

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 community park would include sports fields, courts, a children's playground, a community building, paths, natural areas, and picnic areas. Restoration projects are proposed throughout the 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 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 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 October 2006, the CCSD Water Department is developing engineered plans for the new station.

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*
West FRP				
Ridge Trail and Gate-compacted soil	Trail- Equestrian, hiking, bike	West FRP	5,100 feet long 6 feet wide	This trail is linked to cell tower , which is under a separate neg dec.
Forest Look, Safety Signage-compacted soil	Trail-Hiking, bike	West FRP	4,905 feet long 2-4 feet wide	No trail improvements. Signage within 2 yrs. CCSD
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 or decomposed granite	Hiking	West FRP	3,000 feet long 2-4 feet wide	No improvements

Project	Kind	Location	Intensity	Est. Capital Outlay*
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
Cellular Telecommunications	Cell Tower	West FRP	One Facility	Coastal Commission hearing to determine if it will be built
Bank Stabilization-throughout ranch-temporary rechanneling of stream flow and exclusionary fencing	Restoration	West FRP	Areawide	Fall 2007 - grant
Invasive and Non-native Vegetation Removal-throughout ranch-small equipment or hand work only (no large equipment)	Restoration	West FRP	Areawide	Fall 2007 - CCSD
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
Fuel Management-Lodge Hill	Maintenance	West FRP	Lodge Hill Only	Ongoing - CCSD
East FRP				
Multipurpose Fields	Community Park	East FRP	9.4 acres	3-5 years - grants
Playground	Community Park	East FRP	.17 acres	5-7 years - grants
Fenced Dog Park	Community Park	East FRP	.4 acres	N/A
Native Vegetation Meadow	Community Park	East FRP	.4 acres	N/A
Picnic Areas	Community Park	East FRP	.15 acres	N/A
Future Community Center	Community Park	East FRP	To be determined	7 years - grant

Project	Kind	Location	Intensity	Est. Capital Outlay*
Restrooms	Community Park	East FRP	565 sf	2 years – private
Storage/Maintenance Building	Community Park	East FRP	600 sf	Open space
Santa Rosa Creek East-Compacted soil	Trail-Equestrian, hiking, bike, emergency access	East FRP	4,400 feet long 10-16 feet wide	Natural area
Ramsey Trail-Compacted soil	Trail-Hiking	East FRP	1,800 feet long 2-4 feet wide	N/A
CCSD Water Pump House 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	3-5 years – 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
Invasive and Non-native Vegetation Removal-throughout ranch-small equipment or hand work only (no large equipment)	Restoration	East FRP	Areawide	Done
Fuel Management	Maintenance	East FRP	Areawide	3-5 years – CCSD

* *Capitol 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 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

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 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 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 align="center">TABLE II-2 – Class I Impacts Unavoidable Significant Environmental Impacts (Decision-maker must issue a “Statement of Overriding Considerations” under CEQA Guidelines Section 15093 if the project is approved.)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
NOISE (N)			
<p>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.</p>	Long-term	<p>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:</p> <ul style="list-style-type: none"> 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. 	Significant, adverse, and unavoidable
WATER SUPPLY (WS)			
<p>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.</p>	Long-term	<p>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:</p> <ul style="list-style-type: none"> 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). 	Significant, adverse, and unavoidable

TABLE II-2 – Class I Impacts Unavoidable Significant Environmental Impacts (Decision-maker must issue a “Statement of Overriding Considerations” under CEQA Guidelines Section 15093 if the project is approved.)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		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 in restrooms or closure of restrooms during drought periods. Implement WS/mm-4 .	
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.	Long-term	Implement WS/mm-1 .	Significant, adverse, and unavoidable
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	Long-term	Implement WS/mm – 1 through WS/mm-5 .	Significant, adverse, and unavoidable

