		d. Posting red flags at staging areas to warn visitors to be careful extra vigilant periods of high fire hazards; and, e. Coordinating all ranch maintenance activities with the CFD.				
<u>East FRP</u>	HM/mm-3	Prior to operation of the community park, the CCSD shall submit a Hazardous Materials Business Plan to the County Division of Environmental Health.	Prepare Hazardous Materials Business Plan, and submit to County of San Luis Obispo Environmental Health Division	Prior to operation of community park	Retain documentation for the life of the project	Cambria Community Services District
<u>East FRP</u>	<u>HM/mm-4</u>	<p><u>Upon application for a land use permit to develop the community park sports fields, the CCSD shall prepare an Integrated Pest Management (IPM) plan to reduce the need for fertilizers, herbicides, and other chemicals. IPM guidelines are provided by the State Green California Best Practices Manual (<a href="http://www.green.ca.gov">www.green.ca.gov</a>). The plan shall include, but not be limited to, the following elements:</u></p> <p><u>a. Cultural control, including the selection of disease-resistant plant varieties; proper irrigation, fertilization, and pruning; and planting at the right time of year.</u></p> <p><u>b. Physical control, including changing physical conditions (i.e., temperature, light, or humidity) to prevent pest problems, such as using landscape fabric to shade out weeds and pruning dense plants to allow better air</u></p>	<u>Prepare and implement Integrated Pest Management Plan</u>	<u>Upon application for land use permit to develop community park sports fields</u>	<u>Retain documentation for the life of the project, and conduct on-going monitoring of program</u>	<u>Cambria Community Services District</u>

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p><a href="#">circulation and thus prevent disease.</a></p> <p><a href="#">c. Mechanical control, including managing pests through manual labor or simple objects, devices, or equipment such as using handheld propane flaming units that cook weeds, installing mowing strips and underlayments, and fastening copper bands around tree trunks or planters to exclude snails and slugs.</a></p> <p><a href="#">d. Biological control, including the use of beneficial organisms to reduce pest populations. Beneficial organisms include parasitic insects, and predaceous insects, mites, and spiders; bats; birds; amphibians and reptiles.</a></p> <p><a href="#">e. Reduced-risk pesticides don't endanger living organisms or the environment. Ideally, they break down easily, have narrow specificity, do not kill natural enemies, and do not volatilize around people. Examples of reduced-risk pesticides used for landscaping include the microbial insecticide, Bacillus thuringiensis, herbicides and insecticides that contain mint or clove oil, potassium bicarbonate for plant mildews, horticultural oil for sucking insects, and if absolutely necessary, spot-sprayed conventional herbicides.</a></p>				
<b>WATER SUPPLY</b>						
<u>Project-wide</u>	WS/mm-1	Upon application for land use and construction permits from the County for development of	Include the measure on grading	Upon application for land use and	Obtain required approvals and/or	Cambria Community

<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>sports fields, construction of restrooms, and installation of landscaping, and prior to site disturbance, the CCSD or project developer shall prepare plans showing the use of indoor and outdoor water conservation strategies and techniques to help offset the proposed anticipated water demand. These measures include but are not limited to:</p> <ul style="list-style-type: none"> <li>a. Landscape plans shall show the extent of permeable and impervious landscape materials, the use of low-water use plant materials selected from an approved County plant list, and a landscape irrigation plan indicating the method for achieving low volume, high efficiency irrigation (i.e., drip irrigation systems with automatic controllers and auto rain shut-off devices).</li> <li>b. If natural turf is proposed, the CCSD shall submit plans showing the use of an evaporative control system (or similar method) for irrigation.</li> <li>c. Incorporate use of pit toilets <u>or composting toilets</u> in restrooms, <u>portable restrooms</u>, or closure of restrooms during drought periods.</li> <li>d. <u>Incorporate the use of hand sanitizers to avoid the use of water for restroom sinks.</u></li> </ul>	and construction plans	construction permits, and for the life of the project	permits prior to site disturbance	Services District
<u>Project-wide</u>	WS/mm-2	Prior to CCSD Board approval of the <i>Community Park Master Plan</i> , if onsite wells are proposed for the water source, the CCSD shall	Prepare water quality testing and verify water supply	Prior to final approval of Community Park	Retain documentation, and obtain required	Cambria Community Services District

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		conduct additional tests on each proposed well to determine flow rates, capacity, and quality of water. Based on the results of water quality tests, methods of treatment shall be identified. <u>Tests shall demonstrate compliance with federal, state, and local standards regarding the use of wells for non-potable supply and turf irrigation.</u> The Master Plan shall not be implemented unless sufficient water supply is determined to be available.		Master Plan	approvals and/or permits prior to site disturbance	
<u>Project-wide</u>	WS/mm-3	Prior to CCSD Board approval of the <i>Community Park Master Plan</i> , if onsite wells are proposed for the water source, the CCSD shall identify which wells would be utilized (existing and/or proposed), consistent with the adopted Deed of Conservation Easement.	Prepare water quality testing and verify water supply	Prior to final approval of Community Park Master Plan	Retain documentation, and obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<u>Project-wide</u>	WS/mm-4	Prior to CCSD Board approval of construction plans for implementation of the <i>Community Park Master Plan</i> , if onsite wells are proposed for the water source, the CCSD shall develop plans for a new well from riparian water sources on the East FRP. <u>Proposed plans shall be reviewed and approved by the Friends of the Fiscalini Ranch Preserve and State Coastal Conservancy, and reviewed by the Easement Holder, and the Management Plan shall be amended prior to well development.</u> The well shall be designed to avoid stream flow impacts, and plans shall include a sanitary seal to a clay bed below the elevation of the creek bed, at least 20 feet in depth and a minimum of 150 feet from the creek bank. The well shall be	Prepare water quality and quantity testing, and design plans	Prior to final approval construction plans for Community Park Master Plan	Retain documentation, and obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District



<u>Locale</u>	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<p>pump tested <u>during extended drought conditions (e.g., 75 percent or less of average rainfall for a minimum period of two years)</u> to document whether there would be any potential effects to stream flow from during operation of the well. <u>Use of on-site wells shall be prohibited if tests demonstrate any affect on stream-flow.</u></p>				
<u>Project-wide</u>	WS/mm-5	<p>Upon application for land use and construction permits from the County for development of the sports fields, if natural turf is proposed, the CCSD shall demonstrate how recycled water would be treated to ensure that it would not increase the groundwater salinity beyond background concentrations (e.g.; use of low pressure reverse osmosis as part of the recycled water effluent treatment process, onsite infrastructure plans demonstrating how treatment of irrigation water would occur to lower concentrations (250 parts per million) of sodium and chloride). The CCSD shall submit a proposed water monitoring and testing program to be conducted for the life of the project.</p>	<p>Prepare supplemental documentation regarding the use of recycled water</p>	<p>Upon application for land use and construction permits for Community Park Master Plan</p>	<p>Retain documentation, and obtain required approvals and/or permits prior to site disturbance</p>	<p>Cambria Community Services District</p>
<b>PUBLIC SERVICES AND UTILITIES</b>						
<u>Project-wide</u>	PSU/mm-1	<p>Upon application for land use and construction permits, and prior to site disturbance for trail development, <del>the CCSD and Friends of the Fiscalini Ranch Preserve, in consultation with the current CCSD Fire Chief, will</del> <u>shall develop a signage plan in consultation with the Easement Holder to address any safety signage needs on</u></p>	<p>Include the measure on grading and construction plans</p>	<p>Prior to trail development, and for the life of the project</p>	<p>Obtain required approvals and/or permits prior to site disturbance</p>	<p>Cambria Community Services District</p>

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<del>the FRP. Mileage markers shall be placed approximately every quarter mile.</del>				
Project-wide	PSU/mm-2	Trails proposed for emergency access, including the Marine Terrace Trail, <del>Creek to Ridge Trail</del> , and Santa Rosa Creek (West) Trail shall be maintained to ensure function and emergency access throughout the FRP.	Include the measure on grading and construction plans	For the life of the project	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
Project-wide	PSU/mm-3	The Cambria CSD Fire Department shall <del>acquire a small vehicle</del> <u>use existing vehicles and trucks</u> capable of carrying rescue personnel and their equipment, as well as individual victims, throughout the FRP. <del>to expedite rescues and evacuations.</del>	Acquire emergency response equipment	For the life of the project	Obtain required approvals	Cambria Community Services District
Project-wide	PSU/mm-4	Immediately following use of an emergency vehicle on non-emergency access roads on the FRP, the FRP manager shall inspect the trail and implement erosion control measures and site restoration as necessary.	Conduct trail inspections as necessary	For the life of the project	Retain inspection documentation	Cambria Community Services District
Project-wide	PSU/mm-5	Upon application for land use and construction permits and prior to site disturbance for trail development, the FRP sign program shall include signage stating the following, or similar language: "No fire of any kind shall be allowed on the FRP." Signage shall be placed within parking areas and at trailheads informing users of the rules and regulations pertaining to fire related hazards.	Include the measure on grading and construction plans	For the life of the project	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
Project-wide	PSU/mm-6	The Cambria CSD Fire Department shall continue to engage in annual fuel reduction activities, especially in the urban/wildland interface areas on the north and boundaries of the West FRP, as outlined in the <i>Public Access</i>	Maintain fuel reduction program	For the life of the project	Obtain required approvals and/or permits prior to fuel reduction activities	Cambria Community Services District

Locale	Mitigation Measure	Requirements of Measure	Administrative Action	Timing	Monitoring and Reporting Schedule	Party Responsible for Verification
		<i>and Resource Management Plan.</i>				
<a href="#">Project-wide</a>	PSU/mm-7	Upon application for land use and construction permits from the County for the Community Park on the East FRP, the CCSD or its designee shall submit a lighting plan showing the use of security lighting, <del>on appropriate facilities, which may include restrooms and the community center.</del> Parking areas throughout the FRP shall be designed consistent with the County Sheriff's Department publication "Crime Prevention through Environmental Design" (CPTED) where applicable.	Include the measure on grading and construction plans	Upon application for land use and construction permits for the Community Park Master Plan	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<a href="#">Project-wide</a>	PSU/mm-8	Turn-outs and other areas not approved for vehicle parking shall be appropriately signed to inform visitors of the no camping and no parking limitations of the FRP.	Include the measure on grading and construction plans	Upon application for land use and construction permits for the Community Park Master Plan , and for the life of the project	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District
<a href="#">Project-wide</a>	PSU/mm-9	During management of the FRP, the CCSD or ranch manager shall monitor trash quantity and determine if additional trash and recycling receptacles and trash pick-up days are necessary. Trash receptacles shall be placed at major trailheads at the boundary of the ranch, and adjacent to all parking areas.	Monitor receptacle capacity and implement modifications as necessary	For the life of the project	Obtain required approvals and/or permits prior to site disturbance	Cambria Community Services District

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## IX. REFERENCES AND REPORT PREPARATION

### A. REFERENCES

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Aerial Photographs:

AXH-8F-3	7-28-49	Black & White
AXH-8F-4	7-28-49	Black & White
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Aerial Photographs:

AXH-8F-3	7-28-49	Black & White
AXH-8F-4	7-28-49	Black & White
AXH-8F-5	7-28-49	Black & White
35121-E1-04-PHT	5-13-94	Black & White orthophoto map

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Bob Gresens, District Engineer

Bob Putney, Fire Chief

Ben Hall, Sheriff Commander

Ben Boer, East West Ranch Manager

Rick King, Cold Canyon Landfill Site Manager

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## B. EIR PREPARERS

This EIR has been prepared by the Morro Group, Inc., in association with the City of San Luis Obispo other independent consultants. Project Director for the EIR was Mary Reents, President, Morro Group, Inc. The following is a list of individuals responsible for preparation of the EIR.

Responsibilities	EIR Preparer
Introduction Summary Project Description Environmental Setting Cultural Resources Alternatives Environmental Analysis	Shawna Scott, Project Manager Morro Group, Inc.
Geology and Soils Hydrology Water Supply	Cleath and Associates
Agricultural Resources Public Services and Utilities	Stephen Umbertis, Environmental Planner Morro Group, Inc.
Biological Resources	Robert Sloan, Senior Biologist Morro Group, Inc.
Aesthetic Resources	Robert Carr, Landscape Architect
Traffic and Circulation	Associated Transportation Engineers
Air Quality Hazards and Hazardous Materials	Keith Miller, Senior Planner Morro Group, Inc.
Noise	Karl Mikel, E.I.T. Morro Group, Inc.
Summary Mitigation Monitoring and Reporting Plan	Jaimie Jones, Assistant Planner Morro Group, Inc.

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## ACRONYM TABLE

Acronym	Term	Acronym	Term
ACOE	Army Corps of Engineers	CHP	California Highway Patrol
ADA	American Disabilities Act	CHRIS	California Historical Resources Information System
ADT	Average Daily Trips	CNDDDB	CDFG Natural Diversity Data Base
APCD	Air Pollution Control District	CNEL	Community Noise Equivalent Level
ARB	Air Resources Board	CNG	Compressed Natural Gas
AS	Archaeologically Sensitive	CNPS	California Native Plant Society
ATCM	Asbestos Airborne Toxic Control Measures	CPTED	Crime Prevention through Environmental Design
ATE	Associated Transportation Engineers	CPUC	California Public Utilities Commission
BACT	Best Available Control Technology	CUWCC	California Urban Water Conservation Council
BMP	Best Management Practices	CWA	Clean Water Act
CAA	Clean Air Act Amendments	CZLUO	Coastal Zone Land Use Ordinance
CAL FIRE	California Department of Forestry and Fire Protection	dB	Decibel
CalEPA	California Environmental Protection Agency	dBA	A-weighted Sound Level
CAP	Clean Air Plan	DD	Doubling Distance
CARB	California Air Resources Board	DHS	Department of Health Services
CCC	California Coastal Commission	DOC	Diesel Oxidation Catalysts
CCR	California Code of Regulations	DTSC	Department of Toxic Substances Control
CCSD	Cambria Community Services District	EIR	Environmental Impact Report
CDC	California Department of Conservation	EMF	electromagnetic fields
CDFG	California Department of Fish and Game	EPA	Environmental Protection Agency
CDPF	Catalyzed Diesel Particulate Filters	ESA	Environmentally Sensitive Area
CDPR	California Department of Parks and Recreation	ESHA	Environmentally Sensitive Habitat Areas
CEQA	California Environmental Quality Act	FCC	Federal Communications Commission
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act	FEMA	Federal Emergency Management Agency
CESA	California Endangered Species Act	FESA	Federal Endangered Species Act
CFR	Code of Federal Regulations	FH	Flood Hazards

Acronym	Term	Acronym	Term
FMMP	Farmland Mapping and Monitoring Program	PM	Particulate Matter
GIS	Geographic Information System	PRC	Public Resources Code
GPD	Gallons Per Day	RCRA	Resources Conservation and Recovery Act
Gpm	gallons per minute	RF	radio frequency
HAZMAT	Hazardous Materials	RMS	Resource Management System
HCM	Highway Capacity Manual	ROG	Reactive Organic Gases
HMMP	Habitat Mitigation Monitoring Plan	RTA	Regional Transportation Authority
ITE	Institute of Transportation Engineers	RWQCB	Regional Water Quality Control Board
LCP	Local Coastal Plan	SARA	Superfund Amendments and Reauthorization Act
L <sub>dn</sub>	Day/Night Average Sound Level	SB 18	Senate Bill 18
LEA	Local Enforcement Agency	SB 18	Senate Bill 18
Leq	Equivalent Sound Level	SEMS	Standardized Emergency Management System
LNG	Liquefied Natural Gas	SLOCOG	San Luis Obispo Council of Governments
LOS	Level of Service	SO <sub>x</sub>	Sulfur Oxide
LUE	Land Use Element	SRA	Sensitive Resource Area
LUO	Land Use Ordinance	SWPPP	Stormwater Pollution Prevention Plan
MEIR	Master Environmental Impact Report	SWRCB	State Water Resources Control Board
MPE	maximum permissible exposure	UBC	Uniform Building Code
MtBE	methyl tertiary butyl ether	URL	Urban Reserve Line
MUTCD	Manual on Uniform Traffic Control Devices	USEPA	U.S. Environmental Protection Agency
NMFS	National Marine Fisheries Service	USFWS	United States Fish and Wildlife Service
NOP	Notice of Preparation	USGS	U.S. Geological Survey
NOx	Nitrogen Oxide	WHO	World Health Organization
NPDES	National Pollutant Discharge Elimination System		
NRCS	Natural Resource Conservation Service		
NWS	National Weather Service		
OHP	Office of Historic Preservation		
PG&E	Pacific Gas & Electric		

**X. RESPONSE TO COMMENTS****A. LIST OF COMMENTS RECEIVED**

The following agencies and members of the public have prepared comments on the Draft EIR:

<b>Federal, State and Local Agencies</b>		
<b>1</b>	<b>State Clearinghouse</b> Letter of April 18, 2008	1400 Tenth Street Sacramento, CA 95814 Contact: Terry Roberts
<b>Agencies</b>		
<b>2</b>	<b>Coast Unified School District</b> Letter of April 17, 2008	1350 Main Street Cambria, CA 93428 Contacts: Dianne Brooke and Pamela Martens
<b>Private Organizations and Non-Profit Groups</b>		
<b>3</b>	<b>Cambrians for Preservation of Open Space</b> Letter of March 17, 2008	P.O. Box 1561 Cambria, CA 93428 Contact: Norman Fleming
<b>4</b>	<b>Central Coast Little League Board</b> Email of April 12, 2008 (with attached letter dated April 9, 2008)	P.O. Box 722 Cayucos, CA 93430 Contact: Karen McManus
<b>5</b>	<b>Friends of the Fiscalini Ranch Preserve</b> <b>Represented by Remy, Thomas, Moose and Manley, LLP</b> Letter of April 17, 2007	455 Capitol Mall, Suite 210 Sacramento, CA 95814 Contact: Andrea K. Leisy
<b>6</b>	<b>Greenspace – The Cambria Land Trust</b> Letter of April 16, 2008	P.O. Box 1505 Cambria, CA 93428 Contact: Richard Hawley
<b>7</b>	<b>LandWatch San Luis Obispo County</b> Letter of April 17, 2008	(address not provided) Contact: Cynthia Hawley
<b>General Public</b>		
<b>8</b>	<b>Don Canestro</b> Email of April 17, 2008	393 Ardath Drive Cambria, CA 93428
<b>9</b>	<b>Claude Albanese</b> Letter of March 17, 2008	3121 Wood Drive Cambria, CA 93428

General Public		
10	<b>Jan Alexander</b> Letter of March 24, 2008	(address not provided)
11	<b>Adolph Atencio</b> Email of April 17, 2008	445 Warwick Street Cambria, CA 93428
12	<b>Elizabeth Bettenhausen</b> Letter of April 17, 2008	345 Plymouth Street Cambria, CA 93428
13	<b>Lorena Border</b> Letter of March 21, 2008	427 Arvin Street Bakersfield, CA 93308
14	<b>Arthur Boxman</b> Email of April 13, 2008	(address not provided)
15	<b>Jim Brownell, Ph.D.</b> Email of April 16, 2008	(address not provided)
16	<b>Sharon and Duane Budge</b> Comment Form received April 17, 2008	1420 Spencer Cambria, CA 93428
17	<b>Jo Ellen Butler</b> Letter of April 17, 2008	329 Cambridge Cambria, CA 93428
18	<b>Matthew Bryant</b> Email of April 14, 2008	(address not provided)
19	<b>Charlotte Dareshori</b> Letter of April 15, 2008	585 Drake Cambria, CA 93428
20	<b>Michelle and Ted Fowler</b> Letter of April 15, 2008	2201 Wilton Drive Cambria, CA 93428
21	<b>Karen Garton</b> Email of April 16, 2008	1175 Kenneth Drive Cambria, CA 93428
22	<b>Gail Green</b> Email of March 20, 2008	(address not provided)

General Public		
23	<b>Lynne Harkins</b> Letter of April 17, 2008	P.O. Box 606 Cambria, CA 93428
24	<b>Bob Johnson</b> Email of April 14, 2008	(address not provided)
25	<b>Vern Kalshan</b> Letter of April 17, 2008	440 Kerwin Street Cambria, CA 93428
26	<b>Jennifer King</b> Email of April 17, 2008	2390 Pineridge Drive Cambria, CA 93428
27	<b>Victoria Krassensky</b> Email of April 16, 2008	(address not provided)
28	<b>Lynda Layton</b> (letter not dated)	3261 Pine Street Cambria, CA 93428
29	<b>George Leclercq</b> Email of April 15, 2008	1911 Ogden Drive Cambria, CA 93428
30	<b>Patricia Laubacher</b> (letter not dated)	575 Leighton Street Cambria, CA 93428
31	<b>D.R. Miller</b> Comments received April 17, 2008	P.O. Box 72 San Simeon, CA 93452
32	<b>Jan and Earl Moon</b> Email of April 17, 2008	(address not provided)
33	<b>Stephen Mull</b> Email of March 20, 2008	5068 Nottingham Cambria, CA 93428
34	<b>S and J Mulroony</b> Letter of April 17, 2008	2536 Wilcombe Drive Cambria, CA 93428
35	<b>Jill Quinn</b> Email of April 13, 2008	(address not provided)

General Public		
36	<b>Galen Rathbun, Ph.D.</b> Letter of April 17, 2007	P.O. Box 202 Cambria, CA 93428
37	<b>Raul Sandoval</b> Email of April 16, 2008	(address not provided)
38	<b>Robert and Ann Ray</b> Email of March 23, 2008	(address not provided)
39	<b>Olivia Redwine</b> Email of April 17, 2008	1131 Ellis Avenue Cambria, CA 93428
40	<b>Joyce Renshaw – Draft EIR Comments Form</b> Form dated April 17, 2008	1790 Ogden Drive Cambria, CA 93428
41	<b>Joyce Renshaw – Email</b> Email of April 17, 2008	1790 Ogden Drive Cambria, CA 93428
42	<b>Ken Renshaw</b> (comments not dated)	1790 Ogden Drive Cambria, CA 93428
43	<b>Amanda Rice</b> Email and Letter of April 17, 2008	2220 Ardath Drive Cambria, CA 93428
44	<b>Wayne Ryburn</b> Email of April 6, 2008	(address not provided)
45	<b>Bill Schassberger</b> Email of April 13, 2008	(address not provided)
46	<b>Chris and Jacquelyn Seaberg</b> Letter of April 16, 2008	2165 Wilton Drive Cambria, CA 93428
47	<b>Bill Seavey</b> Email of March 16, 2008	(address not provided)
48	<b>H.L. Stephey</b> Email of April 6, 2008	665 Evelyn Court Cambria, CA 93428

General Public		
49	<b>Donald Thomas</b> Email of April 13, 2008	6576 Buckley Drive Cambria, CA 93428
50	<b>Jim Webb</b> Letter of April 15, 2008	1186 Hartford Street Cambria, CA 93428
51	<b>Mary Webb</b> Letter of April 15, 2008	1186 Hartford Street Cambria, CA 93428
52	<b>Peter Whitman</b> Email of April 16, 2008	3171 Rogers Drive Cambria, CA 93428
53	<b>Anne Winburn</b> Letter of April 13, 2008	2890 Burton Circle Cambria, CA 93428
54	<b>Warren Wolfe</b> Letter of April 8, 2008 (addressed to The Cambrian)	1920 Sherwood Drive Cambria, CA 93428
55	<b>Claudia Harmon Worthen</b> Email of April 11, 2008	(address not provided)
56	<b>Lauren Younger – Draft EIR Comment Form</b> (form not dated)	2159 Wilton Drive Cambria, CA 93428
57	<b>Lauren Younger – Letter</b> Letter of April 17, 2008	2159 Wilton Drive Cambria, CA 93428
58	<b>Don Canestro</b> Email of April 17, 2008	393 Ardath Drive Cambria, CA 93428
59	<b>Tamara Corbet</b> Letter of May 22, 2008	(address not provided)
60	<b>Bob Kasper, Maureen Kasper</b> Letter of May 5, 2008	4766 Windsor Boulevard Cambria, CA 93428

The letters of comment are given in the above order with the responses following the individual letters. Letters of comment are reproduced in total, and numerical annotation has been added as appropriate to delineate and reference the responses to those comments. The pages of the letters have been re-numbered to conform to the page sequence of this section.



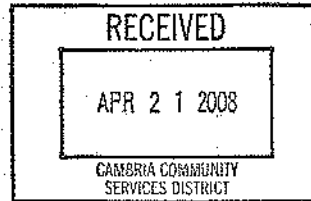
ARNOLD SCHWARZENEGGER  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT  
DIRECTOR

April 18, 2008



O: CD  
C: TAR  
fs

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

Subject: Fiscalini Ranch Preserve  
SCH#: 2006051092

Dear Connie Davidson:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on April 17, 2008, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

1.1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts  
Director, State Clearinghouse

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044  
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov



**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2006051092  
**Project Title** Fiscalini Ranch Preserve  
**Lead Agency** Cambria Community Services District

**Type** EIR Draft EIR  
**Description** The proposed Public Access and Management Plan and Community Park Master Plan consists of implementation of the adopted East West Ranch Management Plan and Easement (April 24, 2003) and proposed Community Park Master Plan (Firma, 2007). The Master Plan includes improvements to trail systems, restoration and erosion control projects, and a community park including sports fields, court area, community center, parking, and restrooms.

**Lead Agency Contact**

**Name** Connie Davidson  
**Agency** Cambria Community Services District  
**Phone** (805) 927-6223 **Fax**  
**email**  
**Address** P.O. Box 65  
**City** Cambria **State** CA **Zip** 93428

**Project Location**

**County** San Luis Obispo  
**City** Cambria  
**Region**  
**Cross Streets** Highway 1 and Cambria Drive  
**Parcel No.** 013-101-013, 088; 013-121-025, 026; 013-131-038; 023-411-022  
**Township** 27S **Range** 8E **Section** 26 **Base** MDB&M

**Proximity to:**

**Highways** State Highway 1  
**Airports**  
**Railways**  
**Waterways** Pacific Ocean, Santa Rosa Creek  
**Schools** Cambria Middle School  
**Land Use** Open Space, Recreation

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Recreation/Parks; Traffic/Circulation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

**Reviewing Agencies** Resources Agency; Regional Water Quality Control Board, Region 3; Department of Parks and Recreation; Native American Heritage Commission; Central Valley Flood Protection Board; Department of Fish and Game, Region 4; Department of Water Resources; Department of Conservation; California Coastal Commission; California Highway Patrol; Caltrans, District 5; Air Resources Board, Transportation Projects

**Date Received** 03/04/2008 **Start of Review** 03/04/2008 **End of Review** 04/17/2008

Note: Blanks in data fields result from insufficient information provided by lead agency.

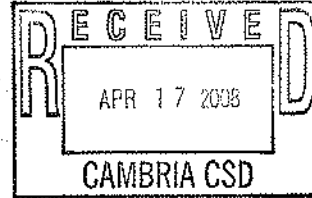
**1. State Clearinghouse**

- 1.1 Comment noted regarding submittal of Draft EIR to state agencies. No changes to the EIR are necessary.

COAST UNIFIED SCHOOL DISTRICT

1350 Main Street, Cambria, CA 93428  
(805) 927-3880 ■ FAX (805) 927-0312

April 17, 2008



Connie Davidson  
Cambria Community Services District  
PROS Commission  
By Email ([cdavidson@cambriacsd.org](mailto:cdavidson@cambriacsd.org)) and  
By FAX: 805/927-5584

Dear Ms. Davidson and Commission Members,

I am writing on behalf of the Coast Unified School District Governing Board, Staff, and students. The District would like to courteously emphasize that additional/new community playfields are required for Cambria citizens. Physical and recreational activities are critically important for the health and well being of youth and other age groups. The County and CCSD should be responsible for providing adequate recreational facilities.

2.1

Like all other public school districts in California, the primary responsibility of Coast Unified is to provide and fund academic and related athletic and sports instruction to students in grades K-12. The District for many years has shouldered the responsibility for providing playfields for very worthwhile community youth organizations and other groups because of the lack of such space in Cambria. This has been accomplished with no financial support from the County or CCSD.

We respectfully state that it is not appropriate to suggest that Coast Unified should remain responsible as noted above and/or that additional and more extensive District funds be diverted from the educational program for increased playfield related upkeep such as equipment, landscape supplies, water, and personnel time for activity scheduling. In fact, our fields cannot continue to sustain the current level of use. In most cases, due to the lack of alternative playfields in Cambria, the demand does not even permit adequate down time for maintenance and improvement of the District's fields.

Coast Unified believes and strongly requests that additional non-District playfields and other recreational space be identified and funded immediately. Two additional requests are: 1) The County and CCSD (PROS) should provide financial assistance to Coast Unified School District for the costs incurred by community use of our fields. 2) CCSD should proceed forward with the plan to provide non-potable water to Santa Lucia and other sites as appropriate.

Your attention to this matter is greatly appreciated.

Sincerely,

Dianne E. Brooke, President  
CUSD Board of Trustees

Pamela Martens  
Superintendent

Facilities: PROS Commission

**2. Coast Unified School District**

- 2.1 Comment noted that the Coast Unified School District (CUSD) considers that it is not appropriate for the CUSD to be responsible for public recreational facilities. The CUSD requests reimbursement if the school fields are to be used for public recreational purposes. Within its water master planning (refer to Task 3: Recycled Water Distribution System Master Plan, July 2004), the CCSD developed a recycled water distribution plan that included plans for irrigating the old Cambria Grammar School (currently used as CUSD offices) and the Santa Lucia Middle School, as well as the new Cambria Grammar School. During construction of the Cross Town Trail, and in anticipation of such a future need, a reach of six-inch diameter purple pipe was also installed from Windsor Boulevard to Cambria Drive on the west side of Highway 1. As part of its earlier 2004 planning, the capital cost to complete the recycled water system was estimated at \$5.5 million (in terms of 2002 valued dollars). The CCSD is attempting to resolve the issue of funding for the project, and remains open towards collaborating with the CUSD on potential grant applications and similar ventures that would allow such a system to be funded.

CCSD - Comments

TO: ~~CALIFORNIA COASTAL COMMISSION~~  
~~Santa Cruz, CA~~

3/17/08

SUBJ: EIGHTEEN ACRES OF CAMBRIA'S EAST  
RANCH PROPOSED FOR DEVELOPMENT

3.1

The subject property is the East portion of the East-West Ranch in Cambria, California formerly known as the Phillips Ranch. The land is located off Rodeo Grounds Rd. close to Cambria's Main Street. In November 2000, the land was acquired by the American Land Conservancy and people of Cambria. The Conservancy deeded the property to the Cambria Community Service District to preserve its natural resources. The District then negotiated with the County of San Luis Obispo to have the property zoned as Recreation.

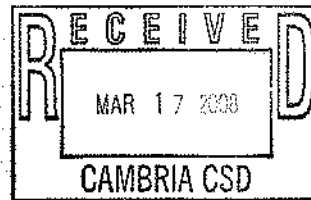
The intent of the District is to use the property for a sports field to include softball diamonds, soccer fields, basketball courts, bleachers, picnic areas, barbecue pits, parking lots, toilets and a community center. This entails removal of trees and native habitat.

Previously, in the process of acquiring this land, the District recorded a set of Covenants, Conditions and Restrictions (CC&R'S) as well as a Memorandum of Understanding to preserve the natural resources of this land plus the entire East portion of the East-West Ranch, now known as the Fiscalini ranch.

Cambrians for Preservation of Open Space need your assistance in stopping the proposed project, and in maintaining this area as an important open space. It is close to homes and businesses at the edge of town. It borders the Santa Rosa Creek, a trout stream which runs through Cambria.

Sincerely,

*Norman Fleming*  
Cambrians for Preservation of Open Space  
PO Box 1561  
Cambria, CA 93428



Hand-delivered

**3. Cambrians for Preservation of Open Space**

- 3.1 Comment noted that the CCSO negotiated with the County of San Luis Obispo to have the property zoned as Recreation. The CCSO recorded a set of Covenants, Conditions, and Restrictions (CC&Rs) and a Memorandum of Understanding to preserve the natural resources of the Fiscalini Ranch Preserve (FRP). No changes to the EIR are necessary.

**Connie Davidson**

**From:** Cambria Palms Motel [cambriapalmsmotel@charterinternet.com]  
**Sent:** Saturday, April 12, 2008 6:08 PM  
**To:** Connie Davidson  
**Cc:** Tracey & Doug Nelms; Brian Machado; Cari Thomas; Dan Chivens; Michelle Lilley; Mike Garcia; Sherry Molnar; Steve Kniffen; Steve Maffioli  
**Subject:** Sports park for kids

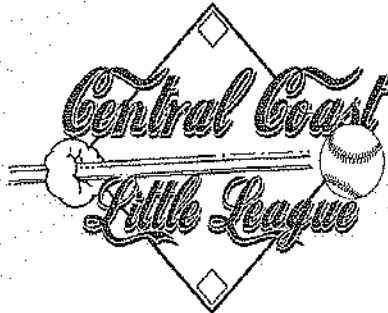
To: Connie Davidson of the CCSD,

4.1

See attached document from the Central Coast Little League Board.

Sincerely,  
Karen McManus  
Secretary, CCLL

4/16/2008



Central Coast Little League  
P.O. Box 722  
Cayucos, CA 93430

April 9, 2008

To Connie Davidson, CCSD:

The Central Coast Little League Board would like to express its support for the proposed Sports Park in Cambria. There is an obvious shortage of fields on which to play in Cambria.

4.2

Sincerely,

CCLL Executive Board



**4. Central Coast Little League Board**

- 4.1 Comment noted about attached document from Central Coast Little League Board; no changes to the EIR are necessary.
- 4.2 Comment noted regarding support for the proposed Sports Park in Cambria (East FRP). No changes to the EIR are necessary.



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OF COUNSEL

April 17, 2007

VIA FACSIMILE & REGULAR MAIL  
(805) 927-5584

Connie Davidson, Project Manager  
Cambria Community Services District  
P.O. Box 65  
Cambria, CA 93428

Subject: Draft Master Environmental Impact Report for the Fiscalini Ranch Preserve  
(SCH #: 2006051092)

Dear Ms. Davidson:

These comments are submitted on behalf of the Friends of the Fiscalini Ranch Preserve (FFRP),<sup>1</sup> holder of the Conservation Easement over the Fiscalini Ranch Preserve (Ranch). FFRP is a 501(c)(3) nonprofit land trust and a chapter of the Foundation for Small Wilderness Area Preservation. The mission of the FFRP is to protect and maintain the conservation and natural resource values of the Ranch by limiting the use of the property to the enjoyment of its open space values through passive recreation with the exception of the Community Park Area for which active recreation is allowed. We have reviewed the Draft Master Environmental Impact Report (MEIR) for the proposed Fiscalini Ranch Preserve Public Access and Management Plan and Community Park Master Plan (the "Project") and find significant inconsistencies between the proposed Project and the Public Access and Resources Management Plan adopted in 2003 for the Ranch ("Management Plan"). We also have grave concerns about the

5.1

<sup>1</sup> / FFRP was formerly known as the North Coast Small Wilderness Area Preservation (NCSWAP).

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inadequacy of the Draft MEIR under the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et. seq.)

5.1 (cont'd)

As explained more fully below, if implemented, the proposed Project would substantially reduce the Ranch's unique and valuable environmental qualities, including its scenic beauty, its undeveloped natural space, and other important natural resource values. Thank you for your anticipated consideration of the significant issues and concerns raised in this letter. We look forward to your response.

### I. Background

The Draft MEIR provides little by way of background on the history and acquisition of the Ranch. (See Draft MEIR, p. III-8.) To better inform the public and decisionmakers of the unique and important function the Ranch fulfills in Cambria, as well as CCSD and FFRP's roles in preserving and restoring the Ranch, the following brief history is provided.

5.2

The Fiscalini Ranch and much of what is now Cambria was once part of the large Phealan Ranch. The underlying Rancho Santa Rosa Spanish Land Grant covered the Cambria area during California's time as a Spanish colony, reaching miles up and down the Central Coast. Over the years, it was broken up and sold to become the large holdings of dairy and ranching families. Thousands of acres of the land grant came under the ownership of the Phealan family before becoming fragmented. Some tracts were sold for development, while others, including the Ranch, remained forest or open range.

Around the turn of the century, the heavily forested Ranch was chain-dragged and burned to clear the land for cattle grazing. Only 70 acres of rare Monterey Pine survived and still crown the Ranch ridge. The Fiscalini family bought the 400+ acres that would become the Fiscalini Ranch Preserve in the early 1900s. In the 1980s, the Fiscalinis sold the Ranch to the Rancho Pacifica developers after its property taxes soared due to the budding subdivisions growing up around the property in a horseshoe shape.

Rancho Pacifica Development intended to build thousands of homes, a resort hotel and a golf course with man-made lakes and aerial gondolas on the property. Alarmed at the scale of the plans for the property, the community organized as Friends of the Ranch and to protest the development. After years of trying to gain approval for its plans, Rancho Pacifica Development went bankrupt and the property was sold at auction in 1993 to an offshore corporation, the Foundation, Ltd.

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The Foundation, Ltd. planned to develop over 600 units on the property, including commercial and industrial development. In response, Friends of the RanchLand raised thousands of dollars and hired the Environmental Defense Center to fight the proposed development. Through considerable effort, the Friends of the RanchLand and the Environmental Defense Center succeeded in bringing the proposed development to a standstill over water issues and the destruction of trails.

5.2 (cont'd)

The developers requested the local water district to annex the Ranch so that the development could not be denied water. Development seemed unavoidable. Fortunately, however, the American Land Conservancy, a land trust in San Francisco, responded to a letter of inquiry and agreed to help. The American Land Conservancy agreed to take the project with one condition – that a local group would be available to put their deal together and help with fundraising. The developers added a condition that the local group could not be the Friends of the RanchLand and requested \$11.1 million for the property with a deadline of one year.

The Los Osos-Baywood Chapter of the Small Wilderness Area Preservation (SWAP) agreed to take the project. The Chapter mentored the new NCSWAP, which then partnered with the American Land Conservancy, the State Coastal Conservancy, local government, and members of the community to buy the land and convert it into a park and open space. Community members contributed over \$1.2 million in cash to purchase the land and the Mid State Bank made an in-kind donation to the Ranch of valuable property adjacent to the Ranch. The addition of the bank's former's property raised the size of the new park to just under 440 acres. It also completed a requirement for a \$4 million local contribution to the purchase, allowing the State Coastal Conservancy to purchase the Ranch. It is through this purchase that CCSD holds fee-title to the Ranch.

The terms of the sale required CCSD to prepare a Management Plan and conservation easement agreement and to appoint a conservation easement holder for the Ranch. As noted, FFRP holds the Conservation Easement over the Ranch. The purpose of the Conservation Easement is to assure that the conservation and natural resource values of the Ranch are preserved, and/or restored and to prevent any use and activity on the Ranch that will impair or interfere with the Ranch's resource values.

In granting FFRP the Conservation Easement, CCSD conveyed to FFRP the rights (among others) to "preserve and protect the conservation values of the [Ranch]" and to "prevent any activity on or use of the [Ranch] that is inconsistent with the purpose of [the Conservation Easement] and the Management Plan." The Conservation Easement

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requires CCSD to use the Ranch only in a manner consistent with the Management Plan. (Conservation Easement, Paragraph 5 (Permitted Uses and Activities)).

5.2 (cont'd)

The adopted Management Plan is the result of an extensive year long interactive effort to synthesize the community's and the funding conservation agencies' overall vision and objectives to preserve the Ranch as a natural scenic property while allowing passive use with multiple trail access. The overarching vision of the Management Plan is to protect the Ranch from further alteration and to provide guidelines for restoration and protection of the Ranch's sensitive natural resources and special status species. Although the proposed Project purports to implement the Management Plan, as detailed below, there are several important inconsistencies between the Management Plan and the proposed Public Access and Management Plan and Community Park Master Plan described in the Draft MEIR.

Further, much of the proposed Project is inconsistent with the underlying vision of the Conservation Easement and Management Plan, which is to "ensure that public access is maintained in balance with *minimum* disturbance to, and protective of, sensitive natural habitats and unique scenic and cultural resources." (Management Plan, p. 5, italics added.) Pursuant to the terms of the Conservation Easement, and in recognition of the extent of resources and multi-party collaboration that went into years-long acquisition and Management Plan process, CCSD should modify the proposed Project to be fully consistent with the Conservation Easement and Management Plan. Doing so will best promote the conservation values of the property, that CCSD, FFRP and other stakeholders recognize to be "important to the spiritual sustenance, well being, fullest human experience of people young and old, both in the present and future generations." (Conservation Easement, Declaration D.)

5.3

## II. Inconsistencies with the Conservation Easement and the 2003 Management Plan

The proposed Project would contradict or otherwise frustrate several of the preservation and conservation requirements of the Conservation Easement and the 2003 Management Plan. The proposed Project would also run counter to the spirit and intent of the community and conservation agencies in acquiring the Ranch property, entering into the Conservation Easement and adopting the Management Plan so as to ensure public access with minimal disturbance to the environment.

5.4

FFRP respectfully requests CCSD to modify the proposed Project to be fully consistent with the Management Plan and Conservation Easement, as required by the deed of easement. Doing so would enable CCSD and FFRP to manage the Ranch in a

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manner that minimizes human impacts on the Ranch's unique natural environment while still allowing visitors recreational opportunities to experience the Ranch, as envisioned in the Conservation Easement.

5.4 (cont'd)

Because the inconsistencies are not identified in the Draft MEIR, we note them here. Notably, each issue identified below raises important environmental concerns beyond inconsistency with the Conservation Easement and 2003 Management Plan. The problems listed below equally pertain to CEQA's information disclosure requirements and the duty to avoid or substantially reduce, to the extent feasible, a project's significant environmental effects on the environment.

5.5

**A. Amplified Noise**

Paragraph 5 of the Conservation Easement (through Exhibit E) expressly prohibits the use of amplified sound. (Management Plan, Exh. E, paragraph 12.) The Draft MEIR's stationary noise analysis of the East FRP suggests that CCSD plans to allow amplified sound, stating, "any amplified sound (e.g., loudspeaker, game announcers, etc.), should be designed so as not to point in a direction that is directly into a residential area. All loudspeakers and amplification of sound should point directly into the interior of the park and the volume should be limited to the immediate area of the event." (Draft MEIR, p. V-214.)

5.6

Mitigation Measure N/mm-4 should be amended to *prohibit* amplified sound consistent with the Conservation Easement and Management Plan. Notably, CCSD is not permitted to amend the Management Plan to allow amplified sound because doing so would contradict the Conservation Easement. (Conservation Easement, paragraph 4.1.)

Even if the Conservation Easement did not prohibit amplified noise, amplified noise should not be permitted because it would interfere with the quiet and contemplative atmosphere of the Ranch and result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. In light of the uniquely peaceful and meditative setting the Ranch provides, Mitigation Measure N/mm-4 would be ineffective at minimizing noise disturbances to Ranch visitors because it would permit speakers to face the interior of the park, thereby interfering with park visitors' enjoyment of the Ranch.

Because the Draft MEIR does not provide quantified noise projections of the effectiveness of the proposed mitigation, there is no substantial evidence to support the Draft MEIR's less than significant impact conclusion from noise. To ensure noise impacts of the Project to receptors in the vicinity remaining less than significant,

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including impacts to visitors to the interior of the park, the Final MEIR should delete any reference to amplified sound being part of the proposed Project.

5.7 (cont'd)

#### B. Water Supply

As correctly noted by the Draft MEIR (p. V-229), the Management Plan prescribes that "[n]o new water supplies for District purposes will be developed on the Ranch." (Management Plan, p. 47.) As also correctly explained by the Draft MEIR, CCSD presently has inadequate water resources to serve future customers and an inadequate water distribution system for fire suppression. (Draft MEIR, p. V-235.) Indeed, there are currently over 600 applicants for CCSD residential water on the CCSD water services wait list. (Draft MEIR, p. V-233.) Further, since 2001, CCSD has placed a moratorium on water permits until new water sources may be found. The CCSD should therefore exercise considerable caution before approving any project that would place additional demand on CCSD's already over-impacted water supply. The CCSD should not approve any project, such as the proposed Project, which would result in an unavoidable adverse impact to water supply. Instead, CCSD should adopt a project alternative, such as Alternative A (Reduced Project), which avoids the significant water supply impacts that would be caused by the proposed Project as identified in the Draft MEIR.

5.8

Although the Draft MEIR estimates that the proposed community park would require approximately 30-acre feet of water per year, the Draft MEIR expressly declines to identify a water source for the Project, stating that "[a]t this time, the [water] sources to be used for the project have yet to be formally established." (Draft MEIR, p. V-229.) The Draft MEIR should either identify a water source or CCSD should adopt an alternative that does not require water supply which cannot be met through its existing supplies. As proposed, the Draft MEIR impermissibly defers this analysis. (*Stanislaus Natural Heritage Project v. County of Stanislaus* (1996) 33 Cal.App.4th 144 [reasonably foreseeable impacts must be analyzed in first tier documents].)

5.9

Instead of identifying a water source for the Ranch, the Draft MEIR briefly identifies three water supply alternatives and a synthetic turf alternative. For the reasons discussed below, the water supply analysis is insufficient to satisfy CEQA's informational mandate. CEQA's informational demands are particularly important with respect to the proposed Project's water supply impacts because, as noted, CCSD does not have sufficient water to meet its current demands, much less the additional demands of this Project. Further, there is no substantial evidence that a water supply will actually materialize to serve the Project. Therefore, CCSD should adopt an alternative to the

5.10

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Project, such as Alternative A (Reduced Project), that would not result in a significant and unavoidable water supply impact.

5.10 (cont'd)

Recently, in the case *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (2007) 40 Cal.4th 412 (*Vineyard*), the California Supreme Court addressed the degree of uncertainty tolerated under CEQA for land-use planning projects. Although the proposed Project is not a large land use planning project, as was the project at issue in *Vineyard*, the principles articulated in *Vineyard* are apposite in that the Draft MEIR proposes that the Project would use water for which an adequate supply cannot be clearly ascertained. Further, the fact that CCSD is unable to meet its current water supply demands render sufficient information on water supply especially vital to informed decisionmaking. Moreover, because the EIR is a Master EIR, subsequent project approvals considered to be within the scope of the Master EIR will not need further environmental review. Therefore, the Master EIR stage of the approval process may be the only opportunity in which CCSD has to consider whether adequate water supplies will be available and the impacts of providing water to the Project. (See Cal. Code Regs., tit. 14 (CEQA Guidelines), § 15177.)

5.11

The *Vineyard* court articulated four principles of analytical adequacy of EIRs for projects for which there is uncertainty surrounding project water supply. The third principle articulated by the court is of particular relevance to the proposed Project: "[T]he future water supplies identified and analyzed must bear a likelihood of actually proving available; speculative sources and unrealistic allocations ('paper water') are insufficient bases for decisionmaking under CEQA. An EIR for a land use project must address the impacts of likely future water sources, and the EIR's discussion must include a reasoned analysis of the circumstances affecting the likelihood of the water's availability." (*Vineyard, supra*, 40 Cal.4th at p. 432.) The Draft MEIR is deficient under this principle because the potential water supplies identified in the Draft MEIR are speculative and do not bear a likelihood of actually becoming available. Moreover, the Draft MEIR fails to provide an adequate discussion of the *impacts* of the proposed water sources on the environment.

5.12

#### 1. On-Site Wells as Water Supply

The Draft MEIR states that "existing wells on the ranch could be used to provide water for irrigation and for potable uses." (Draft MEIR, p. V-238.) The Management Plan, however, requires existing wells to remain for monitoring and grazing purposes – and not as a source of water supply. (Management Plan, p. 47.) Further, the abandoned well used for the Fiscalini Ranch operations must be capped for public safety purposes." (*Ibid.*) There is no evidence that the abandoned well is safe and should not be capped.

5.13



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 Cambria Community Services District  
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Before CCSD may use the on-site wells as a source of water supply, CCSD must amend the Management Plan and obtain the State Coastal Conservancy Project Manager's approval. (Management Plan, p. 65.) CCSD may not use the wells until the Management Plan has been amended. Because no application to amend the Management Plan has been proposed, there is no indication CCSD would be able to use onsite wells as a source of water supply.

5.14

Even if the Management Plan were amended to allow use of the onsite wells, the Draft MEIR does not contain evidence that the wells would be able to supply the Project's near and long-term water supply. The draft EIR acknowledges that the old pit well is unlikely currently suitable for use and that the domestic well on the East FRP may not be operational, and if it were, a pump fitting in its casing would be limited to less than 100 gallons per minute. The Final MEIR should provide additional information about whether these two wells could actually supply water to the Project. If the wells cannot be used for water supply, the Final MEIR should not identify the wells as potential water supply sources.

Nor does the Draft MEIR provide substantial evidence that the irrigation well near Highway 1 (27S/8E-27G1) or the Rancho Pacifica well (27S/8E-27H2) would actually be able to meet Project water supply demands. Instead, the Draft EIR defers analysis of the use of these wells to a later date. (Draft MEIR, p. V-238 ["If [the irrigation well near Highway 1] is to be considered as a source of irrigation water, a pumping test for stream flow interference would be required"; "Water quality testing would be required for the Rancho Pacifica well] to determine the suitability of the water for domestic uses.") CEQA prohibits such deferred analysis. (See *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692.) A revised and recirculated MEIR is required if CCSD attempts to move forward with the Project as proposed.

5.15

Moreover, the Draft MEIR's discussion of impacts associated with the use of the on-site wells fails to fulfill CEQA's informational mandate because it does not meaningfully advise decisionmakers or the public of the environmental effects of the use of on-site wells. (*Sierra Club v. State Bd. of Forestry* (1994) 7 Cal. 4th 1215, 1236-1237.) Instead, the Draft MEIR defers study and mitigation of these potential effects, a practice prohibited under CEQA. (See *Sundstrum v. County of Mendocino* (1988) 202 Cal.App.3d 296.) For instance, with respect to the Rancho Pacifica well, the draft MEIR states, "[a]dditional testing of this well and the other wells on the FRP would be helpful in determining the impacts of pumping on streamflow." (Draft MEIR, p. V-238.) Please provide information on the impacts of pumping on streamflow and other environmental constraints in the Final MEIR so that CCSD, San Luis Obispo County and the public may

5.16

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be made aware of the Project's potential environmental effects and so that these effects may be minimized or avoided.

5.16 (cont'd)

2. Alternative of Using District Water Supply Wells

Based on the Draft MEIR's discussion of the use of District water supply wells, there would be no basis for CCSD to conclude that District wells are a viable option to supply Project water supply. The Draft MEIR notes that due to contamination constraints, since 2001 there has been only one Santa Rosa Creek Valley well in operation -- and this well has only produced a maximum of 160 acre-feet per year. (Draft MEIR, p. V-240.) Because the proposed Project would utilize over 1/5 of this well's annual supply, it is unlikely a viable source of water supply for the Project, particularly in light of the fact that CCSD cannot meet its existing water demands.

5.17

Further, the State Water Resources Control Board only allows production from lower Santa Rosa Creek Valley wells to 260 acre-feet between May 1 and October 21 and 518-feet per year. As CCSD is unable to issue new intent to serve letters, and there is a long waiting list for residential water users, it seems unlikely that 30 acre-feet a year of groundwater can be supplied using lower Santa Rosa Creek Valley wells, especially without harming existing water users.

Furthermore, as with the analysis of the use of on-site wells, the Draft MEIR fails to provide a discussion of the impacts of using these wells on the environment. The Final MEIR should include a discussion of the impacts of using CCSD wells as water supply for the Project.

3. Desalination Alternative Water Source

The Draft MEIR states that "[a]t this time, the desalinated water option is in the planning stage, and actual implementation is considered speculative." (Draft MEIR, p. V-241.) As such, CCSD should not consider desalinated water as a realistic source of water supply for the proposed Project. Would desalination be feasible?

5.18

4. Recycled Water as an Alternative Water Supply Source

The Draft MEIR notes that the timeframe to complete CCSD's recycled water distribution system is estimated to take approximately three to four years. (Draft MEIR, p. V-242.) Notably, a Master EIR may only be relied upon for five years (Pub. Resources Code, § 21157.6) and therefore CCSD would only have a limited time window to

5.19

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 Cambria Community Services District  
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implement this option. How likely is the recycled water to be available to meet the Project's anticipated demand on top of CCSD's current and pending water demands?

5.19 (cont'd)

Further, the recycled water would only be used for irrigation. If the recycled water alternative supply source is adopted, how would the Project's potable demands, including drinking fountains and water for restroom sinks, be met?

5.20

**C. Signage**

The Management Plan provides that the objective of signage at the Ranch "is to state rules without a negative directive and without creating visual clutter." (Management Plan, p. 32.) Because a signage plan for the proposed Project has not yet been designed, it is unclear from the Draft MEIR whether the proposed signs would be consistent with the signage objective of the Management Plan. To best fulfill CEQA's informational goals, the Final MEIR should include a signage plan.

5.21

Mitigation Measure AES/mm-6 (Draft MEIR, p. 139) should be modified to require signage plans to be submitted to and approved by FFRP prior to application for land use and construction permits. Modifying the mitigation measure to give FFRP approval authority over the signage plans would be consistent with the FFRP's rights under the grant of easement, which allow it to prevent any activity on the Ranch that is inconsistent with the purpose of the Conservation Easement and Management Plan, including the preservation of natural scenic resources. (Conservation Easement, paragraph 3 (Rights of Grantee), see also Conservation Easement, paragraph 2 (Purpose).)

5.22

At a minimum, the Final MEIR should provide a signage plan that identifies the size, location, material, color, and quantity of proposed signs so that CCSD, the County of San Luis Obispo and the public may consider whether the signage plans would negatively impact scenic vistas or significantly degrade the Ranch's scenic landscape. The plans should limit sign use to only those signs necessary to inform trail users of trail names and routes, what may be expected on the trail, safety, and other relevant information while minimizing visual clutter along the coast to the maximum extent feasible. (See Management Plan pp. 32-33.)

5.23

A sign every quarter-mile is not necessary for public safety. Further, signs should not be reflective so as to prevent glare. Signs should also be neutral in color to minimize visual impacts. All proposed signs must be consistent with the size requirements identified in the Management Plan. (See *Ibid.*) Consistent with the County of San Luis Obispo's Coastal Plan Policies, Visual and Scenic Resources Policy 9, signs should be

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designed to be simple, easy to read, and in harmony with the surrounding area. Without a signage plan, it is impossible to determine if the proposed Project is consistent with this criteria.

5.24 (cont'd)

**III. Impacts to Southern Steelhead**

The drainage plans for the proposed Project are not sufficiently detailed to determine whether there would be any impact from runoff on Southern Steelhead, a federally listed endangered species, which are known to spawn in the Santa Rosa Creek. Please provide additional information on whether and how drainage from the proposed Project would affect Steelhead. As it stands, the information provided is insufficient to allow any meaningful assessment of the project's potential impacts to Steelhead. (*Vineyard, supra*, 40 Cal.4th at pp. 447-450 [recirculation of EIR required because county's findings of no significance to migrating salmon from reduced river flows not supported by substantial evidence].)

5.25

**IV. Lighting**

The Project Description states that "[t]he proposed park would be open during daylight hours only, and no lighting is proposed for the fields, courts, or trail system. Limited, shielded security lighting would be installed on the community building and restrooms. (Draft MEIR, p. III-18.) The Draft MEIR's impact analysis, however, indicates that there could be lighting proposed beyond limited security lighting, stating that "[a]lthough no lighting plan or discussion is provided, it is reasonable to assume some lighting will be associated with the [community] park. . . . Night lighting on restrooms could be a noticeable visual element from off-site viewing areas. Even if raised light standards were not proposed, the atmospheric glow from security and building lighting could be an adverse visual characteristic of the park development." (Draft MEIR, p. V-143.) The Draft MEIR should consistently describe whether lighting is proposed beyond limited security lighting on the community building and restrooms. (See *County of Inyo v. City of Los Angeles* (1977) 71 Cal.Ap.3d 185, 183.)

5.26

Because the proposed park will be open only during daylight hours (Draft MEIR, p. III-18) there is no need to allow parking lot lights or restroom lights after daylight. Therefore, night-lighting should not be part of any lighting plans prepared pursuant to AES/mm-11. Because there is currently no lighting in the area, any addition of lighting would conflict with the character of area and should not be permitted. (See County of San Luis Obispo General Plan Land Use Element and Local Coastal Plan – North Coast Planning Area, Chapter 4, § 6 (D).) To the extent that night lighting is deemed necessary for public safety, mitigation measure AES/mm-11 should be modified to require any

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proposed night-lights to have motion sensors to minimize the duration of their impact and thereby avoid a significant aesthetic impact from light and glare.

5.27 (cont'd)

**V. Community Center Building**

The project includes a community center building, the size of which is unidentified. (Draft MEIR, p. III-21.) Because the size of the community center building has not been determined, it is impossible to determine the aesthetic and other impacts of the center, including light and glare impacts and interference with scenic resources.

5.28

Further, the community center building is not necessary to provide the community with meeting/recreational facilities. For instance, the Vets Hall, the Joselyn Senior Center, the Old Grammar School, the YMCA Teen Center, the Grammar, Middle and High schools are available for community meeting/recreational uses. Further, meetings and events may be held at various churches, including the Santa Rosa Catholic, St. Paul's Episcopal, and Baptist churches. Camp Ocean Pines also includes four meeting rooms and the kitchen is available for various functions.

5.29

There is no need to clutter the Ranch with unnecessary development and infrastructure, that could result in further growth inducing impacts by bringing more visitors to the park. If the Community Center were built, it would almost certainly be used at night, adding lighting impacts from the building itself and safety lighting required for night use. AES/mm-11 (Draft MEIR, p. V-143) would not necessarily mitigate impacts associated with lighting the Community Center because that measure does not prohibit the San Luis Obispo Department of Planning and Building from approving construction permits if significant aesthetic impacts are identified. The mitigation measure should be modified to require that if a significant visual impact is identified, measures, such as blackout shades and motion sensors, must be implemented to reduce lighting impacts to a less than significant level.

Alternative A (Reduced Project) should be the preferred alternative, particularly because no significant and unavoidable water supply impact is identified with that alternative. At a minimum, the preferred alternative should not include a Community Center. Contrary to the Draft MEIR's assertion, such an alternative would *not* be inconsistent with the Management Plan because the Management Plan only identifies a community center as one of the recreational facilities that *may* be included in the community park. (Management Plan, p. 15.)

5.30

A Community Center is not required. More importantly, it is not needed to adequately serve the existing and future needs of the community.

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The Conservation Easement, for example, prohibits development of areas to provide seating or to otherwise facilitate gatherings of more than 25 persons without FFRP's concurrence. (Conservation Easement, paragraph 3.1(c)(vi).) FFRP does not concur with the Community Center as proposed.

5.30 (cont'd)

**VI. Parking**

The Draft MEIR does not provide sufficient detail to analyze the environmental effects of the addition of new parking spaces. The Draft MEIR does not specify how many parking spaces are proposed at each location identified in Figure III-6. It is impossible for decisionmakers and the public to evaluate the aesthetic, biological, and other environmental effects of the proposed parking without knowing where and how many parking spaces are proposed and how big the development footprint would be. Please provide this information in the Final MEIR as well as information on the environmental effects of the proposed parking plans and recirculate this information for additional review and comment.

5.31

The fact that the EIR is a Master EIR does not negate the necessity to sufficiently describe a proposed project, including subsequent stages of the proposed project. (Public Resources Code, § 21157 subd. (b); CEQA Guidelines, § 15176.) If the MEIR does not sufficiently describe proposed parking, future parking plans would not be eligible for streamlined environmental review. (Pub. Resources Code, § 21157.1; CEQA Guidelines, § 15177.)

5.32

Although the Management Plan would allow parking on the West FRP, the intent has always been to keep parking off the Ranch except for the community park area on the East FRP and the staging area on Highway 1. As the Draft MEIR concludes, "[d]evelopment of parking areas on the West FRP would potentially affect sensitive biological resources, cultural resources, resulting in potentially significant impacts to these resources." (Draft MEIR, p. V-159.) The plans should be modified to only allow parking off the Ranch except for the community park area. Parking on the West FRP should be limited to the staging area next to Highway 1.

5.33

Moreover, parking on the Ranch appears inconsistent with the environmentally sensitive habitat areas (ESHA) protection provisions of the California Coastal Act (Pub. Resources Code, § 30000 et seq.). San Luis Obispo County's current Land Use Plan maps much of the western portion of the Ranch as Terrestrial Habitat ESHA. Coastal Act section 20340 prohibits any significant disruption of habitat values, and limits development within ESHA to be sited and designed to prevent significant degradation,

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and be compatible with the continuance of the habitat. Disturbing presently undisturbed land in the West FRP would not be compatible with the continuance of the habitat. (See *Douda v. Cal. Coastal Com.* (2008)-159 Cal.App.4th 1181, 1182, 1201 [California Coastal Commission may unilaterally designate environmentally sensitive habitat areas and thereby prevent development.])

5.34 (cont'd)

The Draft MEIR provides an inadequate discussion of the impacts of parking lots in the West FRP on riparian habitats, including impacts of runoff from the parking lots. Coastal Act section 30231 provides that the biological productivity of coastal waters, streams, wetlands, estuaries, and lakes must be maintained and, where feasible, restored. This is to be achieved by, among other means, controlling runoff, preventing substantial interference with surface water flow, and maintaining natural buffer areas that protect riparian habitats, and minimizing alteration of natural streams. Please provide information in the Final MEIR regarding the impacts of parking on the West FRP to riparian habitat, including all feasible mitigation measures.

5.35

Mitigation measure TC/mm-4 would require parking areas to be located to avoid all wetlands, drainages, special-status plant species, and culturally sensitive areas. There are extensive wetlands at the southern terminus of the Bluff Trail (Windsor Boulevard South) where parking is proposed. Therefore, parking should not be allowed at this location. At the very least, a wetlands delineation must be prepared and the CCSD must consult with the U.S. Army Corps of Engineers.

5.36

Additionally, it should be noted that the ADA parking at the north end of the Bluff Trail already exists and the current ADA parking is off-site at the south end of the Bluff Trail, not the Marine Terrace Trail, as stated in the Draft MEIR. (Draft MEIR, p. V-158.)

5.37

Generally, parking plans should be designed to afford the fullest protection of the Ranch's scenic and natural resources. As the Management Plan's statement of purpose notes, "[t]he importance of protecting [the Ranch] property lies in the opportunity for the public to experience a unique and coastal environment while safeguarding the various animal and plant communities it offers, including sensitive and endangered species. It is the overall philosophy of the Plan to allow the public to experience [the Ranch's] natural resources in a safe and reasonable manner while protecting and restoring the more sensitive and valuable habitats of the Ranch." (Management Plan, p. 4.) To best achieve the Management Plan's goal to safeguard the animal and plant communities existing on the Ranch, parking should not be allowed on the ranch except in the community park area and the Highway 1 staging area on the West FRP.

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**VII. Biological Resources**

The information included in the Draft MEIR’s Biological Resources chapter appears to be out-of-date. It appears that the preparers of the Draft MEIR made only one field study to analyze the proposed Project’s impacts on biological resources and based most of the chapter on old EIRs. To the extent that the information contained in the previous EIRs no longer reflects reality (e.g., the existing environment from which potential effects of the proposed Project must be measured under CEQA), field studies should be performed to fill informational gaps. Otherwise, the MEIR lacks substantial evidence supporting its impact analysis. (*Communities for a Better Environment v. South Coast Air Quality Management Dist.* (2007) 158 Cal.App.4th 1336 [Air Quality Dist. should have used existing emissions as a baseline for evaluation, rather than permitted emissions].)

5.39

Additionally, Saint’s daisy (*Erigeron Sanctarum*), a special status species, has been found in the forest on the Ranch. Table V-5 should be modified to include the Saint’s daisy and whether CCSD intends to obtain a 2081 permit from DFG.

5.40

**VIII. Project Description**

“An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR.” (*County of Inyo v. City of Los Angeles, supra*, 71 Cal.App.3d 185, 183, italics original.) It is “[o]nly through an accurate view of the project may affected outsiders and public decision-makers balance the proposal’s benefit against its environmental cost, consider mitigation measures, assess the advantage of terminating the proposal ... and weigh other alternatives in the balance.” (*Id.* at pp. 192-193.)

5.41

Here, as noted, the Project Description is not consistent throughout the Draft MEIR with respect to lighting plans. Additionally, as discussed below, it is unclear whether the Creek to Ridge Trail is part of the Project. Further, we understand that the pump station that is planned to be demolished and relocated outside Santa Rosa Creek floodplain (Draft MEIR, p. III-22) and the cell tower (Draft MEIR, p. III-15) are independent projects and not part of the proposed Project. While these projects are relevant to the cumulative impacts discussion, it is misleading to include them in the Project Description.

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### IX. Creek to Ridge Trail

The Creek to Ridge trail is treated inconsistently throughout the Draft MEIR. For instance, it is shown as abandoned in the project summary (Table II-1); but elsewhere it is described as part of the proposed Project. (See e.g., Draft MEIR, pp. V-16, V-89 (Bio Impact 2), V-106 (Cult. Impact 1); V-109 (Cult Impact 5).) The shifting project description makes it impossible to determine what the impacts of the proposed Project would be based on whether the trail is in or out.

5.42

If the Creek to Ridge trail is part of the project, why does the Draft MEIR not analyze its aesthetic impacts and impacts associated with unauthorized entry and the potential for growth inducement? The Final MEIR should analyze these impacts. Based on the visibility of the Marine Terrace Trail/Emergency Road, the proposed Creek to Ridge trail would likely be glaringly visible from Highway 1, from other parts of the Ranch and the neighborhoods behind much of the East FRP. If the Creek to Ridge trail is part of the Project (which we request it not be), the Final EIR should include a visual impact study of the trail. Without such a study, it is impossible to determine whether the visual impacts of the Creek to Ridge trail could be avoided or reduced to a level of insignificance.

5.43

In analyzing impacts of the Creek Ridge trail, the preparers of the MEIR should keep in mind that unauthorized vehicles have used the existing Creek to Ridge trail and it is reasonably foreseeable that more unauthorized vehicles will enter the park if the Creek to Ridge trail is improved.

5.44

Further, as noted in the Draft MEIR, erosion already occurs along the existing volunteer trail within the alignment of the proposed Creek to Ridge trail. Construction and use of the proposed Creek to Ridge trail could accelerate hillside erosion rates. Rather than building bridges or boardwalks across wet boggy areas of the trail (Draft MEIR, p. V-26 (Geo/mm-4), which would interfere with scenic view, it would be better to remove the Creek to Ridge trail from the Project. Even if vehicle access is unauthorized, there are no enforcement measures to ensure unauthorized vehicles would not enter the park.

5.45

Development of the Creek to Ridge trail would go against the spirit of the Conservation Easement in that it would create unnecessary harm to the environment and allow vehicle access. As noted, the better alternative would be to not include the Creek to Ridge trail as part of the Project so it can be left as a natural footpath.

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FFRP respectfully requests CCSD honor its commitment to allowing public access while continuing to preserve and protect the Ranch's conservation and natural resource values to the fullest extent possible. Please do not hesitate to contact me if you have any questions or concerns regarding the content of this letter or require further clarification. We look forward to your response and our clients remain willing to meet with CCSD in an attempt to positively resolve these concerns.

5.47

Very truly yours,



Andrea K. Leisy

cc: Jo Ellen Butler  
Marian King  
Dan Carl, Coastal Commission  
Tim Duff, State Coastal Conservancy

- 5. Friends of the Fiscalini Ranch Preserve - Represented by Remy, Thomas, Moose and Manley, LLP**
- 5.1 Comment noted regarding the mission of the Friends of the Fiscalini Ranch Preserve and their concerns over the adequacy of the Draft EIR. No further response is necessary.
- 5.2 Please refer to Section III.C.1 (Site History) of the Final EIR. The Final EIR has been amended to include additional background information about the project site and site history.
- 5.3 Comment noted regarding the underlying vision of the Conservation Easement and Management Plan, which is to “ensure that public access is maintained in balance with *minimum* (italics added by the responder) disturbance to, and protective of, sensitive natural habitats and unique scenic and cultural resources.” The objectives of the *East-West Ranch Public Access & Resource Management Plan* are listed in Section III.B of the EIR. The comment includes the statement that the proposed project should be fully consistent with the Conservation Easement and *East-West Ranch Public Access & Resource Management Plan*. The *East-West Ranch Public Access & Resource Management Plan* includes the vision statements along with further detail with regard to uses for both the East FRP and the West FRP, including the components as listed in the project description. Please note that the *East-West Ranch Public Access & Resource Management Plan* includes allowable uses for both the portions of the Ranch, including hiking on designated trails, bicycling on designated trails, dogs on leashes on any trail with a dog park allowable on the East FRP, *Active Recreation* (italics added by the EIR consultant) allowed only within the designated Community Park area on the eastern portion of the FRP, other Regulated Uses (as described on page 13 of the Management Plan) and Prohibited Uses (as described on page 14 of the Management Plan). It is the EIR consultant’s understanding that the vision statements as given in the plan are fully upheld in the remainder of the *East-West Ranch Public Access & Resource Management Plan*, and were adopted by the CCSD in 2003. Therefore, the uses as given in the Project Description are consistent with the *East-West Ranch Public Access & Resource Management Plan*, since the *East-West Ranch Public Access & Resource Management Plan* is part of the project.
- 5.4 Comment noted with regard to the commenter’s judgment that the Proposed Project as outlined in the *East-West Ranch Public Access & Resource Management Plan* and Chapter III of this Draft EIR contradicts or otherwise frustrates several of the preservation and conservation requirements of the Conservation Easement and the 2003 *East-West Ranch Public Access & Resource Management Plan*. The FFRP is requesting the project be fully consistent with the *East-West Ranch Public Access & Resource Management Plan*. Refer to response to comments 5.6 (regarding amplified noise), 5.8 and 5.14 (water supply), and 5.21 through 5.24 (signage).
- 5.5 Refer to response to specific comments regarding inconsistency below.

- 5.6 Refer to Section V.I.6.d (Residual Impacts) of the Final EIR. Amplified sound shall be prohibited at the community park. Mitigation measure N/mm-3 has been amended to require prohibition of loudspeakers and amplified sound.
- 5.7 Please refer to Section V.I.6.d (Residual Impacts), which notes that “Implementation of the proposed redesigned project and mitigation measures listed above would minimize potential noise impacts; however, the hourly 50 decibel threshold at the residential property boundary with the FRP would be exceeded during the maximum use of proposed sports fields, resulting in a potentially significant, adverse impact, Class I.” Refer to response to comment 5.6, which references an amendment to mitigation measure N/mm-3, which would prohibit loudspeakers and amplified noise.
- 5.8 The commenter did not continue the statement within this *East-West Ranch Public Access & Resource Management Plan* discussion on page 47 [46], that goes on to state that “[a]ccess to water service for Ranch operations may be provided through the existing water system.” This section also goes on to state that “[a] new water line for fire flow purposes may be installed by CCSD on the West Ranch to link Park Hill and West Lodge Hill neighborhoods. Any future location will need to avoid sensitive habitats and resources.” The referenced water line across the West FRP has been constructed and is currently in operation, following adoption of an Initial Study/Mitigated Negative Declaration. Comments are also noted that the CCSD presently has inadequate water resources to serve future customers and an inadequate water distribution system for fire suppression; that a moratorium on water permits are in force until new water sources are found, and that the CCSD should exercise caution before approving any project that would place additional demand on the CCSD water supply.

Please note that mitigation measure WS/mm-2 requires that the Master Plan “shall not be implemented unless sufficient water supply is determined to be available.”

- 5.9 Please refer to Section V.K.5.a. of the EIR, which identifies potential water sources, and identifies potential impacts associated with each proposed identified option. As noted in the EIR, the CCSD does not currently have a source of water supply to serve outstanding commitments. As proposed, implementation of the Community Park Master Plan would require a decision by the CCSD to allot water to serve the project. The CCSD adopted a Water Master Plan in September 2008, implementing water conservation programs, implementing a build-out reduction program, and pursuing tests to develop water supply facilities and improvements in lieu of increased groundwater pumping or no new net increase in water use (refer to Section V.K.2. of the EIR). CCSD water master planning included recycled water for purposes of serving the proposed community park. An expanded discussion of the recycled water option has been added to the EIR for clarity (refer to Section V.K.5.a.(4) of the EIR). The EIR discloses information about these water sources, in addition to disclosing information about water sources on the Fiscalini Ranch Preserve. Reasonably foreseeable impacts associated with the use of these identified water supplies are identified in the EIR (refer to WS Impact 1, WS Impact 2, WS Impact 3, WS Impact 4, WS Impact 5, and WS Impact 6).

- 5.10 Chapter V.K of the EIR satisfies CEQA’s informational mandate specific to water supply because the analysis discloses information specific the current conditions (lack of available water supply), identifies alternative sources of water that the CCSD is currently investigating as described in the Water Master Plan and summarized in the EIR, and identifies the potential impacts associated with the use of identified alternatives. As noted in the EIR, the CCSD must develop supplemental sources, or implement improved technologies to provide water for the community, and approve to allot water for development of the Community Park prior to implementation of the park.
- 5.11 Please refer to Section V.K.5.a. (Residual Impacts), which notes that “[p]hysically, water is available to serve the project; however, based on the current water moratorium and outstanding service commitment list, implementation of the project and use of CCSD water sources would be considered significant, adverse, and unavoidable, Class I, until alternative water supply resources are established by the CCSD. Use of water for the community park may reduce aquifer levels such that the CCSD could not support existing or proposed uses.” This determination identifies that water supplies are not currently available, pending identification of an alternative source of water to serve the CCSD (existing and pending customers). Further, please refer to WS/mm-2, which states that “prior to CCSD Board approval of the Community Park Master Plan, if onsite wells are proposed for the water source, the CCSD shall conduct additional tests on each proposed well to determine flow rates, capacity, and quality of water. Based on the results of water quality tests, methods of treatment shall be identified. The Master Plan shall not be implemented unless sufficient water supply is determined to be available.” The CCSD may consider approval of the project, but is restricted from developing the project until additional sources of water are determined.

With regard to *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (2007), the Draft EIR identified the water sources needed for build-out of the Master Plan; assessed the environmental impacts associated with providing water for the project; identified alternative water sources; identified the likely (reasonably-likely or reasonably foreseeable) yields of future water from identified sources; consulted with water agencies to determine their ability to serve the project (in this case, the CCSD is the water agency); determined the cumulative demands on the water supply system (currently a moratorium); disclosed shortcomings in the water supply; identified mitigation measures to reduce water demand associated with the Master Plan; and identified water supply as a significant unavoidable adverse impact that cannot be mitigated given the existing conditions. Given CEQA requirements and SB 610 and SB 221 requirements, CEQA does not require a guaranteed water supply at the time of Master Plan approval. Should the CCSD wish to continue with the proposed project as identified in the EIR, or one of the alternatives being considered, the CCSD would have to adopt Findings and a Statement of Overriding Consideration.

- 5.12 The EIR meets the principles identified in the Vineyard case as follows:
1. CEQA’s informational purposes are not satisfied by an EIR that simply ignores or assumes a solution to the problem of supplying water to a proposed land use project.

Rather, decision makers and the public must be presented with sufficient facts to evaluate the pros and cons of supplying the amount of water that the project will need.

Please refer to Section V.K.5.a. of the EIR, which identifies potential sources of water supply. Options for consideration by the CCSD include on-site well(s), the existing system, and alternatives identified in the Water Master Plan (2005) including desalination and recycled water. The EIR notes that “based on the permitting delays to date and the CCSD’s water planning calling upon the use of recycled wastewater effluent for irrigation, this analysis does not consider seawater desalination for future park irrigation” and the recycled water option is assessed in the EIR. These options are not considered speculative because they are identified in the Water Master Plan, and are considered options for water supply for the community of Cambria, including the proposed community park (refer to expanded Section V.K.5.a.(4) of the EIR). These options are not considered “paper water” since the CCSD has not yet allocated water to serve the community park, and would not likely be able to do so until supplemental or alternative community-wide water supply sources are identified and in place.

2. An adequate environmental impact analysis for a large project, to be built and occupied over a number of years, cannot be limited to the water supply for the first stage or the first few years. While tiering may be used to defer the analysis of certain details of the later phases of long-term projects, simply stating that information will be provided in the future does not satisfy CEQA’s demand for meaningful information. Rather, an EIR for a planned land use project must assume that all phases of the project will eventually be built and will need water, and must analyze, to the extent reasonably possible, the impacts of providing water to the entire project.

The EIR includes an assessment of the total water demand for the project, and considers options to provide water for the whole project.

3. The future water supplies identified and analyzed must bear a likelihood of actually proving to be available; speculative sources and unrealistic allocations (e.g. “paper water”) are insufficient basis for decision making under CEQA. Rather, an EIR for a land use project must address the impacts of likely future water sources, and the discussion must include a reasoned analysis of the circumstances affecting the likelihood of the water’s availability.

We concur that this principle is specifically relevant to the proposed project, due to the current lack of available water supply to serve the community (including the proposed project), and physical and regulatory constraints associated with development of supplemental water supply. Chapter V.K. of the EIR identifies alternative sources of water that the CCSD is currently investigating as described in the Water Master Plan currently under consideration, and identifies the potential impacts associated with the use of identified alternatives. As noted in the EIR, the CCSD must develop supplemental sources, or implement improved technologies to

provide water for the community, and approve to allot water for development of the Community Park prior to implementation of the park. While implementation of these alternatives will require further study by the CCSD, and review and approvals granted by appropriate regulatory and responsible agencies (i.e., County of San Luis Obispo, California Coastal Commission, Regional Water Quality Control Board), the future water supplies identified in the EIR are not considered speculative or unrealistic because the CCSD is actively pursuing implementation of these methods. But, since the water supplies being pursued by the CCSD are not firm (in other words, they have not been implemented to date), they cannot be relied upon to meet the proposed project needs. Section V.K.5.a. of the EIR includes a discussion of potential impacts resulting from identified feasible water sources, including impacts to stream flow, impacts to special-status biological habitats, high salinity levels, and the effect on existing wells and water users. Furthermore, the EIR clearly identifies that allocation of existing water supply sources would result in a significant, adverse, and unavoidable impact, and discloses that the timeframe of actual development of alternative sources to serve the community (including the proposed project) are uncertain.

4. Even if a full discussion leaves some uncertainty regarding actual availability of the anticipated future water sources, CEQA requires some discussion of possible replacement sources or alternatives to the use of the anticipated water, and of the environmental consequences of those contingencies.

This principle is also very applicable to the proposed project, because there is some uncertainty regarding implementation of the Water Master Plan and development of alternative sources of water. As described above, the EIR identifies potential alternatives and discloses potential impacts based on available information.

- 5.13 The EIR has been amended to correctly note that on-site wells could provide a source of non-potable water, and includes a citation from the *East-West Ranch Public Access & Resource Management Plan*.
- 5.14 As is correctly noted in this comment, if the CCSD elects to use riparian rights by pursuing testing of and improvements to existing on-site wells, an amendment to the *East-West Ranch Public Access & Resource Management Plan* appears to be necessary. This information has been clarified in the EIR to disclose that if the CCSD elects to pursue use of on-site wells for non-potable water supply, the CCSD would be required to amend the *East-West Ranch Public Access & Resource Management Plan*, which would require approval by the CCSD General Manager, Friends of the Fiscalini Ranch Preserve, and State Coastal Conservancy Project Manager. Such an approval would require further study of the on-site wells to ensure that Santa Rosa Creek, down-stream habitats, and species dependent on such aquatic habitat are not adversely affected.
- 5.15 The EIR identifies these wells as a potential source of water supply for the Community Park, and appropriately acknowledges that additional information and study would be necessary prior to the CCSD designating these wells as the source of water for the

- Community Park. The EIR also identifies performance standards for the studies, including standard tests demonstrating adequate flow and water quality to meet standards for irrigation, avoidance of stream flow impacts. Note that the Draft EIR recommends a reduced project alternative that could be developed without the use of additional water resources, by using alternative design methods such as artificial turf, compost toilets and drought-tolerant landscaping.
- 5.16 The EIR notes that use of on-site wells may affect streamflow in Santa Rosa Creek (refer to WS Impact 3). As the commenter notes, the associated mitigation measure requires further study to determine the actual affects should this source of water be used for the proposed project; however, the measure also includes a performance standard that requires demonstration of avoidance of streamflow impacts, and requires that use of the wells shall not be permitted if streamflow impacts would occur. Additional language has been added to the EIR to clarify this performance standard.
- 5.17 Refer to Section V.K.5.a.(2) of the EIR, which states that “[u]se of CCSD wells is constrained by the potential for residential and fire flow shortages, contaminants, and special-status biological habitats (Residual Impact).” It also notes that “Implementation of mitigation would reduce the project’s demand for water supply; however, based on the existing deficiency of water resources to serve the outstanding connection list, impacts associated with the use of on-site wells for water supply would be considered significant, adverse, and unavoidable, Class I. Therefore, until the CCSD has developed alternative sources of water, using District water wells is not recommended as a water source.”
- 5.18 As noted in the EIR, future use of desalination water to serve the community of Cambria, including the proposed project, is not precluded (refer to Section V.K.5.a.(3) of the EIR). The EIR has been updated to reflect the CCSD’s continued exploration of the desalination option for community water supply (refer to Section V.K.5.a.(3) of the EIR).
- 5.19 Please refer to response to comment 5.9, and an expanded discussion of potential water supply options provided in Section V.K.5.a.(4) of the EIR. The recycled water master plan would be further analyzed and implemented as a subsequent project assessed in the *Program-level EIR for the CCSD Water Master Plan*.
- 5.20 Comment noted regarding the recycled water only being used for irrigation. The CCSD has a variety of alternative approaches it could apply to offset the potable water needs associated with drinking fountains and restroom sinks. Such measures may include the use of water conservation offsets through retrofitting existing connects in the community, bottled water vending machines, and the use of hand sanitizers. For the proposed project and until recycled water is available, the water demand could be eliminated by the use of portable or pit toilets, as noted in EIR mitigation measure WS/mm-1. This measure has been supplemented to identify the use of hand sanitizers to avoid the use of water for restroom sinks.
- 5.21 Please refer to Section V.F.5.d. of the EIR, which includes a mitigation measure providing guidelines for development of signage on the preserve (refer to AES/mm-5).



- While a signage plan is not currently specifically proposed, signage would comply with the Management Plan, which provides standards regarding size and materials of ranch signage, and with the guidelines provided by the mitigation measure. Guidelines include a requirement for natural or naturally appearing materials, low reflectivity, visual compatibility, minimum size necessary to achieve purpose, and placement in the least visibly obtrusive location. In addition, the signage plan would be developed by the CCSD and FFRP, in consultation with the Fire Chief.
- 5.22 The mitigation measures has been amended to include the following language: “The proposed signage plan shall be developed by the CCSD and Friends of the Fiscalini Ranch Preserve, and incorporated into the Management Plan prior to submittal to the County” (refer to Final EIR AES/mm-5).
- 5.23 Please refer to response to comment 5.21. Proposed signage would be consistent with the *East-West Ranch Public Access & Resource Management Plan*.
- 5.24 As noted in the EIR, based on consultation with the previous Fire Chief, mile markers on each designated trail were recommended to assist with emergency response (Putney, 2006) (refer to Section V.L.5.a.(1) of the EIR). All signage would be reviewed and approved by the current Fire Chief to ensure consistency with any updated guidelines and policies. Guidelines are recommended for signage consistent with the recommendations in your letter; please refer to response to comment 5.21 and AES/mm-5 of the Final EIR.
- 5.25 Please refer to Section V.D.6. of the EIR, which includes a discussion of potential impacts to special status species and their habitats. As noted in Section V.B.6.a. of the EIR, the project “will not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on- or off-site”. In addition, mitigation measure HYD/mm-2 requires implementation of best management practices including “a method for filtering hydrocarbons, sediment and other potential pollutants from stormwater runoff”. Implementation of these measures would protect water quality, and subsequently aquatic habitat for steelhead and other aquatic species. Section V.D.6.c. of the EIR has been amended to reference Chapter V.B. (Hydrology) of the EIR, and clarify that based on implementation of these identified mitigation measures, steelhead would not be significantly affected by implementation of the proposed project.
- 5.26 Section V.F.6.e. has been clarified to note that proposed lighting would include shielded security lighting on the bridge, parking areas, restrooms and community building. Lighting would be limited to security lighting, which would only be activated by detected motion.
- 5.27 The additional lighting would be minimal, and would not “create a new source of substantial light or glare which would adversely affect day or nighttime views in the area”. While consistency with the Coastal Zone Land Use Ordinance would require shielded lighting, a mitigation measure has been added to the EIR to ensure that security lighting will be shielded, and to require motion sensors on security lights (AES/mm-11 of the Final EIR): “Upon application for land use and construction permits from the County

- for the community park, the CCSD or its designee shall provide a security lighting plan showing shielded fixtures and the use of motion sensors. Exterior lighting shall be limited to security lighting on the community center restrooms, bridge, playground, and parking area. All exterior lighting shall be shielded and directed to the ground. All exterior lighting shall not be directed towards the sky, a structure wall, or towards the property boundary.”
- 5.28 The size and architectural design of the community center is not yet determined. The EIR has been amended to identify performance standards for the development of architectural plans ensure mitigation of potential impacts, including the following: the proposed design shall include elements consistent with the rural character of Cambria; colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation, and; roof materials shall be non-reflective (refer to AES/mm-10 of the Final EIR). As noted in the EIR, most of the park facilities would not be seen from off-site locations. The community center would be developed in the eastern portion of the FRP, within the community park area, and due to the location would not interfere with any scenic viewsheds.
- 5.29 Please refer to response to comment 5.27 and 5.28. Justification for the need of a project component is not required as part of an EIR; however, this issue will be considered by the CCSD Board.
- 5.30 The EIR notes that “while removal of the community center is not consistent with the project objective to provide a community recreation center, this alternative is acceptable for consideration because it is feasible that a community center could be established elsewhere within the community of Cambria” (refer to Section VI.D.2. of the EIR). This alternative would result in significant, adverse, and unavoidable impacts to water supply, as noted in Section VI.D.2.a. of the EIR: “Implementation of the Reduced Project Alternative A would not reduce or create additional impacts in the following issue areas: ...water supply.” This point has been clarified to ensure public understanding the analysis of this alternative. Comment noted that the FFRP does not concur with the community center as proposed. The EIR covers the “worst-case” project as proposed by the CCSD, including a proposed community center. It will be decision of the CCSD whether to continue with a proposed community center, and such a project would be subject to further environmental review prior to implementation.
- 5.31 The description of parking areas within the Fiscalini Ranch Preserve is based on the adopted *East-West Ranch Public Access & Resource Management Plan*, which did not provide specifics regarding size and space allocation of parking areas. The parking areas have not been designed. Note that the Master EIR process, as explained in CEQA Guidelines, Section 15176(b) indicates that there shall be a description of subsequent projects including information addressing various issues. Table II-1 of the Draft EIR Summary Section II, provides a list of subsequent projects, identifying the project, kind, location, intensity, and estimated capital outlay (defined as a capital outlay or capital improvement program, or other scheduling or implementing device that governs the submission and approval of subsequent projects). Parking areas are noted as a

subsequent project and would be subject to further environmental review prior to implementation.

Based on further review of onsite parking on the West FRP, including consultation with Friends of the Fiscalini Ranch Preserve, the EIR has been amended by removing the mitigation measure which would have required onsite parking (refer to Section V.G.5.d of the EIR). The intention of the measure was to provide a maximum of four parking areas, and would require mitigation to address potential secondary impacts to biological resources. Removal of this mitigation would avoid noted secondary impacts. As clarified in the Final EIR, implementation of alternative transportation methods (i.e., bicycle, carpooling, public transit), and consistent public education programs would minimize nuisance and land use conflicts at trailhead locations. In addition, the alternative that considered onsite parking is considered rejected, due to noted inconsistencies with the *Management Plan*, and substantial evidence that FFRP would not support an amendment to the *Management Plan* that would allow implementation of this alternative (refer to Section VI.C.1.b of the Final EIR).

- 5.32 Please refer to response to 5.31 above.
- 5.33 Refer to response to comment 5.31 above.
- 5.34 Draft EIR TC/mm-4 identified performance standards to avoid significant impacts to biological and hydrological resources, including avoidance of sensitive habitats, unpaved surfaces, erosion control measures, and site restoration. This measure has been deleted based on further communications between the CCSD and FFRP (refer to response comment 5.31).
- 5.35 Please refer to response to comments 5.31 and 5.34 above.
- 5.36 Please refer to response to comments 5.31 and 5.34 above.
- 5.37 The EIR has been clarified to note that ADA parking is provided at the northern terminus of the Bluff Trail (refer to Section V.G.5.d. of the Final EIR). Officially designated ADA parking is not currently provided at the southern terminus of the Bluff Trail.
- 5.38 Comment noted with regard to parking plans designed to afford the fullest protection of the Ranch's resources. Comment also noted that commenter recommends that parking not be allowed on the ranch except in the community park area and the Highway 1 staging area on the West FRP. Please refer to response to comments 5.31 and 5.34.
- 5.39 Please refer to Chapter V.D. of the EIR. Biological field surveys were conducted on the Fiscalini Ranch Preserve February, May, and June of 2005. Based on additional information provided by local biologists in the area, the Biological Resources existing setting discussion has been supplemented by this additional information (refer to Section V.D.2., Table V.D.-5, and Table V.D.-6 of the Final EIR).

- 5.40 The EIR has been amended to include Saint's daisy, which is a California Native Plant Society (CNPS) List 4 species (refer to Section V.D.2. and Table V.D.-5 of the Final EIR). Section 2081 of the California Endangered Species Act is applicable to State listed threatened and endangered species. Saint's daisy is not a State listed threatened or endangered species; therefore, this permit requirement does not apply.
- 5.41 Chapter III (Project Description) of the EIR has been clarified to explain that the project consists of the following: *East-West Ranch Public Access & Resource Management Plan* and Community Park Master Plan. As noted in the EIR, the *East-West Ranch Public Access & Resource Management Plan* and the associated environmental document (Mitigated Negative Declaration) was adopted by the CCSD on April 24, 2003. The plan included a variety of elements, which are summarized in the project description of the EIR, including a telecommunications (cellular) facility, and a general concept for the community park area. The Community Park Master Plan, which will be under consideration by the CCSD Board, includes the pump station because this project affects the design of the Community Park Master Plan. It is also noted in the EIR that while the telecommunications facility and pump station are included in the *East-West Ranch Public Access & Resource Management Plan* and Community Park Master Plan, applications for these projects were pursued independent of consideration of the Fiscalini Ranch Preserve Master EIR. The EIR has been updated to note that the wireless telecommunications facility application was denied, and a facility is no longer proposed as a subsequent project. The CCSD proposes to revise the Master Plan to remove this component (refer to Section I.G., Section III.D.1.c., and Section III.D.2. of the EIR).

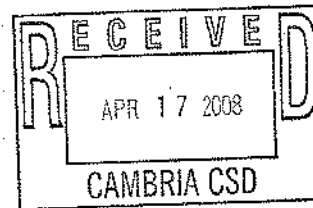
Additional language has been added to Chapter III of the EIR to further clarify the "project" and these other projects. In addition, language has been added to clarify that an EIR is required on the *East-West Ranch Public Access & Resource Management Plan* and Community Park Master Plan because current County planning area standards require a "Master Development Plan" and associated EIR prior to development on the Ranch.

- 5.42 The Creek to Ridge Trail is included in the current *East-West Ranch Public Access & Resource Management Plan*; however, the CCSD is no longer considering improvements (other than maintenance) to the Ridge Trail or the Creek to Ridge Trail as subsequent projects.
- 5.43 The Creek to Ridge Trail was analyzed in the EIR, in addition to all other trails proposed in the *East-West Ranch Public Access & Resource Management Plan* (refer to Section V.F.5.c. of the EIR for aesthetic resource analysis). As described in the project description (Chapter III of the EIR), as proposed, the Creek to Ridge Trail would be used for equestrian, hiking, and biking uses and would not induce growth.
- 5.44 Based on consultation with the CCSD Ranch Manager, there are locked gates at both entrances to prohibit unauthorized vehicle use on the FRP. No changes to the EIR are necessary.

- 5.45 Please refer to mitigation measure GEO/mm-3, which requires implementation of soil stabilization and erosion prevention measures, including but not limited to the use of water bars. Please refer to mitigation measure AES/mm-4, which includes design guidelines for bridges and boardwalks to minimize potential aesthetic impacts to less than significant. Please refer to response to comment 5.44 regarding unauthorized vehicles.
- 5.46 Please note that the Creek to Ridge trail was included in the adopted *East-West Ranch Public Access & Resource Management Plan*. To exclude it would be misleading to the public. The Draft EIR notes that it is the intent of the CCSD to abandon further improvements to this trail, as noted in the updated list of subsequent projects.
- 5.47 Comment noted with regard to the CCSD honoring its commitment to allowing public access while continuing to preserve and protect the FRP. No changes to the EIR are necessary.



Cambria Community Services District  
Attn: Mr. Robert C. Gresens, P.E.  
Connie Davidson  
1316 Tamson Drive, Suite 201  
Cambria, California 93428



*Hand-delivered*

April 16, 2008

**Re: Comments on the DRAFT Master Environmental Impact Report for the Fiscalini Ranch Preserve SCH # 2006051092**

Dear Connie and Bob:

Attached to this cover letter please find comments from Greenspace-the Cambria Land Trust on the Environmental Impact Report for the Fiscalini Ranch.

6.1

It was unfortunate that the preparer's of the EIR were limited to a narrow view of reasonable development on the east ranch. The public deserves a broader approach to parks and an analysis of reasonable options to consider.

Many on our past and present board of directors participated in acquiring the ranch for open space and permanent protection. We comment on all aspects of the ranch in view of these important principles.

Best wishes,

Richard Hawley

CC: Coastal Conservancy; the Coastal Commission

Attachment: Comments on the DRAFT Master Environmental Impact Report for the Fiscalini Ranch Preserve SCH # 2006051092

**RICHARD HAWLEY**  
EXECUTIVE DIRECTOR

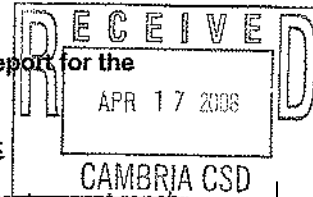


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**Comments on the DRAFT Master Environmental Impact Report for the  
Fiscalini Ranch Preserve SCH # 2006051092**



**General comments on potential development to the West Ranch:**

The document does not analyze migratory songbird impacts on the west or east ranch. The document fails to analyze species of birds known to exist on the ranch. For instance, the burrowing owl was never included. 6.2

The document fails to analyze the positive and/or negative impacts of potential cattle grazing or other grazing activity as it pertains to native vegetation and non-native vegetation, fuel reduction, and coastal prairie ecosystem. 6.3

The document fails to analyze the effects of no grazing on native and non-native vegetation as it pertains to the conversion of historic grasslands to forbs and other vegetation thereby diminishing coastal prairie habitat and sensitive species dependent on mega-fauna browsing. 6.4

The document fails to identify the potential navigation impacts to migratory birds as it pertains to microwave activity from communications installations. 6.5

The document fails to analyze the impact of mushroom collectors and other activity that may adversely influence the viability of mycorrhiza with soil compaction on expanded trail systems and on increased use of existing trails. 6.6

The document fails to analyze or list the array of fungi species on the ranch and address the potential impact to these species. 6.7

**General comments on potential development on the East Ranch:**

Items that are identified as "to be determined" must be included in the cumulative analysis of all development scenarios otherwise the document is flawed. The public has seen conceptual design scenarios, parking areas, and other development associated with the "to be determined" identifiers therefore this document must analyze potential impacts. 6.8

Items that are identified as park paths and trails must be further described to determine whether the path and trail a road. The document states some trails to be 16 feet wide and nearly a mile in length. If traffic is allowed, the impacts must be identified as to any intent to connect this roadway to any other existing road or new road identified in any planning document, pending document, or "to be determined" scenario. The document must identify whether the trail or path is elevated in any manner that acts like a levee, dike, or impediment to the natural flood plain function of Santa Rosa Creek and, if so, analyze whether the infill is consistent with all appropriate ordinances, policies and laws and identify the environmental consequences of that activity. 6.9

6.10

- The document fails to analyze the increased flood potential upstream from the proposed development in the 100 and 500 year flood plain. The document does not consider the increased runoff and potential bottleneck of evacuated water from the project.

6.11
- The document does not adequately analyze the impacts of reducing the function of a floodplain by placing fill material to elevate roads, parking areas, paths and trails, sports fields, buildings and other infrastructure nor does the document offer adequate mitigation to these conditions. The document does not address the upstream flood effects this development will cause by decreasing the natural flood plain functions of Santa Rosa Creek.

6.12
- The document does not adequately address point source pollution generated by the proposed development.

6.13
- The document does not analyze the current condition of the CCSD facility nor the County facility as it pertains to toxic spills, or other environmental contaminates known to occur at maintenance yards that store fuel and hazardous material and waste. The CCSD has been on the site for nearly half a century so contaminates likely exist in the area of a potential park.

