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187 Tank Farm Road, Ste 230
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LETTER OF TRANSMITTAL

Date: September 25, 2012

Jerry Gruber, General Manager
Cambria Community Services District
PO Box 65
Cambria, CA 93428

Re: Notice of Final County Action

COPIES	DATE	NO. pages	DESCRIPTION
1	9/25/12		Notice of Final County Action

Dear Jerry,

Please find enclosed the San Luis Obispo County Notice of Final County Action.

Sincerely,

David Foote

SIGNED: Roxanne Foote

COPY TO:

email: david@firmaconsultants.com

*Firma Consultants Incorporated
187 Tank Farm Rd, Ste 230,
San Luis Obispo CA 93401*



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

September 18, 2012

David Foote
187 Tank Farm Road #230
San Luis Obispo, CA 93401

NOTICE OF FINAL COUNTY ACTION

HEARING DATE: September 13, 2012

SUBJECT: Cambria Community Services District / County File Number
DRC2010-00026

LOCATED WITHIN COASTAL ZONE: YES

The above-referenced application was approved by the Planning Commission, based on the approved Findings and Conditions, which are attached for your records. This Notice of Final Action is being mailed to you pursuant to Section 23.02.033(d) of the Land Use Ordinance.

Appeal to the Board. This action is appealable to the Board of Supervisors within 14 days of this action. If there are Coastal grounds for the appeal there will be no fee. If an appeal is filed with non-coastal issues there is a fee of \$850.00.

Appeal to the Coastal Commission. This coastal development permit action is appealable to the California Coastal Commission pursuant to regulations contained in Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. These regulations contain specific time limits to appeal, and the criteria and procedures that must be followed to appeal this action. If this action is not appealable to the Coastal Commission, then the County's coastal development permit action is effective subject to its terms and conditions. If this action is appealable to the Coastal Commission, then the Coastal Commission's 10-working day appeal period begins the first working day after the Coastal Commission receives adequate notice of this action from San Luis Obispo County. The action and coastal development permit are not effective until the Coastal Commission's appeal period has expired and no appeal has been filed. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed. If an appeal is filed with the Coastal Commission, then the

County's coastal development permit action is stayed and you will need to contact the Commission directly for details on next steps. Potential appellants must exhaust County appeal avenues prior to appeal to the Coastal Commission. Appeals and/or questions about the Commission's appeal process should be directed to: California Coastal Commission Central Coast District Office, 725 Front Street, Suite 300, Santa Cruz, CA, 95060; phone (831) 427-4863; fax: (831) 427-4877.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 23.02.050 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six (6) months or conditions have not been complied with, such Permit approval shall become void.

If you have questions regarding your project, please contact your Planner, Kerry Brown at (805) 781-5600. If you have any questions regarding these procedures, please contact me at (805) 788-2947.

Sincerely,



RAMONA HEDGES, SECRETARY
COUNTY PLANNING COMMISSION

PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, September 13, 2012

PRESENT: Commissioners Ken Topping, Carlyn Christianson, Tim Murphy, Jim Irving, and
Chairman Dan O'Grady

ABSENT: None

PLANNING COMMISSION RESOLUTION NO. 2012 - 020
RESOLUTION RELATIVE TO THE GRANTING
OF A
DEVELOPMENT PLAN / COASTAL DEVELOPMENT PERMIT

WHEREAS, the County Planning Commission of the County of San Luis Obispo, State of California, did, on the 13th day of September, 2012, grant a Development Plan / Coastal Development Permit, County File Number DRC2010-00026 to CAMBRIA COMMUNITY SERVICES DISTRICT and adopts the Findings and California Environmental Quality Act (CEQA) findings. The site is in the Open Space and Recreation land use category and is located within the boundaries of the Fiscalini Ranch Preserve (formerly known as East-West Ranch) which is bisected by Highway 1 near central Cambria, in the North Coast Planning area. Assessor Parcel Number(s) (APN(s): 013-101-086, 013-121-025 & -026, 013-131-038, and 023-411-022.

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit based on the Findings listed in Exhibits A and B.

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Conditions listed in Exhibit C.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 13th day of September, 2012, does hereby grant the aforesaid Permit No. DRC2010-00026.

This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance/Coastal Zone Ordinance Section 22.64.070/23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance/Coastal Zone Ordinance Section 22.64.080/23.02.042.

If the use authorized by this Permit approval, once established, remains vacant and unused for its authorized purpose, or is abandoned or discontinued for a period greater than 12 consecutive months, such Permit approval shall become void.

On motion of Commissioner Topping, seconded by Commissioner Christianson, and on the following roll call vote, to-wit:

AYES: Commissioners Topping, Christianson, Irving, Murphy, and Chairman O'Grady.

NOES: None

ABSENT: None

the foregoing resolution is hereby adopted.