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
GEOLOGY AND SOILS (GEO)			
GEO Impact 1 Bluff retreat has the potential to undermine the Bluff Trail located on the West FRP.	Long-term	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 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
GEO Impact 2 Stormwater runoff within un-stabilized gullies and drainage courses causes erosion and down-gradient sedimentation, resulting in a potentially significant impact.	Long-term	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: <ul style="list-style-type: none"> 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. 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). 	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		e. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.	
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.	Short-term	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: <ul style="list-style-type: none"> a. Implement soil stabilization and erosion prevention measures identified in the <i>Public Access and Management Plan</i> (RRM, 2003). b. 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
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.	Short-term	GEO/mm-4 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 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.	Less than significant with mitigation
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.	Long-term	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	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		identify the person(s) responsible and schedule for maintenance, and proposed activities for trail improvements.	
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.	Long-term	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.	Less than significant with mitigation
GEO Impact 7 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	GEO/mm-7 In the event of a tsunami, the CCSD or ranch manager shall post National Weather Service (NWS) warnings at each trailhead, and create a plan for evacuation based on the NWS warning guidance and the <i>County of San Luis Obispo Tsunami Emergency Response Plan</i> .	Less than significant with mitigation
GEO Impact 8 Stormwater runoff within un-stabilized gullies and drainage courses causes erosion and down-gradient sedimentation, resulting in a potentially significant impact.	Long-term	<p>GEO/mm-8 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"> 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. <p>GEO/mm-9 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:</p> <ul style="list-style-type: none"> 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 	Less than significant with mitigation

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		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-10 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.	
GEO Impact 9 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 GEO/mm-5 .	Less than significant with mitigation
GEO Impact 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.	Long-term	GEO/mm-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.	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
GEO Impact 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.	Long-term	GEO/mm-12 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
GEO Impact 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.	Long-term	Implement GEO/mm-7	Less than significant with mitigation
GEO Impact 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.	Long-term	GEO/mm-13 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
HYDROLOGY (HYD)			
HYD Impact 1 Proposed improvements on the West FRP could incrementally affect drainage patterns and flow rates.	Long-term	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.	Less than significant with mitigation
HYD Impact 2 Proposed trail improvements, 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 GEO/mm-2 .	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
HYD Impact 3 Proposed improvements on the East FRP, including trails, maintenance, and community park elements could incrementally affect drainage patterns and flow rates.	Long-term	Implement GEO/mm-2 . 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.	Less than significant with mitigation
HYD Impact 4 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	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.	Less than significant with mitigation
BIOLOGICAL RESOURCES (BIO)			
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.	Short-term	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) County of San Luis	Less than significant with mitigation

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.</p> <p>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).</p> <p>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.</p> <p>BIO/mm-4 Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be</p>	

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>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>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).</p> <p>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.</p> <p>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.</p>	

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>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>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, 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.</p> <p>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</p>	

<p align="center">TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		vegetation 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>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.</p>	Short-term	<p>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.</p> <p>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</p>	Less than significant with mitigation

<p align="center">TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>procedures to avoid harm to the tree.</p> <p>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.</p>	
<p>BIO Impact 3 Realignment of trails to avoid special status plant species may result in potentially significant impacts to cultural resources.</p>	Long-term	<p>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).</p> <p>Implement CULT/mm-1 through CULT/mm-8.</p>	Less than significant with mitigation
<p>BIO Impact 4 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.</p>	Short-term	<p>Implement BIO/mm-1 thru BIO/mm-7, in addition to the following:</p> <p>BIO/mm-14 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>BIO/mm-15 At least two weeks prior to start of trail or bridge</p>	Less than significant with mitigation

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>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 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>BIO/mm-16 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</p>	

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>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>BIO/mm-17 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.</p> <p>BIO/mm-18 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</p>	

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>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>BIO/mm-19 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>BIO/mm-20 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.</p> <p>BIO/mm-21 Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation suitable for 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>BIO/mm-22 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</p>	

<p align="center">TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>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>BIO/mm-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.</p>	
<p>BIO Impact 5 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), resulting in a potentially significant impact.</p>	<p>Long-term</p>	<p>BIO/mm-24 Prior to construction, if construction activities 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 activities in riparian or Monterey pine forest areas shall be</p>	<p>Less than significant with mitigation</p>