6.14
- Further, the east ranch housed a manufacturing area that built parts for aircraft during the 1960's and early 1970's. The document fails to analyze potential contaminants on these locations.

6.15
- The state purchased this property with water rights. The document fails to identify how many acre feet of water belong to the property. The people of the state of California purchased the property to protect natural resources. The document does not analyze the water rights on the property or how to protect the water rights for the benefit of the natural resources contained therein.

6.16
- The document fails to analyze the impact of development to the carrying capacity of the underlying aquifer.

6.17
- The document does not analyze the impacts to the natural function of flood plains as it pertains to suggested and pending development, flooding upstream, and potential damage to existing infrastructure.

6.18
- The document fails to properly analyze noise conditions beyond the property line boundaries and fails to analyze noise traveling upslope to neighborhoods not adjacent to the proposed project.

6.19
- The document fails to analyze the cumulative noise levels from existing noise producing facilities such as the Cambria Pines Lodge and other visitor serving facilities that have the capacity to amplify noise in the project canyon.

6.20



The document fails to address the impact of hundreds of feet of channelized underground drainage, the point of evacuation of the pipes, and the point source pollution of concentrated water outlets. | 6.21

The document fails to analyze the cumulative impacts to ALL lighting issues in the east and west village. Light pollution cannot be mitigated unless there is a net loss of existing light pollution. | 6.22

**ENVIRONMENTAL SETTING**

**C. Consistency with Land Use Plans and Policies**

The document is not consistent with plans and policies as noted on page IV-5: | 6.23

Construction of private communication facilities on lands designated as Environmentally Sensitive Habitat Areas (ESHA) is not an allowable use with the current general plan or with general plan amendments approved by the California Coastal Commission.

The document is not consistent with plans and policies of the Local Coastal Plan, the Coastal Act and federal flood plain policies on depositing material in a natural flood plain and alteration of natural functions of flood plains. | 6.24

The document is not consistent with plans and policies related to biological viability to Santa Rosa Creek as it pertains to development that increases contaminants, fertilizers, and other constituents known to be deadly and harmful to protected and non-protected aquatic dependent species known to inhabit Santa Rosa Creek. | 6.25

The document is not consistent to plans and policies related to channelizing natural waterways and eliminating percolation of water of ground water recharge. | 6.26

The document is not consistent with point source pollution standards and mitigation. | 6.27

The document is not consistent with plans and policies because the site is not obligated to contain a facility that harms the natural functions of a flood plain. The document fails to provide alternatives consistent with plans and policies that encourage the protection of flood plains, riparian habitats, and all life forms within the 100-foot buffer area of any waterway while still providing ample passive recreational opportunities. | 6.28

The document is not consistent with plans and policies that create adverse public safety conditions as in bottlenecks for ingress and egress flow into purposefully designed high use public facilities. The document does not analyze projects that create fewer impacts on transportation. | 6.29

The project is not consistent with plans and policies with reducing greenhouse gases as it encourages vehicular traffic from other parts of the county. | 6.30

The document is not consistent with plans and policies because the proposed project is larger than the existing population needs. | 6.31

This document is not consistent with plans and policies that eliminate prime farmland from future production. | 6.32

The document is not consistent with plans and policies pertaining to artificial light pollution. There is net increase in light pollution. | 6.33

**V. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

**A. Geology and Soils**

The east ranch is prime farmland. Conversion of prime farmland to non- conforming uses does not justify the permanent net loss of prime farmland in the county. The east ranch was recently used for grazing but was used for row crops in recent history, too. | 6.34

This document did not analyze projects like community organic gardens as consistent uses on farmland that may prove less damaging as the proposed alternative. | 6.35

**B. Hydrology**

The document does not adequately address hydrology issues raised on page 1, 2, and 3 of our response to this EIR thereby negating cumulate impacts and mitigation measures. | 6.36

The document does not analyze project alternatives or properly identify project alternatives that would have less impact on hydrology. | 6.37

**C. Agricultural Resources**

See soils discussion | 6.38

**D. Biological Resources**

The document does not analyze the impacts of the project on the east ranch as to increased nutrients, fertilizers, chemicals, and other constituents that the proposed urban park might have on animal, amphibians, reptiles and fishes in Santa Rosa Creek and the creeks flood plain habitats. Consequently, identified mitigation is negated. | 6.39

The document does not analyze the permanent impacts to breeding and nesting habitat areas for turtles, California Red-legged Frog and other animals and reptiles. | 6.40

**E. Cultural Resources**

Cultural resources must never be disturbed for any reason on land specifically purchased to protect ALL resources. Projects cannot be mitigated and therefore abandoned. | 6.41

**F. Aesthetic Resources**

Light pollution is not mitigated to zero unless a like amount of existing lights in the surrounding area are eliminated. | 6.42

**G. Transportation and Circulation**

See detailed comments on page 2 and 3 of this document. | 6.43

**H. Air Quality**

Vehicle trips from points outside the Cambria URL generated specifically to access the park project are not consistent with efforts to reduce greenhouse gases, vehicle trips, or the intent of AB 32. The document does not address the air quality issues by comparing less damaging alternatives. | 6.44

**I. Noise**

See comments on page 2 and 3 of this document. | 6.45

**J. Hazardous and Hazardous Materials**

See comments on general comments on the East Ranch | 6.46

**K. Water Supply**

See comments on pages 2 and 3 | 6.47

Irrigating proposed turf on the East Ranch by pumping recycled water for miles using energy better used for more urgent needs is not rationale. The carbon foot-print of this exercise is not mitigatable. Water is a resource worthy of respect and foolishly dumping it on turf is not in the best interest of conservation. Converting the 30-acre feet of water for human consumption as in irrigating crops and for drinking, is a superior use of a resource. This is not sound water management when less water consumptive alternative project exists. | 6.48

**L. Public Services and Utilities**

The document does not adequately analyze all potential project alternatives even though eliminated from public scrutiny by the CCSD. This creates inadequate analysis of viable alternatives that eliminate most of the environmental burden the proposed East | 6.49

Ranch proposal places on the east ranch. The mitigation identified in this section is inadequate.

6.49 (cont'd)

**VI. ALTERNATIVES ANALYSIS**

The limited vision of the proposed east ranch project eliminates sound management of resources and, by the project stated nature, causes damage to the environment. The allowable uses dictated by the CCSD hamstrings project alternative options and is likely not in compliance with CEQA guidelines intended to protect the resources of California or give the public a clear vision of options. Therefore, the document cannot analyze options to lessen impacts.

6.50

## 6. Greenspace – The Cambria Land Trust

- 6.1 Comment noted with regard to the EIR being limited to a narrow view of reasonable development on the East Ranch. Note that the EIR addresses the adopted *East-West Ranch Public Access & Resource Management Plan* and proposed Community Park Plan. This plan covers a proposed community park on the East Ranch.
- 6.2 Please refer to Section V.D.5., which identifies potential impacts to nesting birds: “Proposed construction and maintenance activities, and subsequent recreational uses have limited potential to impact riparian and wetland resources, sensitive plant and animal species, native habitats, and nesting birds.” Please refer to Section V.D.5.c.(2), which includes an impact analysis specific to nesting birds. BIO/mm-25 (in the Final EIR) has been amended to clarify that this measure is applicable to use of heavy equipment. Please refer to Table V-6 in the EIR, which includes burrowing owl as a species which “could occur on the site,” and identifies all other nesting birds as protected and potentially occurring on the Fiscalini Ranch Preserve. Presence of burrowing owl was not documented during biological surveys; however, the EIR acknowledges that this species could be present. As noted by public comment, this species has been observed on the Fiscalini Ranch Preserve.
- 6.3 The EIR notes that “[g]rassland habitat has been disturbed by historic grazing and other uses” (refer to Section V.D.2.c.(1)(a) of the EIR). The *East-West Ranch Public Access & Resource Management Plan* notes that grazing may be used as a vegetative management tool, provided activities comply with specified guidelines including avoidance of sensitive environmental and restoration areas, periodic assessment, and development of a prescriptive program. The EIR has been amended to reference these guidelines, and clarify that significant impacts would not occur (refer to Section V.D.5. of the Final EIR).
- 6.4 The proposed project includes grazing activities as an allowed use for vegetative management.
- 6.5 Based on review of documentation published on the U.S. Fish and Wildlife Service Division of Migratory Bird Management website, “most radio frequency (RF) signals have no effect on avian orientation, with the exception of tracking radars [Beason, 1999]. Pulsed microwave signals resulted in changes in the rate of spontaneous activity of neurons in the avian brain. Whether these changes resulted in behavioral effects (e.g., disorientation) is unknown (Semm and Beason, unpublished data in Beason 1999). While some have suggested the need for further RF research on birds, the literature does not support this suggestion (Bruderer and Boldt 1994; Bruderer et al. 1999)” (<http://www.fws.gov/migratorybirds/issues/towers/abcs.html>). As noted in Section III.D.1.c. of the EIR, the application for the wireless telecommunications facility was denied, and this proposed use will not be included in the Master Development Plan.
- 6.6 The expanded trail system will serve to reduce overall soil compaction within the FRP by focusing previously random travel patterns into defined pathways. Existing trails are already compacted and will not be significantly affected by increased usage. Activity by mushroom collectors is most likely a minimal amount of off-trail traffic, and the

- expanded trail system will further decrease the amount of off-trail travel necessary to find mushrooms. No significant increases in soil compaction, or adverse effects to mycorrhiza are anticipated as a result of the proposed project.
- 6.7 Please refer to response to comment 6.6.
- 6.8 The EIR analyzes the potential impacts associated with all proposed actions included in the *East-West Ranch Public Access & Resource Management Plan* and Community Park Master Plan. Please refer to response to comments 5.31 and 5.41 above for a description of the use of subsequent projects in Master EIRs.
- 6.9 Please refer to Table III-3, which identifies the use limitations for each trail. Please refer to Section III.2.a.(4) of the EIR, which describes the proposed access plan for the East Fiscalini Ranch Preserve. Access improvements are limited to the Community Park area, including Rodeo Grounds Drive, and emergency access road to connect to Piney Way. All other traffic on the East Fiscalini Ranch Preserve is limited to emergency vehicles.
- 6.10 Please refer to Section V.B.6.a. and V.B.6.b. for a discussion of drainage and flooding effects. Proposed paths would not be elevated, and would allow for the sheetflow of storm and floodwaters similar to existing patterns. Section V.B.6.a. has been expanded to clarify that implementation of the project would generate an additional 2.27 cfs of stormwater runoff during a two-year storm event. This additional runoff would be managed by a bioswale, and existing swale, prior to sheet flow into the creek. As noted in the EIR, the proposed project “will not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on- or off-site; nor will it create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control.” Based on the preliminary grading and drainage plans, the proposed Community Park Master Plan appears to be consistent with applicable ordinances, plans, and policies.
- 6.11 Please refer to Section V.B.6.b. for a discussion of flooding effects, and response to comment 6.10 above. As described in the EIR, floodwaters would sheetflow across the site. As described in the EIR, stormwater runoff would sheetflow across the fields, be directed towards vegetated swales, filter through rip-rap, and continue to sheetflow towards Santa Rosa Creek. This drainage pattern is similar to existing conditions.
- 6.12 Refer to response to comments 6.10 and 6.11 and Section V.B.6.a. of the EIR.
- 6.13 Please refer to mitigation measure HYD/mm-2 in the EIR, which includes the following requirement addressing the potential for pollutants within the watershed to contaminate Santa Rosa Creek: “The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons, sediment and other potential pollutants from stormwater runoff.” In addition, supplemental language has been added to the Hazardous Materials section of the EIR (Section V.J.6.a. of the EIR) to ensure that proposed methods to maintain sports field turf (i.e., use of fertilizers, herbicides, and other chemicals) consist of Integrated

- Pest Management (IPM) measures, including but not limited to: Cultural control, physical control, mechanical control, biological control, and limited chemical control (refer to HM/mm-4 in the Final EIR). IPM provides site specific, pro-active solutions to potential pest problems, reduces the risk of pesticide resistance, and would reduce the need for chemicals during operation and maintenance of the project.
- 6.14 Please refer to Section V.J.2.f.(1) of the EIR. There are no known significant quantities of hazardous materials at the existing CCSD and County facilities.
- 6.15 Based on review of site aerials dating to 1970, an airplane manufacturing facility was not noted on the East Ranch (Mark Hurd Aerial Surveys, July 15, 1970). Upon review of the aerial, ranch structures and water facilities are located near Santa Rosa Creek, near the proposed location of the community park on the East Ranch. The remains or left-over trash, canisters, or materials were not been noted by CCSD staff, or during site surveys covering the East and West FRP. Documentation of such a facility is not noted in the known history of the FRP.
- 6.16 Please refer to Section V.K.2.b for a discussion of historic water rights. Use of the riparian right would be dictated by the State Water Resources Control Board decision regarding CCSD diversions of riparian waters (Decision/Order 1624). Please refer to mitigation measure WS/mm-4, which requires that the use of on-site wells (use of riparian water rights) shall avoid affects to stream flow, and subsequently natural resources that depend on the existing stream flow.
- 6.17 Please refer to Section V.K.2.a. of the EIR. This section includes a discussion specific to existing water supply and demand, and identifies a significant, adverse, unavoidable impact resulting from the current lack of water supply, and the proposed project's adverse effect on the aquifer (WS Impact 1) and potentially adverse effects to streamflow and aquatic species (WS Impact 2). Section V.K.5.a.(4) has been expanded to clarify the potential options for potable and non-potable water supply in the community of Cambria.
- 6.18 Please refer to response to comments 6.10 and 6.11. Please refer to Section V.B.6.a and V.B.6.b for a discussion of drainage and flooding effects.
- 6.19 The noise analysis is conservative, and considers thresholds at the property boundary. The document also identifies a sphere of effect, where noise would exceed allowable thresholds (refer to Section V.I.6.d. of the EIR). A significant, adverse, and unavoidable impact specific to the project's estimated noise generation is identified (refer to N Impact 3).
- 6.20 Ambient noise measurements were obtained onsite, which include noise generated by all other uses in the area. The major source of noise in the area is Highway 1. Noise generated by Cambria Pines Lodge and other visitor-serving uses including business in the downtown core generate noise; however, based on noise measures and quantified predictions of noise levels documented in the EIR, the project's contribution to the cumulative level of noise would be less than significant.

- 6.21 The EIR analyzes potential hydrology impacts, and determined impacts to be less than significant. Please refer to response to comments 6.10, 6.11, and 6.13. Language to the EIR has been added to clarify that use of the proposed bioswale would decrease the velocity of storm water runoff, and allow water to percolate into the underlying soils. Riprap features would slow the velocity of water, which minimizes the potential for erosion at the discharge point (refer to Section V.B.6.a).
- 6.22 Please refer to response to comments 5.26 and 5.27, and Section V.F.6.e. of the Final EIR. Cumulative light impacts are assessed, and based on implementation of mitigation measures, the project would not significantly contribute to cumulative light pollution in the area.
- 6.23 The CCSO is no longer including a telecommunications facility as a subsequent project. The EIR has been updated to reflect this change (refer to Section III.D.1.c of the EIR).
- 6.24 Please refer to response to comment 6.10 and Section V.B.6.b of the EIR.
- 6.25 Based on preliminary grading plans, stormwater would filter through bioswales, and would sheetflow across natural ground, and would not be directly discharged into Santa Rosa Creek. Use of bioswales will slow the velocity of stormwater, and allow water to percolate into the underlying soil. In addition, implementation of mitigation measures including Integrated Pest Management, best management practices, and installation of pollutant filters would minimize the potential for pollutant presence in stormwater.
- 6.26 The proposed project does not include channelization of waterways. Stormwater would sheet flow across the field, and would flow in similar patterns, and would not be restricted from percolating into the underlying aquifer, and associated riparian underflow.
- 6.27 Please refer to response to comment 6.13.
- 6.28 Please refer to response to comments 6.10 and 6.11. No significant, adverse, and unavoidable impacts are identified related to flooding, riparian habitats, aquatic habitats, and associated species.
- 6.29 Please refer to Section V.G. of the EIR (Transportation and Circulation). Based on the traffic analysis prepared for the EIR, the proposed project would not result in significant delays on affected roadways. The EIR does include a reduced project alternative (Alternative B), which would reduce traffic trips (refer to Section VI.D.3 of the EIR).
- 6.30 As noted in the EIR, while the proposed project would generate localized trips in the immediate vicinity of the park, a case can be made that the trips attributed to the proposed project are not all new trips. Instead, because Cambria's existing recreation facilities do not meet the needs of the community, trips to the proposed project may already be occurring, as residents travel to local schools, neighboring communities, or regional facilities to access soccer fields, trails, and other facilities. In addition, the proposed project and recommended mitigation measures include standards for alternative



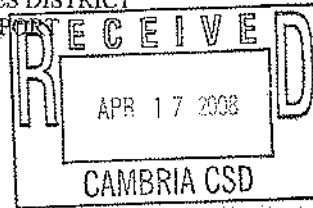
- transportation, including use of the existing transit and trolley system, and encouraging bicycle use. The Fiscalini Ranch Preserve and proposed Community Park are central to the community, which may also reduce current trip generation within the County (refer to Section V.H.5.c. of the EIR).
- 6.31 The proposed project intends to serve existing and future demands for recreational opportunities.
- 6.32 As noted in Section V.C.2.d. of the EIR, the Miramel sandy loam soil type generally is considered Prime Farmland by the CDC; however, the designation does not apply to the soils on the East FRP due to the fact that no agricultural activities have taken place in the last four years, one of the criteria for an area to be designated as Prime Farmland by the CDC.
- 6.33 Please refer to responses to comments 6.26 and 5.27.
- 6.34 Please refer to response to comment 6.32.
- 6.35 The proposed project does not preclude this use. Farming not considered in the identified alternatives because not consistent with objective to provide active recreation.
- 6.36 Refer to response to comments 6.10 and 6.11.
- 6.37 Please refer to responses to comments 6.10, 6.11, and 6.28.
- 6.38 Please refer to response to comment 6.32.
- 6.39 Please refer to response to comment 6.13.
- 6.40 Please refer to Section V.D.5 and V.D.6 of the EIR for a discussion of potential impacts to special status species and wildlife. As noted in the *East-West Ranch Public Access & Resource Management Plan*, interpretive programs, educational pamphlets and signage, and proposed restoration programs would protect and improve sensitive habitats and associated species. Based on implementation of such practices adopted by the CCSD upon adoption of the *East-West Ranch Public Access & Resource Management Plan*, no additional measures are considered necessary.
- 6.41 Please refer to CULT/mm-1 and CULT/mm-5, which require avoidance unless other environmental constraints cannot be avoided. Adoption of this measure does not preclude the CCSD's consideration of trail abandonment.
- 6.42 Please refer to response to comment 5.27.
- 6.43 Please refer to response to comment 6.29.

- 6.44 Please refer to response to comment 6.30. No significant, adverse, and unavoidable air quality impacts are identified; however, reduced project Alternative B would result in fewer traffic trips, and subsequently less emissions due to transportation-related sources (refer to Section VI.D.3 of the EIR).
- 6.45 Please refer to response to comments 6.19 and 6.20.
- 6.46 Please refer to response to comments 6.13, 6.14, 6.15, and 6.25.
- 6.47 Please refer to response to comments 6.16, and 6.17.
- 6.48 Comment noted with regard to the commenter's views on using recycled water for irrigating turf on the East Ranch. No changes to the EIR are necessary.
- 6.49 As noted in Chapter VI of the EIR, a range of reasonable alternatives was considered in the EIR. Based on the CCSD's primary objective to provide active, multi-use fields within the Community Park, the EIR notes rejection of alternatives that were considered, but do not meet this primary objective.
- 6.50 Please refer to response to comment 6.49. The EIR alternatives analysis does identify alternatives to the project that would avoid potentially significant, adverse, and unavoidable impacts, and notes that such alternatives would not be consistent with a primary objective of the proposed project.

COMMENTS ON THE CAMBRIA COMMUNITY SERVICES DISTRICT  
 DRAFT MASTER ENVIRONMENTAL IMPACT REPORT  
 FOR THE FISCALINI RANCH PRESERVE

Submitted by  
 LANDWATCH SAN LUIS OBISPO COUNTY

Prepared By  
 Cynthia Hawley, Attorney



LandWatch of San Luis Obispo County is a California public benefit 501(C)(3) nonprofit corporation interested in, among other things, preservation and protection of natural and cultural resources on the coast of San Luis Obispo County. On behalf of LandWatch San Luis Obispo County, thank you for the opportunity to review, and submit these comments on, the Draft Master Environmental Impact Report for the Fiscalini Ranch Preserve (DEIR) for the Cambria Community Services District.

7.1

We have identified numerous serious deficiencies in the DEIR. These failures do not fully satisfy the requirements of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) . Our analysis has led us to conclude that the DEIR must be revised and recirculated to the public for additional review.

The Master EIR is premature because the Master Development Plan it purports to analyze does not exist.

7.2

An Environmental Impact Report is a description and analysis of significant environmental effects of a defined project and a discussion of ways to avoid or mitigate those effects that must be considered by a public agency before it approves or disapproves a project. CEQA applies to “a discretionary action by a public agency that may cause a physical change to the environment” (*CCR 15378; Practice Under the California Environmental Quality Act, CEB, Kostka and Zischke, 1<sup>st</sup> ed., 2003 update, section 1.3; emphases added*)

7.3

The “project” that the District hopes will be approved by the County of San Luis Obispo is the Master Development Plan for the Fiscalini Ranch Preserve. (p.III-23) However, there is no “Master Development Plan” in existence at this time and no application for a coastal development permit for any Master Development Plan has been submitted by the District. The public has not reviewed a Master Development Plan to which the DEIR applies. There is no proposed discretionary action that describes physical changes to the environment before the Cambria Community Services District, the County of San Luis Obispo, or the public.

Various documents – what one must assume are separate elements of a Master Development Plan – exist and are identified in the Master EIR including:

1. adopted *Public Access and Management Plan*
2. proposed *Community Park Master Plan*
3. adopted *East West Ranch Management Plan and Easement*

It is impossible for the public and the decision makers to know, analyze, make findings and form conclusions about the impacts of a project that is not in existence. The chapters must be integrated into the whole Master Development Plan in order for decision makers and the public to know the impacts of the project as a whole. To comply with CEQA, the Master Development Plan must describe “the whole” project that may result in a physical change to the environment. (14 Cal. Code of Regs. 15378(a); Practice Under the California Environmental Quality Act, CEB, Kostka and Zischke, 1<sup>st</sup> ed., 2003 update, section 12.18) What is provided is a list of chapters from which nothing more than a piecemeal understanding of impacts can emerge.

7.4

The lack of a fixed and defined Master Development Plan translates directly into inadequate project descriptions. The “project description is the sine qua non of an informative, legally adequate EIR.” (County of Inyo v City of Los Angeles (1977) 71 CA3d 185; CCR 15124; Practice Under the California Environmental Quality Act, CEB, Kostka and Zischke, 1<sup>st</sup> ed., 2003 update, section 12.14)

Until the Master Development Plan, defined as a whole, is produced and adopted by the District, the project elements are not fixed and there is no fixed project description to which an environmental review can produce meaningful analyses of identified impacts. There is no “project” to which the Master EIR can be attached. Public disclosure and informed decision making are impossible without an adopted, integrated Master Development Plan on which an environmental analysis can be based.

The District has put the cart before the horse – it attempts to analyze the environmental impacts of a Master Development Plan before the Master Development Plan itself is completed and adopted. The CCSD must produce the Master Development Plan and then analyze the impacts of the Master Development Plan. Therefore, the EIR and these comments are necessarily limited to an analysis of the impacts of a series of discrete projects as they are described in the DEIR.

The purpose of a master EIR is frustrated because there is no Master Development Plan.

7.5

“A master EIR is an EIR that evaluates broad issues such as cumulative impacts, growth-inducing impacts, and irreversible effects, to the greatest extent feasible, so that the environmental review of subsequent projects or approvals can be substantially reduced. (Pub. Res. Code sections 21156-21157.1; Cal. Code of Regs. Sections 15175-15179; Practice Under the California Environmental Quality Act, CEB, Kostka and Zischke, 1<sup>st</sup> ed., 2003 update, section 15.18)

It is impossible to achieve the purpose of the master EIR to provide a broad evaluation of cumulative impacts, growth inducing impacts, and irreversible effects of a Master Development Plan before the Master Development Plan is provided. In this case, since the Master Development Plan is not available, the subject if the EIR is a series of separate projects, unmerged into a whole. Without a description of the cumulative impacts of the whole master plan – all of the trails, all of the roads, all of the parking lots, all of the signs, all of the lights, all of the buildings, the sports field, the cell towers, the traffic –

there is no information about the combined impacts of the whole from which the decision makers and the public can draw conclusions about cumulative impacts, growth inducing impacts, and irreversible effects of the whole project on which such.

7.5 (cont'd)

If the District wants to avail itself of the advantages of a Master EIR process, it must provide the public and the decision makers with a Master Development Plan as the basis and then produce a proper Master EIR.

The DEIR makes inappropriate conclusions that specific projects will have less than significant impacts on the environment.

7.6

The level of detail of an EIR should correlate with the type of action being evaluated. A more general analysis is appropriate for an EIR that evaluates proposed land use policies and planning documents. (*Practice Under the California Environmental Quality Act, CEB, Kostka and Zischke, 1<sup>st</sup> ed., 2003 update, section 13.20*) Accordingly, the master EIR is to provide for analyses of broad policy or planning issues such as cumulative impacts, growth inducing impacts, and irreversible effects. (*Supra §11.37*) The master EIR is appropriate where the project consists of a number of smaller individual projects to be carried out in phases, as with the Fiscalini Ranch Preserve Master Development Plan. CEQA requires that an agency abide by the rule of reason and the level of the discussion should be sufficient to serve CEQA's purpose of for informed public decision making.

But here, the District calls the EIR a Master EIR but does not provide the level of analysis appropriate for a Master EIR. The analyses of cumulative and growth inducing impacts are minimal. The discussion of growth inducing impacts takes up less than a page and analyses of cumulative impacts are discussed only within the context of discrete impact areas. Since the whole project has not been described yet as discussed above, there is no identification and discussion of the cumulative impacts of the whole project.

Less than a page is dedicated to significant irreversible changes and within those sentences there is no identification or discussion of the significant irreversible changes that will occur as a result of the project as a whole. There is no discussion of the irreversible changes that will occur as a result of the destruction of riparian and wetland habitats and species including endangered species on the East Ranch. There is no discussion of the irreversible changes to scenic values and habitat values that will result from the development of the proposed wireless communication facility on the West Ranch. There is no discussion of the irreversible changes the overall project will cause to existing night lighting, existing noise levels, existing aesthetic values, traffic, parking, etc.

7.7

Instead, the EIR's nearly 500 pages is devoted to description and analyses of the specific projects within the broad (upcoming) Master Development Plan and unsupported conclusions related to the levels of impacts of those specific projects. Thus, it is unclear what the EIR is meant to be. The public is told that it is a Master EIR even though the Master Development Plan that it purports to analyze is not compiled and the EIR itself

7.8

focuses on the individual specific projects within the East and West Ranches with pronouncements as to the significance of project-specific impacts.

7.8 (cont'd)

The “no project” alternative is not analyzed pursuant to CEQA.

The purpose of analyzing the “no project” alternative is to give decision makers information needed to compare the impacts of approving the project with the impacts of not approving the project – the impacts of environmental status quo. California Code of Regulations Section 15126.6(e)(1) requires that “[T]he specific alternative of ‘no project’ shall also be evaluated along with its impact.” Section 15126.6(e)(2) requires the analysis of the “no project” alternative to include a discussion of the existing conditions at the time that “would be reasonably expected to occur in the foreseeable future if the project were not approved.

7.9

At section 15126.6(e)(3)(B), the CEQA Guidelines require the “no project” analysis to include the “no project consequence”. Where disapproval of the project will result in “predictable actions by others” such as “the proposal of some other project”, that predictable other consequence should be discussed. The Guidelines do not say that the discussion should be limited to that consequence. The District, however, limits its “no project” alternative discussion to a prediction that the entire development will ultimately occur and will in any case result in the same or similar environmental impacts with no need to analyze an actual “no project” alternative of existing environmental conditions.

The DEIR improperly concludes that, since the proposed project is consistent with current planning documents, it is certain to proceed at some time and “no project” at this time would “result in similar physical effects” when it is later approved. (p. VI-7) This prediction does not take into account that the East Ranch is not currently zoned for sports facilities proposed for that area and that the proposed sports facility and the West Ranch wireless communications facility are highly contested projects in the community.

7.10

It is far from “a predictable action” that a disapproval of the proposed East Ranch urban sports fields and the proposed wireless communication facility as separate projects or as elements of the upcoming Master Development Plan will result in later approvals of the same projects. The DEIR offers no reasonable basis for such a conclusion. Consistency with land use plans is not the only criteria for approval and does not guarantee that the ultimate discretionary decision will allow a development – and a later discretionary decision related to permit approval and environmental review of a previously denied project permit is not by any means “predictable”. These decisions are discretionary by definition and by law are to be based on facts in the record including facts related to environmental impacts.

7.11

There is significant public opposition to the development of the East Ranch sports facility and the wireless communication facility and significant information exists to show that these project elements would have severe negative environmental effects. If the entire Master Development Plan was denied because of the detrimental effects of the sports facility and wireless communications facility, the more predictable “no project”

7.12

consequence would be a later approval of the Master Development Plan without these features and the EIR should provide a “no project” analysis consistent with this outcome.

7.12 (cont'd)

In *Planning and Conservation League v Department of Water Resources* (83 Cal. App. 4<sup>th</sup> 892 (2000)), the court clarified the purpose evaluation of the “no project alternative”. It states:

7.13

A no project description is nonevaluative. It provides the decision makers and the public with specific information about the environment if the project is not approved. It is a factually based forecast of the environmental impacts of preserving the status quo. It thus provides the decision makers with a base line against which they can measure the environmental advantages and disadvantages of the project and alternatives to the project. (Emphases added)

In *County of Inyo v City of Los Angeles* (124 CA3rd 1 (1981)), the court stated that the no project alternative comparing the proposed project with preproject conditions is necessary to assess advantages of terminating the proposal. (*Practice Under the California Environmental Quality Act, CEB, Kostka and Zischke, 1<sup>st</sup> ed., 2003 update, section 15.18*) (Emphases added)

By avoiding proper evaluation of the “no project alternative” the District failed to provide decision makers and the public with factually based forecast of the impacts of preserving the status quo – an analysis which is beyond the scope of a simple listing of existing conditions. The District failed to provide decision makers and the public with the base line of specific information about the environment related to, for example, the area of the East Ranch proposed for the sports facility and in the area of the West Ranch at the site proposed for the wireless communications facility. The description of the environmental settings does not provide any such base line information related to, among other things, habitat, species, soils, view sheds, types and intensities of noise, types and intensities of night light suitable for a comparative analysis.

No such comparisons of the environmental effects of the proposed sports facility and wireless communications facility are made with the environmental conditions as they are and the effects of preserving the status quo as required. Thus there is no assessment of the advantages of terminating those elements of the proposed (upcoming) Master Development Plan or of denying those separate projects.

7.14

The DEIR fails to disclose, analyze and apply relevant available information related to project description and impacts.

7.15

Again, the “project description is the sine qua non of an informative, legally adequate EIR.” (*County of Inyo v City of Los Angeles* (1977) 71 CA3d 185; CCR 15124; *Practice Under the California Environmental Quality Act, CEB, Kostka and Zischke, 1<sup>st</sup> ed., 2003 update, section 12.14*) When the project description omits known project elements, it may fail to disclose impacts related to those elements and defeat the purpose of CEQA to provide for informed environmental decision making. Where the CCSD decides to limit the scope of analysis to exclude possible project elements, it must provide evidence or

rationale in the record that supports that decision. (*Kings County Farm Bureau v City of Hanford* (1990) 221 CA3d 692; *Practice Under the California Environmental Quality Act*, CEB, Kostka and Zischke, 1<sup>st</sup> ed., 2003 update, section 12.5)

7.15 (cont'd)

Throughout the document, the DEIR fails to disclose, analyze and apply relevant available information related to project descriptions and impacts. Examples follow.

7.16

The DEIR fails to disclose the fertilizers and chemicals to be used in operation and maintenance of the proposed sports facility and fails to identify the impacts of chemicals on creek habitat and species. The proposed development for the East Ranch is sited on flood plane and riparian areas of Santa Rosa Creek. Drainage from the park will flow directly into the creek. At page V-225 the DEIR states that operation and maintenance of the community park may require the use of hazardous materials including fertilizers and "other chemicals" While turf management is well known and it is known what chemicals may be necessary for operation and maintenance of the park, the DEIR fails to identify what chemicals will be used. At page III-18 the DEIR describes drainage from the park being discharged directly into Santa Rosa Creek but fails to discuss and fails to identify any potential impacts the chemicals including fertilizers may have on riparian habitats, plants, and animals including known protected species such as red legged frogs, steelhead, and tidewater gobies.

The DEIR fails to disclose and analyze the impacts of the loss of habitats and species that will be caused by the development of planned sports park. The discussions of "Riparian and Wetland Habitat Impacts", sensitive wildlife, and sensitive plants and native terrestrial habitats related to the East Ranch are limited to a discussion of construction activity-related impacts. There is no description, identification of impacts, and analysis of the long term impacts of the loss of the existing riparian and wetland habitats to the species including endangered plant and wildlife species in the area. In addition, the mitigation measures relied upon are those devised for the West Ranch and not for the flood plane and creek of the East Ranch. The conclusion that the impacts due to construction will be less than significant is not supported by data in the record.

7.17

The DEIR improperly makes ultimate findings that the specific projects within Master Development Plan will have "insignificant impacts" on the environment.

7.18

Throughout the document, the DEIR makes unsupported ultimate findings that projects within the Master Development Plan will have "insignificant impacts" on the environment. Since the Master Development Plan is not yet available for public review, there is no approved project description. Without the project description, it is impossible to identify impacts and impossible to make findings as to the levels of significance of any impacts.

The DEIR makes the improper finding that the impacts of the wireless communication facility would be less than significant with mitigation. The wireless communications facility proposed for the West Ranch pine forest is sited and designed. The height, size, and siting of all structures including two cell towers, five buildings, fencing, and access road and the need for electrical generators during power outages are designed and known.

7.19



The area to be graded and the vegetation to be removed are known. None of this is included in the DEIR. Instead the wireless communication facility is inappropriately separated out for piecemeal environmental review within a negative declaration. Neither the negative declaration for wireless communication facility nor the DEIR describe road improvements that will be required for all weather vehicle access to the facility. Importantly, neither document provides a proper analysis of project site alternatives.

7.19 (cont'd)

On page V-89, the discussion of sensitive plants and native terrestrial habitats states that “the Public Access and Management Plan is general in nature, and specific grading/site disturbance boundaries are currently undetermined.” This section states that botanical studies to determine the species present and the nature of the disturbance would be done after the site was selected and the grading was designed. In spite of these unknowns, the DEIR states in BIO Impact 2 that implementation of trails has the potential to have significant impacts on a number of plants including sensitive species known to be in the area.

7.20

These constraints – not knowing exactly where the grading will occur, the nature of the grading, or the plant species that would be affected – make it reasonably infeasible and impractical to define specific mitigation measures at the Master EIR level before the specific project is approved.

7.21

It is nonsensical and improper to make a baseless finding at the Master EIR stage that the unknown impacts of undefined grading to unknown plants at as-yet-to-be-decided sites will be mitigated to a level of insignificance by unknown mitigation measures. All broad assumptions related to project impacts should be treated as significant for purposes of certification of the Master EIR and approval of the Master Development Plan.

7.22

The DEIR makes the improper finding that the impacts of lighting and other features of the proposed East Ranch sports park would be less than significant with mitigation. At page V-143 the DEIR states that there is no lighting plan for the park and that the extent of visibility of park features such as the community center, rest rooms, maintenance buildings and other structures “would depend mostly on their location, height and color”. The observation is made that these unplanned lights and structures could be out of character with the setting and resulting adverse visual impacts to the community.

7.23

Based on a future visual impact assessment after the project is planned the unsupported and impossible conclusion is made that the lighting and structures proposed for the park would be considered less than significant with mitigation. Here, there is no final plan and no mitigation measure, only a future assessment of impacts. Because the success of the future assessment is uncertain, the CCSD cannot with any reasonable certainty determine at this point that significant negative visual impacts will not occur or will be sufficiently mitigated such that the impacts would be insignificant. Where, as here, it is not feasible to define specific mitigation measures before a project is approved, the approving agency should commit itself to devising and implementing mitigation measures at the proper time after approval to prevent negative impacts. But in this case, the project impacts should be treated as “significant” at project approval. (*Sacramento Old City Association v City Council of Sacramento (1991) 229 Cal. App. 3<sup>rd</sup> 1011*)

7.24

The description of improper findings described above is offered as an example and is applicable to the DEIR as a whole. The District should not make project-specific findings that impacts on the environment are less than significant at the Master EIR phase. Where analyses of project-specific impacts are appropriate, these impacts must be assumed to be as significant until the specific projects are fully designed in phases within the approved Master Development Plan.

7.25

Dated: 4-17-08

Cynthia Hawley  
Cynthia Hawley

## 7. LandWatch San Luis Obispo County

- 7.1 Comment noted that LandWatch is a non-profit corporation. No changes to the EIR are necessary.
- 7.2 Please refer to response to comment 5.41 regarding the project description.
- 7.3 Please refer to amendments in the EIR, which clarify that the project consists of the *East-West Ranch Public Access and Management Plan* and Community Park Master Plan.
- 7.4 Please refer to response to comments 5.41 and 7.3. The whole of the action consists of the identified plans. The Master Development Plan will be the application submitted to the County of San Luis Obispo for consideration, and will consist of the East-West Ranch Public Access and Management Plan and Community Park Master Plan. These two plans consist of numerous actions, which are considered subsequent projects; therefore, a Master EIR was prepared to recognize that the project would be implemented as funds become available to take action, and to assess the impacts of each project element and as a whole. The CCSD Board will consider the Master EIR when making a decision regarding the Master Development Plan.
- 7.5 The EIR assesses the project as a whole. The EIR impact analysis section within each resource chapter is organized to identify project-wide impacts and impacts specific to a particular activity identified in the *East-West Ranch Public Access & Resource Management Plan* and Community Park Master Plan. The cumulative effects of the proposed project are identified in the Cumulative Impacts section within each resource analysis chapter, including identified applicable mitigation measures and a determination of significance.
- 7.6 Refer to response to comment 7.5 above. Cumulative impacts are assessed based on the affected resource, and where the project would significantly contribute to a cumulative effect, such impacts are identified. As noted in Chapter VII, the proposed project would not result in growth inducing impacts.
- 7.7 Please refer to Chapter VII of the Final EIR, which has been amended to include additional discussion of irreversible changes resulting from the implementation of the *East-West Ranch Public Access and Resource Management Plan* and Community Park Master Plan.
- 7.8 Please refer to response to comment 7.3. The EIR provides a description of subsequent projects identified in the *East-West Ranch Public Access & Resource Management Plan* and Community Park Master Plan, and identifies the potential impacts associated with such projects, to the degree information is available. Where the cumulative effects resulting from implementation of all identified subsequent projects would occur, such impacts are identified.
- 7.9 The “no project” alternative is essentially implementation of the *East-West Ranch Public Access & Resource Management Plan*, because it has been adopted by the CCSD.

- 7.10 The East Ranch is currently within the Recreation land use category, which allows active recreation. Planning area standard language specific to the Fiscalini Ranch Preserve include “outdoor sports and recreation” as an allowed use. The planning area standards do not include telecommunications facilities as an allowed use within the Open Space land use category. It is reasonably foreseeable that development of the Fiscalini Ranch Preserve would occur pursuant to the adopted *East-West Ranch Public Access & Resource Management Plan*, and consistent with the *North Coast Area Plan* (2008) in the long-term.
- 7.11 The basis of the conclusion is the prior adoption of the *East-West Ranch Public Access & Resource Management Plan*, and the County General Plan, which specifically note that an active community park would be constructed on the East Ranch. Refer to response to comment 7.10. We concur that actual County approval of these applications is discretionary. The “no project” analysis has been expanded to address environmental effects in the event proposed plans, or development consistent with the County General Plan, does not occur (refer to Section VI.D.1 of the Final EIR).
- 7.12 Please refer to Section VI.D.1 of the Final EIR, which includes an expanded analysis of the “no project” alternative.
- 7.13 Please refer to Section VI.D.1 of the Final EIR, which includes an expanded analysis of the “no project” alternative.
- 7.14 Please refer to Section VI.D.1 of the Final EIR, which includes an expanded analysis of the “no project” alternative.
- 7.15 The project description includes all available information regarding subsequent project (refer to Chapter III).
- 7.16 Please refer to response to comment 6.13. As noted in the EIR, no direct storm drain pipe outfall to the creek is proposed. Stormwater would sheetflow prior to entry into the creek.
- 7.17 Implementation of the proposed project would not result in the loss of riparian or wetland habitats. Potential long-term impacts to the aquatic habitat within Santa Rosa Creek have been clarified in Section V.D.6.c. of the EIR.
- 7.18 Please refer to response to comment 5.41 and 7.1.
- 7.19 The proposed telecommunications facility was considered and denied approval, and has been removed from the subsequent projects list by the CCSD.
- 7.20 Please refer to Section V.D. of the EIR, which notes that seasonal botanical surveys and wildlife surveys were conducted in February, May, and June of 2005. Section V.D.5.b. of the Final EIR has been clarified to note that while biological surveys were conducted for the Fiscalini Ranch Preserve, including seasonal floristic surveys, additional surveys

- will be required upon consideration of subsequent projects to ensure avoidance and appropriate implementation of mitigation measures.
- 7.21 Please refer to response to comment 7.20. Proposed mitigation measures are feasible and practical because the measures identify requirements for further study, guidelines for protection of identified resources, identification of known required regulatory permit considerations, and performance standards.
- 7.22 Please refer to response to comment 7.21. While specific grading plans are not available, the EIR analysis was able to consider the approximate location of proposed trail alignments, and the proximity to known special-status plant occurrences. Mitigation measures include guidelines and performance standards, which would be implemented upon consideration of the subsequent project.
- 7.23 Please refer to response to comment 5.27, and AES/mm-11 in the Final EIR. A mitigation measure has been added to the EIR to ensure that security lighting will be shielded and directed to the ground, require motion sensors on security lights, and to prohibit light directed towards the sky, a structure wall, or towards the property boundary. These standards are known measures adopted by the County of San Luis Obispo to minimize the potential for light pollution. The size and architectural design of the community center is not yet determined. The EIR has been amended to identify performance standards for the development of architectural plans ensure mitigation of potential impacts, including the following: the proposed design shall include elements consistent with the rural character of Cambria; colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation, and; roof materials shall be non-reflective (refer to AES/mm-10 of the Final EIR).
- 7.24 Section 15176 of the CEQA Guidelines states that a Master EIR shall include “[a] description of potential impacts of anticipated projects for which there is not sufficient information reasonably available to support a full assessment of potential impacts”. Specifically identifying the potential impacts of the community center is not feasible; however, identification of guidelines and requirements of further study upon subsequent project review is provided in the EIR.
- 7.25 The EIR preparers are unsure as to the definition of the word “finding” made in this comment letter. The EIR does not contain findings as identified by CEQA, Guidelines Section 15091. The Master EIR is an informational document prepared according to the guidelines for a Master EIR. The CCSD is the lead agency and will make findings prior to certification of the Final Master EIR. The CCSD will make two sets of findings, the first set will specifically state how the CCSD has responded to the significant effects identified in the Master EIR; the second set will be the “statement of overriding considerations.” The CCSD will be required to refrain from approving projects with significant environmental effects when there are “feasible alternatives or mitigation measures” that can substantially lessen or avoid those impacts. Note that the Master EIR process is a streamlining process and covers a broad analysis of the various related projects that make up the *East-West Ranch Public Access & Resource Management Plan*

*and* Community Park Plan. Where there is not detailed information, the Master EIR only addresses that which it can address given the available information. The Master EIR process allows for subsequent projects to be identified, and these need not be identified by name. Table II-1 provides a list of subsequent projects covered under this Master EIR. As these subsequent projects move forward in the design and planning process, they will be reviewed against the Master EIR. If the Master EIR does not contain sufficient information to evaluate environmental effects of the final design of the subsequent project, then additional environmental review will be required prior to approving the subsequent project.

Dear CCSD,  
I am writing to comment on the East FRP EIR. I am writing as a Cambria homeowner/landlord, father of 2 young children and a manager of 500 acres of land on the coast just to the south of Cambria. | 8.1

The studies used to identify the recreational needs of the Cambria Community were done in 1988 before the Cambria Grammar School was in place. The EIR does mention the new grammar school facilities. Has there been a recent study that demonstrates an excess demand for the facilities currently available? Has the possibility of a use agreement with Camp Yeager allowing community use of their facilities been investigated? | 8.2

Would/could expansion of recreational fields near Coast Union High School be considered an alternative to meet the community's recreational needs? | 8.3

The EIR does emphasize that water is a limiting factor in the development of the recreational fields on the East Ranch site. This is one of many reasons that Alternative B is more appealing. | 8.4

The description and data supporting the effectiveness of bio swales to mitigate the impacts of the runoff from the fields is lacking. The quantity and types of fertilizers and herbicides needed to keep fields green should be described. Is there a saturation point for the bio swales, so that additional nitrates, phosphates and herbicides would then runoff into the Santa Rosa Creek? This could relate to water saturation as well as the ability of the swale's soils and plants to contain/reduce contaminants. More details are needed to properly assess the potential impacts to Santa Rosa Creek and its listed species. | 8.5

Current county parks Shamel and Lampton Cliffs are mentioned in the EIR. County Parks funding seems to always be at risk. They are not able to maintain the vegetation at Lampton Cliffs. How will maintenance of the new fields be funded? | 8.6

One reason for this concern is that if planted fields are not properly maintained the grasses can expand into native habitats as invasive weeds. An example of this is *Festuca arundinacea*, a common lawn grass that can dominate areas when it is allowed to go to seed and expand into natural areas. I am aware of this specific species as it is an invasive weed on the ranch I manage. I did not notice that the potential impact of recreational field grasses expanding into native plant areas was addressed. | 8.7

Thanks for accepting my comments.  
Best of luck with the decision making process.

**8. Don Canestro**

- 8.1 Please refer to the comment letter (comment letter 2) submitted by the Coast Union School District (CUSD), which includes the following statement: “it is not appropriate to suggest that Coast Unified should remain responsible...and/or that additional and more extensive District funds be diverted from the educational program for increased playfield related upkeep”. It is unknown whether the CCSD has contacted Camp Yaeger to determine if they would allow community use of their facilities. Camp Yaeger is a private camp, and most likely would charge for use.
- 8.2 Please refer to response to comment 8.1, and comment letter 2 submitted by the Coast Union School District. Expansion of the fields near the high school is not considered a feasible alternative based on the CUSD’s response to this concept.
- 8.3 Comment noted that Alternative B is more appealing because of water use on East Ranch site. No changes to the EIR are necessary.
- 8.4 Section V.B.6.a has been expanded to clarify stormwater runoff effects. The existing property has a runoff rate of 19.08 cubic feet per second during a two-year frequency storm event. Assuming the paths and parking area are pervious (i.e., more permeable than asphalt but less pervious than soil), the proposed project would increase the runoff rate by 2.27 cubic feet per second (approximately 14 percent). Proposed impervious surfaces would account for 0.14 cubic feet per second in runoff (less than one percent). The runoff from the 52 acres or property to the south of the East FRP have a runoff rate of 50 cubic feet per second. The runoff from the community park would be discharged into the proposed bioswales, through riprap, and into a natural swale overland towards Santa Rosa Creek. Based on review by the EIR hydrologist, the effects of runoff would be less than significant.
- 8.5 Please refer to response to comment 6.13 and mitigation measure HYD/mm-2 in the EIR, which includes the following requirement addressing the potential for pollutants within the watershed to contaminate Santa Rosa Creek: “The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons, sediment and other potential pollutants from stormwater runoff”. In addition, supplemental language has been added to the Hazardous Materials section of the EIR (Section V.J.6.a of the EIR) to ensure that proposed methods to maintain sports field turf (i.e., use of fertilizers, herbicides, and other chemicals) consist of Integrated Pest Management (IPM) measures, including but not limited to: Cultural control, physical control, mechanical control, biological control, and limited chemical control (refer to HM/mm-4 in the Final EIR). IPM measures include practices to avoid or minimize the use of chemicals that potentially affect water quality, and including on-going monitoring.
- 8.6 Based on consultation with the CCSD, maintenance costs will be funded by the CCSD and volunteers. No changes to the EIR are necessary.



- 8.7 As is correctly noted in the response, on-going maintenance will be required for the sports fields. The potential for the invasive spread of turf grass can be eliminated by the selection of non-invasive cool season grasses, and on-going maintenance and monitoring of the natural buffer proposed around the fields.

TO: Connie Davidson

WRITTEN COMMENTS REGARDING OUR CCSD'S ENVIRONMENTAL IMPACT REPORT ABOUT PLANS FOR OUR FISCALINI RANCH PRESERVE

- Our Fiscalini Ranch Preserve needs to be kept AS IS with no new developments.
- Improve and maintain our existing trails. Continue periodic clean-up.
- Our Fiscalini Preserve is one of the unique public areas near homes that resembles a wilderness area. Treasure it and respect its originality and purity.
- The projects of the EIR will cause the loss of our Fiscalini Preserve and the gain of a "Fiscalini Park".
- Include a vote for keeping the Preserve or building a new park with our next water/sewer statement. Make it simple:
  
- Transform our Fiscalini Preserve into a beautiful community park.
  
- Maintain our Fiscalini Preserve without development.
  
- If 51% of the votes are to maintain our Preserve, use our funds to improve and maintain our water supply/treatment/delivery systems and our sewage systems.
  
- If 51% of the votes are to develop a new park, then build and maintain it.

9.1

Sincerely yours,  
*Claude Albanese*  
Claude Albanese  
March 17, 2008  
3121 Wood Dr.  
Cambria, CA 93428  
(805) 927-3269



**9. Claude Albanese**

- 9.1 Comment noted that the Fiscalini Ranch Preserve should be kept as is with no new developments, and determine by vote if the property should be a preserve or park. No changes to the EIR are necessary.

2-24-08

Dear Ms. Davidson  
Every inch of the  
Fiscalini Ranch is  
already in good use.  
It is a Preserve.  
They must leave it  
alone!

10.1

Thank you.

David Alexander  
Cambria



**10. Jan Alexander**

10.1 Comment noted to leave the Fiscalini Ranch alone. No changes to the EIR are necessary.

**Connie Davidson**

**From:** Adolph Atencio [aatencioj@sbcglobal.net]  
**Sent:** Thursday, April 17, 2008 6:00 PM  
**To:** Connie Davidson  
**Subject:** Comments on MEIR

My comments are as follows:

My impression of the MEIR is that it was very hard to read. I was often confused when the word "project" was used since it seemed to change context quite often. I would suggest that the report try to use simple language instead of engaging in games. 11.1

The report doesn't give much credit to the Conservation Easement which is the parent document of the management plan and takes p residence regardless of the intent of the "project". 11.2

The Coastal act is also missing in action. CC W !0b was a staff recommendation to the CC to modify the submitted Local Coastal Plan for the Fiscalini Ranch Preserve. It' contents should have been reviewed by the EIR group. The Local Coastal Plan for FRP was passed with those Staff recommendations by the CC. 11.3

Sincerely

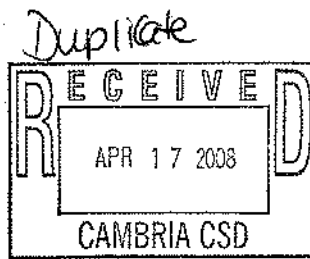
Adolph Atencio  
445 warwick St  
Cambria, CA 93428

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Adolph Atencio  
445 warwick St  
Cambria, CA 93428

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**11. Adolph Atencio**

- 11.1 Please refer to response to comment 5.31. Chapter III (Project Description) of the EIR has been clarified to explain that the project consists of the following: *East-West Ranch Public Access & Resource Management Plan* and Community Park Master Plan.
- 11.2 Comment noted with regard to the Conservation Easement. No changes to the EIR are necessary.
- 11.3 The County of San Luis Obispo Local Coastal Plan (LCP) documents, including the North Coast Area Plan and Local Coastal Plan, Cambria and San Simeon Acres Community Plan, Coastal Policies, and Coastal Zone Land Use Ordinance consist of the implementation documents for the Coastal Act. These plans and policies are addressed in the Consistency with Plans and Policies section of the EIR. The EIR has been updated to reflect the August 2008 adoption of the updated *North Coast Area Plan*.



MEMO

DATE: April 17, 2008

TO: Connie Davidson, CCSD consultant

FROM: Elizabeth Bettenhausen *Elizabeth Bettenhausen*

SUBJECT: Draft Master Environmental Impact Report for  
the Fiscalini Ranch Preserve

Accompanying this memo is my review of the above mentioned document. I hand delivered it today to the CCSD office, after e-mailing a copy to you as well.

12.1

Elizabeth Bettenhausen

345 Plymouth Street

Cambria, CA 93428

805.927.0659

elizabeth1b@charter.net



*Elizabeth Bettenhausen*

Elizabeth Bettenhausen 345 Plymouth Street Cambria, CA 93428

review of  
DRAFT MASTER ENVIRONMENTAL IMPACT REPORT  
FISCALINI RANCH PRESERVE [DMEIRFRP]

**1. Wireless telecommunication facility**

a. In the Cultural Resources chapter, the proposed towers are mentioned on p. V. 108. The final sentence reads, "Based on the significant [*sic*] of these resources, implementation of a Phase III data recovery program and construction monitoring were [*sic*] recommended to mitigate impacts to archaeological resources to less than significant."

12.2

In Chapter VIII. MITIGATION MONITORING PROGRAM, implementing "Phase III data recovery program and construction monitoring" is **not** listed as mitigation of the negative environmental effects wireless telecommunication towers will have on cultural resources.

- i. Therefore, to whom was the recommendation made?
- ii. What legal authority does the recommendation have?
- iii. How will monitoring of the recommended actions take place?

b. The 2003 study of environmental impact on cultural resources was done by Clay Singer. The study, *Phase II Archaeological Investigations for the Cingular Wireless Project* (Singer, 2003), was done for one of the corporations that wants to place the wireless telecommunication facility on the Fiscalini Ranch Preserve.

12.3

Public evaluation of this study is not possible, because it is not available to the public for review.

- i. Who paid for the study?
- ii. Are representatives of the Salinan and Chumash nations allowed to review the study?
- iii. Have representatives of the Salinan and Chumash nations reviewed the study?

- c. On page V – 100 reference is made to Senate Bill 18. However, no mention is made of consulting with the Salinan nation or the Chumash nation about the wireless telecommunication towers. Only “trail realignments and educational signage are mentioned.” Therefore, the necessary consultation with Native American nations is legally incomplete.

12.4
  
- d. The Chapter on Biological Resources makes no mention of the wireless telecommunication towers facility proposed for placement within the western section of the Fiscalini Ranch Preserve. The environmental impact of this project on biological resources is not even considered. Why?

12.5

Given that the Monterey Pine Forest is an Environmentally Sensitive Habitat Area, and given that the wireless telecommunication facility is proposed to be placed within the Monterey Pine Forest, why is no analysis made of the environmental impact of such an action? On this issue the DRAFT MASTER ENVIRONMENTAL IMPACT REPORT for the FISCALINI RANCH PRESERVE is **wholly insufficient**.

12.6
  
- e. In the Chapter on Aesthetic Resources, p. V-134, the impact of the “wireless telecommunication facilities” depends on “a comprehensive visual impact assessment” given to the County of San Luis Obispo Department of Planning and Building “[u]pon application for land use and construction permits. However, the judgment is already and prematurely made: “Residual Impact With implementation of mitigation, this impact would be considered *less than significant with mitigation, Class II.*”

12.7
  
- f. In the contractual Easement for the Fiscalini Ranch Preserve, Revised 04/23/2003 Revised 6-25-03, “Permitted Use” L. reads “Construction of a telecommunications tower on the Cell Tower Area, more particularly described in Exhibit C, in a manner permitted in the Management Plan.”

However, “Prohibited Use” b. reads “The use or lease of the Property for residential, commercial, retail, industrial or mining purposes. The establishment of any for-profit or non-profit visitor-serving commercial or retail uses, including without limitation, commercial recreational uses.”

The permitted use and the prohibited use are mutually exclusive. So, the environmental impact of the wireless telecommunication facilities is impossible to judge.

12.8

g. The geology mitigation GEO/mm-6 reads: "Upon application for land use and construction permits from the County of San Luis Obispo for a wireless telecommunications facility, the CCSD or its designee shall retain a County-approved, qualified geologist to prepare a site-specific, subsurface investigation regarding liquefaction potential. Based on the results of the investigation, the facility shall be constructed appropriately to minimize this hazard."

12.9

What electrical elements would be in the wireless telecommunications facility? How is the connection between liquefaction potential and fire potential included in the required investigation?

h. What is the effect of the proposed wireless telecommunication facility's electromagnetic radiation (radio frequency energy or radiation) on Monterey Pine Forest and inhabitants, especially birds, including but not limited to the peregrine falcon?

12.10

**2. Other Concerns**

I mention here some of the other concerns that I am unable to explore in detail, given the deadline of April 17, 2008, and its proximity to the deadline of April 14, 2008, for the public review of the Draft EIR for the CCSD's Water Master Plan.

12.11

a. No alternatives to increased on-site or off-site adjacent parking are mentioned or analyzed. Expanding the mass transit system and service and using already available parking at Shamel Park would be preferable to increasing the available parking at the two FRP entrances off Windsor and the one off Huntington. Increased air and noise pollution and imposition on residential areas would be avoided.

b. The purpose and proposed uses of a community center in east FRP are not described.

12.12

c. An analysis of alternative sites for a regional park(s) within Cambria should be included. This should include cooperative community planning with the school district.

12.13

**12. Elizabeth Bettenhausen**

- 12.1 Comment noted with regard to commenter's review being attached to letter; no changes to the EIR are necessary.
- 12.2 This comment references section V.E.2.b.(1)(a) of the EIR, which has been amended to clarify that the County of San Luis Obispo included mitigation measures to minimize potential impacts to archaeological resources, including construction monitoring. This measure was adopted by the County Planning Commission upon approval of the proposed telecommunications project and adoption of a Mitigated Negative Declaration prepared for the land use permit for the facility. The mitigation measure was recommended by County Planning Staff, and adopted by the County Planning Commission. The applicant (Cambria Community Services District/Friends of the Fiscalini Ranch Preserve) are required, pursuant to this measure, to ensure submittal and implementation of a monitoring plan, and submit monitoring reports to the County of San Luis Obispo Environmental Coordinator's office.
- 12.3 The applicant for the telecommunications facility paid for the study. The study is held in a confidential file at the County of San Luis Obispo Environmental Coordinator's office. Salinan and Chumash representatives, in addition to the general public, are not permitted to review such confidential reports.
- 12.4 Senate Bill 18 does not require consultation with Native American tribes for land use development projects.
- 12.5 At the time the Draft EIR was prepared, the County of San Luis Obispo was established as the CEQA lead agency for the telecommunications project. The telecommunications project has independent utility under CEQA, since it can proceed independent of other actions being considered in the Master EIR. The land use application was subsequently denied, and the CCSD is no longer proposing to locate a telecommunications facility within the FRP. The EIR has been updated to reflect this change (refer to Section III.D.1.c of the EIR).
- 12.6 Please refer to response to comment 12.5.
- 12.7 Please refer to Section V.F.5.a. of the EIR, which notes that a "project-specific visual impact assessment was prepared for the [telecommunications facility] project." As noted in response to comment 12.5, the land use application for the telecommunications project was subsequently denied, and the EIR has been updated to reflect this change (refer to Section III.D.1.c of the EIR).
- 12.8 Comment noted with regard to contractual easement language regarding the telecommunications facility; please refer to response to comment 12.5 above.
- 12.9 As previously proposed, electrical elements would include a connection to a power source, and a generator. The evaluation considers the potential for liquefaction to occur

during a seismic event, causing damage to the facility, and potential harm if persons are near the facility. Potential fire impacts would be addressed by the standard requirements for fuel reduction near all structures. Please refer to response to comment 12.5 above.

- 12.10 Please refer to response to comment 6.5.
- 12.11 Please refer to mitigation measures TC/mm-1, TC/mm-2, and TC/mm-3, which identify alternative transportation measures, including use of biking and pedestrian walkways, and coordination with the trolley service. The CCSD does not have the authority to expand the mass transit and trolley system; however, the *East-West Ranch Public Access & Resource Management Plan* includes a recommendation to expand the trolley service to serve the Fiscalini Ranch Preserve, and coordination with the County regarding parking at Lampton Park and Shamel Park.
- 12.12 As noted in Table III-2 of the EIR, the community center would be an active public facility for recreational use. The community center is expected to serve the diverse needs of the Cambria area, including meetings and gatherings (refer to Section III.D.2.a.(3) of the Final EIR).
- 12.13 Please refer to comment letter 2, submitted by the Coast Unified School District, which includes the following statement: “it is not appropriate to suggest that Coast Unified should remain responsible...and/or that additional and more extensive District funds be diverted from the educational program for increased playfield related upkeep.” In defining feasibility of alternatives, the CEQA Guidelines state: “Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site.” (CEQA Guidelines Section 15126.6(f)(1)). Identification of an alternative site for the community park is not feasible based on the lack of public land under the jurisdiction of the CCSD. In addition, please refer to the Final EIR for the Cambria Middle School. This EIR evaluated alternative school sites on every available parcel of sufficient size for a school in Cambria regardless of ownership. Most of the sites were excluded because of environmental reasons, principally wetlands. The East FRP, identified as the Rodeo Grounds, was one of the sites and it was excluded for a school, not a park. Based on this alternatives analysis, there are no other properties with suitable size and topography that would be suitable for a community park, and that would avoid or reduce identified significant adverse impacts.

TR  
CD  
F/S

3/21/08

Cambria CCSD  
P.O. BOX 65  
CAMBRIA, CA. 93428



DEAR SIR:

In regards to the Master Plan for Fiscalini Ranch Preserve, please include where the funding for such projects is coming from. Such funding should not come from our water bill. If the funding is coming from our property tax bill, we should be able to vote on it.

13.1

Your news articles in the Cambrian newspaper never mention where the funding for such projects is coming from.

Sincerely:

*Lorena R. Border*

Lorena Border  
427 Arvin St.  
Bakersfield, Ca. 93308

**13. Lorena Border**

- 13.1 Comment noted regarding funding, that if funding is coming from water bill or property tax bill, the commenter wishes to have a vote. No changes to the EIR are necessary.

**Connie Davidson**

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**From:** Art Phillips [aphillips@vanguardrecords.com]  
**Sent:** Sunday, April 13, 2008 9:19 AM  
**To:** Connie Davidson  
**Subject:** Fiscalini Ranch

Dear Connie Davidson,

It was one of those perfect Cambria days, and we took the dogs on the upper Fiscalini Ranch so they could run it out. We cut back down to the beautiful new bench and rested a while, taking in the beauty of the Ranch and the ocean. When I think about the proposed parks, sports courts, dog park (thought we had a lovely dog park) and additional parking that would have to be built in Marine Terrace, it sickens me. When we attended the early fundraisers and proudly displayed a sign in our yard, it said OPEN SPACE FOREVER. That's what we love about The Ranch - the chance to appreciate our special place on the Central Coast in a natural setting. I've got nothing against parks and picnic areas - but not on an open preserve. I understand trails have to be maintained. But sports courts? Please. Not on our Ranch.

14.1

Sincerely,

Arthur Boxman  
Cambria

4/16/2008



**14. Arthur Boxman (Art Phillips)**

- 14.1 Comment noted regarding sports courts on East FRP. No changes to the EIR are necessary.

**Connie Davidson**

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**From:** Jim Brownell [jbrownell@mac.com]  
**Sent:** Wednesday, April 16, 2008 8:55 PM  
**To:** Connie Davidson  
**Cc:** Mary Webb  
**Subject:** Fiscalini Ranch EIR

Comments on the DRAFT Master Environmental Impact Report for the Fiscalini Ranch Preserve SCH # 2006051092\

My major concern with the Fiscalini Ranch Preserve EIR is with the construction of a private communication facility on the "PRESERVE". This project is most frequently referred to as the "Cell Towers". As I understand it this project actually consists of two cell towers, a nearly 3/4 mile all weather road and five service buildings for the towers commercial users. As a development in a natural preserve it is not consistent with the vision of many Cambrians. In an informal survey many thought the towers would be OK, but had real concerns with the road and buildings.

15.1

The cell phone communication system is based on rapidly changing technology. Reports in January of a new sale of a greater bandwidth for use in communications indicated that in the near future the need for cells would b reduced by a factor of ten.

I do not think hat we should sacrifice the integrity of our PRESERVE for income from a project that is most likely to be temporary.

The EIR fails to address a multitude of issues that include the impact on Santa Rosa creek, the resident native plant and animal populations, i.e. the endangered steelhead in the stream of the Ranch, the removal of grazing on vegetation; traffic, loss of prime agricultural land to non agricultural use, accelerated soil loss with vegetation disturbance, to name a few.

15.2

James Brownell, Ph. D.  
Professor of Soils, emeritus

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Version: 7.5.519 / Virus Database: 269.22.13/1378 - Release Date: 4/15/2008 9:12 AM

4/17/2008

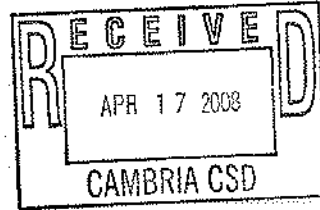
**15. Jim Brownell, Ph.D.**

- 15.1 Comment noted regarding objections to telecommunications tower on West Ranch. The telecommunications project is no longer proposed; please refer to response to comment 12.5.
- 15.2 Please refer to Sections V.B.6.a, V.D.5, V.D.6 of the EIR, and Section V.J.6.a of the Final regarding potential impacts to Santa Rosa Creek, aquatic habitats, and aquatic special-status species including steelhead. Please refer to response to comment 6.3 regarding proposed grazing activities (which would be limited to vegetation management). Please refer to Section V.G. of the EIR for a discussion of potential traffic impacts. Please refer to response to comment 6.32 regarding prime agricultural soils. Please refer to Section V.A.5.a., V.A.5.b, V.A.5.c, and V.A.6.a of the EIR for a discussion of potential erosion and sedimentation impacts.



CAMBRIA COMMUNITY SERVICES DISTRICT

COMMENTS ON THE DRAFT EIR



Please make your comments below on the following issues:

- Content of the EIR.
- Methods on how environmental issues are analyzed.
- Potential Alternatives to the project.
- Potential mitigation measures that would avoid or reduce environmental issues.

RE: EAST RANCH

Comments: The environmental impacts of the proposed park are detrimental on all levels:

1. It abuts residential neighborhoods & the Bluebird Inn. The noise from the multiple playing fields & other activities would adversely affect these neighbors.
2. The plan includes 146 parking spaces. The traffic impact of excessive traffic (146 vehicles) congealing on Burton Drive will create traffic jams & a dangerous situation on a vulnerable stretch of the road where injury-related accidents have already occurred (as well as liability issues). In an emergency situation, there is no
3. The water that would be required for rest rooms & to irrigate the playing fields, even if non-potable, would tax an already overburdened water supply system.
4. Runoff from oil drippings from vehicles, dog excrement & turf fertilizer into the creek would be detrimental to wildlife & the health of the creek.

Given that surveys of the community overwhelmingly indicate that they prefer open space & not playing fields; that the rallying cry for people to contribute to the purchase of the ranch was "open space forever"; & that returning the \$500,000 to the County would be a bargain compared to the cost of development & ongoing maintenance of the proposed park, we are totally opposed to the East Ranch being used for active recreation.

alternatives exist from the property

16.1  
16.2  
16.3  
16.4  
16.5

Name: Sharon & Duane Budge Email:  
Address: 1420 Spencer State: CA Zip: 93428  
City: Cambria

With the success of the joint agreement between the school district & CSD re: the tennis facilities, additional playing fields could be located on school grounds where parking is already available & we would not be duplicating facilities.

**16. Sharon and Duane Budge**

- 16.1 Please refer to V.I.6.d of the EIR regarding stationary noise impacts generated by the proposed park and affecting adjacent noise-sensitive land uses.
- 16.2 Please refer to Section V.G. of the EIR (Transportation and Circulation). Based on the traffic analysis prepared for the EIR, the proposed project would not result in significant delays on affected roadways. As described in Section III.2.a.(4) of the EIR, emergency access is proposed via a connection to Piney Way.
- 16.3 Please refer to Section V.K. of the EIR (Water Supply), which identifies a significant, adverse, and unavoidable impact to water supply. Section V.K.5.a.(4) has been expanded to clarify the potential options for potable and non-potable water supply in the community of Cambria.
- 16.4 Please refer to mitigation measure HYD/mm-2 in the EIR, which includes the following requirement addressing the potential for pollutants within the watershed to contaminate Santa Rosa Creek: “The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons, sediment and other potential pollutants from stormwater runoff”. In addition, supplemental language has been added to the Hazardous Materials section of the EIR (Section V.J.6.a of the EIR) to ensure that proposed methods to maintain sports field turf (i.e., use of fertilizers, herbicides, and other chemicals) consist of Integrated Pest Management (IPM) measures, including but not limited to: Cultural control, physical control, mechanical control, biological control, and limited chemical control (refer to HM/mm-4 in the Final EIR).
- 16.5 Please refer to comment letter 2 submitted by the Coast Unified School District.

April 17, 2008

Connie Davidson, Project Manager  
 Cambria Community Services District  
 P.O. Box 65  
 Cambria, CA 93428

Re: Draft MEIR, Fiscalini Ranch Preserve

Thank you for the opportunity to read and comment on the Draft Master EIR for the Fiscalini Ranch Preserve.

**Parking**

**Figure II-6**

The parking, as it is described in the Draft MEIR, is vague and I am uncertain as to where it is intended, on or off the FRP?

17.1

It is my recollection that when the Management Plan was produced, the parking symbols at the Ranch entrances at Windsor Blvd, north and south were meant to be offsite, at the ends of the streets. In addition, the parking proposed at the Huntington entrance was to be on the small CCSD lot leading in to the FRP property. I have requested a letter from Vern Hamilton, CCSD General Manager at the time the Management Plan was drafted, to write a letter to that effect.

**General parking comments**

Parking, Huntington entrance: The old ranch road, Ridge Trail, is sometimes used for maintenance and emergency vehicles and the lot on Huntington is not wide enough to allow passage if cars were parked offsite there. Plans for parking onsite do not have the detail needed in this document. I believe that the visual impacts and the traffic impacts in the neighborhood would require a more detailed environmental review, if parking were proposed here.

17.2

Parking South Windsor entrance: Parking should not be proposed on site here, as it would disturb an existing drainage area and wetland.

17.3

Parking North Windsor entrance: Additional parking should not be proposed here, as it would be restricted by an existing drainage and create visual impacts from the ocean and large parts of the FRP.

17.4

I would like to suggest a parking alternative that is a combination of the alternatives proposed in this document. This alternative would:

17.5

- Allow parking on east FRP in the proposed park area, whether or not the proposed Park Plan as it exists is approved.

- Allow parking on west FRP at the Highway 1 staging area.
- Create parking offsite at the Wastewater Treatment Plant entrance to the Santa Rosa Creek Trail.
- Provide free trolley service to entrances.
- Work with the county to allow on street parking at the south Bluff Trail entrance. This type of parking is allowed by the county at the Elfin Forest in Los Osos and Bishop's Peak in San Luis Obispo.
- Purchase off site parking to provide for future demand.

17.5 (cont'd)

**Lighting**

Because the FRP is to be used only during daylight hours there should be no lighting allowed on the Ranch. The San Luis Obispo Sheriff's Department provided the Crime Prevention Through Environmental Design (CPTED) in the appendices of the Draft EIR. On pg. 4, Lighting, it says to "Avoid lighting isolated areas that people should not use at night."

17.6

**Trails**

**General comments**

Trails on the FRP should provide access but more importantly should provide users with a variety of hiking experience, from walking a small dirt track to the even groomed experience provided by the Bluff and Marine Terrace Trails. The Management Plan pg. 5 states as an objective " Strive for minimum disturbance to the natural qualities of the Ranch while allowing public access". Over and over again we hear from the public to "leave the Ranch as it is". Leaving some trails as they are would provide a good range in the type of hiking trails offered the public, help maintain the natural qualities of the property and help fulfill the public mandate to leave the alone.

17.7

**Creek to Ridge Trail**

This project is described as abandoned in the summary but talked about as though it is a project in other places and mentioned in mitigation measures. I would like to see this remain an abandoned project and left the way it is at present. Its natural state provides hikers with an alternative to the groomed trail experience as mentioned above.

17.8

**Signage**

A signage plan and policy needs to be completed. This area is too vague in the Draft MEIR. Mitigation measures are generally good, but without specifics this will always be an issue. I would also like FFRP to concur with any signage, type, size, color, necessity and placement well in advance of it's creation. Non-reflective natural colored surface should be required on the back as well as the front as many signs are visible from the back.

17.9

I believe trail designation signs at all junctions and the placement of markers every 1/4 mile far exceeds the need for safety on the Ranch. No such signs are present at the San Simeon State Campground, Montana de Oro, Bishops Peak or many other trail systems. This magnitude of signage interferes with the natural and scenic experience of the Ranch. Small trail signs (defined and agreed upon in advance) at each entrance would be enough.

17.10

**Community Park**

It seems that many people are not against a community park but object only to certain parts of the plan. Please remember, on the noise issue, that the conservation easement states that no amplified sound is allowed on the Ranch, so any reference to amplified sound should be removed.

17.11

Would it be possible to combine alternatives on the proposed park to:

- Provide reduced playing fields (8.0 acres) and use non –potable water.
- Provide a picnic area with tables but no lawn.
- Provide trail linkages to other trails, parking, restrooms, dog park and playing fields.
- Provide 103 parking spaces.
- Provide no landscaping – leave areas natural wherever possible.
- Provide 0.58 acre Dog Park.
- Provide a restroom with drinking fountain.
- Provide no lighting, as FRP is only open during daylight hours.

17.12

Any water using and drainage issues would have to be solved before even an alternative like this could be implemented.

17.13

**Biological Resources and Impacts**

**Gray's clover**

Both *Trifolium barbigerum* ssp. *andrewsii* and *Trifolium barbigerum* ssp. *barbigerum*, have been found growing along the old ranch road along the ridge of FRP and is being studied. Classification is in the process of changing so they are referenced differently in different sources. There have been 3 colonies of *Trifolium barbigerum* found in the East Bay along with the one here. Randall Morgan, a Botanist specializing in clovers is currently studying these plants and has discovered that the *andrewsii* subspecies is genetically and morphologically distinct from others. This colony could be very important because it is an isolated occurrence and the two are growing in the same community which is unusual. Please see botanical notes submitted by D.R. Miller also.

17.14

**Figure V-7**



Purple needlegrass (*Nassella pulchra*) should be mapped in the area between the Wallbridge entrance and the Seaclift gulley, in approximately the area that is mapped as Cambria morning-glory, and could be mapped as a combination of the two. There is an area of approximately 10% coverage there. There are several other areas where native grasses are returning.

17.15

**TABLE V-6**

On page V-80 the EIR lists only suitable habitat for bird species that have been observed regularly on the Ranch including White-tailed kite (*Elanus leucurus*), Burrowing owl (*Athene cunicularia*) and California horned lark (*Eremophila americanus occidentalis*).

17.16

Please include the above comments in your consideration of the Final MEIR for the Fiscalini Ranch Preserve. These are my personal comments, FFRP is submitting separate comments, and Thanks once again for this forum to comment.

17.17

Jo Ellen Butler  
329 Cambridge  
Cambria, CA 93428

joellenbutler@sbcglobal.net

**17. Jo Ellen Butler**

- 17.1 Pursuant to the *East-West Ranch Public Access & Resource Management Plan*, proposed parking areas include the Highway 1/Cambria Drive Staging Area, Huntington Lot, CCSD Wastewater Treatment Plant/Windsor Bridge, and Windsor Boulevard ADA parking (existing). Parking is also proposed on the East Fiscalini Ranch Preserve. Section III.D.1.b.(1) has been amended to clarify that parking areas on the FRP include the Highway 1/Cambria Drive Staging Area and Windsor Boulevard ADA parking. Parking areas outside of the FRP include the Huntington Lot and CCSD Wastewater Treatment Plan/Windsor Bridge.
- 17.2 Section V.G.5.d of the EIR has been amended to include additional discussion regarding the limitations of the Huntington Lot. Based on the limitation of available information provided in the *East-West Ranch Public Access & Resource Management Plan*, we concur that subsequent environmental review would likely be necessary upon formulation of specific details. Please note that TC/mm-4 has been deleted from the EIR, based on additional consultation between the CCSD and FFRP.
- 17.3 Please refer to Section VI.D.4 of the Draft EIR. Based on a wetland delineation conducted in 2005 during analysis of the Bluff Trail project, coastal wetlands are located approximately 45 feet northwest from the southern Bluff Trail trailhead. It is feasible to avoid direct disturbance of this wetland by limiting the boundaries of the parking area to areas above the 25-foot elevation line, and no more than 30 feet from the FRP property boundary. These parameters provide limitations on the parking area to ensure avoidance of wetland areas. Short-term construction and long-term operational mitigation measures would be required, including implementation of erosion and sedimentation control plans and use and maintenance of hydrocarbon pollutant filters. Please note that the onsite parking alternative and TC/mm-4 have been deleted from the EIR, based on additional consultation between the CCSD and FFRP.
- 17.4 The parking area at the northern terminus of the Bluff Trail (and Marine Terrace Trail) is limited to ADA parking, which is currently constructed and operational. Please note that TC/mm-4 has been deleted from the EIR, based on additional consultation between the CCSD and FFRP.
- 17.5 We concur that implementation of these alternatives would help to address parking demands.
- 17.6 Please refer to response to comment 5.27, and mitigation measure AES/mm-11 of the Final EIR. This mitigation measure has been added to the EIR to ensure that security lighting will be shielded, and to require motion sensors on security lights.
- 17.7 Comment noted regarding trail use and leaving some trails as natural and to leave the ranch in its current state. No changes to the EIR are necessary.

- 17.8 The Creek to Ridge Trail is included in the *East-West Ranch Public Access & Resource Management Plan*, and was therefore included in the project description and analyzed in the EIR. The CCSD is no longer considering improvements to this trail as a subsequent project.
- 17.9 Please refer to response to comment 5.21 and Section V.F.5.d. of the EIR. While a signage plan is not specifically proposed, signage would comply with the *East-West Ranch Public Access & Resource Management Plan*, which provides standards regarding size and materials of ranch signage, and with the guidelines provided by the mitigation measure. Guidelines include a requirement for natural or naturally appearing materials, low reflectivity, visual compatibility, minimum size necessary to achieve purpose, and placement in the least visibly obtrusive location.
- 17.10 Please refer to response to comment 5.24 and Section V.L.5.a.(1) of the EIR. Based on previous consultation with the CCSD Fire Department, mile markers on each designated trail were recommended to assist with emergency response (Putney, 2006). Based on staff conversations with the current Fire Chief, minimal signage may be adequate. Please refer to PSU/mm-1, which has been amended to clarify that “signage shall be developed in accordance with the FRP signage plan, and in consultation with the Fire Chief”.
- 17.11 Please refer to response to comment 5.6 and Section V.I.6.d of the Final EIR. Amplified sound shall be prohibited at the community park. Mitigation measure N/mm-3 has been amended to require prohibition of loudspeakers and amplified sound.
- 17.12 This alternative would be feasible, and may be considered by the CCSD Board.
- 17.13 Comment noted regarding water and drainage issues.
- 17.14 Please refer to response to comment 5.39, and Section V.D.2 of the Final EIR. Based on additional information provided by local biologists in the area, the Biological Resources existing setting discussion has been supplemented by this additional information (refer to Section V.D.2, Table V.D.-5, and Table V.D.-6 of the Final EIR).
- 17.15 Please refer to response to comments 5.39 and 17.14, and Section V.D.2 of the final EIR.
- 17.16 Please refer to Table V-6 of the Final EIR, which includes a notation that white-tailed kite, burrowing owl, and California horned lark have been observed on the FRP by ranch users.
- 17.17 Comment noted regarding inclusion of comments into the Final Master EIR and that these comments are from Jo Ellen Butler.

**Connie Davidson**

---

**From:** Mattandmahvash@aol.com  
**Sent:** Monday, April 14, 2008 10:58 AM  
**To:** Connie Davidson  
**Subject:** Re: Fiscalini Ranch

Dear Ms. Davidson:  
Attached is a copy of a letter I sent to the editor of the Cambria which nicely sums up my feelings about the future of Fiscalini Ranch.  
Yours truly,  
Matthew N. Bryant

18.1

---

It's Tax Time! Get tips, forms and advice on [AOL Money & Finance](#).

4/16/2008

18.1 (cont'd)

My family has a second home in Cambria and hopes to eventually live there year round. When we do come up, we always make it a point to take a walk on the Fiscalini Ranch where we recently noticed a sign posted at the entrance. It mentioned turning a portion of the Ranch into sports fields, parking lots, public restrooms, etc... I was taken aback. I thought the reason for purchasing the ranch was to preserve it. If this plan goes forward, you will attract people from all over the county to use these fields and change Cambria forever.

Living in Southern California we see each new project appear. In and of itself, each project was never enough to "break the camel's back" in terms of increased traffic, smog and congestion. Each project causes an almost imperceptible change in that direction, but eventually you wake up and you live in a smoggy, crowded, paved-over city like much of what you find in Southern California. Cambria is being subjected to these same pressures. The problem is politicians and bureaucrats need to justify their existence. So, they build things, dedicate things and put plaques on things. I would actually feel better to pay them to do nothing. We would all be better off.

Here's my novel idea for the whole Fiscalini Ranch: Just leave it alone. No cell towers, no sports fields – just green grass, wildlife, Monterey Pines and a blue sky.

Matthew Bryant  
1890 Marlborough Lane, Cambria, CA

**18. Matthew Bryant**

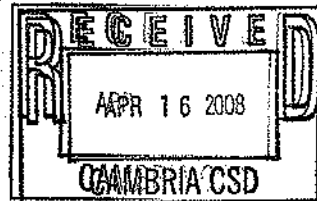
- 18.1 Comment noted regarding leaving Fiscalini Ranch alone, with no cell towers, no sports fields. No changes to the EIR are necessary.

Charlotte Darehshori  
585 Drake  
Cambria, CA 93428

Pg 1 of 6  
plus Exhibits  
A-G

April 15, 2008

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



Re: Fiscalini Ranch EIR

Dear Ms. Davidson:

Herewith are my comments on the Ranch EIR and the effects on the environment from the proposed projects:

CEQA Guidelines Section 15064(c) states: "Public opinion is another factor to consider in the process of determining whether a project would have an adverse or beneficial effect on the environment. The lead agency shall consider the views held by members of the public in all areas affected as expressed in the whole record before the lead agency." Letters from the local newspaper "The Cambrian" are examples of public opinion which should be considered as well as comments and posts on the web site AboutCambria.Com. See attached exhibits which represent public opinion in Cambria. See comments from Claude Albanese, Anne Winburn, Steve Smith and Lynda Layton. (Exhibits A, B, C, D, & G) A Survey "2004 Parks and Recreation Survey" was sent to 3,985 citizens, and 24% (942) responded. The top 4 requested activities were: Nature Trails, Jogging trails, Lap pool, and dog park. Only 13% of the respondents requested soccer. Thus the majority of the respondents requested passive activities. The Park planners have designed a park totally opposite to community needs.

19.1

Length and Organization of the Park EIR: CEQA Guidelines 15006, 15120 and 15140, mandate that the EIR must be written in a manner that is understandable by the public, as well as the decision makers. The language is to be clear, and the information presented in an organized systematic manner, and reduced bulk. Indeed, the sheer bulk of the Ranch EIR makes it difficult for the public to identify the necessary issues and evaluate them. The information is rambling and conclusory. This document repeatedly and lengthily expounds on a topic to be commented on with regard to its environmental impact then refers the public to another lengthy document, then makes a conclusory statement, "Therefore, development of the proposed project would result in cumulative noise impacts that are considered less than significant. Class III. (Pg V-215-Noise)

19.2

The proposed Master Plan would be developed in phases, as funds become available. Page III-1, Project Description. September 10, 2007, explaining the need to raise rates: the district made the following statements relative to the revenue deficit, the District "has curtailed routine infrastructure maintenance and improvement projects. Further delays may result in system failures, operational deficiencies, and regulatory compliance concerns." (The Cambrian, Feb 21, 2008) The District continues to run significant deficits and has no funds to develop the Park as

19.3

described in its EIR, nor to pay for the maintenance which would be required as a result of the activities planned on the Preserve. **Embarking on the proposed community park projects will place the district at risk of curtailing the many on-going restoration and maintenance projects on this fragile preserve.** East West Ranch Public Access and Resource Management Plan: "The importance of protecting this property lies in the opportunity for the public to experience a unique coastal environment while safeguarding the various animal and plant communities it offers, including sensitive and endangered species. It is the overall philosophy of the Plan to allow the public to experience these natural resources in a safe and reasonable manner while protecting and restoring the more sensitive and valuable habitats of the Ranch." (Page 4, Chapter 2) Currently there are five seasonal wetlands, a severely eroded gully called Seacliff Gully and a smaller less severely eroded gully known as the Warren/Trenton Gully. Active erosion is occurring on the proposed alignment for the Santa Rosa Creek Trail, erosion is occurring around the raised manhole in the southern-most corner of the property near Piney Way. The continued restoration and protection of the sensitive geological areas, as well as the sensitive and endangered species will be put at unacceptable risk because of the poor financial condition of the district, if the proposed project as described in the EIR is implemented.

19.3 (cont'd)

19.4

**The East-West Ranch Public Access and Resource Management Plan specifically prohibits Amplified Sound and Turf (see Exhibit E).** Yet the park designers plan for soccer fields and will mitigate this "Noise" from the **microphones** by "aiming them away from nearby residents". As one resident asked, "Who will monitor these activities to insure this significant noise mitigation is indeed carried out?" The **noise of the mowing** of the turf has not been adequately considered in the mitigation. The turf which is proposed for the active fields (to include soccer, little league baseball, softball and other sports activities) will also generate special needs such as mowing, fertilizing and water. The proposed park amenities include turf areas for use as athletic play fields and general community recreation. (Pg III-17 of the Draft Master EIR) The 2005 Cambria Community Plan prohibits turf grass in new development. Why would turf be included in this development when it is prohibited? **CW-12. "Prohibited Plant Materials. Non-native, invasive, fire prone and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site."** Pg 5.11-4, Public Services and Utilities, Program Environmental Impact Report.

19.5

19.6

19.7

**The Park EIR states "Upon application for land use and construction permits from the County, . . . The Master Plan shall include the installation of bike racks at selected trailheads at the boundary of the West FRP to encourage alternative transportation."** This is a meaningless mitigation and shows an ignorance of the Cambrian topography. Pg 5.3-8 Water Master Plan states, **"Local bicycle use is limited due to the hilly terrain and difficult climbs."** The Preserve Master Plan EIR states, "PSU Impact 4, **"The creation of new parking areas, whether planned or spontaneous, will increase the number of location and opportunities for transient camping and trespassing, possibly resulting in wildfire or other criminal activity, resulting in increased demand for services and a potentially significant impact."**

19.8

19.9

**(I) According to Ben Boer, 2006, neighborhood complaints of illegal and nuisance parking have already increased in the area. Visitor traffic is generated through the day, with a steady quantity of parked cars at each end of the trail. Thus, currently existing parking facilities are not adequate to serve the West FRP trail systems, as well as inadequate law enforcement to control illegal and nuisance parking and visitors. (Page 5.3-5 Traffic and Circulation, Water Master Plan EIR.) The FBI's standard of adequacy is one officer per 750 persons. Our**

19.10



current ratio is one deputy per 1,140. Thus there is an existing deficiency with respect to the provision of law enforcement services in Cambria.” (Population, Housing and Growth, Page 5.13-20 Water Master Plan EIR).

19.10 (cont'd)

(2) To further illustrate Cambria’s **inadequate law enforcement**, ( Letter to the Editor, The Cambria, April 8, 2008, Tina Humphrey,) “Saturday night, vandals broke windows and painted graffiti on many of the buildings in the West Village. A woman living in one of the lofts above Main Street called the police at 11 P.M. to report suspicious activity on her rooftop. . . the patrol cars, stretched beyond their resources again, tied up on other calls, rolled into Cambria almost Two Hours later.” (Exhibit B)

19.11

(3) Bruce Gibson is currently proposing a \$5 million budget cut in resources that will further **cut our already limited police protection.**” (See Exhibit B) The mitigation according to The Preserve Master EIR PSU Impact 4, “Upon application for land use and construction permits from the County for the Community Park on the East FRP, the CCSD or its designee shall submit a lighting plan showing the use of security lighting on appropriate facilities, which may include restrooms and the community center. **Parking areas throughout the FRP shall be designed consistent with the County Sheriff’s Dept publication “Crime Prevention through Environmental Design”.** These areas will be unmonitored and are in a secluded area and past attempts to control crime by thoughtful lighting have not succeeded.

19.12

**CEQA 15130 states: “Cumulatively considerable” means that the incremental effects of an individual project are considerable** when viewed in connection with the cumulative impacts of environmental impacts not only of approved projects under construction, approved related projects not yet under construction, but also unapproved projects, projects under review which may have a cumulative impact, and using all reasonable efforts to discover, disclose and discuss other related projects. **This report does not adequately address or in many cases mention the cumulative impacts of past projects, proposed current projects, plus the effects of reasonably foreseeable probable future projects...**

19.13

1. Build out Reduction Project will allow 864 new building permits, which represents an increase of approximately 23%. Population in 2005 was estimated to be approximately 6,400. After build out the population is estimated to be approximately 7,724 to 10,469. (Water Master Plan EIR)
2. Fiscalini Park would increase the number of automobile trips in surrounding neighborhoods by approximately 328 ADT, and has the potential to generate up to 728 ADT when all trail amenities are completed. The Fiscalini Master EIR, (PG V-161) states that operation of the community park would generate 973 daily trips, and 150 peak hour trips.
3. Addition of a possible police substation and additional patrolling.
4. Station No. 10 fire station requires replacement within the next eight years
5. Current road and flood control construction on Hwy 1 and Moon Stone Beach
6. Construction of a CCSD water pump station of 6,702 square feet, including an emergency generator, pipeline & access.
7. Desalination Projects
8. Additional San Simeon dwellings, both residential and commercial

**“The project shall not induce growth beyond that level necessary to maintain acceptable road levels of service and circulation to protect coastal access and recreation opportunity. And provide for public safety (e.g., fire evacuation). Program Environmental Impact Report, Public Services and Utilities, PG 5.11-4 Our facilities are already below acceptable levels. (Summary of Infrastructure and Service Provider Findings.) “As is evidenced . . . , the analysis concluded that the infrastructure systems and service providers in Cambria have noted existing deficiencies, irrespective of any further development.” Page 5.13-20. (Water Master Plan)**

19.14

(1) The standard for **law enforcement** is one officer per 750 persons. Our current ratio is one deputy per 1,140. **“Thus there is an existing deficiency with respect to the provision of law enforcement services in Cambria.”** (Population, Housing and Growth, Page 5.13-20.)

(2) **Currently, existing parking facilities** are not adequate to serve the West FRP trail systems, as well as inadequate law enforcement to control illegal and nuisance parking and visitors. Page 5.3-5, Traffic and Circulation. (Water Master Plan)

(3) **Emergency Medical.** **“At the current time, emergency medical service in Cambria has been considered barely adequate.”** (Population, Housing and Growth, Pg 5.13-20.) Water Master Plan

(4) **Public Services and Utilities:** **“Response times are sometimes compromised when access is constrained by parked cars, roadway deficiencies and proximity to road. Delivery zones in the East and West Village are especially problematic because delivery trucks often park in the right of way and constrict all car traffic. Public Services and Utilities Pg 5.11-7 Water Master Plan**

(5) **Traffic and Circulation: Existing Conditions:** **“Many of the streets within the Cambria URL are unpaved, too narrow, poorly maintained, and lack proper drainage facilities. Numerous local public streets do not have vertical and horizontal clearances required by current Fire Code Standard. Pg 5.3-5 (Water Master Plan)**

6). The **additional traffic** directly related to the proposed Community Park will increase the level of service categories to LOS F, considered unacceptable. The District’s plan to buy out 864 buildable lots and thus reduce the number of buildable lots is designed to “bunch” development in the areas of Marine Terrace, Park Hill and the ocean side of Cambria. This higher density is only increased by Special Projects 1, and 2, which prohibits lots in these special areas to be used for building. Those lot owners will be forced along with those included in the Buildout Reduction Project to build homes in areas already problematic because of small 2-lane collector roadways, i.e. Ardath and Burton. **“During the P.M. peak hour, roadway level of service on Highway 1, operates at LOS D, defined as near unstable with restrictions on maneuverability within traffic streams.(Main Street to Burton Drive) and LOS E defined as unstable operations with maneuverability very limited (Burton Drive to Ardath Drive.) (PG V150, Fiscalini Ranch Master EIR.**

19.15

(7) The development of 9 soccer fields, baseball fields, tennis courts, dog park, basketball courts, and parking space for 149 automobiles, children’s play area, community park building, restrooms, further increases concern for increased stormwater runoff along with the proposed projects such as the Build Out Reduction which allows 23% grown to occur in the proposed areas of high density increasing the impervious surface area with larger rooftops (allowed by the TDC program for the build out reduction development), additional rooftops, garages, paved roads, sidewalks, larger homes with less ground. The mitigation as proposed does not adequately reduce this impact, by capturing and cleaning the storm water runoff before it is dumped into the ocean.

19.16

(8) There is a serious failure with regard to meeting the requirements of CEQA in its analysis of greenhouse gas emission, climate change, and diesel engine exhaust emissions, including an inventory of existing estimates of emissions sources plus a projected inventory of new greenhouse gases that can reasonably be expected to be emitted.

19.17

Long-Term Project Related Operational Emissions The Lead Agency seeks to classify the project as “less than significant long-term operational emissions, Class III impact.

19.18

(1) **Misleading statement:** “trips to the proposed project would not necessarily generate new vehicle trips but would be by local residents who travel to other facilities, thus trip lengths would be shorter than they are now due to the central location of the project.” Page V-187, Air Quality.

**The Fact:** Growth Inducing Impacts, Page VII-1, Environmental Analysis, “In addition, the park facilities, while being developed to meet community needs, would be used by visitors to the area and would contribute, although not significantly, to encouraging visitors to relocate to the community.” (Page VII-1) New facilities, soccer fields, baseball, basketball, etc are for the most part activities not those participated in by most local residents. (See Survey 2004) These active sports developments in the Fiscalini Preserve will draw people from other areas, adding vehicle traffic emissions both locally and regionally.

(2) **Misleading statement:** “Because the proposed project incorporates measures that allow residents to access the site via alternative transportation such as the trolley or bicycles, the proposed project is expected to result in less...operational emissions.” Page V-187, Air Quality

19.18

**The Facts:** “Local bicycle use is limited due to the hilly terrain and difficult climbs.” Furthermore, the trolley is used rarely and drives around mostly empty. (Operations Information from the trolley operators.)

(3) **Misleading Statement:** “because Cambria’s existing recreation facilities do not meet the needs of the community... residents travel to local schools, neighboring community or regional facilities to access... other facilities.”

19.20

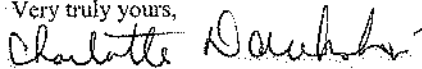
**The Facts:** The Survey of 2004 was flawed and if only the responses that accurately followed instructions were included in this survey, "82% of the survey responses would have to be eliminated." (Appendix A, See attached) Additionally out of 3985 surveys, only 942 were returned (24%). Of the respondents only 13% wanted soccer fields. (Exhibit D)

19.20 (cont'd)

Based on the very significant negative impacts to the neighborhoods and to the fragile environment of the preserve area itself, upon which the lead agency wishes to impose this development, the District is requested to abandon the Fiscalini Ranch Preserve Master EIR as proposed and adopt the "No Active sports" alternative, as well as abandoning the future project of the community building and restrooms.

19.21

Very truly yours,



Charlotte Darehshori

Exhibits A-G

Exhibit  
A



Monday, Apr 14, 2008

Posted on Thu, Mar. 20, 2008

## New community park plan challenged in Cambria

### Kathe Tanner

Backers of plans for a new community park in Cambria like the idea of having more places in the small town for children and adults to play. Opponents, though, worry about noise, traffic and the impact on the natural habitat along Santa Rosa Creek in the eastern part of the 430-acre Fiscalini Ranch Preserve.

