

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **9.A.**

FROM: Tammy Rudock, General Manager

Meeting Date: November 16, 2009 Subject: Consider Adoption and Certification of Resolution 50-2009 Approving Fiscalini Ranch Preserve Master Environmental Impact Report (EIR); Consider Adoption of Resolution 54-2009 Approving the Revised Community Park Plan; Authorize General Manager to Sign and File the Notice of Determination; and Consider Adoption of Resolution 56-2009 Approving a Contract Change Order for Morro Group SWCA

RECOMMENDATIONS:

- 1) Adopt Resolution 50-2009 approving certification of Fiscalini Ranch Preserve Master Environmental Impact Report (EIR) with changes as per attached Errata Sheet dated November 10, 2009; and
- 2) Adopt Resolution 54-2009 including exhibits approving the Revised Community Park Plan dated November 10, 2009; and
- 3) Authorize General Manager to sign the Notice of Determination on behalf of the CCSD and to file a Notice of Determination, including the Final Master EIR, Revised Community Park Plan, and Mitigation Monitoring Reporting Checklist, with the County of San Luis Obispo and State Clearinghouse; and
- 4) Adopt Resolution 56-2009 Approving Morro Group SWCA Services Agreement Change Order for Additional EIR Preparation Expenses

FISCAL IMPACT:

At the October 22, 2009 Board meeting, Morro Group SWCA projected that it would require an additional \$12,937 in costs beyond the original contract amount of \$143,500 to complete the EIR. These costs were primarily related to revisions to the Community Park Plan and also included costs associated with the October 22, 2009, CCSD Board meeting. An additional \$5,083 will be required to make the revisions requested by the Board at the October 22nd meeting, participate in the November 16, 2009, CCSD Board meeting, print final EIR copies, and integrate all final changes to the EIR following the November 16th meeting. The total projected amount above the contract award is \$18,020 or 12.5% over the contract amount. Attached is a Services Agreement Change Order detailing the additional costs incurred.

BACKGROUND:

At the October 22, 2009 Board meeting to certify the Fiscalini Ranch EIR and approve the Revised Community Park Plan dated August 26, 2009, CCSD staff was directed to make

revisions to the EIR and Statement of Findings as follows:

- Allow for onsite parking on the West Ranch per language at the Draft EIR stage.
- Allow amplified sound on the East Ranch.
- Delete requirement for electric mower use on East Ranch.
- Change “Open Meadow” designation on Revised Community Park Plan to “Future Active Recreation”

Upon careful examination of the Conservation Easement, it was determined that amplified sound is prohibited on the Fiscalini Ranch Preserve and, therefore, it was not incorporated into the Final Master EIR.

After further review of the Board’s request to change “Open Meadow” on the Revised Community Park Plan, staff and the environmental consultants recommend this area be designated “Informal Active Recreation Area (Non Irrigated)”. To maintain the reduced environmental impacts of the Revised Community Park Plan, this 3.15 acre parcel cannot be watered (potable or non potable).

All other changes above, as well as changes requested by General Manager Tammy Rudock and Ranch Manager Ben Boer, are included in the Final Master EIR in a separate Errata Sheet dated November 10, 2009 (Exhibit A with Resolution 50-2009) and incorporated into a revised Statement of Findings (Exhibit B with Resolution 54-2009).

Attachments:

- Resolution 50-2009: Certify FRP Final Master EIR
- Exhibit A: Errata Sheet Dated November 10, 2009 (with Resolution 50-2009)
- Revised Community Park Plan Dated November 10, 2009
- Fire Chief Mark Miller Letter Dated November 5, 2009
- Resolution 54-2009: Approve FRP Project with Revised Community Park Plan
- Exhibit A: Project Description and Revised Community Park Plan Map Dated November 10, 2009 (with Resolution 54-2009)
- Exhibit B: Statement of Findings for FRP EIR and Revised Community Park Plan (with Resolution 54-2009)
- Resolution 56-2009: Approve Morro Group SWCA Change Order
- Morro Group SWCA Change Order

BOARD ACTION: Date _____ Approved: _____ Denied: _____

UNANIMOUS: ___ SANDERS ___ CHALDECOTT ___ CLIFT ___ DEMICCO ___ MACKINNON ___