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		monitored for nesting birds and documented by the biological monitor regardless of time of year.	
BIO Impact 6 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.	Short-term	Implement Mitigation Measures BIO/mm-1 through 9 prior to and during construction activities on the East FRP.	Less than significant with mitigation
BIO Impact 7 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 BIO/mm-10 through 12 during construction activities on the East FRP.	Less than significant with mitigation
BIO Impact 8 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 BIO/mm-1 through BIO/mm-9 , and measures BIO/mm-13 through BIO/mm-22 during construction activities on the East FRP.	Less than significant with mitigation
BIO Impact 9 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), resulting in a potentially significant impact.	Long-term	Implement Mitigation Measure BIO/mm-23 .	Less than significant with mitigation

<p align="center">TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<p>BIO Impact 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.</p>	Long-term	Implement BIO/mm-1 through BIO/mm-23.	Less than significant with mitigation
<p align="center">CULTURAL RESOURCES (CULT)</p>			
<p>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.</p>	Short-term	<p>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.</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> <p>CULT/mm-2 Prior to application for construction permits from the</p>	Less than significant with mitigation

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>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> <ul style="list-style-type: none"> 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. <p>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</p>	

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		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.	
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.	Short-term	Implement BIO/mm-1 and BIO/mm-13 .	Less than significant with mitigation
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.	Long-term	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. Implement CULT/mm-2, CULT/mm-3, and CULT/mm-4 .	Less than significant with mitigation
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.	Long-term	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”.	Less than significant with mitigation

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		At a minimum, signage shall be placed at trailheads.	
<p>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.</p>	Short-term	<p>Implement CULT/mm-2.</p> <p>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.</p> <p>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.</p>	Less than significant with mitigation
<p>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.</p>	Short-term	<p>CULT/mm-9 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"> 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 	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		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.	
AESTHETIC RESOURCES (AES)			
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.	Long-term	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.	Less than significant with mitigation
AES Impact 2 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	AES/mm-2 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-3 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:	Less than significant with mitigation

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>a. The pedestrian bridge shall be designed to be subordinate to, and blend with, the rural character of the area.</p> <p>b. Where feasible, portions of the bridge shall be screened utilizing native vegetation, 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>AES/mm-4 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>	
<p>AES Impact 3 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.</p>	<p>Long-term</p>	<p>AES/mm-5 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 reflective qualities and do not visually contrast with the natural colors of the adjacent landcover.</p>	<p>Less than significant with mitigation</p>

<p align="center">TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<ul style="list-style-type: none"> 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. 	
<p>AES Impact 4 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>AES/mm-6 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> <ul style="list-style-type: none"> 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. 	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
AES Impact 5 Maintenance activities inconsistent with the aesthetic goals of the Public Access and Management Plan could result in adverse visual impacts.	Long-term	AES/mm-7 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
AES Impact 6 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	AES/mm-8 Upon implementation of the Public Access and Management Plan, short-term actions of phased improvements shall include the following concept: <ul style="list-style-type: none"> 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 require screening in the future. 	Less than significant with mitigation
AES Impact 7 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	AES/mm-9 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"> 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 <i>Public Access and Management Plan</i>. 	Less than significant with mitigation
AES Impact 8 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	Long-term	AES/mm-10 During restoration activities associated with the Seacrift 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

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
coast, resulting in a potentially significant impact.			
AES Impact 9 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 FFRP, resulting in a potentially significant impact.	Long-term	Implement AES/mm-5	Less than significant with mitigation
AES Impact 10 Signage required for proposed trails, staging, interpretive, safety and other purposes could block scenic views and create visual clutter on the FFRP, the Highway 1 corridor and the community of Cambria, resulting in a potentially significant impact.	Long-term	Implement AES/mm-6	Less than significant with mitigation
AES Impact 11 Maintenance activities inconsistent with the aesthetic goals of the Public Access and Management Plan could result in adverse visual impacts.	Long-term	Implement AES/mm-7	Less than significant with mitigation
AES Impact 12 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 AES/mm-8	Less than significant with mitigation
AES Impact 13 Proposed structures and lighting 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	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 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.	Less than significant with mitigation
AES Impact 14 Visibility of the relocated water 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	Long-term	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:	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
future park, resulting in a potentially significant impact.		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, 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 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 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.	
TRANSPORTATION AND CIRCULATION (TC)			
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.	Long-term	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 FFRP 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 FFRP.	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		TC/mm-3 Upon preparation of informational publications regarding the West FRP, the CCSD shall include a description of and encourage alternative transportation methods to access the FRP, including trolley stops, bicycle routes, and pedestrian walkways.	
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.	Long-term	Implement TC/mm-1 through TC/mm-3 . 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 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: <ul style="list-style-type: none"> 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, 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. 	Less than significant with mitigation
		TC/mm-5 Upon application for land use and construction permits	