Mostly opponents showed up Tuesday for a meeting to review a plan to use more than 13 acres of the preserve for ball fields, a parking lot, restrooms, playground, paths and possibly a community center, along with other amenities.

About four dozen people came to listen and comment at the public hearing on a draft environmental impact report about plans for the preserve. Nearly all who spoke had criticisms or critical questions they want addressed before the Cambria Community Services District approves the more than 500-page document.

Moses Jimenez, a supporter of the plan who coaches boys soccer, said the community needs a sports park. For those concerned about noise, he said, "What better noise than a bunch of kids or adults having fun? It won't be noise like at the 405 Freeway."

However, opponents want to keep the area natural, quiet and free of artificial lighting. And they question how the financially strapped district will pay for improvements and find water to keep the fields green.

"If there's no water to irrigate the fields and no money, then why are we doing it now?" asked Amanda Rice, chairwoman of the North Coast Advisory Council, who spoke as a private citizen.

Opponents essentially want to keep the ranch as it is and, for the most part, was in 2000 when the community and state grantors paid \$11.1 million for the 430-acre property.

San Luis Obispo County contributed \$500,000 with the condition that the district would create an area to serve the community's "outdoor recreational needs" on East Ranch.

County funds also paid for the environmental report.

#### 'Wrong spot'

The park plan is wrong for Cambria, opponents say.

"If ever there was a park in the wrong spot, we're looking at it," said Richard Hawley, executive director of Greenspace — The Cambria Land Trust. "I think we should give the county back its \$500,000, and we'll all

save money.”

Other topics drawing comments included impacts to habitats and species; potentially significant noise from the community park; and possible parking problems and traffic situations, such as the park entrance at a 90-degree turn where a steep portion of Burton Drive meets a bridge across Santa Rosa Creek.

Even if project plans proceed, it would take years of environmental document review, planning and permitting before any of the community-park amenities could be added. It would also take a lot of money, nearly all from grants.

Fewer changes to the existing landscape are proposed for the West Ranch — a larger, trail-laced oceanfront parcel that includes a Monterey pine forest, marine terrace and bluffs and rolling hills west of Highway 1.

Most changes would upgrade or modify existing trails or create new ones, add or upgrade parking facilities and stabilize or restore the habitat.

The most controversial proposal for the 364-acre West Ranch is for two Sprint Nextel cell phone towers and support buildings, high on the ridge at the edge of the Monterey pine forest. That facility has been allowed in ranch master plans for years but is working its way through the planning process.

Enthusiasts say the towers are needed for public safety and convenience in a town where many cell phones receive signals sporadically or not at all.

Opponents say the towers would degrade what the community accomplished when it purchased the land to keep it as unspoiled open space. The California Coastal Commission, which would have to approve a tower permit, has indicated it would not allow the structures.

The issue is due back before county supervisors April 8, although a planner said Monday that he expects Sprint Nextel to request a delay.

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Exhibit B

The Cambrian April 10, 2008

newspaper is a community talking to itself.

LETTERS TO THE EDITOR

Cuts we can't afford

With budget cuts on the horizon and gas prices soaring, our lives are changing radically.

Bruce Gibson is currently proposing a \$5 million budget cut in resources that will affect our police protection on the Central Coast. While I can understand the need to "trim the fat," cutting our already limited police protection in areas like Cambria and Cayucos is beyond absurd.

Saturday night, vandals broke windows and painted graffiti on many of the buildings in the West Village. A woman living in one of the lofts above Main Street called the police at 11 p.m. to report suspicious activity on her rooftop.

As has been the case for the almost 50 years I've been in Cambria, the patrol cars, stretched beyond their resources again, were tied up on other calls, and rolled into Cambria almost TWO HOURS later.

Of course, the damage was done and the perpetrators long gone by then.

When I spoke with our local deputy about a meth incident I had information on, he said that Coast Union has one of the biggest problems of any high school in the county now.

Wake up everyone, please ... this kind of thing affects all of us and we cannot afford to make cuts in the budget that affect the protection of our families and property.

Please call or e-mail Bruce Gibson to share how you feel about the proposed budget cuts. Time is of the essence as this is in the works now.

Tina Humphrey  
Cambria

Vote on proposed park

Regarding the Cambria Community Services District Environmental Impact Report about plans for our Fiscalini Ranch Preserve:

Our Fiscalini Ranch Preserve needs to be kept AS IS with no new developments.

Improve and maintain our existing trails. Continue periodic cleanup.

Our Fiscalini Preserve is one of the unique public areas near homes that resembles a wilderness area. Treasure it and respect its originality and purity.

The projects of the EIR will cause the loss of our Fiscalini Preserve and the gain of "Fiscalini Park."

Include a vote for keeping the preserve or building a new park with the new water/sewer statement. Make it simple.

Transform our Fiscalini Preserve into a beautiful community park.

Maintain our Fiscalini Preserve without development.

If 51 percent of the votes are to maintain our preserve, use our funds to improve and maintain our water supply/treatment/delivery system and our sewage systems.

If 51 percent of the votes are to develop a new park, then build and maintain it.

Claude Albanese  
Cambria

EXHIBIT  
C

The Cambrian  
Newspaper

OPINION

**'Southern Cambriaformia'**

Visit Southern Cambriaformia — Due to the vision of the Cambria Community Services District's plan for the Fiscalini Ranch Preserve, no longer will you have that longing feeling for missing your hometown.

"Southern Cambriaformia" now has a soccer field where you can create noise, traffic, and leave your trash and dirty diapers. Like your community soccer field, it will be closed at night, although due to no police presence and no lighting, feel free to hang out and drink your beer and then drive through the community in hopes of reaching your home.

Like your community soccer field, Southern Cambriaformia's soccer field attracts persons from other communities who do not value quality of life expectations of the host community.

There is no expectation of slow driving, friendly smiles and waves, just hurried drivers rushing to reach their sport tournament on time. Relax and visit Southern Cambriaformia, with expanded parking lots, public restrooms, additional trailheads you are invited to use water without a care, trample the pristine meadows, deviate from the marked trails, drive aggressively and consume copious amounts of alcoholic beverages while visiting the soccer field.

Thanks to the CCSD you can now leave your overcrowded and resource exhausted suburban community and feel right at home in Southern Cambriaformia.

Steve Smith  
Marine Terrace

**Don't park it here**

I am writing to protest the future development of the Cambria Community Park.

I would like to address two of the studies in the just completed Environmental Impact Report: Noise and Water Supply.

The Environmental Impact Report states:

Potential sources of noise associated with the proposed park facilities include operation of athletic play fields and general community recreation. There will four to five turf fields, which will include soccer, little league baseball and softball.

The park also includes restrooms, a dog park, and children's playground. Vehicle access to the park will include approximately 140

parking spaces. The report states that there could be five games being played at the same time and that if this were the case that the development of the park would potentially subject existing residential areas to adverse stationary noise levels possibly above the thresholds contained within the County Noise Element.

Noise levels were measured on four different sports fields in the county and the noise levels were very close to what the County allows. None of these sports fields where noise was measured were in a residential area like the proposed Cambria Park.

Letters must be signed (no pseudonyms), with the writer's address and phone number for verification.

Letters of 250 words or less are more likely to be published. Send them to Letters to the Editor, The Cambrian, 2442 Main Street, Cambria, CA 93428. Fax: 927-4708. e-mail: cambrian@thetribunenews.com

away" as The Cambrian suggests. At least 50 houses and The Bluebird Motel surround the proposed park and the proposed park is in the middle of a bowl-like echo chamber in the middle of town. Everything is amplified.

Any noise measurement for the proposed Cambria Park should be done on the spot, as I am sure it will be much higher than in any open space playing fields that were used as a comparison. Much higher than allowable.

In addition, the report states that any amplified sound, e.g. loudspeakers, game announcers etc., should be designed so as to not point in a direction that is directly into a residential area. Who is going to control that?

The report states that development of the proposed community park would result in the generation of stationary noise levels in excess of what is acceptable resulting in a potentially significant long-term impact.

In my opinion the proposed park should not be addressed as a Cambria Community Park; it is a San Luis Obispo County Park.

Finally, in the EIR report that is titled water supply, it states the CCSD would provide water for the community park. In The Cambrian last week under the EIR for the Water Master Plan, it states that they want to reduce the use of potable water for landscaping. So let the county build a park and use CCSD potable water? Buss in leagues from around the county and have traffic jams on Burton Drive, excessive noise that will be heard all over town, pollution, disturb the wildlife? This is not what the majority of Cambrians want.

This is a nice quiet town. I moved here from Carmel and they certainly do not have an athletic park in the middle of town. This would be a disaster. Give the county their \$500,000 back and keep Cambria a peaceful village; that's the reason most of us live here.

Lynda Layton  
Cambria



Exhibit  
D

SUMMARY OUTLINE

4,000 Surveys sent 943 Surveys returned - - A good representation ~25%

Community participates in numerous recreation activities  
93% of respondents participate in at least 1 activity

The top 5 activities respondents currently participate in - RUNNING/WALKING/JOGGING, GARDENING, HIKING, & PICNICS - have a similar ranking for the "Modest Activity" group (1 or 2 activities), the "Mainstream" group (3-6 activities), and the "High Activity" group (7 or more activities).

CCSD has a mandate through its Parks and Recreation Department to provide facilities and support for Cambria recreation and open space.

The most popular facility in Cambria is the East West Ranch - 85% - followed by Shamel Park, the Vets Hall, other trails, the Moonstone Beach Boardwalk, & Leffingwell Park

63% of respondents recreate in Cambria. 37% travel to Morro Bay, San Luis Obispo, etc for WALKING/HIKING, GOLF, SWIMMING, and KAYAKING.  
Some of this travel is due to lack of facilities in Cambria (Golf, Swimming, tennis), while others travel for broader exposure to Walking & Hiking.

21% of respondents indicated a strong preference for expanded services

All three activity levels (Moderate, Mainstream, High Activity), were in rough agreement on the priorities for expansion

The survey listed 26 categories. 2 write-in categories (Golfing & Biking) received significant entries also.

The top 4 activities requested were NATURE TRAILS, LAP POOL, DOG PARK (the current dog park was not completed at the time of this survey), and JOGGING TRAIL/TRACK.

The request for a LAP POOL was somewhat of a surprise. CCSD needs to investigate possible solutions to this REQUEST.

Of the 26 + 2 categories requested, 13 are included in the Community Park design.  
Originally, an OUTDOOR STAGE was included but dropped during public discussions  
A COMMUNITY GARDEN could be included in the Park design.

NATURE TRAILS are being developed on the West Ranch as well as the East Ranch.  
A short trail is planned for the Cambria Historic Center Park in East Village.  
Additional trails might be developed along the upper creeks if permission is acquired.

Some field sports (SOCCER, BASEBALL/SOFTBALL) may be accommodated by the proposed field development at Santa Lucia Middle School.

ARTS & CRAFTS, AFTER SCHOOL PROGRAMS, and day camps are included in the Community Center's current program.

DAY CAMPS should be expanded through the Community Center.

HORSESHOE PITS are available at Shamel Park.

ARCHERY could be arranged through agreement with Camp Ocean Pines.

10/5/2005

9.05 Board meeting recommendation

Cambria already has lots of trails, however, we do not have a track without impediments. A track with exercise stations may be available at the Santa Lucia School if state park funding is approved.

The second largest number of respondents (27%) requested a lap pool. An aging population contains persons who are rehabilitating or protecting muscles and bones and therefore do water walking and exercising, or lap swimming as opposed to hiking. The privately owned Cambria Pines Lodge swimming pool is available on a membership basis. The pool at Shamel Park is a county-run facility and is only open in the summer months. It is not a large enough to be a lap pool.

Much of what was desired by survey respondents is included in the proposed community park design. An outdoor stage was considered but dropped during public discussions. A small community garden is available at Pocahontas Park but additional space could be provided in the community park. Nature trails are being developed on the West Ranch and the East Ranch and a short historic trail is planned for the Greenspace Creekside Reserve in East Village.

Some organized field sports (soccer, baseball/softball) will be accommodated at the Santa Lucia Middle School if a state parks grant is awarded in late 2005. Multipurpose athletic fields are planned for the proposed community park.

Horseshoe pits are available in Shamel Park.

After-school and summer programs, such as arts and crafts and martial arts, are currently offered by the Community Center. Eight weeks of day camps are also part of their program but could be expanded. The Community Center offers numerous adult programs such as arts and crafts.

NUMBER AND PERCENT OF REQUESTS FOR FACILITIES AND ACTIVITIES

	%	#		%	#
Nature Trails	49	458	Sand Volleyball	11	105
Lap Pool	27	254	Basketball(outdoor)	8	71
Dog Park	24	225	Skate Park	7	69
Jogging Trail/Track	23	215	Day Camp	7	66
Picnics	22	210	Climbing Wall	6	61
Community Garden	21	196	Horse Trails	6	61
Tennis Courts	19	182	BMX Trail	6	57
After school Programs	19	175	Martial Arts	6	55
Playgrounds	18	172	Roller-Blade	5	46
Outdoor Fitness Sta's	17	164	Horseshoe Pits	4	41
Arts & Crafts	17	159	Archery Fields	3	32
Outdoor Stage	16	151	Shuffleboard	3	32
Soccer Fields	13	126	Paint-ball	2	22
Softball/Baseball Flds	12	112			

## Appendix A:

### Issues with Expansion Survey Responses

Survey question four, which asked what facilities or recreational activities the respondent would like to see developed, instructed the respondent to "Please rank each of the items below with a number from 1 to 5...5 being your highest priority".

One hundred seventy-one respondents (18%) followed instructions completely.

Another 379 (40%) ranked some of the 27 items and left others blank. Most of these respondents ranked only a few items while leaving most blank.

Two hundred twenty-nine respondents (24%) completely ignored instructions and put check marks next to some items leaving others blank. The number of checkmarks varied from aaa to bbb with an average of ccc.

Finally, 153 respondents (16%) left all items blank.

There are several approaches to analyzing these responses. First, and least satisfying, is using only the responses that accurately followed instructions. That would involve eliminating 82% of the survey responses. A second option is to assume blank entries represent a respondent's lowest priority and accord those items a "one". This would permit analysis of 58% of the surveys. It would also allow numerical scores to be assigned each item by averaging the 5's, 4's, 3's, 3's, and 1's. The downside is losing results of 24% of the sample who check-marked the items.

The option chosen for analysis in this report is to consider rankings of 5 and 4 and items with a checkmark as items suggested for development or expansion by a respondent. This permits use of 100% of the survey responses. It is probably a reasonable portrayal of what respondents meant, though this may slightly understate some respondents' desires for expansion by according no weight to items ranked three.

A possible related issue would be assuming a check mark is a high ranking. This is not a serious issue because most respondents only checked a few items. While a few respondents checked a large number of items, other respondents gave as many as 24 items a ranking of 4 or 5! This issue has been addressed in the text by comparing the results of respondents who ranked only a few items with those who ranked many.

## II. Survey Background

The goal of the 2004 *Parks and Recreation Survey* was to gather information useful for understanding and planning recreation activities and facilities in Cambria: to learn what Cambrians do and to find out what Cambrians want.

The survey originated with Cambria's Parks, Recreation, and Open Space Commission (PROS). The final survey was developed in conjunction with the Cambria Community Services District (CCSD) staff.

Surveys were distributed with September, 2004 water bills. Nearly four thousand (3985) surveys were distributed and 942 were returned and tabulated. The response rate, 24%, is considered reasonable for a mail survey<sup>1</sup>. Each returned survey represents a household resident in Cambria.

942  
24%

Analysis of the surveys was done by the Community Center of Cambria for the CCSD. The following individuals provided effort or advice in analyzing the survey's results: Courtney Craig, Connie Davidson, Steve Figler, Heidi Holmes, Amanda Rice, Gordon Rice, John Ruml, and Robin Schaal.

Copies of this report are available for review in the CCSD office and the Cambria Public Library. Additional copies may be obtained at the cost of duplication from the CCSD (927-6223).

These survey results provide valuable information for recreation planning in Cambria. A few comments about the sample and process will help the reader evaluate the results.

- The recreation survey did not request respondent demographics
- To the extent that water bills go to owners, not occupants, of rental property, then renters' activities would be under-represented.
- Some surveys may have been returned by non-resident property owners; about a half dozen so indicated.
- Neighbors surrounding Cambria who are not water customers did not receive a survey though they may use Cambria's recreation facilities. (Surveys were available to pick up at the CCSD office but few if any people did so.)

<sup>1</sup> Various internet articles reported response rates for simple mail surveys of "about 20-30 percent" (Prairie Research Associates); "a usual 25%" *Maximizing the Response-Rate in Surveys May be a Mistake*, Ray and Still; "can be as low as 10 to 20%" *Evidence for Action*, Global Health Council; "On average, anywhere from a 20-40% response might be a reasonable expectation.", DataStar, Inc.

Exhibit E

East-West Ranch Public Access & Resource Management Plan

### 3. Prohibited Uses

The following list of uses and activities are prohibited on the East-West Ranch. This includes all those uses normally prohibited by law in public places.

- Fire in any form
- Pedestrian or animal access into sensitive habitat areas
- Camping
- Motorized Vehicles (All -Terrain -Vehicles (ATV), motorized bicycles, scooters, etc.)\*
- Swimming in Santa Rosa Creek
- Firearms, weapons, or animal traps
- Smoking
- Littering
- Amplified sound
- Paragliding or hang-gliding
- Remote-controlled model vehicles, e.g. airplanes
- Active sports, such as golf or baseball (With the exception of the uses planned for the Community Park)
- Planting, cultivating, or harvesting by any member of the public
- Paint ball or other combat games played in groups
- Placement of signs or banners of any kind, including political campaign signs, fund-raising signs, meeting notices, etc.
- Solicitation

### B. Improvements

All physical improvements will be limited to those specified in the Plan and per the design standards, specifications, and locations herein. In general, trails and the incidental improvements on the Ranch will be sited and designed to protect views to and along the coast and other scenic areas. Views will also be considered from off-site private property development where feasible. If necessary, improvements will be screened from view by vegetation and solid fencing. Views from Hwy 1, which is a California Scenic Highway and possible future Federal American Road (Scenic Bypass), should be protected. No structures other than directional and informational signs will be installed on the Ranch along the highway corridor.

\* With the exception of those vehicles allowed for Ranch management purposes as described in section A.

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**Goal**

Assure Adequate Enterprise Funds to Support Water and Wastewater Operations/Projects  
(Finance Committee Cobin, Sanders)

**Objectives**

Adopt a community supported Rate Increase sufficient for Water & Wastewater Operating/Project Costs by;

- Agreeing on accounting principles and strategies for allocation of administrative overhead for developing District budget (January)
- Creating a budget for 2008/09 for public review that shows operating costs for Water and Wastewater Departments as well as reserves for Depreciation/Repair & Replacement.
- Determining the magnitude of increase (difference between budgeted needs and current rate income). (March)
- Conducting Public Forums for discussion of proposed increased rate. (March)
- Approve a 218 Letter to residents with a straight forward and clear explanation of a rate increase that adequately supports Water and Wastewater operating costs. (April)
- Approve 2008/09 Budget based on rate increase following a non protested 218 process (June)

**Goal**

Seek out projects that promote the health and well being of Cambria residents  
(ad hoc committee Chaldecott, Cobin)

**Objectives**

Increase recreational opportunities and health enhancing services for Cambrians and visitors by

- Adopting the Fiscalini Ranch/Community Park EIR after public review & comment period (March)
- Directing staff to seek state and private funding to construct approved park
- Requesting the PROS Commission to gather data and submit a 2009/10 P&R Depart plan of action
- Provide for more athletic facilities for use by youths and adults
- Encouraging the Chamber of Commerce and others to jointly sponsor Community activities such as Concerts in the Park and Youth Athletics
- Working with Coast Unified School District to champion expanded After-School Youth programs and elective educational opportunities for adults

Let's look at the last goal listed: "Seek out projects that promote the health and well being of Cambria residents  
(ad hoc committee Chaldecott, Cobin)

The CCSD did a recreation survey in 2004, the PROS analysis can be found here:

<http://www.cambriacsd.org/Library/Website/services/parks/PROS%20Analysis%20of%20Reports.pdf>

Here is an excerpt of the top wants, but go read the whole analysis.

"ANALYSIS OF THE 2004 PARKS AND RECREATIONS SURVEY REPORTS AND DISCUSSIONS"

By PROS Parks and Recreation Committee, July, 2005

"Requests for new or expanded services were (in order of importance):

- more hiking trails
- a lap pool
- a dog park (the survey was sent before the new dog park was opened)
- a jogging track/trail "

No where in the CCSD goals is there any reference to the Community Survey results. Further, the Conceptual

<http://aboutcambria.com/author/lenny-mom/>

04/12/2008

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plan that has been approved according to the CCSD was developed and approved a year BEFORE the recreation survey was conducted. I am a career Creative Director and let me tell you, if I paid a firm to develop a concept plan and got approval on that concept BEFORE I took a user needs survey, I would be FIRED!! What objectives and direction was the firm given to design to?

I have to assume they were given the following direction, as stated on the CCSD web site:  
[http://www.cambriacsd.org/cm/Services/Parks\\_and\\_Recreation/community%20park%20project.html](http://www.cambriacsd.org/cm/Services/Parks_and_Recreation/community%20park%20project.html)

“Community Workshops”

To date, four community workshops have been held to identify Cambria’s recreational needs at the community park. Attended by numerous local organizations, students and parents, the initial workshop on October 22, 2003 identified a list of miscellaneous activities and facilities desired by the community. A second meeting held on December 7, 2002, consisted of a site tour of the park property and a workshop that further narrowed community recreational needs. The top two priorities identified at this workshop were athletic fields and a multi-purpose community center.

Two additional public hearings were held in 2003 to obtain input on the Draft Conceptual Plan of the community park”

I would like to see the documentation of these meetings that justify the objectives: “The top two priorities identified at this workshop were athletic fields and a multi-purpose community center.” This is not reflected in the most recent rec survey of the community.

CCSD Objective under their health and recreation goal says:  
 “Directing staff to seek state and private funding to construct approved park ”

My questions are these:

-How can our community afford this Park project, as envisioned by the CCSD, especially in view of the fiscal problems we are facing?

-how can CCSD “staff seek state and private funding to construct approved park” when there is no FINAL APPROVED PARK DESIGN PLAN? As far as I can tell, the CONCEPT of a community park was approved, not a Final DESIGN INSTALLATION PLAN. this is one of the big points that lost Main Street to the lights. Be very careful of this terminology.

[http://www.cambriacsd.org/cm/Services/Parks\\_and\\_Recreation/community%20park%20project.html](http://www.cambriacsd.org/cm/Services/Parks_and_Recreation/community%20park%20project.html)  
 “In May 2003, a Conceptual Park Plan was approved by the Parks, Recreation and Open Space Commission (PROS). It was submitted to the CCSD Board of Directors at its November 20, 2003 Board meeting. The proposed plan indicates development of 17.5 acres of The Fiscalini Ranch Preserve/East.”

-How can an EIR be done accurately without a Final Design and Installation plan?

[http://www.cambriacsd.org/cm/Services/Parks\\_and\\_Recreation/community%20park%20project.html](http://www.cambriacsd.org/cm/Services/Parks_and_Recreation/community%20park%20project.html)  
 “Community Park Project The CCSD is currently working with consultants to develop an Environmental Impact Report (EIR) and Master Development Plan (MDP) for the Fiscalini Ranch Preserve. When the draft EIR is completed in Spring 2007, a public hearing will be set to present findings and obtain public input.”

-Are the top requests for new or expanded service being addressed in the Park Conceptual plan or the EIR? In other words, do the goals and objectives for the design of a Cambria community park meet the solicited, surveyed and stated NEEDS of the community? It appears there is a complete disconnect between the objectives of the CCSD and the community as it relates to the Development of the Open Space.  
 The CCSD states the need as follows:

<http://aboutcambria.com/author/lenny-mom/>

04/12/2008

Exhibit F

"DECLINING youth population in Cambria" CA Dept of Education

Published by anne winburn on February 6, 2008 under [Back Story](#)

Enrollment figures for the last ten years show a DECLINING youth population in Cambria. [click here for chart](#)

On their web site, the CCSD states the need for the sports multiplex:

"The Need

Cambria has a major deficit in parkland and recreational opportunities, particularly for its growing youth population. Local school facilities are maximized for athletic activities and there has been a sharp increase in soccer, baseball and other sports requiring additional playing fields. See Community Park FAQs for more information. The County owned Shamel Park is far too small to support a population of more than 6,000."

According to the California Dept. of Education, THERE IS NOT A GROWING YOUTH POPULATION in CAMBRIA. THERE IS A DECLINING YOUTH POPULATION in CAMBRIA.

Why does the CCSD claim that there is a growing youth population when the state says there is a DECLINING Youth population?

California Department of Education Web site:

<http://dq.cde.ca.gov/dataquest>

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[http://www.cambriacsd.org/cm/Services/Parks\\_and\\_Recreation/community%20park%20project.html](http://www.cambriacsd.org/cm/Services/Parks_and_Recreation/community%20park%20project.html)

"The Need Cambria has a major deficit in parkland and recreational opportunities, particularly for its growing youth population. Local school facilities are maximized for athletic activities and there has been a sharp increase in soccer, baseball and other sports requiring additional playing fields. See Community Park FAQs for more information. The County owned Shamel Park is far too small to support a population of more than 6,000."

I have to ask: What growing youth population? Even in the PROS analysis of the Rec Survey they say that :

"Some organized field sports (soccer, baseball/softball) will be accommodated at the Santa Lucia Middle School if a state parks grant is awarded in late 2005. Multipurpose athletic fields are planned for the proposed community park."

Muti purpose athletic fields were wanted by no more than 13% of respondents surveyed.

Why are we pursuing them in design development?

The current direction of the park development seems to be completely out of touch with our community demographics, as laid out in Frank's post. And in this week's Cambrian, there is a story about the State cutting funds and CLOSING STATE PARKS due to budget cuts.

SO, WHO WILL DEFINE CAMBRIA'S FUTURE?

[Anne Winburn]



*Submit*  
**About the "Community Park"**

Published by anne winburn on March 19, 2008 under CCSD, Fiscal Responsibility

**What a great turn out**, last night at the PROs meeting with the community on the Community Park EIR. The new designers of the park... "FIRMA" were there to present, answer questions and take in feedback, along with the PROs board and a couple of CCSD Board members and staff. The plan is beautiful and top notch professional.

**HOWEVER, I HAVE SOME CONCERNS.** Some new information for me as a result of attending the meeting was the discovery that:

- **FIRMA, the new design firm, was never given the results of the 2004 CCSD PROs (Parks, recreation and open space committee of the CCSD) survey.** [read here](#) nor the PROs summary outline of the survey results, [read here](#).
- **With direction from CCSD, FIRMA has been designing to someone's personal interest decision to mandate a sports multiplex extravaganza.** Based on the hard data that is available to date and contained herein, the multiplex that is being developed does not match the solicited and stated recreational needs/wants of the community.
- **The Project was to be a community park, to meet the needs of the community** of Cambria and also to be enjoyed by residents of and visitors to SLO county. The official terms of the agreement between the County and the CCSD for development of a community park can be [read here](#).

EXCERPT: In 2003, The CCSD was "seeking to purchase certain property known as the East/West Ranch to preserve for open space preservation and public recreation use and intends to set aside approximately 50 acres of said property as a community park serving the recreational needs of Cambria." The desired outcome by the County in exchange for \$500,000 is "the district and the county and its residents will have the benefit of increased outdoor recreation facilities.

- **I am afraid a lot of community money has been spent** on design development without relevant and on-target design objectives. *To remedy that*, I suggest the design objectives be reviewed and amended by the community before any more design work is paid for. I don't know exactly how much has been spent. Perhaps someone can find that out.

While the intent of the agreement between the County and the CCSD was, I am sure noble and generous; the project has escalated to one that is:

- Largely off base from the stated recreational needs of the community
- Does not design to the demographics of the community
- out of scale with our small community
- Fraught with "Significant, adverse, and unavoidable environmental impacts" on every environmental category

**NEED FOR MORE SOCCER FIELDS** There was one speaker who stated that there are not enough soccer fields for the 7 soccer teams (not sure if that includes adults and children ) that exist in Cambria. That is a lot of soccer teams for Cambria.

- Where do those 7 soccer teams play now?
- Are they allowed to use sports fields at the three different schools in Cambria? If not, why not?
- Can sports fields be added where some already exist like at schools or even a church, for instance? (utilize existing parking, bathrooms, etc)
- Is there anywhere in San Simeon that could handle the addition of Soccer fields? What about somewhere at San Simeon State Campground?

**IN CLOSING** I have received many calls and drop-ins from people in the community who feel similarly. We will get together to discuss all of this soon. If you would like to get together with a group to discuss possible strategies to stop this heinous and blatant over-development of our environmentally sensitive open space please e-mail me or call me. I am in the Book. Thank you.

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### Joint Use Agreement between County and CCSD for Acquisition of Community Park

Published by anne winburn on March 16, 2008 under CCSD

Download a PDF of the Agreement between the CCSD and the County regarding the acquisition of the East West Ranch (now known as Fiscalini Ranch Preserve).

The county contributed \$500,000 toward the purchase of the ranch and this is the agreement CCSD made with the county to get the money. Below are some excerpts from the contract, signed by Vern Hamilton as general manager.

#### Joint Use Agreement

BETWEEN THE Cambria Community SERVICES DISTRICT AND THE COUNTY OF SAN LUIS OBISPO FOR ACQUISITION OF CAMBRIA COMMUNITY PARK

This Agreement is made this a day of may 2003, between the CAMBRIA COMMUNITY SERVICES DISTRICT ("DISTRICT"), a public entity in the State of California and the COUNTY OF SAN LUIS OBISPO ("COUNTY"), a public entity in the state of California, with reference to the following facts\*

1. The DISTRICT and COUNTY are authorized under the authority Of the California Government Code, Section 6500 et, seq., jointly to provide any services for which each might individually be responsible.
2. The DISTRICT is seeking to purchase certain property known as the East West Ranch to preserve for open space preservation and public recreational use and intends to set aside approximately 50 acres of said property as a community park serving the recreational needs of Cambria, as shown on Exhibit A, "East West Ranch" attached hereto and incorporated herein; by reference.
3. The DISTRICT and COUNTY have determined a need for additional public recreational facilities within the unincorporated community of Cambria and both desire to made accommodations for such needs,
4. The DISTRICT and COUNTY believe a joint effort to finance the purchase of a site for such outdoor recreational facilities rather than to provide separate and less appropriate facilities would be in the best interest of bothe entities and the citizens within the DISTRICT and the COUNTY as a whole.
5. The DISTRICT will have the benefit of additional outdoor recreational facilities, which might otherwise be beyond the ability of the district to purchase without the COUNTY's finanacial contribution.
5. The COUNTY and its residents will receive the benefit of increasd outdoor recreational facilities for children and adults at a considerable savings and viability than if the COUNTY were to undertake such a project at its own expense.

NOW, THEREFORE, in consideration of the foregoing, and the other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

#### SECTION II- Terms of the Agreement

This agreement shall be in effect for a period of 5 years, unles earlier terminated pursuant to the provisions of the Agreement. The term shall commence upon the execution of this Agreement by both the COUNTY and the DISTRICT. During the period of this agreement the DISTRICT agrees to complete the purchase of the East West Ranch and begin the planning and development process of an approximately 50 acre portion of said Ranch as a community park for use by all residents of the COUNTY under the same conditions and costs as it provides such services to residents of the DISTRICT.

#### SECTION VI - Default

.... Should the District fail to successfully acquire the East West Ranch or be able to provide an approximately 50- acre community park site resulting from said acquisition, the DISTRICT shall return all COUNTY contributed funds.

**19. Charlotte Dareshori**

- 19.1 Comment noted regarding public opinion as a factor to consider in the process of determining whether a project would have an adverse or beneficial effect on the environment. Note that public opinion is a value judgment and not necessarily based on environmental assessment. Therefore, public opinion is not an environmental issue to be addressed in an EIR. Public opinion can be considered by the decision makers along with other issues when approving or denying a project.
- 19.2 Comment noted with regard to length of EIR and being rambling and conclusory. The EIR is prepared in accordance with CEQA Guidelines and bases conclusion on the environmental analysis.
- 19.3 Comment noted with regard to development of the Master Plan in phases. The EIR covers a Master Plan and as such includes various subsequent projects as outlined in Table II-1. Comment also noted about cost of maintenance. Maintenance costs will be reviewed by the CCSO based on estimated capital outlay as outlined in Table II-1. The costs would be determined at the time of implementation.
- 19.4 Comment noted regarding allowing the public to experience a unique coastal environment and need for continued restoration and protection of sensitive resources. The Master EIR evaluates protection of sensitive resources. Refer to response 19.3 above regarding finances.
- 19.5 Please refer to response to comment 5.6 and the amendment to mitigation measure N/mm-3, which would prohibit loudspeakers and amplified noise.
- 19.6 The noise generated by turf mowers ranges from 75 decibels for electric mowers, to 90 decibels for gas-powered mowers. Operation of mowers would contribute to the identified significant and adverse impact resulting from the generation of stationary noise. The EIR has been amended to clarify this information; please refer to Section V.I.6.d. of the Final EIR. Mitigation measure N/mm-3 has been amended to require avoidance of gas-powered turf mowers, and encouragement of the use of electric mowers for turf maintenance.
- 19.7 According to the County of San Luis Obispo Planning Department, turf grass is not prohibited, because this standard applies to landscaping, not active recreation sports fields. Sports fields are not considered landscaping, as defined by the County (Martha Miller, May 8, 2008).
- 19.8 Comment noted. It can reasonably be expected that some park users will use bike racks, which would reduce some traffic trips and parking demands.
- 19.9 Comment noted with regard to potential for increase in transient camping; no changes to the EIR are necessary.

- 19.10 Please refer to Section V.J.2.d. of the EIR, which notes that the current ratio is 0.64 deputies per 1,000 citizens (San Luis Obispo County Sheriff; June 2006).
- 19.11 Comment noted regarding criminal activity; no changes to the EIR are necessary.
- 19.12 Please refer to response to comment 5.27. A mitigation measure has been added to the EIR to ensure that security lighting will include motion sensors on security lights (AES/mm-11 of the Final EIR) to further discourage persons from accessing the park during nighttime hours.
- 19.13 Section 15130, subsection (b)(1)(B) authorizes a lead agency to limit its analysis of probable future projects to those which are planned or which have had an application made at the time the NOP is released. If additional projects are identified later, they may be addressed during completion of the Final EIR.
- 19.14 Comments noted with regard to deficiency in law enforcement officers, emergency medical service and emergency response times. These comments are directed to Cambria at large and not to the specific project, but it appears that the commenter is making the point that the proposed project would increase the deficiencies. Please refer to Section V.L of the Master EIR for an evaluation of the proposed project with respect to Public Services and Utilities. Impacts are considered less than significant with implementation of mitigation measures.
- 19.15 As discussed in Section V.G. of the EIR, the proposed project would not significantly degrade road levels of service. The intent of the proposed project is to protect coastal access and provide recreational opportunities. The proposed *East-West Ranch Public Access & Resource Management Plan* includes public safety policies (refer to Chapter 8), and the proposed plan provides for emergency access on both the East and West FRP. The EIR acknowledges that illegal behavior on public lands, and increased out-of-area visitors may increase the number of responses by the local fire and sheriff's departments (refer to Section V.L.5.a. of the EIR). The EIR identifies a potential impact associated with the lack of designated parking facilities for the West FRP (refer to TC Impact 2 of the EIR). We concur with statements regarding the deficiency of emergency response times. In addition the public safety policies identified in the *East-West Ranch Public Access & Resource Management Plan*, the EIR includes mitigation to reduce the potential demand for emergency services and improving the ability for service provider response by reducing the potential for fire, implementing adopted crime prevention standards, providing adequate signage on the FRP, and identifying suitable areas for emergency access.
- 19.16 Please refer to Section V.G. of the EIR for an analysis of transportation and circulation impacts. Implementation of the proposed community park would not result in a level of service (LOS) F on affected roadways.
- 19.17 Please refer to Chapter III for an updated description of proposed project elements. Please refer to response to comment 6.10 and Sections V.B.6.a and V.B.6.b of the EIR.

As noted in the EIR, the proposed project “will not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on- or off-site; nor will it create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control.”

- 19.18 As noted in Section V.H.4. of the EIR, based on consultation with the San Luis Obispo County Air Pollution Control District (APCD), the APCD recommended that they include qualitative rather than quantitative assessments of the potential air quality impacts. The EIR recognizes that implementation of the project would result in the generation of air pollutants (including GHG) including short-term construction emissions and long-term operational emissions, and identifies mitigation measures to reduce potential effects. Section V.H.5.d. has been added to the EIR to clarify the GHG emissions anticipated from the proposed project, and reference mitigation measures that would reduce the generation of GHG.
- 19.19 The proposed community park would be used by both local residents and visitors; however, these trips will be redirected from other locations. Current trips generated by Cambria residents to locations outside of the community would be reduced, due to the proximity of the proposed park to the urban core. Air quality impacts resulting from traffic trips are not limited to the specific project location; the effects occur at a regional, or basin-wide level.
- 19.20 While human behavior is not within the control of the CCSD, it is reasonable to expect that providing alternative transportation opportunities would be met with some response, particularly upon implementation of educational and public outreach programs, as identified in the *East-West Ranch Public Access & Resource Management Plan* and EIR (refer to mitigation measure TC/mm-3).
- 19.21 Comment noted with regard to the public survey taken in 2004 as being flawed. No changes to the EIR are necessary.
- 19.22 Comment noted that commenter wishes the CCSD to adopt the “No Active Sports” alternative. No changes to the EIR are necessary.

To: Cambria Community Services District  
 Subject: Comments on Draft EIR for Fiscalini Ranch Preserve – Proposed East Ranch Community Park  
 Date: April 15, 2008  
 From: Michelle & Ted Fowler  
 2201 Wilton Drive – PO Box 119, Cambria, CA 93428  
 (805) 927-3211  
 E-mail address: [ratfink@prodigy.net](mailto:ratfink@prodigy.net)  
**I would like to receive any future information regarding this EIR.**

The "Parks and Recreation Element of the San Luis Obispo General Plan" document (PRE), dated 12/19/06, makes reference in numerous locations, including the "Parks Goal, Objective and Policies – Goal #1" section 2.1, to providing "parks which are aesthetic and consistent with community needs".

20.1

The PRE also repeatedly notes that issues such as long-term maintenance being adequately accommodated for, serving a good mix of users at a reasonable cost, providing reasonable buffers between existing uses and the new park facilities in order to reduce impacts, and the use of "joint use opportunities" when available.

While the proposed East Ranch Community Park plan, as illustrated in the proposed plans, EIR and other information currently available to the public, may address and fulfill some issues, it appears, in our opinion, that the project might be out of the scope, in terms of size and actual need, of our small community of Cambria.

As residents of Cambria for almost 8 years now, we love this community, its residents, and the life style we all enjoy as a result of living here. Two years ago, we purchased a house which is probably the closest residence to the proposed community park. Our property line ends where the park begins. We purchased the property for its beauty, serene location, and direct access to wild life and the natural environment, but also knowing that there were plans in the works for the community park.

We'd be lying if we said that we welcome with open arms the idea of multiple soccer and baseball games going on simultaneously, and 100's of park users and parked cars in this beautiful and peaceful location, but we also realize that Cambria is a community of different personalities, with different ideas about the enjoyment and utilization of our unique and natural surroundings.

We've also lived on Park Hill, and realize that tiny Shamel Park cannot provide all the sporting recreation that may be desired by Cambria residents either, but maybe it's time to explore other options before we construct baseball diamonds, just to be sure?

We are grateful to those residents who "share their space" with us, such as those folks who live at either side of West Ranch, who contend with those of us who park in their neighborhoods and walk close to their houses in order to access the West Ranch trails, as well as the folks who live close to Shamel Park, with all its many different activities and uses.

However, we feel as though our sentiments and reservations about the proposed East Ranch Community Park Plan are shared by many people, both residents who live close to the park site, as well as numerous other residents who simply enjoy the current state of the Rodeo Grounds area, or those who simply question the scope fiscal responsibility of the proposed project.

*It's not our intention to deny the right of any person to an afternoon of soccer, baseball or a good old fashioned "day in the park", but we are concerned about a solution that's beneficial and responsible to all Residents.*

20.1 (cont'd)

*Is this the right project, at the right time, for Cambria? It seems a valid question to be further explored and discussed, perhaps with more focus, within the community.*

*The following questions and comments come to our minds when considering the proposed Community Park, in terms of both environmental and financial responsibility:*

20.2

**Environmental impact on wild life and natural surroundings of the area**

The East Ranch area is currently abundant with plant and wild life.

Not a day goes by when we don't have either deer, raccoon, fox, coyote or a bob cat stroll through our property, not to mention the numerous varieties of bird species which life in the surrounding trees, as well as the redeveloping fish population in Santa Rosa Creek. They all "live and work" in the area, and we "share our space" with them (even though it's sometimes a drag to share our rose bushes with the deer), but they enhance the surroundings and appreciation of our Central Coast community.

Once this project is developed, it will forever change the habitat of the East Ranch area, no matter how much environmental mitigation and planning and "best intentions" goes into the project.

*-Impact of human presence, as well as disturbed and loss of wildlife and plant habitat.*

*- Grading, manipulation of wetland and field areas, erosion into Santa Rosa Creek. There is a rather large area of "wet land" in the park area. As one speaker at the meeting noted, is it really wise to fill that seasonal "wetland marsh" in with dirt, and impact the natural flow of rain, water runoff from the canyon, the water table and the creek in order to build a dog park and a softball diamond?*

20.3

*- Water & chemical use on sporting fields- The use of "recycled" or non-potable water sources is a great idea, but what are the costs of developing and maintaining this watering system? It seems as though turf sports fields probably need a great deal of watering, not to mention chemical fertilizers. What are the impacts of the runoff into the creek and ultimately the ocean, as well as the presence and absorption of such chemicals into the ground and ground water, as well as the wildlife food supply and habitat?*

20.4

*Also, water use of the building facilities, such as restrooms, water fountains and the proposed community center will have impact on our potable water supply, which as we are all painfully aware of, is in short supply and high demand.*

20.5

*- Noise impact on adjacent residential neighborhoods – both human and wildlife "neighborhoods" The area is essentially a "box canyon", and all noise echos tremendously. The EIR provides information on the study conducted on current noise levels, provides data on acceptable noise levels, as well as projected noise levels, when the park is functioning. It sites noise as a "Class I Impact", with significant, adverse and unavoidable long-term impact.*

20.6

*Having attended the March 18, 2008 PROS meeting, the slide show presentation by The Morro Group indicated that amplified sound, in the form of a loud speaker / P.A. announcement, was NOT part of the plan.*

20.7

However, the EIR specifically mentions "noise levels", and states that "any amplified sound (e.g. loudspeakers, game announcers, etc.) should be designed so as not to point into a residential area", and rather be pointed "directly into the interior of the park".

20.7 (cont'd)

A speaker at the meeting brought up a point of park patrons using radios and the like, which is a valid point. The noise, in general, of a hundred people enjoying the park will, while great, still have impact.

Given the location, amplified sound or not, we wonder whether the potential effect of the canyon setting was actually taken into consideration, with respect to the "noise study"?

- Traffic congestion and air quality impact, and what would be the biggest parking lot in Cambria.

20.8

- Safety concerns -- Even though the park would maintain "daylight hours", this may not diminish the fact that it will be accessible 24 hours a day, and has the potential to be taken advantage of. I don't believe we currently have adequate resources to enforce a park curfew, nor do we want to impact law enforcement services with "park police squad" duties. While the plan does not include field lighting, and offers only "safety lighting" around bathrooms and buildings, what if loitering and vandalism becomes a problem on the park grounds. . . will we be faced with lighting the entire park to solve the problem? That would be a shame, on many levels.

20.9

**Fiscal impact of a new Community Park project**

- Does this plan fit with what the community wants, needs and can support?

20.10

- Determination of "community need" or desire for such facilities - The current park plan seems to focus on the sporting field aspect of recreation, which somewhat bypasses the "order of importance" as to what was expressed on the results of the July, 2005 "Analysis of the 2004 Parks and Recreation Survey Reports and Discussion" document.

- Is this the best use of community, county and state funds?

Information on the project states that "grants and other funding sources will be explored" and that "at this time, no resources are authorized from the CCSD general fund for park development activities", and that SLO County contributed \$500,000 towards the acquisition and development of the ranch land, with the intention of developing some type of parks and recreation project.

However, the PRE document refers to the fact that, in most cases, the responsibility of long-term maintenance is the responsibility of the "other agency", such as the community service district.

California state, county and local funds and budgets seem to be in a much different position than they were a few years ago, when the Community Park vision and planning sessions first got underway, and we wonder if the current "state of the state" and other community resources has been readdress since the plan's first inception several years ago?

- Has the potential for "Joint Use Agreements" with and or all of the 3 local operating schools and Old Grammar School been adequately pursued?

Page 40 of the PRE document, under the "Funding Acquisition and Development" heading, makes reference to "Joint Use Agreements" between the county and other public agencies as having been utilized to provide new recreational facilities through the sharing of development and maintenance expenses. The PRE specifically sites that partnerships between the San Luis Coastal and the Lucia Mar School Districts have produced playgrounds and soccer fields available for use by both schools as well as the general public.



20.10 (cont'd)

It seems that exploring all options of utilizing, developing and improving existing facilities and locations, such as sports fields at these schools, especially those options which may be beneficial not only for the general public's recreational needs, but also an arrangement which might be beneficial to the schools themselves, might be a "fiscally responsible" as well as "mutually agreeable" option to all involved.

We assume that, as with the rest of the local, county and state budgets, the school district's budget is tight as well. Perhaps this is an opportunity to better utilize, improve and develop existing resources, to the benefit of the school district and the students, as well as all Cambrians?

We realize that there are limitations to facilities located at schools, for safety and other reasons, and that the 1<sup>st</sup> priority of the fields and facilities at schools should remain to its student body. However, we all know that schedule of the school year does leave several months available for other use potential. It seems like a very viable solution for at least some of recreational items

- Proposed new Community Center building -- Perhaps the other community-type facilities Cambria currently has, such as Vets Hall, The Jocelyn Center and The Youth Center, might not be the most ideal fit for all community activities, but still, they are available and seem to be well utilized and organized, for the most part.

***Perhaps re-exploring a more "reuse and recycle" approach to the project is worthwhile, by enhancing and reutilizing some facilities which are already in place, such as school grounds, makes more sense now than it did several years ago.***

We appreciate the opportunity to comment on this project, and be involved in the community process.

**20. Michelle and Ted Fowler**

- 20.1 Comment noted referencing the Parks and Recreation Element of the San Luis Obispo General Plan goals and objectives. Comments also noted regarding opposition to active recreation at East Ranch. No changes to the EIR are necessary.
- 20.2 Refer to Section V.D.6.a. and V.D.6.b. in the EIR.
- 20.3 As noted in Section V.B.6.a. of the EIR, the project “will not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on- or off-site.” The floodplain would continue to operate similar to existing conditions, and floodwaters would sheet flow across the site. Storm and floodwaters would percolate through the turf and bioswales, into the underlying riparian subsurface flow. Section V.B.6.a has been expanded to clarify stormwater runoff effects.
- 20.4 The cost of recycled water is being evaluated by the CCSD. This option is one of many being considered by the CCSD to provide a future water supply for the proposed Community Park. Please refer to response to comment 6.13, and mitigation measure HYD/mm-2 in the EIR, which includes the following requirement addressing the potential for pollutants within the watershed to contaminate Santa Rosa Creek: “The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons, sediment and other potential pollutants from stormwater runoff.” In addition, supplemental language has been added to the Hazardous Materials section of the EIR (Section V.J.6.a of the EIR) to ensure that proposed methods to maintain sports field turf (i.e., use of fertilizers, herbicides, and other chemicals) consist of Integrated Pest Management (IPM) measures, including but not limited to: Cultural control, physical control, mechanical control, biological control, and limited chemical control (refer to HM/mm-4 in the Final EIR). IPM provides site specific, pro-active solutions to potential pest problems, reduces the risk of pesticide resistance, and would reduce the need for chemicals during operation and maintenance of the project.
- 20.5 Comment noted. Mitigation is proposed to avoid the need for potable water for these uses, such as use of pit toilets or portable restrooms and use of hand sanitizers (refer to mitigation measure WS/mm-1 in the Final EIR).
- 20.6 Comment noted that EIR determines that Noise is a Class 1 impacts; no changes to the EIR are necessary.
- 20.7 Refer to Section V.I.6.d of the Final EIR. Amplified sound shall be prohibited at the community park. Mitigation measure N/mm-3 has been amended in the Final EIR to require prohibition of loudspeakers and amplified sound. Please refer to response to comment 6.19.
- 20.8 Please refer to Section V.G. and Section V.H. of the EIR for a discussion of transportation and circulation, and air quality impacts.

- 20.9 Please refer to response to comment 5.27, and mitigation measure AES/mm-11 of the Final EIR. This measure has been added to the EIR to require motion sensors on security lights. The intent of the motion sensors is to limit nighttime lighting in the park, and to avoid attraction to the site.
- 20.10 Comment noted with regard to fiscal effect. CEQA does not require an EIR to evaluate financial impacts. Fiscal effects are to be evaluated along with environmental effects by the CCSD at the time of project approval or denial.

**Connie Davidson**

**From:** Karen Garton [karen.garton@sbcglobal.net]  
**Sent:** Wednesday, April 16, 2008 8:00 PM  
**To:** Connie Davidson  
**Subject:** The Fiscalini Ranch Preserve

Dear Cambria CSD,  
I would like to see the Fiscalini Ranch Preserve remain undeveloped. I believe any development on the preserve sets a dangerous precedent. One development could lead to another. I hope the ranch can remain as wild and natural as possible. Let's protect our water supply by not introducing development that could lead to polluting run off. Also noise, traffic, and loss of vegetation are the antithesis of a naturally preserved area. Thank you for taking my comment.  
Karen Garton  
1175 Kenneth Drive  
Cambria, California 93428  
(805) 927-0930

21.1

No virus found in this incoming message.  
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4/17/2008

**21. Karen Garton**

- 21.1 Please refer to response to comment 6.13 regarding stormwater runoff and the use of Integrated Pest Management strategies to minimize the use of chemical treatments.

**Connie Davidson**

**From:** snggreen@sbcglobal.net  
**Sent:** Thursday, March 20, 2008 12:49 PM  
**To:** Connie Davidson  
**Subject:** New Park Plan

The original "Park Plan" was 4 courts.  
The Cambria Tennis Club worked with CCSD to take 2 of those courts and place them at the High School. This gave the school 6 courts. This helped the girls/boys tennis teams get more schools to come our courts to play matches.

22.1

Working with the school and CCSD the Tennis Club was able to get the 6 courts open for the public and tourists to play any time on all 6 courts during the day or night except when the school teams have a match or practice. All the courts are in use at some time every day.

Those at CCSD know these 2 courts cost \$100,000 each. The Tennis Club pays for maintenance of all 6 courts, port-a-potty and lights with volunteer help from members of the club.

The Tennis Club and the school have been working together to keep skate boarders off the courts. We continue to call the Sheriff's department for help.

The "Park Plan" still shows 2 courts to be built. In my opinion that space would be best used for a "Real" skate park for our kids like the one in Morro Bay. This should keep the skate boarders off the courts at the High School, as well as side walks, parking lots and businesses.

Thank you

Gail Green

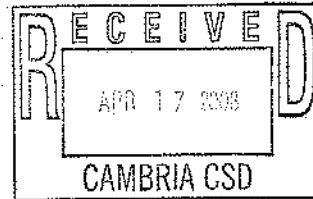
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4/16/2008

**22. Gail Green**

- 22.1 Comment noted regarding the tennis club use of school courts. Commenter requests that a skate park be placed at the Community Park in lieu of tennis courts. No changes to the EIR are necessary.

Submitted by 4/17/08  
Lynne Harkins/L.Harkins @charter.net  
PO Box 606  
Cambria



Public Comment on the  
Draft Master EIR for  
Fiscalini Ranch Preserve

As an open space public acquisition, the Preserve is not served by several components of this DEIR. 23.1

The cell tower proposed for the west part of the Preserve is at odds with the spirit of the place and with the legally appropriate zoning for this area as Open Space. Additionally, the FCC regs that are alluded to in this report are not consistent with recent research findings which signal that a more cautionary approach should be taken with regard to human and other life forms' exposure to electromagnetic radiation. 23.2

"2) Wireless Telecommunication Facilities According to the Federal Communications Commission (FCC), wireless telecommunication facilities emit a form of electromagnetic radiation known as radio frequency (RF) energy or radiation. FCC rules require transmitting facilities to comply with RF exposure guidelines. The RF exposure guidelines established by the FCC are designed to protect the public health with a very large margin of safety. For all frequency ranges at which FCC licensees operate, §1.1310 of the FCC's rules establishes maximum permissible exposure (MPE) limits to which people may be exposed. These limits have been endorsed by federal health and safety agencies such as the Environmental Protection Agency (EPA) and the Food and Drug Administration (FDA)."

Is CCSD not bound to uphold the highest standards for public health and safety based on the most recent evidence?

Furthermore, how do you deal with/justify the vastly increased fire danger posed by a cell tower facility that would bring electricity into the forest and then, by federal law, have to maintain back up generators that would require storage/transport of highly flammable fuels onsite? 23.3

In addition to the cell tower site would there not be a defensible space requirement of clearing 100' in all directions-creating a permanent large scarring of this forest preserve? 23.4

After the installation of all this expensive equipment, what recourse will CCSD/the public have if the private entities insist, for example, that they need night- lighting for security? 23.5

LM Harkins1of 4



<p>Will their business interests not likely offer other conflicts with the environment, wildlife and free public access to the land? Are we vulnerable to litigation down the road perhaps?</p>	<p>23.6</p>
<p>How is this beautiful open space enhanced or benefited by the installation of an urban-scale telecommunications complex?</p>	<p>23.7</p>
<p>Isn't the legal standing of this review subject to question/compromise because of the lack of alternatives and comparative analyses of impacts?</p>	<p>23.8</p>
<p>There are other reasons to question the completeness of this review.</p>	<p>23.9</p>
<p>Can a review that draws on only 3 field days in 3 different seasons of 2005 be adequate to consider the complexity, vibrance and needs of the "biological resources" in the Preserve? That's about 1.5 hr per 100 acres during the 3 seasons of field observation. Does that reflect adequate knowledge and concern for the creatures, especially those with special status?</p>	
<p>Is it not fair to conclude that the omission of the presence of some CA bird species of special concern from this review is grounds for questioning the thoroughness and soundness of the biological assessment it offers?</p>	<p>23.10</p>
<p>(Birds with CA special status on bluff/upland that were missed-Northern Harriers, Short-eared Owl, Peregrine falcon, Golden Eagle (all the other raptors are protected -red tails/red shouldered/kestrels/great horned/barn owls/the merlins the migrate thru For other migratory bird that for sure passes through for rest and seed feeding on slopes, there's the long-billed curlew. Lots of the smaller songbirds pass thru up in trees and I believe all swallows are federally protected-the cliff swallows nest on bluffs.)</p>	
<p>This brings into relief the concern that the line between the west ranch and the east ranch is a an artificial, imposed human construct that wildlife does not acknowledge. The same wondrous creatures that are on the west Preserve travel through and forage on the east side of the Preserve. Yet the DEIR largely deals with the east part of the Preserve as if it were not biologically connected to the west part.</p>	<p>23.11</p>

LM Harkins 2of 4

From the DEIR;

6. EAST FRP – IMPACTS AND MITIGATION MEASURES a.  
HAZARDOUS MATERIALS Operation and maintenance of the community park may require the use of fertilizers and other chemicals for landscape and park maintenance. Prior to operation of the community park, the CCSD would be required to file a Hazardous Materials Business Plan with the County Environmental Health Division. The plan would identify the quantity and storage methods proposed by the CCSD. Based on implementation of this requirement, potential impacts related to hazardous materials would be less than significant. HM Impact 3 Operation and maintenance of the community park may require the use of hazardous materials, potentially resulting in public exposure. HM/mm-3 Prior to operation of the community park, the CCSD shall submit a Hazardous Materials Business Plan to the County Division of Environmental Health. Residual Impact With implementation of mitigation, this impact would be considered less than significant with mitigation, Class III. "

23.12

Here's a central reason to look very carefully at what recreation opportunities the East Ranch can rightly be expected to furnish. POISONS would be a necessary part of changing this open, wildlife corridor into an urban sports complex. Poison is integral to the creation and maintenance of the "turf" that is used for sports fields. Liability concerns over irregularities in field contours means that all burrowing creatures must be exterminated and, of course, the poisons that they ingest enter the food chain. Blood thinners used for rodent kill also cause slow, ugly deaths in the predators that eat them. Great Blue Herons, Red Tail Hawks, Red Shouldered Hawks, White-Tailed Kites, Great Horned Owls or Barn owls, coyotes, bobcats, gray fox and mountain lions-all are vulnerable to the excruciating end that comes from internal bleeding from ingesting tainted prey.

Are we ready as a community to vist death and destruction on our resident wildlife and their habitat in order to simulate an urban park environment with playing surfaces that are largely antagonistic to other species?

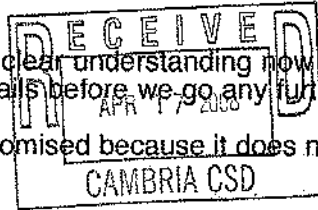
Then there are the ill effects of the chemical fertilizers and herbicides for turf maintenance. With Santa Rosa Creek so close by, don't the dangers from run off and unintended consequences need to be looked at far more carefully now-in this review-before this sports park idea advances further.?

23.13

Is " kicking the can down the road" by saying:  
"Prior to operation of the community park, the CCSD shall submit a Hazardous Materials Business Plan to the County Division of Environmental Health. Residual Impact With implementation of mitigation, this impact would be considered less than significant with mitigation, Class III" an acceptable evasion of the purpose of an EIR?

23.14

LMHarkins 3of 4



Don't we need a clear understanding now of what a sports center entails before we go any further? 23.15

Is this EIR compromised because it does not offer a more ample analysis of impacts? 23.16

For instance, glyphosphate-containing weedkiller (round-up and generics) is widely used and was advertised as "biodegradable" and therefore non-toxic to all but its target weeds. But research has shown problems with it: 23.17

Fish, amphibians and aquatic invertebrates are more sensitive to glyphosate due to differences in toxicity between the salts and the surfactants used in glyphosate-containing products. The toxicity is increased with higher water temperatures, higher concentration and pH. 23.18  
 This toxicity can have a devastating effect on endangered species. In Australia, guidelines state that most glyphosate-containing products should not be used in or near water because of their toxic effects on all aquatic species.  
<http://www.ecwa.asn.au/info/glyphosb.html>

Are products such as this-which are routinely used in maintaining sport turf - appropriate near Santa Rosa Creek with its endangered steelhead and red-legged frog etc.? 23.19

What are the possible ill-effects on young, developing children? Why is there no reference in this review to the possible environmental downside of urban park maintenance practices? 23.20

In summary, don't we need the fullest possible understanding of the ramifications of introducing urban elements; telecommunications towers, as well as high-maintenance, unnatural landscapes into the sensitive habitat that remains in our midst in the form of this wonderful Preserve? 23.21

This DEIR does not provide the level of information that the public needs to make an informed decision about the long-term well-being of the Preserve.

**23. Lynne Harkins**

- 23.1 Please refer to response to comment 6.23. The current (August 2008) County planning area standards do not permit construction of a telecommunications facility on the West FRP. The County of San Luis Obispo Planning Commission adopted a Mitigated Negative Declaration for the proposed project, which was appealed; subsequently the land use application was denied, and the project is no longer proposed for inclusion in the Master Plan (refer to Section III.D.1.c of the EIR).
- 23.2 Please refer to response to comment 23.1 above.
- 23.3 Please refer to response to comment 23.1 above.
- 23.4 Vegetative clearance requirements are determined by the Cambria Fire Department, and are necessary to reduce fuel loads around structures, such as residences. Fuel reduction measures do not require removal of all vegetation; measures require a reduction in highly flammable vegetation.
- 23.5 Please refer to response to comment 23.1 above.
- 23.6 The FRP is held in trust for the public to ensure free public access. Please refer to response to comment 23.1 above regarding the telecommunications facility.
- 23.7 The intent of the proposed telecommunications facility was not to enhance or benefit the open space; however, the County routinely requires “stealth” design of telecommunications facilities (such as on buildings or use of synthetic trees) to reduce the visual effects of these facilities. Please refer to response to comment 23.1 above.
- 23.8 Please refer to Section VI of the EIR, which identifies potential alternatives to the proposed project, considering identified objectives. The alternatives section focuses on minimization of identified significant impacts and provides a comparative analysis of each identified impact.
- 23.9 Please refer to response to comment 5.39, and Section V.D.2, Table V.D.-5, and Table V.D.-6 of the Final EIR). Additional information received from local biologists familiar with the FRP has been incorporated into the EIR. In addition, it should be noted that biologists have conducted numerous field investigations associated with other projects, and this information has been either included by reference or from sitings of listed species have been included in the California Diversity Data Base. As information becomes available regarding listed species sitings on Fiscalini Ranch, the body of knowledge regarding use of the area can be updated.
- 23.10 Please refer to response to comment 5.39, and note that where the surveys did not result in a documented occurrence of the species, the EIR considers the potential for the species to occur at some time on the FRP. The determination of impacts and mitigation measures

- apply to species documented by the EIR biologist, and species with the potential for occurrence in equal measure.
- 23.11 The EIR considers biological resources present within entire FRP, and provides information regarding species observed or potential present within habitats identified on the West FRP and East FRP.
- 23.12 Please refer to response to comment 6.13, and Section V.J.6.a. of the Final EIR. Supplemental language has been added to ensure that proposed methods to maintain sports field turf (i.e., use of fertilizers, herbicides, and other chemicals) consist of Integrated Pest Management (IPM) measures, including but not limited to: Cultural control, physical control, mechanical control, biological control, and limited chemical control (refer to HM/mm-4 in the Final EIR).
- 23.13 Please refer to response to comment 6.13.
- 23.14 Please refer to response to comment 6.13. This mitigation measure notes the requirement to store and manage hazardous materials consistent with existing regulations to avoid contamination and spill.
- 23.15 Refer to Section III.D.2.a.(1) of EIR for a description of the proposed sports fields.
- 23.16 The EIR assesses potential impacts based on the availability of information.
- 23.17 Comment noted with regard to glyphosphate-containing weedkiller. No changes to the EIR are necessary.
- 23.18 Please refer to response to comment 6.13. Non-toxic options are available for turf management. For example, herbicides such as “Aquamaster” are approved by the U.S. Fish and Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game for uses within or near surface water.
- 23.19 Please refer to response to comment 6.13 and Section V.J.6.a. of the EIR, which identifies potential impacts and mitigation measures specific to the use and storage of hazardous materials.
- 23.20 Please refer to response to comment 6.13. While legal use of pesticides and fertilizers are not known to result in significant adverse effects to park users, implementation of Integrated Pest Management (IPM) would reduce the use of chemicals, and would reduce the potential for adverse effects.
- 23.21 Comment noted regarding level of information needed to make an informed decision about the Preserve. No changes to the EIR are necessary.

**Connie Davidson**

**From:** karenjohnson42@charter.net  
**Sent:** Monday, April 14, 2008 7:18 PM  
**To:** Connie Davidson  
**Subject:** EIR Fiscalini Ranch preserve

In regards to the EIR for the Fiscalini Ranch Preserve;  
- I strongly oppose the building of lighted or unlighted baseball/soccer fields along with a parking lot and public restrooms.  
-I support a walking and bike riding trail since this activity lends itself to the type of community we are in the public's eyes. Visitors come here to hike and ride while looking at the ocean and forest views. They can play soccer or baseball in their home town. Our kids can play at our local schools.  
-Please, not another dog park. I can't believe we spent the money on the first one considering we're a rural area and most dog parks are in metro citys. The ranch is already open to dogs.  
-Having just moved here from Bakersfield, I hope we don't make the same mistakes they did. They just added another new park. They found they had to double their cleanup and police visits to the park due to the amount of trash after every weekend. A close watch is now in effect due to the number of drinkers the park attracts.  
-Why can't we leave well enough alone and leave our beautiful community the way it is and the way visitors would like it to stay.  
-We already have enough water problems, and an overly staffed and bureaucratic CCSD.  
-Let's not turn Cambria into another typical California city.  
Bob Johnson  
Cambria resident

24.1

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**24. Bob Johnson**

- 24.1 Comments noted regarding opposition to active sports fields and a dog park at the Community Park and support for walking and bike trails. No changes to the EIR are necessary.



04/17/2009 16:20 8059275380

VERN KALSHAN

PAGE 01/01

**VERN KALSHAN**

ATTORNEY, Bar No. 48078

440 Kerwin Street

Cambridge CA 93428-4491

Telephone 805/927-1222

Facsimile 805/927-5380

805-927-5584

*Fax*

TO: East Fiscalini Ranch Active Recreation Park EIR

DATE: APR 17 2009

SUBJECT: Comments

Dear Services District,

The site is the home of many ground mammals evidenced by  
pot holes that I have seen on the surface of the proposed  
playing fields.

25.1

How will the animals be removed an if poison is used how  
will this be toxic to all wildlife life in Santa Rosa  
Creek ?

Very truly yours,

*Vern Kalshan*  
Vern Kalshan

1 pages including this cover sheet

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**25. Vern Kalshan**

25.1 Please refer to response to comment 6.13.

Connie Davidson

From: Jennifer King [jenking@charter.net]  
Sent: Thursday, April 17, 2008 5:31 PM  
To: Connie Davidson  
Subject: Proposed development of East Ranch

4/17/08

Dear Ms. Davidson,

Here's what I think we should do with the land: Nothing. Absolutely nothing. Why?

First of all, the proposed amenities are redundant on services and activities already readily available in our town.

We already have a playground. My kids are 6 and 9 years old. We have been to that park several days each week, every week, for the past 9 years and we have NEVER found it so full that we couldn't jump in and have fun with everybody else. To the contrary, many times we've found ourselves the ONLY occupants of a beautiful, nearly-new play structure on a gorgeous sunny afternoon and wondered why on earth the place wasn't teeming with people!!! By no means is that playground overstretched; it fits our town's needs perfectly.

We already have a dog park. We don't need another one. I've driven by the existing park many hundreds of times. It's never been full to capacity! There are usually three or four cars there, a handful of people, and there is absolutely no reason to create a second dog park.

We already have a multi-use court. It's called every paved street in Cambria. If I want to play basketball I can just swing on down to the teen center and shoot a few hoops. If I want to rollerblade I just snap on my skates and find a flat street. If I want to play tennis I can bat the ball at the high school; I've been down there countless times to play on weekend afternoons, and never once have I had to wait for a court. If I want to play handball or practice my tennis swing solo, I can use the high school facilities for that.

We already have plenty of places to play soccer. Shamel Park serves the purpose for the general public and the grammar school serves that purpose for the kids' leagues. My family and I have used Shamel park thousands of times in the decade we've lived here and never once has it been so full of people that you couldn't find a space to kick the soccer ball on some part of that vast, grassy lawn.

We don't need another "community center"; we already have the Teen Center, the Jocelyn Center, the Village Theater, the Vet's hall, the library, and the Cambria Grammar School Multipurpose Room. We don't need any more structures.

More importantly, I oppose the plan on the grounds that the impact it would have on that sensitive parcel of land is too great. The Rodeo Grounds area is a beautiful, simple, quiet destination for folks who like to walk cambria's wooded trails to look at Anise Swallowtail caterpillars and butterflies, pick black-rasberries, look for Monarchs in the Eucalyptus groves and contemplate nature in one of the few quiet spaces left in the central part of our town. Building a parking lot and paving the access road in that location will impede groundwater uptake, create off-point motor oil runoff sources (which will immediately impact the water quality in Santa Rosa Creek), and will increase traffic and its concomitant noise in an already-congested area of town.

Those of us who lived here and participated in the movement to acquire the ranch several years ago from the southern california developers who owned did so IN ORDER TO RETAIN IT AS OPEN SPACE, keep it accessible, and prevent it from being built on. We made our efforts and financial contributions in an effort to PREVENT development of the land, not to facilitate it! Using part of the ranch for these so-called "enhancements" is a complete betrayal of the intent of those Cambrians who supported and contributed to the land's purchase. If the "County" actually insists that we use the money it chipped in for constructing these "amenities", let's reimburse the "County" and free ourselves of that ridiculous obligation.

4/18/2008

26.1

26.2

26.3

Sincerely,

Jennifer L. King  
2390 Pineridge Drive  
Cambria, CA 93428  
805-927-1643

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4/18/2008

**26. Jennifer King**

- 26.1 Comment noted regarding doing nothing with the land. No changes to the EIR are necessary.
- 26.2 Refer to response to comments 6.10, and Section V.B.6.a. of the EIR. Based on the EIR analysis, the proposed project would not significantly impede groundwater recharge. Mitigation measures are recommended to ensure avoidance of pollutants in stormwater runoff, including implementation of best management practices, use of bioswales, and long-term Integrated Pest Management strategies (refer to HYD/mm-2 and HM/mm-4 in the Final EIR). We concur that the proposed project would generate traffic and noise, as identified in the EIR.
- 26.3 Comment noted regarding retaining the property as open space. No changes to the EIR are necessary.

**Connie Davidson**

**From:** Victoria K [p0tter46@yahoo.com]  
**Sent:** Wednesday, April 16, 2008 9:24 AM  
**To:** Connie Davidson  
**Subject:** Fiscalini Ranch

Dear Ms. Davidson,  
I am writing in regards to the planned development of the East/West, Fiscalini Ranch in Cambria.

27.1

Ms. Davidson, had I known at the time of my many hours of volunteering and hundreds of dollars in efforts to save this Ranch from development that in fact development was the future of this land, I would never have given any support.

Private enterprise on public lands is corrupting the original idea of preserving this ranch. The EIR for the cell tower is environmentally incomplete, and the actual need for this "service" is truly a doubt.

This town does not need an "entertainment" field. Soccer fields, lap pools and the like are a huge drain on a town where water is in high demand. Ms. Davidson, this is a pristine land, please help us to keep it so. Thank you for your time. Victoria Krassensky

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**27. Victoria Krassensky**

- 27.1 The County of San Luis Obispo Planning Commission adopted a Mitigated Negative Declaration for the proposed telecommunications facility, which was appealed; subsequently the land use application was denied, and the project is no longer proposed for inclusion in the Master Plan (refer to Section III.D.1.c of the EIR). Comments noted regarding the demand for water supply.

CONNIE DAVIDSON  
CCSD

I would like to address the Environmental Impact Report that was just completed on the proposed Cambria Community Park. I would like to address two of the studies. Noise and Water Supply.

28.1

The Environmental Impact Report states:

Potential sources of noise associated with the proposed park facilities include operation of athletic play fields and general community recreation. The active uses on athletic fields include soccer, little league baseball, softball and other sports activities. Court uses include sand volleyball, basketball and tennis. There will four to five turf fields. The park also includes restrooms, a dog park, and children's playground. Vehicle access to the park will include approx. 140 parking spaces. There could be five games being played at the same time. The report states that if this were the case that

Future development of the park would potentially subject existing residential areas to adverse stationary noise levels possibly above the thresholds contained within the County Noise Element. -Noise levels were measured on four different sports fields in the county and the Noise Levels were 56.2 to 66.3. None of these sports fields were in a residential area. The maximum hourly daytime stationary noise standard for a residential land use is 70. This park is not tucked away as the Cambrian suggests. Many houses and The Bluebird Motel surround the proposed park and the proposed park is in the middle of a bowl like echo chamber. - in the middle of town. Everything is amplified. Any noise measurement should be done on the spot, as I am sure it will be much higher than in any open space playing fields that were used as a comparison. In Addition the report states that any amplified sound e.g loudspeakers, game announcers etc. should be designed so as to not point in a direction that is directly into a residential area. Who is going to control that? The report states that development of the proposed community park would result in the generation of stationary noise levels exceeding acceptable thresholds at the property line of adjacent existing sensitive land uses, resulting in a potentially significant long-term impact. The proposed park is not a Cambria Community Park; it is a San Luis Obispo County Park. The County owns the land. Finally in the EIR report that is titled Water Supply it states The CCSD would provide water for the community park. In the Cambrian last week under the EIR Water Master Plane it states that they want to reduce the use of potable water for landscaping. So let the County build a Park and use CCSD potable water? Bus in leagues from around the County and have traffic jams on Burton, Noise that will be heard all over town, pollution, disturb the wildlife. No one moved to Cambria to have this happen. This is a nice quite town. This would be a disaster. Give the County their \$500,000 back and lets have some peace.

28.2

28.3

28.4

28.5

Lynda Layton  
3261 Pine St.  
Cambria, Ca.  
93428

Fiscalini Ranch Preserve Master EIR

Noise

**I. NOISE**

Noise is a complex physical phenomenon that varies with time, geographic location, proximity to the source, and duration of the noise event. The effects of noise are considered in two ways: how a proposed project may increase existing noise levels and affect surrounding land uses; and how a proposed land use may be affected by noise from existing and surrounding land uses. The following section discusses the fundamentals of sound and noise measurements, describes the existing noise environment of the project site, provides federal, state, and local noise guidelines and policies, and evaluates potential noise impacts that would be encountered at the project site due to development of the proposed project. Mitigation measures have been incorporated where an identified noise impact would exceed a defined regulatory threshold. Kari Mikel, Environmental Engineer with Morro Group and County approved acoustical consultant, has prepared this section of the EIR, it is intended for use by the County of San Luis Obispo (County) and other interested parties as part of the Environmental Determination for the proposed project.

**1. REGULATORY SETTING**

Noise is regulated at the federal, state, and local levels through regulations, policies, and/or local ordinances. Local policies are commonly adaptations of federal and state guidelines, based on prevailing local conditions or special requirements.

**a. FEDERAL POLICIES AND REGULATIONS**

The Federal Noise Control Act of 1972 §2 [42 U.S.C. 4091] states the following:

(a) The Congress finds (1) that inadequately controlled noise presents a growing danger to the health and welfare of the Nation's population, particularly in urban areas; (2) that the major sources of noise include transportation vehicles and equipment, machinery, appliances, and other products of commerce; and (3) that, while primary responsibility for control of noise rests with State and local governments, Federal action is essential to deal with major noise sources in commerce control of which require national uniformity and treatment.

(b) The Congress declares that it is the policy of the United States to promote an environment for all Americans free from noise that jeopardizes their health or welfare. To that end, it is the purpose of this Act to establish a means for effective coordination of Federal research and activities in noise control, to authorize the establishment of Federal noise emission standards for products distributed in commerce, and to provide information to the public respecting the noise emission and noise reduction characteristics of such products.

**b. STATE POLICIES AND REGULATIONS**

**1) California Government Code**

The contents of *County Noise Element* and the methods used in their preparation have been determined by the requirements of §65302 (f) of the California Government Code and by the

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Fiscalini Ranch Preserve Master EIR

Noise

transportation sources. Table V-31 shows the ranges of noise exposure that are considered to be acceptable, conditionally acceptable, or unacceptable for various land uses.

In **acceptable** noise environments, development may be permitted without requiring specific noise studies or specific noise reducing features.

In **conditionally acceptable** noise environments, development should be permitted only after noise mitigation has been designed as part of the project, to reduce noise exposure to the levels specified by the following policies. In these areas, further studies may be required to characterize the actual noise exposure and appropriate means to reduce it.

In **unacceptable** noise environments, development in compliance with the policies generally is not possible.

**TABLE V-27**  
Land Use Compatibility for New Development near Transportation Sources

Land Use	Exterior Noise Exposure, Ldn or CNEL (dB)					
	55	60	65	70	75	80
Residential	[Noise exposure range bars]					
Bed and Breakfast, Hotel, Motel	[Noise exposure range bars]					
Schools, Libraries, Museums, Hospitals, Churches, Nursing Homes, Public Assembly	[Noise exposure range bars]					
<b>Outdoor Sports, Playgrounds, Recreation</b>	[Noise exposure range bars]					
Offices	[Noise exposure range bars]					
[Solid black bar]		Acceptable, no mitigation required				
[Dotted bar]		Conditionally Acceptable, Mitigation required				
[Stippled bar]		Unacceptable, mitigation may not be feasible				
<i>Note: Bold type denotes land uses proposed for the Fiscalini Ranch Preserve Management Plan and Master Plan.</i> <i>Source: County of San Luis Obispo General Plan Noise Element, 1992</i>						

In addition to the above policies, the *County Noise Element* identifies specific outdoor activity area and interior noise thresholds for transportation and stationary noise sources. These thresholds are discussed further in Section 3, Thresholds of Significance, below.

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Fiscalini Ranch Preserve Master EIR

Noise

2. Noise levels shall be reduced to or below the noise level standards in [Table V-33] where the stationary noise source will expose vacant land in the Residential Rural, Rural Lands, and Commercial Retail to noise levels that exceed the standards in [Table V-33].

The allowable hourly daytime stationary noise standard for a residential land use is 50 dBA, while the maximum is 70 dBA Leq. The hourly nighttime stationary noise standard for a residential development is 45 dBA, while the maximum is 60 dBA Leq (refer to Table V-33). In this instance, the community park is considered a stationary noise source, which may generate noise affecting the adjacent noise-sensitive use, which is residential.

**TABLE V-33**  
County of San Luis Obispo Stationary Noise Standards

Level	Daytime (7 am-10 pm)	Nighttime (10 pm-7 am)
Hourly average level (Leq) dB	60	45
Maximum level (Max) dB	70	65
Maximum level, dB-impulsive Noise	65	60

Source: County of San Luis Obispo General Plan Noise Element, 1992.

3) Existing and Cumulative Noise Impacts

The County Noise Element includes the following policies used to identify acceptable noise exposure, potential noise impacts, and guidelines for when mitigation is required.

Policy 3.3.6 states "The County shall consider implementing mitigation measures where existing noise levels produce significant noise impacts to noise-sensitive land uses or where new development may result in cumulative increases of noise upon noise sensitive land uses. Significant noise impacts result in an increase of 1 dBA to the existing environment."

4) Construction Noise

Construction noise from development of the project could have significant noise impacts on adjacent noise-sensitive land uses. In general, the grading phase of project construction tends to create the highest noise levels because of the operation of heavy equipment. Construction noise would be a short-term impact for the different development phases of the project. Generally, other than limiting exceptionally noisy activities to certain times and days of the week, the County currently has no noise threshold for temporary construction related impacts; however, noise reduction plans can be implemented on a case-by-case basis as warranted. In the event that significant noise would result due to a long-term construction project, or unique situations where significant short-term noise impacts are identified, a noise reduction plan can be required as a condition of project approval.

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Fiscalini Ranch Preserve Master EIR	Noise
<p>project information. These types of land uses within the park would be classified as stationary noise sources and subject to Policy 3.3.5 of the <i>County Noise Element</i>.</p> <p>The 25-acre park site includes 17.5 acres of developed and active recreational uses and 7.5 acres of open space. Potential sources of noise associated with the proposed park facilities include operation of athletic play fields and general community recreation. The active uses on athletic fields could include soccer, little league baseball, softball, and other sports activities. Court uses include sand volleyball, basketball, and tennis. The park also includes restrooms, a dog park, and children's playground. Vehicle access to the park will be off of Rodeo Grounds Road and Burton Drive. Hikers typically reach East FRP from volunteer trails in the East Lodge Hill neighborhood. Other bicycle and pedestrian access will be from Burton Drive and from connections to the Cross Town Trail and Santa Rosa Creek Trail. The park athletic facilities are not intended for active use after dark and the park plan does not include field or court lighting.</p> <p>a. <b><u>EAST FRP - SHORT-TERM CONSTRUCTION RELATED NOISE</u></b></p> <p>Construction noise would differ among the various phases of park development, depending on the particular construction activities, working hours, and the numbers and operating lengths of the equipment used. During the initial phases of construction, it is estimated that most of the construction noise would be limited to grading and earthwork operations, which would only affect the residences located along the boundaries of the project site for a short period of time.</p> <p>Development of the proposed project would create temporary increases in the ambient noise level during construction in close proximity to residential areas; therefore, mitigation would be required for short-term construction-related impacts.</p> <p><b>N Impact 3</b> Development of the proposed project would expose existing sensitive residential receptors surrounding and on the project site to temporary construction-related noise impacts, resulting in a potentially significant, direct, short-term impact.</p> <p>N/mm-3. Upon application for construction permits from the County of San Luis Obispo, the CCSD or project developer shall submit a Noise Reduction Plan prepared by a qualified acoustical consultant for review and approval by the County Planning Department. The Noise Reduction Plan shall include but is not limited to the following standards:</p> <ol style="list-style-type: none"> <li>a. Limit all phases of construction to the hours of 7:00 AM to 9:00 PM Monday through Friday as required by County ordinance;</li> <li>b. Regular notification of all existing and future residences within 1,000 feet of the site boundary concerning the construction schedule;</li> <li>c. Shield especially loud pieces of stationary construction equipment;</li> <li>d. Locate portable generators, air compressors, etc. away from sensitive noise receptors;</li> <li>e. Limit grouping major pieces of equipment operating in one area to the greatest extent feasible;</li> </ol>	
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Fiscalini Ranch Preserve Master EIR

Noise

**d. EAST FRP - STATIONARY NOISE - AFFECT ON ADJACENT USES**

Certain land uses within the park would be classified as stationary noise sources and subject to Policy 3.3.5 of the *County Noise Element*. Future development of the park would potentially subject existing residential areas to adverse stationary noise levels possibly above the thresholds contained within the *County Noise Element*. Although the exact noise level cannot be determined at this time, the addition of various sports fields, tennis and/or basketball courts, or any other type of outdoor use constructed within the proposed park boundary can be estimated by comparing similar noise measurements from other area parks and sports fields within the County.

In order to determine potential stationary noise levels that may result from usage of the various sports fields at the park, noise monitoring was conducted at several locations throughout the County for both youth and adult sporting events. Table V-36 documents the one-hour Leq for several types of these events. When multiple events were occurring at the same time, the noise was measured at approximately equal distances from home plate of either game, or between the center of the fields in case of the soccer. Table V-36 represents a reasonable range of the "worst-case" estimated one-hour Leq noise levels that could be expected at the community park for various types and intensity of events.

**TABLE V-36  
Measured Sporting Event Noise Levels**

Measurement Type	Number of Games Measured	Noise Levels Leq (dBA)
Adult COED Softball (Hatoma Creek, Atascadero)	2	59.0
Adult COED Softball (Barney Schwartz, Paso Robles)	3	66.3
Youth Girls Softball (Traffic Way, Atascadero)	2	63.0
Youth Boys Soccer (Del Rio Elementary, Atascadero)	1	56.2

*Note: The measurements provided above are meant to provide a "reasonable" range of anticipated noise levels that could be expected at the proposed park site.*

If the measured noise events in Table V-36 are approximated as a point source and combined, an estimate can be made of the "overall" noise level that could be expected if five of these events were occurring simultaneously within the proposed park. Approximating the center of the park as the noise source, and adding the noise sources from Table V-36 logarithmically, a reasonable estimation of the combined effects of maximum park usage was determined. As noted in the Transportation and Circulation section of this EIR, available parking capacity would limit operation of the turf area to four games; however, estimating noise generated by five games provides a reasonable worst-case scenario in the event that the turf area, multi-use court pad, and other park facilities are in use.

Draft Master EIR

V-212

Fiscalini Ranch Preserve Master EIR	Noise
<p>The result of the simulated point source noise estimate is 67.4 dBA at a distance of approximately 100 feet. Considering that sound attenuates for various reasons such as distance, topography, and vegetation, and the site is considered a "soft" site, it is estimated that noise would attenuate approximately 7.5 dBA per doubling of distance for an at-grade alignment.</p>	
<p>For analysis at the proposed project location, it was presumed that four youth soccer and one baseball/softball/little league game would be occurring simultaneously, for a total of five games. Using the measured values as seen in Table V-26, an estimated noise level of 65 dBA Leq would be expected at a distance of 100 feet from the center of these events. Using presumed attenuation rates for doubling distance, there would need to be approximately two doublings of distance to attenuate 15 dBA.</p>	
<p>The daytime outdoor noise threshold for stationary sources is 50 dBA Leq measured at the property line of the receiving land use. At a distance of approximately 400 feet from the simulated at-grade point source, noise levels would be approximately 50 dBA if all five events were occurring simultaneously. <u>Based on this assessment, any residential property line closer than 400 feet from multiple occurring sporting events may be affected by these activities.</u> <u>Nearby residences are located approximately 350 to 400 feet to the south and southwest of the proposed multi-use sports fields.</u> Nighttime usage of the park is not proposed and nighttime noise impacts are not expected to occur.</p>	
<p>Outdoor noise mitigation would need to be implemented for portions of the surrounding residential areas to help reduce noise levels caused by stationary sources from sporting events in the proposed park area. When mitigation must be applied to satisfy the policies contained in Chapter 3.3 of the <i>County Noise Element</i>, the following mitigation measures shall be considered and preference shall be given, where feasible, in the following order:</p>	
<ul style="list-style-type: none"> <li>• Site layout, including setbacks, open space separation and shielding of noise-sensitive uses with non noise-sensitive uses.</li> <li>• Acoustic treatment of buildings.</li> <li>• Structural measures: construction of earthen berms or noise barriers.</li> </ul>	
<p>Due to the configuration and large amount of undeveloped area within the park area, requiring setbacks or using open space separation is the most effective form of noise mitigation, precluding the construction of berms or sound walls. A minimum developmental setback would be required for effective noise reduction between the proposed sports fields and the outdoor activity areas of the existing residences to ensure intermittent noise levels would be under the maximum of 70 dBA (maximum) or 50 dBA Leq (hourly) for a stationary noise source. Locating active recreation facilities at least 400 feet from the perimeter park boundary would accomplish two things: first, an adequate setback distance would be achieved, and second, at a 400-foot distance these facilities would be at a much lower elevation than surrounding residential areas. After accounting for slope and subsequent elevation drop to the north and east, new park facilities would adequately be "tucked" into the existing landscape, providing additional natural shielding of future noise resulting from usage of the facilities. Based on the size and width of the parcel proposed for the community park, implementation of a 400-foot setback from the property boundary is not feasible for all proposed sports fields. A physical separation of approximately</p>	
Draft Master EIR	V-213

Fiscalini Ranch Preserve Master EIR

Noise

350 to 400 linear feet, 40 to 60 vertical feet, and natural vegetation is located between the proposed active recreational areas and existing residences.

Upon completion of the technical analysis for this section of the EIR, the CCSD revised the proposed community park design to locate the baseball/softball field in the northeast corner of the multi-use sports field area to increase the distance between these types of activity (which tend to generate noise levels louder than soccer) and the residential property line. In addition, any amplified sound (e.g., loudspeakers, game announcers, etc.), should be designed so as to not point in a direction that is directly into a residential area. All loudspeakers and amplification of sound should point directly into the interior of the park and the volume should be limited to the immediate area of the event.

**N Impact 4** { Development of the proposed community park would result in the generation of stationary noise levels exceeding acceptable thresholds at the property line of adjacent existing sensitive land uses, resulting in a potentially significant long-term impact.

**N/mm-4** Upon application for a Development Plan/Coastal Development Permit from the County of San Luis Obispo, the CCSD shall incorporate the following operational standards into the *Community Park Master Plan*:

- a. Any amplified sound (e.g., loudspeakers, game announcers, etc.), should be designed so as to not point in a direction that is directly into a residential area. All loudspeakers and or amplification of sound should point directly into the interior of the park.
- b. The volume of any amplified event should be limited to the immediate area of the event and shall not exceed a maximum noise level of 70 dBA as measured from the property line.

**Residual Impact** Implementation of the proposed redesigned project and mitigation measures listed above would minimize potential noise impacts, however, the hourly 50 decibel threshold at the residential property boundary with the FRP would be exceeded during the maximum use of proposed sports fields, resulting in a *potentially significant, adverse impact, Class I*.

**7. CUMULATIVE IMPACTS**

As Cambria's population increases, the number of residences will increase, as will the infrastructure, the amount of traffic, and the number of stationary sources. Subsequently, the overall ambient noise level will also increase. The CCSD has proposed a Build-out Reduction Program to reduce the build-out capacity of the community, which would involve the retirement of lots within the community. Few or no homes will be built due to water shortage and infrastructure limitations in the near future.

This relationship generally holds true for most any situation or area of the County. Cumulative noise related impacts could be thought of in this way, as an areas population grows, so will the incremental sound pressure level, and the noise environment will increase accordingly.

Draft Master EIR

V-214

Fiscalini Ranch Preserve Master EIR

Noise

However, noise impacts are mitigable, and reasonable measures exist to address future noise related impacts caused by development of the surrounding area. Although the proposed project and everyday community usage would incrementally raise the ambient daytime noise levels in close proximity to the park site, it is not expected to significantly contribute to the cumulative increase in noise levels. In addition, implementation of project-specific noise mitigation would reduce the project's contribution to increased noise levels in the immediate area. Therefore, development of the proposed project would result in cumulative noise impacts that are considered *less than significant, Class III*.

Draft Master EIR

V-215

Fiscalini Ranch Preserve Master EIR

Water Supply

## K. WATER SUPPLY

This section was prepared by Cleath & Associates based on available published water supply information and the proposed project water demands. The proposed project site consists of two main areas: the West FRP and the East FRP. Based on the *Public Access and Management Plan*, actions on the West FRP would be limited to trail improvements and amenities, habitat restoration, signage, and parking areas. Water demand would be limited to dust control and minor irrigation, and would not require construction of infrastructure. Proposed actions on the East FRP would include a community park including sports fields, restrooms, and a community center, which would require a water source for both domestic and irrigation purposes. This EIR section focuses on the potential water supply demands and options for the East FRP.

The CCSD would provide water for the community park project on the East FRP from one of several potential sources. At this time, the sources to be used for the project have yet to be formally established. The *Public Access & Resource Management Plan* states that "No new water wells will be installed on the Ranch [Fiscalini Ranch Preserve (FRP)]. Existing wells will remain for monitoring and grazing purposes. The abandoned well used for the Fiscalini Ranch operations must be capped for public safety purposes." In addition, the plan states that "no new water supplies for District purposes will be developed on the Ranch [FRP]." Cleath & Associates re-evaluated the existing water supply facilities to determine if water resources can be protected while utilizing these facilities and sources for the proposed project, including the proposed park as shown in the Master Development Plan.

The proposed project could be served by historic water sources formerly serving the property or by CCSD water sources. CCSD current and potential water sources include the existing water sources in Santa Rosa Creek Valley and San Simeon Creek valley, the development of treated wastewater for non-potable use, and the potential development of desalinated water. This EIR section describes these alternatives, and addresses potential impacts that could result from the use of identified options.

### 1. REGULATORY SETTING

#### a. FEDERAL POLICIES AND REGULATIONS

##### 1) Safe Drinking Water Act of 1974

The Safe Drinking Water Act implemented by the Environmental Protection Agency is the primary federal regulation controlling drinking water quality. The Safe Drinking Water Act grants the EPA the authority to establish and enforce guidelines for the achievement of minimum national water quality standards for every public water supply system serving 25 people or more.

The Act was originally implemented in 1974 with significant revisions in 1986. The Act originally set standards for 83 individual constituents, including pesticides, trihalomethanes, arsenic, selenium, radionuclides, nitrates, toxic metals, bacteria, viruses, and pathogens. The 1996 amendment to the Act made some significant changes, most of which resulted in more stringent application of control technology. The amended Act also adopted a more rigorous schedule for amending the Disinfectants/Disinfection By-Products Rule and the Enhanced Surface Water Treatment Rule, both of which took effect in 1998.

Draft Master EIR

V-229



**28. Lynda Laylon**

- 28.1 Please refer to response to comment 6.19. The noise analysis is conservative, and considers thresholds at the property boundary. The document also identifies a sphere of effect, where noise would exceed allowable thresholds (refer to Section V.I.6.d. of the EIR). A significant, adverse, and unavoidable impact specific to the project's estimated noise generation is identified (refer to N Impact 3).
- 28.2 Please refer to response to comment 5.6 and Section V.I.6.d of the Final EIR. Amplified sound shall be prohibited at the community park. Mitigation measure N/mm-3 has been amended to require prohibition of loudspeakers and amplified sound.
- 28.3 The Fiscalini Ranch Preserve is owned by the CCSD.
- 28.4 As noted in Section V.K. of the EIR, a variety of potential water supply options are identified, including the use of non-potable water. Section V.K.5.a.(4) has been expanded to clarify the potential options for potable and non-potable water supply in the community of Cambria.
- 28.5 Please refer to Section V.G. (Transportation and Circulation); no significant traffic impacts would occur. Please refer to response to comment 5.6 regarding noise. Please refer to Sections V.H. (Air Quality) and V.J. (Hazards and Hazardous Materials) for discussion of potential pollutants. Please refer to Section V.D. (Biological Resources) for a discussion of impacts to wildlife.

**Connie Davidson**

**From:** GTL [gtl@myyellowstone.net]  
**Sent:** Tuesday, April 15, 2008 2:22 PM  
**To:** Connie Davidson  
**Subject:** Comments about Plans for the Fiscalini Ranch

April 15, 2008

Connie Davidson  
Cambria CSD

Dear Ms Davidson,

I am staunchly opposed to any development of the East (or West) sections of the Fiscalini Ranch. I want both sections to remain as they currently are. No playing fields, parking lots, swimming pool, tennis courts, bathrooms, nor other buildings should be built on the "East" Ranch. Give the county back the money it donated, plus interest if necessary, so that Cambria may break it's "commitment" to build a community park. (I have no doubt that the deficit would be readily replaced by donations.) When considering the total price paid (\$11M) to acquire the ranch, the \$500K the county donated is far too measly a sum for such large mandate. Please do not allow Cambria be overtaken by the hordes of "visitors" that will flock here to use the ranch's new "facilities," upsetting our peace and tranquillity with more traffic and noise.

29.1

No lighting and NO MORE SIGNS should be placed anywhere on the ranch. Too many signs have already placed on the West Ranch.

And no cell tower(s) should be built on any portion of the ranch.

Leave the entire ranch as OPEN SPACE. Too much "gentrification" has already taken place on the ranch. And throughout Cambria, for that matter.

Sincerely,

George Leclercq  
1911 Ogden Dr.  
Cambria, CA 93428  
(805) 927-1898  
[gtl@myyellowstone.net](mailto:gtl@myyellowstone.net)

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4/16/2008

**29. George Leclercq**

- 29.1 Comment noted that the commenter is opposed to any development on the East or West Ranch. No changes to the EIR are necessary.

Patricia Laubacher  
575 Leighton Street, Cambria, California 93428

Dear C.C.D.-

As a concerned citizen of Cambria,  
please maintain our Fiscalini  
Preserve without development.

Sincerely,  
Patricia Laubacher

30.1

**30. Patricia Laubacher**

- 30.1 Comment noted that commenter wishes to maintain Fiscalini Preserve as is. No changes to the EIR are necessary.

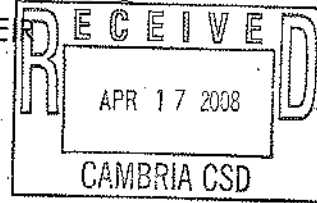


CAMBRIA COMMUNITY SERVICES DISTRICT

927-1035 fax to J. Miller

927-4615 Elizabeth Davidson

COMMENTS ON THE DRAFT EIR



Please make your comments below on the following issues:

- Content of the EIR.
- Methods on how environmental issues are analyzed.
- Potential Alternatives to the project.
- Potential mitigation measures that would avoid or reduce environmental issues.

Comments:

This EIR is well done for the <sup>small</sup> amount of time spent on plants and habitat. The few plants of high concern which were missed or seen only occasionally are after summer flowering is *Peridroma gaidonii* ssp. *gaidonii* and *Eriogonum sanctaeum*. These both live in and near the Montezuma pine forest.

I do not believe *TRITELIA LEVINEI* ssp. *COOKII* should be considered on suitable habitat list, and *SANICULA MARITIMA* should be considered on suitable list as it grows in like conditions. Also - *GALIUM HARDHAMIAE* grows only in association with <sup>or</sup> Sargent cypress trees and above 1200' elevation so is not likely for this setting. <sup>or</sup> Avaya Dela Cruz

The *CALDCHORTUS OBISPOENSIS* is very restricted in its distribution and all occurrences are south of Moss Bay region, so this should be considered not likely to occur here.

*ALLIUM HICKMANII* grows in like habitat near Avaya Dela Cruz and is possible for this west ranch area.

In conclusion I feel that the grassland, bluffs and forest of the western ranch should be viewed as fragile and of high concern to management and preservation.

These plants from elevation above 2000' in Santa Lucia Range.

31.1

31.2

Name: D.R. Miller Email: \_\_\_\_\_  
 Address: P.O. BOX 72  
 City: SAV SIMEON State: CAL Zip: 93452

Please check if you would like to receive any future information regarding this EIR.

To submit comments via email, send to: [cdavidson@cambricsd.org](mailto:cdavidson@cambricsd.org)

DR MILLER PG 2

o An over view of ranch ecosystems o

The grass lands on the west ranch have a high mix of native perennial grasses and because of this they should be views as an area of concern.

Below is a listing of the grasses (native) growing on west ranch slopes.

- Bromus carinatus
- Agrostis pallens
- Danthonia californica
- Nassella pulchra
- Nassella lepida
- Hordeum brachyantherum ssp. californicum
- Distichlis spicata
- \* Deschampsia elongata
- Elymus glaucus
- Leymus condensatus

\* This grass is listed on page V-70 but I have yet to see it on the ranch at all

the forest areas have ~~three~~<sup>four</sup> notable associated of high concern in addition to the Monterey pines themselves.

- Rosa spithamea
- Perideridia gairdneri ssp. gairdneri
- Erigeron sanctarum
- Silene laciniata

Other plants that favor the open slopes of the western side of ranch that are on rare and endangered list are as follows:

- Catystegia subcaulis ssp. ~~episcopalis~~ episcopalis
- Castilleja densiflora ssp. obispoensis
- Clarkia prostrata (not yet listed)
- Cirsium occidentale var. compactum
- Eschscholzia californica var. maritima

A local plants of highly restricted distribution that grows only along the ridge trail on western ranch and is of very high concern is

Trifolium barbigerum var. andrewsii

This plant population is very presumably rare and should be fully protected - this according to RAUDY MORGAN of Santa Cruz

**31. D.R. Miller**

- 31.1 Please refer to response to comment 5.39, and Section V.D.2 of the Final EIR. Based on additional information provided by local biologists in the area, the Biological Resources existing setting discussion has been supplemented by this additional information. We appreciate your comments based on your knowledge and frequent presence on the Fiscalini Ranch Preserve. We elected to remain conservative, and have not made amendments to the species you indicated are not likely present (*Deschampsia elongate*, *Tritelia ixioides* ssp. *cookie*, *Galium hardhamiae*, and *Calochortus obispoensis*).
- 31.2 We concur that that the Fiscalini Ranch Preserve (FRP) should be maintained and preserved, consistent with the approved plans and policies for the FRP.
- 31.3 Please refer to response to comment 31.1.



**Connie Davidson**

**From:** Jan Moon [4moons@charter.net]  
**Sent:** Thursday, April 17, 2008 10:19 AM  
**To:** Connie Davidson  
**Subject:** ranch

Dear Connie & Board Members,

I'm writing in support of the proposed East Fiscalini Ranch. I'm the past President and Board Member of the CYAA, and Board member of Little League. This was a period for over 10 years. In that time period, myself and my husband coached T-Ball, Coach Pitch, Little League, Junior High Football, Basketball and Soccer. We know from first hand how much usage was and is needed for playing fields for our community.

My biggest challenge in organizing these sports, was to find field space to accommodate all the teams with games and practices, plus trying to coordinate with the High School Teams which gets priority.

The High School has been very generous in letting all the Recreational groups use their facilities. they have taken on this burden but in exchange they get very wore athletic field that need repair work. When I hear people against the park say "just use the High School" I don't think they realize how many people actually use these fields and what constant usage tears these fields up and the maintenance required for the maintenance staff of The High School. The CYAA tries to make their fees affordable for our youth's family, but the High School has to charge for maintaining the facilities, in result CYAA must raise their fees. Sharnel park has turned into a year round soccer field, another reason for needed space.

Some people want to keep the land in it's natural state and leave it alone. We have the West Ranch that has been kept in it's natural state and open for everyone, and it's huge. I've also heard of people comment on the noise issue of the new park. The old Cambria Grammar School was there for many years. Did anyone complained then? If someone complains about kids playing, people laughing and enjoying the outdoors in our town, I feel sorry for them.

I think of a beautiful park open for actives of all ages for our community is a wonderful idea that we should all embrace. We are in total support of the Park and Thank You for all your hard work trying to accomplish this.

Jan & Earl Moon

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4/17/2008

**32. Jan and Earl Moon**

- 32.1 Comment noted regarding support of the proposed plans for East Ranch. No changes to the EIR are necessary.

Objection to development of the Fiscalini Ranch Preserve

Page 1 of 2

**Connie Davidson**

**From:** Steve Mull [srmull@earthlink.net]  
**Sent:** Thursday, March 20, 2008 10:53 AM  
**To:** Connie Davidson  
**Subject:** Objection to development of the Fiscalini Ranch Preserve

Connie Davidson  
Cambria Community Services District  
P. O. Box 65,  
1310 Tamson Drive, Suite 202  
Cambria, CA 93428  
Ms. Davidson:

I am:  
Stephen Mull  
P.O. Box 129  
5068 Nottingham  
Cambria, Ca 93428  
805.924.1075

I am a full time resident of Cambria, Ca. Please register my objection to "The draft environmental impact report for the Fiscalini Ranch Preserve".

33.1

I object to any development of the Fiscalini Ranch Preserve. I object to any trail improvements (as opposed to trail maintenance), any fire roads, and/or the addition of any infrastructure, of any kind, anywhere on the Ranch. I further object to the management of plant or animal species present or absent from any portion of the Ranch, for any reason.

Please stop developing the Fiscalini Ranch Preserve. I note the CCSD's mockery of the term "preserve" by this Environmental Impact Report.

Please include my comments in any official register or tally of comments to the CCSDs Environmental Impact Report.

Sincerely,  
Stephen Mull  
Cambria, Ca

4/16/2008

**33. Stephen Mull**

- 33.1 Comment noted regarding opposition to development of or improvements to the Fiscalini Ranch Preserve. No changes to the EIR are necessary.

4.17.08

Ms. Connie Davidson  
CCSD  
Cambria, California

Dear Ms. Davidson:

We are writing to formally express our disapproval of any plan to include cell phone towers, the buildings that might service them, and any additional roads required, at or on the Fiscalini ranch land.

34.1

Please pursue further locating alternative sites for the cell towers. The public should be able to enjoy this idyllic setting without further compromise to the preserve.

Sincerely,

S. Mulroony

James E. Mulroony

S. J. Mulroony  
2536 Wilcombe Dr.  
Cambria, CA 93428  
805-927-2299

**34. S and J Mulroony**

- 34.1 Comment noted regarding opposition to telecommunications facility. The proposed land use application for the telecommunications facility was denied, and the project is no longer proposed for inclusion in the Master Development Plan (refer to Section III.D.1.c of the EIR)..

**Connie Davidson**

**From:** Jill Quinn [jqart@earthlink.net]  
**Sent:** Sunday, April 13, 2008 4:12 PM  
**To:** Connie Davidson  
**Subject:** Fiscalini Ranch PRESERVE

Dear Connie Davidson,

This letter is in response to your request for comments on the Fiscalini Ranch Preserve's environmental impact report.

As I read through the proposed developments for the ranch each time I walk on the trails, I get more and more disturbed that this kind of proposal is even up for consideration. Having been a homeowner in Cambria for over 10 years and joining with other residents to buy the ranch to ensure that land as Open Space Forever, I cannot understand why that mandate is now being taken so lightly, if not dismissed entirely. A sports court, parking places, and dog park on the ranch would defy the concept and trust that we placed with you to leave that area alone. Already there are more signs of human encroachment than I ever dreamt would happen. But it is time to say enough and realize keeping that space open and unfettered is an ideal we must fight for. We already have a beautiful dog park in Cambria and plenty of other areas that can be used for sports and parking. The traffic and noise that comes with this plan is totally unacceptable. Marine Terrace has already seen so much over-building that it barely resembles the quiet, serene place it once was.

35.1

It hasn't been that long since we all rejoiced at what we had accomplished with our hard work. Please stop any further discussions regarding this misconceived and irresponsible proposal.

Thank you,

Jill Quinn

**35. Jill Quinn**

- 35.1 Comment noted regarding stopping any further discussions regarding the proposed plan. No changes to the EIR are necessary.





Galen B. Rathbun, Ph.D.  
 P.O. Box 202, Cambria  
 California 93428, USA  
 Home/office phone/fax: +1.805.927.3059  
 Email: GRathbun@CalAcademy.org or grathbun@gmail.com

17 April 2008

Connie Davidson  
 Cambria CSD

Subject: Draft EIR, Fiscalini Ranch Preserve

I have briefly reviewed the subject document and believe that it is deficient or unrealistic in terms of protecting biological resources during construction as well as from the cumulative impacts of the proposed land uses, especially related to aquatic vertebrates. By addressing and implementing appropriate changes to the draft EIR related to the following questions and comments, the document would ensure that the unique resources of our community will be protected from unreasonable construction practices and the cumulative impacts of high-intensity land use in and adjacent to creeks and lagoons. I am especially concerned about the unreasonably lax assessment of the cumulative impacts of the proposed projects, especially in association with the creek in general and specifically east of highway 101.

36.1

- The American Badger and Santa Lucia Woodrat used to be mammals of special concern to the CA Dept. of Fish and Game. Both are found on the preserve, and if they are still listed they should be addressed by the document.

36.2

- The California Red-legged frog has been found to breed in the lagoon and creek, apparently contrary to the findings of the subject report.

36.3

- For the federally listed species, I found no meaningful mention of Critical Habitat nor does the draft EIR use of information found within the appropriate (and approved) Recovery Plans assembled by the responsible federal agencies for listed species.

36.4

- In the mitigation section, why are the two agencies responsible for the federally listed aquatic species not listed as requiring consultation for any proposed developments that might impact the listed species and their habitats?

36.5

- Despite the claim that an exhaustive search of relevant literature was made, I could not find any use of the several reports and publications related to aquatic species that have resulted from the research biologists that have worked in several local creeks for nearly a decade (contact CalTrans; State Parks; Greenspace, The Cambria Trust). Perhaps I missed the citations and reference to this material, but if not, their absence suggests that the biological aspects of the EIR are incomplete and made up of rather standardized "boiler plate" text cobbled together with minimal regard for specific information about what is known about the habitat use, ecology, and status of aquatic species in our local streams.

36.6

- It is known that *Rana draytonii* and *Actinemys marmorata* (note that in the document the scientific binomials are incorrect, again suggesting a lack of

36.7

familiarity with the current biological literature) spend significant amounts of time out of our local creeks in surrounding riparian and upland habitats. If this information had been assessed by the consulting biologists correctly and thoroughly, it is incomprehensible how the conclusions in this document, as pertaining to the aquatic vertebrates, could possibly remain as currently drafted.

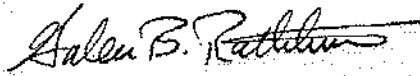
36.7 (cont'd)

- It does not appear that the document adequately addresses the potentially serious impacts on Species of Special Concern and Listed Species in terms of heavy vehicle and human traffic, un-natural light cycles, chemical run-off into the creek from turf and parking areas, and excessive noise and disturbance that will result if intensive recreational developments of areas adjacent to the creek, and within its historical flood-plain, are undertaken.

36.8

Thank you for your consideration of the above points.

Sincerely,



Galen B. Rathbun

**36. Galen Rathbun, Ph.D.**

- 36.1 Comment noted with regard to EIR deficiencies in terms of biological protection during construction. Please refer to the responses to specific concerns below.
- 36.2 Please refer to Sections V.D.2.b.3, V.D.2.c.(2)(b), V.D.2.c.(4)(b), V.D.5.c., and V.D.6.c, and Table V-6 of the Final EIR, which incorporates an assessment of potential impacts to Monterey dusky-footed (Santa Lucia) woodrat and American badger, which are current listed as California Species of Special Concern (SSC).
- 36.3 The EIR discloses the presence of California red-legged frog within Santa Rosa Creek (please refer to Sections V.D.2, V.D.5, and V.D.6 of the EIR).
- 36.4 Please refer to Section V.D.1.a.(3) of the EIR regarding Critical Habitat. Current regulations note that “lands containing features essential to the conservation of the California red-legged frog in unit SLO-4 are excluded from critical habitat designation under section 4(b)(2) of the Act for economic reasons.”
- 36.5 Please refer to BIO/mm-1 of the Final EIR, which has been amended to clarify that consultation with U.S. Fish and Wildlife Service and NOAA Fisheries would also be required.
- 36.6 Referenced literature includes biological studies and surveys that have been conducted on the Fiscalini Ranch Preserve, which are applicable and adequate for the EIR. As noted, where local biologists have submitted supplemental information regarding species findings, such information has been incorporated into the EIR.
- 36.7 Please refer to Section V.5.c.(2) and V.6.c.(2) which identify potentially significant impacts to California red-legged frog and southwestern pond turtle, including “trampling and crushing.” Note that trails and public access are not located in areas that are likely habitats for these species. Creek access is not being provided as part of any activities planned for the Preserve.
- 36.8 Please refer to Sections V.5.c.(4) and V.6.c.(4) which provides additional clarification regarding these long-term, operational effects.

**Connie Davidson**

---

**From:** Tio Raul [tioraul1@charter.net]  
**Sent:** Wednesday, April 16, 2008 5:31 PM  
**To:** Connie Davidson  
**Subject:** Fiscalini Ranch

There is an ole saying: "IF IT WORKS DON'T FIX IT." At the present time the Fiscalini Ranch is working out just fine for the Cambria community. We don't need a Beverly Hills by the sea. Rauf F. Sandoval

37.1

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**37. Raul Sandoval**

37.1 Comment noted regarding the Ranch working fine. No changes to the EIR are necessary.

**Connie Davidson**

---

**From:** Bob Ray [robert\_ray@charter.net]  
**Sent:** Sunday, March 23, 2008 8:31 AM  
**To:** Connie Davidson  
**Subject:** Park Development

Please add our support for a park in Cambria that serves not only our youth but also adults that want to have a place for outdoor activities.

38.1

Thanks,  
Robert O. Ray  
Ann D. Ray  
Cambria residents

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4/16/2008

**38. Robert and Ann Ray**

- 38.1 Comment noted that commenter is in support of a park at the East Ranch. No changes to the EIR are necessary.

**Connie Davidson**

**From:** Olivia Redwine [oliviaredwine@msn.com]  
**Sent:** Thursday, April 17, 2008 4:57 PM  
**To:** Connie Davidson  
**Subject:** comments on EIR

Connie Davidson  
www.Cambriased.org  
Re: EIR for Fiscaline Ranch Preserve

**Question:**

Why is this plan for recreation facilities being planned on our only PRESERVE? Why not on the abandoned Grammar school grounds ... Or some other less sensitive area?

39.1

Timing this EIR for comment only three days after the Water Master Plan seems unnecessary and manipulative. Until the water plan has been worked out and the reality of an increased population (of from 7000-10,469 ) is eminent, it is premature to be making and paying for development of additional recreational facilities. I see both schools used appropriately and when necessary. The Park on Park Hill is also used. I do not understand the necessity of such an extensive planit at this time.

**Question:**

Why does CCSD not consider the Preserve to be a recreation area just as it is?

39.2

Does Yosemite or Death Valley, or Mt Tam, In Mill Valley need playing fields and dog parks? We have our own natural park and it deserves to be respected for what it is and left alone.

I moved here with the understanding that that property was to be held as a natural preserve. What an incredible town, I thought. It really values the natural state enough to leave it that way for the community. That is why other people love this town as well. It has already been defiled by putting in an inappropriate an unauthorized, paved fire road. That should have been stopped and so should these plans to turn the most magnificent piece of natural recreational land into a public park with play ground and a dog park. How ridiculous! It is already a haven where we can enjoy the quiet and expansive beauty together with our dogs. Please don't destroy it. The demographics of this town, being mostly retired folks, does not warrant another playing field for children. Any playing field with parking lots, traffic, paving, noise, unnatural wilderness activities and probably crime is totally unnecessary. Actually the children need the open spaces more than anyone. It makes us wonder who could benefit from this plan, certainly not the community. Any money spent on the Preserve should be used to pay off the Bond debt that already threatens its existence.

**Question:**

What is this supposed to cost?

39.3

**Question:**

Please explain the Bond debt. I understand CCSD had borrowed against it to fund the water system upgrade. Using that as collateral could result in our losing the property. It seems to me that every effort should be made to manage the property as a public trust rather than a commodity.

**Question:**

If The requirement of the County was for CCSCD to come up with some improvement within five years why not simply focus on some walking paths and leave it at that? Why all of this development on a place that is perfect already?

39.4

Also, if the County provides \$500,000.00 for recreation what options are there. Is returning the funds and

4/18/2008



option?

39.4 (cont'd)

Question:

Are all trail extensions and additions going to be reviewed separately for environmental impact and necessity? Reviewing them in groups does not take into consideration the unique environmental issues that need to be considered.

39.5

Question:

How does CCSD justify the traffic hazards?  
Charging for parking is no answer.

39.6

Note:

I am sure that there are many more questions I would have if I could first understand the necessity of this plan. I cant get past that one distressing question: Why?

39.7

Olivia Redine  
1131 Ellis Ave  
Cambria, Ca93428

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4/18/2008

**39. Olivia Redwine**

- 39.1 Comment noted. The *East-West Ranch Public Access & Resource Management Plan* identified a portion of the East FRP to be developed into an active recreation community park. Please refer to comment letter 2, submitted by the Coast Unified School District.
- 39.2 Comment noted with regard to leaving the FRP as a natural park without improvements; no changes to the EIR are necessary.
- 39.3 Costs are not required to be considered in an EIR. Proposed improvements would be funded by grant monies and volunteer donations. No changes to the EIR are necessary.
- 39.4 Comment noted regarding focusing improvements within the next five years to trail improvements. No changes to the EIR are necessary.
- 39.5 All proposed trail improvements are collectively assessed in the Master EIR. As required by CEQA Guidelines Section 15177: “After a Master EIR has been prepared and certified, subsequent projects which the lead agency determines as being within the scope of the Master EIR will be subject to only limited environmental review.” At the time the subsequent project is proposed, CEQA requires the lead agency to prepare an initial study on the proposal, which “shall analyze whether the subsequent project was described in the Master EIR and whether the subsequent project may cause any additional significant effect on the environment which was not previously examined in the Master EIR.” The initial study would determine whether a tiered environmental document is necessary.
- 39.6 Based on the traffic analysis report prepared for the project, no significant traffic impacts would occur.
- 39.7 Comment noted with regard to necessity of the project; no changes to the EIR are necessary.



CAMBRIA COMMUNITY SERVICES DISTRICT

April 17, 2008

COMMENTS ON THE DRAFT EIR

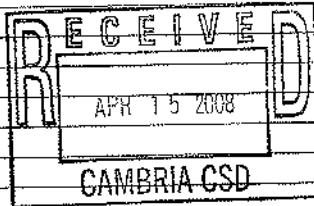
Please make your comments below on the following issues:

- Content of the EIR.
- Methods on how environmental issues are analyzed.
- Potential Alternatives to the project.
- Potential mitigation measures that would avoid or reduce environmental issues.

Comments:

I am concerned about parking on the West Ranch Marine Terrace Entrance. In the management plan parking was meant to be off Ranch except for the community park area on the East Ranch and the staging area next to highway one on West Ranch. The area where parking would be considered on West Ranch <sup>as to the EIR</sup> Marine Terrace Entrance is primarily "wet" lands and should be protected as such!

40.1



Name: Joyce Renschaw Email: jrenshaw@mac.com  
 Address: 1790 Ogden Dr  
 City: Cambria State: CA Zip: 93428

Please check if you would like to receive any future information regarding this EIR.

To submit comments via email, send to: [cdavidson@cambriacsd.org](mailto:cdavidson@cambriacsd.org)

**40. Joyce Renshaw – Draft EIR Comment Form**

40.1 Please refer to response to comments 5.31 and 5.34.

Connie Davidson

**From:** Joyce Renshaw [jrenshaw@mac.com]  
**Sent:** Thursday, April 17, 2008 3:01 PM  
**To:** Connie Davidson  
**Subject:** EIR Comment

Connie Davidson  
 Project Manager  
 Dear Connie Davidson

Here is one more comment on the EIR. I hope it is not too late.

**The proposed Grading and irrigation of the Sports Fields will impact the drainage of the part of the West Ranch East of Highway One. This is in violation of Coastal Commission Findings.**

41.1

The Coastal Commission has designated the West Ranch as an ecological protected area (July 11, 2007) regarding the "San Luis Obispo County Local Coastal Program Major Amendment No. 1-106 (part 2) Fiscalini Ranch Amendment" (CC W 10b)

A vote resulted in the CC designating the West ranch (also East ranch outside the designated recreation area (28.1 acres)) as Open Space and as an Environmentally Sensitive Habit Area (ESHA). The Coastal Act (CA) under Section 30107.5 defines ESHA as follows, "Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily or degraded by human activities and developments', and further, under CA section 30240(a) "Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas." CA 30240(b) states, "Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habit and recreation areas." Also under CA Section 30231, "the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies, and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams."

A vote by our supervisors still has not been taken to approve this amendment but I am sure that it will be and the Coastal Commission would probably have something to say about this problem. I feel the above would apply to the proposed grading of the East Ranch and also Parking on the West Ranch which I have already noted in a mailed response.

Thank you for letting us comment

Joyce Renshaw  
 1790 Ogden Rd  
 927-2202

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**41. Joyce Renshaw – Email**

- 41.1 The recommended parking areas, and active recreational facilities would be located outside of the Sensitive Resource Area (SRA) and Terrestrial Habitat (TH) Environmentally Sensitive Habitat Area (ESHA) designations. The environmental significance of the Fiscalini Ranch Preserve is described in the EIR, and mitigation measures are recommended to “prevent impacts which would significantly degrade those areas.” The proposed community park is located in the immediate vicinity of urban development, and the habitat on the remaining acreage of the FRP would be preserved for passive recreational use (with the exception of permitted biking trails). As discussed in Sections V.B.6.a and V.B.6.b of the Master EIR, preliminary grading and drainage plans demonstrate that storm and floodwaters would sheetflow similar to existing patterns. As noted in the EIR, the proposed project “will not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on- or off-site; nor will it create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control.” Please refer to mitigation measure HYD/mm-2 in the EIR, which includes the following requirement addressing the potential for pollutants within the watershed to contaminate Santa Rosa Creek: “The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons, sediment and other potential pollutants from stormwater runoff.” In addition, supplemental language has been added to the Hazardous Materials section of the EIR (Section V.J.6.a of the EIR) to ensure that proposed methods to maintain sports field turf (i.e., use of fertilizers, herbicides, and other chemicals) consist of Integrated Pest Management (IPM) measures, including but not limited to: Cultural control, physical control, mechanical control, biological control, and limited chemical control (refer to HM/mm-4 in the Final EIR). Please refer to Figure III-10 in the Master EIR; the proposed plan includes a natural buffer of approximately 50-100 feet between the creek and the sports fields, and no removal of riparian vegetation is proposed. Mitigation measure TC/mm-4 (onsite parking on the West FRP) has been deleted from the EIR, based on further communications between the CCSD and FFRP.

Comments on the Draft EIR

**THIS PROJECT WOULD REQUIRE 30 AF PER YEAR OF WATER THE CCSD DOES NOT HAVE.**

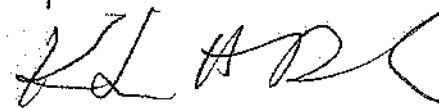
42.1

**ON PAGE 17 OF SECTION K. WATER SUPPLY IT SAYS:**

**Due to the current demand for water resources, and deficient available groundwater supply to meet the demand, implementation of the proposed project including the construction and maintenance of natural turf areas would result in a potentially significant, adverse, unavoidable impact.**

**IF THERE IS NOT WATER AVAILABLE UNTIL CCSD FINDS A NEW WATER SOURCE, WHY IS THIS PROJECT CONTINUING?**

Submitted by Ken Renshaw



Apr 14 2008  
1790 Ogden Dr  
Columbia 93428  
K.renshaw@mac.com

**42. Ken Renshaw**

- 42.2 The CCSD must identify and provide a source of water for the project, or adopt mitigation measures identified to avoid the use of water supply, prior to development of water-dependent uses. Section V.K.5.a.(4) has been expanded to clarify the potential options for potable and non-potable water supply in the community of Cambria.



**Connie Davidson**

**From:** Amanda Rice [amanda@aboutcambria.com]  
**Sent:** Thursday, April 17, 2008 6:03 AM  
**To:** Connie Davidson  
**Subject:** Fiscalini Ranch Draft PEIR Comments

Connie,

Attached is an E-version of my comments on the Fiscalini Ranch Preserve Draft PEIR. I will be bringing a paper copy to the CCSD offices later today, but thought an e-copy might be appreciated as you compile all the comments for the Final EIR. Please call or email if you have any questions.

43.1

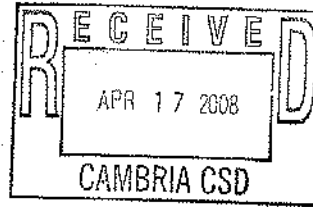
Thank you for the time and effort you put into your work. Nearly everything I've seen with your name attached has been above what a small town could reasonably expect.

Amanda Rice  
[amanda@aboutcambria.com](mailto:amanda@aboutcambria.com)  
927-4191

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4/17/2008

To: Cambria Community Services District  
 Attn: Connie Davidson  
 RE: Comment on Fiscalini Ranch Preserve  
 Program Environmental Impact Report



April 17, 2008  
 Amanda Rice  
 2220 Ardath Dr  
 Cambria, Ca 93428

Thank you for the opportunity to comment on the Fiscalini Ranch Preserve Program Environmental Impact Report. I've lived in Cambria for a little more than eight years and own a home on lodge hill. I love Cambria and appreciate how complex it can be to balance conservation, resources, private property rights and public infrastructure. I offer the comments as a private citizen and resident of Cambria.

43.2

1. Most of my comments on this PEIR focus on the East Fiscalini Ranch Park development. But I would first like to commend the effort to retain as much open space as feasible - especially west of highway one. And although there are many in Cambria who oppose a single stick of construction on the West Ranch, I support the proposed cell tower project - especially as recently modified. The benefits of improved coverage and a stable, consistent income for Ranch maintenance from the lease to the cell companies outweigh the cost to a small section of open space habitat. While any loss of ESHA is regrettable, the reality of population growth and the encroachment of humans into "natural habitats" is unavoidable. The impacts of the chosen location are likely the least of almost any other possible location. I will gladly support a cell tower project elsewhere and welcome the project's move if a better location is presented at the June 10 Board of Supervisors meeting. I do not consider a cell tower on the west ranch to be in conflict with the intended use for the ranch.

2. Reading the County's plan for parks and recreation in Cambria clarifies and muddies some of my understanding of the project. By SLO county standards, the park is needed. Whether it makes sense to do it now is an entirely different question. The Environmental Impacts of the community park on the east ranch - and many of the obstacles it will face financially and from resident resistance - can be reduced or even nearly eliminated by postponing the project. To pursue this alternative, the county and district would have to amend the agreement made for the County contribution of \$500,000 to extend the deadline for action on a community park.

43.3

- a) just as with family residences, no new park on the east ranch could be permitted until a new water supply had been assured and the connection moratorium was lifted.
- b) The population of Cambria is closer to the population projected as the buildout
- c) The CCSD is able to show it can realistically afford to build the park and show a plan for long-term maintenance costs. The CCSD has financial obligations for overdue maintenance and securing a more stable water supply that are currently unmet and an impending rate increase that is likely to strain residents' budgets.

There is precedent for the County and District cooperating to ensure the needs of both are satisfied. The original agreement for a community park is one example, the county reducing the building permit allocations first from 2.3% to 1% and then to 0% until July 2009 in recognition of the ongoing water supply shortage and moratorium is another example. The County can still benefit from the \$500,000 it contributed, the payoff will just take longer than the county expected. And it already saw some benefit in supporting the Buildout Reduction Program. I think this PEIR should recognize this alternative to the project, even if it is not the alternative selected.

3. The North Coast Area Plan states: "On the east side of the ranch, open areas may be suitable for active park uses at intensity in keeping with environmental constraints." (NCAP pp 4-12) As described in this EIR, the project has significant unavoidable impact on the water supply and could endanger the sensitive riparian habitat. That seems to conflict with "suitable use at an intensity in keeping with environmental constraints."

43.4

April 17, 2008  
 ACR Comments on Fiscalini Ranch Preserve  
 Draft Program Environmental Impact Report

4. PROJECT OBJECTIVES

The primary objectives of the project are to improve public access and opportunities on the FRP to meet the recreational demands of the community of Cambria, provide an active public recreational area in the community, implement habitat restoration activities, and promote stewardship of natural resources throughout the FRP. (Draft EIR II-1)

43.5

"Recreational demands of the community"? Whose definition is being used in this case? The County's, the CCSD's or the people themselves? A survey of the community several years ago drew quite different conclusions regarding what the community wanted for recreational opportunities. Please clarify which demands you are attempting to meet with the project. A clearer objective will allow for better interpretation of the alternatives and mitigations.

5. To maintain consistency with the WMP PEIR recently released, the number of acres of park the county considers appropriate per capita doesn't seem to support the actual number of people projected. The East Ranch Park seems out of scale for the community. I spoke briefly with a former member of the PROS commission about my concern about scale and he was of the opinion that the fields currently available at the schools were overused to the point of being damaged and dangerous. As an advocate of the importance of physical activity in the larger scheme of things - like health and well-being - he expressed his support for more opportunities for enjoying outdoor recreation that would encourage physical fitness. Yet he also expressed concern over the scale of the project.

43.6

6. The FRP EIR uses the acres per capita consistent with the NCAP of 121 acres at buildout. However, this doesn't seem proportional to the current numbers given:

43.7

Table 3-5  
 Neighborhood and Community Park Status

North Coast Planning Area	Community Current Supply (Acres)	Current Need (Acres)	Estimated Need, Buildout (Acres)
Cambria	29	34	121
San Simeon Acres	0	2	4
Total	29	36	125

(NCAP pp 3-22)

A population of 6, 218 residents indicates a current need of 34 acres. How does a population of only 1,300 - 3,000 more add up to 121 acres? Table 3-4 was no help in determining the answer. I'm all for park and open space, but these numbers seem out of whack.

(The FRP EIR is simply using numbers from the NCAP, so perhaps this question is outside the scope of this commentary. But since the FRP EIR uses these numbers as a basis of justification, an explanation would be helpful.)

Table 3-4

Type of Park	Acres per 1000 people	Size range (Acres)	Service Area Radius	Access by (Street Type)	Population of Service Area
Mini-Park	0.5	0.18 - 5	0.12-0.25 mile	Local/collector	500 to 2,500
Neighborhood	1.0	5 - 25	0.25-0.5 mile	Local/collector	2,500 to 5,000
Community	5.0	25+	1-2 miles	Clctr/arterial	5,000+
Regional	15-20	200+	< 1-hr drive	Clctr/arterial	30,000+

Source: Recreation, Park and Open Space Standards and Guidelines; National Recreation and Parks Association, 1983

(NCAP pp 3-21)

April 17, 2008  
 ACR Comments on Fiscalini Ranch Preserve  
 Draft Program Environmental Impact Report

- 7. I am deeply concerned about who will be leading the East Ranch development, the long term maintenance and mitigation activities, where the funds will be found and whether the scale of the project is appropriate for Cambria. I find it difficult to believe that our community would be able fully utilize the potential of the fields and supporting development envisioned in this report. The North Coast Area Plan states: "On the east side of the ranch, open areas may be suitable for active park uses at intensity in keeping with environmental constraints." (NCAP pp 4-12) As described in this EIR, the project has significant unavoidable impact on the water supply and could endanger the sensitive riparian habitat. That seems to conflict with "suitable use at an intensity in keeping with environmental constraints."

If the East Ranch active Recreational area is intended to serve as a regional park to serve the needs of the county's stated goals, the burden of this PEIR and the eventual development of active recreation should not rest on the shoulders (and wallets) of Cambrians alone. Even the most creative and successful of grant writers cannot make money appear out of thin air.

43.8
- 8. The Fiscalini Ranch Preserve would not be what it is today had the County not contributed \$500,000 toward its purchase. Clearly, the county has put its parks money where its mouth is. And the CCSD is the owner of the property. There is a complex relationship between the CCSD and the county, I'm sure, attached to the vision of Fiscalini Ranch Preserve seen by our leaders. All this background is fine - but outside the scope of the PEIR. The question that may be within the scope is whether the CCSD is the appropriate lead agency for this Project or if the County would be a more appropriate lead agency, or if in fact the two agencies must equally share the burdens and benefits of this project. Some hint is provided in the agreement between the County and the CCSD for the \$500,000 contribution. What is not clear in that document is the definition of "community park" is.

43.9
- 9. The county also outlined its vision of the Fiscalini Ranch and recognizes and supports the Vision of the approved Management Plan for the Ranch, by furthering the following objectives:

  - A. Striving for minimum disturbance to the natural qualities of the Ranch while allowing appropriate public access and recreation...
  - K. Providing guidance on implementation activities, including roles and responsibilities of the Cambria Community Services District and North Coast SWAP or their successor, for operational and maintenance issues, and prioritization of activities. (NCAP, pp 1-10 & 1-11)

This PEIR does not address these issues. Again, this concern may be outside the scope of EIR commentary, but again draws attention to the lack of clarity regarding responsibility for mitigation management, both long- and short- term.

On the website of the Friends of Fiscalini Ranch Preserve (FFRP), in recounting the history of the ranch, they state " The Cambria Community Services District holds fee-title title on the Ranch and Friends of the Fiscalini Ranch Preserve holds a protective conservation easement and a contract to eventually manage and maintain the property for the public." Their stated mission is to protect and maintain the ranch in a natural state compatible with limited passive recreation, excepting the designated area on the eastern portion that will allow active recreation. FFRP is committed to the on-going restoration and protection of the habitat, and natural and cultural features of the ranch while maintaining its historic public access.

Friends of the Fiscalini Ranch Preserve holds the conservation easement over, and plans to manage for the public trust, a newly dedicated open space in Cambria, Ca. The organization will be responsible for monitoring the property for environmental, public-serving, and easement compliance purposes. The organization will also manage the property for the public, raise funds from public and private sources to support management expenses, and provide a forum and vehicle for public input and direction on the management of the property.

Are these statements the CCSD and county agree with? Is FFRP a partner in this project?

43.10
- 9. The county also outlined its vision of the Fiscalini Ranch and recognizes and supports the Vision of the approved Management Plan for the Ranch, by furthering the following objectives:

  - A. Striving for minimum disturbance to the natural qualities of the Ranch while allowing appropriate public access and recreation...
  - K. Providing guidance on implementation activities, including roles and responsibilities of the Cambria Community Services District and North Coast SWAP or their successor, for operational and maintenance issues, and prioritization of activities. (NCAP, pp 1-10 & 1-11)

This PEIR does not address these issues. Again, this concern may be outside the scope of EIR commentary, but again draws attention to the lack of clarity regarding responsibility for mitigation management, both long- and short- term.

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Friends of the Fiscalini Ranch Preserve holds the conservation easement over, and plans to manage for the public trust, a newly dedicated open space in Cambria, Ca. The organization will be responsible for monitoring the property for environmental, public-serving, and easement compliance purposes. The organization will also manage the property for the public, raise funds from public and private sources to support management expenses, and provide a forum and vehicle for public input and direction on the management of the property.

Are these statements the CCSD and county agree with? Is FFRP a partner in this project?

43.11
- 10. The following comments are in response to Appendix B - Traffic and Circulation and by extension, the Traffic and Circulation section of the EIR.

43.12
- 10. The following comments are in response to Appendix B - Traffic and Circulation and by extension, the Traffic and Circulation section of the EIR.

43.13

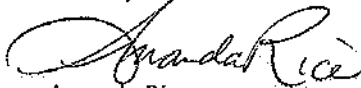
April 17, 2008  
 ACR Comments on Fiscalini Ranch Preserve  
 Draft Program Environmental Impact Report

- a) Page III-24 of the Draft EIR - Does this page need to be updated since the NCAI has been approved by the Coastal Commission? 43.13
- b) On page 5 of the Traffic and Circulation Appendix B it states: "County policies state that the level of service standard for the Cambria area is LOS D." Can you please clarify what this means? Surely the county doesn't have a policy that would mean our roads are only maintained at a level "near unstable operations with restrictions on maneuverability within traffic streams" 43.14
- c) Weekday trip generation estimates for the park were developed using the data from public parks that were studied by SANDAG . Weekend trip generation estimates were developed using the data published by the Institute of Transportation Engineers ("The weekend trip generation estimates assume that the park would be fully utilized with 9 soccer fields as well as the other park uses. Tables 3 and 4 show the daily and peak hour trip generation estimates for the Weekday and Summer Weekend periods. Is this an acceptable comparison and standard to apply to Cambria? And 9 soccer fields is significantly more than indicated in other parts of the plan This is the same kind of baseless over-estimation that the Water Master Plan EIR seems to suffer. If our final total population is restricted, this project seems oversized. 43.15
- d) Although the method of determining the number of spaces for the parking lot is clearly explain and seem logical, in light of state mandates to address reducing reliance on cars, and the number of fields and the reality of Cambria - a parking lot this size would be out of its element and unrealistic in scale - just like the park itself. 43.16
- e) The intersection of Rodeo Grounds and Burton could become hazardous and Rodeo Grounds drive itself is not in the kind of shape that would handle 145 cars per weekend day using it for long without significant impact beyond what road improvement funds would repair. Unless the contribution made to the fund was significant, I fear other roads in need of paving for the first time or repair from overuse during the Cambria Drive Closure and Detour will remain in bad shape as Rodeo Grounds is repaved for the 10-15% of Cambrians that would use it regularly. 43.17

I commend the work put into creating this extensive review of the potential environmental impacts of implementing these projects. Through reading the report and supporting documents, I have come to the conclusion that the East Ranch portion of this PEIR is likely poorly timed. Simply delaying any action on the Community Active Recreation portion would reduce the mitigation actions and/or reduce the severity of the Class I and Class II impacts. This alone should make it an alternative to the chosen or "no project" alternatives. The community may need the fields, but it cannot afford to take such a project on by measure of any of its resources. 43.18

I look forward to reading responses to these comments and to watching what actions are taken as we move forward.

Thank you,



Amanda Rice

2220 Ardath Dr  
 Cambria, CA 93428  
 805-927-4191

cc: Tammy Rudock, Joan Cobin, Bruce Gibson, Charles Lester

**43. Amanda Rice**

- 43.1 Comment noted regarding attached comments regarding Fiscalini Ranch Preserve Master EIR; no changes to the EIR are necessary.
- 43.2 Comment noted regarding retaining as much open space as possible; no changes to the EIR are necessary.
- 43.3 Comment noted regarding need for a park, and that it should be postponed until water supply is assured and moratorium is lifted. Section V.K.5.a.(4) has been expanded to clarify the potential options for potable and non-potable water supply in the community of Cambria..
- 43.4 Comment noted regarding unavoidable water impacts; the EIR preparer concurs that the current water supply situation in Cambria is an environmental constraint to the development of water-dependent uses in the proposed Community Park Master Plan. As discussed in Section V.D. of the Final EIR, mitigation measures are proposed to avoid significant impacts to riparian habitat.
- 43.5 Recreational demands of community are identified by the CCSD based on input from the community.
- 43.6 Please refer to response to comment 43.7 below.
- 43.7. Assuming a Cambria urban area build-out population ranging from 7,724 to 10,469 persons, and standards of 5.0 acres of community parks per 1,000 persons, the anticipated demand would be 42 to 52 acres. The current supply is 29 acres; therefore, at build-out, the demand would necessitate an additional 13 to 23 acres of community park space. The proposed community park would be 26.5 acres, which would include 14 acres of active recreational area, 12.5 acres of native landscape and natural areas, and approximately 2.75 acres of parking.
- 43.8 Please refer to response to comment 43.4.
- 43.9 The park is proposed to serve as a community park. Future funding sources would be determined by the CCSD, and would include grant funding and volunteer donations.
- 43.10 Please refer to Section III.D.2.a. of the Final EIR, which includes a description of a “community park”.
- 43.11 As the project applicant and lead agency, the CCSD is responsible for mitigation management in the short and long-term. The CCSD may designate a group, such as the Friends of the Fiscalini Ranch Preserve, to facilitate mitigation; however, the CCSD is required to ensure that mitigation obligations are met.

- 43.12 The CCSD is the owner of the FRP and will be the lead agency for the project's implementation. The FFRP is the easement holder for the FRP.
- 43.13 The EIR has been updated to reflect the recent adoption of the *North Coast Area Plan* (August 2008).
- 43.14 The level of service standard is essentially a threshold recognized by the County and the California Department of Transportation. When level of service, or delay time, exceeds the number designated for that type of roadway or intersection, improvements are necessary to facilitate traffic flow.
- 43.15 These standards are applicable to the type of use proposed, and traffic trips are determined based on rates per acre or field. The originally proposed plan included nine soccer fields, and has been reduced since preparation of the traffic study. Please note that Table V-14 in the EIR reflects the estimated trips that would be generated by the proposed project, which includes five fields, which is a "worst-case scenario"(the actual use of the park would be limited to four games at one time).
- 43.16 Comment noted with regard to parking as unrealistic in scale; no changes to the EIR are necessary.
- 43.17 Comment noted with regard to fear that paving Burton Road would not allow paving of other Cambria roads. The County has a procedure for road paving that would be followed regardless of the proposed park plans. Needed road improvements to affected roads would be required by the County at approval of any of the subsequent projects identified in this EIR.
- 43.18 Please note that development of the proposed community park would require permits issued by the County of San Luis Obispo. Prior to issuance of development permits from the County, the CCSD is required to identify and implement a method of water supply for the proposed project. Actual implementation of water-dependent park elements, unless mitigation measures are implemented proposing the use of materials and elements that does not require the use of water, would be delayed by this environmental constraint.

**Connie Davidson**

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**From:** Slabtown1981@aol.com  
**Sent:** Sunday, April 06, 2008 12:22 PM  
**To:** Tammy Rudock  
**Cc:** jcobin@charter.net; Ben Boer; Bob Putney; gsanders@rossaman.com; Connie Davidson  
**Subject:** Fiscalini Ranch Preserve Draft Master EIR

Under Hazards & Hazardous Materials (HM) on Table 11-3 Class 11 Impacts (HM/mm-2): The potential risk of wildfire on the West FRP is to be partially mitigated by PSU/mm-6: "The Cambria CSD Fire Department shall continue to engage in annual fuel reduction activities, especially in the urban/wildland interface areas on the north and boundaries of the West FRP, as outlined in the Public Access and Resource Management Plan". FRP West fuel reduction activities by the Fire Department since 2002 have been sporadic and incomplete especially along Warren Road from Trenton west past Tipton to Victoria Way. PSU/mm-6 should not be listed as a mitigation measure unless it is to be taken seriously, adequately funded, and undertaken thoroughly and annually. Another issue not addressed under (HM) is the intrusion of unleashed dogs into private property along the West FRP Lodge Hill perimeter. This would have to be solved by a perimeter fence.

44.1

44.2

Wayne Ryburn  
927-4771

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Planning your summer road trip? Check out [AOL Travel Guides](#).

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4/16/2008



**44. Wayne Ryburn**

44.1 The CCSD would be required to implement all adopted mitigation measures.

44.2 Current FRP guidelines require dogs to be under the control of their owners at all times.

**Connie Davidson**

**From:** Bob Gresens  
**Sent:** Monday, April 14, 2008 9:16 AM  
**To:** Connie Davidson  
**Cc:** Tammy Rudock  
**Subject:** FW: Fiscalini Ranch Preserve

Please note the email below that was sent to me yesterday. Thank you.

Bob

-----Original Message-----

**From:** bill schassberger [mailto:bschass@gmail.com]  
**Sent:** Sunday, April 13, 2008 9:23 AM  
**To:** Bob Gresens  
**Subject:** Fiscalini Ranch Preserve.

Mr. Gresens,

You probably have a lot of mail to read so I'll try to be concise.

45.1

As a Director of Facilities working in the public sector, namely school districts, for almost 20 years, I can tell you that turf maintenance is expensive, and it's an ongoing expense, year after year after year. Personnel, equipment, supplies, utility costs, it really adds up. This would be a tax burden.

Why put in more fields when we already have fields at the schools? A JPA agreement with the schools for joint use, accompanied by appropriate funding, would be much less expensive and more effective.

This plan would also locate the traffic and noise, out and away from the center of town, where most locals and tourists (\$) expect to experience our natural quiet village atmosphere.

Leave most of this area in a natural state. Mother Nature will care for it, and She works for Free !

I believe the survey of Cambrian citizens that was taken, reflected that most people wanted more hiking trails, picnic areas and the like.

Is CCSD going to ignore the wishes of it's own people and give them a tax increase instead ?

Thank You

4/16/2008

**45. Bill Schassberger**

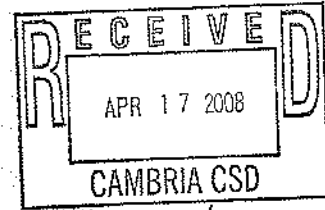
45.1 Please refer to comment letter 2 submitted by the Coast Unified School District.

45.2 Comment noted with regard to leaving the Ranch in a natural state; no changes to the EIR are necessary.

*Chris & Jacquelyn Seaberg*  
2165 Wilton Drive ♦ Cambria, CA 93428  
Ph. (805) 927-2376 ♦ Fax (805) 927-0765

April 16, 2008

Cambria Community Services District  
ATTN: Connie Davidson and the Board of Directors  
1316 Tamson Drive  
Cambria, CA 93428



Re: Proposed Park/Sports Field

To Whom It May Concern:

As long time residents and concerned citizens we would like to comment on the proposed park/sports field area on the East Ranch at Rodeo Grounds Drive.

46.1

We own approximately six acres (APN 013-131-037) which runs from Wilton Drive all the way down to the portion of East Ranch where the proposed park/sports field is being consider for development. Our property boundary is approximately 1200 feet long where it abuts the East Ranch. Our property environment is protected by restrictions imposed by the California Coastal Commission. Our forest area that is abutted to the proposed park/sports field is literally untouched and is a protected habitat for native species of flora and fauna. For example, we have had raptors, particularly Horned Owls, nesting in our forest with their young. The raptors, along with all the other wildlife, have flourished in our protected habitat. We have spent numerous hours watching them and teaching our children to respect and admire the wildlife from a distance. Our property allows for only passive activity such as hiking, nature viewing and habitat restoration when desired.

We are firmly set against any use of the East Ranch that jeopardizes not only the protected habitat on which we live, but any other area that might also be affected. While there are many negative aspects regarding abusive use of the East Ranch Property (ie. Impacts to Santa Rosa Creek from chemicals, fertilizers, parking lot contaminant run off, litter. . . ; excessive water use, etc.), we are focused on protecting the habitat of the largest private forest abutting the East Ranch property.

46.2

We are confident that the noise alone generated from the proposed sports field/playground would be not only harmful to the native, protected habitat, of which we are stewards, but detrimental. We know that noise travels up, straight into the forest. And what about the litter? We have seen what our community does with litter after every parade.

46.3

Another issue is security. It cannot be denied that the proposed area is well hidden from normal view. Who is going to patrol and prevent it from being used inappropriately or illegally?

46.4

We have young children that love to go to the park, any park, and we have spent countless hours at our local Shamel Park and Leffingwell. We believe that what is currently provided for activity through the schools and local parks is sufficient for our community, especially since growth is at the lowest possible minimum, by community mandate. Did we not recently build a brand, new beautiful school with plenty of room for activity? Not to mention the other schools.

46.5

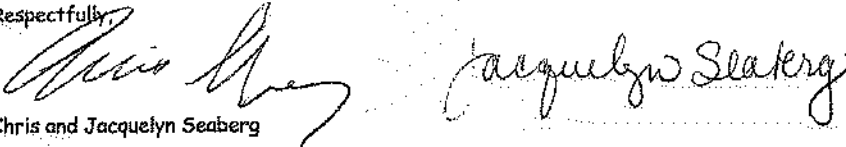
46.6

We believe that protection of this, the largest, private forest/sanctuary abutting the East Ranch and the area proposed for this project far outweighs the desire to have ANOTHER play area for kids. Because of the probable threat to our protected area, we are prepared to take any legal action possible to prevent the sports field/play area from being developed on the East Ranch. The harmful effects of such a development would be irreversible.

On a positive note, we will fully support some other possible uses for that property allowing the community to enjoy it with minimal disturbance to the habitat. For example, some reasonable uses would be an exercise circuit, equestrian use, walking paths, nature viewing areas and if necessary restrooms to support this minimal activity. Or even better, let's spend some time using the property to educate the children so they can learn the importance of its natural state. There is so much to learn on this land if people would stop to listen and watch. It would be utterly, irresponsible to allow it's natural environment to be destroyed.

We would appreciate a response to our concerns. Thank you for your time.

Respectfully,

  
Chris and Jacquelyn Seaberg

cc: California Coastal Commission  
San Luis Obispo County Board of Supervisors

**46. Chris and Jacquelyn Seaberg**

- 46.1 Comment noted regarding their property; no changes to the EIR are necessary.
- 46.2 Please refer to response to comments 5.25 and 6.13 and Section V.B.6.a., mitigation measure HYD/mm-2, and HM/mm-4 of the Final EIR regarding these issues.
- 46.3 Please refer to Sections V.5.c.(4) and V.6.c.(4) which provides additional clarification regarding these long-term, operational effects including noise. The CCSD would be responsible for ensuring adequate litter collection and disposal.
- 46.4 Emergency response providers are responsible for responding to reports of criminal activity. Please note that mitigation measures are recommended to reduce the potential for crime and illegal activity, including implementation of guidelines provided by the County Sheriff's Department (refer to PSU/mm-7 and PSU/mm-8 in the EIR).
- 46.5 Please refer to comment letter 2 submitted by the Coast Unified School District.
- 46.6 Comment noted regarding East Ranch sanctuary outweighs the need for additional play area for kids, and support for some other use of the property that would allow for minimal use of the habitat, including walking paths, equestrian use, exercise circuit, and restrooms if needed to support this activity. No changes to the EIR are necessary.

**Connie Davidson**

**From:** Bill Seavey [billseavey@gmail.com]  
**Sent:** Sunday, March 16, 2008 8:06 AM  
**To:** cambrian@thetribunenews.com  
**Cc:** jrogb1433@yahoo.com; Connie Davidson  
**Subject:** Community Park

Dear editor:

Ann Winburn is right. Why isn't this new community park on the old rodeo grounds being designed based on Cambrians' responses to a recreation survey in 2004?

47.1

Here is my critique on what Cambrians said they wanted:

(1) Running/walking/jogging facilities. While we do have many trails and boardwalks already, what some of us would like, I think, is a parcours--a track like facility with exercise equipment en route and instructions.

Not everyone can or wants to take a long hike in order to get an adequate amount of exercise--and parcourses provide concentrated aerobics/isotonics.

(2) Gardening. In these times of high food prices--and possible oil shortages affecting interstate transportation--we need to have a local community garden plot. These exist all over the U.S. Even though some of us have good sized lots which have food growing potential, they may have poor soil or solar potential--and community gardens provide peer encouragement by their very nature.

(3) Lap pool. Efforts to establish an all year around lap pool at Shamel failed because raising the ongoing funds was too challenging for a small group. If there is money available for a year round pool (even a small one), it would certainly round out the recreational facilities available to us.

(4) Dog park. I know there is an existing dog park but I think it is on private land that could be sold. I am not partial to dogs but there is no question this is needed as dogs are increasingly excluded from pathways and beaches. Like community gardens, dog parks also encourage socializing and encourage responsible pet care.

Now, as to ball fields--the local schools provide those. There is no reason they cannot continue to be used by members of the community in a cost sharing arrangement (possibly) like the Cambria Tennis Club has with the high school courts. We do not need more giant expanses of grass that are water "sucks" and which need chemicals and grooming regularly. The majority of our population is over 55 and less inclined to play baseball, soccer and football--and I raised a Little Leaguer.

William Seavey  
 Cambria 924-1719

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**47. Bill Seavey**

- 47.1 Comment noted regarding the recreation survey of 2004, and what commenter thinks Cambrians wanted on the East Ranch. The survey results summary is included in Appendix A of the Final EIR.



**Connie Davidson**

**From:** stephey [stephey@charter.net]  
**Sent:** Sunday, April 06, 2008 12:30 PM  
**To:** Connie Davidson  
**Cc:** Greg Sanders  
**Subject:** Fiscalini Ranch Preserve Draft EIR

Dear Ms. Davidson,

First let me compliment you on the good work that you have been doing for the District during your tenure here. A lot of people are pleased with your professionalism and diligence. Keep up the good work!

48.1

I would like to address two issues concerning the Draft EIR that, in my opinion, are either not addressed or inadequately addressed in the Draft EIR.

The first is the issue of off-leash dogs being allowed on the Ranch. The term, "under the control of the owner at all times" (paraphrased), is rather ambiguous and open to interpretation by the dog owners. This rule has been abused on a regular basis since the opening of the Ranch. Intimidation by off-leash dogs on some members of the public could easily be corrected by requiring all dogs to be on-leash while on ALL Ranch property. A secondary, but very important benefit of this rule would be the protection of wildlife on the Ranch. This should be a given, as most reasonable people would agree that dogs and wild animals do not mix. I am sure that wildlife on the Ranch would increase somewhat, if the dogs were kept on leash.

The second issue is the presence of bicycles on the same trails that are being used by hikers/walkers. The problem is that hikers/walkers, when being approached from the rear, do not always hear and therefore are unaware, of approaching bicycles. This is a dangerous situation for both the pedestrian and the cyclist as an unanticipated movement by either party could cause serious injury. This problem could easily be corrected by requiring the bicycles to be equipped with a small bell ringing device mounted on the handlebars for easy access by the rider so that they can warn walkers of their approach.

48.2

I am not sure of the liability consequences of problems generated by either of these issues but that should be a consideration as well.

Summing up, I am not trying to ban dogs or bicycles from the ranch. I just think that the public would be better served by making the Ranch a safer, more user friendly place.

Sincerely,

H.L. Stephey  
665 Evelyn Ct.  
Cambria, CA

927-1284

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**48. H.L. Stephey**

48.1 Comment noted. This recommendation should be considered by all persons unable to control their pet in the presence of other persons, dogs, and wildlife; however, this measure is not reasonably enforceable.

48.2 Comment noted. This recommendation should be considered by bicyclists using the FRP for recreational activity; however this measure is not reasonably enforceable.

**Connie Davidson**

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**From:** Donald Thomas [donrthoms@yahoo.com]  
**Sent:** Sunday, April 13, 2008 4:34 PM  
**To:** Connie Davidson  
**Subject:** Fiscalini Ranch Preserve

Dear Ms. Davidson,

I oppose any development beyond hiking trails and fire roads.

49.1

Donald R. Thomas  
6576 Buckley Dr.  
Cambria

---

Do You Yahoo!?  
Tired of spam? Yahoo! Mail has the best spam protection around  
<http://mail.yahoo.com>

4/16/2008

**49. Donald Thomas**

- 49.1 Comment noted opposing any development beyond hiking trails and fire roads. No changes to the EIR are necessary.

"In the event of a steelhead take...the steelhead shall be removed from the project site and kept in a freezer." FRP EIR Mitigation Monitoring

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



April 15, 2008

*Hand-delivered*

Dear Connie,

Please consider the following written comments on the Fiscalini Ranch Preserve Draft EIR. These comments are first directed towards the East Ranch and the proposed 'community park' concept. As a long time local resident I was proud when the community united to purchase the Fiscalini Ranch Preserve. Keeping this beautiful open space in a natural state is a reflection of what our resident's value. The Preserve is used daily by many people and is a harmonious extension of our natural landscape. Many plans for active development of this property have been successfully resisted over the years

50.1

When local residents were surveyed regarding their preferences for recreational activities ("What do Cambrians Want?" March 2005), the answers were quite clear but not surprising. Nature trails, a place to jog, take a dog or have a picnic were emphasized along with the desire for a lap pool. Given the demographics of our community, average age 50, this collection of individual and passive pursuits, is understandable. If these are the recreational activities Cambrians want, Fiscalini Ranch Preserve is one logical venue for providing them. The FRP Management Plan was accordingly "created to reflect the desires of the community".

When the NOP was released on this EIR, public response was again quite clear. The message was to include in the plan a project description for a reduced project having "no sports fields". That is not the same as 'no project' under CEQA. This project alternative was eliminated with the following explanation: "this alternative was rejected because it does not meet the CCSD's objective to provide multi-use sports fields within a community park." What purpose is fulfilled by public comment then? If a survey of local opinions and public responses to the NOP are ignored, because it is not the alternative favored by our public servants, can this EIR be said to represent a true spectrum of alternatives?

50.2

You can imagine the surprise some residents felt when confronted with the elaborate sport complex, redundant community center and associated parking facilities proposed in the East Ranch meadow. Compounding this was the anticipated use of some 30 acre feet a year of water during our current 'water emergency'. Making matters worse, we were told that "the master plan shall not be implemented unless sufficient water supply is determined to be available." If we had this water available, would the CCSD keep 600+ lot owners on a water 'wait list' and simultaneously propose building a desalination plant? We are assured in the EIR that we are not currently using all of the water allocated to us by permit and that "the CCSD Board is the entity responsible for determining how to utilize water allocated for CCSD operational uses, such as a community park." The EIR states, "the Fiscalini Ranch/East would require water resources for athletic fields, landscaping, and restroom facilities". Then the CCSD must have determined to use our community's water for this project, how else could it proceed?

50.3

Walking along Santa Rosa creek, in the East Ranch meadow proposed for the multi-use sports fields, it is striking how flat this area is. Lying in a curve of the creek channel, this plain has several small

50.4

watersheds draining into it. It is not hard to imagine this low lying flat area covered with water. It often is in winter months. When looking to develop alternative seasonal water storage plans for the community, this site was considered as a possible reservoir. The thick sediment layers, mixed with clay like most soils in Cambria, forms a catchment that allows runoff to slowly percolate into underlying ground waters. As the EIR notes, groundwater levels are close to the surface here. The area is described in the EIR as consisting "largely of the stream channel, banks, and flood plain of the creek".

50.4 (cont'd)

To facilitate the development of multi-use sports fields, the Fiscalinin Ranch Preserve Draft EIR addresses the tendency of this area to flood, or at least be covered in standing water, by changing the contours of the meadow. It suggests adding up to one foot of soil to the eight acres of proposed fields, creating a raised section that will facilitate drainage. This will guide runoff to a bio-swale and ultimately to Santa Rosa Creek. The addition of a large volume of imported soil will sit on top of the meadow surface. While runoff will be accelerated, percolation and recharging of ground waters will be hindered. With accelerating water flows comes increased potential of moving recently applied topsoil. The potential for sediment reaching the nearby creek and lagoon are similarly increased. As the EIR notes, "proposed site alteration may affect drainage patterns and increase the potential for erosion." It is interesting to see that in discussing the West Ranch, the EIR notes "implementation of the management plan ...would not require the use of groundwater or interfere with aquifer recharge", but for the East Ranch all that is said is "development and maintenance of the community park...would require water resources for athletic fields, landscaping and restroom facilities." What about groundwater and aquifer recharge?

50.5

Drainage is not the only design problem, as noted, water is a key issue. There is a "water emergency" declared by the same Community Services District that is pursuing this park plan. It is therefore a difficult problem for the EIR to solve. Looking to on-site wells as a source of water is one possibility, but the quality of water is unknown and may prove unsatisfactory. Further, the impact on nearby creek flows and lagoon levels of such pumping is unknown. The EIR does note that using this groundwater might affect well levels at Shamel Park by the Santa Rosa Creek lagoon. How could those wells be affected and not the lagoon level ten feet away? Given that this creek is a well studied habitat for many protected species, this could pose a major problem. The EIR boasts that "water resources on the Ranch will be protected just as other natural resources" and elsewhere, "no new water wells will be installed on the Ranch". Anticipating that water will be a huge issue in developing the multi-use sports complex, the Draft EIR considers the use of recycled water for irrigating the turf areas.

50.6

The idea of turning treated waste water effluent into water that can be used for such public use purposes is gaining in popularity as treatment technologies advance. The EIR rhapsodizes that "onsite infrastructure...demonstrating how treatment of irrigation water would occur" could be added to the community park. Paying for the ongoing electricity needs of a reverse osmosis facility, even low pressure technologies, disposal of salts or other debris removed from the recycled water and pipes bringing effluent to the site all add to the rising costs of these playing fields. While using recycled water is a theoretical engineering solution to providing water, it appears to offer little practical help when the end use is watering turf for recreational purposes.

50.7

The problem of using Cambria's precious and scarce water supply to irrigate acres of playing fields causes creative solutions to proliferate in the EIR. What started as a community purchase of Fiscalini Ranch Preserve to maintain access to open space in a natural state ends up with something quite different. The EIR notes that one way to solve the heavy use of water that turf requires is to use artificial turf. Acres of petroleum based artificial turf applied to the surface of what is now a fallow meadow, a flood relief plain, a foraging location for deer and other wildlife is a jarring juxtaposition. It is hard to imagine a demonstration treatment plant or acres of Astroturf instead of wetlands naturally recharging groundwater aquifers.

50.8

The National Marine Fisheries Service developed a steelhead recovery program that includes some important information that might guide this process. Our local populations of south-central California coast steelhead in Santa Rosa creek are an endangered species teetering on the brink of extinction. The creek and lagoon are utilized by these fish in every stage of their life. They have been identified by NMFS as "critical habitat". In the recovery program seven major threats to the steelhead are identified. Four appear pertinent to the Fiscalini Ranch Preserve Draft EIR proposal for a large sport complex on the East Ranch.

50.9

The first major threat to the continued survival of this species, occurs when "alteration of natural stream flow patterns occur". Measuring the depth of water over time, from one season to the next, provides this information. Changes occur when more or less water is available to the creek. The proposed park plan anticipates pumping more than twenty acre feet of water a year from the water table adjacent to Santa Rosa creek. The effects of this on lagoon levels and persistence are not well understood. However, it is hard to see how pulling this groundwater out of the aquifer could help maintain current stream flow patterns. Since turf would require greater amounts of water in the driest summer months, when stream flows are at their lowest levels, the effects on water available to the creek might be profound. Water pumped from the proposed park area might have quality issues that make it unusable or requiring treatment, in which case treated water would be applied to the many acres of turf. Percolation of this water would also affect ground water levels, perhaps artificially raising creek flow. If this in turn delayed the steelhead's return to the ocean, it might doom them to slow death in a lagoon blocked by sand bars. In the Master Water Plan EIR, when discussing the effects of 450k gallons of water a day pumped to percolation ponds at San Simeon creek, it notes "it is not known how much of the approximately 450k GPD provides flow into the nearby lagoon and riparian areas". If this effect is unknown with a current operation, running at larger volumes than proposed for the park, how can the effects of the proposed park be known with any certainty? The assurance that this water will have no effect on stream flows is not supported by any evidence in the EIR.

50.10

The second threat cited in the NMFS steelhead recovery program is "any alteration to flood plains or channels" in critical habitat. Clearly the proposed park on East Ranch lies directly on a flood plain in a sweeping curve of Santa Rosa creek. The alterations proposed for this plain include over one hundred and forty parking spaces, a community center, possibly a low pressure reverse osmosis infrastructure, up to eight acres of multi-use turf covered playing fields and the effect of cars and large numbers of people compacting the site. Further, the addition of up to one foot of imported soil is a clear example of a proposed alteration to the flood plain. The effect of these alterations is unknown. But it would not be surprising to find that an area, known for flooding and standing water, once drained would impact the ultimate outfall of that drainage. When actions are proposed to aid drainage, it is not difficult to imagine that drainage would increase. If the large volume of applied soil were to be transported to the creek, channels and the lagoon would be their new home. More unsettling is language in the EIR noting that "any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and approved." These "Storm Water Pollution Prevention Plans" will include "detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan". Since neither the SWPPP nor HMMP are spelled out, nor conditions triggering their development and implementation, do we assume there is no need for them? How are we to comment on their content or the risks that precede their development?

50.11

The third threat noted to our south-central California coast steelhead is sedimentation in the creeks and lagoons they depend upon. Water will carry a greater sediment load the faster it moves. Large surfaces draining water that formerly could pool and soak in will increase the carrying capacity of the creek. With the addition of recently applied top soils, it is not hard to imagine this material finding its way into the creek. This sediment would either flow out to sea or deposit along the creek or in the lagoon at its mouth. Creek deposition would alter channels. Lagoon settlement would make waters

50.12

more turbid, holding less oxygen while making the lagoon shallower. This in turn results in increased temperatures and evaporation which favor the growth of aquatic plants and algae. A life threatening combination for steelhead: low oxygen, easier predation and no way to the sea.

50.12 (cont'd)

The fourth threat is the "loss of estuarian habitat". Recent studies indicate that this may pose a greater threat than previously thought to future steelhead populations. It is now clear that lagoon reared fish recruit at higher levels than stream bred fish to the returning adult population. This is possibly due to their increased size and subsequent ability to survive at sea. Hence any negative impact upon this environment will have an amplified effect on subsequent steelhead populations. Pumping acre feet of water a year from groundwater less than a mile upstream from the Santa Rosa creek mouth and lagoon could hasten the evaporation of this estuary. With the use of recycled effluent or groundwater, percolating water high in nitrate concentrations from repeated applications of fertilizer are real threats. The leaching of nitrates from acres of fertilized turf less than a mile upstream and resulting algal bloom would suffocate most forms of aquatic life, including the most important segment of the steelhead population.

50.13

These four threats to our resident steelhead population deserve serious consideration. The continued existence of a species that has survived at least 10,000 years makes the need for green turf play areas seem frivolous by comparison.

After examining the proposed park complex in the East Ranch section of the Fiscalini Ranch Preserve, one cannot help wondering if such facilities currently exist. If they do, then the degree of utilization would be a key indicator of the demand for similar recreational facilities being proposed. It turns out that there are several multi use sport fields in Cambria and surrounding areas. Surprisingly, these facilities are frequently vacant and available for sports enthusiasts. Developed multi-use playing fields are located at Coast Union High School and Camp Yeager, with smaller fields at Shamel Park and grade schools in Cambria. Large lighted league level fields are conveniently located in Morro Bay and at Chorro Park, between Cambria and San Luis Obispo. Similar facilities exist in Paso Robles to our east. These locations house the teams most commonly played in league level soccer and baseball. From a fiscal point of view, a community subsidized bus might be more practical than the community park proposed for East Ranch. Utilizing low emission transportation technologies this solution would produce a much smaller carbon footprint than a plant processing wastewater into irrigation water.

50.14

The cost of the proposed park facilities would be substantial. While funding for development might be offset with grants, the source of ongoing maintenance and operational funds is not spelled out in the EIR. A grant might pay for the turf and the infrastructure to water it. Will they also be available when it is time to mow the grass? The economic impact of this massive project is well beyond the scope of current budgets and sources of income. The recently proposed and rejected rate hike, needed to bring Enterprise funds back into balance, demonstrate an electorate unwilling to accept rate hikes for water and sewerage. What evidence is there that such rate hikes would be acceptable for a play park? With the need for such facilities undemonstrated, while the desire for a multi-use playing field complex is unsupported by community sampling, the expensive design poses significant environmental threats to local endangered species. While the EIR notes that the project can be phased in over time, problems with the development of such a large scale sportsplex are not time dependent. A cursory review of Cambria would show that this community is primarily a retirement community. The average age would place most active league sports in our collective past. While not precluding the need for such facilities, our demographic makeup would suggest we at least prioritize them.

50.15

When the EIR states that "a minimum of four multiuse sports fields" must be built, how did this become the minimum? Why not one field, and then see if the community does use this resource before committing to any future additions? The three alternatives in the EIR end up with either eight acres of turf, 9.2 acres of turf, or 8.2 acres of turf. This provides an inadequate and unrealistic range of alternatives. What happened to two acres, three, four and five? Ruling out anything less than four

50.16



multiuse fields is arbitrary and shows a disregard for community sentiment as surveyed and noted in the NOP. This is not how to “describe a reasonable range of alternatives”, which is what the task in the EIR should be.

50.16 (cont'd)

A community park could be a welcome asset complimenting the spirit of the Fiscalini Ranch Preserve and meeting the stated recreational needs of Cambria. Providing enhanced nature trails for walking or jogging, access to a dog park and picnic areas, could be done in keeping with the character of the Preserve and at minimal cost. Hardscape additions, lap pools or tennis courts, could be sponsored by the groups that support their development. Let them bring the need to the attention of the community. Let their fund raising efforts demonstrate the support these proposals can engender. The current design of the East Ranch Community Park reflects the limited agenda of a few rather than the broader needs of the community that owns this property. This flawed vision should be corrected before further public monies are spent.

50.17

The following comments are directed towards that part of the Fiscalini Ranch Preserve EIR that deals with the West Ranch. In particular, the proposed construction of a cellular telephone facility on a property bought and paid for with the understanding that “Friends of the Fiscalini Ranch Preserve’s mission is to protect and maintain the ranch in a natural state compatible with limited passive recreation.....” The community has been repeatedly told that new cell towers represent a safety issue of urgent import. It is disappointing to see fear being used to propel an agenda that cannot stand on its own merits. To suggest that a cell tower facility is needed in the West Ranch for reasons of security or safety is simply false with no evidence to the contrary being presented. When walking in this area locals frequently carry a cell phone utilizing a variety of service providers. Their phones can register with the providers at various locations in the West Ranch. This registration means that their location can be determined by emergency personnel and that 911 service is available. Frankly, outside of having an EMT on patrol, that is all the safety and security most people expect when going for a walk. At sea, cell phones are utilized for a variety of communications needs. Members of the local Cambria Fishing Club are now routinely carrying cell phones as part of their emergency equipment. They are often at sea off of the Fiscalini Ranch Preserve West Ranch and able to place and receive calls without an additional cell tower. This is not a matter of speculation but a simple fact that can be demonstrated repeatedly. There is no justification based on safety in this arena.

50.18

This telecommunications project is one of many that are being proposed up and down the California coast and should not be seen as unique to Cambria. It is a reflection of a growing industry not the discovery of a hole in our community’s safety net. It appears that the desire of ranch administrators to secure funding sources may have led them to contemplate violating the very spirit of the Fiscalini Ranch Preserve: providing open space access with a minimum of environmental disturbance. Cell tower infrastructure would impinge upon this community trust no matter how cleverly disguised. The support buildings, roads, fences, security lighting, electric wires and provision for alternate providers is completely at odds with preserving the Monterey pine forest and supporting environs. Other sites can serve the designs of the telecommunications industry and will once this site is eliminated. Based on industry testimony, as many as fourteen alternative sites have been identified in our area. If the industry can identify these alternatives, why is the EIR unable to name them for us to evaluate? Once again, the mandate for a “reasonable range of alternatives” is not being met. Eliminate this element from the West ranch proposal and restore the credible effort to maintain a quality of life that is the envy of many Californians.

50.19

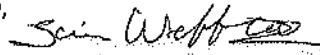
Finally, as noted in the Fiscalini Ranch Preserve EIR, “in order for the property to remain in its current state, the adopted East West Ranch Public Access and Resource Management Plan would have

50.20

to be rescinded and land uses changed to open space..." This is what most supporters of the Preserve had in mind in adopting their mission statement: "to protect and maintain the ranch in a natural state". Eight acres of Astroturf, a recycled water demonstration project, cell towers and hundreds of sports fans cheering on their home team might not be the natural state that ranch owners had in mind.

Thank you for the opportunity to comment on the Fiscalini Ranch Preserve EIR. We are stewards of this resource and all that call it home. Let us keep the steelhead in the creek and not in a freezer.

Respectfully,



Jim Webb  
1186 Hartford St.  
Cambria, CA 93428

50.20 (cont'd)

**50. Jim Webb**

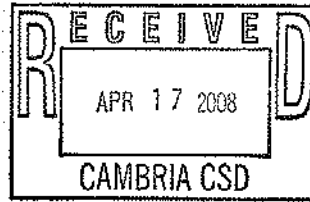
- 50.1 The CCSD developed the proposed Community Park Master Plan based on comments from the community, which included the survey.
- 50.2 As noted in Section VI.C.1, the “No Sports Fields Alternative” was considered based on public response to the Notice of Preparation; however, this alternative was rejected because it does not meet the CCSD’s objective to provide multi-use sports fields within the community park. The EIR discloses that implementation of this alternative would avoid potential noise impacts, reduce traffic trips, reduce the need for parking, and nearly eliminate the need for water resources.
- 50.3 To date, the CCSD has not determined the preferred alternative for water supply to the proposed community park. Section V.K.5.a.(4) has been expanded to clarify the potential options for potable and non-potable water supply in the community of Cambria. Prior to development of the community park, the CCSD is required to identify the proposed water source, or implement measures to avoid the development of water-dependent elements (such as by using artificial turf, pit toilets, or portable restrooms). In addition, prior to development of the community park, the CCSD is required to obtain permits from the County of San Luis Obispo.
- 50.4 Based on the preliminary grading and drainage plans, the community park area would continue to flood, similar to existing conditions (refer to Sections V.B.6.a and V.B.6.b of the EIR for an expanded discussion of drainage and flooding effects).
- 50.5 Please refer to response to comment 6.10, and Sections V.B.6.a and V.B.6.b of the EIR. As noted in the EIR, the proposed project “will not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on- or off-site; nor will it create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control.” Please refer to Section V.K. of the EIR for a description of potential impacts to water supply, including potential effects to the underlying groundwater basin. Implementation of the project would not significantly interfere with groundwater recharge because stormwater would continue to flow across the site and percolate into the underlying riparian sub-surface flow.
- 50.6 The EIR has been clarified to note that the lagoon may also be affected (refer to Section V.K.5.a.(1) of the EIR).
- 50.7 Comment noted regarding utilizing recycled water; no changes to the EIR are necessary.
- 50.8 Comment noted. Current artificial turf technology allows for percolation of stormwater, similar to grass.
- 50.9 Comment noted regarding NMFS recovery program for steelhead and that Santa Rosa Creek is critical habitat. The proposed project was review in the EIR with regard to

- potential effects on steelhead, refer to Section V.D.5.c.2 of the EIR. Expanded discussion regarding the recovery program is included in Section V.D.1.a.3 of the Final EIR.
- 50.10 Please refer to mitigation measure WS/mm-4 of the Final EIR, which requires testing to determine whether use of such wells would have any effect on stream flow, and requires the well to be designed to avoid stream flow impacts. Further clarification of this performance standard has been added to the mitigation measure: “Use of on-site wells shall be prohibited if tests demonstrate any affect on stream-flow.” The Master EIR recognizes that further study of this potential option is necessary to address these issues, and ensure that any water supply option avoids adverse effects to the creek and protected species.
- 50.11 Please refer to response to comment 6.10, and Sections V.B.6.a and V.B.6.b of the EIR. Erosion and sedimentation control measures, and soil stabilization measures are recommended to retain soil onsite and avoid sedimentation of the creek and drainages. State Water Resources Control Board regulations require a SWPPP for all ground disturbance one acre or more (refer to Section V.A.1.a of the EIR). The SWPPP is required upon application for construction permits from the County for implementation of trail improvements and any other project requiring issuance of a County permit. A HMMP is required for any action resulting in disturbance to riparian and/or wetland habitat (refer to V.D.5.a of the EIR). These plans are prepared based on detailed grading and construction plans, and are specific to the area of disturbance and affected environment.
- 50.12 Please refer to response to comment 50.11.
- 50.13 Groundwater pumping that impacts the streamflow in Santa Rosa Creek may also have an adverse effect on the downstream lagoon. Regarding the use of nitrate fertilizers, please refer to response to comment 6.13, and mitigation measure HYD/mm-4 in the Final EIR, which requires the use of Integrated Pest Management (IPM) measures, including but not limited to: Cultural control, physical control, mechanical control, biological control, and limited chemical control.
- 50.14 Comment noted regarding availability of multi-use sports fields at the schools and other parks in Morro Bay, Paso Robles and San Luis Obispo area that have soccer and baseball fields. No changes to the EIR are necessary.
- 50.15 Comment noted regarding the capital and maintenance costs of providing and maintaining the community park. No changes to the EIR are necessary.
- 50.16 The CCSD identified this objective based on the current demand for sports fields in the community. Note that the multi-use field area as proposed could accommodate one or more fields depending on the size requirements for the fields (such as for youth soccer as opposed to adult soccer). The designation of four fields is based on information regarding need for the fields as determined by the soccer leagues, and provides a

maximum design for the area; CEQA requires analysis of a worst-case conditions when evaluating impacts.

- 50.17 Comment noted that a community park could be a welcome asset complimenting the spirit of the Ranch Preserve. Trails and passive recreational amenities are included in the proposed community park plan.
- 50.18 Comment noted with regard to the telecommunications facility being a safety issue. Refer to response to comment 50.19 below.
- 50.19 The proposed telecommunications facility, which was previously under consideration by the County of San Luis Obispo, has independent utility. The County of San Luis Obispo Planning Commission adopted a Mitigated Negative Declaration for the proposed project, which was appealed; subsequently the land use application was denied, and the project is no longer proposed for inclusion in the Master Development Plan (refer to Section III.D.1.c of the EIR). It is possible that there are other alternative locations for a telecommunications facility in Cambria, but determining these locations would be speculative based on the lack of information available at this time regarding the telecommunications industry needs and location requirements.
- 50.20 Comment noted that the Fiscalini Ranch Preserve should be left in a natural state. No changes to the EIR are necessary.

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



April 15, 2008

Dear Connie,

Please consider the following written comments on the Fiscalini Ranch Preserve Draft EIR. Cambria is blessed with many pristine and abundant natural resources, the highlight is a freshwater creek filled with clear water that runs from the coastal mountains to the Pacific Ocean. California Steelhead somehow manage to survive, in spite of the odds and our efforts at destroying their habitat. When I read about a proposal to use our precious resources watering nitrate laden sports fields next to this amazing riparian habitat, or tearing out a meadow to replace it with asphalt tennis courts and astro turf I just can't believe it. Who is driving this bus? It is disheartening to read this document as it will have negative, significant, irreversible and long lasting effects on Santa Rosa creek, on the wildlife and resources, and on the character of Cambria forever.

51.1

A few years ago, a gently rolling hill was bulldozed in order to build a new elementary school. Well-meaning citizens were horrified when they realized what had been approved - destruction of the view shed of scenic Highway One, glaring and out of character industrial lighting, and a promise to recycle water for the playing fields that was never fulfilled. Local environmentalists begged for a Santa Rosa Creek Watershed management plan when this construction caused the silting of Santa Rosa Creek. Unfortunately our leaders didn't have the long term vision necessary to take action on a holistic approach to the Santa Rosa Creek Watershed. The community sports park is now the next habitat degrading project proposed along the creek.

51.2

According to the MEIR The objectives of the Community Park Master Plan are as follows:

- Provide public, athletic, mixed use field space for youth and adult sports;
- Lessen the current deficiency of active recreational opportunities in the community of Cambria consistent with the County General Plan;
- Respond to community requests for additional active recreational opportunities and public use areas including a minimum of four multi-use sports fields;
- Protect sensitive coastal resources consistent with federal, state, and local guidelines;
- Provide affordable facilities to residents and visitors of all ages, including a safe and accessible community recreation center.

51.3

This destruction is justified and quantified with charts and graphs and formulas for how many acres Cambria *should have* for sports parks while ignoring the fact that *Cambria is a park*. This formula compares Cambria to other "cities" with sports parks. The reason most people live in Cambria is the fact that Cambria is not a "city" and Cambria is unique to "cities".

Every recreation survey taken of Cambria residents to date insist that the community wants more nature areas, walking, biking and hiking trails, picnic areas, and passive recreation! The community has not requested nor does it need four multi use sports fields. In light of that where did the stated objectives come from? There are fields not being used in Cambria right now as well as all the nearby areas (within a 30 minute drive) including Morro Bay, Paso

51.4

Robles, and Templeton. There is no deficiency of athletic fields in the county. It would be less expensive for Cambrians to provide a bus to send kids outside the area to play currently popular league sports. The community has not requested a community recreation center, and in fact, the existing community center, skateboard park and basketball hoops are not being fully utilized. This is one more expense the district is proposing to the citizens of Cambria that we cannot afford.

51.4 cont'd)

**Environmental Impact Summary Tables**

Consider that there are 41 pages of abbreviated summaries of environmental impacts and this document is considered a 'streamlined version' of an environment impact report. There are 70 Significant environmental impacts according to the document. The district is asking us to believe these negative, significant, irreversible and long lasting impacts to the environment will be magically remedied by the district when the construction permits are submitted to San Luis Obispo county. The precautionary approach should be taken to avoid all areas of Santa Rosa Creek when grading, driving, parking, or compacting soil. This habitat is irreplaceable. Please notice that there are -0 -beneficial environmental effects of this project.

51.5

**Class I Impacts— There are 4**

Significant environmental impacts that cannot be fully mitigated or avoided.

**Class II Impacts— There are 66**

Significant environmental impacts that can be feasibly mitigated or avoided, I would suggest most of these are actually Class I impacts.

**Class III Impacts— There are 2**

Environmental impacts that are adverse but not significant for which the decision maker does not have to adopt "Findings" under CEQA.

**Class IV Effect— There are 0**

An effect that would be beneficial, and would reduce existing environmental impacts or hazards.

**Cumulative Impact Analysis**

It is impossible to evaluate or comment upon the CEQA required EIR analysis of cumulative impacts because there is no analysis. Together, these modifications will contribute to significant increases in traffic, urban footprint and road construction, development in Monterey Pine forest, runoff and sedimentation into Santa Rosa creek, construction activities in an ESHA site, air pollution, noise and light pollution, water supply, slope failure, aesthetic damage to Highway One corridor and bluff top areas, archeological site disturbance, grading and filling near steelhead habitat, gully stabilization, hydro-modification, and increased demand on other public services. Additionally, cumulative impacts could occur as the result of this incredibly localized approach to park facilities near an historical district. None of these impacts are considered for their cumulative effect.

51.6

Cumulative impacts are acknowledged by the CCSD but are not evaluated as required by CEQA. Instead cumulative impacts are cursorily treated only within the context of an impact section. As an example, the cumulative impact of the project components may be

51.7

considered within a section such as land use, but the cumulative impact of a land use change on biological resources or water resources is not evaluated as required by CEQA.

51.7 (cont'd)

There is the acknowledgement:

*“For the purposes of this EIR, past, present, and reasonably anticipated future projects will be used for the cumulative analysis (option 1 under the CEQA Guidelines, §15130). Cumulative impacts are assessed in Section V, Environmental Impacts and Mitigation Measures under each resource issue, where appropriate. The cumulative analysis for each of the appropriate issue areas is based on a list of projects provided by the County of San Luis Obispo Planning and Building Department. These projects are in various stages of planning and development and are expected to contribute to cumulative impacts in the community of Cambria. The specific environmental impacts of each individual project are not known at this time.”*

51.8

When reading Section V for cumulative impacts, all that is found is a cut and paste description of the definition of cumulative requirements. There is no analysis of cumulative impacts for this development. How can the community address an environmental impact report when the *“The specific environmental impacts of each individual project are not known at this time.”* A cumulative impact evaluation - across all potential impacts -- is required.

The district and the county have a pattern of underestimating environmental concerns in similar past documents, which in many cases, leads the environmental community to move the process up to the state level. It is unrealistic to believe that these impacts to Santa Rosa Creek can be mitigated - and they are certainly not being avoided. You cannot replace the steelhead once they are killed. You cannot replace the drinking water or repair the aquifer. It is extremely difficult to repair or restore riparian habitat in a watershed once damaged. Please reconsider this plan in total.

51.9

Sincerely,

Mary Webb  
1186 Hartford  
Cambria, CA 93428



The following is a list of concerns I have and language from differing sources about the significance and effects of some of the proposed development on Fiscalini Ranch. There are many differences in the current NCAP and the Coastal Commission's amended NCAP, which has still not been approved by the county because of the Telecommunications Tower construction issue on Fiscalini Ranch. For lack of time I may not adequately tie these together for the general reader, but am hopeful that the agencies familiar with these documents will easily find the documents and the conflicting language.

51.10

**Archaeology** Taken from the NCAP document <http://www.coastal.ca.gov/storevf.pdf> Numerous archeological sites exist in Cambria, with more than a dozen in the Lodge Hill area alone. On the single largest undeveloped property in Cambria, the East-West Ranch, numerous sites also have been identified. Much of the area along the lower reach of Santa Rosa Creek is developed and has been for decades. Areas along creeks are often likely locations of archeological sites. In the East Village, with its intensive development, any sites that may have been located on the north side of the creek, where most of the development is, have been subjected to great disturbance. The south side of the creek is less developed and could conceivably harbor additional archeological resources. This is especially the case where Santa Rosa Creek lies between the east part of the East-West Ranch and the Mid-State Bank property and between Highway One and the west part of the East-West Ranch. West Lodge Hill and the East-West Ranch have numerous sites.

**Archaeology Conformance with Coastal Act**

In the existing NCAP, Cambria Urban Area Communitywide standard 8A, which applies only to the East-West Ranch, requires that development not occur in areas of archeological resources, except for crossing bridges and bicycle and pedestrian paths. This requirement is carried over in the Update on page 7-62, Standard 13.C.2, applicable only to East-West Ranch. Cambria Urban Area Recreation Standard 25 contains the same language as the previously mentioned standard, but applies only to the Recreation category in the East Village (Mid-State Bank site). That standard is carried over in the Update but under Cambria Urban Area Commercial Retail Standard 8 on page 7-81. This is because the Update, is also proposing that part of the Mid-State Bank site be redesignated Commercial Retail. Neither the existing Area Plan nor the Update contain an areawide standard protecting archeological resources.

Archaeological policies and standards applicable throughout the Coastal Zone are found in other portions of the LCP, specifically in the Coastal Plan Policy document and in the Coastal Zone Land Use Ordinance (CZLUO). According to the Update EIR, two additional archeological mitigation measures, which the County would eventually apply county-wide, are being considered with the update of another, non-coastal area plan. One measure includes adding six existing policies from the Coastal Plan Policy document to the CZLUO or the Framework for Planning. It is unclear how this repetition of existing policies elsewhere in the LCP would afford any added protection to archeological resources. In any event, they are not proposed to be included in the Update.

The second archeological mitigation measure would extend the archeological protection and mitigation measures currently applied only to discretionary permits to all projects resulting in earth disturbance. These include (1) site-specific research surveys and inventory of site resources by archaeologists where existing information is not adequate or where database and professional experience suggest the presence of cultural resources; (2) implementation of a County-approval plan by the developer to avoid impacts or preserve important resources based on survey recommendations prior to project approval;

and (3) protection of sites by designating them open space, by use of easements, or other means.

51.10 (cont'd)

It must be emphasized that the mitigation measures from the EIR outlined above are not included in the Update, as standards (mandatory regulations) or as programs (nonmandatory County actions dependent on future funding, etc.). In order to be consistent with Coastal Act Section 30244, therefore, it is necessary to require systematic surveys of development sites. In particular, a new archaeological protection standard 26 should be added to the Update Areawide Standards that requires preliminary site surveys by professional archaeologists for sites proposed for development, with additional investigation if, in the professional opinion of the archaeologist conducting the survey, additional investigation is warranted (see Modification 65).

"to be consistent with Coastal Act section 30244, it is appropriate to modify East-west Ranch standard 10, Permit Requirements, to require that an application for any proposed development on any part of the East-West Ranch shall include an archaeological site survey by a professional archaeologist according to current professional and CEQA standards (see Modification 117). Standard 13.C.2 also must be modified to require that where artifacts or human remains are discovered, no development be allowed there unless there is no feasible alternative site for the development and after consultation with representatives of the Chumash as to disposition of artifacts or remains found. If the County so modifies the Update, relative to archaeology in the Cambria urban area, it can be found consistent with sections 30244 and 30250."

**Project Alternatives**

Alternatives are not fully considered -there is no requirement for a minimum of four sports fields. According to the document: *Implementation of this four sport field alternative does not avoid potentially significant adverse noise and water supply impacts;*

51.11

If this plan would have proposed none or one sports field and more natural areas, and less parking , it would have been suitable for our rural area and may have been sited to avoid all impacts! The football sized field that exists at Camp Yeager is not being used. The basketball hoops at the Vet's Hall are not being used. The Skateboard Park is not being used. Shamei Park field is rarely used. The youth should demonstrate the need for a sports park by using existing fields before requesting additional fields. The Community Center is underutilized. There is no joint use agreement to use sports fields between the schools and the district. Tennis courts already exist at the High School. Shouldn't these fields be used before adding more?

**Water Supply**

There are so many awe inspiring stories of watershed protection, restoration and management in California. It should be noted that we have a watershed that has not been damaged - it is not pristine but we don't have a lot of the problem many other watersheds have so far -we need watershed management before any construction is done in this flood plain- this is our drinking water.

51.12

The SWRCB, CCC, and other State agencies have identified four management measures (MMs) to promote the protection and restoration of wetlands and riparian areas and the use of vegetated treatment systems as means to control nonpoint sources of pollution. Wetlands and riparian areas reduce polluted runoff by filtering out runoff-related contaminants such as sediment, nitrogen and phosphorus; thus maintaining the water quality benefits of these areas is important. These areas also help to attenuate flows from higher-than average storm events. This protects downstream areas from adverse impacts such as channel scour, erosion and temperature and chemical fluctuations. Changes in hydrology, substrate, geochemistry, or species composition can impair the ability of wetland or riparian areas to filter out excess sediment and nutrients, and so can result in deteriorated water quality. The following activities can cause such impairment: drainage of wetlands for cropland, overgrazing, hydromodification, highway construction, deposition of dredged material, and excavation for ports and marinas. <http://www.coastal.ca.gov/nps/npsmmr/cammprwe.pdf>

51.12 (cont'd)

**Astroturf, Tennis Courts, paving roads like Piney Way**

*How Urbanization Affects the Water Cycle, from the California Water & Land Use Partnership* The water cycle, also known as the hydrological cycle, is the continuous exchange of water between land, waterbodies, and the atmosphere. Approximately 97% of the earth's water is stored in the oceans, and only a fraction of the remaining portion is usable freshwater. When precipitation falls over the land, it follows various routes. Some of it evaporates, returning to the atmosphere, some seeps into the ground, and the remainder becomes surface water, traveling to oceans and lakes by way of rivers and streams. Impervious surfaces associated with urbanization alter the natural amount of water that takes each route. The consequences of this change are a decrease in the volume of water that percolates into the ground, and a resulting increase in volume and decrease in quality of surface water. These hydrological changes have significant implications for the quantity of fresh, clean water that is available for use by humans, fish and wildlife. <http://www.coastal.ca.gov/nps/watercyclefacts.pdf>

51.13

**Landscape Proposals**

Although the permeable parking surface is preferred, there is concern the parking lot is too close to the creek. There is also concern regarding the amount of parking. If this were a nature area, rather than a sports complex, the amount of parking could be significantly reduced and located further from the banks of the creek, thereby avoiding impacts.

51.14

*There are many new landscape designs that have low impact on development (LID) LID designs with nature in mind: working with the natural landscape and hydrology to minimize these changes. LID accomplishes this through source control, retaining more water on the site where it falls, rather than using traditional methods of funneling water via pipes into local waterways. Both improved site design and specific management measures are utilized in LID designs. LID has been applied to government, residential, and commercial development and redevelopment, and has proven to be a cost-efficient and effective method for managing runoff and protecting the environment.* <http://www.coastal.ca.gov/nps/lid-factsheet.pdf>

**Community Park Infrastructure and Public Use Facilities**

I have not seen data that describes demand nor budgeted funds to build a new community center building. The existing community center building is underutilized. The community recently passed a Prop 218 rate increase protest because of overspending by the district and there is no budget at present that allows for construction of a new community center.

51.15

**Trees and Forest**

The existing eucalyptus trees to the east of the multi-purpose field would be removed to reduce the potential for harm to participants from falling branches and downed trees. There is no discussion about raptor habitat, or bird nesting sites. Are these trees being replaced with trees the same size? There is no way to replace habitat once lost.

51.16

**According to coastal commission updates to the NCAP:****Conformance with Coastal Act**

*"Cambria is a special coastal community, which because of its unique character, comprises an increasing popular visitor destination. Preservation of the forest context is clearly vital to Cambria's community character. The County has recognized that the LCP's present policies in this regard are inadequate, and has proposed a comprehensive set of urban forestry standards in its North Coast Update submittal. These standards, contained in the Combining Designations section will provide the necessary basis for regulating future tree removal (and replacement) within the Cambria Urban area.*

*However, as detailed in the Environmentally Sensitive Habitat Areas (ESHA) section of these Findings, several shortcomings are evident. If corrected in accordance with the Suggested Modifications identified for the pine forest ESHA, the LCP will also appropriately protect the forest as a visual resource and therefore will protect Cambria's community character as required by Coastal Act Section 30253(5). "*

**Access**

Every vehicle access to this park is of major concern. The only vehicle access to the proposed sports league park, is Rodeo Grounds Drive. To reach it the visitor has three choices. (1) Exit Main St. traveling past the elementary school, down a two lane winding road past retail shops and residences (2) must exit Highway One at Burton Drive, traveling down a very narrow and winding two lane residential road, and turning sharply into oncoming retail traffic onto Rodeo Grounds Dr. This turning area is restricted by a bridge that crosses the creek so the turning area is quite small. (3) visitors exit Highway One at Cambria Drive, turn onto Main St. and then thru the retail section of old town Cambria at Burton Drive to Rodeo Grounds Drive. Are the retail businesses prepared for bus traffic, van and SUVs traffic carrying children and parents, and out of town players with the sole purpose of 'passing thru' old town Cambria in order to reach a sports park? I don't envision these out of town players will be buying art glass at Seekers, tofu enchiladas at Robin's, or staying at the Burton Drive Inn therefore wonder why they should bear the burden of increased traffic without benefit.

51.17

Rodeo Grounds drive itself is a very narrow gravel roadway, that is immediately adjacent to the banks of Santa Rosa creek where it drops down an embankment to the north, and a very steep hillside that has mudslides when it rains, to the south. It is difficult for two cars to pass each other on this road at this time. How does the district propose to allow school busses full of sports players or vans and SUV's carrying children pass safely thru this narrow roadway? Where is the plan that changes this road from what it is today to a 25 foot wide road? The only choices available are to bulldoze the hillside or to grade and level the embankment next to the creek. Both options would be a Class I impact not listed in this document.

51.18

**Scenic Highway One /Cambria Drive access**

Visitors will be able to easily see the recreational activities from Highway One. Similar to current problems with tourists viewing the elephant seals, some just pull over and stop, get out and leave their cars in a haphazard way along the shoulder of the highway. I can envision vehicles suddenly braking and trying to pull over, looking for a way to drive into a park they can see, but with no obvious entrance. Where do they park? If they do manage to serve off the Highway without incident, how do they cross the road? Are we creating further confusion to drivers as they travel the side streets trying to find the entrance to this park?

51.19

***Cambria Drive - is there a future road scenario happening today?***

The NCAC Update states that "[t]his extension is also located in West Village and is planned to link the west side of Cambria by a fourth access point to Highway One and the downtown areas." However, this street extension is not shown on the circulation map and the description gives no clear indication of where it would be located. As with the Piney Way extension, there is only vague future development that would necessitate this street. Therefore, the proposed extension is inconsistent with Coastal Act section 30254.

51.20

**Roads, Trails and SUBSEQUENT PROJECTS**

*Master EIRs are somewhat different than a project EIR, and must include a description of each anticipated subsequent project that is to be considered within the scope of the Master EIR, including information with regard to the kind, size, intensity, and location of the subsequent project, and a capital outlay or capital improvement program, or other scheduling or implementing device that governs the submission and approval of the subsequent projects (PRC Section 21157(b)(2)).*

51.21

The district does not have a budget that includes road building in East West Ranch at present. Are we building an additional road into East/West Ranch near the creek? Below are the trail proposals from Table II-1

Santa Rosa Creek West-All weather surface, 1,400 feet long 10 feet wide  
 Santa Rosa Creek East- 4,400 feet long and 10-16 feet wide

No trails should be 10-16 feet wide. This sound more like a road than a trail -is it a future road? In the Coastal Commission amendment to the NCAP several road scenarios were evaluated: *Fiscalini Ranch Road, Windsor Boulevard, Creekside Drive and Piney Way*. I would ask the reader to notice that the trail identified as Santa Rosa Creek trail may become the road that is identified as Creekside Drive.

51.22

According to the Coastal Commission: *"Creekside Drive would have potential significant adverse impacts to views from Highway One across the floodplain meadows and would be subject to flooding and could exacerbate flooding by further limiting the area over which flood waters could spread. Further, construction of Creekside Drive is, according to the County, a long term, low priority development. As with the Piney Way extension, Creekside Drive would be needed to serve vague future development which is unlikely to materialize in the near future due to lack of water. Therefore, Creekside Drive is inconsistent with Coastal Act sections 30251 and 30253, which requires that hazards, in this case development in a floodplain, be minimized. Such a road would also have negative impacts on the Santa Rosa Creek riparian zone, inconsistent with Section 30240 and 30231."*

**Exits**

A newly constructed 16-foot wide, all-weather, emergency access road would extend from the parking area to connect with Piney Way. Piney Way is also a steep hillside, dotted by residences on the edge of a hill. What plans are in place to prevent additional seasonal storm water runoff from this newly created and steep road into Santa Rosa Creek basin? See figure V-3 202 San Simeon sandy loam, 30 to 50% slope.