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		from the County, 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.	
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.	Long-term	<p>TC/mm-6 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>TC/mm-7 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> <p>Implement PSU/mm-7 and PSU/mm-8.</p>	Less than significant with mitigation
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.	Long-term	TC/mm-8 Upon application for land use and construction permits from the County, the CCSD shall contribute to the North Coast Road Improvement Fund.	Less than significant with mitigation
AIR QUALITY (AQ)			
AQ Impact 1 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>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:</p> <p>a. Use APCD approved BMPs and dust mitigation measures;</p>	Less than significant with mitigation

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>b. Provide provisions for monitoring dust and construction debris during construction;</p> <p>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;</p> <p>d. Provide the name and telephone number of such persons to the APCD prior to construction commencement.</p> <p>e. Identify compliant handling procedures.</p> <p>f. Fill out a daily dust observation log.</p> <p>AQ/mm-2 Prior to site disturbance, the applicant shall:</p> <p>a. Obtain a compliance review with the APCD prior to the initiation of any construction activities;</p> <p>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,</p> <p>c. Apply for an Authority to Construct from the APCD.</p> <p>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 PM10 emissions during earth moving activities:</p>	

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<ul style="list-style-type: none"> 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 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. 	

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		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.	
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.	Short-term	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: <ul style="list-style-type: none"> 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. 	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		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.	
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.	Short-term	AQ/mm-6 Upon application for construction permits and prior to site disturbance, the applicants shall: <ul style="list-style-type: none"> 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- 	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		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: <ol style="list-style-type: none"> 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. 	
NOISE (N)			
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.	Short-term	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).	Less than significant with mitigation
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.	Long-term	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	Less than significant with mitigation

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		outlined in the County Noise Element.	
<p>N Impact 3 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>	Short-term	<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> <ul style="list-style-type: none"> 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 	Less than significant with mitigation

<p align="center">TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>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,</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. Project representative shall verbally notify all surrounding residential owners if one day advance notice is given.</p>	
HAZARDS AND HAZARDOUS MATERIALS (HM)			
<p>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.</p>	Long-term	<p>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.</p>	Less than significant with mitigation
<p>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.</p>	Long-term	<p>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:</p> <ul style="list-style-type: none"> 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 	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		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.	
WATER SUPPLY (WS)			
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.	Long-term	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. 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.	Less than significant with mitigation
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.	Long-term	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. 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 to document whether there would be any potential effects to	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		stream flow from during operation of the well.	
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.	Long-term	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.	Less than significant with mitigation
PUBLIC SERVICES AND UTILITIES (PSU)			
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.	Long-term	PSU/mm-1 Upon application for land use and construction permits, and prior to site disturbance for trail development, 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.	Less than significant with mitigation
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.	Long-term	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 capable of carrying rescue personnel and their equipment, as well as individual victims, throughout the FRP, to expedite rescues and	Less than significant with mitigation

TABLE II-3 – Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		evacuations. 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.	
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.	Long-term	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. Implement HM/mm-1 and HM/mm-2 .	Less than significant with mitigation
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.	Long-term	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 project developer shall submit a lighting plan showing the use of security lighting. (light only on public restroom – why a lighting plan?) 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.	Less than significant with mitigation

TABLE II-3 – Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		Implement TC/mm-5.	
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.	Long-term	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.	Less than significant with mitigation

TABLE II-4 – Class III Impacts Environmental Impacts Which Are Adverse But Not Significant			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
AGRICULTURAL RESOURCES (AG)			
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.	Long-term	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.	Less than significant
HAZARDS AND HAZARDOUS MATERIALS			
HM Impact 3 Operation and maintenance of the community park may require the use of hazardous materials, potentially resulting in public exposure.	Long-term	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.	Less than significant

LIST OF ABBREVIATED TERMS

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