51.23

According the NCAP document <http://www.coastal.ca.gov/storevf.pdf>

*"The Piney Way extension could provide another access besides Burton Drive between West Lodge Hill and Main Street. Extending this street would require construction on steep slopes, removal of an unknown number of Monterey pine trees, and a new crossing over Santa Rosa Creek".*

**Slope Failure**

Earthquake-induced failure of steep slopes can occur in either bedrock or poorly consolidated deposits. The Cretaceous sandstone onsite is only moderately weathered and is cemented with generally favorable dipping beds, and is generally resistant to seismically induced slope failure; however, where it is highly fractured or where the unit contains loose, friable shale beds and it is exposed in steep slopes, the risk of rock fall during ground shaking is increased. Rock fall hazard within the bedrock is greatest along the hillside to the south; however, these hillside slopes are heavily vegetated, reducing the rock fall hazard to a low-level hazard. Slope failure consisting of shallow slumping and rock fall within the alluvial deposits is a significant hazard in the steep-walled stream bank located near the mobile home park.

51.24

**Parking**

The Highway 1/Cambria Drive Staging Area may include a parking lot and information kiosk. There are many Coastal Act policies that address construction on scenic Highway One:

51.25

**Conformance with Coastal Act**

*The LCP Update amendment provides much-needed new Areawide Standards for Site Planning, Design, and Building. These new standards require: a 100 ft. setback distance from Highway 1; site-specific visual impact analysis for developments visible from Highway 1; location of building sites to minimize landform alteration; design review process; shielding of night lighting; prohibition of buildings, fences, signs, landscaping which would obstruct views of the shoreline; utilization of landform features to "minimize visual intrusion"; shared driveways "where possible"; prohibition of development or grading on slopes over 30%; structural design to fit hillside sites (rather than creating level building pads); and other measures to encourage new development to be sited and designed to minimize visual impacts.*

*However, a few shortcomings have been noted. These standards do not prohibit the creation of more "viewshed parcels." The current standards do not prohibit billboards or other large commercial signs. Therefore, neither the present LCP nor the proposed LCP amendments are wholly adequate to protect these important scenic resources. If modified to correct the noted deficiencies, however, the Central Coast Area Office North Coast Area Plan will (upon incorporation of the Update's amendments) represent a very substantial improvement over the present LCP standards, and will achieve conformance with the requirements of Coastal Act Section 30251.*

**Section 30214(a).** *The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:*

- (1) Topographic and geologic site characteristics.*
- (2) The capacity of the site to sustain use and at what level of intensity.*
- (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.*
- (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.*

51.25 (cont'd)

Scenic Highway One adjacent to Santa Rosa Creek should not be used as a parking lot. It is a dangerous scenario to have people braking suddenly to pull off the Highway and try to figure out how to access the sports fields that will be clearly visible from the highway. This problem would not be as severe if the fields were not visible from the highway.

51.26

*According to language in the Cambria Urban Area and San Simeon Acres Community Plan New development that occurs in the urban areas of Cambria and San Simeon Acres has the potential to adversely impact traffic levels in the rural areas outside of each of these communities. In order to ensure that the community plans are consistent with Coastal Act Section 30254, which requires that Highway One remain a scenic two-lane road, as well as to ensure that new development does not create traffic impacts that are inconsistent with Coastal Act access and recreation policies, modifications are suggested throughout the document that limit new development in accordance with these constraints.*

**Cellular Communications Facilities**

Coastal Act Section 30240 states:

**Section 30240(a).** *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*

51.27

Cell Tower construction in an Open Space area violates Coastal Act Sections 30251 and 30253, 30231, and 30240. According to the Coastal commission "Establishing cell towers in Open Space designated areas of the Ranch has the potential to disrupt environmentally sensitive habitat through construction activities, such as grading and tree removal. As proposed by the CCSO, the cell tower project will disturb approximately 7,300 square feet of ground, and involve the placement of 700 cubic yards of fill material, installation of two "monopines" (antennas designed to look like trees) that are 68 and 78 feet in height, and construction of five 160 square foot equipment shelters. The allowance of Communications Facilities on the western portions of the Ranch is inconsistent with the Coastal Act policies cited above because it will result in non-resource dependent development in Monterey pine and/or native grassland ESHA, and will result in a significant disruption of the ESHA. Moreover, allowance of Communication Facilities results in inconsistencies with Coastal Act visual and scenic resource protection policies."

**Signage and Lighting**

*"The LCP Update amendment provides much-needed new Areawide Standards for Site Planning, Design, and Building. However, a few shortcomings have been noted. The current standards do not prohibit billboards or other large commercial signs. Therefore, neither the present LCP nor the proposed LCP amendments are wholly adequate to protect these important scenic resources. If modified to correct the noted deficiencies, however, the Central Coast Area Office North Coast Area Plan will (upon incorporation of the Update's amendments) represent a very substantial improvement over the present LCP standards, and will achieve conformance with the requirements of Coastal Act Section 30251."*

51.28

*Section 30240(b). Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

**Grading and Drainage**

Grading the meadow near Santa Rosa Creek and installing a system of pipes and storm drains, and building roadways and parking lots may significantly alter the groundwater capabilities of Santa Rosa creek forever. Flood analysis and watershed management were supposed to be performed for Santa Rosa Creek and studies have not yet been received. Wouldn't it be prudent to perform these studies prior to grading, filling and developing the area around the creek? No watershed studies performed, yet the Cambria Dr. flood project was enacted. Was the Cambria Drive flood project an excuse for a parking lot on highway one and a new road to the park?

51.29

*Coastal Act Section 30240(b). Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

*Coastal Act Section Section 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

*Coastal Act Section 30253 requires new development to minimize risks to life and property in areas of high flood hazard. The amended NCAP Update contains standards that require a drainage and erosion control plan for new development in the watershed of Santa Rosa Creek or in the West Village (7-52). The County is also proposing that development in and adjacent to the creek not be approved unless a finding is made that historic stream flows will be maintained or enhanced (7-51). More generally, flooding hazards in the North Coast area are covered by the LCP. Hazards Policy 1 requires that all new development "be located and designed to minimize risks to human life and property." Policy 3 requires a detailed geological review of development proposed in a flood hazard zone. This policy also prohibits new development within the 100 year floodplain, except for areas within the urban reserve line.*



According to the Coastal Commission "neither the NCAP as modified nor the general LCP provide adequate policies for minimizing flooding hazards in Cambria. As such, the NCAP is inconsistent with Coastal Act section 30253. In particular, there is no policy guarantee that flooding will not continue to jeopardize new development that is currently not prohibited from being located in the flood plain of Santa Rosa Creek.

51.29 (cont'd)

The Update does not require any mandatory actions by the County to deal with the overall issue of flooding in West Village. Cambria Urban Area Community-wide Standard number 6(B) (pg. 7-50), which requires a finding that historic stream flows will be maintained or enhanced, does not adequately address the overall flooding problem. In order to address the requirements of section 30253, a new standard needs to be added that requires that no development, except for public services, in the mapped flood hazard area within the Cambria Urban Services Line shall be approved until a comprehensive flood analysis and management plan for the mapped flood hazard area is certified as an amendment to the LCP and is implemented."

The purpose of the flood analysis and management plan should be to limit flooding of the West Village from Santa Rosa Creek at the southeasterly edge of the Mid-State Bank property to the Windsor Boulevard bridge. This plan should also be consistent with section 30236, which limits the alteration of rivers and streams. Finally, at a minimum, the flood analysis should assess the four strategies or alternatives described (in document) and possible improvements to the existing drainage from West Village under Highway One to the creek; and it should include an implementation timeline and identify sources of funding for necessary work. <http://www.coastal.ca.gov/slo5.html>

One of the four Coastal Commission suggestions in this document included the directive to "develop a watershed management plan (personal communication from George Gibson, County Engineering)" "A Watershed management plan has not been created for Santa Rosa creek. The Coastal Commission's stronger environmental language should be taken into consideration and implementation of the watershed management plan should be finalized.

**Fuel Management**

There is no reason for defensible space on the East Ranch area if nature trails and picnic areas are created rather than sports fields that butt up against the hillsides. Any construction on the East Ranch should be 100 -300 feet away from the forested areas so that no damage to ESHA occurs and few if any trees need to be cut. All development should be at least 100' from the creek.

51.30

**Fire, Landslides, and Non-coastal bluff erosion**

Fire, landsliding, and non-coastal bluff erosion hazards are addressed only obliquely, if at all, in the existing Area Plan and in the NCAP Update. However, these hazards are adequately addressed in other sections of the County's LCP, primarily the Coastal Policies document and the Coastal Zone Land Use Ordinance (CZLUO). In general, the LCP requires the following:

51.31

- a fire safety plan with all land use permit applications within urban or village reserve lines other than single family-dwellings on existing lots with fire agency approval, and with all applications for uses in the rural areas (Hazards Policy 9, CZLUO Section 23.05.082 et seq.);
- a grading permit when grading is proposed on slopes over 20 percent (Hazards Policy 7, CZLUO Section 23.05.020 et seq.);
- a sedimentation and erosion control plan when grading is proposed from October

- 15 through April 15, on slopes over 30 percent, in geologically unstable areas, and within 100 feet of a stream (Watershed Policies 8, 9, and 13, CZLUO Section 23.05.036, et seq.);
- a drainage plan for development on slopes steeper than 10 percent (Hazards Policy 8 and 9, CZLUO Section 23.05.042 et seq.);
- and geologic and soils reports for projects located in a Geologic Study Area, which includes areas subject to landslide and other areas of geologic hazards (Hazard Policy 2, 3, and 7, CZLUO Section 23.07.080 et seq.).

51.31

**San Luis Obispo County Safety Element**

The two primary principles of the County Safety Element (adopted December 1999) are emergency preparedness and managed development to reduce risk. The Safety Element identifies potential emergency situations and natural disasters within the County, and includes goals and policies for response during an emergency or natural disaster, and avoidance of unnecessary risk. According to this MEIR:

51.32

*A tsunami is an ocean wave generated by vertical displacement of the sea floor during an earthquake, a large-scale submarine slope failure, or volcanic eruption. The maximum predicted tsunami run-up in Cambria was reported by Houston and Garcia (1978) to be nine feet for a 100- year event. The tsunami hazard for San Luis Obispo County is reported in the County Safety Element (1999), and the Tsunami Emergency Response Plan (San Luis Obispo County Office of Emergency Services, October 2005). Although a run-up estimate was not given for Cambria in the Safety Element, the hazard of tsunamis within the Morro Bay and Cayucos coastline Fiscalini Ranch Preserve Master EIR Geology and Soils Draft Master EIR V-18 approximately fifteen miles south of Cambria, was reported as being greatest for elevations within 9.5 and 24.2 feet above sea level for the 100 to 500-year events. The Tsunami Emergency Response Plan notes that "recent run-up and inundation modeling and mapping, done by the University of Southern California (USC) under contract to State OES, indicates a general potential maximum inundation elevation of 40 feet above mean sea level. However, undersea geology or bathymetry and local natural or manmade structures may alter this estimate and the county has decided to utilize an inundation of 50 feet above mean sea level for emergency planning purposes." The 2005 report identifies evacuation areas on the West FRP, extending from the Marine Terrace Trail to the ocean. A seiche is a periodic oscillation of an enclosed body of water, such as a harbor, lake, or reservoir. Because there are no harbors, lakes, or reservoirs on or near the site, the hazard related to seiche activity is negligible.*

This account does not take into consideration a Tsunami event with backwater flooding into Santa Rosa Creek and up into the playing field area. Is there a Tsunami warning system? USGS predicts that California has a 98% chance of major earthquake within the next 30 years. How quickly can children and visitors unfamiliar with the area, evacuate playing fields adjacent to a creek that is flooding?

51.33

Access and traffic: I am very concerned that we are funneling vehicular traffic, kids, and visitors directly into a bowl-shaped fire and water hazard area with only one way out.

51.34

Slope stability hazards cited with no cumulative impacts.

51.35

**EAST FRP - PARKING DEMAND**

The proposed *Community Park Master Plan* includes 146 parking spaces within the park. This was based on the following assumptions: five fields in use; two teams per field; one referee per field; thirteen players and two coaches per team; and, four spectators per team in addition to those arriving with players. All of this significant alteration of the meadow can be avoided by constructing none or one field and no community center. Easily avoidable by lowering or eliminating the number of sports fields.

51.36

**Transportation and Circulation Fees?**

The FRP is located within Area C, as defined by the *North Coast Circulation Study Update Report* (2006), and the proposed project is considered "Other" development. Based on the current adopted fee structure, the CCSD is required to contribute \$403.00 per peak hour trip to the fee program. The community park would generate 63 week day peak hour trips, resulting in a total fee contribution of up to \$25,389. Actual fees would be determined by the County upon issuance of construction permits for community park elements, and would be based on the most current Road Fee Program at the time. Where is this expense item in the CCSD budget under review?

51.37

TC impact 4 Implementation of the proposed Community Park Master Plan would result in the generation of peak hour trips, and would contribute to the cumulative generation of traffic in the area, resulting in a potentially significant impact.

**Sports Fields and Water use**

Using 30 acre feet per year for watering of sports fields while Cambria is currently in a 'water emergency' is irresponsible. We were told that "the master plan shall not be implemented unless sufficient water supply is determined to be available." If we had this water available, why were we rationing water and imposing strict fines on over use of water resources? We are assured in the EIR that we are not currently using all of the water allocated to us by permit and that "the CCSD Board is the entity responsible for determining how to utilize water allocated for CCSD operational uses, such as a community park." The EIR states, "the Fiscalini Ranch/East would require water resources for athletic fields, landscaping, and restroom facilities". Are we considering adding more wells and pumping Santa Rosa creek now? The EIR boasts that "water resources on the Ranch will be protected just as other natural resources" and elsewhere, "no new water wells will be installed on the Ranch". The EIR does note that using this groundwater might affect well levels at Shamel Park by the Santa Rosa Creek lagoon. How could those wells be affected and not the lagoon level ten feet away? Given that this creek is a well studied habitat for many protected species, this could pose a major problem. Anticipating that water will be a huge issue in developing the multi-use sports complex, the Draft EIR considers the use of recycled water for irrigating the turf areas.

51.38

While using recycled water is a theoretical engineering solution to providing water, it appears to offer little practical help when the end use is watering turf for recreational purposes. The problem of using Cambria's precious and scarce water supply to irrigate acres of playing fields causes creative solutions to proliferate in the EIR. What started as a community purchase of Fiscalini Ranch Preserve to maintain access to open space in a natural state ends up with something quite different. The EIR notes that one way to solve the heavy use of water that turf requires is to use artificial turf. It is hard to imagine a demonstration treatment plant or acres of AstroTurf instead of wetlands naturally recharging groundwater aquifers.

51.39

**Areawide Standards/Combining Designations -- Local Coastal Plan (LCP), add new section as follows:** "Standards for preventing polluted runoff impacts from non-point sources. Golf courses, driving ranges, sports fields, and similar developments characterized by intensive irrigation, fertilizer use, herbicide and pesticide applications shall be designed and located to preclude adverse impacts to streams, tidepools, rare plants, riparian vegetation and other environmentally sensitive habitats. Special attention shall be given to the impacts of polluted runoff and irrigation overspray. Unless special drainage facilities or measures are provided to direct and disperse runoff away from environmentally sensitive habitat areas, a vegetated buffer (i.e., filter strip) a minimum of 100 ft. in width shall be left between the developed sports facility and the sensitive habitat feature. Where oak root fungus is a concern, irrigation systems shall be installed and operated in a manner that will not wet the root zone of any retained oak trees.

51.39

Every construction site where the soil disturbance will exceed 0.1 acre (4,356 sq. ft.) shall be subject to a stormwater pollution prevention plan (SWPPP), which conforms to the standards for such plans established by the RWQCB (regardless of whether or not a formal SWPPP approval is required by the RWQCB).

**PERMIT REQUIREMENTS AND APPROVALS  
and TABLE IV-1**

**Consistency with Plans and Policies**

Because the cumulative effects of this project are not being addressed the district is requesting the least amount of environmental review rather than the most prudent methods of review. It is noted that the review of the California Coastal Commission on the community park project does not appear in this section. I am concerned that the 2007 North Coast Area Plan language has still not been adopted, yet this EIR is moving forward. Telecommunications Facilities are not an allowable use in the updated NCAP. There are many other examples of outdated environmental language in the older NCAP dated 1989. I would like to be certain that the stronger Coastal Commission language that appear in the amended version of the most recent NCAP will be included in this document. <http://www.coastal.ca.gov/storevf.pdf>.

51.40

Below is an excerpt from page 1 of the Overview of North Coast Area Plan Update and Standard of Review that describes the history of the NCAP language updates. This reasoning should apply to this document, unless there is stronger environmental language available in other plans.

51.41

The San Luis Obispo County submittal of the North Coast Area Plan Update is a comprehensive update of the standards, programs, land use map designations, combining designations, narrative descriptions and background information for the entire North Coast Planning Area. The planning area extends from the Monterey County line to four miles north of Cayucos and from just west of the ridge of the Santa Lucia Mountains to the Pacific Ocean.

The County has been working on the update of the North Coast Area Plan (NCAP) since at least 1989. Since then, the County has conducted numerous public hearings and produced 11 volumes of administrative record. In addition, the San Luis Obispo County Board of Supervisors considered and adopted the North Coast Update once in December of 1996; and reconsidered and amended several major portions of the plan on three separate occasions: June 3, June 17, and August 5 of 1997. Between the December decision and

the subsequent hearings, the County revisited certain basic policies of the NCAP concerning the location and intensity of development along the North Coast, as well as a variety of specific standards.

51.41 (cont'd)

In contrast to the typical LCP amendment, which is usually focused on a specific policy or set of policies, this amendment is a *comprehensive* update of the entire North Coast Area Plan. There is little in the NCAP that has not been reevaluated and amended, either with entirely new policies, or with modifications to existing policies. And although the County's update of the NCAP is not a formal Periodic Review of the County's LCP or the NCAP, the County does intend it to serve the same basic comprehensive reevaluation function, as clearly stated in the introductory statement for the NCAP submittal:

This amendment package is consistent with the Coastal Act goal of providing a process for the county and Commission to periodically review a segment of the LCP in an organized manner. *All parts of the LCP that may be directly or indirectly affected by the changes are included in this submittal [emphasis added].*<sup>1</sup> More generally, the County's *Framework for Planning* states that the purpose of periodic planning updates is "to review new information or conditions that affect land use policy and to review the effectiveness of policies in implementing plan goals."<sup>2</sup> As the County has suggested, a comprehensive evaluation of Local Coastal Programs, particularly Land Use policies and designations, is critically important to the effective implementation of the California Coastal Act. Land use conditions are constantly changing, unanticipated circumstances inevitably arise, and knowledge about the effectiveness of various policies necessarily increases. In the case of the North Coast Area Plan, the last comprehensive evaluation of coastal resources and appropriate policies for the North Coast was in 1982, when the staff first evaluated the plan for conformance with the Coastal Act. In the fifteen years since this review, there have been significant changes in both circumstances and knowledge about coastal resource protection along the North Coast.

These changes include:

- Increased population growth in the planning area, with significant new development and associated resource demands;
- New information concerning the limited capacities of the five major water supply creeks in the planning area;
- The listing of several endangered species, including steelhead trout and redlegged frog;
- The emergence of Pitch Canker Disease as a significant threat to the Monterey Pine Forest in and around Cambria;
- Emergence of significant new breeding colonies of elephant seals at Piedras Blancas in the early 1990s;
- Designation of the San Simeon fault as an active fault by the State Geologist in 1986;
- Designation of the Monterey Bay National Marine Sanctuary in 1992;
- Increases in the number of visitors to the North Coast, and a 110% increase in the number of visitor-serving accommodations.
- Better knowledge concerning the effectiveness of visual resource protection policies from the Commission's experience in Big Sur, just above the North

51.41 (cont'd)

- Coast of San Luis Obispo;
- Significant flood events in Cambria;
- Discovery of new archeological sites;
- Significant changes in 5th amendment Takings jurisprudence;

These findings consider each of these changed circumstances, as well as others not listed here, in order to conduct the **most comprehensive review of the NCAP** as is possible in the limited review period available.<sup>3</sup> More important, given the magnitude and scope of these changes, as well as the fact that **15 years have passed since the last comprehensive review** of the North Coast planning area, these findings necessarily evaluate the basic policies incorporated into the plan, the appropriate land use designations in light of new information, as well as basic structural features of the NCAP. For example, the existing NCAP does not have a separate access component, as required by Coastal Act Section 30500. This policy gap is addressed in the Public Access findings. Similarly, these findings address a policy gap concerning the conversion of agricultural lands in the planning area. Where relevant, then, and consistent with the County's hope that the NCAP update is a comprehensive evaluation of the plan given changed circumstances, these findings make recommendations to address policy oversights, new insights on effective implementation, and new programmatic efforts that might improve the protection of coastal resources, consistent with the Coastal Act.

Changed circumstances are also important to evaluate because of their integral connection to the effective implementation of the local coastal policies and programs. This is particularly true in the case of natural resource changes, where new information and scientific understanding is constantly evolving. Plans and policies put in place over fifteen years ago could not have anticipated the range and complexity of resource management problems that characterize the North Coast of today.

For example, as listed above, in the case of the North Coast, at least two new species (Red-legged frog and steelhead) have been identified as threatened under the Federal Endangered Species Act. This means that the protection of the riparian zones and creeks in the North Coast is even more vital to adequate protection of coastal habitats. When coupled with the new knowledge about the limited capacities of the creeks, it becomes even more important to revisit the applicable coastal policies, and update them to account for this new resource management condition.

The emergence of the Elephant seal colony at Pledras Blancas, and the spread of Pitch Canker disease among Monterey pine forest are similar resource changes that require new analyses and policies. These are examples where both science and resource conditions have evolved (without predictability) to the point that existing policies no longer anticipate, are inadequate to address, the new resource circumstances.

Other examples listed above, and their particular relevance to the NCAP include:

- Designation of the San Simeon Fault as an active fault by the State Geologist in 1986. The State Geologist determines if a fault is active and designates a "special studies" zone along active faults. Within the special studies zone, areas of proposed development are subject to more rigorous geologic investigation than areas outside of the zone. Structures intended for human occupancy may not be

51.41 (cont'd)

located closer than 50 feet from a fault trace within the special studies zone. Although the fault was known in 1982, the requirements of the special studies zone did not then apply. The designation of the fault as active and the establishment of the special studies zone may affect location of proposed Hearst resort development.

- Significant flood events in Cambria. Damaging flooding of the West Village of Cambria continues to occur, on average, once every four to five years. Increased development in the flood hazard area since 1982 has subjected more development to flooding. Additional proposed developments in the flood hazard area could exacerbate flooding.
- Discovery of new archaeological sites. Several large, and as yet not thoroughly investigated, archaeological sites were discovered in the San Simeon area in the early 1990's which could affect location of proposed Hearst resort development. Several additional sites on the East - West Ranch, discovered in 1994, could affect development there.

Many other changed circumstances inform this staff recommendation. Detailed discussion of these changes, and why and how they are relevant to the policy recommendations developed herein, is provided in the various Findings of this report.

Overall, these findings address whether the amended North Coast Area Plan as submitted by the County is consistent with the resource protection policies of Chapter 3 of the Coastal Act. This is the standard of review for LCP amendments according to Section 30512.1 and 30514 of the Coastal Act; and Section 13540 of Title 14 of the California Code of Regulations. As discussed herein, although the County has made considerable improvements to the NCAP, there are also numerous policies, programs, land use designations and other miscellaneous changes that are inconsistent with Chapter 3 of the Coastal Act. These findings, therefore, also present suggested modifications that would bring the NCAP into conformance with the Coastal Act (see Appendix A).

Finally, the appendix to the North Coast Area Plan contains background information relevant to the policies, programs, and other contents of the North Coast Area Plan. According to the County, this appendix was "attached to the adopted document [the NCAPU] for information and reference purposes only [and] is not meant to be part of the formally adopted North Coast Area Plan." The Commission also is not including the appendix as part of the formally adopted NCAP. Thus, the information, definitions, or other policy discussions found in the appendix do not in any way modify or take precedence over the findings and suggested modifications of the Staff recommendation herein.

**51. Mary Webb**

- 51.1 Regarding the use of nitrate fertilizers, please refer to response to comment 6.13, and mitigation measure HYD/mm-4 in the Final EIR, which requires the use of Integrated Pest Management (IPM) measures, including but not limited to: Cultural control, physical control, mechanical control, biological control, and limited chemical control.
- 51.2 The EIR identifies several mitigation measures to avoid potentially significant impacts to Santa Rosa Creek (please refer to Section V.D.5 and V.D.6 in the EIR). Please refer to Section V.K.5.a.(4) of the EIR, which has been expanded to clarify the potential options for potable and non-potable water supply in the community of Cambria, including recycled water.
- 51.3 Comment noted. While Cambria is unique, it is also an urban area with a need for a variety of active and passive recreational opportunities.
- 51.4 The objectives were developed by the CCSD based on comments from the public. *The East-West Ranch Public Access and Resource Management Plan* was adopted by the CCSD after considerable public input and public hearing(s).
- 51.5 The CCSD is required to obtain permits from the County for implementation of subsequent projects described in the *East-West Ranch Public Access & Resource Management Plan* and Community Park Master Plan; therefore, milestones are identified where a permit would be necessary. Please note that no activities, aside from restoration activities, are proposed within Santa Rosa Creek and associated riparian habitat.
- 51.6 Please refer to response to comments 7.4, 7.5, and 7.6. The cumulative impact analysis for each resource area can be found at the end of each resource Section within Chapter V of the EIR.
- 51.7 Please refer to response to comments 7.4, 7.5, and 7.6.
- 51.8 The cumulative impact analysis for each resource area can be found at the end of each resource Section within Chapter V of the EIR.
- 51.9 Please refer to response to comments 7.4, 7.5, and 7.6. Mitigation measures are identified to mitigate potential impacts to less than significant, or the maximum extent feasible if the impact cannot be avoided or sufficiently reduced. The CCSD is required to implement these mitigation measures, as adopted. The CCSD also has the discretion to consider alternatives that would avoid or minimize identified significant impacts.
- 51.10 Please refer to Section V.E. of the EIR. Archaeological surveys have been conducted on the Ranch. Where a specific development, such as trail improvements, is proposed a follow-up survey is required to ensure avoidance of significant resources and construction monitoring.



- 51.11 Please refer to response to comment 50.16, and comment letter 2 from the Coast Unified School District (CUSD).
- 51.12 Wetlands within the proposed community park area would be avoided. Implementation of bioswales and filter strips would filter stormwater runoff pollutants (refer to Section V.B. of the EIR). Implementation of IPM strategies would reduce the need for chemicals to maintain landscaping and turf within the park (refer to Section V.J. of the Final EIR).
- 51.13 Artificial turf technology allows for percolation of stormwater. Based on review of preliminary grading and drainage plans would not result in a significant increase in runoff due to impervious surfaces. Percolation into the underlying riparian sub-surface flow would not be significantly hindered (refer to Section V.B. of the EIR).
- 51.14 Please refer to mitigation measure HYD/mm-2, which requires the use of hydrocarbon filters to prevent incidental pollutant runoff from proposed parking areas, and other sources of non-point pollution within the watershed. The CCSD may also consider implementation of described LID designs.
- 51.15 CEQA does not require an analysis of funding in an EIR. The proposed community park plan includes a community center; however, this center is conceptual at this point. If and when the CCSD pursues the development of a community center, further analysis of the environmental effects would be required. The proposed community center is indicated as a subsequent project under this Master EIR, as listed in Table II-1 (refer to Section II, Summary of the Draft Master EIR). The CCSD would consider funding along with environmental information when making a decision on the proposed community center.
- 51.16 Please refer to mitigation measure BIO/mm-25 of the Final EIR, which applies to tree removal and other activities that may affect nesting birds. This measure requires a pre-construction survey to verify presence or absence of nesting birds, and requires avoidance of all nesting birds. Please note that the ESHA designation applies to Monterey pine forest, and is not applicable to the eucalyptus trees. No plans to replace the trees are proposed; however the *East-West Ranch Public Access and Management Plan* includes restoration goals throughout the FRP.
- 51.17 As noted in Section V.G. of the EIR, no significant transportation and circulation impacts were identified.
- 51.18 Rodeo Grounds Drive is included in the proposed park plan, and it has been evaluated to determine carrying capacity. Road improvements and possibly intersection improvements would be required in order to implement the proposed project. There is adequate space to widen the road to meet safety standards; plans for road widening would include protection of the banks along Santa Rosa Creek. The mitigation measures as outlined in the Draft EIR related to protection of the Santa Rosa Creek corridor would apply to road improvements as well. This road has been evaluated as part of the proposed East Ranch improvements. For clarification regarding road status, the access road has been added to Table II-1 as a subsequent project.

- 51.19 As noted in Section V.F.2.c(2) of the EIR: “Because of the viewing distance and extent of intervening vegetation, the eastern portion of the East FRP where the Community Park is proposed would have reduced visibility from Highway 1”. Public information documents and online information could document the location of the park, which could minimize visitor confusion.
- 51.20 The referenced Cambria Drive extension is not proposed as part of this project. The Piney Way extension is proposed to serve the community park, upon implementation.
- 51.21 The proposed project does not include an additional road near the creek. Santa Rosa Creek West and East are proposed trails only.
- 51.22 The proposed project does not include a road in the location of the Santa Rosa Creek trail.
- 51.23 Please refer to mitigation measure GEO/mm-9, which requires restoration measures to stabilize the offsite drainage swale in the vicinity of Piney Way, and implementation of the storm-drain system described in the Community Park Master Plan Grading and Drainage Concept (Firma, 2006). The measure also requires monitoring of the hillside vegetation prior to finalizing plans for the storm-drain system.
- 51.24 Comments noted regarding earthquake –induced failure of steep slopes.
- 51.25 Please refer to Section V.F.5.g of the EIR addressing visual impacts resulting from the proposed staging area.
- 51.26 Please refer to response to comment 51.19. The Highway 1 (staging area) parking area, which currently exists as an unimproved turnout, is not proposed for access to the community park.
- 51.27 The County of San Luis Obispo Planning Commission adopted a Mitigated Negative Declaration for the proposed project, which was appealed; subsequently the land use application was denied, and the project is no longer proposed for inclusion in the Master Development Plan (refer to Section III.D.1.c of the EIR).
- 51.28 Comment noted regarding the LCP Update; no changes to the EIR are necessary.
- 51.29 Please refer to response to comment 6.10 and Section V.B.6.a and V.B.6.b for a discussion of drainage and flooding effects. As noted in the EIR, the proposed project “will not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on- or off-site; nor will it create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control.” As described in the EIR, floodwaters would sheetflow across the site. As described in the EIR, stormwater runoff would sheetflow across the fields, be directed towards vegetated swales, filter through rip-rap, and continue

- to sheetflow towards Santa Rosa Creek. This drainage pattern is similar to existing conditions.
- 51.30 Please note that defensible space applies to structures, and would not apply to turf and pathways.
- 51.31 Comments noted with regard to the fire, landslides and non-costal bluff erosion policies in the LCP and CZLUO. These plans will be required for development identified in the proposed project as appropriate prior to issuance of permits. These plans would be provided when the proposed subsequent projects are brought forward for development. Since the proposed subsequent projects are not designed at this time, the plans would be premature and speculative at this time.
- 51.32 Comment noted regarding tsunamis; no changes to the EIR are necessary.
- 51.33 As you correctly note, and as identified in Section V.A.6.g. of the EIR, based on the *Tsunami Emergency Response Plan* (October 2005), completed by the San Luis Obispo County Office of Emergency Services, areas potentially susceptible to tsunami hazards include coastal areas less than fifty feet in elevation above mean sea level, including the East FRP. Mitigation identified in this section requires the CCSD to create a plan for evacuation based on the NWS warning guidance and the San Luis Obispo County Tsunami Emergency Response Plan.
- 51.34 Emergency access would be provided via Piney Way.
- 51.35 No significant cumulative impacts related to slope stability are identified, because this potential hazard would be mitigated at a subsequent project-specific level by identified mitigation measures and compliance with grading ordinances and regulations.
- 51.36 Comment noted. The traffic study does indicate a worst-case of five fields, and parking can be reduced by reducing the number of fields.
- 51.37 Comment noted regarding the traffic fees and we concur that the most current traffic impact fees would be used when the subsequent projects as listed on Table II-1 are brought forward for development.
- 51.38 Please refer to Section V.K. of the EIR. Water is not currently available to serve the project; however potentially feasible options for water supply are identified in the EIR. Section V.K.5.a.(4) has been expanded to clarify the potential options for potable and non-potable water supply in the community of Cambria. These options would require further study to determine the most feasible option, and to ensure that significant impacts to groundwater, streamwater flow, and environmentally sensitive habitats and species are avoided. The EIR has been amended to clarify that the lagoon may also be affected.

- 51.39 The proposed project includes drainage features including stormwater drains and bioswales. Additional mitigation has been added to require the implementation of Integrated Pest Management measures to minimize chemical use.
- 51.40 The County of San Luis Obispo is currently considering the California Coastal Commission's amendment recommendations specific to the Fiscalini Ranch Preserve. Table IV-1 has been updated to reflect the most current amendments to the North Coast Area Plan adopted by the County of San Luis Obispo.
- 51.41 Comment noted regarding the North Coast Area Plan; no changes to the EIR are necessary. This EIR includes a consistency analysis with the current North Coast Area Plan.

**Connie Davidson**

**From:** pw [petergwhitman@yahoo.com]  
**Sent:** Wednesday, April 16, 2008 7:46 PM  
**To:** Connie Davidson  
**Subject:** fiscalini ranch community park

Connie Davidson

My name is Peter Whitman. I own a home at 3171 Rogers Dr.

52.1

I am against the community park for several reasons:

1. I voted for it as open space.
2. The initial costs and the ongoing costs for ratepayers.
3. According to the last US Census, the under 18 population in Cambria is declining while the largest growing group is around 50 and older. The park as proposed serves most that segment of the population that is declining.
4. I have heard one person associated with the County Park Dept, speak of this proposed park as a regional park.
5. Our CSD seems to be only able to keep abreast of our current ongoing costs by increasing rates. It makes no sense to incur additional and unnecessary costs in this environment.

Thank you for your consideration of my email

Sincerely

Peter Whitman  
3171 Rogers  
Cambria, CA

Be a better friend, newshound, and know-it-all with Yahoo! Mobile. Try it now. [http://mobile.yahoo.com/;\\_ylt=Ahu06i62sR8HDtDypao8Wcj9tAcJ](http://mobile.yahoo.com/;_ylt=Ahu06i62sR8HDtDypao8Wcj9tAcJ)

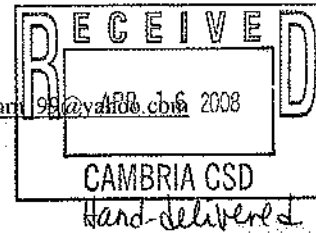
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Version: 7.5.519 / Virus Database: 269.22.13/1378 - Release Date: 4/15/2008 9:12 AM

**52. Peter Whitman**

52.1 Comments noted regarding being against the community park because it should be left as open space, costly, declining population under the age of 18, against regional park concept and against increasing fees and rates. No changes to the EIR are necessary.

**Comments on the Draft Fiscalini Ranch Preserve EIR to the Cambria  
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from Anne Winburn 2890 Burton Circle Cambria, CA 93428 e-mail: [awinburn98@yahoo.com](mailto:awinburn98@yahoo.com) 2008  
Please send me any future information regarding this EIR



**1. Objectives of the project are flawed.**

The project objectives do not reflect the CCSD 2004 Community Recreation survey. The stated objective of: "providing public mixed-use field space for active recreation in the community of Cambria, focusing on providing active recreation facilities" and : "to provide a variety of active and passive recreational uses in the community park, including a minimum of four sports fields" are not based on the community recreation survey.

53.1

The project objectives do not reflect the terms of the joint use agreement between the CCSD and the County of SLO for acquisition of Cambria Community Park which states the purpose of the park is to: "preserve open space preservation and public recreation use and intends to set aside approximately 50 acres of said property as a community park serving the recreational needs of Cambria." The District and the county will have the benefit of additional outdoor recreational facilities at a considerable savings than if either undertook such a project on its own.

No documentation has been discovered which supports the claim that active use, mixed use field space or that a minimum of four sports fields is required nor desired by the residents of the community of Cambria. The county and the CCSD have basically made these objectives up to fit the project they want to execute. It is like reverse engineering. Create the objectives after the project is decided to justify the already decided project. Further, the 2 design firms hired by the CCSD to develop this park were never given the results of the 2004 CCSD recreation survey to design to. See PROS report summary of the CCSD Recreation survey from 2004.

53.2

**2. Alternative B is not environmentally superior as it does not mitigate the Class I impacts.**

*Fiscalini Ranch Preserve Master EIR Alternatives Analysis Draft Master EIR VI-23*

CEQA §15126(d) states that the alternative section of an EIR shall "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project..." §15126(d)(4) continues by stating "if the environmental superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives."

53.3

During preparation of preliminary environmental analysis as part of the EIR, the CCSD incorporated modifications to the proposed Community Park Master Plan by including many identified feasible mitigation measures in the revised project as described in Chapter III (Project Description). **As noted in the alternatives discussion, environmental impacts related to**

**Comments on the Draft Fiscalini Ranch Preserve EIR to the Cambria  
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available water supply and proximity to noise-sensitive land uses would be unavoidable, based on implementation of a project that meets identified objectives.

53.3 (cont'd)

The EIR states that: "Based on Table VI-3 and the previous discussion, the Environmentally Superior Alternative for the East FRP is the Reduced Project – Alternative B. Implementation of this alternative would not avoid potentially significant adverse noise and water supply impacts; however, these impacts would be further minimized (compared to the proposed project with mitigation) due to the reduction in active recreational use area while meeting the objectives of the proposed project. It should be noted that the significant adverse impacts can be reduced with this alternative; but even with mitigation measures the noise threshold would be exceeded resulting in CLASS I IMPACTS "

53.4

This is an unacceptable level of impact. This alternative is not environmentally superior to the NO SPORTS FIELDS ALTERNATIVE.

This EIR understates the adverse environmental effects of noise pollution on humans, on our neighborhood, on our social structure of our neighborhood and community; both during the construction of this proposed project and after if the proposed project is completed. See the following on the adverse impacts:

53.5

**noise pollution**

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"noise pollution, human-created noise harmful to health or welfare.

Transportation vehicles are the worst offenders, with aircraft, railroad stock, trucks, buses, automobiles, and motorcycles all producing excessive noise. Construction equipment, e.g., jackhammers and bulldozers, also produce substantial noise pollution.

Noise intensity is measured in decibel units. The decibel scale is logarithmic; each 10-decibel increase represents a tenfold increase in noise intensity. Human perception of loudness also conforms to a logarithmic scale; a 10-decibel increase is perceived as roughly a doubling of loudness. Thus, 30 decibels is 10 times more intense than 20 decibels and sounds twice as loud; 40 decibels is 100 times more intense than 20 and sounds 4 times as loud; 80 decibels is 1 million times more intense than 20 and sounds 64 times as loud. Distance diminishes the effective decibel level reaching the ear. Thus, moderate auto traffic at a distance of 100 ft (30 m) rates about 50 decibels. To a driver with a car window open or a pedestrian on the sidewalk, the same traffic rates about 70 decibels; that is, it sounds 4 times louder. At a distance of 2,000 ft (600 m), the noise of a jet takeoff



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reaches about 110 decibels—approximately the same as an automobile horn only 3 ft (1 m) away.

53.5 (cont'd)

Subjected to 45 decibels of noise, the average person cannot sleep. At 120 decibels the ear registers pain, but hearing damage begins at a much lower level, about 85 decibels. The duration of the exposure is also important. There is evidence that among young Americans hearing sensitivity is decreasing year by year because of exposure to noise, including excessively amplified music. Apart from hearing loss, such noise can cause lack of sleep, irritability, heartburn, indigestion, ulcers, high blood pressure, and possibly heart disease. One burst of noise, as from a passing truck, is known to alter endocrine, neurological, and cardiovascular functions in many individuals; prolonged or frequent exposure to such noise tends to make the physiological disturbances chronic. In addition, noise-induced stress creates severe tension in daily living and contributes to mental illness.

Noise is recognized as a controllable pollutant that can yield to abatement technology. In the United States the Noise Control Act of 1972 empowered the Environmental Protection Agency to determine the limits of noise required to protect public health and welfare; to set noise emission standards for major sources of noise in the environment, including transportation equipment and facilities, construction equipment, and electrical machinery; and to recommend regulations for controlling aircraft noise and sonic booms. Also in the 1970s, the Occupational Safety and Health Administration began to try to reduce workplace noise. Funding for these efforts and similar local efforts was severely cut in the early 1980s, and enforcement became negligible.”

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From EIR:

“Three alternatives (Sports Fields Only, No Sports Fields, Passive Recreation, and Fixed Sports Fields Alternatives) were rejected for further analysis because they did not meet the objectives of the proposed project to provide a variety of active and passive recreational uses in the community park, including a minimum of four sports fields. Based on the alternatives analysis, the Reduced Project Alternative B is determined to be the Environmentally Superior Alternative for the East FRP. Implementation of this alternative would not avoid potentially significant adverse noise and water supply impacts; however, these impacts would be further minimized (compared to the proposed project with mitigation) due to the reduction in active recreational use area while meeting the objectives of the proposed project. It should be noted that the significant

53.6

**Comments on the Draft Fiscalini Ranch Preserve EIR to the Cambria  
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adverse impacts can be reduced with this alternative; however, it does not negate the proposed project, and the proposed project can still be considered a viable alternative. “  
This alternative is unacceptable due to the Class 1 rating for environmental impact from noise. The only way you will be able to mitigate the noise to a satisfactory level is if you cover the entire area with a sports multiplex building bubble. This is inappropriate outdoor recreation for this location. This project negatively impacts over 100 residences directly and adjacent to the site. This is unacceptable. The topography of the site is sloped upward ... SAME DESIGN AS AN AMPHITHEATER. The noise will be amplified UP THE CANYON, not diminished by trees and “Soft site” conditions as the EIR states. This is flawed sound engineering analysis. None of the sound studies at other sports locations were in the same topography situation. If you are on a flat field surrounded by flat earth, your analysis might fly but not in this topography at this location.

53.6 (cont'd)

*“Draft Master EIR VI-11*

**REDUCED PROJECT – ALTERNATIVE B**

The Reduced Project Alternative B does not include any changes to the *Public Access and Management Plan*. The intent of this alternative is to meet the CCSD’s objective of providing public mixed-use field space for active recreation in the community of Cambria, focusing on providing active recreation facilities, while reducing potential impacts associated with the generation of noise and traffic. This proposed alternative reduces the scope of the proposed project by eliminating 1.4 acres of multi-use sports fields and 8,400 square feet of courts. The plan includes 8.0 acres of multi-use sports fields and a 16,000-square foot court pad, in addition to other park amenities. Infrastructure would include restrooms, a storage/maintenance building, and parking. Landscaping, paths, and trails would be located within the community park, and trails would connect to the Cross-town Trail and other trails proposed on the East FRP.

**a. NO EFFECT**

Implementation of the Reduced Project Alternative B would not reduce or create additional impacts in the following issue areas: agriculture, hydrology, cultural resources, aesthetic resources, hazards and hazardous materials, and public services and utilities.

*Draft Master EIR VI-12*

**f. NOISE**

Implementation of this alternative would not entirely avoid potentially significant noise impacts; however, the level of noise generated during sporting events would be reduced because of the reduction in the maximum possible number of fields in operation. In addition, the sports field area could be located up to approximately 200 feet farther from residential areas, providing a greater distance for noise attenuation.

**Class I Impacts**—Significant environmental impacts that cannot be fully mitigated or avoided. The decision maker must adopt a “Statement of Overriding Considerations” as required under CEQA Guidelines Section 15093 if the project is approved.”

53.7

**Comments on the Draft Fiscalini Ranch Preserve EIR to the Cambria  
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**3. The project is not consistent with the demographics of the community and is:**

53.8

- Largely off base from the stated recreational needs of the community
  - Does not design to the demographics of the community
  - out of scale with our small community
  - Fraught with "Significant, adverse, and unavoidable environmental impacts" on every environmental category
- Our Community does not need nor want a sports multiplex.

Demographics of Cambria are outlined below by Frank DeMicco in an article he published on the aboutcambria.com web site <http://aboutcambria.com/author/frank-j-demicco>

“What is Cambria?”

Cambria is a wonderful residential, seaside community set within a Monterey Pine forest. Residents and visitors alike recognize this village as a unique jewel in the string of towns along the California coast. Approximately 6,515 full time resident Cambrians enjoy living in a small village supported by a variety of shops, restaurants, service stations and commercial businesses which meet their day to day needs. Because of its setting on the southerly tip of Big Sur - Little Sur coastline, Cambria has become a travel destination for people from all over the U.S. and abroad. The tourist influx has given rise to the construction of numerous motels, bed and breakfast inns and vacation rental houses.

Who lives in Cambria?

The 6,515 residents (US Demographics 2000) include approximately:

- o. 1,708 persons (26.2%) 65 years and older – more than twice the National average;
- o. 3,724 persons (57.2%) 18 to 64 years old - close to the National average;
- o. 935 persons (12.8%) 5 years to 17 years old – two thirds the National average; and
- o. 248 persons (3.8%) under 5 years old - half the National average.
- o. Interestingly 1,262 persons (19.7%) 5 years and older are designated having disability status.

The U.S. statistics are:

- o. 12.4% - 65 years and older.

**Comments on the Draft Fiscalini Ranch Preserve EIR to the Cambria  
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- 0. 61.9% - 18 to 64 years old;
  - 0. 18.9% - 5 years to 17 years old; and
  - 0. 6.8% - under 5 years old.
- 19.3% - 5 years and older having disability status.”

53.8 (cont'd)

**4. Noise mitigation measures are not enforceable due to lack of enforcement officers**

53.9

CEQA states that “Mitigation measures must be fully enforceable through permit conditions, agreements or other legally binding instruments.”

There are no permit requirements listed in the project that could be used to enforce the mitigation measures for noise. SO that leaves County code enforcement responsible for enforcing the codes and park usage “rules”.

Bruce Gibson, county supervisor has stated that “only 6 agents in Code Enforcement. The County has a resource problem.” (See NCAC meeting minutes for source of quotes about code enforcement.)

Art Trinidad, head of code enforcement has said that “self Policing is necessary” and in response to community complaints about code enforcement: “County cannot enforce a person’s right to enjoy peace on their property. Art: one should probably sue at that point.”

“In addition, when Vacation Ordinance was implemented, the Supervisors were adamant that Code Enforcement would be enlarged to meet the needs of code enforcement and this was not done!”

County code enforcement is largely MIA in Cambria based on the experience of residents.

Mitigation measures rely on enforcement and without enforcement, the mitigation measures listed in the EIR for Noise are not valid because they are unenforceable.

Based on experience with county code enforcement’s actual performance we can only conclude that there will be no code enforcement available for this proposed project, as well.

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Attachment:  
<http://www.northcoastadvisorycouncil.org/news1.html>

NCAC Minutes of September 19, 2007  
Mid State Bank Community Room

**IX Art Trinidad: SLO County Code Enforcement**

Kathy Smith: Banners in front of businesses. Art: only temporary signs allowed; no off-site signs allowed.

Vacation Rentals: County limits the # of vacation rentals-only way of controlling the numbers. Self-policing is necessary. County meets more often than in the past with the groups involved. Enforcement is very difficult. Vacation rentals need permits, property managers and a business license.

Home Occupations: County will allow businesses in homes, as long as they are quiet and non-intrusive.

Harold Light: Williamson act-questions Parking:: Code Enforcement does not deal with Parking issues, but does deal with abandonment of cars. Parking issues are dealt with by Public Works.

Single Family Residence= 1 kitchen. The number of people who live in one home is not enforceable unless unsanitary conditions are present.

Amanda suggests resident attend the Traffic Committee meeting on the first Monday of every month.

Jesse Arnold, unpermitted vacation rentals.

County cannot enforce a person's right to enjoy peace on their property. Art: one should probably sue at that point.

Cambrian resident Margol Roberts-documents her complaints and distributes packet of e-mails and correspondence sent to the County re. problem at 1987 Sherwood Drive.

Art: few residents attending who complained. Another resident says that "people are afraid to put up with retaliation" when they complain.

Resident who complains about 1987 Sherwood says "code enforcement" is worthless.

Gibson: "only 6 agents in Code Enforcement. The County has a resource problem."

Harold Light-burden of proof is on the County.

Martin Verheagh(?): Cambria resident-reads statement noting that when Vacation Ordinance was implemented, the Supervisors were adamant that Code Enforcement would be enlarged to meet the needs of code enforcement and this was not done!

Based on experience with county code enforcement's actual performance we can only conclude that there will be no code enforcement available for this proposed project, as well.

53.9 (cont'd)

**53. Anne Winburn**

- 53.1 Comment noted that the community park is not based on the community recreation survey; no changes to the EIR are necessary.
- 53.2 The proposed community park is part of the *East-West Ranch Public Access & Resource Management Plan*, adopted in 2003 by the CCSD. The proposed park is a public recreation use as a community park.
- 53.3 Alternative B is identified as the Environmentally Superior Alternative because it reduces potentially significant effects to the maximum extent feasible, while meeting the primary objectives of the project.
- 53.4 Comment noted with regard to Section 15126 of CEQA Guidelines; please refer to Section VI of the Draft MEIR that includes a discussion of the “no project” alternative and the identified environmentally superior alternative.
- 53.5 The EIR identifies a significant, adverse, and unavoidable impact resulting from the long-term generation of noise.
- 53.6 Please refer to response to comment 6.19. The noise analysis is conservative, and considers thresholds at the property boundary.
- 53.7 Comment noted with respect to Alternative B. No changes to the EIR are necessary.
- 53.8 Comment noted with regard to the project as it relates to the community demographics. No changes to the EIR are necessary. Note that the amenities provided in the community park would serve all of the age groups denoted in this response by providing passive and active recreational opportunities.
- 53.9 Refer to Section V.I.6.d of the Final EIR. Amplified sound shall be prohibited at the community park. Mitigation measure N/mm-3 has been amended to require prohibition of loudspeakers and amplified sound. If noise violations occur, complaints may be submitted to the CCSD.
- 53.10 Comments noted with regard to code enforcement; no changes to the EIR are necessary.

O: CD  
C: A-S  
TRP  
Bode

April 8, 2008

Letters to the Editor  
The Cambrian  
2442 Main Street  
Cambria, CA 93428

**Demographics Don't Support "Community" Park**

I join the ranks of other Cambrians who oppose the existing plans for the creation of a Cambria "Community" Park.

54.1

Let's look at the demographics in Cambria. Fully 60.1% of Cambria residents are over the age of 45. Folks over 65 comprise 26.6% of this total. Only 16.4% of local households have children under the age of 18. The *median* age of a Cambria resident is 51 years. Really now, how many of us 51+ residents are going to be playing soccer or using a children's playground? If readers don't believe these statistics, just Google "Cambria California Demographics."

Why doesn't the Cambria Community Service District be honest and call it what it is - the "San Luis Obispo North County Regional Park." One can hardly wait for the increased traffic, noise, trash and visual pollution that will surely result. Oh, let's not forget the penchant for some to imbibe in copious amounts of alcohol thereby creating the potential for accidents, "soccer dad fights", or even alcohol related deaths.

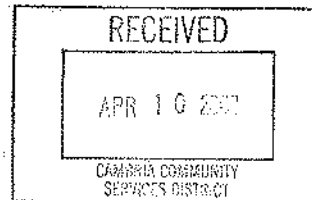
Cambria is truly a magical place. My family has either owned property and/or lived here for 46 years. Most of us didn't leave the rat race of Southern California [or elsewhere] with its attendant crime, crowds, stress and traffic to import these problems to Cambria.

I simply cannot believe this massive park multiplex with its soccer, little league baseball diamonds, dog park, children's playground, restrooms and 140 some parking spaces is what the majority of Cambrians want. Instead of boldly moving forward where few may want to go, let's vote on it.

Warren Wolfe  
Marine Terrance

As required:  
1920 Sherwood Drive  
Cambria, CA 93428  
(805) 927-5880

cc: Cambria Community Services District



**54. Warren Wolfe**

- 54.1 Comment noted with regard to opposition to a community park; no changes to the EIR are necessary.



**Connie Davidson**

---

**From:** Claudia Harmon [claudiamharmon@yahoo.com]  
**Sent:** Friday, April 11, 2008 12:21 AM  
**To:** Connie Davidson  
**Subject:** Fiscalini ranch project

Dear Connie,

I have attached my letter regarding my concerns about the Fiscalini Ranch project.

Thank you for your time in reading and submitting my letter. I hope that the CCSD decides to spend our money in better ways, especially considering the pending rate hike. This is one way to keep our rates down.

55.1

Yours Truly,

Claudia Harmon Worthen

No virus found in this incoming message.  
Checked by AVG.  
Version: 7.5.519 / Virus Database: 269.22.11/1371 - Release Date: 4/10/2008 12:23 PM

4/16/2008

April 10, 2008

Dear Sirs,

I have lived in Cambria for over 20 years and I am concerned about some of the things that are happening to our community.

I am writing to you concerning the proposed "Park" on East Fiscalini Ranch. The following are some of my concerns.

- Dwindling youth population | 55.2
- Wetlands hard-scape will not address an environmental way of dealing with watershed | 55.3
- Ours is an Agricultural town; we need the open space | 55.4
- We bought the land to preserve it in its natural state | 55.5
- The Latin youth population historically does not participate in helping with youth programs | 55.6
- We have the new elementary school ball fields, plus the high school which are never over-used | 55.7
- In addition, we have Shamel Park for soccer and other uses | 55.8
- The vets hall basketball hoops are rarely used | 55.9
- A walking/biking and horse path would be acceptable, look at the Ojai to Ventura path, quite nice | 55.10
- As a former chairperson for the Community Advisory Committee, I know that there is always an option for No Project | 55.11
- We have not seen any EIR reports | 55.12
- We have not had enough time to review | 55.13
- We need to preserve the quiet that we all have loved about Cambria | 55.14
- We have a teen center already | 55.15
- Who will pay for the irrigation, construction, insurance? The rate payers | 55.16
- Parking and traffic will be increased in a hazardous corner | 55.17
- "If you build it, they will light it". What guarantees will you give to avoid more of our night sky being dulled? | 55.18
- We have pocket parks in Cambria that serve the community | 55.19
- The majority of the community does not want or need more park space | 55.20

I would very much like to have your response to my letter. Please keep me informed as to the decisions that are made. Thank you for taking your time to read my letter. | 55.21

Yours Very Truly,

Claudia Harmon Worthen

**55. Claudia Harmon Worthen**

- 55.1 Comment noted with regard to list of concerns regarding the proposed community park; no changes to the EIR are necessary.
- 55.2 Comment noted with regard to dwindling youth population, no changes to the EIR are necessary. Dwindling youth population is not an issue being addressed in this Draft Master EIR; the proposed park provides facilities for all age groups.
- 55.3 Please refer to Section V.B.6.a and V.B.6.b for a discussion of drainage and flooding effects.
- 55.4 Comment noted with regard to agricultural use and need for open space. No changes to the EIR are necessary.
- 55.5 Comment noted with regard to leaving the property in a natural state. Note that the CCSO approved the *East-West Ranch Public Access and Resource Management Plan* after input from the public at public hearings.
- 55.6 Comment noted that “Latin youth” do not participate in helping with youth programs; no changes to the EIR are necessary.
- 55.7 Please refer to comment letter 2 submitted by the Coast Unified School District.
- 55.8 Comment noted that Shamel Park could be used for soccer and other uses. Shamel Park does not have adequate space to provide for the soccer needs of the community.
- 55.9 Comment noted that the basketball hoops at the Cambria Veterans Memorial Building are rarely used. Note that the court(s) proposed at the community park are proposed as multi-use for basketball, paddle ball or tennis.
- 55.10 Comment noted with regard to the Ventura path and acceptability of walking/biking and horse paths. These uses are part of the proposed project.
- 55.11 Comment noted regarding the “no-project” option; please refer to the Alternatives discussion, Section VI of the EIR that discusses the “no-project” alternative.
- 55.12 Please refer to the Final EIR.
- 55.13 Comment noted regarding not having sufficient time to review the EIR. Public testimony on the EIR will be taken up until the time the EIR is certified.
- 55.14 Comment noted with regard to preserving the “quiet in Cambria;” no changes to the EIR are necessary.

- 55.15 Comment noted that there is a teen center in Cambria. No changes to the EIR are necessary.
- 55.16 Budget concerns are not part of the EIR, per CEQA Guidelines.
- 55.17 Please refer to Section V.G. of the EIR; no significant transportation and circulation impacts were identified, and sight distance standards are met.
- 55.18 Please refer to mitigation measure AES/mm-11 of the EIR, which states that “Upon application for land use and construction permits from the County for the community park, the CCSD or its designee shall provide a security lighting plan showing shielded fixtures and the use of motion sensors. Exterior lighting shall be limited to security lighting on the community center restrooms, bridge, playground, and parking area. All exterior lighting shall be shielded and directed to the ground. All exterior lighting shall not be directed towards the sky, a structure wall, or towards the property boundary.”
- 55.19 Comment noted regarding pocket parks in Cambria; no changes to the EIR are necessary.
- 55.20 Comment noted that commenter judges that the majority of the community does not want or need more park space. Note that the *East-West Ranch Public Access and Resource Management Plan* was approved by the CCSD after public hearings. This plan includes a community park.
- 55.21 Comment noted with regard to notifications. The responses to comments on the Draft Master EIR are required to be given to public agencies ten days prior to certification of the document. The Final EIR, including responses to comments, is available prior to the public hearing on the Final EIR.



1. steelhead }  
2. lay down turf } ?

**CAMBRIA COMMUNITY SERVICES DISTRICT**

how do you restore a hunting ground?

**COMMENTS ON THE DRAFT EIR**

3. no fences

Please make your comments below on the following issues:

- Content of the EIR.
- Methods on how environmental issues are analyzed.
- Potential Alternatives to the project.
- Potential mitigation measures that would avoid or reduce environmental issues.

4. parking for team & stolley

Comments: Part of the LCP is the Cambria Design Plan — a document required to be considered in the process of permitting any project. Cambria has described itself as RURAL, but the proposed part is urban in nature and the CCSD's query to all Cambrians has very low on it's list, active sports, with passive use being highest in desire by this community.

We were asked to define ourselves & we did — rural. We were asked what we wanted, we told you, but your plan doesn't reflect that.

Name: Lauren Younger Email: zolot@charter.net  
 Address: 2159 William Dr.  
 City: Cambria State: CA Zip: 93428

Please check if you would like to receive any future information regarding this EIR.

To submit comments via email, send to: [cdavidson@cambriassd.org](mailto:cdavidson@cambriassd.org)

**56. Lauren Younger – Draft EIR Comment Form**

- 56.1 Comment noted with regard to LCP and rural nature of Cambria. Regarding notes in margins of letter, please refer to Section V.D. of the EIR for an assessment of potential impacts to biological resources.

April 17, 2008  
 To the CCSD RE: Proposed Sports Complex

①

The land proposed to be used as a "community" park is an integral part of the biological system that keeps our town healthy. It is a unique piece of land located in the very heart of our commerce, surrounded by forest where animals protect themselves from us during the light hours and from which they emerge at night to do what we need them to do -- eat up the moles, voles, deer, mosquitoes, beetles, gnats, termites, snakes, lizards and decaying creatures. Without those predators, the job is left to us. We use poisons, traps, we spend money to hire people to do the job our fellow creatures do for us naturally, if we allow it. So, sharing is a value we need to include in the development of this land. Why? Well, the state of California says we are to protect our natural environment from inappropriate development and the land use codes detail the rules for change in a natural environment. Much of the proposed "community" park violates the intent of those codes because of a design which will inhibit water absorption into the natural underground spaces to feed the creek year-round, lights which will interrupt the hunting and mating cycles of the creatures there and loudspeakers which will disturb not only migratory birds and our regulars, but also the neighbors living just above the rodeo grounds.

57.1

After studying the EIR and random contracts between the county and the CCSD, I am left with some confusion about who this park is really for. It's called a community park in the CCSD/County contract, and it is supposed to reflect our needs. But this park was designed before anyone asked the whole community about their needs, so whose input was used to design this proposed urban sports facility with safety lights and loudspeakers, turf and raised/tamped ground levels? I asked the designer if he had seen our needs list, but he had not. It was not included in the EIR but we are assured by PROS that it will now be in the appendix, even though it was not taken into consideration during the design process. I talked to some of the adult soccer players and team organizers who also have children in sports leagues. Most would be happy with a leveled surface with the animal holes filled in. They do not need turf to play on. They also do not wish to keep the rain from being absorbed into the underground reserves which feed our creek all year long. They don't want lights and they don't want loudspeakers -- they just want practice space. Again, an urban sports complex was not what the sports teams asked for -- it's way past the needs of this community, So the question is who is this park designed for and who exactly gave the designers the input to create this huge complex. The contract between the CCSD and the County needs to be accomplished by May 29th or the CCSD will have to return \$500,000. If we level the ground and our teams use it and we put in some benches and signage and a few trails and a dog park, there should be no problem in keeping the county's contribution to open public space and a community park. That should fulfill the contract.

57.2

57.3

I am convinced we need someone to live on the park grounds as Marcia Phillips did

57.4

2

for so long. Her presence and that of her horses kept people from misusing the land. Since she passed away, neighbors above the grounds have complained of loud parties, fires and that means the predators are being pushed out by the unconscious users of this land -- us.

57.4 (cont'd)

If you put safety lights on that land, as the sheriff so desperately wants as described in the appendix of the EIR, the whole bio system will be disrupted. If you allow loudspeakers, the nesting birds and ground animals will disappear. If you allow turf, the needed chemicals to keep it green will run off into the creek and harm the steelhead that Fish and Game just made welcome with their recent creek project.

57.5

And if you allow anyone to raise the level of the land and tamp it down so that we lose water underground which feeds the creek all year long, then you are unaware of our water problems. Can we keep the \$500,000 if we grade the land and start using it as a community park? I don't think we even need big firms designing our town. We have our own engineer, our own lawyer, our own environmental manager and we have scads of educated, willing people here to create an environment suitable for soccer, baseball and dog socialization in open space. It needs to be kept as un-designed as possible -- it was purchased as open-space with the concept of a community park in the future.

57.6

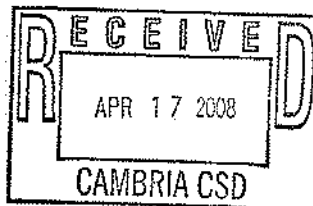
57.7

The land-use code requires that 100 feet from the middle of the creek be undisturbed from any element that might change the natural life of the critters who live there. That includes lighting, noise, runoff, etc. Our creek has withstood a small number of people wading through it, a small number of ranchers dumping into it and a small number of range animals going in and out of it. Opening this land to large numbers of people on a regular basis takes way more thought than time is allowing us in this proposal for what I believe is a county, not community, park. Also, I thought the EIR for the cross-town trail prohibited the disturbance of the wetlands where a portion of the park is designed to be. So what has changed to make it okay to do so now?

57.8

57.9

*Lauren Younger  
Cambria Resident*



*Hand-delivered*



**57. Lauren Younger – Letter**

- 57.1 Please refer to response to comment 6.10 and Section V.B.6.a and V.B.6.b for a discussion of drainage and flooding effects. As described in the EIR, stormwater runoff would sheetflow across the fields, be directed towards vegetated swales, filter through rip-rap, and continue to sheetflow towards Santa Rosa Creek. This drainage pattern is similar to existing conditions. Please refer to mitigation measure AES/mm-11 of the EIR, which states that “Upon application for land use and construction permits from the County for the community park, the CCSD or its designee shall provide a security lighting plan showing shielded fixtures and the use of motion sensors. Exterior lighting shall be limited to security lighting on the community center restrooms, bridge, playground, and parking area. All exterior lighting shall be shielded and directed to the ground. All exterior lighting shall not be directed towards the sky, a structure wall, or towards the property boundary.” Please refer to Section V.I.6.d of the Final EIR. Amplified sound shall be prohibited at the community park, in addition to the entire FRP. Mitigation measure N/mm-3 has been amended to require prohibition of loudspeakers and amplified sound.
- 57.2 The conceptual design for the community park was determined by the community during public workshops and discussions facilitated by the CCSD. The survey summary results are included at the end of Appendix A in the Final EIR.
- 57.3 Comment noted; no changes to the EIR are necessary.
- 57.4 Comment noted; no changes to the EIR are necessary.
- 57.5 Please refer to response to comment 6.13 and mitigation measure HYD/mm-2 in the EIR, which includes the following requirement addressing the potential for pollutants within the watershed to contaminate Santa Rosa Creek: “The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons, sediment and other potential pollutants from stormwater runoff.” In addition, supplemental language has been added to the Hazardous Materials section of the EIR (Section V.J.6.a of the EIR) to ensure that proposed methods to maintain sports field turf (i.e., use of fertilizers, herbicides, and other chemicals) consist of Integrated Pest Management (IPM) measures, including but not limited to: Cultural control, physical control, mechanical control, biological control, and limited chemical control (refer to HM/mm-4 in the Final EIR).
- 57.6 The proposed project would not interfere within groundwater recharge, riparian subsurface flow recharge, or creek flow. Section V.B.6.a has been expanded to clarify stormwater runoff effects.
- 57.7 Comment noted. No changes to the EIR are necessary.
- 57.8 Please refer to Figure III-10 in the Master EIR; the proposed plan includes a natural buffer of approximately 50-100 feet between the creek and the sports fields, and no

removal of riparian vegetation is proposed. The standards allow setbacks of less than 100 feet for uses such as paths. No structural development is proposed within the 100-foot buffer.

- 57.9 Please refer to Figure V.B.-8. No direct disturbance of wetland or riparian habitat would occur as a result of development of the community park. Activities within wetland and riparian habitat are limited to restoration.

May 22, 2008

To: Ms. Davidson, CCSD.

The Cambria Youth Athletic Association (CYAA) provides a valuable resource for organized youth recreation in Cambria. Our programs include Soccer, Basketball, Volleyball, Coach Pitch Baseball and Tee Ball. We typically serve 400 to 500 children ages 4 through 16 annually. Due to fundraising efforts all children are offered the opportunity to play on a team, regardless of ability to pay.

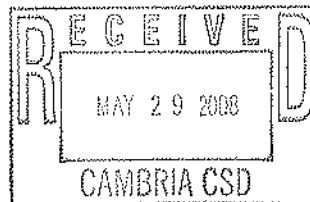
In providing this resource to Cambria's children, our board is very aware of the need for a community park that has active recreation facilities. Currently the school district is burdened with the sole responsibility of providing field and gym space for the youth of Cambria. Every year we negotiate field use and gym use from the district, but must stand in line behind school sports and activities before any time can be granted... The school not only has athletics vying for space, but drama and music use the gym for concerts and plays as our district has no performing arts auditorium. The impact on the schools and its resources is costly and calendaring use is frustrating for all involved. We need additional soccer, baseball, and softball fields. We need additional full size basketball courts.

The CYAA Board believes that in providing these sport programs, we are giving children a healthy after school alternative. Playing sports as a child, helps set a healthy, active lifestyle in motion. It also gives children something to do after school, rather than hanging out or cruising around town. It gets children outside, away from the television. It builds social connections with other active children. It builds confidence and strength of character, as good sportsmanship is a top priority in our programs.

The CYAA Board wholeheartedly supports a community park with active recreation facilities. We believe that this community park will help us to continue to provide organized sports for the youth of Cambria.

Thank you for your consideration on this matter,  
Tamara Corbet  
President CYAA

58.1



**58. Tamara Corbet, President CYAA**

58.1 Comment noted; no changes to the EIR are necessary.

CD  
C.F.S

May 5, 2008

Connie Davidson  
Cambria Community Services District

Re: "East Ranch" park proposal

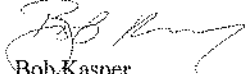
Connie-

My wife and I are two locals who want to express their desire to help work towards a successful outcome of additional baseball and soccer/football fields on the Rodeo Grounds portion of the "East Ranch". We have lived in town for 4-5 years, and have two sons, Aidan (4) and Ryan (3). We know that it is going to take 5-10 years to get this to become a reality, but we will do our part to help make it so.

59.1

Please note that we feel that the MOST IMPORTANT thing about the whole park proposal is that the community gets a few additional "places to play". We don't need lights and amplification. We need places to play.

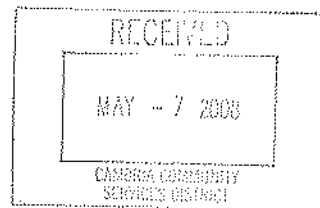
Very sincerely,



Bob Kasper  
4766 Windsor Blvd  
Cambria, CA 93428



Maureen Kasper



**59. Bob Kasper, Maureen Kasper**

59.1 Please refer to response to comment 5.6 regarding amplified sound, and response to comment 5.27 regarding lighting.

## **APPENDIX A**

- **Notice of Preparation (NOP) and Scoping Meeting**
  - NOP and IS Checklist
  - Response Letters





# Cambria Community Services District



**DATE:** May 16, 2006

**TO:**

**FROM:** Cambria Community Services District  
1316 Tamson Drive  
Post Office Box 65  
Cambria, CA 93428

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL  
IMPACT REPORT**

**PROJECT TITLE: Fiscalini Ranch (East West Ranch) Management Plan and  
Community Park Master Plan**

**PROJECT APPLICANT: Cambria Community Services District**

**RESPONSES DUE BY:**

The Cambria Community Services District will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the Environmental Impact Report prepared by our agency when considering your permit or other approval for the project.

PLEASE provide us the following information at your earliest convenience, but not later than the 30-day comment period, which began with your agency's receipt of the NOP.

1. **NAME OF CONTACT PERSON.** (Address and telephone number)
2. **PERMIT(S) or APPROVAL(S) AUTHORITY.** Please provide a summary description of these and send a copy of the relevant sections of legislation, regulatory guidance, etc.
3. **ENVIRONMENTAL INFORMATION.** What environmental information must be addressed in the Environmental Impact Report to enable your agency to use this documentation as a basis for your permit issuance or approval?

4. PERMIT STIPULATIONS/CONDITIONS. Please provide a list and description of standard stipulations (conditions) that your agency will apply to features of this project. Are there others that have a high likelihood of application to a permit or approval for this project? If so, please list and describe.
5. ALTERNATIVES. What alternatives does your agency recommend be analyzed in equivalent level of detail with those listed above?
6. REASONABLY FORESEEABLE PROJECTS, PROGRAMS or PLANS. Please name any future project, programs or plans that you think may have an overlapping influence with the project as proposed.
7. RELEVANT INFORMATION. Please provide references for any available, appropriate documentation you believe may be useful to the county in preparing the Environmental Impact Report.
8. FURTHER COMMENTS. Please provide any further comments or information that will help the county to scope the document and determine the appropriate level of environmental assessment.
9. EIR REQUESTED. Please indicate if you wish to receive a copy of the EIR when it is available. Please indicate whether you wish to receive a written or CD version.

The project description, location, and the probable environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your response to Connie Davidson at the address shown above. We will need the name for a contact person in your agency.

Signature



Connie Davidson  
C/o Cambria Community Services District  
Post Office Box 65  
Cambria, CA 93428

Telephone: (805) 927-6223  
Fax: (805) 927-5584  
Email: [cdavidson@cambriacsd.org](mailto:cdavidson@cambriacsd.org)

*Reference: California Administrative Code, Title 14, Section 15082*

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Fiscalini Ranch (East West Ranch) Management Plan and Community Park Master Plan
2. Lead Agency Name and Address: Cambria Community Services District (CCSD), 1316 Tamson Drive, Post Office Box 65, Cambria, CA 93428
3. Contact Person and Phone Number: Connie Davidson; (805) 927-6223
4. Project Location: The Fiscalini Ranch (formerly East West Ranch, Cambria)
5. Project Sponsor's Name and Address: Cambria Community Services District, 1316 Tamson Drive, P.O. Box 65, Cambria, CA 93428
6. County General Plan Designations: Open Space, Residential Single-family, Residential Multi-family, Commercial Retail, and Recreation
7. County Combining Designations: Local Coastal Plan, Sensitive Resource Area, Terrestrial Habitat, Geologic Study Area, Flood Hazard, Archaeologically Sensitive, Visitor Serving Area
8. Description of the Project:

### Management Plan

The Management Plan includes several permitted uses, including hiking, bicycling, and a community park for active recreational uses. Uses proposed for regulated uses (or uses requiring special permits) include animal grazing, equestrian use, group assembly/public gatherings, educational studies and research, vehicle access (limited to emergency, restoration, construction, or grazing operations), wireless telecommunications facilities, and utility and service facilities.

Proposed improvements within The Fiscalini Ranch/West (formerly West Ranch) would include multi-use trails, gates and stiles, fences, benches, wireless telecommunications facilities, and signs. Some trails, gates, stiles, fences, and benches are already in place. The Management Plan also includes restoration activities including creek bank stabilization, invasive and non-native plant eradication, gully stabilization, vegetation management, and habitat restoration.

### Community Park Master Plan

A community park including restrooms and active recreation improvements are proposed within The Fiscalini Ranch/East (formerly East Ranch). The proposed park facilities include turf areas for use as athletic play fields and general community recreation. The active uses on these fields could include soccer, little league baseball, softball, and other sports activities. The fields will not be fenced, enhancing their availability for other non-organized uses. A non-paved path



system meanders throughout the park and connects to other trails such as the planned Cross Town Trail and the Santa Rosa Creek Trail. A hitching post and trailhead for an equestrian link to the trails on The Fiscalini Ranch/East are proposed, as well as numerous benches and picnic tables. Court uses include sand volleyball, basketball, and tennis. A potential site for a future community building is adjacent to the permeable-surface parking lot. Several bicycle racks are included to accommodate alternative transportation. The park program also includes two restroom buildings, a small dog park, and children's playground. Within the park boundaries, an existing CCSD water pumpstation would be demolished and relocated outside of the Santa Rosa Creek floodplain. The relocated pumpstation would be approximately 3,200 square feet in size, and include one building, an emergency generator, pipeline, and access. Some of the developed park site will include riparian corridor enhancement and other native plant enhancements. The riparian corridor enhancement will include weed removal and replanting of native riparian vegetation where needed. The native plant enhancements include shrub areas adjacent to the perimeter trail system that are currently grassland. They will be planted with native plant species to augment native habitat. Vehicle access to the park will be from Burton Drive. Bicycle and pedestrian access will also be from Burton Drive, with connections to the Cross Town Trail and Santa Rosa Creek Trail.

9. Surrounding Land Uses and Settings: Surrounding land use designations include Residential Single-family, Residential Multi-family, Public Facilities, Recreation, and Office and Professional to the north; Commercial Retail, Commercial Service, and Recreation to the east; Residential Single-family and Residential Multi-family to the south. Surrounding land uses include single-family residences to the south, residential and commercial development to the north and east, and the Pacific Ocean to the west.
10. Project Entitlements Required: Development Plan and Coastal Development Permit from the County of San Luis Obispo
11. Other public agencies whose approval may be required: Cambria Community Services District, County of San Luis Obispo, California Coastal Commission, California Department of Fish and Game, California Department of Transportation, Regional Water Quality Control Board, U.S. Army Corps of Engineers, United States Fish and Wildlife Service, National Marine Fisheries Service.



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

X	Aesthetics	X	Geology/Soils	X	Public Services
	Agricultural Resources	X	Hazards & Hazardous Materials	X	Recreation
X	Air Quality	X	Hydrology/Water Quality	X	Transportation & Traffic
X	Biological Resources		Land Use and Planning	X	Utilities and Service Systems
X	Cultural Resources	X	Noise	X	Mandatory Findings of Significance
	Energy and Mineral Resources		Population and Housing		

**FISH AND GAME FEES**

	There is no evidence before the Department that the project will have any potential adverse effects on fish and wildlife resources or the habitat upon which the wildlife depends. As such, the project qualifies for a de minimis waiver with regards to the filing of Fish and Game Fees.
X	The project has potential to impact fish and wildlife resources and shall be subject to the payment of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code. This initial study has been circulated to the California Department of Fish and Game for review and comment.

**STATE CLEARINGHOUSE**

X	This environmental document must be submitted to the State Clearinghouse for review by one or more State agencies (e.g. Cal Trans, California Department of Fish and Game, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).
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**DETERMINATION:**

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made, or the mitigation measures described on an attached sheet(s) have been added and agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	X
I find that the proposed project MAY have a “potentially significant” impact(s) or “potentially significant unless mitigated” impact(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR of NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	



\_\_\_\_\_  
Signature

May 12, 2006  
\_\_\_\_\_  
Date

Tammy A. Rudock  
\_\_\_\_\_  
Printed Name



## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the analysis in each section. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. The explanation of each issue should identify the significance criteria or threshold, if any, used to evaluate each question.
3. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D) of the California Administrators Code. Earlier analyses are discussed in Section 17 at the end of the checklist.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion. In this case, a brief discussion should identify the following:
8. Earlier Analysis Used. Identify and state where they are available for review.
  - a) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
  - b) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.





Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**1. AESTHETICS. Would the project:**

a) Have a substantial adverse effect on a scenic vista?			X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, open space, and historic buildings within a local or state scenic highway?			X		
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		
d) Create a new source of substantial light or glare that would adversely effect day or nighttime views in the area?			X		

**EVALUATION**

- a) The Fiscalini Ranch is located within the community of Cambria, and is bi-sected by State Highway 1, a designated scenic highway (refer to Figures 1 and 2). The Pacific Ocean and the ranch provide highly scenic views of generally undisturbed natural resources, including Monterey pine forest, rock outcrops, riparian corridor and wetland areas, and open space. Proposed structural development and parking areas may be visible from the highway, but would not likely impede views of significant visual resources. The EIR shall assess the location and design of proposed improvements and grading activities to determine the project’s effect on existing visual resources and character.
- b) Refer to a) above.
- c) Refer to a) above.
- d) Currently, there are no sources of light or glare within the ranch. Proposed active recreation areas would be limited to day use. Security lighting would be installed within the community park for safety purposes. The EIR shall assess the location and level of light and glare.

**CONCLUSION**

The EIR shall compare the existing on-site and through-site visual resources with proposed improvements and identify any potential impacts to visual character. The evaluation shall include all proposed structures and site amenities, vegetation planting and removal, and other improvements for their complete affect on views. Potential visual changes shall be identified in terms of long-term operational affects and short-term impacts. Construction activities and disturbance shall be addressed, as well as consideration of phasing, and proposed plant growth rates and size potential. The analysis methodology shall evaluate the cumulative affect that each of the individual project components will have on the visual character of the Ranch and the surrounding community. The EIR shall consider the project’s contribution to a potential change in community character when seen with other approved or pending projects in the area.

Specific impacts shall be determined by evaluating the physical changes in the context of the existing and surrounding landscape, as seen from important and representative viewing locations. Project impact determinations shall be consistent with community scenic values as identified in the County of San Luis Obispo Coastal Zone Land Use Ordinance, Local Coastal Plan, North Coast Area Plan, and other applicable planning policy, ordinances, and goals. Viewer sensitivity and scenic values expressed and recorded at the numerous community meetings and workshops during The Fiscalini Ranch acquisition and plan process shall be assessed and considered as part of the analysis.

**2. AGRICULTURE RESOURCES. Would the project:**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1,2			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	3			X	



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c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X	
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**EVALUATION**

- a) Based on the *San Luis Obispo County Important Farmland Map* (California Department of Conservation; 2000), the Fiscalini Ranch is designated as “Grazing Land”, “Farmland of Local Potential”, and “Other Land”. The soil types mapped for the project site are: Briones-Pismo loamy sands, Class VI(e); Concepcion loam Class III(e); San Simeon sandy loam, Class IV(e) and Class VI(e); Salinas silty clay loam, Class II(e) irrigated and Class III(e) non-irrigated, and; Marimel silty clay loam, drained, Class I irrigated and Class III(c) non-irrigated (Natural Resources Conservation Service; September 1984). The project site is the historic location of The Fiscalini Ranch, a dairy and livestock operation from the mid-1800's until 1979. The project site is currently bounded by urban development to the north, east, and south, and the Pacific Ocean to the west.
- b) The project site does not currently support any agricultural uses, and is not under a Williamson Act contract.
- c) Refer to a) and b) above. Implementation of the proposed project would not significantly affect agricultural land or uses on the project site or in the region. Management activities on The Fiscalini Ranch/West would not preclude agricultural activities in the future; however, development of The Fiscalini Ranch/East would convert prime agricultural soils to a non-agricultural use.

**CONCLUSION**

The EIR shall evaluate and quantify the loss, or conversion, of prime agricultural soil and recognized agricultural potential. Project-specific and cumulative impacts shall be assessed to identify applicable mitigation measures.

**3. AIR QUALITY. Would the project:**

a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	4		X		
b) Conflict with or obstruct implementation of the applicable air quality plan?	5			X	
c) Expose sensitive receptors to substantial pollutant concentrations?	4		X		
d) Create objectionable odors affecting a substantial number of people?				X	
e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed qualitative thresholds for ozone precursors)?	4			X	

**EVALUATION**

- a) Based on the latest air monitoring station information (per the County’s RMS annual report, 2003), the trend in air quality in the general area is improving, where the County has been in attainment of ozone levels. The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.



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Construction activities would include the development of trails, gully restoration, and grading for structures, parking area improvements and signage. These activities could result in temporary, short-term emissions from construction equipment, and the creation of fugitive dust. In addition, a portion of visitors to The Fiscalini Ranch would access the area via automobile, which would generate ozone.

- b) Implementation of the proposed project would not conflict with or obstruct implementation of the County APCD *Clean Air Plan*. The proposed General Plan Amendment would decrease the potential for development by limiting land uses consistent with the Recreation and Open Space land use categories.
- c) Refer to a) above. The occupants of existing single-family residences may be affected by air pollutants resulting from the construction and use of the proposed trail improvements on The Fiscalini Ranch/West. Construction of the proposed community park may result in a fugitive dust nuisance, affecting nearby residents.
- d) Implementation of the proposed project would not create objectionable odors.
- e) Refer to a) above.

**CONCLUSION**

The EIR shall discuss existing air quality setting, including baseline air quality, regional climate and prevailing wind patterns and their affect on air quality. In addition, the EIR shall discuss the applicable regulatory setting, and project impact significance thresholds, based on consultation with San Luis Obispo County APCD. Short-term construction emissions and long-term operational emissions shall be calculated using the URBEMIS modeling program, per the San Luis Obispo County APCD guidelines and screening estimates. Project emissions (short-term and long-term) shall be evaluated in accordance with the County of San Luis Obispo APCD CEQA Handbook and the 2001 Clean Air Plan. Short-term, long-term, residual, cumulative and significant impacts, if any, resulting from the construction and operation of the project shall be identified. Cumulative impacts shall be evaluated with reasonably foreseeable future project emissions in the region. Impacts associated with project implementation shall be compared to defined thresholds of significance based on pertinent local, state, and federal plans and policies. If project emissions cause an exceedance of any impact significance threshold, mitigation measures shall be evaluated to mitigate the impacts to a level of insignificance.

**4. BIOLOGICAL RESOURCES. Would the project:**

a) Have a substantial adverse effect, either directly or indirectly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	6, 7		X		
b) Have a substantial adverse effect, on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	6, 7, 8		X		
c) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g. Heritage Trees)?	3, 9, 10		X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	6, 7		X		
e) Conflict with the provisions of an adopted habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	6			X	



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f) Have a substantial adverse effect on Federally protected wetlands as defined in Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, etc.) through direct removal, filling, hydrological interruption, or other means?	6, 8		X		
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### EVALUATION

- a) A *Resource Inventory and Constraints Report* (Rincon Consultants, Inc.; January 2002) was prepared to provide general technical information regarding resources and constraints on the project site. The report documents that fourteen special-status plant species and twenty-six special-status wildlife species may be present within the boundaries of The Fiscalini Ranch. Based on the habitat characteristics along the trail alignment, seven special status plant species and nine special status wildlife species may be present along the bluff.

Special Status Plant Species. Based on the California Natural Diversity Database, *Resource Inventory and Constraints Report* (Rincon Consultants, Inc.; January 2002), and habitat characteristics within The Fiscalini Ranch, the following special status plant species may be present: San Luis Obispo (Cambria) morning-glory (*Calystegia subacaulis* ssp. *episcopalism*), compact cobwebby thistle (*Castilleja densiflora* ssp. *obispoensis*), Gairdner's yamph (*Perideridia gairdneri* ssp. *gairdneri*), Monterey pine (*Pinus radiata*), Hickman's onion (*Allium hickmanii*), San Luis Obispo sedge (*Carex obispoensis*), San Simeon Baccharis (*Baccharis plummerae* ssp. *glabrata*), Michael's piperia (*Piperia michaelii*), and adobe sanicle (*Sanicula maritima*). Two rare vegetation communities of special concern present in the area are Monterey Pine Forest and Coastal and Valley Needlegrass Grassland. Proposed improvements may result in direct and indirect impacts to these special-status species.

Special Status Wildlife Species. Based on the California Natural Diversity Database, *Resource Inventory and Constraints Report* (Rincon Consultants, Inc.; January 2002), and habitat characteristics within The Fiscalini Ranch, the following special status wildlife species may be present: Monarch butterfly (*Danaus plexippus*), silvery legless lizard (*Anniella pulchra pulchra*), California red-legged frog (*Rana aurora draytonii*), southwestern pond turtle (*Clemmys marmorata pallida*), two-striped garter snake (*Thamnophis hammondi*), tidewater goby (*Eucyclogobius newberryi*), south central California steelhead (*Onchorhynchus mykiss irideus*), northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), Cooper's hawk (*Accipiter cooperi*), sharp-shinned hawk (*Accipiter striatus*), burrowing owl (*Athene cunicularia*), long-eared owl (*Asio otus*), loggerhead shrike (*Lanius ludovicianus*), California horned lark (*Eremophila alpestris actia*), bank swallow (*Riparia riparia*), and yellow warbler (*Dendrioca petechia brewsteri*). Proposed improvements may result in direct and indirect impacts to these special-status species and their habitats.

- b) Vegetative communities within The Fiscalini Ranch include riparian woodland, riparian scrub, seasonal wetland, Monterey pine forest, oak/toyon woodland, coastal scrub, seabluff scrub, riverine, grassland, and ruderal. Site disturbance related project improvements and encouragement of people to the ranch may result in direct and indirect impacts to sensitive habitats. Temporary and permanent impacts to identified vegetative communities and habitat types may occur during project development. In addition, ground-disturbing activities on The Fiscalini Ranch would potentially result in the discharge of sediment into Santa Rosa Creek, wetland areas, gullies, and the high tide line of the Pacific Ocean. The proposed management plan includes general policies and guidelines encouraging bank stabilization, removal of invasive species, revegetation of disturbed areas, bluff top stabilization, and habitat and wetland protection.
- c) The proposed project site is located within the unincorporated community of Cambria, within the County of San Luis Obispo. The proposed project is subject to the regulatory authority of the County, and the North Coast Area Plan and Local Coastal Plan, and County Coastal Zone Land Use Ordinance. Consistency with these plans and policies shall be assessed in the EIR.
- d) Refer to a) above.
- e) Implementation of the proposed project would not conflict with the provisions of any adopted habitat Conservation Plan,



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Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

f) Refer to b) and c) above.

**CONCLUSION**

The biological resources assessment conducted as part of the EIR shall focus on identifying the potential for sensitive biological resources to exist on or immediately adjacent to areas proposed for disturbance, development, or restoration. This shall be accomplished through querying and review of pertinent databases and literature, including the constraints report, East-West Ranch Public Access and Resource Management Plan (RRM Design Group; April 24, 2003), East/West Ranch, Cambria Property Environmental Audit (Members of the Coastal Resources Institute Facility; 1993), Environmental Impact Report for the Cambria Elementary School (Morro Group, Inc.; March 15, 2001), and the Environmental Impact Report for the Fiscalini Ranch Development Plan (Envicom Corporation; December 1984). In addition, site visits shall be conducted as part of the assessment to collect updated information on the presence and extent of sensitive resources on site. Identified resources and sensitive habitats shall be mapped and presented in the EIR. The proposed project shall be evaluated with respect to impacts on biological resources of the project site and surrounding area. The impact assessment shall focus on determining potential project-related effects on sensitive communities (e.g., wetlands, drainages), migratory birds, rare plants, and special-status wildlife known or having potential to occur within the project site. Impacts associated with project implementation shall be compared to defined thresholds of significance based on pertinent local, state, and federal plans and policies. As part of this task, appropriate resource agency staff shall be contacted to discuss potential project-related effects on sensitive resources of the project site. Mitigation measures for proposed project shall be developed to reduce, to the degree possible, any significant adverse impacts associated with implementation of the proposed project. The EIR shall identify long-term protective measures for sensitive habitats of the project site and adjacent areas, and specific methods for minimizing direct impacts or degradation of sensitive habitats shall be discussed.

**5. CULTURAL RESOURCES. Would the project:**

a) Cause a substantial adverse change in the significance of a historic resource? (See CEQA Guidelines 15064.5)	6, 11		X		
b) Cause a substantial adverse change in the significance of an archeological resource? (See CEQA Guidelines 15064.5)	6, 11		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	
d) Disturb any human remains, including those interred outside of formal cemeteries?	6, 11		X		

**EVALUATION**

- a) The project site is located within the prehistoric territory of the Obispeño Chumash and historic settlers. A *Cultural Resources Survey* (C.A. Singer and Associates, Inc.; February 8, 1995) was prepared for The Fiscalini Ranch. Three historic sites are present on The Fiscalini Ranch/West. Historic sites include houses, barns, sheds, a creamery, water works, historic structures, and the remains of a Chinese seaweed and abalone farm. There is no visible evidence left of the historic seaweed and abalone farm. Proposed activities on The Fiscalini Ranch/West may result in direct disturbance of significant known and unknown cultural resources, and indirect impacts including disturbance and looting.
- b) The project site is located within the prehistoric territory of the Obispeno Chumash. The cultural resources survey documented the presence of twelve prehistoric sites on the West Ranch (C.A. Singer and Associates, Inc.; February 8, 1995). Prehistoric sites include middens, rock ovens, seep springs, bedrock mortars, and small work areas. Proposed activities on The Fiscalini Ranch/West may result in direct disturbance of significant known and unknown cultural resources, and indirect impacts including disturbance and looting.
- c) Proposed improvements to existing trails would not result in significant grading below the surface, and would not likely



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impact significant paleontological resources.

d) Refer to b) above.

**CONCLUSION**

Significant historical and cultural resources sites are present in the vicinity of the project area, including a historic Chinese seaweed and abalone farm, rock ovens, mortars, and middens. Several existing trails would be improved in the vicinity of documented resources. The scope of the EIR shall include the use of existing cultural resource reports, and consultation with Native American groups. The conclusions presented in the existing reports shall be reviewed and incorporated into the EIR. Potential impacts will be evaluated and appropriate mitigation measures will be identified and presented in the EIR.

**6. ENERGY AND MINERAL RESOURCES. Would the project:**

a) Conflict with adopted energy conservation plans?				X	
b) Use non-renewable resources in a wasteful and inefficient manner?				X	
c) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X	

**EVALUATION**

The proposed project would not conflict with the any adopted energy conservation plans, nor would it cause wasteful use of non-renewable resources or deplete any known minerals. All on-site, off-site, direct, in-direct, and cumulative energy and mineral resources impacts associated with the proposed project would be less than significant.

**7. GEOLOGY AND SOILS Would the project:**

a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:	12, 13				
I. Rupture of a known earthquake fault, as delineated in the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault?			X		
II. Strong seismic ground shaking?			X		
III. Seismic related ground-failure, including liquefaction?			X		
IV. Landslides or mudflows?			X		
b) Result in substantial soil erosion or the loss of topsoil?	2		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslides, lateral spreading, subsidence, liquefaction, or collapse?	14		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		

**EVALUATION**

This section was prepared based on information provided in the *San Luis Obispo County Safety Element* (December 1999), *East-West Ranch Resource Inventory and Constraints Report* (Rincon Consultants; January 2002), and *Geologic Hazards Report East-West Water Line* (Earth Systems Pacific; January 30, 2004).

a) I. The proposed project is not located in the Alquist-Priolo Earthquake Fault Zone, and there are no faults underlying



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the project area.

II. According to the *San Luis Obispo County Safety Element* (December 1999), *East-West Ranch Resource Inventory and Constraints Report* (Rincon Consultants; January 2002), and *Geologic Hazards Report East-West Water Line* (Earth Systems Pacific; January 30, 2004), the nearest active fault, the Hosgri-San Simeon fault line, is located approximately two miles west of the ranch. The area may be subject to ground-shaking and tsunami hazards as a result of an earthquake.

III. The proposed project is located within a low to moderate liquefaction potential area, as mapped by *Map 3 Liquefaction Hazards* in the *County of San Luis Obispo Safety Element*. The geologic hazards report states that the liquefaction potential within the area studied for the water line is low due to shallow sandstone bedrock underlying the site (Earth Systems Pacific; January 30, 2004); however, liquefaction could occur on the site in areas of unconsolidated soils. Structural development near Santa Rosa Creek on the East Ranch may be subject to liquefaction hazards.

IV. The proposed project is located within an area with low potential for landslide hazards, as mapped by *Map 4 Landslide Hazards* in the *County of San Luis Obispo Safety Element*.

- b) The underlying soils mapped within the project area vary from moderately well to excessively drained, and low to highly erodible (Natural Resources Conservation Service, September 1984. Several gullies of varying width and depth traverse the project site. These gullies formed by stormwater traveling down the terrace, and eroding the soil where water flows down-gradient into the ocean. Proposed improvement activities on The Fiscalini Ranch/West are not likely to cause a significant amount of erosion, however, the concentration and flow of stormwater along existing and proposed the trail routes would likely cause erosion. In addition, the bluff edge is eroding due to storm water runoff and wave activity. Based on a supplemental bluff retreat report (Don Asquith; February 23, 2005), the bluff front generally consists of a section of bedrock composed of sandstone overlain by terrace deposits, including colluvium and sand. Based on the report, the rates of bluff retreat in the cove at the southerly end of the project, and south of the northerly of the two seasonal wetlands in this area, average approximately 20 feet per 100 years (0.2 ft/yr). The rates of retreat in the remainder of the project area are estimated to average approximately 10 feet per 100 years (0.1 ft/yr). The proposed management plan includes general policies and guidelines to reduce the potential for erosion. Development within The Fiscalini Ranch/East would be located in proximity to Santa Rosa Creek, and unprotected soil disturbance may result in erosion and sediment discharge into the creek.
- c) Refer to a) and b) above.
- d) Proposed structures on The Fiscalini Ranch/East may be located on expansive soils, requiring implementation of engineered grading to avoid risk to life and property.

**CONCLUSION**

Potential geology and soils impacts shall be assessed in the EIR. Based on review of the constraints report and conversations with the County Geologist, Lew Rosenberg, the primary geologic hazard on The Fiscalini Ranch/West is erosion along the bluffs, gullies, and creek banks. Flood plains associated with Santa Rosa Creek and associated drainages are present within The Fiscalini Ranch/East. The geology and soils section of the EIR shall include a discussion of geologic hazards, incorporation of an existing bluff retreat rate analysis report, an analysis of erosion and sedimentation conditions, flood hazards, and seismic hazards. Other geologic hazards that shall be discussed include landslides and slope stability, liquefaction, asbestiform minerals, and expansive soils. The EIR shall identify any impacts associated with the proposed project and recommended mitigation measures accordingly.

**8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

a) Create a significant hazard to the public or the environment though the routine use, transport or disposal of hazardous materials?				X	
b) Create a significant hazard to the public or the environment				X	



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through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	
d) Expose people or structures to existing sources of hazardous emissions or hazardous or acutely hazardous materials, substances, or waste?				X	
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would create a significant hazard to the public or the environment?				X	
f) For a project located within an airport land use plan, or within two miles of a public airport, would the project result in a safety hazard for the people residing or working in the project area?				X	
g) Impair implementation of, or physically interfere with, the adopted emergency response plan or emergency evacuation plan?				X	
h) Expose people or structures to a significant risk of lose, injury, or death, involving wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands?			X		

**EVALUATION**

- a) The construction of proposed improvements and implementation of the management plan would not require the use, transport, or disposal of hazardous materials.
- b) Refer to a) above. In addition, the project site is not located within an area of known hazardous material contamination, or naturally occurring asbestos.
- c) Refer to a) and b) above.
- d) Refer to a) and b) above.
- e) Refer to b) above.
- f) The project site is not located within the boundaries of an airport land use plan, or within two miles of any public or private airport.
- g) Implementation of the proposed project is not expected to impair implementation of, or physically interfere with, the adopted emergency response plan or emergency evacuation plan. Primary and secondary access to the project site and proposed community park would be evaluated for consistency with State Regulations regarding emergency access.
- h) The project site is located within a high fire hazard area, and is served by the Cambria Community Services District Fire Department. The proposed management plan includes policies and guidelines regarding fuel load reduction/vegetative management to reduce the potential for fire. Based on additional consultation with the Cambria Fire Chief, additional measures may be required, including posting of fire safety signage and designated emergency access.

**CONCLUSION**





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The primary hazard on The Fiscalini Ranch is the potential for wildland fire. The EIR shall include a discussion of the existing hazards and the applicable regulatory setting and project impact significance thresholds, based on consultation with the CCSF Fire Department. Short-term, long-term, residual, cumulative and significant impacts, if any, resulting from the construction and operation of the project shall be identified. Cumulative impacts shall be evaluated with reasonably foreseeable future projects in the area. Impacts associated with project implementation shall be compared to defined thresholds of significance based on pertinent local, state, and federal plans and policies as well as consultation with the CCSF Fire Department. In compliance with the Uniform and California Fire Codes, a secondary means of ingress and egress shall be required by the Cambria Fire Department in order to ensure the most efficient response of emergency medical, fire and law enforcement resources to The Fiscalini Ranch/East property. This public safety ingress and egress road must meet fire code requirements for widths and for minimum surface weight support and also would be required to be gated in compliance with the fire code. The secondary ingress and egress for public safety and fire responders is required due to the fact that the only public access for motor vehicles is via the two-lane Rodeo Grounds Drive. In an emergency this could be quickly obstructed, requiring emergency services to utilize this emergency fire access road (Piney Way Road). Secondary impacts resulting from implementation of the access road would be assessed. If the proposed project causes an exceedance of any impact significance threshold, mitigation measures shall be evaluated to mitigate the impacts to a level of insignificance. Additional mitigation measures, as appropriate, will be recommended to mitigate any significant impacts.

**9. HYDROLOGY AND WATER QUALITY. Would the project:**

a) Violate any water quality standards or waste discharge requirements?			X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (eg. The production rate of preexisting nearby wells would drop to a level which would not support existing land uses for which permits have been granted)?			X		
c) Create or contribute runoff water that would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff.			X		
d) Substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation onsite or offsite?			X		
e) Substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial flooding onsite or offsite?			X		
f) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	6				X
g) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	6		X		
h) Otherwise substantially degrade water quality?			X		

**EVALUATION**

- a) Ground disturbing activities including trail improvements, parking areas, temporary staging areas, vegetation removal, site alteration for community park amenities, and restoration activities in the vicinity of ocean bluffs and drainage gullies would potentially result in the discharge of sediment into surface waters, including the Pacific Ocean and intermittent storm water flows.
- b) Implementation of the management plan on The Fiscalini Ranch/West would not require the use of groundwater



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resources, or interfere with aquifer recharge. Development and maintenance of the community park on The Fiscalini Ranch/East would require water resources for athletic fields, landscaping, and restroom facilities.

- c) The creation of new impervious surfaces would occur within the proposed Community Park, including basketball and tennis courts, and parking areas. Utilization of the Community Park parking lot may result in increased pollutant discharge into Santa Rosa Creek by hydrocarbons in stormwater runoff. Improvement of existing trails on The Fiscalini Ranch/West would not likely create or contribute to runoff water nor provide substantial addition sources of polluted runoff. Existing drainage issues on the Ranch are discussed in the management plan, which includes remediation policies.
- d) Refer to a) above. Proposed site alteration may affect drainage patterns and increase the potential for erosion.
- e) The proposed community park would be located adjacent to Santa Rosa Creek and within its associated 100-year flood plain. Proposed site alteration may affect existing drainage and flooding patterns.
- f) The proposed project does not include the construction of housing.
- g) Based on the *Resource Inventory and Constraints Report*, a majority of The Fiscalini Ranch/East is located within the 100-year FEMA flood zone associated with Santa Rosa Creek. Structural improvements proposed within the 100-year flood zone are generally limited to signage, trash enclosures, and a restroom facility. Implementation of the proposed community park plan may affect flooding patterns.
- h) Refer to a) above.

**CONCLUSION**

The EIR shall identify existing drainage, flooding, and erosion issues on The Fiscalini Ranch. The EIR shall assess the proposed project’s effect on existing drainage and flooding patterns, and determine if site alteration would exacerbate existing erosional gullies or cause off-site flooding. The EIR shall include a description of regulatory criteria related to these impacts, a review of the proposed project with respect to these criteria, and an assessment of the level of impact associated with the project. The EIR shall also determine the estimated water demand and the project’s effect on the local water supply. Alternatives to standard water supply shall be assessed, including, but not limited to, recycled or non-potable water, captured stormwater, and the use of synthetic turf. Appropriate mitigation measures, recommended Best Management Practices (BMPs), water conservation measures, and identification of necessary State and Federal permits (if necessary) shall be identified, in coordination with CCSD and County staff, which could mitigate project-specific and cumulative impacts.

**10. LAND USE AND PLANNING - Would the project:**

a) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?			X		
b) Physically divide an established community?				X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plans?				X	

**EVALUATION**

- a) The County of San Luis Obispo is currently amending the Cambria Community Plan of the North Coast Area Plan and Local Coastal Plan. The proposed plan proposes to amend the current land use designations on the project site to Open Space and Recreation. The proposed project will be reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., North Coast Area Plan and Local Coastal Plan, San Luis Obispo County Coastal Zone Land Use Ordinance, and Coastal Policies). Several agencies and advisory groups will be consulted to review and discuss various policy consistencies including, but not limited to, the San Luis Obispo County



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Planning and Building Department, San Luis Obispo County Parks and Recreation Division, Cambria Fire Department, North Coast SWAP, California Department of Fish and Game, California Coastal Commission, Regional Water Quality Control Board, California Coastal Conservancy, American Land Conservancy, San Luis Obispo County Chumash Council, and the Native American Heritage Commission. The Cambria Community Services District proposes to obtain all required permits and approvals from the County of San Luis Obispo prior to construction or operation.

- b) The proposed improvements would enhance public safety, minimize erosion, and increase the accessibility of the trail to persons with disabilities, and would not divide the community of Cambria.
- c) The proposed project will not directly or indirectly conflict with any habitat or natural community conservation plans.

**CONCLUSION**

The EIR shall include a description of the physical setting of the project site, and the surrounding land uses. The EIR shall also include an outline of all land-use policies for the County of San Luis Obispo, and any other applicable general or regional plans and ordinances. Plans, policies and applicable standards shall be reviewed to identify an initial determination of potential consistency with the proposed project. In addition, potential land use conflicts between residential and active recreation areas shall be assessed, and mitigation measures shall be identified.

**11. NOISE. Would the project result in:**

a) Exposure of people to or generation of “unacceptable” noise levels as defined by the San Luis Obispo General Plan Noise Element, or general noise levels in excess of standards established in the Noise Ordinance?			X		
b) A substantial temporary, periodic, or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X		
c) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X		
d) For a project located within an airport land use plan, or within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					X

**EVALUATION**

- a) Portions of The Fiscalini Ranch immediately adjacent to Highway 1 are located within the 60 to 65 Ldn (average decibel noise level) noise contour (County of San Luis Obispo Noise Element, May 1992). Outdoor sports and recreation facilities (i.e., athletic fields, playgrounds, tennis and basketball courts, etc.) are considered a noise sensitive use. The threshold for acceptable noise exposure due to transportation related sources is 70 dB. Based on the location of these proposed facilities in the Community Park Master Plan, it is unlikely that noise exposure exceeding the 70 dB noise threshold would occur. Enhanced trail amenities may attract more visitors to The Fiscalini Ranch/West, and construction of athletic fields and more intensive recreational opportunities within The Fiscalini Ranch/East would increase traffic trips to the area. In addition, sports and community events held at the proposed community park would generate noise. Residents on affected roadways and in close proximity to the community park may be exposed to increased levels of noise due to increased traffic and operation of the park.
- b) Refer to a) above.
- c) Proposed construction activities within the community park would include the use of grading and construction equipment, which may include jackhammering, or similar activities causing groundborne vibration and a temporary increase in noise levels. The County Noise Element does not require noise limitations for construction activities during



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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daytime hours.

- d) The project site is not located within two miles of an airport.

**CONCLUSION**

The EIR shall include a preliminary noise consultation, including review of the project and its relation with the County Noise Element, consultation with County staff, and correspondence with the CCSD. The noise investigation shall include an analysis of transportation-related noise sources and analysis of stationary noise sources. The existing and projected future noise levels at the site, and potentially generated by the community park shall be identified in the EIR. Noise levels shall be compared with the allowable levels defined in the County Noise Element, and potential impacts shall be identified. Short-term, long-term, residual, cumulative and significant impacts, if any, resulting from the construction and operation of the project will be identified. Cumulative impacts will be evaluated with reasonably foreseeable future project noise emissions in the region. Impacts associated with project implementation will be compared to defined thresholds of significance based on pertinent local, state, and federal plans and policies. If the proposed project would generate or be exposed to any noise emissions that cause an exceedance of any impact significance threshold, mitigation measures will be evaluated to mitigate the impacts to a level of insignificance. The EIR shall recommend how to reach the noise limits established by the County Noise Element, and these recommendations (including site design, setbacks, earthen berms, etc.) shall reflect the order of preference and management approaches for mitigating noise exposure established through consultation with CCSD staff.

**12. POPULATION AND HOUSING. Would the project:**

a) Induce substantial population growth in an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure)?					X
b) Displace substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere?					X

**EVALUATION**

The proposed project involves recreational improvements to an existing open space area, and would not induce substantial population growth in the community of Cambria or San Luis Obispo County directly or indirectly. The proposed project would not displace existing housing or people.

**13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision, or need, of new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:**

a) Fire protection?			X		
b) Police protection?			X		
c) Schools?					
d) Parks?					
e) Roads and other transportation infrastructure?				X	
f) Other public facilities?				X	

**EVALUATION**

The Fiscalini Ranch is within the community of Cambria, and is served by the Cambria Community Services District, which includes a fire department. Other emergency response agencies include the County Sheriff and California Highway Patrol (Highway 1). Public roads are maintained by the County of San Luis Obispo Public Works Department. Implementation of the proposed project would not have a significant effect on schools, and would provide additional recreational opportunities



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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within the community of Cambria. Based on an anticipated increase in the public's use of the area, implementation of the proposed project would result in an additional demand for police and fire protection.

**CONCLUSION**

The EIR shall evaluate the proposed project's effect on public services. Affected agencies shall be consulted to develop public safety measures that can be incorporated into the final design of the community park and West Ranch trail system to discourage crime and minimize fire hazards. Impacts to service capacity shall be identified. Mitigation measures shall be presented incorporating recommended public safety measures.

**14. RECREATION. Would the project:**

a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			X		

**EVALUATION**

- a) The intent of the proposed project is to provide a variety of recreational opportunities within the community of Cambria, and implement management practices to protect and preserve environmental resources on The Fiscalini Ranch. Implementation of the proposed project would reduce the demand on existing parks and facilities in the area.
- b) Refer to a) above. The EIR would assesses the potential environmental impacts resulting from the proposed project and, where applicable, provide mitigation measures to reduce such impacts to less than significant.

**CONCLUSION**

Based on the above discussion, the proposed project would enhance recreational opportunities in the Cambria area. The proposed EIR would address potential impacts and recommend appropriate mitigation measures associated with development and management of The Fiscalini Ranch.

**15. TRANSPORTATION/TRAFFIC. Would the project:**

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system?			X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?			X		
c) Substantially increase hazards due to design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			X		
d) Result in inadequate emergency access?			X		
e) Result in inadequate parking capacity onsite or offsite?			X		
f) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?			X		
g) Conflict with the with San Luis Obispo County Airport Land Use Plan resulting in substantial safety risks from hazards, noise, or a change in air traffic patterns?					X



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**EVALUATION**

- a) Vehicle access to the proposed community park will be from Burton Drive. Bicycle and pedestrian access will be from Burton Drive and connections to the Cross Town Trail and Santa Rosa Creek Trail. The existing trail system on The Fiscalini Ranch/West is accessed from the Park Hill and West Lodge Hill neighborhoods. Trails on The Fiscalini Ranch/East would be accessed from Main Street and the East Lodge Hill neighborhood. Improvement of the trail system and development of the community park would increase visitor trips to The Fiscalini Ranch. Trips generated by use of the proposed Fiscalini Ranch/West amenities are likely to be spread out during the daytime hours and on weekends. The largest concentration of traffic trips would likely occur during sports and community events associated with the community park and proposed athletic fields on The Fiscalini Ranch/East. The management plan proposes a variety of access locations, which would diffuse traffic trips throughout affected areas. In addition, proposed trail and access improvements are intended to encourage alternative transportation by pedestrians and bicyclists.
- b) Refer to a) above. Implementation of the proposed project would not likely reduce the level of service (LOS) on the local road system or Highway 1. Estimated traffic trips would be calculated to determine the project’s effect on LOS, including road segments and intersections.
- c) The proposed project does not include any hazardous design features, and does not propose incompatible uses.
- d) Access to The Fiscalini Ranch/West would be provided via a variety of locations within the Park Hill and West Lodge Hill neighborhoods. The community park would be accessed via Burton Drive. A secondary access location is not currently proposed. Additional consultation with the Cambria Community Services District Fire Department is required to determine if the internal circulation system provides adequate emergency ingress and egress.
- e) Parking and staging areas are proposed in the following locations: Highway 1/Cambria Drive, Huntington Lot, and Windsor Drive. In addition, 103 parking spaces are proposed at the community park. The Cambria trolley would be utilized to transport visitors from identified staging areas to The Fiscalini Ranch, with the intent of minimizing parking congestion within adjacent neighborhoods. Additional parking and staging areas within the community may include Lampton Park, Shamel Park, and the Cambria Community Services District Wastewater Treatment Plant at Windsor Bridge.
- f) The proposed project does not conflict with any adopted alternative transportation policies. The management plan includes an integrated trail system and bike racks to encourage pedestrian and bike access to The Fiscalini Ranch.
- g) The proposed project site is not located in the vicinity of an airport, and is not located within the jurisdiction of the San Luis Obispo County Airport Land Use Plan.

**CONCLUSION**

The focus of the transportation analysis will be to evaluate the project specific and cumulative impacts of the proposed project. The impacts of the development will be evaluated using existing traffic standards and impact thresholds established by the County of San Luis Obispo. The EIR section will estimate the anticipated traffic levels that would result from the proposed land uses, and will distribute/assign project traffic (primarily based on existing traffic flows in the vicinity of the site, and on the origin/destinations of likely users). In addition, the preliminary scope of work includes an evaluation of the existing plus project conditions, the existing plus approved plus pending projects (without the proposed project) for the year that project is scheduled to be complete, the existing plus pending plus approved plus project conditions, and the existing plus construction traffic conditions. If significant impacts are identified, feasible mitigation measures that would offset the project-specific and cumulative impacts will be recommended.

**16. UTILITIES AND SERVICE SYSTEMS. Would the project:**

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	
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Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Require or result in the construction or expansion of new water treatment, wastewater treatment, or storm drainage facilities, the construction of which could cause significant environmental effects?			X		
c) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new and expanded water resources needed?			X		
d) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand and addition to the provider's existing commitment?				X	
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	
f) Comply with federal, state, and local statutes and regulations related to solid waste?				X	

**EVALUATION**

- a) There is an existing sewer line connecting to the Cambria Community Services District wastewater treatment plant. Wastewater disposal would be limited to restrooms proposed within the community park. Based on the Annual Resource Summary Report for 2004 (County of San Luis Obispo, 2005), the Cambria Community Services District wastewater treatment plant has a capacity of one million gallons per day, and is at 69.9 percent capacity. Based on the estimated usage of the proposed park restroom facilities, implementation of the proposed project would not exceed available capacity for sewage disposal, or result in a violation of the service district's waste disposal permit.
- b) Refer to a) above.
- c) The project site would be served by the Cambria Community Services District. Based on the Annual Resource Summary Report for 2004 (County of San Luis Obispo, 2005), a Level of Severity III is recommended for the CCSD's water supply. This indicates that the existing water demand equals or exceeds the dependable supply. Early 2006, the CCSD received approval from the California Coastal Commission and County of San Luis Obispo to replace deficient water storage tanks in the community. In addition, there is a one percent growth limit on new residential development, and the CCSD Board implemented a water shortage emergency in November 2001. No water connections will be issued until a long-term stable water supply is determined. Construction of trail improvements and restoration activities would likely require minimal amounts of water for occasional watering, dust control, and soil compaction. It is likely water resources would be trucked to identified construction and restoration sites. Continuous use of water resources would be necessary within the proposed community park, for use within the restrooms, community center, and possibly for turf (synthetic turf is also being evaluated for use on the athletic fields) and landscape irrigation. The proposed water supply will be potable water from the services district until a reclaimed water system is in place. At that time, the irrigation system would be switched to reclaimed water. The irrigation system will be mainly limited to the turf areas. The native plant areas will receive irrigation only long enough to get the plants established and growing. Use of reclaimed water, in addition to drought-tolerant landscaping, use of drip-irrigation, and implementation of water conservation measures would minimize the proposed project's effect on available water resources.
- d) Refer to a) above.
- e) Within the community of Cambria, the CCSD oversees solid waste disposal under a contract with Mission County Disposal. Solid waste is transported to the Cold Canyon Landfill, near the City of Arroyo Grande in San Luis Obispo County, consistent with local, state, and federal regulations. The management plan proposes to install and maintain trash receptacles on The Fiscalini Ranch/East. Trash receptacles are currently in place at the south and north ends of The Fiscalini Ranch/West Bluff Trail. The amount of solid waste generated by the proposed project is not anticipated to exceed, or significantly affect, the capacity of the landfill.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Refer to e) above.

**CONCLUSION**

The EIR shall identify the existing capacity of available utilities and public service systems. The project’s effect on the capacity of such services shall be assessed, and impacts shall be identified. The amount of water (acre-feet per year) necessary to implement the proposed project shall be determined based on the project description and consultation with the CCSD. Additional infrastructure (pipes, watermains, etc.) shall be identified if necessary. Potential impacts resulting from the use of water resources, including secondary impacts resulting from placement of new infrastructure, will be determined. Mitigation measures shall be identified to minimize the project’s potential demand on utilities and public services at both a project-specific and cumulative level. In addition, mitigation measures to reduce water consumption and/or recharge water into the ground shall be identified.

**17. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X		
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Refer to Section 4 (Biological Resources) and Section 9 (Hydrology and Water Quality) for discussion.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)			X		
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Refer to Sections 4 (Biological Resources) and 9 (Hydrology and Water Quality) for discussion.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
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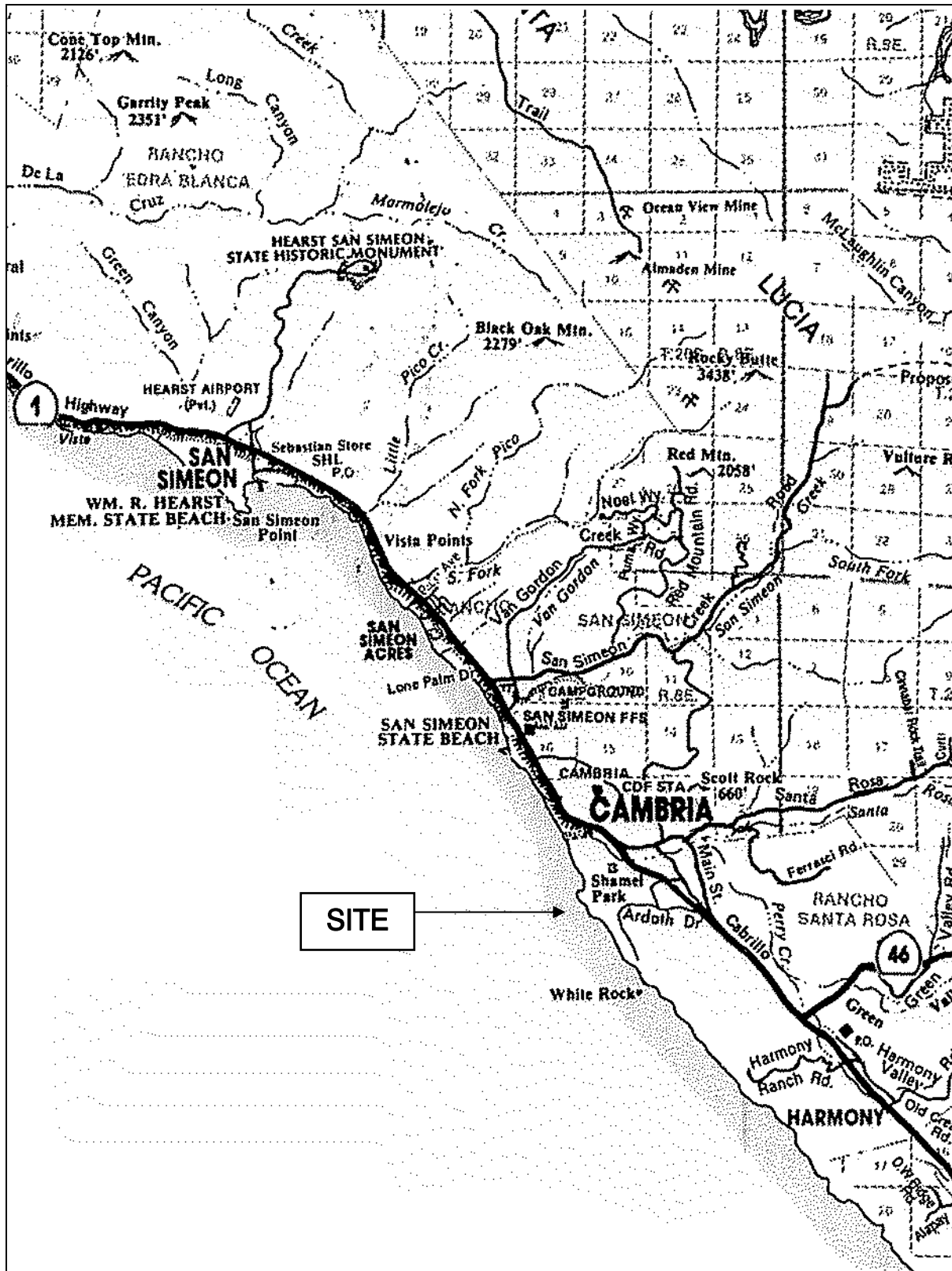
Implementation of the proposed project would not result in any substantial adverse effects on human beings.





<b>18. SOURCE REFERENCES</b>	
1.	California Department of Conservation. 2000. <i>San Luis Obispo County Important Farmland Map</i> .
2.	Natural Resources Conservation Service. September 1984. <i>Soil Survey of San Luis Obispo County, California</i> .
3.	County of San Luis Obispo. November 7, 2002. <i>North Coast Land Use Element and Local Coastal Plan</i> .
4.	San Luis Obispo County APCD. April 2003. <i>CEQA Air Quality Handbook</i> .
5.	San Luis Obispo County APCD. December 2001. <i>Clean Air Plan</i> .
6.	Rincon Consultants, Inc. January 2002. <i>Resource Inventory and Constraints Report</i> .
7.	California Department of Fish and Game. 2004. <i>California Natural Diversity Database</i> .
8.	Morro Group, Inc. February 2005. <i>Wetland Assessment</i> .
9.	San Luis Obispo County. June 2004. <i>Coastal Zone Land Use Ordinance</i> .
10.	San Luis Obispo County. June 2004. <i>Coastal Plan Policies</i> .
11.	C.A. Singer and Associates, Inc. February 8, 1995. <i>Cultural Resources Survey</i> .
12.	San Luis Obispo County. December 1999. <i>San Luis Obispo County Safety Element</i> .
13.	Earth Systems Pacific. January 30, 2004. <i>Geologic Hazards Report East-West Water Line</i> .
14.	Don Asquith, PhD. February 23, 2005. <i>Draft Review of Bluff Retreat</i> .



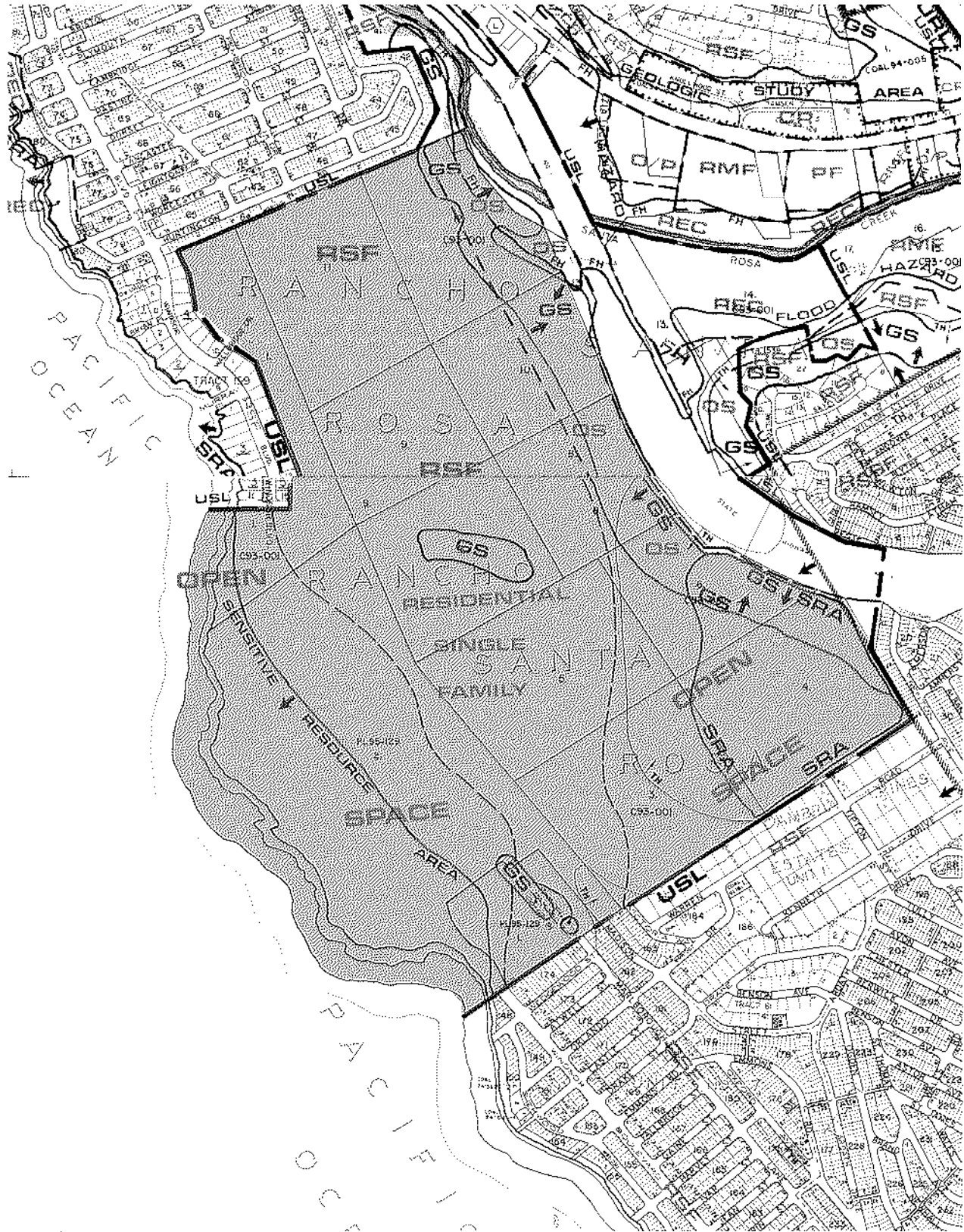


Source: Compass Maps



NORTH  
Not to Scale

VICINITY MAP  
FIGURE 1

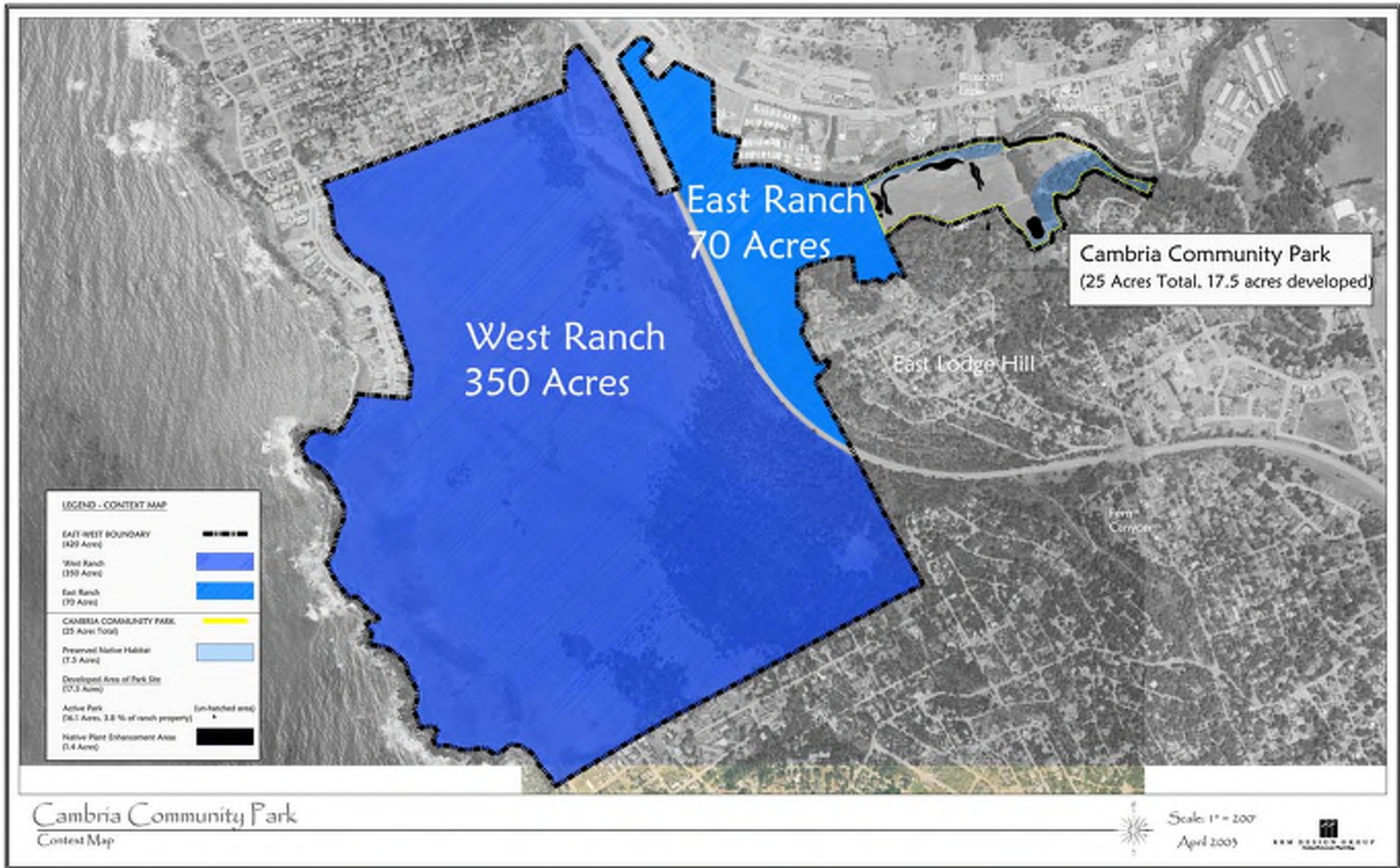


Source: County of San Luis Obispo



NORTH  
Not to Scale

LAND USE CATEGORY  
FIGURE 2



Source: RRM Design Group



**NORTH**  
Not to Scale

Morro Group, Inc.

**CONTEXT MAP**  
**FIGURE 3**

Source: Cambria Community Services District



NORTH  
Not to Scale

PROPOSED TRAIL PLAN  
FIGURE 4



**NORTH**  
Not to Scale

Morro Group, Inc.

**COMMUNITY PARK MASTER PLAN**  
**FIGURE 5**



**AIR POLLUTION  
CONTROL DISTRICT**  
COUNTY OF SAN LUIS OBISPO

June 8, 2006

Connie Davidson  
Cambria Community Service District  
1316 Tamson Drive  
Cambria, CA 93428

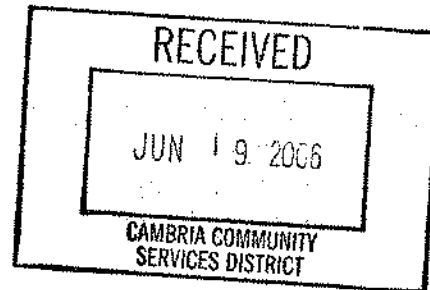
**SUBJECT: APCD Comments Regarding the Fiscalini Ranch (East West Ranch) Management Plan and Community Park Master Plan Notice of Preparation (NOP) for an Environmental Impact Report**

Dear Cambria Community Service District,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the above referenced NOP. The following are APCD comments that are pertinent to this project.

1. Contact Person:

Melissa Guise  
Air Pollution Control District  
3433 Roberto Court  
San Luis Obispo, CA 93401  
(805) 781-4667



2. Permit(s) or Approval(s) Authority:

Portable equipment used during construction activities may require statewide registration or a District permit. Additionally, some future developments (i.e. gas stations, auto body and paint shops, etc.) may require District permits and applicants will need to apply for an Authority to Construct. Please contact David Dixon of our Engineering Division at (805) 781-5912 prior to final permit approval of these types of projects by your agency.

Demolition Activities

Demolition and remodeling activities have potential negative air quality impacts, including issues surrounding proper demolition and disposal of asbestos containing material (ACM). Demolition and remodeling projects are subject to the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (NESHAP), which includes but is not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the APCD Enforcement Division at 781-5912 prior to final approval of these types of projects by your agency.

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

Developmental Burning

Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

3. Environmental Information:

The potential air quality impacts from construction and buildout of the project should be assessed in the EIR. The project under development has the potential for significant impacts to local air emissions, ambient air quality, sensitive receptors, and the implementation of the Clean Air Plan (CAP). A complete air quality analysis should be included in the DEIR to adequately evaluate the overall air quality impacts associated with implementation of the proposed project. This analysis should address both short-term and long-term emissions impacts.

- a) A description of existing air quality and emissions in the impact area, including the attainment status of the District relative to State air quality standards and any existing regulatory restrictions to development. The most recent CAP should be consulted for applicable information.
- b) A detailed quantitative air emissions analysis at the project scale is not relevant at this time.



- c) A qualitative analysis of the air quality impacts should be conducted. A consistency analysis with the CAP will determine if the emissions resulting from development under the project will be consistent with the emissions projected in the CAP, as described in item 6 of this letter. The qualitative analysis should be based upon criteria such as prevention of urban sprawl and reduced dependence on automobiles. A finding of Class I impacts could be determined qualitatively. The DEIR author should contact the District if additional information and guidance is required. All assumptions used should be fully documented in an appendix to the DEIR.
  - To aid in the air quality analysis, the traffic study should include the total daily traffic volumes projected. The traffic study results can be used in the qualitative analysis by providing a tool for comparing trip generation between different alternatives and evaluating effectiveness of mitigation methods for reducing traffic impacts.
- d) The DEIR should include a range of alternatives that could effectively minimize air quality impacts. A consistency analysis should be performed for each of the proposed alternatives identified, as described above. A qualitative analysis of the air quality impacts should be generated for each of the proposed alternatives.
- e) Mitigation measures to reduce or avoid significant air quality impacts should be recommended.

#### 4. Permit Stipulations/Conditions:

It is recommended that you refer to the "CEQA Air Quality Handbook" (the Handbook). If you do not have a copy, it can be accessed on the District web page ([www.slocleanair.org](http://www.slocleanair.org)) in the Business Assistance section, listed under Regulations, or a hardcopy can be requested by contacting the District. The Handbook provides information on mitigating emissions from development (Section 5) which should be referenced in the DEIR.

#### 5. Alternatives:

Any alternatives described in the DEIR should involve the same level of air quality analysis as described in bullet items 3.c and 3.d listed above.

#### 6. Reasonably Foreseeable Projects, Programs or Plans:

The most appropriate standard for assessing the significance of potential air quality impacts for project EIRs is the preparation of a consistency analysis where the proposed project is evaluated against the land use goals, policies, and population projections contained in the CAP. The rationale for requiring the preparation of a consistency analysis is to ensure that the attainment projections developed by the

District are met and maintained. Failure to comply with the CAP could result in long term air quality impacts, which could delay or preclude attainment of the state ozone standard. Inability to maintain compliance with the state ozone standard could bear potential negative economic implications for the county's residents and business community. The District's CEQA Air Quality Handbook provides guidance for preparing the consistency analysis and recommends evaluation of the following questions:

- a) Are the population projections used in the plan or project equal to or less than those used in the most recent CAP for the same area?
- b) Is the rate of increase in vehicle trips and miles traveled less than or equal to the rate of population growth for the same area?
- c) Have all applicable land use and transportation control measures from the CAP been included in the plan or project to the maximum extent feasible?

The land use and circulation policy areas contained in Appendix E of the District's CAP are crucial to the consistency analysis and should be specifically addressed in the DEIR. Implementation of these land use planning strategies is the best way to mitigate air quality impacts at the project scale.

These land use planning strategies are:

- Planning Compact Communities
- Providing for Mixed Land Use
- Balancing Jobs and Housing
- Circulation Management Policies and Programs
  - Promoting Accessibility in the Transportation System
  - Promoting Walking and Bicycling
  - Parking Management
  - Transportation Demand Management
  - Communication, Coordination and Monitoring

The formation of compact, pedestrian friendly and more economically self-sufficient communities will reduce automobile trip generation rates and trip lengths.

7. Relevant Information:

As mentioned earlier, the Handbook should be referenced in the EIR for determining the significance of impacts and level of mitigation recommended.

8. Further Comments: Please send us a copy of the EIR in electronic format.

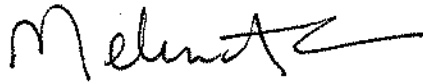
NOP Project Level for Fiscalini Ranch/East Management Plan

Page 5 of 5

June 6, 2006

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

Sincerely,



Melissa Guise  
Air Quality Specialist

MAG/sll

cc: Karen Brooks, Enforcement Division, Air Pollution Control District  
Tim Fuhs, Enforcement Division, Air Pollution Control District

Attachments: Natural Occuring Asbestos Exemption Form

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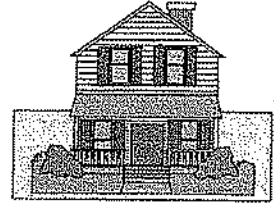
# Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form

Attachment 1

Send To:

**San Luis Obispo County  
Air Pollution Control District  
3433 Roberto Court  
San Luis Obispo, CA 93401**

Phone: (805) 781-5912  
Fax: (805) 781-1002



Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

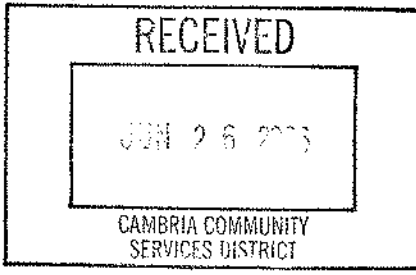
The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout "**ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements.**"

**NOTE: A basic exemption evaluation fee of \$100.00 will be charged.**

APPLICANT MUST SIGN BELOW
I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.
Legal Declaration/Authorized Signature:
Date:

OFFICE USE ONLY - APCD Required Element - Geological Evaluation			
Intake Date:	APCD Staff:	OIS Site #:	OIS Project #:
Date Reviewed:	APCD Staff:	Approved	Not Approved
Comments:			

O: CD  
C: Sean



FROM: Shaun Cooper, San Luis Obispo County Parks

DATE: June 22, 2006

RE: **Fiscalini Ranch (East West Ranch) Management Plan and Community Park**  
~~Master~~

This memo is regarding your NOP dated May 16, 2006.

*Name of Contact Person:* Shaun Cooper, 781-4388

*Permit Authority:* Parks, Recreation, & Trails within the County of San Luis Obispo.

*Environmental Information:* The San Luis Obispo County *Planning Commission Review Draft Parks and Recreation Element* indicates parks, recreation and multi-use trails in the vicinity of this project.

*Permit Stipulations/Conditions:* Improvements shall be consistent with the active recreation requirements for the East Ranch side.

*Alternatives:* None proposed at this time.

*Reasonably Foreseeable Projects, Programs or Plans:* San Luis Obispo County *Planning Commission Review Draft Parks and Recreation Element*.

*Relevant Information:* San Luis Obispo County *Planning Commission Review Draft Parks and Recreation Element*.

*Further Comments:* All improvements shall continue to be maintained by the Cambria Community Services District.

*Eir Requested:* Please send County Parks a copy of the environmental document on CD when it is available.

To: California Coastal Commission, Santa Cruz,  
Att: Jonathan Bishop, Coastal Analyst, cc Commissioners  
Sierra Club, Santa Lucia Chapter  
North Coast Advisory Council, Cambria

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— To Connie Davidson  
4/10/06  
Sheet 2

**Subject: Stop the Proposed Sports Field**

We must save the last open space located near downtown Cambria. It is now referred to as the East end of the Fiscalini Ranch. This open space is a grassy meadow bordered by homes a little farther to the East, and homes on a hillside to the South, hidden by trees. On the North side and across the adjacent Santa Rosa creek is a mobile home court which has been sold. In place of the mobile homes will be some apartments and possibly some low cost housing. Noise from the proposed sports activities in this meadow would travel outward and upward as in a bowl effect to the nearby homes (and businesses).

We recommend as do many other Cambrians, that this area be preserved as a quiet walking area with a designated trail and few benches. It is accessible to tourists and residents alike by a foot bridge from Main street (next to Bluebird Motel) and by a maintenance road from Burton drive. The West end of this meadow is bordered by Highway 1 and the Mid-State bank. This end is another possible entrance to the meadow.

Many Cambrians have donated money to preserve the area as open space, meaning no buildings and no organized activities such as a "sports field". We would appreciate any help you can give to preserve this area and the Santa Rosa Creek wetland.

Sincerely,  
Cambrians For Fair Land Use (CFLU)  
PO Box 1332 Cambria, CA 93428

Norman Fleming, Chairman



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Noel King, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

---

Fax (805) 781-1229

email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

June 14, 2006

Connie Davidson  
Cambria Community Services District  
P. O. Box 65  
Cambria CA 93428

RE: Notice of Preparation of DEIR: Fiscalini Ranch Management Plan and  
Community Park Master Plan

Dear Ms. Davidson:

Thank you for the opportunity to review and comment on the Notice of Preparation of this Draft EIR. As I review the initial study, I see that the Evaluation in Section 16, Utilities, notes that the Management Plan "...proposes to install and maintain trash receptacles on The Fiscalini Ranch/East." The EIR needs to estimate the number of users of the entire Fiscalini Ranch/East and West and require adequate space for a sufficient number of trash *and recycling* containers and describe what entity(ies) will be responsible for collecting the waste and maintaining the receptacles. Mitigation measures to be considered for the project might include requiring sufficient, consistent frequency of collection of the containers so debris will not overflow and litter the Ranch or neighboring users.

In addition, during the construction of the amenities and demolition of any existing structures, the contractors need to comply with the County ordinance that requires recycling of 50% of the waste debris from these activities. For additional information or help with assuring that the construction and demolition materials are recycled, please don't hesitate to contact me.

Thank you again for the opportunity to review this initial study and comment on the proposed EIR. I know the community has been looking forward to this project for a long time. It is good to see it move forward.

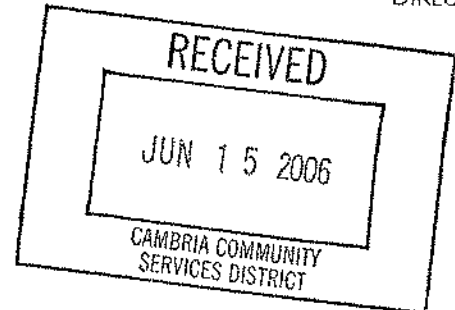
Sincerely,

  
Mary Whittlesey  
Solid Waste Coordinator



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR



June 13, 2006

Ms. Connie Davidson  
Cambria Community Services District  
P.O. Box 65  
Cambira, CA 93428

RE: Notice of Preparation of a Draft Environmental Impact Report; Fiscalini Ranch Management Plan and Community Park Master Plan

Dear Ms. Davidson:

Thank you for the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the Fiscalini Ranch Management Plan and Community Park Master Plan (EIR). We offer the following responses to your request for information:

1. **NAME OF CONTACT PERSON:** Martha Neder, AICP, Planner; San Luis Obispo County Department of Planning and Building; County Government Center; San Luis Obispo, CA 93408; (805) 781-4576
2. **PERMITS OR APPROVAL AUTHORITY:** The project is located in the Coastal Zone and will be subject to the County's approved Local Coastal Plan requirements. The project is located in an area where an action by the county on a permit application may be appealed to the Coastal Commission. Therefore, any proposed development will require, at minimum, Minor Use Permit/Coastal Development Permit approval. Certain uses may require Development Plan/Coastal Development Permit approval depending on specific proposals. As the coastal permitting authority, the County of San Luis Obispo is a Responsible Agency under CEQA.
3. **ENVIRONMENTAL INFORMATION:** As stated in the Initial Study/Environmental Checklist, the draft EIR should analyze the potential of the project to conflict with the Local Coastal Plan requirements. Documents to be used include, but are not limited to the General Plan, Coastal Zone Land Use Ordinance, Annual Resource Summary Report, and Coastal Plan Policies. The Coastal Plan Policies in particular address many of the issue areas to be analyzed in the Environmental Impact Report (recreation, biological resources, visual resources, cultural resources, air quality, watershed, etc.)
4. **PERMIT STIPULATIONS/CONDITIONS:** Permit stipulations and conditions will depend on the specifics of the project.



5. ALTERNATIVES: Alternatives should address various site designs and facilities that would decrease the potential of the project to conflict with Local Coastal Plan policies and requirements.
6. REASONABLY FORESEEABLE PROJECTS, PROGRAMS, OR PLANS: The April 2006 Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Board of Supervisors Approved Draft (April 2006 Board Approved Draft) proposes to change the current land use designations from Residential Single Family, Residential Multi-family, Public Facilities, Commercial Retail, Office/Professional, Recreation and Open Space to Open Space and Recreation. The April 2006 Board Approved Draft is currently under review by the California Coastal Commission.
7. RELEVANT INFORMATION: San Luis Obispo Local Coastal Plan documents, April 2006 Board Approved Draft, Annual Resource Summary Report.
8. FURTHER COMMENTS: Figure 2 Land Use Category only includes the area west of Highway 1.

Evaluate total parking spaces per uses/ anticipated events.

Please include the community building in the project description so the parking, fire access, etc issues are all addressed by the EIR.

Evaluate emergency access roads and include use of bridge for emergency and other access. The Piney Way access is not discussed in the project description but is mentioned later as a possible component. If the Piney Way access is required due to emergency concerns, the necessary improvements and use level should be considered through all the pertinent issue areas in the EIR. It may be appropriate to include the improvements as a "reasonable worst case" in the EIR, even if it has not been determined if it will be required. All field analysis (e.g. bio, geology) needs to cover this part of the project as well as any other off-site improvements to roads, utilities, etc.

It is unclear if the 1995 Singer report referenced evaluated the entire project area (East and West). If not, supplemental surveys should be performed for all portions of the project (including off-site or emergency access improvements).

Feel free to contact me at (805) 781-4576 if you have any questions.

Sincerely,



MARTHA NEDER, AICP, Planner



Arnold Schwarzenegger  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Sean Walsh  
Director

Notice of Preparation

May 18, 2006

To: Reviewing Agencies

Re: Fiscalini Ranch (East West Ranch) Management Plan and Community Park Master Plan  
SCH# 2006051092

Attached for your review and comment is the Notice of Preparation (NOP) for the Fiscalini Ranch (East West Ranch) Management Plan and Community Park Master Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

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

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Senior Planner, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2006051092  
**Project Title** Fiscalini Ranch (East West Ranch) Management Plan and Community Park Master Plan  
**Lead Agency** Cambria Community Services District

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**Type** NOP Notice of Preparation

**Description** The Management Plan includes several permitted uses, including hiking, bicycling, and a community park for active recreational uses. Uses proposed for regulated uses (or uses requiring special permits) include animal grazing, equestrian use, group assembly/public gatherings, educational studies and research, vehicle access (limited to emergency, restoration, construction, or grazing operations), wireless telecommunications facilities, and utility and service facilities.

A community park including restrooms and active recreation improvements are proposed within The Fiscalini Ranch/East (formerly East Ranch). The proposed park facilities include turf areas for use as athletic play fields and general community recreation. The active uses on these fields could include soccer, little league baseball, softball, and other sports activities. The fields will not be fenced, enhancing their availability for other non-organized uses.

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**Lead Agency Contact**

**Name** Connie Davidson  
**Agency** Cambria Community Services District  
**Phone** (805) 927-6223  
**email**  
**Address** P.O. Box 65  
**City** Cambria **State** CA **Zip** 93428  
**Fax**

---

**Project Location**

**County** San Luis Obispo  
**City**  
**Region**

**Cross Streets**

**Parcel No.**

**Township**

**Range**

**Section**

**Base**

---

**Proximity to:**

**Highways**

**Airports**

**Railways**

**Waterways**

**Schools**

**Land Use**

Open Space, Residential Single-Family, Residential Multi-family, Commercial Retail, and Recreation Local Coastal Plan, Sensitive Resource Area, Terrestrial Habitat, Geologic Study Area, Flood Hazard, Archaeologically Sensitive, Visitor Serving Area

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**Project Issues** Aesthetic/Visual; Air Quality; Biological Resources; Archaeologic-Historic; Geologic/Seismic; Toxic/Hazardous; Water Quality; Noise; Public Services; Recreation/Parks; Traffic/Circulation; Other Issues

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**Reviewing Agencies** Resources Agency; California Coastal Commission; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 3; Department of Health Services; Native American Heritage Commission; California Highway Patrol; Caltrans, District 5; Air Resources Board, Transportation Projects; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 3

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**Date Received** 05/18/2006 **Start of Review** 05/18/2006 **End of Review** 06/16/2006

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**Patrick Hedges**  
**Sheriff-Coroner**

**San Luis Obispo County Sheriff's Department**

P.O. Box 32  
San Luis Obispo, CA 93406

**Area Code:**  
(805)

Administration  
781-4540

Animal Services  
781-4400

Civil  
Enforcement  
781-5484

Crime  
Prevention  
781-4547

Custody  
781-4600

Detectives  
781-4500

Patrol  
781-4550

Coast Station  
528-6083

Dispatch  
781-4550

North Station  
237-3000

South Station  
473-7100

Watch  
Commander  
781-4553

Permits  
781-4575

Property  
781-4533

Records  
781-4140

Warrants  
781-4588

**TO:** Connie Davidson  
C/O Cambria Community Services District  
Post Office Box 65  
Cambria, California 93428

**FROM:** Commander Ben Hall  
San Luis Obispo Sheriff's Department  
Coast Station  
2099 10<sup>th</sup> Street  
Los Osos, California 93402  
(805) 528-6083

**DATE:** June 9, 2006

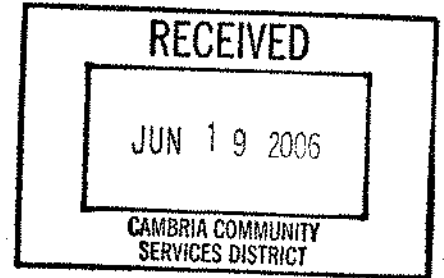
**RE:** Environmental Impact Report

**PROJECT TITLE:** Fiscalini Ranch (East West Ranch) Management Plan and Community Park Master Plan

**PROJECT APPLICANT:** Cambria Community Services District

**PATROL REGION:** Coast

**COMMUNITY:** Cambria



Cambria CSD  
Fiscalini Ranch  
EIR, Page Two

Law enforcement needs for the unincorporated area of San Luis Obispo County are served by the Sheriff's Department. San Luis Obispo County encompasses 3250 square miles of which 66 square are incorporated (city) and served by police departments.

The Coast Station is located at 2099 10<sup>th</sup> St., Los Osos (805-528-6083). The Coast Station personnel provide service to San Simeon/Hearst Castle area, Cambria, Harmony, Caucos, Los Osos/Baywood Park, rural San Luis Obispo, Avila Beach/Port San Luis. San Luis Airport requires a deputy presence during operational hours. Diablo Canyon (nuclear plant) is located within Coast Station patrol area. The diverse nature of the area requires deputies to be able to work effectively in residential, commercial and rural areas.

The California Highway Patrol (CHP) is primarily responsible for traffic-related calls along highways and streets in the unincorporated areas of the County. Unlike the Sheriff's Department, they will not investigate, take action or respond to crimes in progress in, residential, commercial or industrial areas. They may respond upon request as back-up to the Sheriff's Department response, if available; however, the CHP does not normally provide police protection services. Their primary role is traffic enforcement.

Emergency response times for the Coast Station are dependent on where the patrol vehicles are in relation to a call, as well as the nature of the call. Estimated average response time to the project area is 20-30 minutes. Currently, the Sheriff's Department is understaffed, with calls for service increasing.

The Fiscalini Ranch (East West Ranch) Management Plan and Community Park Master Plan, particularly one with the myriad of proposed mixed uses as this one will impact Sheriff's Department resources. Various types of calls for service require different responses from the Sheriff's Department. As an example, a robbery in progress call will require a different response than a routine report call. A medical assistance call will differ from a neighborhood dispute call. Each is an unique situation which law enforcement must plan and train for.

Crime, be it reported, unreported, unacknowledged, or undetected losses, significantly impacts law enforcement and the public safety community. Using a model by the Federal Bureau of Investigation (FBI)\*, the need for new law enforcement can be projected. This model is based on the number of deputies to population per 1,000. The ratio of deputy to population has not kept pace with population growth for many years. Our current ratio is .64 deputy to 1,000 citizens. This is not an acceptable ratio. A ratio of one deputy per 1,000 would align our level of service with city police departments in the County. The national average is 1.76 deputies per thousand.

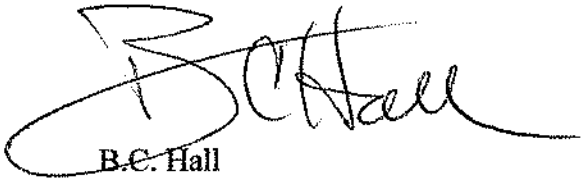
As San Luis Obispo County grows, the Sheriff's Department must anticipate public safety needs. Funds required for operating and staffing expenses for the Sheriff's Department are derived from the General Fund and are a budgetary matter to be determined by the Board of Supervisors on an annual basis. The Sheriff's Department, like other County services, i.e., fire, engineering, must petition funding for new personnel positions. Each project creates a law enforcement impact that should be addressed upon approval. A formula-based staffing plan reliant upon population ratios would necessitate a gradual increase in personnel. This approach facilitates an incremental funding rather than large jumps in cost.

The Sheriff's Department would like to see all new construction within San Luis Obispo County use the "Crime Prevention through Environmental Design (CPTED)"\*\* standard (see attached materials). Using the "CPTED" standard for business, commercial and residential application is a proven crime reduction and prevention technique.

Adequate exterior lighting is absolutely essential for businesses and home security. There is no substitute for it. The effects of good exterior lighting can be generally summarized as safety, security, identification, attraction, beautification, environmental integrity and utility. It is essential to bear in mind that all of the effects are influenced by future and system design.

Cambria CSD  
Fiscalini Ranch  
EIR, Page Three

The most important value of good exterior lighting is that it denies camouflage. It denies the would be assailant the ability to hide from his potential victim. Additionally, good lighting provides a psychological deterrent to theft or assailant. The individual or individuals who would commit such crimes prefer to operate in the shadows of darkness where the probability of detection or apprehension is less. "Lighting and Lighting Systems"\*\*\* design suggestion materials are included.

A handwritten signature in black ink, appearing to read "B.C. Hall". The signature is stylized with a large, sweeping initial "B" and a long, horizontal flourish extending to the right.

B.C. Hall  
Commander, Coast Station

BH:jjj

- \* Uniform Crime Reports (Law Enforcement Officers)
- \*\* Crime Prevention Through Environmental Design (CPTED)
- \*\*\* Lighting and Lighting Systems





## SAN LUIS OBISPO COUNTY SHERIFF'S DEPARTMENT

Crime Prevention Unit

P. O. Box 32

San Luis Obispo, CA 93406

(805) 781-4547

Fax (805) 781-1198

### CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Crime Prevention Through Environmental Design, or CPTED (pronounced sep-ted) is a crime control philosophy that attempts to apply physical design, citizen participation and law enforcement strategies in a comprehensive way to protect entire neighborhoods or facilities. The goal of CPTED is the reduction of opportunities for crime to occur. This reduction is achieved by employing physical design features that discourage crime, while at the same time encouraging legitimate use of the environment.

There are three overlapping concepts in CPTED:

- ◆ Natural access control
- ◆ Natural surveillance
- ◆ Territorial reinforcement

The object of *access control* is to decrease or minimize criminal opportunities through organizational means (guards), mechanical means (fences, alarms, cameras) or natural means (spatial definition, placement of workstations, location of windows). *Access control* employs people, electrical and mechanical devices and natural measures to create a perception of risk to offenders and deny them access to targets. It also guides legitimate users safely through the environment.

*Surveillance* is a principal means of keeping intruders under observation. If potential intruders feel as though they can be observed, they perceive the risk of apprehension as being unacceptable. *Surveillance* can be organized (police patrols), mechanical (good lighting) or natural (windows). Criminals are least likely to act when there is a high risk of their actions being witnessed. *Surveillance* involves the location and use of physical features, electrical and mechanical devices, activities and people to maximize visibility. It creates a risk of detection for intruders and offenders, and a perception of safety for legitimate users.

- ◆ *Informal Surveillance.* Opportunities for informal or natural surveillance occur as a direct result of architectural design. Designs that minimize visual obstacles and eliminate places of concealment for potential assailants offer the most protection against crime. These open designs also encourage use of the environment, as people feel safer when they can easily see and be seen.

- ◆ *Formal Surveillance.* Formal surveillance methods such as closed-circuit television, electronic monitoring and directed patrols are normally used only when natural surveillance alone cannot sufficiently protect an area. Public and semi-private zones, such as interior corridors of a building, a parking structure, exterior pedestrian pathways, etc., may benefit from some type of formal surveillance.

*Territoriality* is the development of proprietorship or ownership by legitimate users of space or facilities. A strong sense of *territoriality* encourages an individual to take control of his or her environment and defend it against attack. A sense of *territoriality* is fostered by architecture that allows easy identification of certain areas as the exclusive domain of a particular individual or group. This feeling is enhanced when the area involved is one the individual can relate to with a sense of pride and ownership (work area, for example). *Territoriality* promotes neighborhood pride. It discourages the presence of outsiders by delineating private and semi-private spaces, controlling the movement of people and vehicles, and assigning responsibility for maintaining all spaces in a neighborhood.

The term *ownership* when used in this context, does not necessarily mean actual legal ownership. It can be, and very often is, a perceived ownership resulting from an individual's relationship with the environment. Office workers, for example, may feel a sense of ownership for the office in which they work.

### **The Definition of CPTED**

The definition of Crime Prevention Through Environmental design (CPTED) as developed by the National Crime Prevention Institute (NCPI) at the University of Louisville is "*the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life.*"

### **CPTED Strategies**

Timothy D. Crowe, a previous director of the National Crime Prevention Institute, and perhaps the most notable authority on CPTED today, has defined the following nine CPTED strategies:

1. *Provide clear border definition of controlled space.* Examples of border definition may include fences, shrubbery or signs in exterior areas. Within a building, the arrangement of furniture and color definition can serve as a means of identifying controlled space.
2. *Provide clearly marked transitional zones.* Persons need to be able to identify when they are moving from public to semi-public to private space.
3. *Relocation of gathering areas.* Gathering areas or congregating areas need to be located or designated in locations where there is good surveillance and access control.

4. *Place safe activities in unsafe locations.* Safe activities attract normal users to a location and subsequently render the location less attractive to abnormal users due to observation and possible intervention.
5. *Place unsafe activities in safe locations.* Placing unsafe activities in areas of natural surveillance or controlled access will help overcome risk and make the users of the areas feel safer.
6. *Redesignate the use of space to provide natural barriers.* Separate activities that may conflict with each other (outdoor basketball court and children's play area, for example) by distance, natural terrain or other functions to avoid such conflict.
7. *Improve scheduling of space.* The timing in the use of space can reduce the risk for normal users and cause abnormal users to be at greater risk of surveillance and intervention.
8. *Redesign space to increase the perception of natural surveillance.* Abnormal users need to be aware of the risk of detection and possible intervention. Windows and clear lines-of-sight serve to provide such a perception of surveillance.
9. *Overcome distance and isolation.* This strategy may be accomplished through improved communications (portable two-way radios, for example) and design efficiencies, such as the location of restrooms in a public building.

## **Lighting**

Good lighting is one of the most effective crime deterrents. When used properly, light discourages criminal activity, enhances natural surveillance, and reduces fear.

Lighting should be used to illuminate vulnerable areas that can be used as concealment by a potential attacker. By providing a level of good even light, the objective is to light up the criminal without spotlighting the victim.

As used in CPTED, lighting plays a part in creating a feeling of territoriality. Lighting can influence an environment both from an aesthetic and a safety standpoint. Good lighting creates a positive environment and furthers a sense of pride and ownership.

## **Landscaping**

Landscaping design plays a significant role in CPTED. As a symbolic barrier, landscaping can mark the transition between zones or areas. Features such as decorative fencing, flower beds, ground cover, and varied patterns of cement work show separation between zones. If more substantial barriers are needed, shrubbery can be used to create more formidable obstacles.

From a surveillance standpoint, landscaping can be critical. Such factors as growth characteristics of plants and their placement in relation to potentially vulnerable areas are extremely important.

A further function of landscaping in crime prevention is aesthetics. An attractive environment creates a sense of pride and ownership.

### **Surveillance**

Surveillance measures include (1) the design and location of physical features and electrical/mechanical devices to enhance visibility by people during normal/everyday activities, and (2) the location of people and activities to facilitate surveillance. These measures create a risk of detection for intruders and offenders, and a perception of safety for legitimate users.

#### ◆ **Lighting**

Provide exterior lighting for visibility at night on streets, parking areas, sidewalks, pedestrian paths, possible entrapment spots, etc., to enable people to see where they are going and identify others along their route. Light should be consistent to reduce contrast between shadows and illuminated areas.

Avoid lighting isolated areas that people should not use at night.

Provide interior lighting and stain or paint walls white to enable people to see well indoors, e.g., in parking garages.

Make sure that trees or other landscaping do not block light.

#### ◆ **Windows and Doors**

Provide two-way visibility (from inside to outside) in areas not open to the public. Use mirrored glass or see-through curtains to maintain inside privacy. Use glare-proof glass to enable occupants of a lighted building to see out at night.

Install peepholes for viewing people seeking entrance to secure areas.

#### ◆ **Unobstructed Sight Lines**

Maintain tree canopies at least 7 feet above the ground.

Keep shrubs trimmed to less than 3 feet except where privacy or environmental noise mitigation is a primary concern.

Grade land where practical without substantially altering the natural terrain to provide unobstructed sight lines within the project and from adjacent streets and developed areas.

Use open landscaping and see-through fences instead of solid walls or hedges for boundaries where privacy or environmental noise mitigation is not needed.

Orient buildings in a complex for good visibility of the streets, parking lots and other buildings in the complex.

Orient parking spaces to provide good visibility between cars.

Maintain continuous front setbacks for buildings along a street.

Orient houses in a neighborhood for clear visibility of the streets and the sides of nearby houses.

Place garages even with or set back from front of homes.

Use open or see-through structures for exterior stairways, walkways, porches, sitting areas, patios, parking spaces, etc.

Use open structures for interior walls, e.g., in parking structures and garages.

Eliminate possible hiding or entrapment spots along pedestrian paths.

Install closed-circuit television (CCTV) cameras or mirrors where sight lines are obstructed.

Provide a clear view of room interiors from room entry points.

Install mirrors where sight lines are obstructed.

Use straight short cul-de-sacs instead of curved, angled, or long ones where practical without substantially altering the natural terrain to enable the end of the cul-de-sac to be seen from the cross street.

Use streets as buffers between housing and open areas, parks, and playgrounds.

#### ◆ **Communications Systems**

Install emergency phones, alarms or intercoms in convenient places for people to use to report

intruders or suspicious activities, or to call for help.

Post signs to show locations of emergency communications systems.

◆ **Indoor Facilities and Activities**

Locate high-activity rooms and areas so they face public and semi-public areas. These include kitchens and family rooms in homes, lobbies with guards or receptionists in buildings, offices of property managers in multi-family residences, offices of administrators and supervisors in businesses and other establishments, cashiers in stores and restaurants, etc. Provide large, unobstructed windows for good visibility of outside areas.

Locate facilities for activities that involve a few people at a time in areas of high usage and good visibility so they can benefit from the natural surveillance already in the area. These include restrooms, elevators, stairs, ATMs, pay phones, laundry rooms, trash containers, etc.

◆ **Outdoor Facilities and Activities**

Include front porches and benches to provide places where people can sit and observe activities on streets, sidewalks, open spaces, etc.

Locate facilities for activities that attract large numbers of people in areas of low usage and poor visibility so that users can provide surveillance of the area. These include basketball courts, ball fields, etc.

Locate facilities for activities that involve a few people at a time in areas of high usage and good visibility so they can benefit from the natural surveillance in the area. These include pay phones, ATMs, bus stops, bike racks, parking lots, hiking or jogging trails, etc.

Locate activities within a facility to reduce potential causes of conflict and confusion, and make individual activities easier to supervise.

Locate paths to and from entrances and exits of building through areas that need surveillance. Use most direct route where possible.

Mix compatible residential, commercial and other land usage permitted by zoning regulations to provide round-the-clock presence and surveillance opportunities.

Locate parking lots where non-conflicting users, e.g., churchgoers on weekends and office workers on weekdays can share the spaces to expand the times that people are in the area.

## **Access Control**

Access control measures include design features and target hardening that create a perception of risk to offenders and deny them access to targets. They also guide legitimate users safely through the environment. Controls should also be established on exits to deny offenders escape opportunities.

### ◆ **Security Systems**

Consider installation of alarms, cameras, intrusion detectors, metal detectors, activity decoys, intercoms, etc., to protect and control all entrances and exits, including garage, basement, service, loading and unloading, fire, roof, and attic. Make systems visible to potential intruders.

Provide special protection for ground floor units.

Install alarmed, self-locking emergency exits.

Provide keys, entry cards, or access codes to residents or occupants.

Provide safes or other secure facilities for storage of cash and other valuables.

### ◆ **Doors and Windows**

Use strong locks and construction materials on all doors and windows.

Limit numbers of entrances and exits to building, parking lots, etc.

Locate entrances and exits in areas that are under surveillance or direct supervision.

Locate windows next to doors on hinged side, not on locked side.

Eliminate rear-yard gates to alleys, pedestrian paths, open areas, etc.

### ◆ **Walls and Fences**

Make walls and fences attractive as well as durable.

Use open fences, e.g., vertical wrought iron or decorative iron. They are preferred because they are easier to see through, harder to climb, and less susceptible to graffiti.

Use vines, thorny plants, and other landscaping along walls to make access more difficult and prevent graffiti.

◆ **Signs**

Make signs visible and unambiguous. Use symbol signs where possible. Post bi-lingual signs.

Locate signs in strategic places.

Use signs to:

Discourage access to dangerous areas.

Indicate opening and closing times.

Direct people to safe paths, exits, emergency assistance, means of calling for help, etc.

Inform people how to report maintenance problems.

Inform intruders of access control measures.

◆ **Safe Paths and Common Areas**

Provide adequate light for nighttime use of paths to and from the entrances and exits of buildings, and throughout the project or neighborhood.

Close or discourage nighttime use of certain paths where adequate lighting, visibility, and surveillance cannot be provided.

Eliminate entrapment spots, e.g., dense shrubs, high walls or hedges, or alcoves along pedestrian paths.

Locate amenities and activities at or near entrances, exits and major circulation paths to increase risks of detection for intruders.

Place common areas within the building complex. Group common areas for increased surveillance.

Install barriers or other devices to prevent misuse of public facilities or areas, e.g., bathing in fountains or camping overnight under bridges.

Design public amenities to discourage misuse, e.g., shape benches so be comfortable for sitting but not for sleeping, and roughen or install breaks in low walls, curbs, steps, railings, and smooth surfaces to discourage skateboarding.

Locate common mailboxes in secure, controlled-access areas.



## **Territoriality**

Territoriality measures involve the use of physical features to express ownership and control of the environment, and promote neighborhood pride. They discourage the presence of outsiders by delineating private and semi-private spaces, and controlling the movement of people and vehicles.

### ◆ **Streets**

Locate and design streets into and out of a neighborhood or development to reduce safety and security problems associated with through traffic. Employ measures to reduce the amount and speed of vehicular traffic. These include narrow road widths, two-way traffic, on-street parking, speed limits, bumps/humps, signs, traffic signals, curb indentations, bollards, cul-de-sacs, etc.

Build sidewalks and seating to promote walking through the neighborhood or project.

### ◆ **Boundaries**

Define clear boundaries between public, semi-public/private, and private spaces. Boundaries are needed at entrances to courtyards, yards, patios, terraces, storage areas, play areas, parking lots/garages, etc. They can be established by signs, walls and fences, gates, landscaping, sidewalks, curbs (vertical instead of rolled) and pavement treatment like tiles and cobblestones.

Use boundaries to prevent conflicts between different groups, e.g., teens and seniors, so all user groups will be able to enjoy an area or facility and maintain an ownership interest in it.

### ◆ **Public Spaces**

Create display and performance areas for local artists. A beautiful environment attracts people while a barren one repels legitimate users.

Design neighborhood facilities to meet the needs of the people living in the neighborhood.

Define uses for all areas in the neighborhood to prevent "no man's lands" from existing.



**SAN LUIS OBISPO COUNTY SHERIFF'S DEPARTMENT**  
**Crime Prevention Unit**  
**P. O. Box 32**  
**San Luis Obispo, CA 93406**  
**(805) 781-4547**  
**Fax (805) 781-1198**

## **LIGHTING AND LIGHTING SYSTEMS**

Adequate exterior lighting is absolutely essential for business and homes. There is no substitute for it. Without adequate exterior lighting, the business owner accepts serious liability exposure. If serious crimes occur in poorly lighted areas, particularly crimes against persons, the business owner may well be held to be civilly and financially responsible.

The most important value of good exterior lighting is that it denies camouflage. It denies the would-be assailant the ability to hide from his potential victim. Additionally, good lighting provides a psychological deterrent to theft or assault. The individual or individuals who would commit such crimes prefer to operate in the shadows of darkness where the probability of detection or apprehension is less.

The effects of good exterior lighting can be generally summarized as *safety, security, identification, attraction, beautification, environmental integrity* and *utility*. It is essential to bear in mind that all of these effects are influenced by fixture and system design.

As previously stated, darkness is dangerous. The first step in designing exterior lighting is to determine "adequate lighting levels". The Illuminating Engineering Society of North America has established recommended guidelines for design and minimum lighting levels.

<b>Areas</b>	<b>Recommended Footcandles</b>
Pedestrian Walkways	5 footcandles
Building Entrances & Exits	5-8 footcandles
Parking Lots (Surface)	3-5 footcandles
Pedestrian Walkways Crossing Street	8-10 footcandles
Parking Structure Parking Areas	5 footcandles
Parking Structure Ramps	10 footcandles
Parking Structure Entrance Areas	20 footcandles
Parking Structure Stairwells	20 footcandles

These recommendations are not enforceable by law but are considered to be professionally credible. If a liability suit has exterior lighting as an element, the plaintiff's counsel would probably refer to these standards.

### **What is Good Lighting?**

Good lighting is the single most cost effective deterrent to crime, but what is *good* lighting? Ideally, a good lighting system would be reproduced daylight. Realistically, however, the system must furnish a high level of visibility and at the same time a low level of glare. One of the most critical problems that needs to be considered is that the evenness of outdoor light is more important than an absolute level. Too much lighting can actually be a hazard in itself. Outdoor evening activity areas, such as a tennis court or playgrounds, can be hazardous because of the difficulty of seeing clearly into the surrounding area. When an individual leaves a brightly lighted area such as this and walks into a dark area, their vision is momentarily reduced and their vulnerability is increased. The opportunity for criminal attack is more of a likelihood when a situation like this exists.

Transitional lighting can be effectively used to minimize this hazard. Transitional lighting merely provides a gradual light level change from a brightly lighted area to a dark area. A lower light level can be employed adjacent to the bright area and this would help to provide a safe transition.

### **Understanding Lighting Technology: A Definition of Terms**

Lighting technology involves a number of technical terms. Generally, the terms, definitions and discussions that appear in most texts are designed for the lighting engineer who has a strong foundation in the jargon and specifics of this subject. The terms presented below, although only scratching the surface, provide a point of departure that you may draw from in developing a better understanding of the subject. In summary, therefore, some of the basic lighting terms that you, as a crime prevention officer, should be familiar with include:

- ◆ **Watt:** A term used to measure the amount of electrical energy consumed.
- ◆ **Lumen:** The lamps (light bulbs) used in various lighting equipment are rated in lumens. The lumen is frequently used as a term to express the output of a light source.
- ◆ **Foot Candle:** This is another unit of illumination. It is defined as the illumination on a surface one square foot in area on which is uniformly distributed one lumen of light.
- ◆ **Reflector:** A glass band, globe or bowl designed to control the direction of light by the use of prisms.
- ◆ **Quality of Lighting:** The distribution of brightness and color rendition in a particular area.

- ◆ **Luminaire:** A complete lighting device consisting of a light source, together with its globe, reflector, refractor, and housing. The pole, post or bracket is not considered a part of the luminaire.
  
- ◆ **Visual Factors:** Factors that aid in seeing an object.
  - Size of an object.
  - Brightness of an object.
  - Contrast of object to its background.
  - Time needed to see.

### **General Types of Lighting Sources**

Listed below are eight lighting sources that are used in providing indoor or outdoor lighting. Their characteristics are described and their lumen output is summarized. The eight lighting sources are: Incandescent, Mercury Vapor, Fluorescent, Metal-Halide, Low Pressure Sodium, High Pressure Sodium, Quartz, and Halogen.

#### **Incandescent**

Incandescent lighting has low initial cost and provides good color rendition. However, incandescent bulbs have only 17-23 lumens (a measure of light at its source) per watt and a short life span of 500-5000 hours. Incandescent lighting is good for home use where changing bulbs is not a hazard, and can be more effective if used in conjunction with a motion detector or timer.

#### **Quartz Lighting**

This is basically incandescent lighting that has been improved to produce approximately 35 lumens per watt.

#### **Halogen**

Popular for both interior and exterior use, halogen bulbs create a very bright light with good color rendition. They produce approximately 50% more lumens per watt than incandescent lighting.

Halogen bulbs are available as screw-in replacements for existing incandescent lamps. Caution should be used when using halogen lighting as intense heat created by the bulbs can be a fire hazard.

### **Fluorescent**

Fluorescent lighting has long life (12,000 - 20,000 hours), but are temperature sensitivity and usually not recommended for security lighting in colder climates. The cost of fluorescent lighting is low for indoor fixtures ("shop light") and can range from low to moderate for exterior fixtures. Fluorescent lighting produces good color rendition and has between 67 - 83 lumens per watt. Fluorescent lamps and fixtures are useful for covered parking, porch lights, and walking paths.

### **Mercury Vapor**

Mercury vapor produces fair to good color rendition with a bluish white color, caused by an electric current passing through a tube of conducting and luminous gas. Mercury vapor produces 45-63 lumens per watt and has a life of 16,000 - 24,000 hours. Approximately 75% of all street lighting is mercury vapor. Mercury vapor lamps are useful for yard lights and in parking lots. It is considered more efficient than the incandescent lamp and is used widespread in exterior lighting.

### **Metal-Halide**

Metal-halide produces excellent color rendition with a distinctive white illumination. The life of metal halide lamp is 15,000 - 20,000 hours and it produces 80 - 100 lumens per watt. It is often used for stadiums and auto dealers where lighting and color rendition are important.

### **Low Pressure Sodium**

With a golden-yellow or amber color, low pressure sodium lighting produces poor color rendition. Low pressure sodium has high lamp efficiency. It produces 130 - 183 lumens per watt and the life of the lamps is 20,000 - 24000 hours. It has a relatively high fixture cost.

### **High Pressure Sodium**

High pressure sodium lighting offers fair to good color rendition with a golden-white to light pink illumination. Producing 100- 150 lumens per watt, operating cost is low. It tends to be more expensive to install but it consumes less energy and fewer luminaries are required. Bulb life is 20,000 - 28,000 hours. This lighting is recommended for parking lots and other common areas.

NCSWAP Comments  
EIR for Fiscalini Ranch (formerly East West Ranch) Management Plan and  
Community Park Master Plan

6-20-06

Pg. 1, item 6 - County Plan Designations: Has this zoning not been changed to only Open Space and Recreation?

Pg. 2, item 8, Community Park Master Plan

New tennis courts have been built at the high school so NCSWAP would like to see tennis courts eliminated from this plan.

Pg. 7, AESTHETICS, d) NCSWAP supports no outdoor lighting. Is security lighting legally required? If security lighting is a legal requirement it should be absolutely the most minimal and be required to be turned off after any public use is completed for the day. When the management plan, the conservation easement and the preliminary park plan were all discussed lighting concerns were dismissed by saying there would be no lighting of sports fields and no nighttime use. The park's neighbors will want to be reassured that there will be no night lighting to impact them.

Pg. 14, HYDROLOGY AND WATER QUALITY, d) the X should be the "potentially significant issue" box because the possible basketball courts, tennis courts, Community Center are all impervious surfaces that will cause runoff and should be called out as drainage issues  
EVALUATION, d), I think the above issues should also be mentioned here, h)  
Could possible leaks from cars in parking areas lead to runoff that could cause a problem with water quality?

Pg. 20, TRANSPORTATION/TRAFFIC, EVALUATION, d) Is a secondary access to East Fiscalini Ranch still not currently proposed? If CCSD/ Cambria Fire Department will require an emergency access at Piney Way, would the "seasonal wetland" area at the bottom of Piney Way be studied to determine if it is a designated wetland?

Pg. 21, UTILITIES AND SERVICE SYSTEMS, EVALUATION, e) There are currently trash receptacles at Huntington and Trenton entrances as well as both ends of the Bluff Trail.

## General questions and comments

1. Will all wetland areas on the Ranch be surveyed and mapped as designated wetlands as part of the EIR as the ones along the Bluff Trail were prior to the Bluff Trail improvements? North coast SWAP thinks this should be done.
2. There is a possibility that there is at least one, maybe two special status trifolium present on the ridge trail and a special status erigeron in the forest that were not previously catalogued on the Ranch. How should this be addressed in the EIR? I can connect you with the botanists who are studying them. Is this the time to get these plant species incorporated into the species lists for the Ranch?
3. Would it be possible to include the possible effect of implementing the Cambria Forest Management Plan on the Fiscalini Ranch endangered Monterey Pine forest in the EIR? This forest is probably the most accessible forest in which to implement this plan that is not in private ownership and not developable. It would be the logical choice to go forward with the Cambria Forest Management Plan if the funding and the appropriate forester were found, and very important to the health of the forest. Since a healthy forest is less likely to be a fire hazard it would potentially require less in fire protection.
4. Will springs, seepages and wetlands all be mapped and protected under this EIR? These are very important habitats for wildlife and plants on the Ranch and should be protected.
5. Will runoff from the use of fertilizers, etc used on the playing fields turf be addressed in the EIR. It seems as though this might adversely affect Santa Rosa Creek.
6. Will the cumulative effect of having the new CCSD pump station built in this area be considered in this EIR?

June 16, 2006

Cambria community Service District  
P.O. Box 65  
Cambria, Ca 93428

CO: Connie Davidson,  
Firma Group

Subject: EIR Scoping for the community Park  
Master EIR Topics

Dear Ms. Davidson and the Firma Group:

During the last (4) years, as a citizen, I worked on the conceptual plan for the Community Park proposed for the East Ranch of the Fiscalini Ranch. My comments will only be concerning the 17 acres of the East Ranch which is purposed for a community park.

I believe the remainder of the Fiscalini's Ranch Conservation Easement and Management Plan, which is supervised by the SWAP Group, is up to date and meeting the environment concerns.

We attended or conducted at least seven or eight public meetings to receive input as to the needs of the community and the environmental concerns the park might create.

The final concept park plan contains environmental compromises, but still meets the needs of the community. We agreed on no sport fencing, 12 acres of open grass, no bleachers, the use of portable backstops only, no sound devices. In addition, the dog park must have a small fence (3') and will be located near the upper part of the park by the parking lot.



The family park will contain a restroom, small playground and small picnic area. There will be approximately 1 mile decomposed granite path surrounding the park. Santa Rosa Creek along the east side of the park will be protected from erosion.

I will now comment on the master EIR topics as they pertain to the 17 acres recommended for the community park on the East Ranch (Fiscalini)

1. Aesthetic Resources:

The 17 acre park area is not visible from Main Street and Highway (1). The area was used for an old rodeo arena and a variety of community events.

Currently this area is 17 acres of plowed and flatten dirt with weeds.

- a. Impact: The area will become a 12 acre area of grass with a decomposed granite trail around it. Aesthetically, it will create a nice view shed.

2. Agriculture Resource:

The area is not prime agriculture land. The adobe clay soil is of poor quality to provide grass for cattle.

3. Air Quality:

The afternoon wind blows through the park from West to East.

- a. Impact: Transportation to the soccer and baseball games will create emissions from approximately 80 cars which will be entering and leaving the park during a 6 hour period.
- b. Mitigation: Games could be staggered to spread out the impact of the cars.
- c. Parents should be advised to park outside the area and enter over the bridge.

4. Biological Resource:

I have walked the area many times and have not found any significant flora and fauna.

5. Cultural Resource:

In the past, the ranch hands and community used to have community events at this rodeo grounds location. (East Ranch) The Ranch hands would travel across the ranch from the west side to the east side to go to town or events. The restoration of this site for community events will continue the tradition.

5. Drainage and Erosion:

I have walked and photographed the 17-acre site. The soil has been disc and leveled many times. Flooding on the site does not occur from the run off of "Piney Street." There is a good drainage system which runs along the eucalyptus trees on the east side. The purposed 17 acres does not flood, but some erosion does take place during heavy rains.

a. Impact:

The proposed 12 acres of grass and decomposed trail along the riverbank will help mitigate the erosion.

6. Hazards and Hazardous Materials: There are currently no hazardous materials on the site.

a. Impact:

The area will be maintained by professional certified staff. The Santa Rosa Creek area will be protected and no run off or erosion will occur.

7. Noise: We have conducted our own noise impact test. We placed a radio in the center of the proposed playfield. We then stationed ourselves at various points of the park and determined that the sound was not a problem.

8.

There is existing road noise from Main Street and Highway (1). Also, the elementary school children could be heard at recesses and lunch period. Although this noise was loud, the wind eliminated the majority of the noise.

A, Impact: The park will only be open from sunrise to sunset.

Groups of children will start using the park from 3-7 pm on Mondays to Fridays. Children soccer games will take place on Saturday (approx: 4) and adults will play on Sunday.

Mitigation:

Trees and shrubs can provide a sound barrier on the hills below the houses. This will also aesthetically improve the area.

There are only six houses that are 1/2 mile to 1 mile from the proposed soccer field. If the game schedule is properly managed, two games can take place in the morning and two games can be scheduled in the afternoon.

No sound devices will be permitted.

An independent sound study could be done and a decibel level could be set for the park. I believe this would be expensive and a waste of taxpayers money. Adults should be able to tolerate happy noise from community events, as this is part of our quality of life.

9. Population and Housing:

A. Population: The National Park & Recreation Society has established 1 acre of active recreation space for every 1,000 residents. Cambria has 6,400 residents and has only 1-2 acres of active recreation area.

San Luis Obispo County Planning Department has adopted these standards and they are part of the County General Plan.

A. Impact: The location of the 17 acres of Community Park was approved as part of the SLO County Plan.

It will provide a buffer between commercial development and residential development.

B. Housing: There is six houses that are 1/2 mile to 1 mile from the proposed sports play area.

10. Service & Utilities:

There are currently PGE and sewer lines on the site.

A. Impact: The electrical use will be only 3' tall safety lights for the trail and the electricity for the restroom. This will be of no greater impact than the electricity currently being used.

B. The sewer will be increased and the lines are already in place.

Mitigation: Use solar lights and a decomposing restroom system.

Page 5:

#### 10. Transportation and Circulation:

Transportation: A group of 60-80 cars will impact the park during the morning and afternoon soccer games. A parking lot is planned for the east side of the park next to the eucalyptus trees with a parking area for 90-100 cars. The parking lot should be constructed with decomposed granite and slanted toward the adjacent drainage ditch. The area should have a looped exit and entrance area with a bus stop for the trolley and city/school transit.

#### Circulation:

##### A.) Burton Drive/Rodeo Grounds Rd.

A turning lane should be added to Burton on the west side entering the Rodeo Grounds Road. Rodeo grounds Road should be increased to 3 lanes if possible.

##### B.) Piney Way Street: Use as a entrance and exit road to the West And connected to the parking lot loop.

##### C.) Skye & Wilton Roads: Develop the old path (road) on the west side of the hill to Skye or Wilton Roads

##### D.) Bridge to Main Street: Fire Department should provide a "Quad" with emergency supplies to cross the bridge for emergencies.

#### A. Impact:

60-80 cars in the morning and afternoon.

#### B. Mitigation:

1. The Rodeo Grounds Road can be managed to have two incoming lanes and one out going or reversed as need be. If the soccer games were managed to two in the morning and two in the afternoon, with a 1-hour period between games, it would help mitigate the impact. The parents would be advised to arrive at staggered times to eliminate the congestion.

2. Spectators should park outside the area and walk in or use the Trolley. A special community trolley service for the soccer game and parents on Saturdays and Sundays will be provided.

11. Water:

A. Current conditions: Two wells currently exist. One well is for the house and rodeo grounds and the other well is for the pasture.

B. Impact: 12 acres of grass, restroom, drinking fountain, shrubs:

C. Mitigation:

1. Use a 10,000-gallon water tank (green) to catch the run off from Piney Street and Lodge Hill.
2. Use a 10,000 gallon water tank to catch the run off from Syke and Wilton Roads.
3. Use the Mid State Water Drainage pond to store water for the park and create a nice wetland.
4. Two water wells are currently on the property.
5. The property has "Riparian Rights to Santa Rosa Creek. The water taken from our current city wells is located upstream from the park and will drain into the ocean. A pumping system with restrictions and a storage system could be developed.
6. The State of California is recommending artificial turf for new parks. This is an alternative to be explored.

12. Alternatives:

1. School contract: CCSD could sign a Joint Powers Agreement with the Cambria School District. The agreement would let supervised after school recreation and weekend recreation activities at the Middle School and the new Grammar School take place. The agreement would state that the school district and CCSD provide recreation facilities for youth and adult sports to meet the community needs.

The agreement would join the two districts to provide a recreation facility and programs.

The two districts should establish an assessment to provide the above.

Page 7 (alternatives con't)

2. CCSD should expand and purchase the private land east of the current dog park, which is linked to the back of the athletic fields at the high school. A bridge should be constructed over the Santa Rosa Creek. The current special water well at the high school athletic fields would be jointly used for the new grass areas. The school district and the community could both use the expanded areas and equally support the maintenance.

13. Cumulative Impacts:

Impacts: Traffic on Burton on Saturdays will increase from more visitors and park users.

Mitigation:

1. Have the Motels promote the trolley for transportation.
2. Provide a community bus for parents and children using the park for soccer games.
3. Promote parking outside the park and walking in to the area.
4. The elimination of the elementary school as an active school and the elimination of the trailer park will provide a positive impact on the park.
5. New housing adjacent to the park will provide a place for the children to play.
6. The park will create a buffer zone between east and west residential areas.

14. Growth Inducing Impacts:

The park will not provide any growth inducing impacts.

15. Irreversible Significant Effects:

There will be no irreversible significant Impacts.

16. Consistency with Plans and Policies:

The Community Park is part of the SLO County Park Plan and the Cambria Community Development Plan. It was first approved by government agencies in 1999.

Culturally and historically the site has been used for community events. Several community trails led to the site.

I have to the best of my ability responded to the master EIR topics with the experience and background I possess.

1. 17 years as City Manager and Executive Officer for the State of California
2. 17 years as a Director of Parks and Recreation
3. Certified as a Recreation & Park Administrator
4. 5 years resident of Cambria

Thank you for letting me participate:

Sincerely,

Dr. Robert H. Kelley, Owner & President  
Kelley & Associates  
2496 Langton St.  
Cambria, Ca 93428  
[Kelley@inreach.com](mailto:Kelley@inreach.com)

cc. Tammy Rudock  
Michael Thompson  
Firma





Cambria Dog Park  
John and Joyce Heller  
4714 Windsor Blvd  
Cambria, California 93428  
805 927-7229

July 25, 2006

Connie Davidson  
C/O Cambria Community Service District  
Fax 927-5584

Dear Connie:

On behalf of the Cambria Dog Park, we wish to re-iterate how happy we are to have the use of the current property. It has become highly used and a successful addition to the community. The current location has many advantages including the fact the tourists find and use it and are not only highly appreciative, but also contribute to the upkeep. We hope to be able to use this site for a long time. We continue to improve on the park, with the CCSD's co-operation. We accept the limitations and respect the temporary status.

We have been asked to make a statement regarding the active park in the Rodeo Grounds. We ask that we be included in the plans for the long range view. The requirements for the facility are:

A piece of land 200 X 200 or approximately 3/4 of an acre.

Water be available.

A nearby bathroom.

Parking for at least 20 cars immediately adjacent to the property.

Trees for shade.

Thank your for your co-operation.

  
\_\_\_\_\_  
Joyce Heller, Spokesman



## Connie Davidson

---

From: Tammy Rudock  
Sent: Tuesday, June 20, 2006 9:05 AM  
To: Connie Davidson  
Subject: RE: COMMUNITY PARK

Yes, and Yes. Copy Kathy C.

-----Original Message-----

From: Connie Davidson  
Sent: Monday, June 19, 2006 2:20 PM  
To: Tammy Rudock; Ben Boer  
Subject: FW: COMMUNITY PARK

Received this off our web site recently. Do you want me to circulate to the board??  
PROS??

Connie

-----Original Message-----

From: John Paris [mailto:jpmsun@earthlink.net]  
Sent: Sunday, June 18, 2006 4:46 PM  
To: Connie Davidson  
Subject: COMMUNITY PARK

Dear Connie,

In the coming months and years there will be enough tax payer funded projects e.g Build out plan and Desalination plant and more than enough increases in exciting programs e.g water/sewer increases in July, measure F that will be on the ballot in November etc so adding to that is just plain unreasonable, especially for soccer fields etc that are proposed.

These types of facilities are not really necessary, nice to have but not necessary and with a small percentage of the population using them makes them even more unnecessary.

Ccsd should focus the use of tax payer money on the necessary and forget about the unnecessary, with all the beauty around us why do we need to spend hard earned tax payer money on soccer/basket ball/softball fields?

CCsd should encourage all of us to appreciate and learn to use whats already around us by not proposing project like this community park.

So please give us the already over burdened Cambria tax payer a break and cancel this community park.

Sencereley yours,

John Paris



# CAMBRIA COMMUNITY SERVICES DISTRICT

## COMMENTS ON THE NOTICE OF PREPARATION AND SCOPING MEETING

Please make your comments below on the following issues:

- Scope and content of the EIR.
- Local environmental knowledge.
- Methods on how environmental issues are analyzed.
- Potential Alternatives to the project.
- Potential mitigation measures that would avoid or reduce environmental issues.

Comments: Please address wetlands and what will happen after flood control is in place.

Please address lighting and over use of energy this implies.

Please address parking + Traffic

Please address cemented areas and disturbance of water absorption which may pollute creek and therefore ocean. ~~pollution~~

Please address whether change of management will impact the future ie. Small Space Shopping Center may be built if open ~~business~~ designation is changed.

Please address cell tower concerns

Please address what additional buildings are to be allowed on the ranch.

Please address noise pollution.

Name: Beatrice Morrow Email: jk.morrow@earthlink.net  
Address: 311 Wedgewood St.  
City: Cambria State: CA Zip: 93428

Please check if you would like to receive any future information regarding this EIR.



# CAMBRIA COMMUNITY SERVICES DISTRICT

## COMMENTS ON THE NOTICE OF PREPARATION AND SCOPING MEETING

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- Potential mitigation measures that would avoid or reduce environmental issues.

Comments: Please eliminate dog park. Causes enormous pollution in rest of park area. Contact ~~State~~ Recreation Park in Long Beach to learn more about this problem. Already have dog park.

Cement Trails add to pollution and bad for senior backs. Please keep Trails soft.

Name: Beatrice Morrow Email: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Please check if you would like to receive any future information regarding this EIR.



# CAMBRIA COMMUNITY SERVICES DISTRICT

## COMMENTS ON THE NOTICE OF PREPARATION AND SCOPING MEETING

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- Scope and content of the EIR.
- Local environmental knowledge.
- Methods on how environmental issues are analyzed.
- Potential Alternatives to the project.
- Potential mitigation measures that would avoid or reduce environmental issues.

Comments: BE VERY WARY OF DECLASSIFYING  
"SEASONAL WETLANDS" THEY ARE SEASONALLY  
WET BECAUSE THEY ARE RETAINING WATER  
WHICH OTHERWISE WOULD FLOW, WITH MUD AND  
TRASH, INTO SANTA ROSA CREEK AND THEN INTO  
THE OCEAN.

Name: JACK MORROW Email: jmorrow@earthlink.net  
Address: 311 WEDGEWOOD ST.  
City: CAMBRIA State: CA Zip: 93428

Please check if you would like to receive any future information regarding this EIR.



# ANALYSIS OF THE 2004 PARKS AND RECREATIONS SURVEY REPORTS AND DISCUSSIONS

By PROS Parks and Recreation Committee, July, 2005

In order to advise the CCSD in its mandate to provide facilities, sites and venues for recreation in Cambria, the PROS Commission designed and carried out a survey of residents. In October, 2004, the commission distributed a one page questionnaire in the water bill of all Cambrian households. We received 942 of 3,985 surveys back (25%) which indicates a high degree of interest in community recreation.

CCSD contracted with the Community Center to develop a report of the survey results<sup>1</sup>. John Ruml volunteered to write the report and PROS Commissioner Steve Figler provided an additional analysis of the results. Others who participated in developing the report were Courtney Craig, Connie Davidson, Heidi Holmes, Amanda Rice, Gordon Rice, and Robin Schall.

The report was discussed at the March and April meetings of the PROS commission. Members of the commission provided comments and sent feedback via email to Jack Breglio, Chair of the Parks and Recreation Committee. This Committee completed the analysis developed by Steve Figler found in this document. In addition, a one-page summary of the findings was developed..

The survey results are informative about what recreational activities Cambrians currently participate in. In addition, the respondents reported on what activities they would most like to see made available in Cambria.

The survey also provided data on usage patterns and preferences for facilities in Cambria, as well as frequency and location of travel to out-of-town recreation. Respondents were grouped according to their level of participation (Modest Activity – 1 or 2; Mainstream – 3 to 6; High Activity – 7 or more), and intensity (Low; Medium; and High).

Ninety-three percent of respondents participate in at least one activity. The top five activities--running/walking/jogging, gardening, hiking, and picnicking--have a similar ranking for all three participation levels.

The most popular facility in Cambria is the East/West ranch used by 85% of respondents, followed by Shamel Park, the Vets Hall, other trails, Moonstone Beach boardwalk, and Leffingwell Park.

Sixty-three percent of respondents recreate in Cambria, 37% travel to Morro Bay, San Luis Obispo, or elsewhere for walking/hiking, golf, swimming and kayaking. Some travel due to a lack of Cambria facilities (golfing, tennis, and swimming) and others for a broader range of sites.

Requests for new or expanded services were (in order of importance):

- more hiking trails
- a lap pool
- a dog park (the survey was sent before the new dog park was opened)
- a jogging track/trail

Cambria already has lots of trails, however, we do not have a track without impediments. A track with exercise stations may be available at the Santa Lucia School if state park funding is approved.

The second largest number of respondents (27%) requested a lap pool. An aging population contains persons who are rehabilitating or protecting muscles and bones and therefore do water walking and exercising, or lap swimming as opposed to hiking. The privately owned Cambria Pines Lodge swimming pool is available on a membership basis. The pool at Shamel Park is a county-run facility and is only open in the summer months. It is not a large enough to be a lap pool.

Much of what was desired by survey respondents is included in the proposed community park design. An outdoor stage was considered but dropped during public discussions. A small community garden is available at Pocahontas Park but additional space could be provided in the community park. Nature trails are being developed on the West Ranch and the East Ranch and a short historic trail is planned for the Greenspace Creekside Reserve in East Village.

Some organized field sports (soccer, baseball/softball) will be accommodated at the Santa Lucia Middle School if a state parks grant is awarded in late 2005.

Multipurpose athletic fields are planned for the proposed community park.

Horseshoe pits are available in Shamel Park.

After-school and summer programs, such as arts and crafts and martial arts, are currently offered by the Community Center. Eight weeks of day camps are also part of their program but could be expanded. The Community Center offers numerous adult programs such as arts and crafts.

#### NUMBER AND PERCENT OF REQUESTS FOR FACILITIES AND ACTIVITIES

	%	#		%	#
Nature Trails	49	458	Sand Volleyball	11	105
Lap Pool	27	254	Basketball(outdoor)	8	71
Dog Park	24	225	Skate Park	7	69
Jogging Trail/Track	23	215	Day Camp	7	66
Picnics	22	210	Climbing Wall	6	61
Community Garden	21	196	Horse Trails	6	61
Tennis Courts	19	182	BMX Trail	6	57
After school Programs	19	175	Martial Arts	6	55
Playgrounds	18	172	Roller-Blade	5	46
Outdoor Fitness Sta's	17	164	Horseshoe Pits	4	41
Arts & Crafts	17	159	Archery Fields	3	32
Outdoor Stage	16	151	Shuffleboard	3	32
Soccer Fields	13	126	Paint-ball	2	22
Softball/Baseball Flds	12	112			



## **APPENDIX B**

- **Traffic and Circulation Study**



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**FISCALINI PARK MASTER PLAN  
SAN LUIS OBISPO COUNTY, CALIFORNIA**

---

**TRAFFIC AND CIRCULATION STUDY**

---



July 10, 2006

ATE Project #06048

---

Prepared for:  
Morro Group  
1422 Monterey Street, Suite C-200  
San Luis Obispo, CA 93401

Prepared by:  
Richard L. Pool, P.E.



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***TRAFFIC AND PARKING STUDY FOR THE  
FISCALINI PARK MASTER PLAN, SAN LUIS OBISPO COUNTY, CALIFORNIA***

Associated Transportation Engineers (ATE) is pleased to submit the following traffic and parking study for the Fiscalini Park Master Plan. It our understanding that the contents of this study will be incorporated into the environmental documents being prepared for the project by the Morro Group.

We appreciate the opportunity to assist you with the project.

Associated Transportation Engineers

By: Richard L. Pool, PE  
President



## EXECUTIVE SUMMARY

The Fiscalini Ranch totals about 420 acres, divided into an eastern and western section. The western portion of the ranch contains 350 acres and the eastern portion contains the remaining 70 acres. The western section would be for passive uses such as hiking and horseback riding. A  $\pm 25$ -acre community park is proposed on the eastern portion (17.5 acres of developed uses and 7.5 acres for the creek and hillside areas). The proposed park include sports fields (soccer, baseball, softball), tennis courts, basketball/volleyball courts, playgrounds, picnic areas, and a future community building. Access is proposed via Rodeo Grounds Road, which connects to Burton Drive south of the downtown area.

The study-area roadways and intersections currently operate at LOS A or B during Weekday and Summer Weekend peak periods. The proposed park uses would generate 875 trips, with 79 trips occurring during the P.M. peak hour period on weekdays. For the Summer Weekend period with the park fully utilized with 9 soccer fields as well as the other park uses, the project would generate 1,655 trips, with 270 trips occurring during the peak hour period.

The impact analysis found that all of the study-area roadways and intersections would operate at LOS C or better during Weekday and Summer Weekend peak periods. These service level meet the County standard and project traffic would not significantly impact the roadways and intersections in the project area. Similarly, the cumulative analysis found that all of the study-area roadways and intersections would operate at LOS C or better and cumulative traffic would not significantly impact the study-area roadways and intersections.

The project includes a concept plan with  $\pm 100$  parking spaces for the park. This supply would accommodate the day-to-day peak parking demands but peak weekend demands would exceed the supply assuming that all 9 soccer fields are being used. The analysis shows a peak parking demand of 189 parking spaces assuming that the 9 soccer fields are fully utilized. There would also be a nominal amount of parking generated by the other park uses during the same time period. The project could mitigate this potential impact via one, or a combination of, the following measures:

1. Provide more permanent parking;
2. Provide overflow parking;
3. Construct the entry road at a width that would allow on-street parking; and/or
4. Limit the number of fields in use at any one time (4 fields maximum).

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## INTRODUCTION

The following report contains an analysis of the traffic and parking impacts associated with the Fiscalini Park Master Plan, proposed in the Community of Cambria in San Luis Obispo County. The report provides information relative to existing and future traffic conditions within the project study area. Potential project-specific and cumulative impacts were evaluated using County policies for roadways and intersections. A parking analysis was also prepared to determine the adequacy of the proposed parking supply.

In addition to the typical weekday traffic analysis completed for projects, County staff requested a summer weekend analysis for this project since Cambria experiences tourist activity on weekends during summer months. Traffic volumes were collected for the weekday period in May 2006 and for the summer weekend period in June 2006. The peak period for weekdays is between 4:00 and 6:00 P.M., while the peak period for summer weekends occurs between 11:00 A.M. and 4:00 P.M. The traffic count data is contained in the Technical Appendix for reference.

## PROJECT DESCRIPTION

The project site location within Cambria is shown on Figure 1. The Fiscalini Ranch totals about 420 acres, divided into an eastern and western section. The western portion of the ranch contains 350 acres and the eastern portion contains the remaining 70 acres. The western section would be for passive uses such as hiking and horseback riding. A ±25-acre community park is proposed on the eastern portion (17.5 acres of developed uses and 7.5 acres for the creek and hillside areas). The proposed park include sports fields (soccer, baseball, softball), tennis courts, basketball/volleyball courts, playgrounds, picnic areas, and a future community building. Figure 2 shows the conceptual plan for the park. Access is proposed via Rodeo Grounds Road, which connects to Burton Drive south of the downtown area.

## EXISTING CONDITIONS

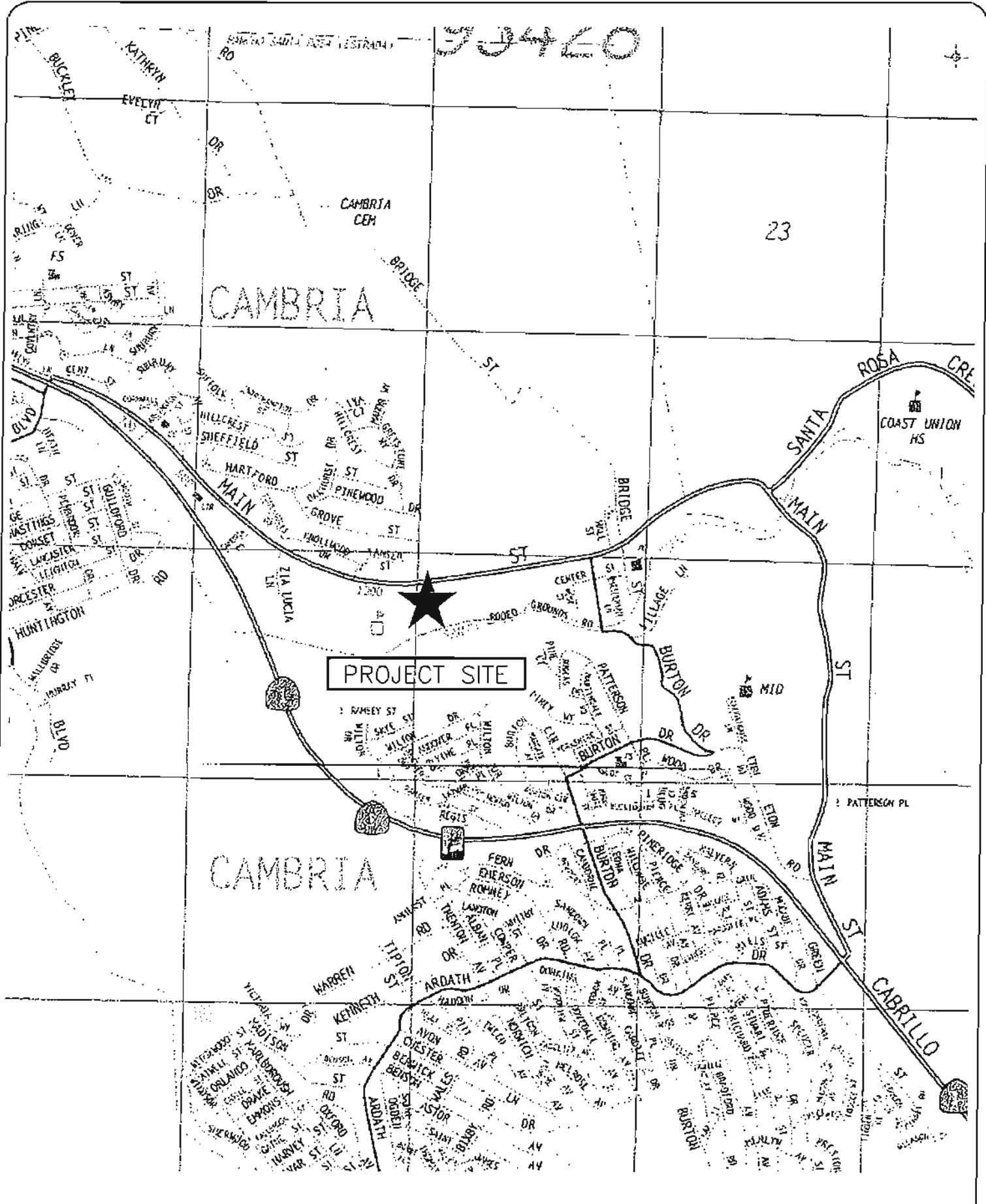
### Street Network

The circulation system adjacent to the site is comprised of Highway 1 (a State Route) and arterial and collector roads located within Cambria, as illustrated in Figure 3. The following text provides a brief discussion of the primary components of the study-area street network.

Highway 1 is a two-lane State Highway with asphalt shoulders within the Cambria area. The highway provides north-south regional access to the site via connections to Main Street.

Main Street, located to the north of the site, is a ±30-foot wide roadway. Main Street is a minor arterial roadway that extends from Highway 1 easterly through Cambria's downtown area. On-street parking is provided in portions of the downtown area. The Main Street/Cambria Drive intersection is a T-configuration and is controlled by stop signs (all-way stop). The Main Street/Burton Drive intersection is also a T-configuration and controlled by stop signs (all-way stop).



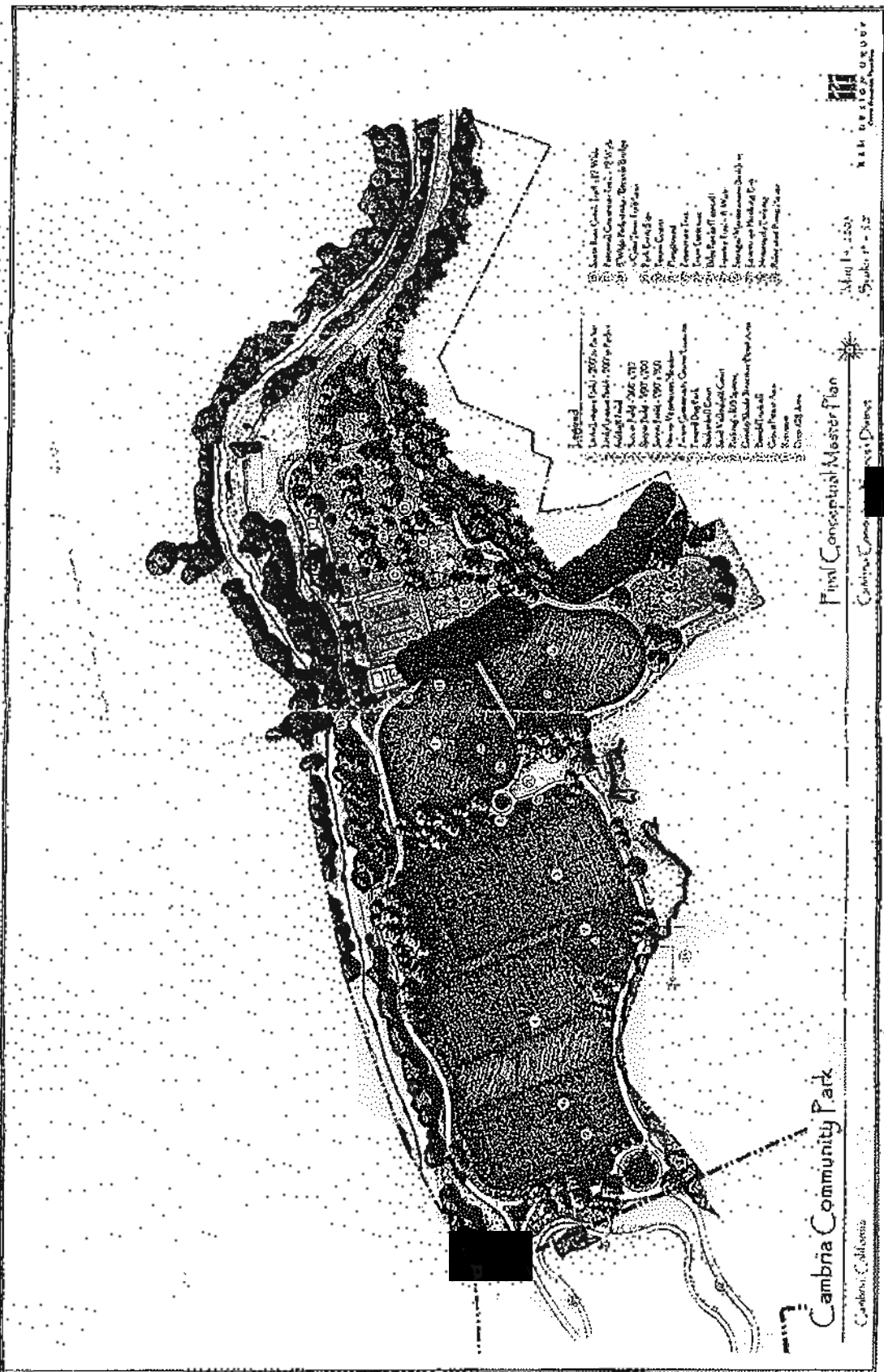


PROJECT SITE

PROJECT SITE LOCATION

FIGURE 1

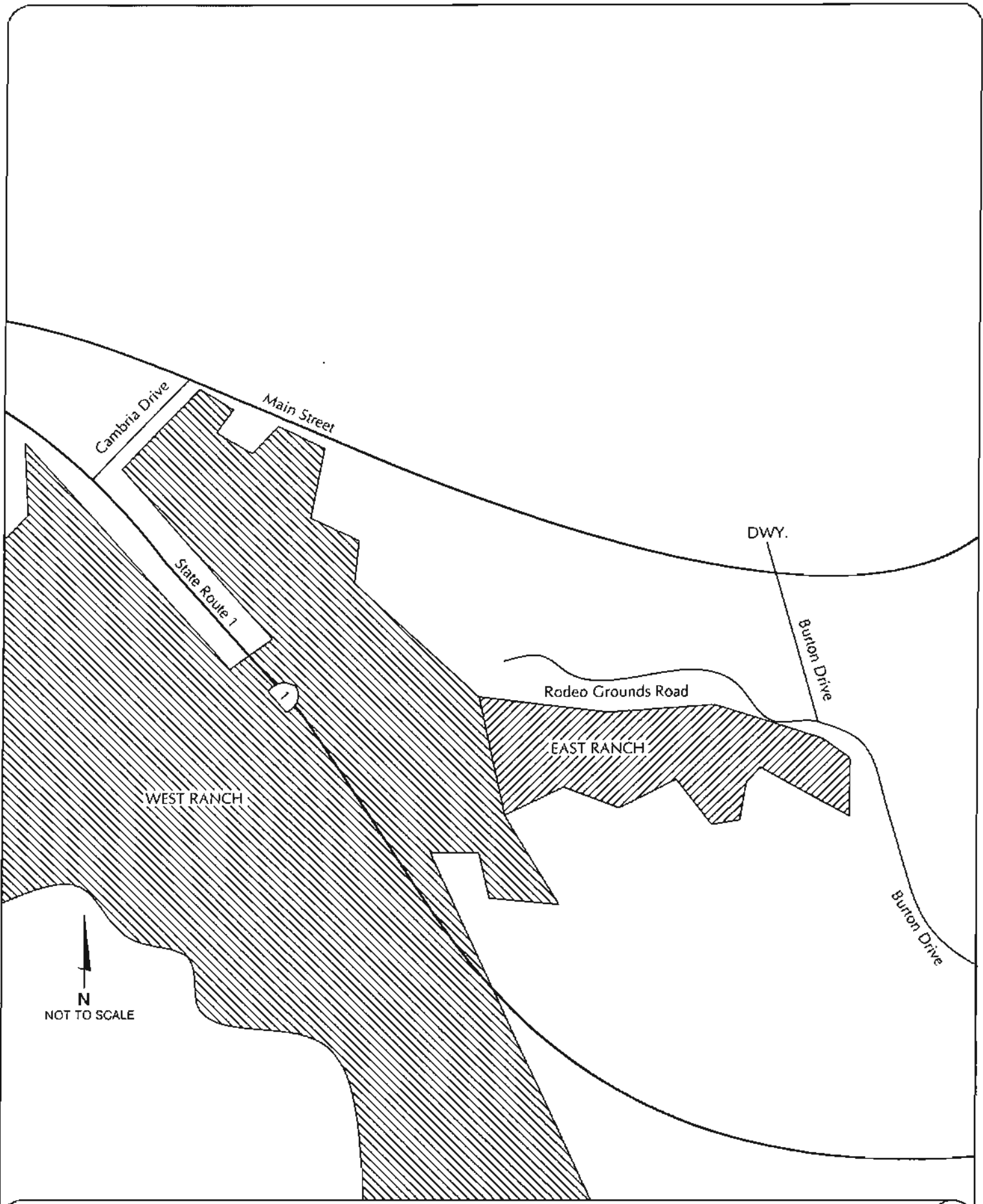
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CONCEPTUAL SITE PLAN

FIGURE 2

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STREET NETWORK

FIGURE 3

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Burton Drive is a north-south two-lane collector road with curb, gutter, and sidewalk adjacent to the commercial uses between Rodeo Grounds Road and Main Street. On-street parking is provided in this area. Burton Drive is a two-lane collector roadway with dirt shoulders south of Rodeo Ground Road. The Burton Drive/Rodeo Grounds Road intersection is a T-configuration and is stop-controlled on the Rodeo Grounds Road approach.

Rodeo Grounds Drive is an unpaved local road that extends west of Burton Drive into the area of the proposed park.

### Roadway Operations

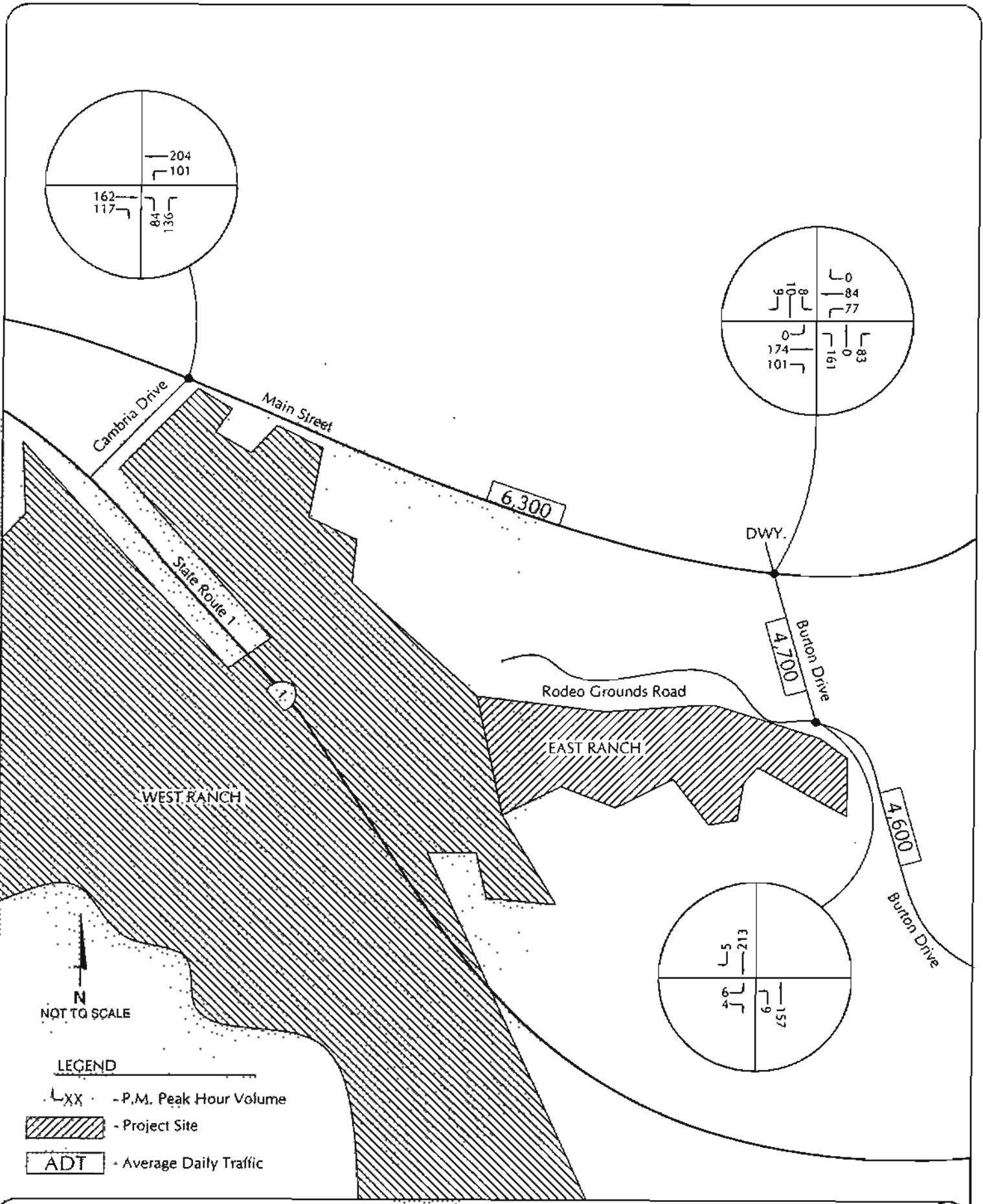
Existing average daily traffic (ADT) volumes and roadway operations are reviewed below. County policies state that the level of service standard for the Cambria area is LOS D.

The operational characteristics of the study-area roadways were analyzed using standard engineering roadway classifications and their corresponding roadway design capacities. The roadway classification system and design capacities are summarized in the Technical Appendix for reference. "Levels of Service" (LOS) A through F are used to rate roadway operations. LOS A and LOS B represent primarily free-flow operations, LOS C represents stable conditions, LOS D nears unstable operations with restrictions on maneuverability within traffic streams, LOS E represents unstable operations with maneuverability very limited, and LOS F represents breakdown or forced flow conditions.

The Existing Weekday and Existing Summer Weekend ADT volumes for the street segments in the vicinity of the project site are shown in Figures 4 and 5. Existing levels of service are summarized in Table 1. The study-area roadways operate at LOS A.

**Table 1  
Existing Roadway Operations**

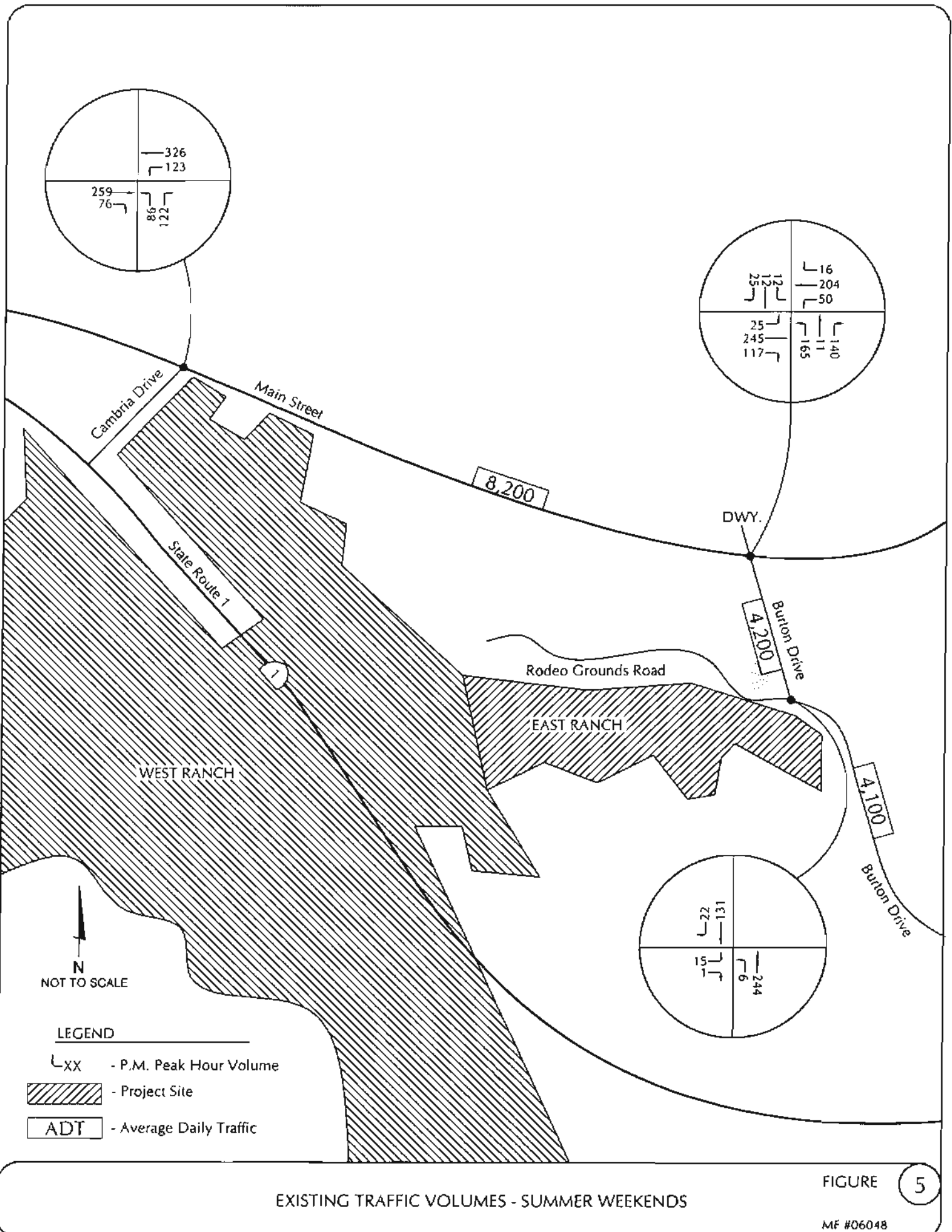
Roadway Segment	Weekday		Summer Weekend	
	Volume	LOS	Volume	LOS
Main St w/o Burton Dr	6,300 ADT	LOS A	8,200 ADT	LOS A
Burton Dr n/o Rodeo Grounds Rd	4,700 ADT	LOS A	4,200 ADT	LOS A
Burton Dr s/o Rodeo Grounds Rd	4,600 ADT	LOS A	4,100 ADT	LOS A



EXISTING TRAFFIC VOLUMES - WEEKDAYS

FIGURE 4

MF #06048



EXISTING TRAFFIC VOLUMES - SUMMER WEEKENDS

FIGURE 5

MF #06048

## Intersection Operations

Traffic analyses examine operations at critical intersections during peak travel periods since traffic flow on street networks is most restricted at intersections. The level of service grading system (LOS A-F) discussed previously for roadway operations is also used to rate intersections.

Figures 4 and 5 show the Existing Weekday and Existing Summer Weekend peak hour traffic volumes at the three study-area intersections identified for analysis. Levels of service were calculated for the intersections using the unsignalized methodology outlined in the Highway Capacity Manual.<sup>1</sup> Existing levels of service are summarized in Table 2. As shown, the study-area intersections operate at LOS A or B during Weekday and Summer Weekend peak periods.

**Table 2  
Existing Intersection Operations**

Intersection	Control	Delay / LOS	
		Weekday	Summer Weekend
Main St/Cambria Dr	All-Way Stop	9.9 Sec/LOS A	11.9 Sec/LOS B
Main St/Burton Dr	All-Way Stop	9.9 Sec/LOS A	13.9 Sec/LOS B
Rodeo Grounds Rd/Burton Dr NB Left Turn EB Left & Right Turn Overall LOS	T-Way Stop	7.7 Sec/LOS A 10.3 Sec/LOS B 9.1 Sec/LOS A	7.5 Sec/LOS A 10.9 Sec/LOS B 10.0 Sec/LOS A

LOS based on average delay per vehicle during peak period.

## PROJECT-GENERATED TRAFFIC

### Trip Generation

Weekday trip generation estimates for the park were developed using the data from public parks that were studied by SANDAG.<sup>2</sup> Weekend trip generation estimates were developed using the data published by the Institute of Transportation Engineers (ITE).<sup>3</sup> The weekend trip generation estimates assume that the park would be fully utilized with 9 soccer fields as well as the other park uses. Tables 3 and 4 show the daily and peak hour trip generation estimates for the Weekday and Summer Weekend periods.

<sup>1</sup> Highway Capacity Manual, National Research Council, 2000.

<sup>2</sup> Traffic Generators, San Diego Association of Governments, 2004.

<sup>3</sup> Trip Generation, Institute of Transportation Engineer, 7th Edition, 2003.

**Table 3  
Fiscalini Park Master Plan – Weekday Trip Generation**

Land Use	Size	ADT		Peak Hour	
		Rate	Trips	Rate	Trips
City Park	17.5 Acres	50	875	4.5	79

**Table 4  
Fiscalini Park Master Plan – Summer Weekend Trip Generation**

Land Use	Size	ADT		Peak Hour	
		Rate	Trips	Rate	Trips
Soccer Fields	9 Fields	117.43	1,057	28.73	259
City Park	9 Acres	66.47	598	1.18	11
<b>Total</b>			<b>1,655</b>		<b>270</b>

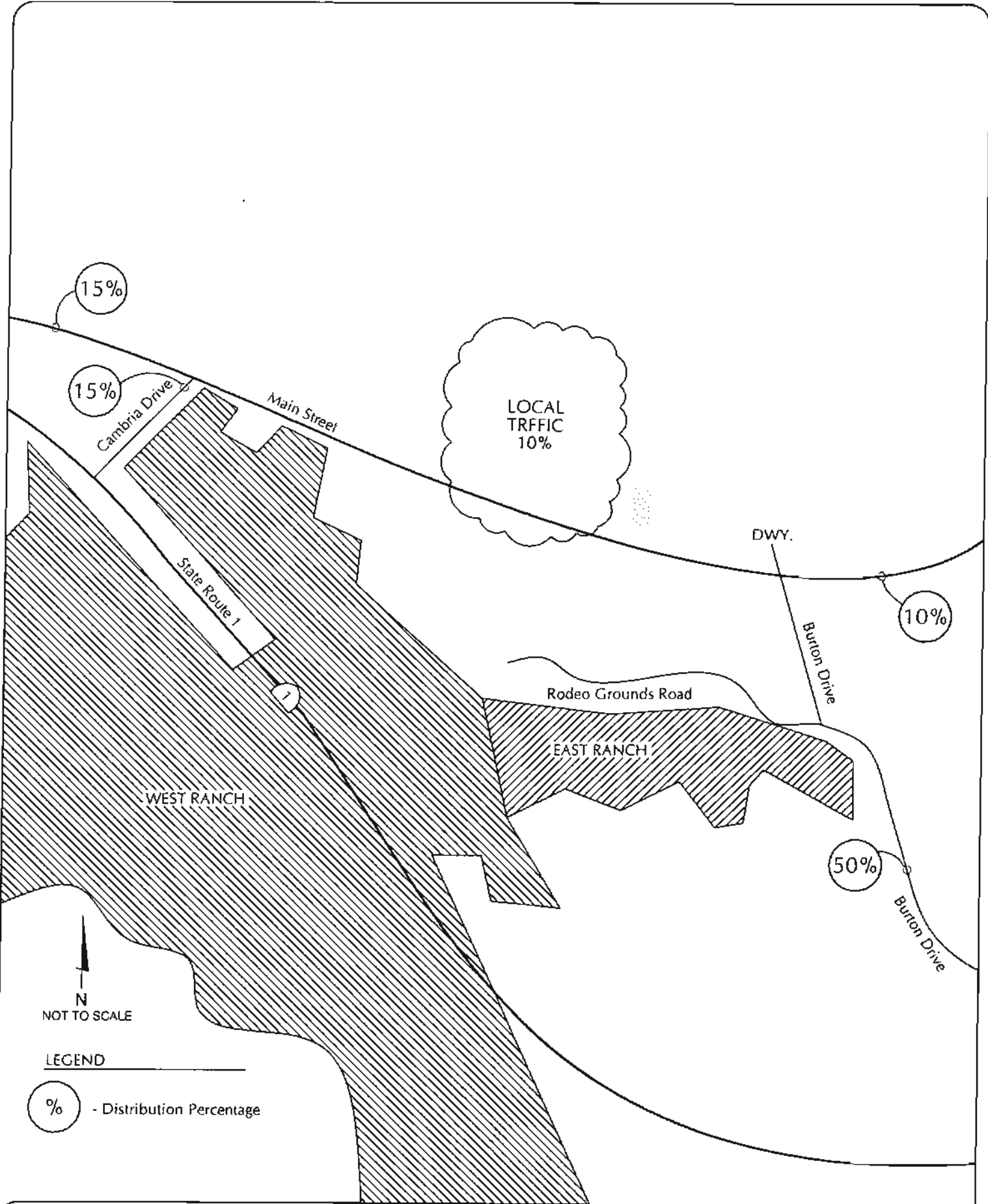
**Trip Distribution**

Project traffic was distributed and assigned to the study-area roadways and intersections based upon the distribution pattern shown in Figure 6 and Table 5. This pattern was developed based on the residential development pattern in the Cambria area.

**Table 5  
Fiscalini Park Master Plan - Trip Distribution**

Origin/Destination	Direction	Percentage
Main St w/o Cambria Dr	West	15%
Main St e/o Burton Dr	West	10%
Main St Local Area	West	10%
Cambria Dr s/o Main St	East	15%
Burton Dr s/o Rodeo Grounds Rd	South	50%
<b>Total</b>		<b>100</b>





PROJECT TRIP DISTRIBUTION PERCENTAGES

FIGURE 6

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## IMPACT THRESHOLDS

County impact thresholds were used to assess the significance of the traffic generated by the project. County policies state that the level of service standard for Cambria is LOS D.

## POTENTIAL-SPECIFIC IMPACTS

### Roadways

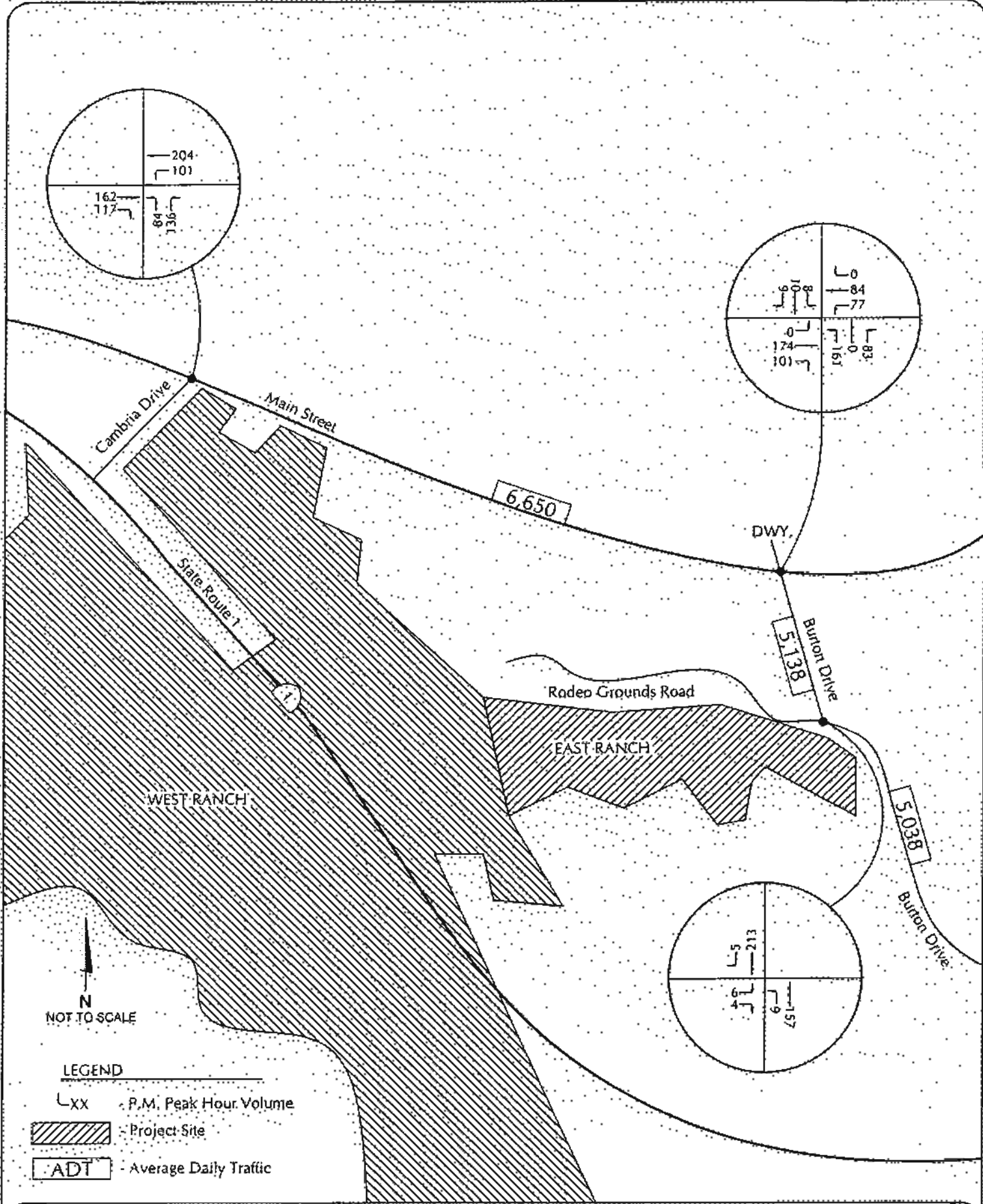
Roadway volumes for the Existing + Project scenarios are shown in Figures 7 and 8. Existing and Existing + Project volumes and levels of service are compared in Tables 6 and 7. As described in the Existing Conditions section of the report, the study-area roadways currently operate at LOS A. The addition of project traffic would not significantly affect these facilities, as they would continue to operate at LOS A with project traffic.

**Table 6**  
Existing & Existing + Project Roadway Operations - Weekdays

Roadway Segment	Traffic Volume			LOS
	Existing	Project-Added	Existing + Project	
Main St w/o Burton Dr	6,300 ADT	350 ADT	6,650 ADT	LOS A
Burton Dr n/o Rodeo Grounds Rd	4,700 ADT	438 ADT	5,138 ADT	LOS A
Burton Dr s/o Rodeo Grounds Rd	4,600 ADT	438 ADT	5,038 ADT	LOS A

**Table 7**  
Existing & Existing + Project Roadway Operations - Summer Weekends

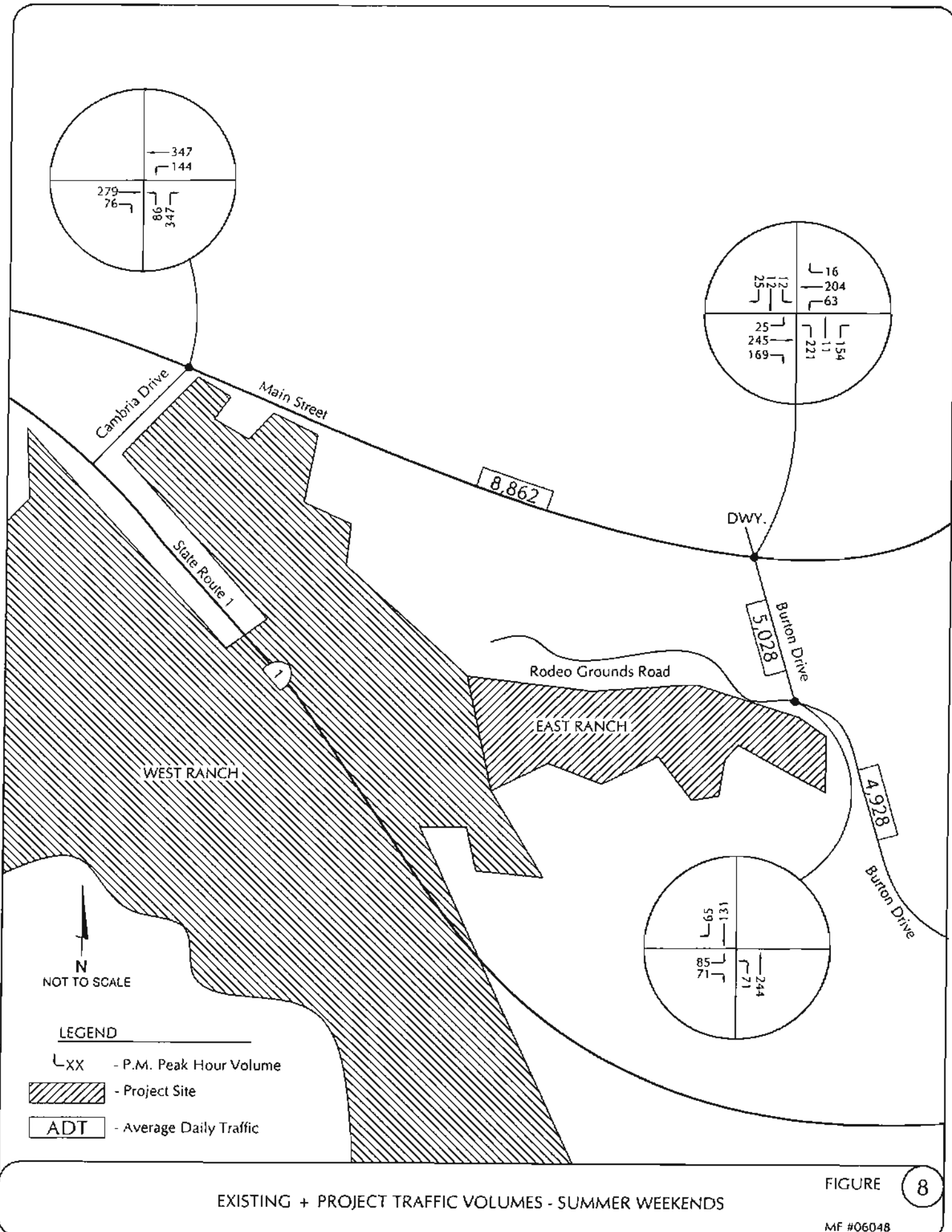
Roadway Segment	Traffic Volume			LOS
	Existing	Project-Added	Existing + Project	
Main St w/o Burton Dr	8,200 ADT	662 ADT	8,862 ADT	LOS A
Burton Dr n/o Rodeo Grounds Rd	4,200 ADT	828 ADT	5,028 ADT	LOS A
Burton Dr s/o Rodeo Grounds Rd	4,100 ADT	828 ADT	4,928 ADT	LOS A



EXISTING + PROJECT TRAFFIC VOLUMES - WEEKDAYS

FIGURE 7

MF #06048



EXISTING + PROJECT TRAFFIC VOLUMES - SUMMER WEEKENDS

FIGURE 8

MF #06048

## Intersections

The Existing + Project peak hour traffic volumes at the study-area intersections are shown in Figures 7 and 8 for the Weekday and Summer Weekend scenarios. The intersection levels of service for the Existing and Existing + Project scenarios are compared in Tables 8 and 9. The data show that the intersections are forecast to operate at LOS C or better with Existing + Project traffic. Traffic added by the project would not significantly impact the study-area intersections based on the County's LOS D standard.

**Table 8**  
**Existing & Existing + Project Intersection Operations - Weekdays**

Intersection	Delay / LOS	
	Existing	Existing + Project
Main St/Cambria Dr	9.9 Sec/LOS A	10.1 Sec/LOS B
Main St/Burton Dr	9.9 Sec/LOS A	10.1 Sec/LOS B
Rodeo Grounds Rd/Burton Dr		
NB Left Turn	7.7 Sec/LOS A	7.7 Sec/LOS A
EB Left & Right Turn	10.3 Sec/LOS B	10.9 Sec/LOS B
Overall LOS	9.1 Sec/LOS A	9.7 Sec/LOS A

LOS based on average delay per vehicle during peak period.

**Table 9**  
**Existing & Existing + Project Intersection Operations - Summer Weekends**

Intersection	Delay / LOS	
	Existing	Existing + Project
Main St/Cambria Dr	11.9 Sec/LOS B	12.7 Sec/LOS B
Main St/Burton Dr	13.9 Sec/LOS B	18.0 Sec/LOS C
Rodeo Grounds Rd/Burton Dr		
NB Left Turn	7.5 Sec/LOS A	7.7 Sec/LOS A
EB Left & Right Turn	10.9 Sec/LOS B	13.1 Sec/LOS B
Overall LOS	10.0 Sec/LOS A	11.4 Sec/LOS B

LOS based on average delay per vehicle during peak period.

## CUMULATIVE ANALYSIS

The Cumulative traffic analysis is based on a list of projects provided by County staff. The County list shows two proposed projects in the Cambria Area (cumulative projects are shown in the Cumulative Trip Generation Calculation worksheet contained in the Technical Appendix). Figures 9 and 10 show the Cumulative volumes for the Weekday and Summer Weekend peak periods; and Figures 11 and 12 show the Cumulative + Project volumes.

### Roadways

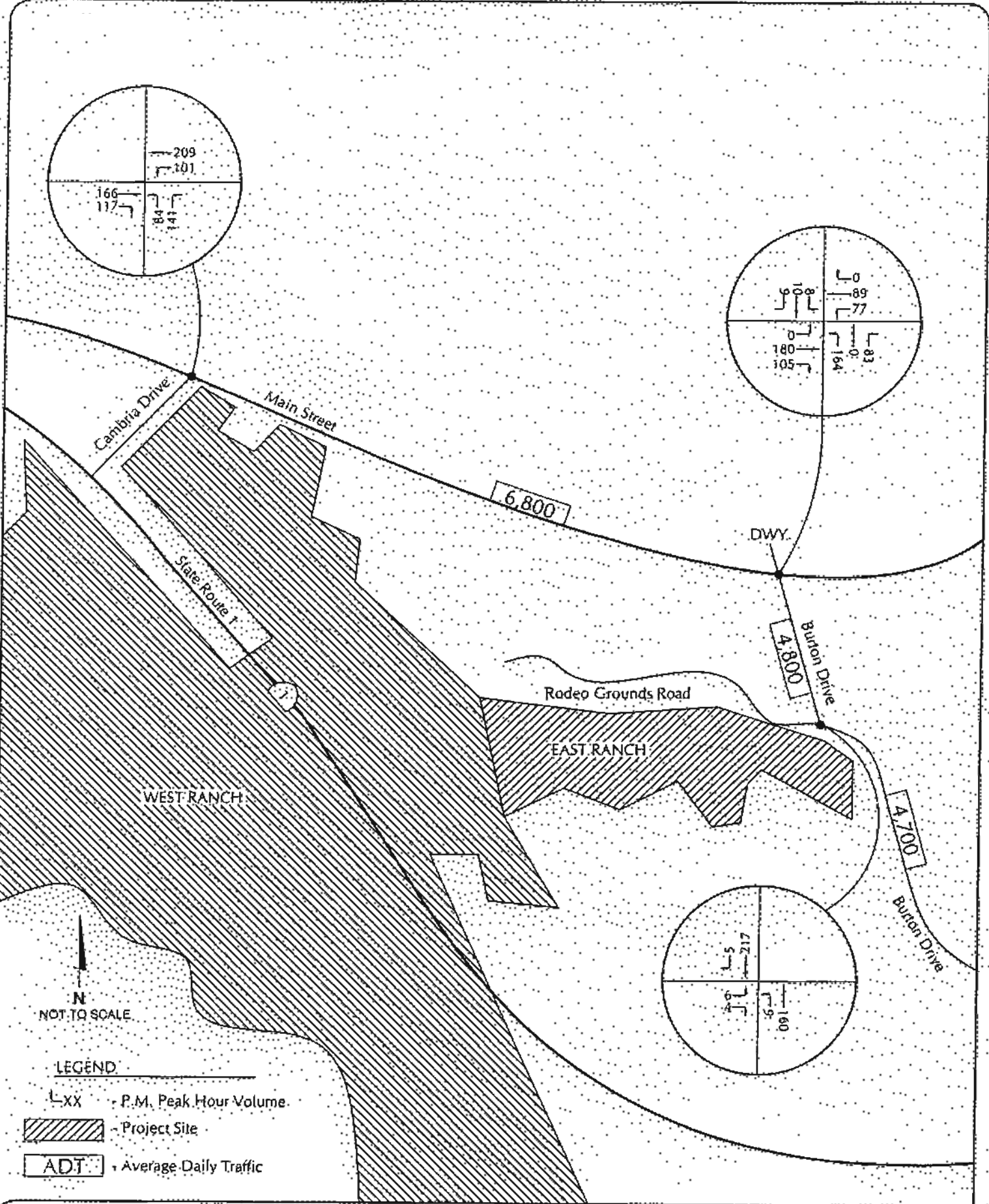
Roadway volumes and levels of service for the Cumulative and Cumulative + Project scenario are shown in Tables 10 and 11. As shown, the study-area roadways are forecast to operate at LOS A with Cumulative and Cumulative + Project traffic. The addition of cumulative traffic would not significantly affect these facilities based on the County's LOS D standard.

**Table 10**  
**Cumulative & Cumulative + Project Roadway Operations - Weekdays**

Roadway Segment	Traffic Volume			LOS
	Cumulative	Project-Added	Cumulative + Project	
Main St w/o Burton Dr	6,800 ADT	350 ADT	7,150 ADT	LOS A
Burton Dr n/o Rodeo Grounds Rd	4,800 ADT	438 ADT	5,238 ADT	LOS A
Burton Dr s/o Rodeo Grounds Rd	4,700 ADT	438 ADT	5,138 ADT	LOS A

**Table 11**  
**Cumulative & Cumulative + Project Roadway Operations - Summer Weekends**

Roadway Segment	Traffic Volume			LOS
	Cumulative	Project-Added	Cumulative + Project	
Main St w/o Burton Dr	8,700 ADT	662 ADT	9,362 ADT	LOS A-B
Burton Dr n/o Rodeo Grounds Rd	4,300 ADT	828 ADT	5,128 ADT	LOS A
Burton Dr s/o Rodeo Grounds Rd	4,200 ADT	828 ADT	5,028 ADT	LOS A



N  
NOT TO SCALE

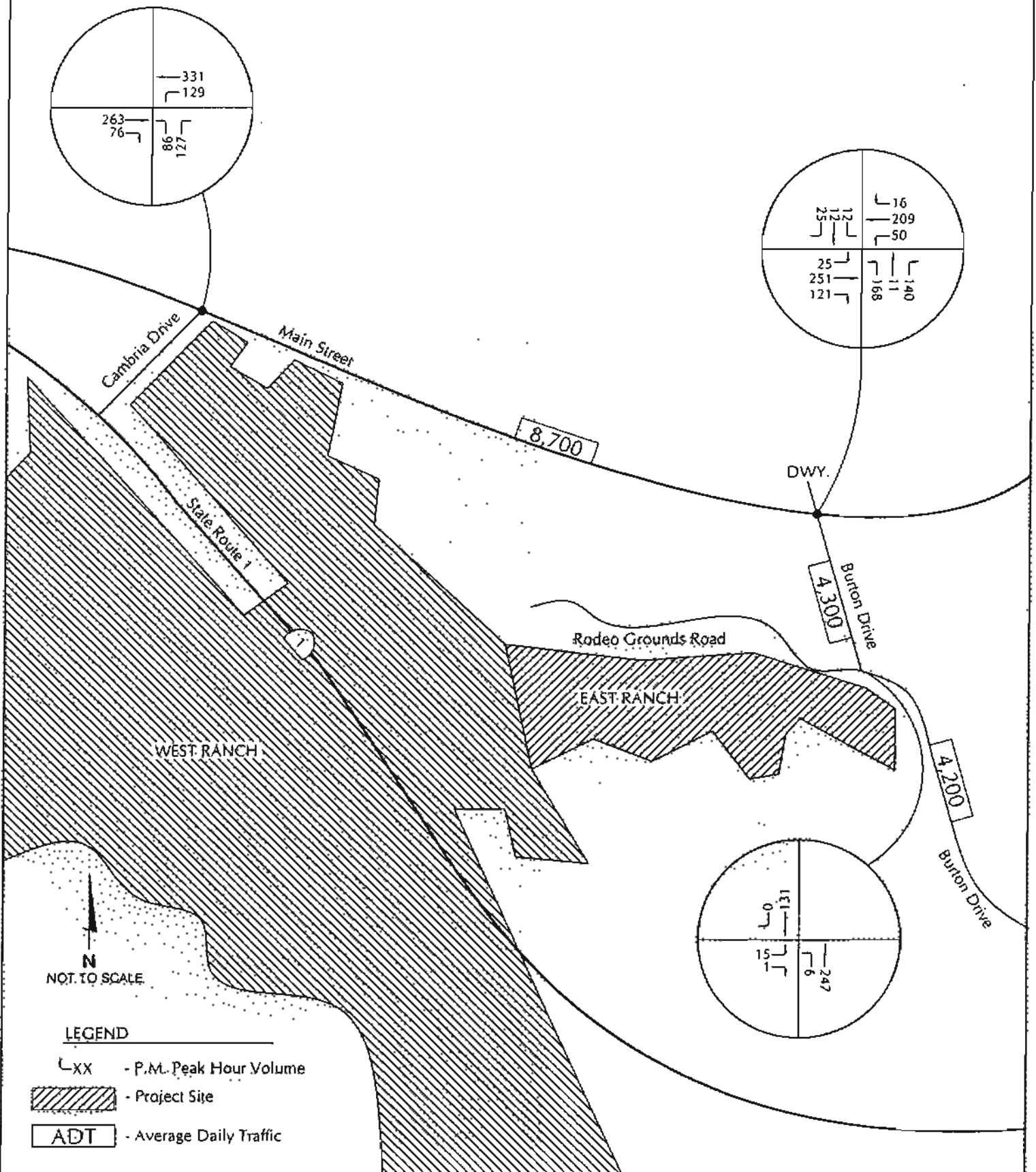
LEGEND

- L-XX - P.M. Peak Hour Volume
- [Hatched Box] - Project Site
- [ADT Box] - Average Daily Traffic

CUMULATIVE TRAFFIC VOLUMES - WEEKDAYS

FIGURE 9

MF #06048

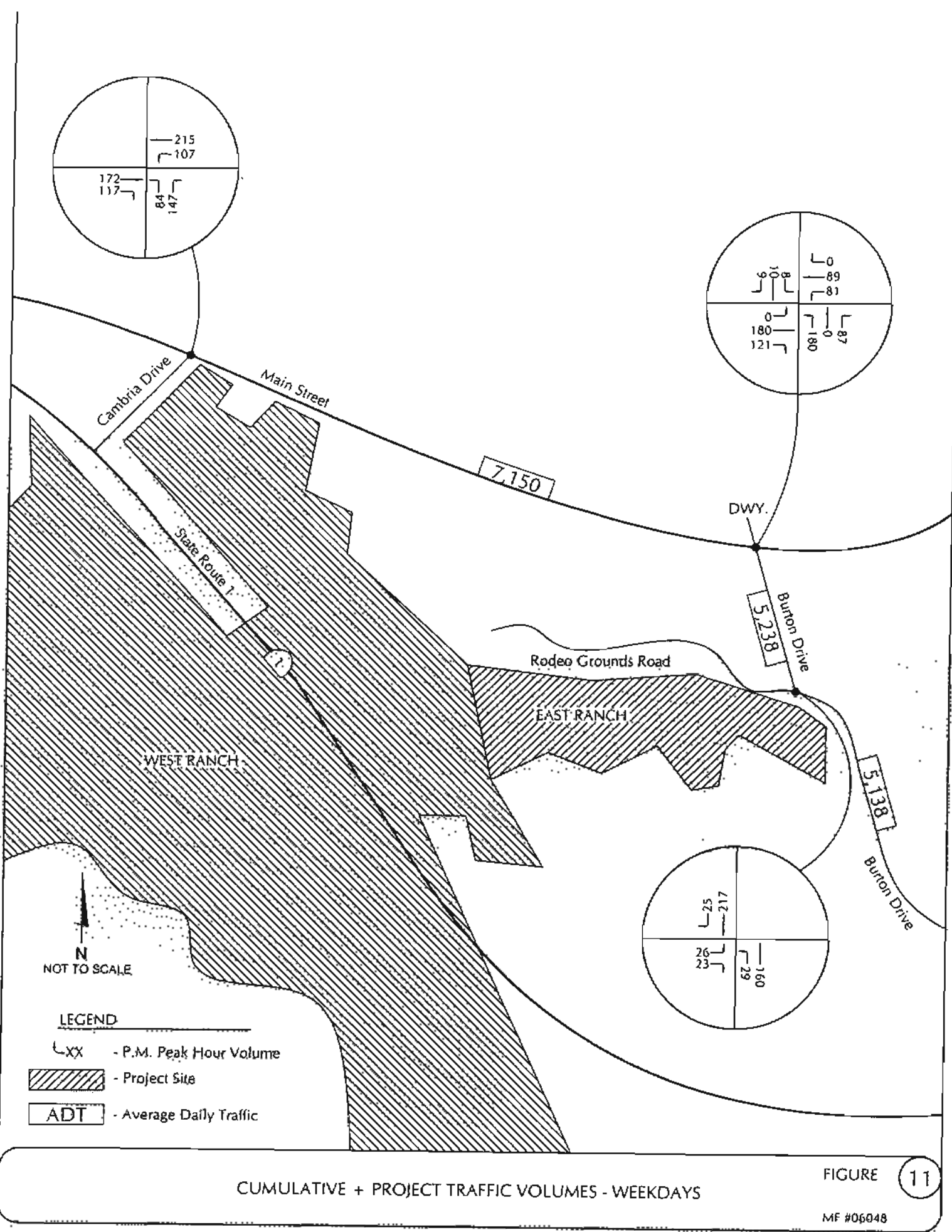


CUMULATIVE TRAFFIC VOLUMES - SUMMER WEEKENDS

FIGURE 10

MF #06048

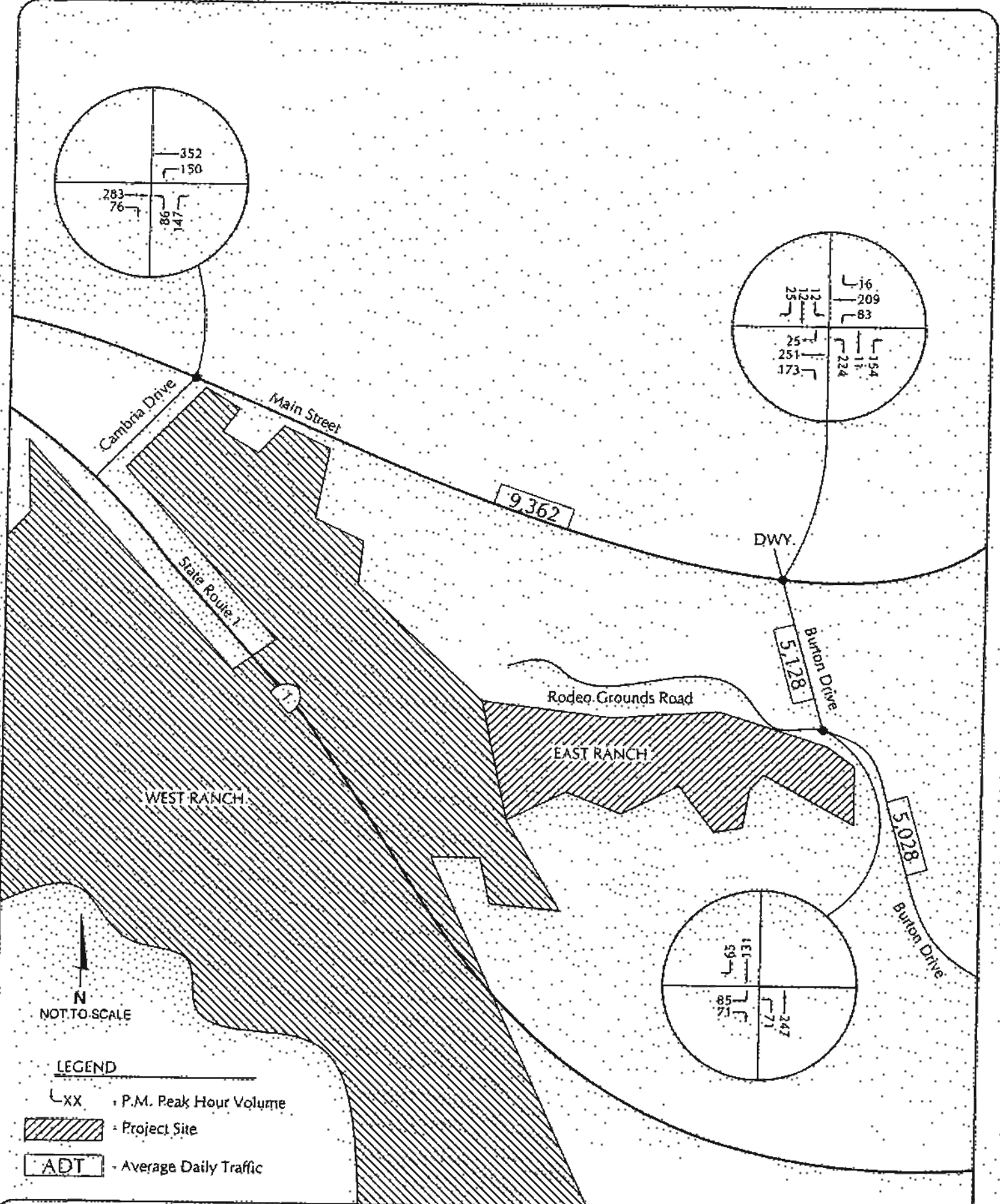




CUMULATIVE + PROJECT TRAFFIC VOLUMES - WEEKDAYS

FIGURE 11

MF #06048



CUMULATIVE + PROJECT TRAFFIC VOLUMES - SUMMER WEEKDAYS

FIGURE 12

MF #06048

## Intersections

The Cumulative and Cumulative + Project levels of service for the study-area intersections are compared in Tables 12 and 13 for the Weekday and Summer Weekend scenarios. The data show that the intersections are forecast to operate at LOS C or better with Cumulative and Cumulative + Project traffic. Cumulative traffic would not significantly impact the study-area intersections based on the County's LOS D standard.

**Table 12**  
**Cumulative & Cumulative + Project Intersection Operations - Weekdays**

Intersection	Delay / LOS	
	Cumulative	Cumulative + Project
Main St/Cambria Dr	10.0 Sec/LOS A	10.1 Sec/LOS B
Main St/Burton Dr	10.1 Sec/LOS B	10.3 Sec/LOS B
Rodeo Grounds Rd/Burton Dr		
NB Left Turn	7.7 Sec/LOS A	7.8 Sec/LOS A
EB Left & Right Turn	10.4 Sec/LOS B	10.9 Sec/LOS B
Overall LOS	9.1 Sec/LOS A	9.8 Sec/LOS A

LOS based on average delay per vehicle during peak period.

**Table 13**  
**Cumulative & Cumulative + Project Intersection Operations - Summer Weekends**

Intersection	Delay / LOS	
	Cumulative	Cumulative + Project
Main St/Cambria Dr	12.0 Sec/LOS B	13.0 Sec/LOS B
Main St/Burton Dr	14.2 Sec/LOS B	19.4 Sec/LOS C
Rodeo Grounds Rd/Burton Dr		
NB Left Turn	7.7 Sec/LOS A	7.7 Sec/LOS A
EB Left & Right Turn	10.9 Sec/LOS B	13.1 Sec/LOS B
Overall LOS	10.0 Sec/LOS A	11.4 Sec/LOS B

LOS based on average delay per vehicle during peak period.

## SITE PARKING

The Fiscalini Ranch Master Plan includes a concept plan with  $\pm 100$  parking spaces for the park. This supply would accommodate the day-to-day peak parking demands based on demand data published by ITE.<sup>4</sup> The ITE data is based on studies of similar City parks. The park study selected as being representative of the Fiscalini park contained 25 acres and had three softball fields, two soccer fields, an outdoor group areas, children play areas/structures and pathways. The peak parking demand ratio developed from that study was 5.1 vehicles per developed acre. This rate yields a peak parking demand estimate of 89 spaces for the 17.5-acre park on the Fiscalini Ranch site.

Peak weekend demands were forecasted assuming that the soccer fields are fully used on Saturdays during the AYSO soccer season, since those parking demand will be higher than the typical day-to-day peak demands. Peak parking demand forecasts for this scenario were calculated based on rates developed by ATE from parking studies completed at similar sports complexes. The rates were applied to the 9 soccer fields proposed at the Fiscalini Ranch park site. The peak parking demand analysis assumes 2 teams per field, 13 players per team, 2 coaches per team, 4 spectators per team in addition to those arriving with players, and 1 referee per field. A worksheet showing the peak parking demand calculations is contained in the Technical Appendix for reference.

The analysis shows a peak parking demand of 189 parking spaces assuming that the 9 soccer fields are fully utilized. There would also be a nominal amount of parking generated by the other park uses during the same time period. Thus, the peak parking demands would exceed the  $\pm 100$  parking spaces conceptually envisioned for the park area. The project could mitigate this potential impact via one, or a combination of, the following measures:

1. Provide more permanent parking;
2. Provide overflow parking;
3. Construct the entry road at a width that would allow on-street parking;
4. Limit the number of fields in use at any one time (4 fields maximum).

■ ■ ■

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<sup>4</sup> Parking Generation, Institute of Transportation Engineers, 3rd Edition, 2003.

## STUDY PARTICIPANTS AND REFERENCES

### Associated Transportation Engineers

Richard L. Pool, P.E., Principal Engineer  
Dan Dawson, Supervising Transportation Planner  
Matthew Farrington, Traffic Technician

### References

Highway Capacity Manual, National Research Council, 2000.

North Coast Circulation Study, San Luis Obispo County Engineering Department, 1992.

Parking Generation, Institute of Transportation Engineers, 3rd Edition, 2003.

Traffic Generators, San Diego Association of Governments, 2004.

Trip Generation, Institute of Transportation Engineer, 7th Edition, 2003.

### Persons Contacted

Marshall, Richard, SLO County Engineering Department  
Mary Rentz, Morro Group

## TECHNICAL APPENDIX

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**LEVEL OF SERVICE DEFINITIONS**

## LEVEL OF SERVICE DEFINITIONS

"Levels of Service" (LOS) A through F are used to rate roadway and intersection operating conditions, with LOS A indicating very good operations and LOS F indicating poor operations. More complete level of service definitions are:

LOS	Definition
A	Low volumes; primarily free flow operations. Density is low and vehicles can freely maneuver within traffic stream. Drivers can maintain their desired speeds with little or no delay.
B	Stable flow with potential for some restriction of operating speeds due to traffic conditions. Maneuvering is only slightly restricted. Stopped delays are not bothersome and drivers are not subject to appreciable tension.
C	Stable operations, however the ability to maneuver is more restricted by the increase in traffic volumes. Relatively satisfactory operating speeds prevail but adverse signal coordination or longer queues cause delays.
D	Approaching unstable traffic flow where small increases in volume could cause substantial delays. Most drivers are restricted in their ability to maneuver and their selection of travel speeds. Comfort and convenience are low but tolerable.
E	Operations characterized by significant approach delays and average travel speeds of one-half to one-third of free flow speed. Flow is unstable and potential for stoppages of brief duration. High signal density, extensive queuing, or signal progression/timing are the typical causes of delays.
F	Forced flow operations with high approach delays at critical signalized intersections. Speeds are reduced substantially and stoppages may occur for short or long periods of time because of downstream congestion.



**STANDARD ENGINEERING ROADWAY DESIGN CAPACITIES**

### STANDARD ENGINEERING ROADWAY DESIGN CAPACITIES

Roadway Type	# of Lanes	LOS A		LOS B		LOS C		LOS D		LOS E	
		Low	High	Low	High	Low	High	Low	High	Low	High
Arterial	2 Lanes	8,100	12,000	9,400	14,000	10,800	16,000	12,100	18,000	13,500	20,000
Arterial	4 Lanes	16,100	23,900	18,900	27,900	21,600	31,900	24,300	35,900	27,000	39,900
Major	2 Lanes	6,500	9,600	7,500	11,200	8,600	12,800	9,700	14,400	10,800	16,000
Major	4 Lanes	12,900	19,200	15,100	22,300	17,200	25,500	19,400	28,700	21,600	31,900
Collector	2 Lanes	4,600	7,100	5,400	8,200	6,200	9,400	6,900	10,600	7,700	11,800

The roadway capacities listed above are "rule of thumb" figures only. Some factors which affect these capacities are intersections (numbers and configuration), degrees of access control, roadway grades, design geometries (horizontal and vertical alignment standards), sight distance, level of truck and bus traffic and level of pedestrian and bicycle traffic.

**INTERSECTION LEVEL OF SERVICE CALCULATION WORKSHEETS**

**Reference 1 - Cambria Drive/Main Street**

**Reference 2 - Main Street/Burton Drive**

**Reference 3 – Burton Drive/Rodeo Grounds Drive**

# ALL-WAY STOP CONTROL ANALYSIS

General Information		Site Information	
Analyst	MMF	Intersection	CAMBRIA/MAIN
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	MAY 2006	Analysis Year	2006
Analysis Time Period	WEEKDAY PEAK		

Project ID: EXISTING

Eas/West Street: GAMBRIA DRIVE

North/South Street: MAIN STREET

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	84	0	136	0	0	0
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	101	204	0	0	162	117
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LR				L	T	T	R
PHF	1.00				1.00	1.00	1.00	1.00
Flow Rate (veh/h)	220				101	204	162	117
% Heavy Vehicles	0				0	0	0	0
No. Lanes	1		0		2		2	
Geometry Group	1				5		5	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.4				1.0	0.0	0.0	0.0
Prop. Right-Turns	0.6				0.0	0.0	0.0	1.0
Prop. Heavy Vehicle	0.0				0.0	0.0	0.0	0.0
hLT-adj	0.2	0.2			0.5	0.5	0.5	0.5
hRT-adj	-0.6	-0.6			-0.7	-0.7	-0.7	-0.7
hHV-adj	1.7	1.7			1.7	1.7	1.7	1.7
hadj, computed	-0.3				0.5	0.0	0.0	-0.7

## Departure Headway and Service Time

hd, initial value (s)	3.20				3.20	3.20	3.20	3.20
x, initial	0.20				0.09	0.18	0.14	0.10
hd, final value (s)	4.95				5.91	5.41	5.46	4.76
x, final value	0.30				0.17	0.31	0.25	0.15
Move-up time, m (s)	2.0				2.3		2.3	
Service Time, t <sub>s</sub> (s)	2.9				3.6	3.1	3.2	2.5

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	470				351	454	412	367
Delay (s/veh)	10.08				9.78	10.48	9.93	8.32
LOS	B				A	B	A	A
Approach Delay (s/veh)	10.08				10.25		9.26	
LOS	B				B		A	
Intersection Delay (s/veh)	9.86							
Intersection LOS	A							

# ALL-WAY STOP CONTROL ANALYSIS

General Information				Site Information			
Analyst	MMF	Intersection	CAMBRIA/MAIN				
Agency/Co.	ATE	Jurisdiction	SLO COUNTY				
Date Performed	MAY 2006	Analysis Year	2006				
Analysis Time Period	SUMMER WEEKEND PEAK						

Project ID: EXISTING - SUMMER  
 East/West Street: CAMBRIA DRIVE      North/South Street: MAIN STREET

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	86	0	122	0	0	0
% Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	123	326	0	0	259	76
% Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LR				L	T	T	R
PHF	1.00				1.00	1.00	1.00	1.00
Flow Rate (veh/h)	208				123	326	259	76
% Heavy Vehicles	0				0	0	0	0
No. Lanes	1		0		2		2	
Geometry Group	1				5		5	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.4				1.0	0.0	0.0	0.0
Prop. Right-Turns	0.6				0.0	0.0	0.0	1.0
Prop. Heavy Vehicle	0.0				0.0	0.0	0.0	0.0
hLT-adj	0.2	0.2			0.5	0.5	0.5	0.5
hRT-adj	-0.6	-0.6			-0.7	-0.7	-0.7	-0.7
hHV-adj	1.7	1.7			1.7	1.7	1.7	1.7
hadj, computed	-0.3				0.5	0.0	0.0	-0.7

## Departure Headway and Service Time

hd, initial value (s)	3.20				3.20	3.20	3.20	3.20
x, initial	0.18				0.11	0.29	0.23	0.07
hd, final value (s)	5.43				6.02	5.52	5.67	4.96
x, final value	0.31				0.21	0.50	0.41	0.10
Move-up time, m (s)	2.0				2.3		2.3	
Service Time, t <sub>s</sub> (s)	3.4				3.7	3.2	3.4	2.7

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	458				373	576	509	326
Delay (s/veh)	10.89				10.27	13.59	12.22	8.24
LOS	B				B	B	B	A
Approach: Delay (s/veh)	10.89				12.68		11.31	
LOS	B				B		B	
Intersection Delay (s/veh)	11.85							
Intersection LOS	B							

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# ALL-WAY STOP CONTROL ANALYSIS

## General Information

Analyst: MMF  
 Agency/Co.: ATE  
 Date Performed: MAY 2006  
 Analysis Time Period: WEEKDAY PEAK

## Site Information

Intersection: CAMBRIA/MAIN  
 Jurisdiction: SLD COUNTY  
 Analysis Year: 2006

Project ID: EXISTING + PROJECT

East/West Street: CAMBRIA DRIVE

North/South Street: MAIN STREET

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	84	0	142	0	0	0
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	107	210	0	0	168	117
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LR				L	T	T	R
PHF	1.00				1.00	1.00	1.00	1.00
Flow Rate (veh/h)	226				107	210	168	117
% Heavy Vehicles	0				0	0	0	0
No. Lanes	1		0		2		2	
Geometry Group	1				5		5	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.4				1.0	0.0	0.0	0.0
Prop. Right-Turns	0.6				0.0	0.0	0.0	1.0
Prop. Heavy Vehicle	0.0				0.0	0.0	0.0	0.0
hLT-adj	0.2	0.2			0.5	0.5	0.5	0.5
hRT-adj	-0.6	-0.6			-0.7	-0.7	-0.7	-0.7
hHV-adj	1.7	1.7			1.7	1.7	1.7	1.7
hadj, computed	-0.3				0.5	0.0	0.0	-0.7

## Departure Headway and Service Time

hd, initial value (s)	3.20				3.20	3.20	3.20	3.20
x, initial	0.20				0.10	0.19	0.15	0.10
hd, final value (s)	4.98				5.95	5.44	5.50	4.80
x, final value	0.31				0.18	0.32	0.26	0.16
Move-up time, m (s)	2.0				2.3		2.3	
Service Time, t <sub>s</sub> (s)	3.0				3.6	3.1	3.2	2.5

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	476				357	460	418	367
Delay (s/veh)	10.23				9.92	10.65	10.09	8.38
LOS	B				A	B	B	A
Approach: Delay (s/veh)	10.23				10.40		9.39	
LOS	B				B		A	
Intersection Delay (s/veh)	10.01							
Intersection LOS	B							

AP

# ALL-WAY STOP CONTROL ANALYSIS

General Information			Site Information		
Analyst	MMF	Intersection	CAMBRIA/MAIN		
Agency/Co.	ATE	Jurisdiction	SLO COUNTY		
Date Performed	JULY 2006	Analysis Year	2006		
Analysis Time Period	SUMMER WEEKEND PEAK				

Project ID: EXISTING + PROJECT - SUMMER

East/West Street: CAMBRIA DRIVE      North/South Street: MAIN STREET

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	86	0	142	0	0	0
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	144	347	0	0	279	76
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LR				L	T	T	R
PHF	1.00				1.00	1.00	1.00	1.00
Flow Rate (veh/h)	228				144	347	279	76
% Heavy Vehicles	0				0	0	0	0
No. Lanes	1		0		2		2	
Geometry Group	1				5		5	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.4				1.0	0.0	0.0	0.0
Prop. Right-Turns	0.6				0.0	0.0	0.0	1.0
Prop. Heavy Vehicle	0.0				0.0	0.0	0.0	0.0
hLT-adj	0.2	0.2			0.5	0.5	0.5	0.5
hRT-adj	-0.6	-0.6			-0.7	-0.7	-0.7	-0.7
hHV-adj	1.7	1.7			1.7	1.7	1.7	1.7
hadj, computed	-0.3				0.5	0.0	0.0	-0.7

## Departure Headway and Service Time

hd, initial value (s)	3.20				3.20	3.20	3.20	3.20
x, initial	0.20				0.13	0.31	0.25	0.07
hd, final value (s)	5.55				6.15	5.64	5.82	5.11
x, final value	0.35				0.25	0.54	0.45	0.11
Move-up time, m (s)	2.0				2.3		2.3	
Service Time, t <sub>s</sub> (s)	3.5				3.8	3.3	3.5	2.8

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	478				394	597	529	326
Delay (s/veh)	11.52				10.84	14.85	13.23	8.43
LOS	B				B	B	B	A
Approach: Delay (s/veh)	11.52				13.68		12.20	
LOS	B				B		B	
Intersection Delay (s/veh)	12.73							
Intersection LOS	B							

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# ALL-WAY STOP CONTROL ANALYSIS

General Information		Site Information	
Analyst	MMF	Intersection	CAMBRIA/MAIN
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	MAY 2006	Analysis Year	2006
Analysis Time Period	WEEKDAY PEAK		

Project ID: CUMULATIVE	
East/West Street: CAMBRIA DRIVE	North/South Street: MAIN STREET

Volume Adjustments and Site Characteristics						
Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	84	0	141	0	0	0
%Thrus Left Lane						
Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	101	209	0	0	166	117
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LR				L	T	T	R
PHF	1.00				1.00	1.00	1.00	1.00
Flow Rate (veh/h)	225				101	209	166	117
% Heavy Vehicles	0				0	0	0	0
No. Lanes	1		0		2		2	
Geometry Group	1				5		5	
Duration, T	0.25							

Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.4				1.0	0.0	0.0	0.0
Prop. Right-Turns	0.6				0.0	0.0	0.0	1.0
Prop. Heavy Vehicle	0.0				0.0	0.0	0.0	0.0
hLT-adj	0.2	0.2			0.5	0.5	0.5	0.5
hRT-adj	-0.6	-0.6			-0.7	-0.7	-0.7	-0.7
hHV-adj	1.7	1.7			1.7	1.7	1.7	1.7
hadj, computed	-0.3				0.5	0.0	0.0	-0.7

Departure Headway and Service Time								
hd, initial value (s)	3.20				3.20	3.20	3.20	3.20
x, initial	0.20				0.09	0.19	0.15	0.10
hd, final value (s)	4.96				5.94	5.43	5.49	4.78
x, final value	0.31				0.17	0.32	0.25	0.16
Move-up time, m (s)	2.0				2.3		2.3	
Service Time, $t_s$ (s)	3.0				3.6	3.1	3.2	2.5

Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	475				351	459	416	367
Delay (s/veh)	10.18				9.82	10.61	10.04	8.36
LOS	B				A	B	B	A
Approach: Delay (s/veh)	10.18				10.35		9.34	
LOS	B				B		A	
Intersection Delay (s/veh)	9.96							
Intersection LOS	A							

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# ALL-WAY STOP CONTROL ANALYSIS

General Information		Site Information	
Analyst	MMF	Intersection	CAMBRIA/MAIN
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	JULY 2006	Analysis Year	2006
Analysis Time Period	SUMMER WEEKEND PEAK		

Project ID CUMULATIVE - SUMMER	
East/West Street: CAMBRIA DRIVE	North/South Street: MAIN STREET

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	86	0	127	0	0	0
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	129	331	0	0	263	76
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LR				L	T	T	R
PHF	1.00				1.00	1.00	1.00	1.00
Flow Rate (veh/h)	213				129	331	263	76
% Heavy Vehicles	0				0	0	0	0
No. Lanes	1		0		2		2	
Geometry Group	1				5		5	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.4			1.0	0.0	0.0	0.0
Prop. Right-Turns	0.6			0.0	0.0	0.0	1.0
Prop. Heavy Vehicle	0.0			0.0	0.0	0.0	0.0
hLT-adj	0.2	0.2		0.5	0.5	0.5	0.5
hRT-adj	-0.6	-0.6		-0.7	-0.7	-0.7	-0.7
hHV-adj	1.7	1.7		1.7	1.7	1.7	1.7
hadj, computed	-0.3			0.5	0.0	0.0	-0.7

## Departure Headway and Service Time

hd, initial value (s)	3.20			3.20	3.20	3.20	3.20
x, initial	0.19			0.11	0.29	0.23	0.07
hd, final value (s)	5.46			6.05	5.55	5.71	5.00
x, final value	0.32			0.22	0.51	0.42	0.11
Move-up time, m (s)	2.0			2.3		2.3	
Service Time, t <sub>g</sub> (s)	3.5			3.8	3.2	3.4	2.7

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	463				379	581	513	326
Delay (s/veh)	11.04				10.42	13.87	12.43	8.29
LOS	B				B	B	B	A
Approach: Delay (s/veh)	11.04				12.90		11.50	
LOS	B				B		B	
Intersection Delay (s/veh)	12.04							
Intersection LOS	B							

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# ALL-WAY STOP CONTROL ANALYSIS

## General Information

Analyst: MMF  
 Agency/Co.: ATE  
 Date Performed: MAY 2006  
 Analysis Time Period: WEEKDAY PEAK

## Site Information

Intersection: CAMBRIA/MAIN  
 Jurisdiction: SLO COUNTY  
 Analysis Year: 2006

Project ID: CUMULATIVE + PROJECT

East/West Street: CAMBRIA DRIVE

North/South Street: MAIN STREET

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	84	0	147	0	0	0
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	107	215	0	0	172	117
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LR				L	T	T	R
PHF	1.00				1.00	1.00	1.00	1.00
Flow Rate (veh/h)	231				107	215	172	117
% Heavy Vehicles	0				0	0	0	0
No. Lanes	1		0		2		2	
Geometry Group	1				5		5	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.4				1.0	0.0	0.0	0.0
Prop. Right-Turns	0.6				0.0	0.0	0.0	1.0
Prop. Heavy Vehicle	0.0				0.0	0.0	0.0	0.0
hLT-adj	0.2	0.2			0.5	0.5	0.5	0.5
hRT-adj	-0.6	-0.6			-0.7	-0.7	-0.7	-0.7
hHV-adj	1.7	1.7			1.7	1.7	1.7	1.7
hadj, computed	-0.3				0.5	0.0	0.0	-0.7

## Departure Headway and Service Time

hd, initial value (s)	3.20				3.20	3.20	3.20	3.20
x, initial	0.21				0.10	0.19	0.15	0.10
hd, final value (s)	5.00				5.97	5.46	5.53	4.82
x, final value	0.32				0.18	0.33	0.26	0.16
Move-up time, m (s)	2.0				2.3		2.3	
Service Time, $t_s$ (s)	3.0				3.7	3.2	3.2	2.5

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	481				357	465	422	367
Delay (s/veh)	10.34				9.95	10.79	10.20	8.42
LOS	B				A	B	B	A
Approach: Delay (s/veh)	10.34				10.51		9.48	
LOS	B				B		A	
Intersection Delay (s/veh)	10.11							
Intersection LOS	B							

A12

# ALL-WAY STOP CONTROL ANALYSIS

General Information			Site Information		
Analyst	MMF		Intersection	CAMBRIA/MAIN	
Agency/Co.	ATE		Jurisdiction	SLO COUNTY	
Date Performed	JULY 2006		Analysis Year	2006	
Analysis Time Period	SUMMER WEEKEND PEAK				

Project ID CUMULATIVE + PROJECT - SUMMER

East/West Street: <b>CAMBRIA DRIVE</b>	North/South Street: <b>MAIN STREET</b>
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## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	86	0	147	0	0	0
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	150	352	0	0	283	76
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LR				L	T	T	R
PHF	1.00				1.00	1.00	1.00	1.00
Flow Rate (veh/h)	233				150	352	283	76
% Heavy Vehicles	0				0	0	0	0
No. Lanes	1		0		2		2	
Geometry Group	1				5		5	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.4			1.0	0.0	0.0	0.0
Prop. Right-Turns	0.6			0.0	0.0	0.0	1.0
Prop. Heavy Vehicle	0.0			0.0	0.0	0.0	0.0
hLT-adj	0.2	0.2		0.5	0.5	0.5	0.5
hRT-adj	-0.6	-0.6		-0.7	-0.7	-0.7	-0.7
hHV-adj	1.7	1.7		1.7	1.7	1.7	1.7
hadj, computed	-0.3			0.5	0.0	0.0	-0.7

## Departure Headway and Service Time

hd, initial value (s)	3.20			3.20	3.20	3.20	3.20
x, initial	0.21			0.13	0.31	0.25	0.07
hd, final value (s)	5.57			6.18	5.67	5.86	5.16
x, final value	0.36			0.26	0.55	0.46	0.11
Move-up time, m (s)	2.0			2.3		2.3	
Service Time, t <sub>g</sub> (s)	3.6			3.9	3.4	3.6	2.9

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	483				400	602	533	326
Delay (s/veh)	11.68				11.00	15.20	13.48	8.48
LOS	B				B	C	B	A
Approach: Delay (s/veh)	11.68				13.94		12.42	
LOS	B				B		B	
Intersection Delay (s/veh)	12.96							
Intersection LOS	B							

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# ALL-WAY STOP CONTROL ANALYSIS

General Information			Site Information		
Analyst	MMF	Intersection	MAIN/BURTON		
Agency/Co.	ATE	Jurisdiction	SLO COUNTY		
Date Performed	MAY 2006	Analysis Year	2006		
Analysis Time Period	WEEKDAY PEAK				

Project ID **EXISTING**

East/West Street: **MAIN STREET**

North/South Street: **BURTON ROAD**

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	0	174	101	77	84	0
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	161	0	83	8	10	9
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	T	R	LT		L	R	LTR	
PHF	1.00	1.00	1.00		1.00	1.00	1.00	
Flow Rate (veh/h)	174	101	161		161	83	27	
% Heavy Vehicles	0	0	0		0	0	0	
No. Lanes	2		1		2		1	
Geometry Group	5		4b		5		4b	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.0	0.0	0.5		1.0	0.0	0.3	
Prop. Right-Turns	0.0	1.0	0.0		0.0	1.0	0.3	
Prop. Heavy Vehicle	0.0	0.0	0.0		0.0	0.0	0.0	
hLT-adj	0.5	0.5	0.2	0.2	0.5	0.5	0.2	0.2
hRT-adj	-0.7	-0.7	-0.6	-0.6	-0.7	-0.7	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.0	-0.7	0.1		0.5	-0.7	-0.1	

## Departure Headway and Service Time

hd, initial value (s)	3.20	3.20	3.20		3.20	3.20	3.20	
x, initial	0.15	0.09	0.14		0.14	0.07	0.02	
hd, final value (s)	5.48	4.78	5.71		6.18	4.97	5.89	
x, final value	0.27	0.13	0.26		0.28	0.11	0.04	
Move-up time, m (s)	2.3		2.3		2.3		2.3	
Service Time, t <sub>s</sub> (s)	3.2	2.5	3.4		3.9	2.7	3.6	

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	424	351	411		411	333	277	
Delay (s/veh)	10.15	8.22	10.36		11.22	8.32	8.86	
LOS	B	A	B		B	A	A	
Approach: Delay (s/veh)	9.44		10.36		10.23		8.86	
LOS	A		B		B		A	
Intersection Delay (s/veh)	9.90							
Intersection LOS	A							

AM

# ALL-WAY STOP CONTROL ANALYSIS

General Information			Site Information		
Analyst	MMF	Intersection	MAIN/BURTON		
Agency/Co.	ATE	Jurisdiction	SLO COUNTY		
Date Performed	MAY 2006	Analysis Year	2006		
Analysis Time Period	SUMMER WEEKEND PEAK				

Project ID: EXISTING - SUMMER	
East/West Street: MAIN STREET	North/South Street: BURTON ROAD

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	25	245	117	50	204	16
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	165	11	140	12	12	25
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		LTR		LTR	
PHF	1.00		1.00		1.00		1.00	
Flow Rate (veh/h)	387		270		316		49	
% Heavy Vehicles	0		0		0		0	
No. Lanes	1		1		1		1	
Geometry Group	1		1		1		1	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.1		0.2		0.5		0.2	
Prop. Right-Turns	0.3		0.1		0.4		0.5	
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0	
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	-0.2		0.0		-0.2		-0.3	

## Departure Headway and Service Time

hd, initial value (s)	3.20		3.20		3.20		3.20	
x, initial	0.34		0.24		0.28		0.04	
hd, final value (s)	5.29		5.63		5.62		6.14	
x, final value	0.57		0.42		0.49		0.08	
Move-up time, m (s)	2.0		2.0		2.0		2.0	
Service Time, t <sub>s</sub> (s)	3.3		3.6		3.6		4.1	

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	637		520		566		299	
Delay (s/veh)	15.05		12.69		13.98		9.70	
LOS	C		B		B		A	
Approach Delay (s/veh)	15.05		12.69		13.98		9.70	
LOS	C		B		B		A	
Intersection Delay (s/veh)	13.84							
Intersection LOS	B							

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# ALL-WAY STOP CONTROL ANALYSIS

General Information			Site Information		
Analyst	MMF	Intersection	MAIN/BURTON		
Agency/Co.	ATE	Jurisdiction	SLO COUNTY		
Date Performed	MAY 2006	Analysis Year	2006		
Analysis Time Period	WEEKDAY PEAK				

Project ID <i>EXISTING + PROJECT</i>	
East/West Street: <i>MAIN STREET</i>	North/South Street: <i>BURTON ROAD</i>

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	0	174	117	77	84	0
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	177	0	87	8	10	9
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	T	R	LT		L	R	LTR	
PHF	1.00	1.00	1.00		1.00	1.00	1.00	
Flow Rate (veh/h)	174	117	161		177	87	27	
% Heavy Vehicles	0	0	0		0	0	0	
No. Lanes	2		1		2		1	
Geometry Group	5		4b		5		4b	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.0	0.0	0.5		1.0	0.0	0.3	
Prop. Right-Turns	0.0	1.0	0.0		0.0	1.0	0.3	
Prop. Heavy Vehicle	0.0	0.0	0.0		0.0	0.0	0.0	
hLT-adj	0.5	0.5	0.2	0.2	0.5	0.5	0.2	0.2
hRT-adj	-0.7	-0.7	-0.6	-0.6	-0.7	-0.7	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.0	-0.7	0.1		0.5	-0.7	-0.1	

## Departure Headway and Service Time

hd, initial value (s)	3.20	3.20	3.20		3.20	3.20	3.20	
x, initial	0.15	0.10	0.14		0.16	0.08	0.02	
hd, final value (s)	5.56	4.85	5.80		6.23	5.02	5.98	
x, final value	0.27	0.16	0.26		0.31	0.12	0.04	
Move-up time, m (s)	2.3		2.3		2.3		2.3	
Service Time, t <sub>s</sub> (s)	3.3	2.6	3.5		3.9	2.7	3.7	

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	424	367	411		427	337	277	
Delay (s/veh)	10.28	8.46	10.52		11.65	8.41	8.96	
LOS	B	A	B		B	A	A	
Approach: Delay (s/veh)	9.55		10.52		10.58		8.96	
LOS	A		B		B		A	
Intersection Delay (s/veh)	10.10							
Intersection LOS	B							

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# ALL-WAY STOP CONTROL ANALYSIS

General Information			Site Information		
Analyst	MMF	Intersection	MAIN/BURTON		
Agency/Co.	ATE	Jurisdiction	SLO COUNTY		
Date Performed	JULY 2006	Analysis Year	2006		
Analysis Time Period	SUMMER WEEKEND PEAK				

Project ID EXISTING + PROJECT	
East/West Street: MAIN STREET	North/South Street: BURTON ROAD

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	25	245	169	63	204	16
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	221	11	154	12	12	25
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		LTR		LTR	
PHF	1.00		1.00		1.00		1.00	
Flow Rate (veh/h)	439		283		386		49	
% Heavy Vehicles	0		0		0		0	
No. Lanes	1		1		1		1	
Geometry Group	1		1		1		1	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left Turns	0.1		0.2		0.6		0.2	
Prop. Right Turns	0.4		0.1		0.4		0.5	
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0	
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	-0.2		0.0		-0.1		-0.3	

## Departure Headway and Service Time

hd, initial value (s)	3.20		3.20		3.20		3.20	
x, initial	0.39		0.25		0.34		0.04	
hd, final value (s)	5.64		6.13		5.97		6.75	
x, final value	0.69		0.48		0.64		0.09	
Move-up time, m (s)	2.0		2.0		2.0		2.0	
Service Time, t <sub>s</sub> (s)	3.6		4.1		4.0		4.8	

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	614		533		571		299	
Delay (s/veh)	20.13		14.68		18.99		10.44	
LOS	C		B		C		B	
Approach: Delay (s/veh)	20.13		14.68		18.99		10.44	
LOS	C		B		C		B	
Intersection Delay (s/veh)	18.00							
Intersection LOS	C							

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# ALL-WAY STOP CONTROL ANALYSIS

General Information			Site Information		
Analyst	MMF	Intersection	MAIN/BURTON		
Agency/Co.	ATE	Jurisdiction	SLO COUNTY		
Date Performed	MAY 2006	Analysis Year	2006		
Analysis Time Period	WEEKDAY PEAK				

Project ID <i>CUMULATIVE</i>	
East/West Street: <i>MAIN STREET</i>	North/South Street: <i>BURTON ROAD</i>

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	0	180	105	77	89	0
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	164	0	83	8	10	9
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	T	R	LT		L	R	LTR	
PHF	1.00	1.00	1.00		1.00	1.00	1.00	
Flow Rate (veh/h)	180	105	166		164	83	27	
% Heavy Vehicles	0	0	0		0	0	0	
No. Lanes	2		1		2		1	
Geometry Group	5		4b		5		4b	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.0	0.0	0.5		1.0	0.0	0.3	
Prop. Right-Turns	0.0	1.0	0.0		0.0	1.0	0.3	
Prop. Heavy Vehicle	0.0	0.0	0.0		0.0	0.0	0.0	
hLT-adj	0.5	0.5	0.2	0.2	0.5	0.5	0.2	0.2
hRT-adj	-0.7	-0.7	-0.6	-0.6	-0.7	-0.7	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.0	-0.7	0.1		0.5	-0.7	-0.1	

## Departure Headway and Service Time

hd, initial value (s)	3.20	3.20	3.20		3.20	3.20	3.20	
x, initial	0.16	0.09	0.15		0.15	0.07	0.02	
hd, final value (s)	5.51	4.80	5.74		6.22	5.01	5.94	
x, final value	0.28	0.14	0.26		0.28	0.12	0.04	
Move-up time, m (s)	2.3		2.3		2.3		2.3	
Service Time, t <sub>s</sub> (s)	3.2	2.5	3.4		3.9	2.7	3.6	

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	430	355	416		414	333	277	
Delay (s/veh)	10.29	8.28	10.49		11.36	8.37	8.92	
LOS	B	A	B		B	A	A	
Approach: Delay (s/veh)	9.55		10.49		10.35		8.92	
LOS	A		B		B		A	
Intersection Delay (s/veh)	10.02							
Intersection LOS	B							

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# ALL-WAY STOP CONTROL ANALYSIS

General Information		Site Information	
Analyst	MMF	Intersection	MAIN/BURTON
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	JULY 2006	Analysis Year	2006
Analysis Time Period	SUMMER WEEKEND PEAK		

Project ID: CUMULATIVE - SUMMER  
 East/West Street: MAIN STREET      North/South Street: BURTON ROAD

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	25	251	121	50	209	16
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	168	11	140	12	12	25
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		LTR		LTR	
PHF	1.00		1.00		1.00		1.00	
Flow Rate (veh/h)	397		275		319		49	
% Heavy Vehicles	0		0		0		0	
No. Lanes	1		1		1		1	
Geometry Group	1		1		1		1	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.1		0.2		0.5		0.2	
Prop. Right-Turns	0.3		0.1		0.4		0.5	
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0	
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	-0.2		0.0		-0.2		-0.3	

## Departure Headway and Service Time

hd, initial value (s)	3.20		3.20		3.20		3.20	
x, initial	0.35		0.24		0.28		0.04	
hd, final value (s)	5.33		5.68		5.68		6.22	
x, final value	0.59		0.43		0.50		0.08	
Move-up time, m (s)	2.0		2.0		2.0		2.0	
Service Time, t <sub>s</sub> (s)	3.3		3.7		3.7		4.2	

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	646		525		569		299	
Delay (s/veh)	15.64		12.96		14.29		9.79	
LOS	C		B		B		A	
Approach: Delay (s/veh)	15.64		12.96		14.29		9.79	
LOS	C		B		B		A	
Intersection Delay (s/veh)	14.24							
Intersection LOS	B							

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# ALL-WAY STOP CONTROL ANALYSIS

General Information			Site Information		
Analyst	MMF		Intersection	MAIN/BURTON	
Agency/Co.	ATE		Jurisdiction	SLO COUNTY	
Date Performed	MAY 2006		Analysis Year	2006	
Analysis Time Period	WEEKDAY PEAK				

Project ID: CUMULATIVE+PROJECT	
East/West Street: MAIN STREET	North/South Street: BURTON ROAD

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	0	180	121	81	89	0
%Thrus LeR Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	180	0	87	8	10	9
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	T	R	LT		L	R	LTR	
PHF	1.00	1.00	1.00		1.00	1.00	1.00	
Flow Rate (veh/h)	180	121	170		180	87	27	
% Heavy Vehicles	0	0	0		0	0	0	
No. Lanes	2		1		2		1	
Geometry Group	5		4b		5		4b	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.0	0.0	0.5		1.0	0.0	0.3	
Prop. Right-Turns	0.0	1.0	0.0		0.0	1.0	0.3	
Prop. Heavy Vehicle	0.0	0.0	0.0		0.0	0.0	0.0	
hLT-adj	0.5	0.5	0.2	0.2	0.5	0.5	0.2	0.2
hRT-adj	-0.7	-0.7	-0.6	-0.6	-0.7	-0.7	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	0.0	-0.7	0.1		0.5	-0.7	-0.1	

## Departure Headway and Service Time

hd, initial value (s)	3.20	3.20	3.20		3.20	3.20	3.20	
x, initial	0.16	0.11	0.15		0.16	0.08	0.02	
hd, final value (s)	5.59	4.88	5.83		6.28	5.07	6.04	
x, final value	0.28	0.16	0.28		0.31	0.12	0.05	
Move-up time, m (s)	2.3		2.3		2.3		2.3	
Service Time, t <sub>s</sub> (s)	3.3	2.6	3.5		4.0	2.8	3.7	

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	430	371	420		430	337	277	
Delay (s/veh)	10.44	8.54	10.73		11.83	8.48	9.03	
LOS	B	A	B		B	A	A	
Approach Delay (s/veh)	9.67		10.73		10.74		9.03	
LOS	A		B		B		A	
Intersection Delay (s/veh)	10.26							
Intersection LOS	B							

A2.0

# ALL-WAY STOP CONTROL ANALYSIS

General Information		Site Information	
Analyst	MMF	Intersection	MAIN/BURTON
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	JULY 2006	Analysis Year	2006
Analysis Time Period	SUMMER WEEKEND PEAK		

Project ID CUMULATIVE + PROJECT

East/West Street: MAIN STREET

North/South Street: BURTON ROAD

## Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	25	251	173	83	209	16
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	224	11	154	12	12	25
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		LTR		LTR	
PHF	1.00		1.00		1.00		1.00	
Flow Rate (veh/h)	449		308		389		49	
% Heavy Vehicles	0		0		0		0	
No. Lanes	1		1		1		1	
Geometry Group	1		1		1		1	
Duration, T	0.25							

## Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.1		0.3		0.6		0.2	
Prop. Right-Turns	0.4		0.1		0.4		0.5	
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0	
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	-0.2		0.0		-0.1		-0.3	

## Departure Headway and Service Time

hd, initial value (s)	3.20		3.20		3.20		3.20	
x, initial	0.40		0.27		0.35		0.04	
hd, final value (s)	5.75		6.23		6.11		6.97	
x, final value	0.72		0.53		0.66		0.09	
Move-up time, m (s)	2.0		2.0		2.0		2.0	
Service Time, $t_s$ (s)	3.8		4.2		4.1		5.0	

## Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	604		542		559		299	
Delay (s/veh)	21.98		16.10		20.20		10.70	
LOS	C		C		C		B	
Approach: Delay (s/veh)	21.98		16.10		20.20		10.70	
LOS	C		C		C		B	
Intersection Delay (s/veh)	19.42							
Intersection LOS	C							

A21

## TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	RODEO GROUNDS/BURTON
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	5/24/2006	Analysis Year	2006
Analysis Time Period	WEEKDAY PEAK		

Project Description: <i>EXISTING</i>	
East/West Street: <i>RODEO GROUNDS</i>	North/South Street: <i>BURTON ROAD</i>
Intersection Orientation: <i>North-South</i>	Study Period (hrs): <i>0.25</i>

### Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	9	157			213	5
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	6	0	4	0	0	0
Percent Heavy Vehicles	0	-	-	0	-	-
Median Type	<i>Undivided</i>					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	<i>LT</i>					<i>TR</i>
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	6		4			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	213	5	9	157	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		<i>N</i>			<i>N</i>	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		<i>LR</i>				

### Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	<i>LT</i>						<i>LR</i>	
v (veh/h)	9						10	
C (m) (veh/h)	1364						684	
v/c	0.01						0.01	
95% queue length	0.02						0.04	
Control Delay (s/veh)	7.7						10.3	
LOS	<i>A</i>						<i>B</i>	
Approach Delay (s/veh)	-	-					10.3	
Approach LOS	-	-					<i>B</i>	

AWD = 9.07 LOS A

A22

## TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	RODEO GROUNDS/BURTON
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	5/24/2006	Analysis Year	2006
Analysis Time Period	SUMMER WEEKEND PEAK		

Project Description: <i>EXISTING - SUMMER</i>	
East/West Street: <i>RODEO GROUNDS</i>	North/South Street: <i>BURTON ROAD</i>
Intersection Orientation: <i>North-South</i>	Study Period (hrs): <i>0.25</i>

### Vehicle Volumes and Adjustments

Major Street Movement	Northbound			Southbound		
	1 L	2 T	3 R	4 L	5 T	6 R
Volume (veh/h)	6	244			131	0
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	15	0	1	0	0	0
Percent Heavy Vehicles	0	-	-	0	-	-
Median Type	<i>Undivided</i>					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	<i>LT</i>			<i>TR</i>		
Upstream Signal		0			0	

Minor Street Movement	Eastbound			Westbound		
	7 L	8 T	9 R	10 L	11 T	12 R
Volume (veh/h)	15		1			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	131	0	6	244	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	<i>0</i>			<i>0</i>		
Flared Approach		<i>N</i>			<i>N</i>	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration	<i>LR</i>					

### Delay, Queue Length, and Level of Service

Approach Movement	Northbound	Southbound	Westbound			Eastbound		
	1	4	7	8	9	10	11	12
Lane Configuration	<i>LT</i>						<i>LR</i>	
v (veh/h)	6						16	
C (m) (veh/h)	1467						630	
v/c	0.00						0.03	
95% queue length	0.01						0.08	
Control Delay (s/veh)	7.5						10.9	
LOS	<i>A</i>						<i>B</i>	
Approach Delay (s/veh)	-	-					10.9	
Approach LOS	-	-					<i>B</i>	

AWD = 9.97 LOS A

A23

## TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	RODEO GROUNDS/BURTON
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	5/24/2006	Analysis Year	2006
Analysis Time Period	WEEKDAY PEAK		

Project Description <i>EXISTING + PROJECT</i>	
East/West Street: <i>RODEO GROUNDS</i>	North/South Street: <i>BURTON ROAD</i>
Intersection Orientation: <i>North-South</i>	Study Period (hrs): <i>0.25</i>

### Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	29	157			213	25
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	26	0	23	0	0	0
Percent Heavy Vehicles	0	-	-	0	-	-
Median Type	<i>Undivided</i>					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	26		23			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	213	25	29	157	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

### Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	29						49	
C (m) (veh/h)	1341						661	
v/c	0.02						0.07	
95% queue length	0.07						0.24	
Control Delay (s/veh)	7.7						10.9	
LOS	A						B	
Approach Delay (s/veh)	-	-					10.9	
Approach LOS	-	-					B	

AWD = 9.71 LOS A

A > 4

## TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	RODEO GROUNDS/BURTON
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	JULY 2006	Analysis Year	2006
Analysis Time Period	SUMMER WEEKEND PEAK		

Project Description: <i>EXISTING + PROJECT - SUMMER</i>	
East/West Street: <i>RODEO GROUNDS</i>	North/South Street: <i>BURTON ROAD</i>
Intersection Orientation: <i>North-South</i>	Study Period (hrs): <i>0.25</i>

### Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound			
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume (veh/h)		71	244			131	65
Peak-Hour Factor, PHF		1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)		85	0	71	0	0	0
Percent Heavy Vehicles		0	--	--	0	--	--
Median Type	<i>Undivided</i>						
RT Channelized				0			0
Lanes		0	1	0	0	1	0
Configuration		LT					TR
Upstream Signal			0			0	

Minor Street	Eastbound			Westbound			
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume (veh/h)		85		71			
Peak-Hour Factor, PHF		1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)		0	131	65	71	244	0
Percent Heavy Vehicles		0	0	0	0	0	0
Percent Grade (%)			0			0	
Flared Approach			N			N	
Storage			0			0	
RT Channelized				0			0
Lanes		0	0	0	0	0	0
Configuration			LR				

### Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound			
	Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT							LR	
v (veh/h)	71							156	
C (m) (veh/h)	1389							601	
v/c	0.05							0.26	
95% queue length	0.16							1.03	
Control Delay (s/veh)	7.7							13.1	
LOS	A							B	
Approach Delay (s/veh)	--	--						13.1	
Approach LOS	--	--						B	

AWD = 11.41 LOS B

A 25

## TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	RODEO GROUNDS/BURTON
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	5/24/2006	Analysis Year	2006
Analysis Time Period	WEEKDAY PEAK		

Project Description: CUMULATIVE	
East/West Street: RODEO GROUNDS	North/South Street: BURTON ROAD
Intersection Orientation: North-South	Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	9	160			217	5
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	6	0	4	0	0	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	6		4			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	217	5	9	160	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

### Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	9						10	
C (m) (veh/h)	1359						679	
v/c	0.01						0.01	
95% queue length	0.02						0.04	
Control Delay (s/veh)	7.7						10.4	
LOS	A						B	
Approach Delay (s/veh)	--	--					10.4	
Approach LOS	--	--					B	

AWD = 9.12 LOS A

826



## TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	RODEO GROUNDS/BURTON
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	JULY 2006	Analysis Year	2006
Analysis Time Period	SUMMER WEEKEND PEAK		

Project Description: CUMULATIVE - SUMMER	
East/West Street: RODEO GROUNDS	North/South Street: BURTON ROAD
Intersection Orientation: North-South	Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound			
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume (veh/h)	6	247			131	0	
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	15	0	1	0	0	0	0
Percent Heavy Vehicles	0	-	-	0	-	-	
Median Type	Undivided						
RT Channelized			0				0
Lanes	0	1	0	0	1	0	
Configuration	LT						TR
Upstream Signal		0			0		

Minor Street	Eastbound			Westbound			
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume (veh/h)	15		1				
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	131	0	6	247	0	
Percent Heavy Vehicles	0	0	0	0	0	0	0
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0				0
Lanes	0	0	0	0	0	0	0
Configuration		LR					

Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
			7	8	9	10	11	12
Movement	1	4						
Lane Configuration	LT						LR	
v (veh/h)	6						16	
C (m) (veh/h)	1467						628	
v/c	0.00						0.03	
95% queue length	0.01						0.08	
Control Delay (s/veh)	7.5						10.9	
LOS	A						B	
Approach Delay (s/veh)	--	--					10.9	
Approach LOS	--	--					B	

AWD = 9.97 LOS A

A71

## TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	RODEO GROUNDS/BURTON
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	5/24/2006	Analysis Year	2006
Analysis Time Period	WEEKDAY PEAK		

Project Description: CUMULATIVE+PROJECT	
East/West Street: RODEO GROUNDS	North/South Street: BURTON ROAD
Intersection Orientation: North-South	Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound			
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume (veh/h)		29	160			217	25
Peak-Hour Factor, PHF		1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)		26	0	23	0	0	0
Percent Heavy Vehicles		0	-	-	0	-	-
Median Type	Undivided						
RT Channelized				0			0
Lanes		0	1	0	0	1	0
Configuration		LT					TR
Upstream Signal			0			0	

Minor Street	Eastbound			Westbound			
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume (veh/h)		26		23			
Peak-Hour Factor, PHF		1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)		0	217	25	29	160	0
Percent Heavy Vehicles		0	0	0	0	0	0
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized				0			0
Lanes		0	0	0	0	0	0
Configuration		LR					

### Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
			7	8	9	10	11	12
Movement	1	4						
Lane Configuration	LT						LR	
v (veh/h)	29						49	
C (m) (veh/h)	1336						656	
v/c	0.02						0.07	
95% queue length	0.07						0.24	
Control Delay (s/veh)	7.8						10.9	
LOS	A						B	
Approach Delay (s/veh)	--	--					10.9	
Approach LOS	--	--					B	

AWD = 9.75 LOS A

AVC

## TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	RODEO GROUNDS/BURTON
Agency/Co.	ATE	Jurisdiction	SLO COUNTY
Date Performed	JULY 2006	Analysis Year	2006
Analysis Time Period	SUMMER WEEKEND PEAK		

Project Description: CUMULATIVE + PROJECT	
East/West Street: RODEO GROUNDS	North/South Street: BURTON ROAD
Intersection Orientation: North-South	Study Period (hrs): 0.25

### Vehicle Volumes and Adjustments

Major Street Movement	Northbound			Southbound		
	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	71	247			131	65
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	85	0	71	0	0	0
Percent Heavy Vehicles	0	-	-	0	-	-
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Upstream Signal		0			0	

Minor Street Movement	Eastbound			Westbound		
	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	85		71			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	131	65	71	247	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

### Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
	1	4	7	8	9	10	11	12
Movement								
Lane Configuration	LT						LR	
v (veh/h)	71						156	
C (m) (veh/h)	1389						600	
v/c	0.05						0.26	
95% queue length	0.16						1.03	
Control Delay (s/veh)	7.7						13.1	
LOS	A						B	
Approach Delay (s/veh)	-	-					13.1	
Approach LOS	-	-					B	

AWD = 11.41 LOS B

A20

## CUMULATIVE TRIP GENERATION CALCULATIONS

### Redevelopment of Rod & Reel/Mobile Home/RV Park

Land Use	Size	Average Daily		A.M. Peak		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
<b>Proposed</b>							
Single Family Residences	13 Units	9.57	124	0.75	10	1.01	13
Apartments	5 Units	6.72	34	0.51	3	0.62	3
Specialty Retail	10,000 SF	46.55	465	1.4	14	4.55	45
<b>Existing</b>							
Mobile Homes	10 Spaces	5.00	50	0.40	4	0.55	6
Recreational Vehicles	10 Spaces	3.16	32	0.20	2	0.37	4
<b>Total</b>			<b>82</b>		<b>6</b>		<b>10</b>
<b>Net Trip Generation</b>			<b>541</b>		<b>21</b>		<b>51</b>

### Cambria Pines Lodge

Land Use	Size	Average Daily		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Cambria Pines Lodge	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*N/A - No new hotel rooms; amenity improvements only.*

**WEEKEND PARKING DEMAND CALCULATIONS**

**WEEKEND PARKING GENERATION**

**FISCALINI PARK MASTER PLAN**

**Weekend Parking Generation: 9 AYSO Soccer Fields**

<b>Use</b>	<b># Persons</b>	<b># Vehicles</b>
<b>Soccer (9 fields)</b>		
Players (18 teams)(a)	234	117
Coaches (2 per team)(b)	36	27
Spectators (4 per team)(c)	72	36
Referee (1 per game)	9	9
<b>Total</b>		<b>189</b>

a Number of vehicles assumes 13 players per team; 50% of players share rides.

b Number of vehicles assumes 25% of coaches share rides.

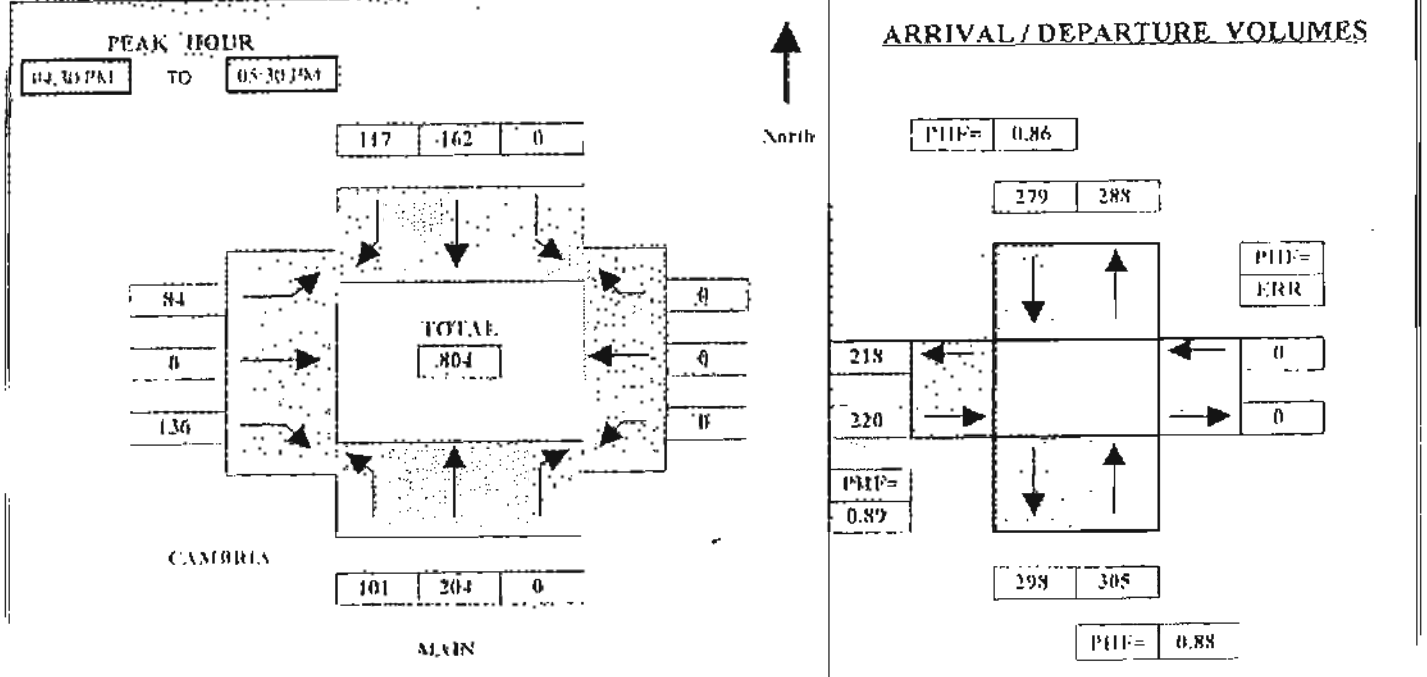
c Number of spectators that do not travel with players. Assume 2 per vehicle.

COUNT DATA

# BAYMETRICS TRAFFIC RESOURCES

## INTERSECTION TURNING MOVEMENT SUMMARY

PROJECT: **CAMBRIA TS** SURVEY DATE: **5/10/2006** DAY: **WEDNESDAY**  
 N-S Approach: **MAIN** SURVEY TIME: **4:00 PM** TO **6:00 PM**  
 E-W Approach: **CAMBRIA** CITY: **CAMBRIA** FILE: **MACBCBPM**



TIME PERIOD		NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL	
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
<b>SURVEY DATA</b>															
04:00 PM	---	04:15 PM	20	33	0	0	35	15	11	0	31	0	0	0	155
04:15 PM	---	04:30 PM	45	95	0	0	77	35	29	0	66	0	0	0	307
04:30 PM	---	04:45 PM	76	154	0	0	127	66	39	0	95	0	0	0	368
04:45 PM	---	05:00 PM	102	201	0	0	170	93	68	0	129	0	0	0	463
05:00 PM	---	05:15 PM	122	254	0	0	202	118	92	0	167	0	0	0	599
05:15 PM	---	05:30 PM	146	299	0	0	239	152	113	0	202	0	0	0	712
05:30 PM	---	05:45 PM	165	349	0	0	267	179	138	0	235	0	0	0	789
05:45 PM	---	06:00 PM	187	392	0	0	295	205	156	0	266	0	0	0	846
<b>TOTAL BY PERIOD</b>															
04:00 PM	---	04:15 PM	20	33	0	0	35	15	11	0	31	0	0	0	155
04:15 PM	---	04:30 PM	25	52	0	0	42	20	18	0	35	0	0	0	192
04:30 PM	---	04:45 PM	31	56	0	0	50	31	20	0	29	0	0	0	217
04:45 PM	---	05:00 PM	26	50	0	0	43	27	19	0	34	0	0	0	199
05:00 PM	---	05:15 PM	20	53	0	0	32	25	24	0	38	0	0	0	192
05:15 PM	---	05:30 PM	24	45	0	0	37	34	21	0	35	0	0	0	196
05:30 PM	---	05:45 PM	19	50	0	0	28	27	25	0	33	0	0	0	182
05:45 PM	---	06:00 PM	22	43	0	0	28	26	18	0	31	0	0	0	168
<b>HOURLY TOTALS</b>															
04:00 PM	---	05:00 PM	102	201	0	0	170	93	68	0	129	0	0	0	463
04:15 PM	---	05:15 PM	102	211	0	0	167	103	81	0	136	0	0	0	500
04:30 PM	---	05:30 PM	101	204	0	0	162	117	84	0	136	0	0	0	504
04:45 PM	---	05:45 PM	89	198	0	0	140	113	80	0	140	0	0	0	469
05:00 PM	---	06:00 PM	85	191	0	0	125	112	88	0	127	0	0	0	435

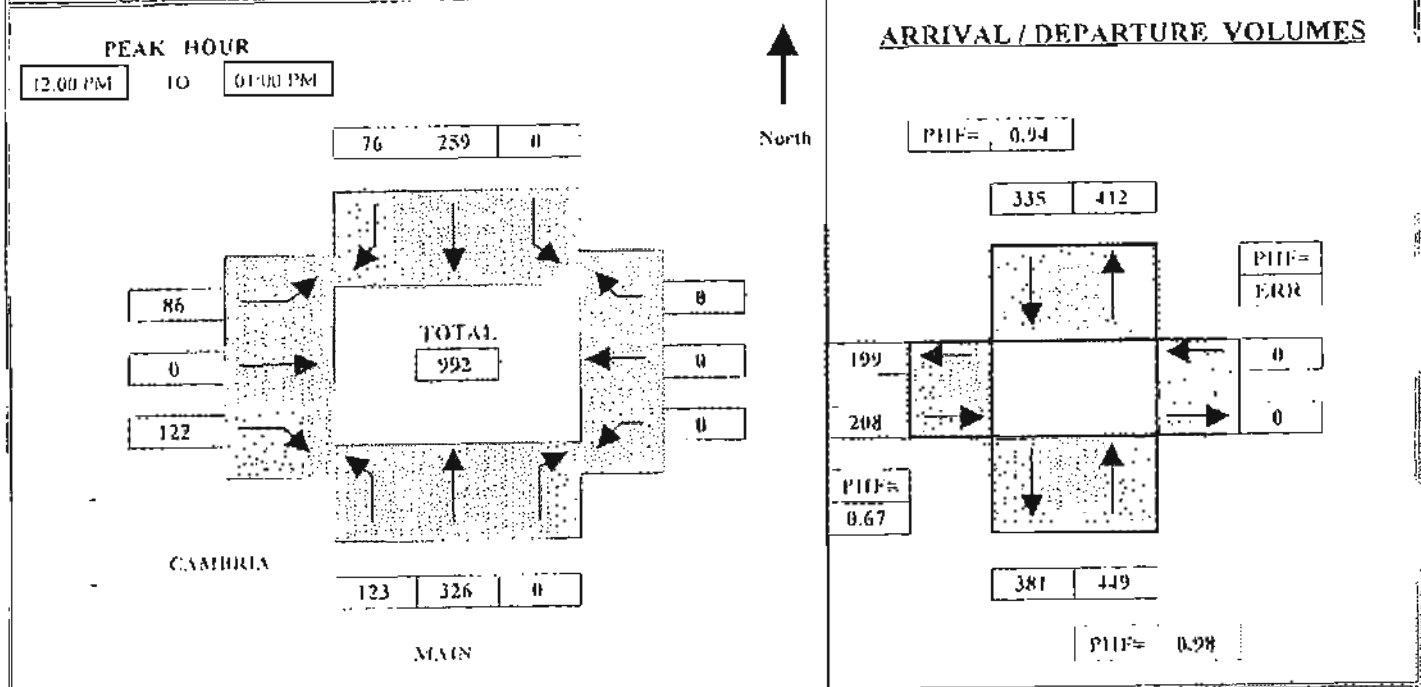
A34



# BAYMETRICS TRAFFIC RESOURCES

## INTERSECTION TURNING MOVEMENT SUMMARY

PROJECT: CAMBRIA TS      SURVEY DATE: 6/24/2006      DAY: SATURDAY  
 N-S Approach: MAIN      SURVEY TIME: 11:00 AM TO 1:00 PM  
 E-W Approach: CAMBRIA      CITY: CAMBRIA      FILE: CBMACBNN



TIME PERIOD		NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
<b>SURVEY DATA</b>														
11:00 AM	11:15 AM	25	76	0	0	20	6	28	0	28	0	0	0	183
11:15 AM	11:30 AM	58	138	0	0	59	13	40	0	68	0	0	0	356
11:30 AM	11:45 AM	101	196	0	0	69	33	64	0	122	0	0	0	585
11:45 AM	12:00 PM	131	268	0	0	114	51	85	0	164	0	0	0	813
12:00 PM	12:15 PM	159	349	0	0	174	66	101	0	200	0	0	0	1,052
12:15 PM	12:30 PM	185	435	0	0	246	83	126	0	228	0	0	0	1,303
12:30 PM	12:45 PM	221	512	0	0	311	103	146	0	260	0	0	0	1,553
12:45 PM	01:00 PM	254	594	0	0	373	127	171	0	286	0	0	0	1,805
<b>TOTAL BY PERIOD</b>														
11:00 AM	11:15 AM	25	76	0	0	20	6	28	0	28	0	0	0	183
11:15 AM	11:30 AM	58	138	0	0	59	13	40	0	68	0	0	0	356
11:30 AM	11:45 AM	101	196	0	0	69	33	64	0	122	0	0	0	585
11:45 AM	12:00 PM	131	268	0	0	114	51	85	0	164	0	0	0	813
12:00 PM	12:15 PM	159	349	0	0	174	66	101	0	200	0	0	0	1,052
12:15 PM	12:30 PM	185	435	0	0	246	83	126	0	228	0	0	0	1,303
12:30 PM	12:45 PM	221	512	0	0	311	103	146	0	260	0	0	0	1,553
12:45 PM	01:00 PM	254	594	0	0	373	127	171	0	286	0	0	0	1,805
<b>HOURLY TOTALS</b>														
11:00 AM	12:00 PM	131	268	0	0	114	51	85	0	164	0	0	0	813
11:15 AM	12:15 PM	134	273	0	0	154	60	76	0	172	0	0	0	869
11:30 AM	12:30 PM	127	297	0	0	207	70	86	0	160	0	0	0	947
11:45 AM	12:45 PM	120	316	0	0	242	70	82	0	138	0	0	0	968
12:00 PM	01:00 PM	123	326	0	0	259	76	86	0	122	0	0	0	992

East Bay : (510) 232-1271

SF/Peninsula: (415) 750-7317

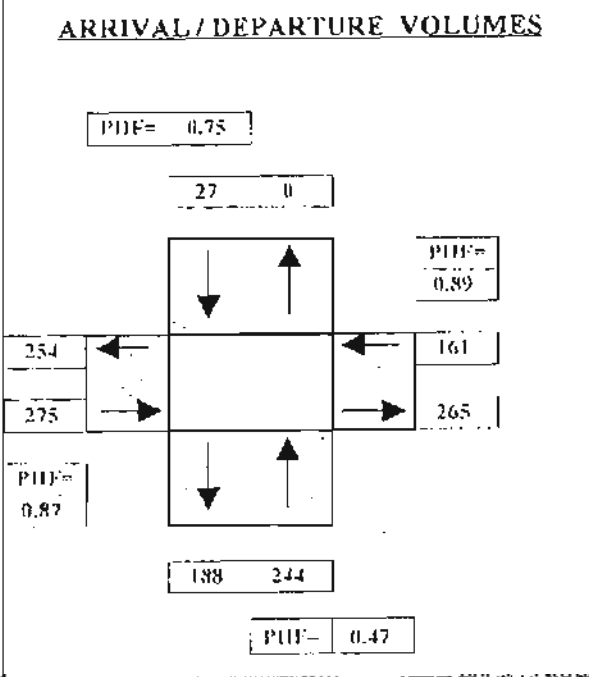
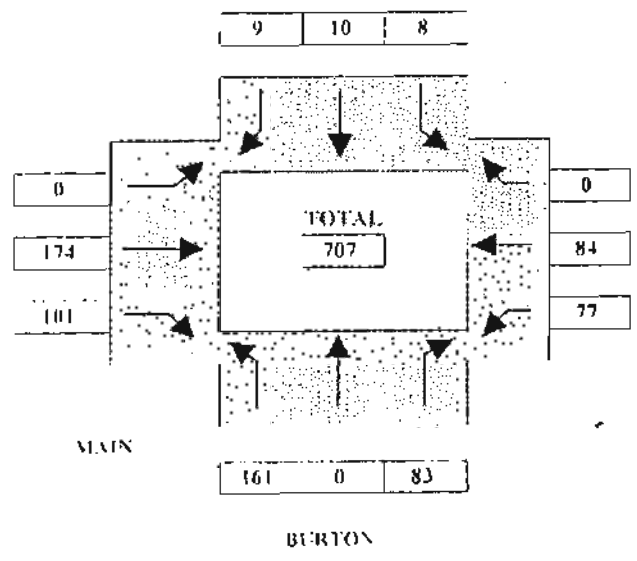
A35

# BAYMETRICS TRAFFIC RESOURCES

## INTERSECTION TURNING MOVEMENT SUMMARY

PROJECT: **CAMBRIA TS** SURVEY DATE: **5/10/2006** DAY: **WEDNESDAY**  
 N-S Approach: **BURTON** SURVEY TIME: **4:00 PM** TO **6:00 PM**  
 E-W Approach: **MAIN** CITY: **CAMBRIA** FILE: **MABTCBPM**

PEAK HOUR  
 04:15 PM TO 05:15 PM



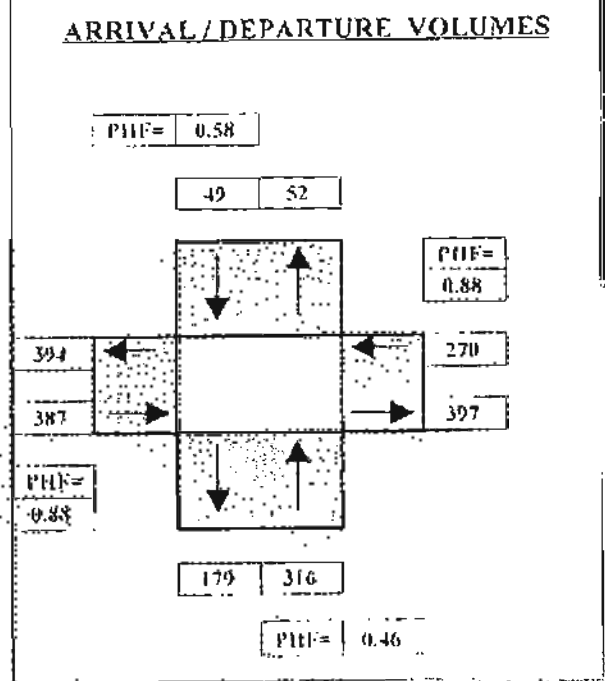
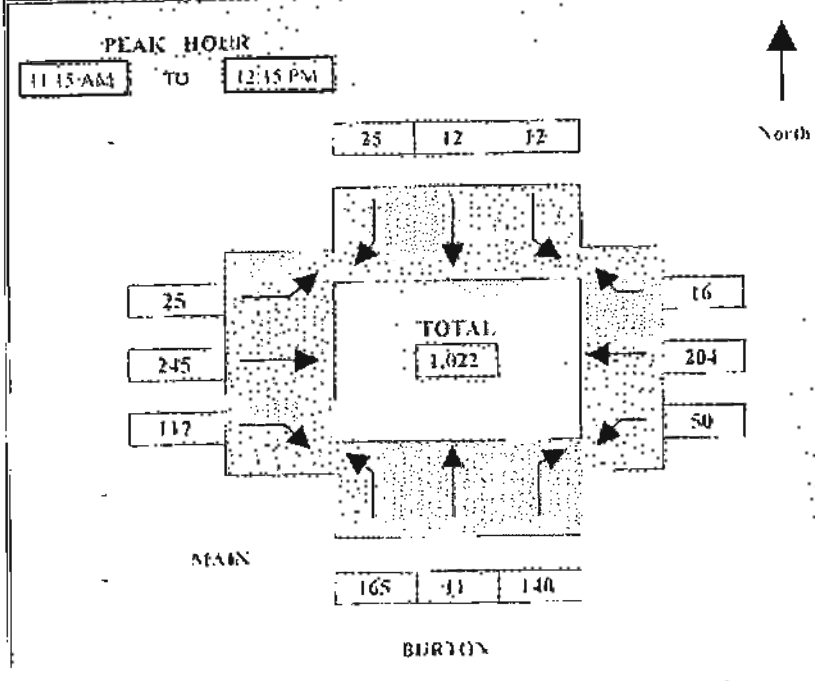
TIME PERIOD		NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL	
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
<b>SURVEY DATA</b>															
04:00 PM	---	04:15 PM	31	0	19	2	2	2	0	45	20	20	19	0	160
04:15 PM	---	04:30 PM	73	0	43	3	6	6	0	99	45	45	39	0	358
04:30 PM	---	04:45 PM	114	0	63	7	7	8	0	144	67	67	61	0	538
04:45 PM	---	05:00 PM	153	0	80	8	8	11	0	184	97	83	79	0	704
05:00 PM	---	05:15 PM	192	0	102	10	12	11	0	219	121	97	103	0	867
05:15 PM	---	05:30 PM	232	0	127	12	13	15	0	260	139	106	120	0	1,024
05:30 PM	---	05:45 PM	262	0	149	12	14	16	0	303	153	118	134	0	1,161
05:45 PM	---	06:00 PM	294	0	170	13	15	18	0	342	169	136	150	0	1,297
<b>TOTAL BY PERIOD</b>															
04:00 PM	---	04:15 PM	31	0	19	2	2	2	0	45	20	20	19	0	160
04:15 PM	---	04:30 PM	41	0	24	1	4	4	0	54	25	25	20	0	198
04:30 PM	---	04:45 PM	42	0	20	4	1	2	0	45	22	22	22	0	180
04:45 PM	---	05:00 PM	39	0	17	1	1	3	0	40	30	67	18	0	166
05:00 PM	---	05:15 PM	39	0	22	2	4	0	0	35	24	63	24	0	163
05:15 PM	---	05:30 PM	40	0	25	2	1	4	0	41	18	9	17	0	157
05:30 PM	---	05:45 PM	30	0	22	0	1	1	0	43	14	12	14	0	137
05:45 PM	---	06:00 PM	32	0	21	1	1	2	0	39	66	8	16	0	136
<b>HOURLY TOTALS</b>															
04:00 PM	---	05:00 PM	153	0	80	8	8	11	0	184	97	83	79	0	704
04:15 PM	---	05:15 PM	161	0	83	8	10	9	0	174	101	77	84	0	707
04:30 PM	---	05:30 PM	160	0	84	9	7	9	0	161	91	61	81	0	666
04:45 PM	---	05:45 PM	148	0	86	5	7	8	0	159	86	51	75	0	623
05:00 PM	---	06:00 PM	141	0	90	5	7	7	0	158	72	42	71	0	593

A 2/6

# BAYMETRICS TRAFFIC RESOURCES

## INTERSECTION TURNING MOVEMENT SUMMARY

PROJECT: CAMBRIA TS	SURVEY DATE: 6/24/2006	DAY: SATURDAY
N-S Approach: BURTON	SURVEY TIME: 11:00 AM	TO 1:00 PM
E-W Approach: MAIN	CITY: CAMBRIA	FILE: BTMACBNN



TIME PERIOD	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL
	From	To	Left Thru Right	Left Thru Right	Left Thru Right	Left Thru Right	Left Thru Right						

**SURVEY DATA**

11:00 AM	---	11:15 AM	41	5	39	0	4	5	6	47	23	5	47	0	222
11:15 AM	---	11:30 AM	85	7	78	6	5	17	15	110	56	19	96	4	396
11:30 AM	---	11:45 AM	133	8	113	6	8	23	21	171	76	27	140	6	732
11:45 AM	---	12:00 PM	171	13	136	7	12	29	25	225	103	42	191	12	976
12:00 PM	---	12:15 PM	206	16	179	12	16	50	31	292	140	55	251	16	1,244
12:15 PM	---	12:30 PM	241	17	216	14	19	46	33	345	174	61	296	20	1,485
12:30 PM	---	12:45 PM	291	20	246	18	22	53	39	405	204	73	352	27	1,750
12:45 PM	---	01:00 PM	328	24	278	19	25	64	44	467	231	83	401	31	1,995

**TOTAL BY PERIOD**

11:00 AM	---	11:15 AM	41	5	39	0	4	5	6	47	23	5	47	0	222
11:15 AM	---	11:30 AM	44	2	39	6	1	12	7	63	33	14	49	4	274
11:30 AM	---	11:45 AM	48	1	35	0	3	6	8	61	20	8	44	2	236
11:45 AM	---	12:00 PM	38	5	33	1	4	6	4	54	27	15	51	6	244
12:00 PM	---	12:15 PM	35	3	33	5	4	1	6	67	37	13	60	4	268
12:15 PM	---	12:30 PM	38	1	37	2	3	16	2	53	34	6	45	4	241
12:30 PM	---	12:45 PM	47	3	30	4	3	7	6	60	30	12	56	7	265
12:45 PM	---	01:00 PM	37	4	32	1	3	11	5	62	27	10	49	4	245

**HOURLY TOTALS**

11:00 AM	---	12:00 PM	171	13	146	7	12	29	25	225	103	42	191	12	976
11:15 AM	---	12:15 PM	165	11	140	12	12	25	25	245	117	50	204	16	1,022
11:30 AM	---	12:30 PM	159	10	138	8	14	29	20	235	118	42	200	16	989
11:45 AM	---	12:45 PM	158	12	133	12	14	30	18	234	128	46	212	21	1,018
12:00 PM	---	01:00 PM	137	11	132	12	13	35	19	242	128	41	210	19	1,019

East Bay: (510) 232-1271

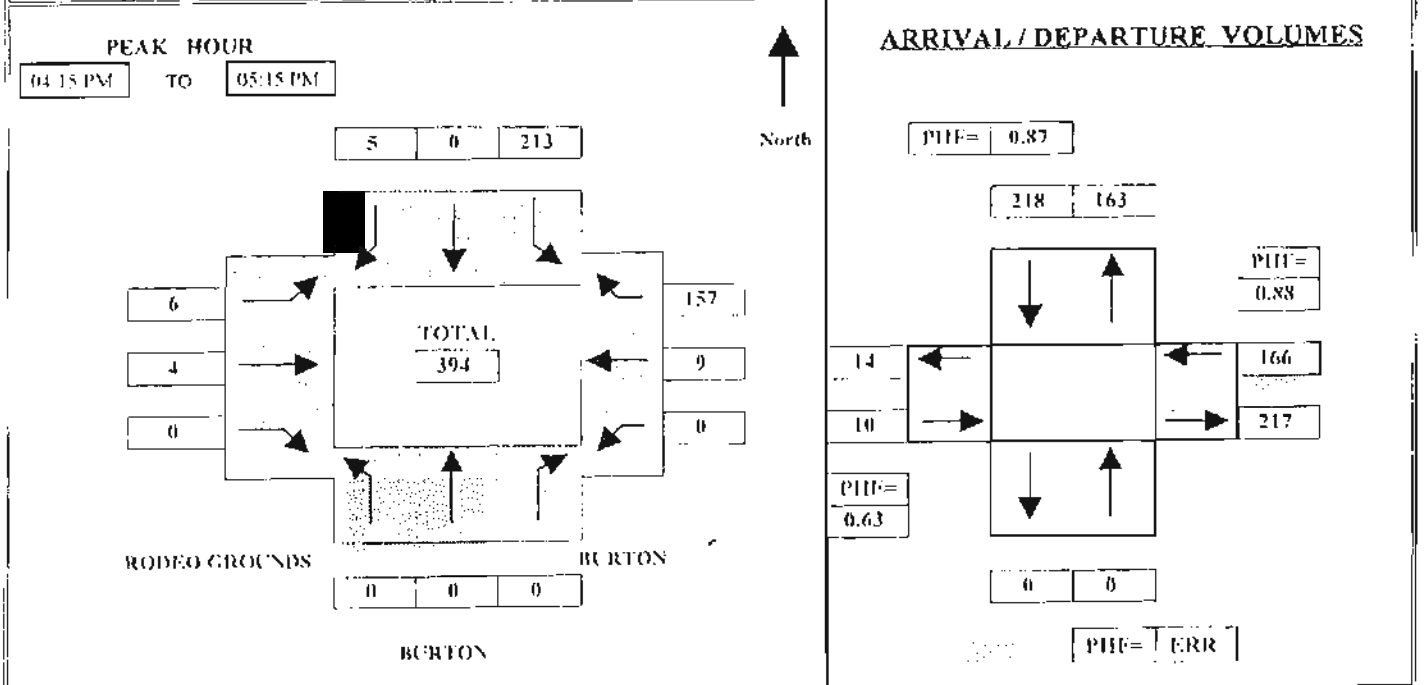
SF/Peninsula: (415) 750-1317

A37

# BAYMETRICS TRAFFIC RESOURCES

## INTERSECTION TURNING MOVEMENT SUMMARY

PROJECT: <b>CAMBRIA TS</b>	SURVEY DATE: <b>5/10/2006</b>	DAY: <b>WEDNESDAY</b>
N-S Approach: <b>BURTON</b>	SURVEY TIME: <b>4:00 PM</b>	TO <b>6:00 PM</b>
E-W Approach: <b>RODEO GROUNDS</b>	CITY: <b>CAMBRIA</b>	FILE: <b>BTRDCBPM</b>

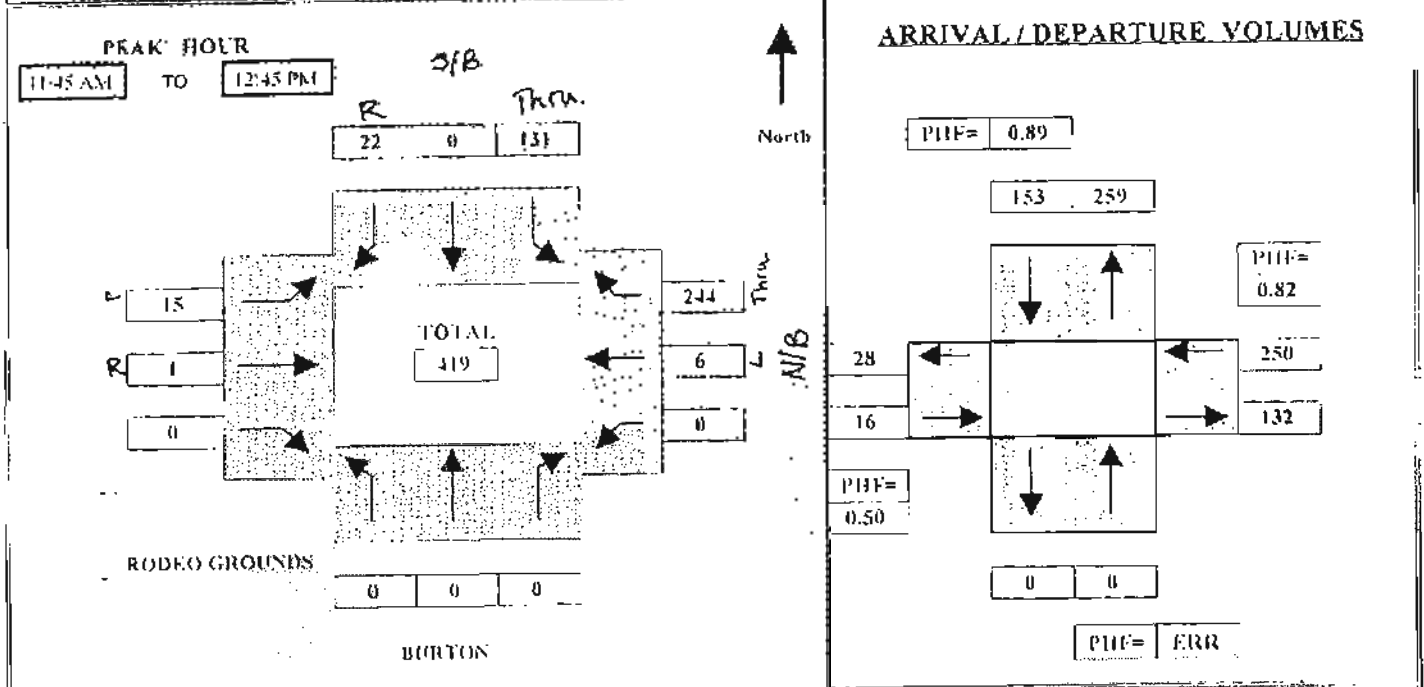


TIME PERIOD	From	To	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
<b>SURVEY DATA</b>															
04:00 PM	---	04:15 PM	0	0	0	48	0	3	0	1	0	0	1	35	88
04:15 PM	---	04:30 PM	0	0	0	105	0	4	0	2	0	0	3	72	186
04:30 PM	---	04:45 PM	0	0	0	151	0	5	2	2	0	0	7	105	275
04:45 PM	---	05:00 PM	0	0	0	217	0	5	4	4	0	0	8	151	389
05:00 PM	---	05:15 PM	0	0	0	261	0	8	6	5	0	0	10	192	482
05:15 PM	---	05:30 PM	0	0	0	297	0	10	6	8	0	0	12	230	563
05:30 PM	---	05:45 PM	0	0	0	340	0	12	8	8	0	0	12	273	653
05:45 PM	---	06:00 PM	0	0	0	374	0	13	9	9	0	0	13	301	719
<b>TOTAL BY PERIOD</b>															
04:00 PM	---	04:15 PM	0	0	0	48	0	3	0	1	0	0	1	35	88
04:15 PM	---	04:30 PM	0	0	0	57	0	4	0	1	0	0	2	37	98
04:30 PM	---	04:45 PM	0	0	0	49	0	4	2	0	0	0	4	33	89
04:45 PM	---	05:00 PM	0	0	0	63	0	0	2	2	0	0	1	16	114
05:00 PM	---	05:15 PM	0	0	0	44	0	3	2	1	0	0	2	11	93
05:15 PM	---	05:30 PM	0	0	0	56	0	2	0	3	0	0	2	38	81
05:30 PM	---	05:45 PM	0	0	0	43	0	2	2	0	0	0	0	43	90
05:45 PM	---	06:00 PM	0	0	0	34	0	1	1	1	0	0	1	28	66
<b>HOURLY TOTALS</b>															
04:00 PM	---	05:00 PM	0	0	0	217	0	5	4	4	0	0	8	151	389
04:15 PM	---	05:15 PM	0	0	0	213	0	5	6	4	0	0	9	157	394
04:30 PM	---	05:30 PM	0	0	0	192	0	6	6	6	0	0	9	158	377
04:45 PM	---	05:45 PM	0	0	0	186	0	7	6	6	0	0	5	168	378
05:00 PM	---	06:00 PM	0	0	0	157	0	8	5	5	0	0	5	150	310

# BAYMETRICS TRAFFIC RESOURCES

## INTERSECTION TURNING MOVEMENT SUMMARY

PROJECT: CAMBRIA TS      SURVEY DATE: 6/24/2006      DAY: SATURDAY  
 N-S Approach: BURTON      SURVEY TIME: 11:00 AM TO 1:00 PM  
 E-W Approach: RODEO GROUNDS      CITY: CAMBRIA      FILE: BTRGCBNN



TIME PERIOD	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
<b>SURVEY DATA</b>													
11:00 AM	0	0	0	31	0	2	1	0	0	0	2	74	110
11:15 AM	0	0	0	67	0	4	4	0	0	0	2	141	218
11:30 AM	0	0	0	88	0	4	7	1	0	0	2	205	307
11:45 AM	0	0	0	125	0	9	10	1	0	0	3	264	412
12:00 PM	0	0	0	164	0	13	15	1	0	0	6	323	522
12:15 PM	0	0	0	193	0	18	15	2	0	0	8	388	624
12:30 PM	0	0	0	219	0	26	22	2	0	0	8	449	726
12:45 PM	0	0	0	248	0	33	28	4	0	0	9	502	824
<b>TOTAL BY PERIOD</b>													
11:00 AM	0	0	0	31	0	2	1	0	0	0	2	74	110
11:15 AM	0	0	0	56	0	2	3	0	0	0	0	67	108
11:30 AM	0	0	0	28	0	0	3	1	0	0	0	64	89
11:45 AM	0	0	0	37	0	5	3	0	0	0	1	59	105
12:00 PM	0	0	0	39	0	4	5	0	0	0	3	59	110
12:15 PM	0	0	0	29	0	5	0	1	0	0	2	65	102
12:30 PM	0	0	0	26	0	8	7	0	0	0	0	61	102
12:45 PM	0	0	0	29	0	7	6	2	0	0	1	53	98
<b>HOURLY TOTALS</b>													
11:00 AM	0	0	0	125	0	9	10	1	0	0	3	264	412
11:15 AM	0	0	0	133	0	11	14	1	0	0	4	249	412
11:30 AM	0	0	0	126	0	14	11	2	0	0	6	247	406
11:45 AM	0	0	0	131	0	22	15	1	0	0	6	244	419
12:00 PM	0	0	0	123	0	24	18	3	0	0	6	238	412

East Bay: (510) 232-1271

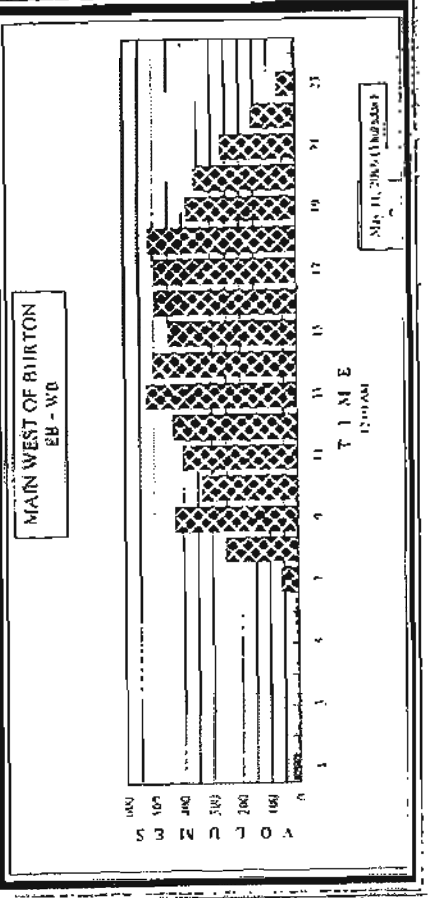
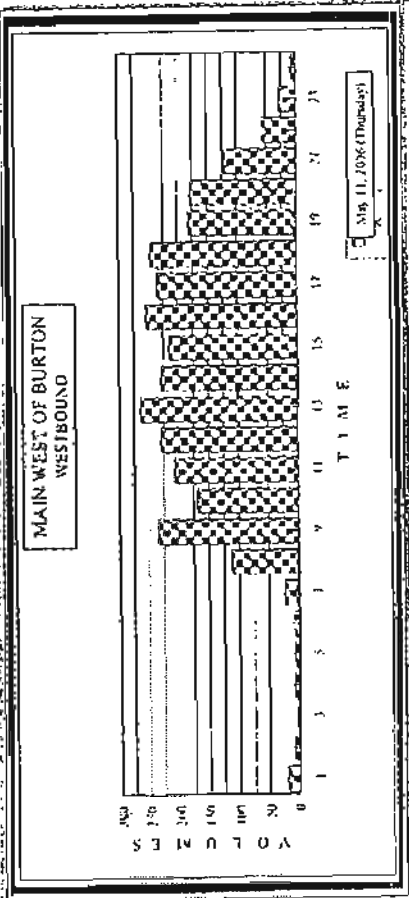
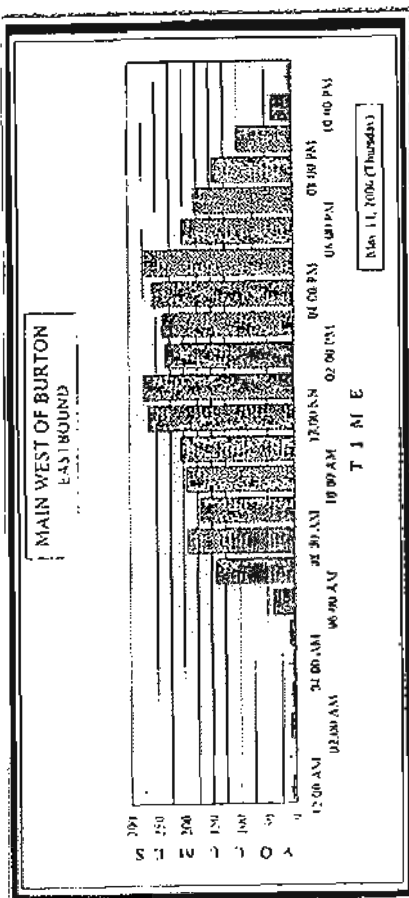
SF/Peninsula: (415) 750-1317

A39

# B. A. Y. M. E. T. R. I. C. S. DAILY TUBE COUNTY SUMMARY

PROJECT: CAMBRIA TS		RECORDER SET: 5/10/2006													
LOCATION: MAIN WEST OF BURTON		RECORDER START: 5/11/2006													
DIRECTION: EASTBOUND & WESTBOUND		RECORDER END: 5/12/2006													
CITY: CAMBRIA		MACHINE ID: M-6229													
TIME	EASTBOUND				WESTBOUND				EB + WB				TOT		
	00:00	00:15	00:30	00:45	TOT	00:00	00:15	00:30	00:45	TOT	00:00	00:15		00:30	00:45
May 11, 2006 (Thursday)															
12:00 AM	3	1	2	0	6	10	5	3	2	20	13	6	5	2	26
01:00 AM	1	2	0	1	4	0	1	4	2	7	1	3	4	3	11
02:00 AM	3	0	4	2	9	0	0	2	1	3	3	0	6	3	12
03:00 AM	0	3	2	0	5	3	2	2	0	7	3	5	4	0	12
04:00 AM	1	1	2	0	4	0	1	4	1	6	1	2	6	1	10
05:00 AM	2	4	1	2	9	2	0	0	7	9	4	4	1	9	18
06:00 AM	11	6	8	13	38	5	5	4	10	24	16	11	12	23	62
07:00 AM	15	24	40	63	142	15	22	31	45	115	30	46	71	108	255
08:00 AM	81	46	12	17	194	58	76	45	55	234	140	122	70	87	428
09:00 AM	41	35	50	54	170	42	37	40	50	169	83	72	90	94	359
10:00 AM	39	62	57	58	196	43	62	54	48	207	82	124	111	86	403
11:00 AM	45	51	46	63	205	42	61	72	54	229	87	112	118	117	434
12:00 PM	62	58	75	68	263	53	66	70	75	264	115	124	145	143	527
01:00 PM	84	60	72	59	275	62	58	46	63	229	146	118	118	123	504
02:00 PM	52	45	51	85	233	61	51	49	54	215	113	96	100	139	448
03:00 PM	61	59	61	55	238	63	82	60	48	255	136	143	121	103	493
04:00 PM	54	70	63	71	258	49	56	72	58	235	103	126	115	129	493
05:00 PM	83	66	64	58	270	56	65	72	54	247	128	131	136	112	517
06:00 PM	52	61	46	43	202	46	53	44	38	181	98	114	90	91	385
07:00 PM	52	44	47	38	181	42	36	49	32	179	94	80	76	90	360
08:00 PM	31	45	33	30	140	34	32	25	31	122	66	77	38	67	268
09:00 PM	29	18	24	30	101	19	17	8	14	58	48	35	42	44	159
10:00 PM	15	19	1	2	37	8	6	10	5	29	21	23	11	7	66
11:00 PM	0	1	2	2	5	2	3	0	1	6	2	4	3	3	11
TOTAL:					3,191					3,048					6,239
AM PEAK HR. (6 AM - 11 AM):					305					714					434
NOON PEAK HR. (11 AM - 3 PM):					275					264					522
PM PEAK HR. (4 PM - 7 PM):					270					341					517

East Bay: (510) 232-1271

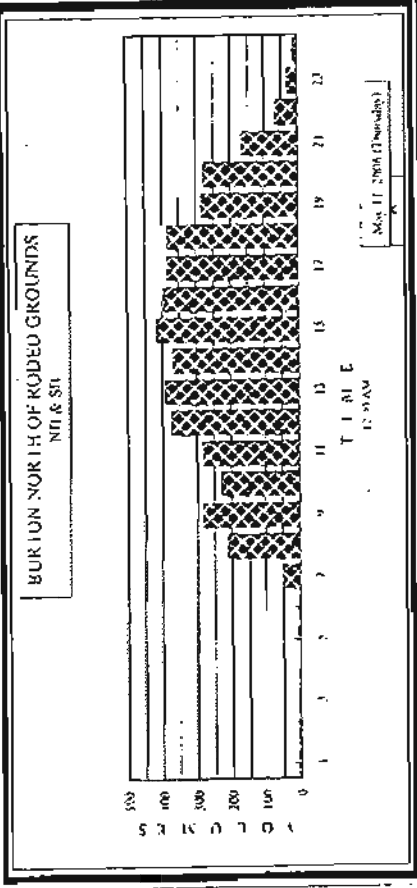
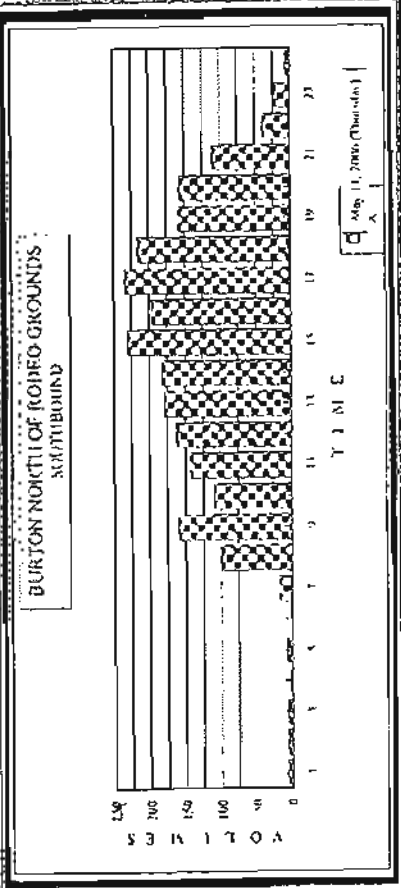
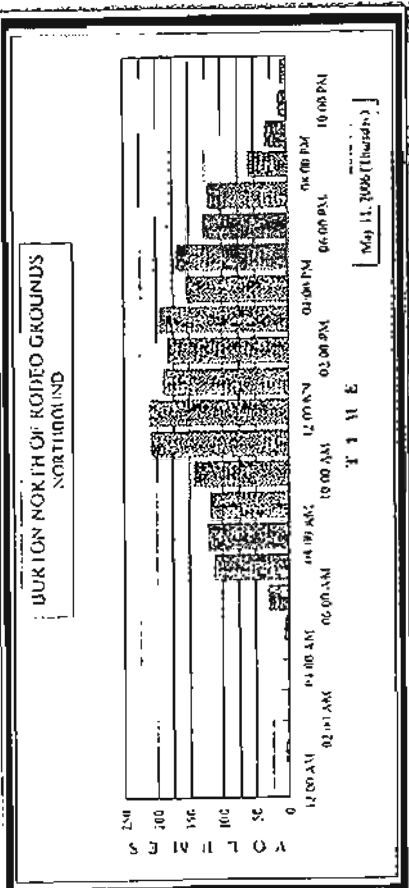


# B. A. Y. M. E. T. R. I. C. S. DAILY TUBE COUNTY SUMMARY

PROJECT: CAMBRIA TS      RECORDER SET: 5/10/2006  
 LOCATION: BURTON NORTH OF RODED GROUNDS      RECORDER START: 5/11/2006  
 DIRECTION: NORTHBOUND & SOUTHBOUND      RECORDER END: 5/12/2006  
 CITY: CAMBRIA      MACHINE ID: M-1006

TIME	NORTHBOUND				SOUTHBOUND				NB & SB				TOT		
	00:00-00:15	00:15-00:30	00:30-00:45	TOT	00:00-00:15	00:15-00:30	00:30-00:45	TOT	00:00-00:15	00:15-00:30	00:30-00:45	TOT			
12:00 AM	1	2	0	1	3	2	1	1	7	7	7	7	11		
01:00 AM	3	2	0	0	5	0	2	1	4	7	3	4	12		
02:00 AM	1	1	0	0	2	0	3	2	7	7	3	3	9		
03:00 AM	0	2	2	0	4	0	2	0	3	3	0	4	7		
04:00 AM	0	1	0	0	1	2	3	2	6	6	1	3	9		
05:00 AM	0	1	3	2	6	0	1	0	1	0	2	5	7		
06:00 AM	4	6	13	8	31	1	2	6	10	19	5	8	50		
07:00 AM	9	14	26	65	112	15	19	28	37	99	24	33	169		
08:00 AM	48	25	22	27	122	56	43	30	31	160	104	68	282		
09:00 AM	30	33	25	30	118	29	22	28	31	110	39	55	228		
10:00 AM	35	44	31	42	142	33	40	34	36	143	58	84	285		
11:00 AM	45	52	50	63	210	52	33	40	38	165	97	85	328		
12:00 NN	45	54	62	51	212	50	50	34	40	160	95	110	391		
01:00 PM	65	53	39	54	189	55	40	48	39	182	118	93	371		
02:00 PM	47	45	50	52	184	37	62	58	74	231	54	107	416		
03:00 PM	72	54	35	28	193	40	57	54	46	197	112	111	420		
04:00 PM	29	33	30	53	133	49	52	63	70	234	78	95	387		
05:00 PM	46	42	38	41	167	58	64	49	45	216	104	106	383		
06:00 PM	37	28	29	33	127	52	50	32	45	139	89	58	286		
07:00 PM	28	34	32	26	120	42	55	40	42	137	70	67	277		
08:00 PM	18	15	9	17	39	34	29	25	32	110	52	44	169		
09:00 PM	5	8	7	12	32	18	6	10	5	39	23	14	71		
10:00 PM	5	4	3	0	12	7	4	6	6	25	12	8	35		
11:00 PM	2	1	1	2	6	2	0	3	1	6	1	1	13		
TOTAL:					2,316					2,461					4,677
AM PEAK HR (6 AM - 11 AM):					210					163					373
NOON PEAK HR (11 AM - 4 PM):					212					231					415
PM PEAK HR (4 PM - 7 PM):					167					234					387

Est Bay: (510) 232-1271      SF/Pennsila: (415) 750-1317



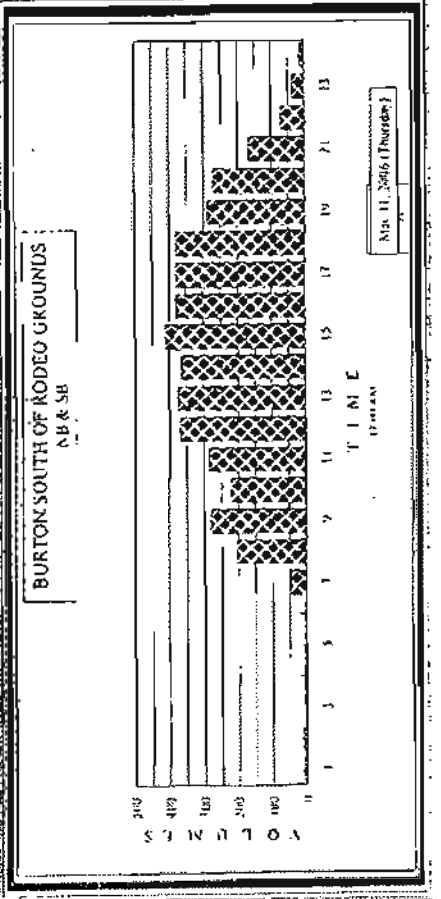
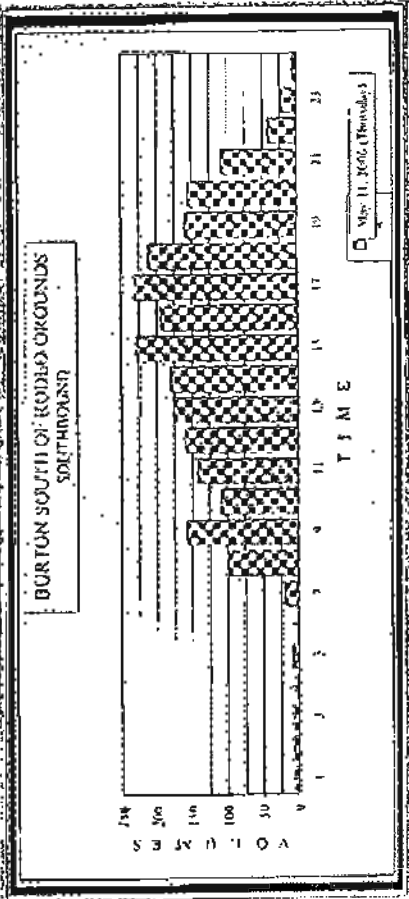
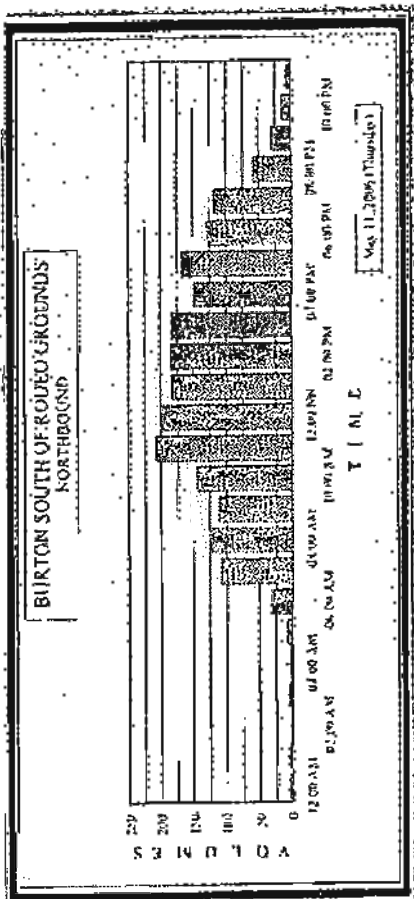
# B. A. Y. M. E. T. R. I. C. S. DAILY TUBE COUNT SUMMARY

PROJECT: CAMBRIA JS		RECORDER SET: 5/10/2006	
LOCATION: BURTON SOUTH OF RODEO GROUNDS		RECORDER START: 5/11/2006	
DIRECTION: NORTHBOUND & SOUTHBOUND		RECORDER END: 5/12/2006	
CITY: CAMBRIA		MACHINE ID: M-5239	

TIME	NORTHBOUND				SOUTHBOUND				NB & SB				TOT	
	00:00-01:15	01:15-02:30	02:30-03:45	TOF	00:00-01:15	01:15-02:30	02:30-03:45	TOF	00:00-01:15	01:15-02:30	02:30-03:45	TOF		
May 11, 2006 (Thursday)														
12:00 AM	1	2	0	3	2	1	0	3	3	3	0	3	6	11
01:00 AM	2	0	0	2	0	2	1	3	2	2	1	3	5	11
02:00 AM	2	0	0	2	2	0	2	4	4	0	2	6	10	9
03:00 AM	0	2	2	4	0	1	1	1	1	0	3	4	5	7
04:00 AM	1	0	0	1	0	3	3	3	3	1	3	7	10	9
05:00 AM	0	1	3	4	0	1	0	1	1	0	2	3	4	8
06:00 AM	3	6	13	22	1	2	6	9	4	8	19	19	38	50
07:00 AM	9	16	24	49	15	18	29	62	24	34	58	96	158	207
08:00 AM	50	26	22	98	55	40	33	128	108	66	53	127	255	287
09:00 AM	32	28	25	85	26	24	27	77	56	52	32	60	118	122
10:00 AM	27	46	39	112	30	31	34	95	67	63	80	107	160	287
11:00 AM	44	57	50	151	51	31	42	124	93	84	92	169	215	369
12:00 PM	42	50	56	148	47	57	30	134	107	105	85	217	259	376
01:00 PM	62	48	41	151	52	42	46	140	114	90	87	211	254	365
02:00 PM	48	38	46	132	38	60	56	154	86	108	102	198	244	311
03:00 PM	70	52	37	166	38	56	56	190	106	93	72	271	320	480
04:00 PM	32	31	40	103	44	57	60	161	76	88	100	164	200	282
05:00 PM	48	45	35	128	59	65	48	172	107	108	83	298	347	485
06:00 PM	36	30	24	90	55	28	34	117	89	58	63	210	249	359
07:00 PM	26	33	33	92	42	30	41	113	68	63	74	214	257	371
08:00 PM	19	14	10	43	34	26	28	88	53	40	38	131	161	222
09:00 PM	5	8	7	20	20	6	10	42	25	14	17	56	72	92
10:00 PM	7	4	3	14	7	4	5	23	11	8	8	27	36	44
11:00 PM	1	1	4	6	2	0	3	5	3	1	2	6	8	14
<b>TOTAL:</b>	<b>2,181</b>				<b>2,118</b>				<b>4,299</b>				<b>4,632</b>	
AM PEAK HR. (6 AM - 11 AM):	209				160				369				569	
NOON PEAK HR. (11 AM - 4 PM):	200				274				474				674	
PM PEAK HR. (4 PM - 7 PM):	168				213				381				549	

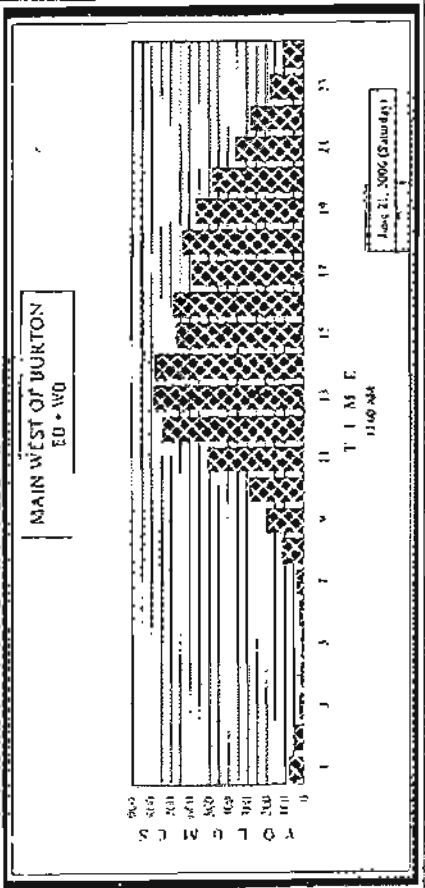
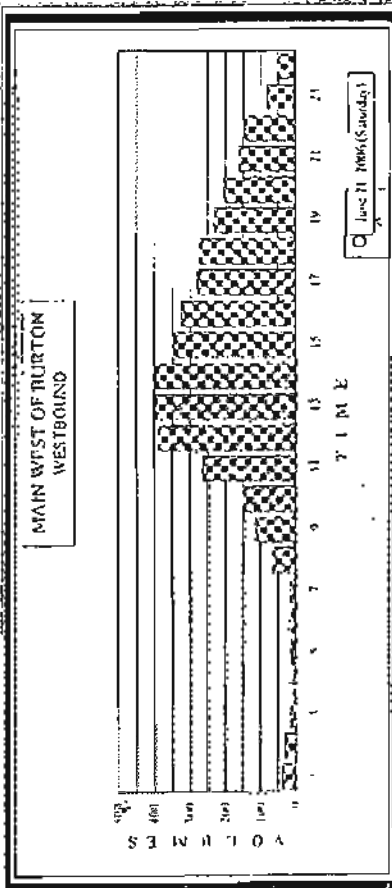
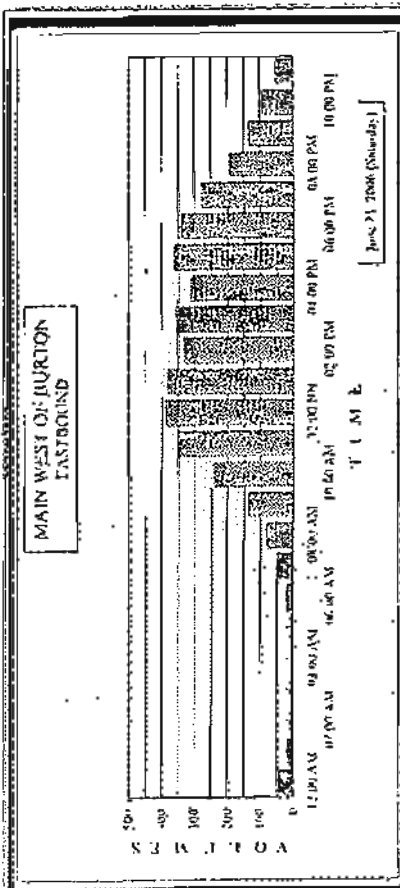
SPF Pentasafe (415) 750-1317





# B. A. Y. M. E. T. R. I. C. S. DAILY TUBE COUNTY SUMMARY

PROJECT:		CAMBRIA FS		RECORDER SET:		6/20/2006										
LOCATION:		MAIN WEST OF BURTON		RECORDER START:		6/21/2006										
DIRECTION:		EASTBOUND & WESTBOUND		RECORDER END:		6/22/2006										
CITY:		CAMBRIA		MACHINE ID:		M-3229										
TIME	EASTBOUND				WESTBOUND				EB + WB							
	00:00	00:15	00:30	00:45	00:00	00:15	00:30	00:45	00:00	00:15	00:30	00:45	00:00	00:15	00:30	00:45
June 21, 2006 (Saturday)																
12:00 AM	13	9	14	6	42	14	8	20	6	24	27	17	24	12	26	30
01:00 AM	8	7	3	2	20	9	12	5	5	31	17	19	6	7	31	31
02:00 AM	0	1	4	2	7	4	6	3	2	15	3	7	7	4	22	22
03:00 AM	0	3	2	2	7	0	1	4	2	7	6	4	6	4	14	14
04:00 AM	0	1	1	0	2	4	4	2	0	10	4	3	1	0	12	12
05:00 AM	2	3	2	1	9	3	3	5	1	12	5	6	2	2	20	20
06:00 AM	2	4	6	6	18	2	3	6	6	17	4	7	12	12	33	33
07:00 AM	7	10	15	19	31	9	15	18	25	67	16	25	33	44	118	118
08:00 AM	16	26	18	23	54	22	34	29	28	113	38	60	47	51	196	196
09:00 AM	31	29	40	37	137	34	32	40	46	152	63	61	80	83	280	280
10:00 AM	46	55	65	81	215	52	56	73	81	263	98	111	136	163	310	310
11:00 AM	75	98	94	85	352	95	102	96	98	391	170	200	190	183	743	743
12:00 PM	106	94	96	92	408	96	105	107	96	399	202	199	198	188	787	787
01:00 PM	98	103	89	93	381	112	104	88	93	397	210	207	177	196	780	780
02:00 PM	79	82	77	93	357	29	85	94	86	324	158	167	171	180	676	676
03:00 PM	105	90	76	88	359	92	78	75	80	325	197	168	151	168	684	684
04:00 PM	81	69	72	90	312	75	65	75	65	280	156	134	147	155	592	592
05:00 PM	80	86	91	97	364	84	63	60	58	274	164	159	160	155	618	618
06:00 PM	88	82	93	76	359	54	62	61	55	252	142	144	154	131	571	571
07:00 PM	81	75	63	62	307	49	53	60	42	204	130	128	125	104	481	481
08:00 PM	54	51	46	43	192	48	43	34	40	163	102	94	80	83	339	339
09:00 PM	38	34	32	29	133	42	33	36	34	145	80	67	68	63	278	278
10:00 PM	33	26	22	13	94	28	19	15	15	82	61	43	37	33	176	176
11:00 PM	14	8	17	15	34	17	15	9	11	52	31	23	26	26	106	106
<b>TOTAL:</b>																
3,205																
R-2212																
AM PEAK 1HR. (6 AM - 11 AM): 391																
NOON PEAK 1HR. (11 AM - 4 PM): 399																
PM PEAK 1HR. (4 PM - 1 PM): 364																
638																



East Bay: (510) 212-1271  
SF/Pennsula: (415) 750-1317

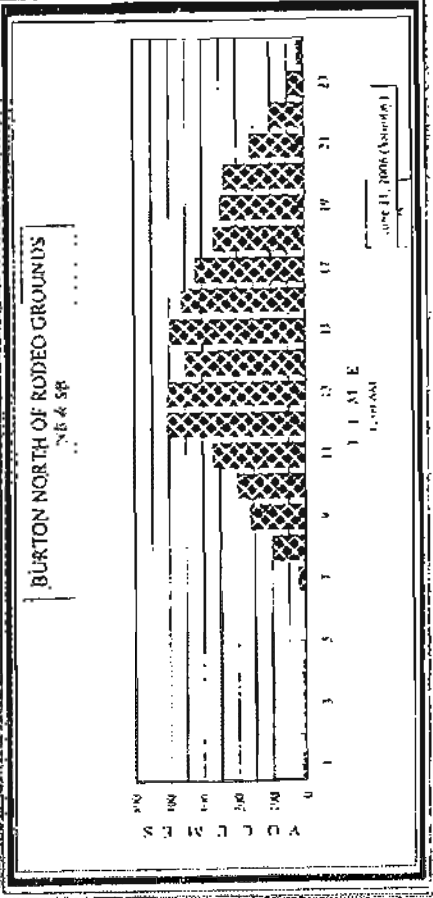
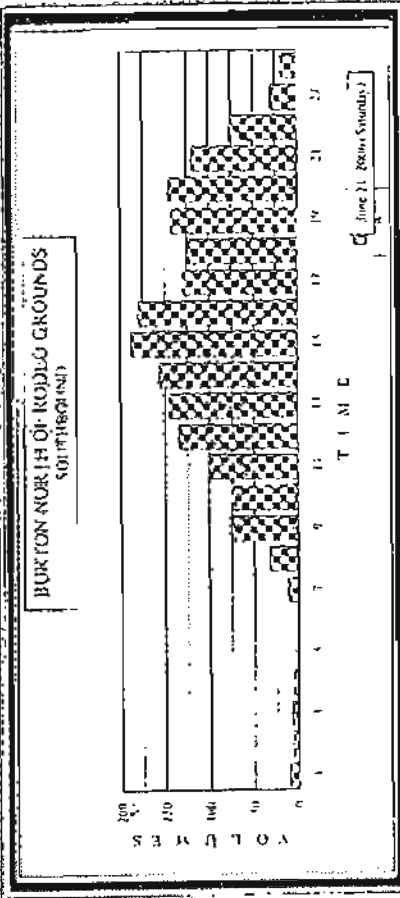
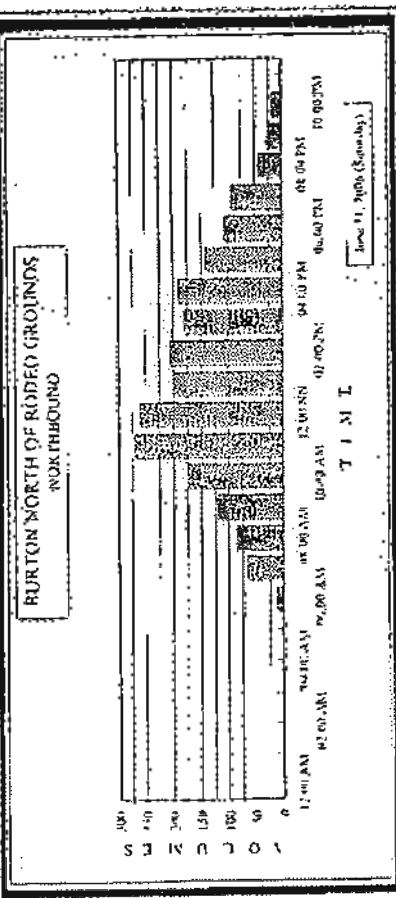
213

# B. A. Y. M. E. T. R. I. C. S. DAILY TUBE COUNTY SUMMARY

PROJECT: CAMBRIA TS		RECORDER SET: 6/20/2006												
LOCATION: BURTON NORTH OF RODEO GROUNDS		RECORDER START: 6/21/2006												
DIRECTION: NORTHBOUND & SOUTHBOUND		RECORDER END: 6/22/2006												
CITY: CAMBRIA		MACHINE ID: M-1178												
TIME	SOUTHBOUND										NB & SB		TOT	
	00:00	00:15	00:30	00:45	01:00	01:15	01:30	01:45	02:00	02:15	02:30	02:45		03:00
12:00 AM	1	0	2	1	4	2	3	2	11	5	2	3	7	15
01:00 AM	0	1	1	0	0	1	4	2	7	0	2	3	2	9
02:00 AM	0	0	1	1	0	3	3	2	8	0	3	4	3	10
03:00 AM	0	0	2	2	0	1	4	2	7	0	1	6	4	11
04:00 AM	0	0	2	1	0	2	1	0	3	0	2	3	1	6
05:00 AM	0	1	1	1	0	1	0	1	1	0	1	2	1	7
06:00 AM	2	4	3	4	11	2	0	6	4	12	4	4	8	25
07:00 AM	7	10	15	34	66	7	5	9	12	33	14	13	24	66
08:00 AM	23	19	17	22	86	21	32	17	16	76	09	41	34	167
09:00 AM	25	33	28	36	122	23	19	17	18	77	48	32	45	199
10:00 AM	30	35	46	63	171	30	21	29	30	100	59	36	35	274
11:00 AM	72	73	67	60	272	34	37	25	38	124	106	110	92	406
12:00 PM	66	93	71	61	261	43	35	32	36	146	109	98	103	407
01:00 PM	56	40	54	49	199	31	52	35	40	156	83	92	87	353
02:00 PM	53	60	46	45	207	42	47	49	50	188	95	107	93	393
03:00 PM	41	40	52	47	181	53	45	37	43	180	94	98	89	361
04:00 PM	43	49	51	43	191	39	36	25	30	130	87	53	36	374
05:00 PM	17	35	44	35	144	11	34	35	34	124	30	69	67	263
06:00 PM	26	30	24	25	105	17	29	32	26	144	63	59	56	249
07:00 PM	19	27	26	21	92	38	35	31	31	115	57	62	63	238
08:00 PM	18	9	10	6	47	40	28	25	26	119	88	37	33	162
09:00 PM	12	4	4	7	27	22	22	20	13	77	54	26	24	104
10:00 PM	7	6	3	2	16	8	7	10	5	30	13	11	7	48
11:00 PM	0	1	2	1	7	4	7	4	3	18	4	8	6	27
TOT. TC	2,224										1,926		4,150	
AM PEAK HR. (6 AM - 11 AM):	272										134		406	
NOON PEAK HR. (11 AM - 4 PM):	261										158		419	
PM PEAK HR. (4 PM - 7 PM):	191										145		336	

SF/PennState: (415) 750-1317

East Bay: (510) 232-1271



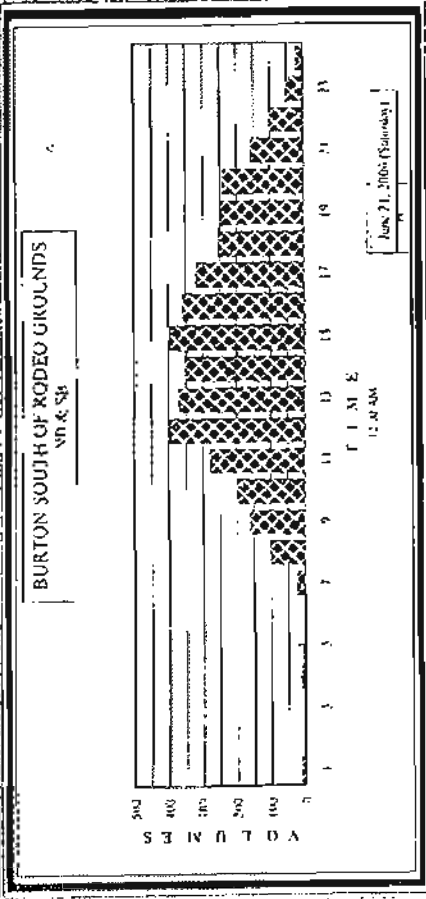
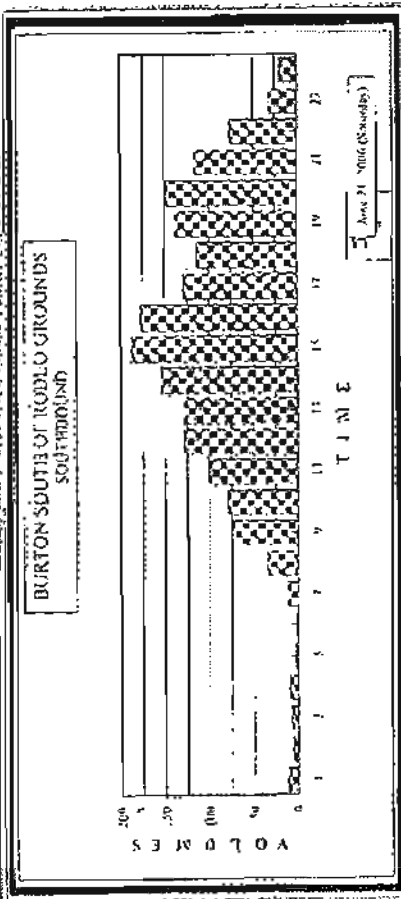
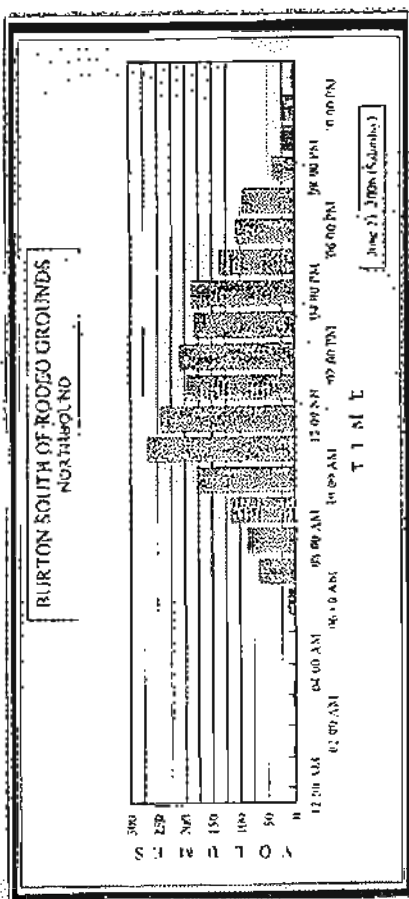
# B. A. Y. M. E. T. R. I. C. S. DAILY TUBE COUNT SUMMARY

PROJECT: CAMBRIA'S RECORDER SFT: 6/20/2006  
 LOCATION: BURTON SOUTH OF RODEO GROUNDS RECORDER START: 6/21/2006  
 DIRECTION: NORTHBOUND & SOUTHBOUND RECORDER END: 6/22/2006  
 CITY: CAMBRIA MACHINE ID: M-6173

TIME	NORTHBOUND					SOUTHBOUND					NB & SB		TOT	
	00:00-00:15	00:15-00:30	00:30-00:45	00:45-01:00	01:00-01:15	00:00-00:15	00:15-00:30	00:30-00:45	00:45-01:00	01:00-01:15	01:15-01:30	01:30-01:45		TOT
12:00 AM	1	0	2	1	1	1	1	2	3	5	5	2	7	12
01:00 AM	0	1	1	0	1	0	1	1	1	1	0	0	1	2
02:00 AM	0	0	1	0	1	1	3	3	1	8	1	3	4	7
03:00 AM	1	0	3	1	5	1	1	4	3	9	2	1	3	5
04:00 AM	0	0	1	2	3	0	2	1	0	3	0	2	2	4
05:00 AM	0	1	1	1	3	0	0	1	0	1	0	1	1	2
06:00 AM	2	3	5	3	13	2	0	5	5	12	4	3	7	11
07:00 AM	6	13	17	32	66	7	6	8	14	35	13	17	30	46
08:00 AM	26	21	19	21	87	20	20	20	15	75	46	31	77	117
09:00 AM	31	33	28	34	119	23	20	18	18	79	47	55	102	149
10:00 AM	32	35	30	60	157	19	22	26	34	101	51	47	98	138
11:00 AM	75	68	64	62	269	32	35	31	40	129	107	103	210	306
12:00 PM	60	68	60	56	244	38	30	28	32	128	98	88	186	272
01:00 PM	85	41	52	50	198	50	50	36	39	155	81	91	172	246
02:00 PM	51	62	46	50	209	40	45	59	51	187	91	107	198	294
03:00 PM	40	41	53	48	182	80	47	39	43	178	90	88	178	266
04:00 PM	43	53	52	40	188	40	33	32	31	129	83	86	169	243
05:00 PM	38	31	43	26	138	33	30	21	30	114	71	61	132	187
06:00 PM	27	29	25	27	108	35	28	34	42	139	62	35	97	134
07:00 PM	23	24	28	20	94	40	34	43	32	149	63	58	121	177
08:00 PM	15	11	12	4	42	38	26	28	25	117	53	37	90	129
09:00 PM	10	6	5	6	27	22	21	21	12	76	32	27	59	83
10:00 PM	7	8	4	3	22	9	8	9	6	32	16	14	30	40
11:00 PM	1	1	2	1	5	5	7	3	4	19	6	8	14	19
TOTAL:	1,206					1,893					3,100		4,099	
AM PEAK HR (6 AM - 11 AM):	269					1,239					1,508		1,998	
NOON PEAK HR (11 AM - 4 PM):	244					1,187					1,431		1,877	
PM PEAK HR (4 PM - 7 PM):	188					1,139					1,327		1,715	

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## **APPENDIX C**

- **Noise Background Information**



## INSTRUMENTATION AND TERMINOLOGY FOR NOISE INVESTIGATIONS

### INSTRUMENTATION

The subject noise investigation has been conducted using a Bruel and Kjaer (B & K) Model 2230 precision integrating sound level meter calibrated externally at the beginning and end of each period of measurement using a B & K Model 4230 acoustic calibrator. In combination, these instruments yield sound level measurements accurate to within 0.1 decibel (dB). The Model 2230 fulfills standards of relevant sections of IEC (International Electrotechnical Commission) 651 and ANSI (American National Standard) S1.4.1971 for Type 1 (precision) integrating sound level meters.

The microprocessor of the Model 2230 computes and stores/displays the following measurements:

The sound pressure level (SPL) is updated once each second on the digital display at a resolution of 0.1 dB, and 64 times per second on the analog display at a resolution of 2 dB. The mechanism of averaging levels during the display interval may be “fast” or “slow.” The setting is normally “fast,” as this is required for Leq and SEL discussed below.

The sound equivalent level (Leq) is the average sound pressure level for the period of measurement based on equal energy. The meter internally computes a new Leq from the SPL (RMS) and updates the digital display once each second. The measurement period is limited only by battery life, which is approximately 8 hours. This parameter is used primarily to describe environmental noise.

The sound exposure level (SEL) is the constant level which if maintained for one second would have the same acoustic energy as the total noise for the period of measurement. This parameter is used primarily in determining the noise exposure in unusually noisy working environments or for measuring specific events such as an individual aircraft flyover or a train passage.

The maximum (Max.) and minimum (Min.) sound pressure levels during the period of measurement are updated once each second from the RMS average sound pressure level. For periods of measurement in the range of 1 to 10 minutes, these values are reasonable approximations of the sound pressure level exceeded 1% of the time and 99% of the time, respectively.

All of the above can be measured using frequency weightings of the “A” or “C” scales in accordance with IEC 651, or a “linear” (20 Hz to 20 kHz) or “all pass” (10 Hz to 50 kHz) filter settings. The “A” scale is weighted to most closely approximate the response of an average human ear, and is the setting most used in conducting measurements of environmental noise.

## TERMINOLOGY

Noise, as used herein, is defined as unwanted sound. However, because the instruments that detect the small changes in atmospheric pressure that are perceived as sound cannot distinguish between that which is wanted (e.g., birds singing, waves on a beach, etc.) and that which is not (e.g., traffic noise), measurements of “noise” are more accurately described as measurements of sound pressure.

Changes in sound pressure normally experienced in the human environment extend across a very large range. The sound pressures in an average room are in the range 1,000 times the sound pressure at the threshold of hearing, and the sound pressure of a large truck is about 100,000 times that threshold. Because of this large range, it is convenient to describe sound in terms of its energy level with respect to that of the threshold of hearing. This method of description is called the decibel scale (dB). In mathematical terms, the sound pressure level,  $SPL = 10 \text{ Log } (p/p_0)^2 \text{ dB}$ , where  $p_0$  is the sound pressure at the threshold of hearing (20 microPascals). In practical terms, it is adequate to note that the decibel scale is logarithmic (like the Richter scale for earthquakes), that it conveniently compresses the numbers involved from a range of 20-200,000,000 to a range of 0-130, and that it is oriented to human response in that an increase of about 10 dB is normally perceived as a doubling of the sound level.

In recent years, various methods and “scales” have been devised to describe noise in the human environment. These methods have had two basic objectives: 1) to represent a physical condition that is constantly changing over a wide range of values by a single numerical descriptor; and 2), to adjust that descriptor in a way that most reasonably reflects the degree of annoyance of the varying noise levels.

### 1. Statistical Descriptors

Statistical descriptors most often used to describe variations in noise level include:

- L<sub>90</sub> The level exceeded 90% of the time during a specified period, usually 1 hour, 24 hours, or during the day or the night. In some instances, this value may be considered the background level.
- L<sub>50</sub> The level exceeded 50% of the time during a specified period as noted above. This value has sometimes been considered the average or median noise level.
- L<sub>10</sub> The level exceeded 10% of the time during a specified period as noted above. For traffic noise, this value has been considered the peak period level.
- L<sub>1</sub> The level exceeded 1% of the time during a specified period as noted above. This value may be considered the peak noise level.

The most significant drawback to the use of these descriptors, particularly L<sub>50</sub> as representing an average, is that they do not take into account the logarithmic nature of the decibel scale and the relatively higher energy content of higher decibel levels. That is, the average energy content of



50 dB and 60 dB for equal periods of time is not 55 dB, but rather 57.4 dB (i.e., the log of the average of the antilogs).

A parameter that more accurately describes average noise is the Equivalent Continuous Sound Level (Leq), which is the continuous sound level having the same energy content as the varying level for the period of measurement. Prior to the availability of microprocessors at reasonable cost, the hand-computation of Leq from a series of individual measurements was a tedious task. However, meters are now available that internally compute Leq, continuously as with the Model 2230 discussed above, or for a specified period usually one minute. Because of this technical advance, measurements of Leq for various periods of time have become the basic parameter in evaluating environmental noise.

## 2. Weighted Noise Levels

Because the same level of noise is more annoying to people if it occurs at night, scales have been devised that weight nighttime noise at a higher level than daytime noise. The scales most commonly in use are:

CNEL Community Noise Equivalent Level weights evening noise (7 p.m. to 10 p.m.) by a factor of 5, and nighttime levels (10 p.m. to 7 a.m.) by a factor of 10. Mathematically, evening levels are increased by 5 dB, and nighttime levels are increased by 10 dB in computing a 24-hour geometric average.

dBA A-weighted Noise Level is the sound level obtained by using the A-weighting filter of a sound level meter, expressed in decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear.

Ldn Day-Night Equivalent Level is similar to CNEL but it does not include a weighting factor for evening noise levels.

Of the above, CNEL came into use first, and it is the standard in regulating noise levels in the vicinity of airports. Ldn is a simplification of CNEL, and is more commonly used in regulating land use where traffic noise is a potential problem. These levels apply for a minimum period of 24 hours, but may be applied for periods as long as one year. The difference may be significant where noise levels are near regulatory limits, and where there are seasonal or weekly variations in a noise source of concern.

## 3. Practical Applications

From a practical standpoint, the Ldn noise level is essentially equivalent to the peak-hour noise level for most situations involving noise from vehicular traffic, and the peak-hour Leq can be used as the Ldn level, avoiding the costs of 24 hours of measurement.