/s/ Dan O'Grady
Chairperson of the Planning Commission

ATTEST:

/s/ Ramona Hedges
Secretary, Planning Commission

FINDINGS - EXHIBIT A

Environmental Determination

- A. A Final Environmental Impact Report (FEIR) was prepared for this project (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.). The EIR was certified by the Cambria Community Services District on November 16, 2009. The FEIR addresses potential impacts on: aesthetics, air quality, biological resources, cultural resources, hydrology, geology and soils, noise, hazards and hazardous materials, public services and utilities, transportation and circulation, and water supply. Mitigation measures were proposed to address these impacts and are included as conditions of approval. No overriding considerations were determined necessary because no significant and unavoidable impacts would result from the proposed project. See Exhibit B for specific CEQA Findings.

Development Plan

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed uses are allowed uses and the project as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed community park and passive recreation uses do not generate activities that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed community park and passive recreation uses are compatible with and similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Rodeo Grounds Drive (for the eastern portion of the project) and many access points on local roads (for the western portion of the project), these roads are constructed to a levels able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project provides coastal access trails and will enhance public access for the public.

Sensitive Resource Area

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because the proposed project is managing the site in a way that respects and protects the resources.

- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements because the project also includes restoration and enhancements of the site.
- J. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because no trees are proposed for removal.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff.

Archeological Sensitive Area

- L. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because mitigation measures are incorporated into the project to ensure the archeological resources are protected.
- M. The site design and development cannot be feasibly changed to avoid intrusion into or disturbance of archaeological resources. Construction will use appropriate methods to protect the integrity of the site. Such methods include monitoring of ground disturbance areas.

EXHIBIT B - CEQA FINDINGS

INTRODUCTION

The Planning Commission of the County of San Luis Obispo considered and relied on the Final Environmental Impact Report (State Clearinghouse Number 2006051092) for the Fiscalini Ranch Preserve Project and Revised Community Park Master Plan (2009) that was certified by the Cambria Community Services District (CCSD) (Lead Agency) on November 16, 2009. The Final EIR consists of the Draft EIR, the responses to comments on the Draft EIR, a list of persons and agencies commenting on the Draft EIR, the Mitigation Monitoring Program, these findings of fact, the Staff Reports and any associated attachments (collectively referred to as the Final EIR), and finds that it has been completed in compliance with the California Environmental Quality Act (Public Resources Code Section 21000, *et seq*) (CEQA), and that the Planning Commission has received, reviewed and considered the information contained in the Final EIR, all hearings and submissions of testimony from officials of the CCSD the public and other agencies and organizations. The Commission further finds that the Final EIR reflects the Responsible Agency's independent judgment and analyses.

Having received, reviewed and considered the foregoing information, as well as any and all information in the record, the Planning Commission hereby makes these Findings of Fact pursuant to, and in accordance with, Section 21081 of the Public Resources Code, as follows:

The CCSD is the lead agency under the California Environmental Quality Act (CEQA) and has certified a Master Environmental Impact Report for this project.

CEQA Guidelines §15091 and §21081 of the Public Resources Code require a responsible agency to adopt findings for each significant environmental impact disclosed in an EIR. Specifically, for each significant impact, the lead agency must find that:

- Changes or alterations have been required in, incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR;
- Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or,
- Specific economic, social, legal, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

When making the findings required above, the CCSD shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be full enforceable through permit conditions, agreements, or other measures (§15091(d)).

PROJECT DESCRIPTION

The proposed project consists of implementation of the adopted *East West Ranch Public Access & Resource Management Plan* (April 24, 2003) and proposed Revised Community Park Master Plan (Firma, 2009). The *East West Ranch Public Access & Resource Management Plan*: 1) summarizes the FRP's natural resources, existing conditions, and constraints; 2) defines an overall management philosophy; 3) describes specific guidelines and standards for public use, resource restoration and protection; 4) defines methods for maintaining Ranch amenities, both natural and manmade; and, 5) provides guidance for operating and implementing the plan. The proposed Revised Community Park Master Plan expands upon the *East West Ranch Public Access & Resource Management Plan* by providing additional details regarding proposed amenities and features within the active recreation area on the East FRP.

The Revised Community Park Master Plan is similar to the Community Park Master Plan considered in the EIR; however, the revised plan substantially reduces the proposed active development area. Key revisions include: reduction of multi-use sports fields from 8.2 acres to 5.05 acres, reducing parking area, and elimination of the community center and multi-use court pad. The intent of the revised plan is to:

- Avoid or substantially reduce significant, adverse, and unavoidable impacts;
- Reduce anticipated demand for non-potable water resources;
- Respond to public comments regarding the components of the Community Park Master Plan; and,
- Consider future funding constraints.

The project site is located within the boundaries of the Fiscalini Ranch Preserve (FRP) (formerly known as East-West Ranch), which is bisected by Highway 1 near central Cambria. The project site is within the North Coast Planning Area Cambria Urban Area, and the recently-adopted land use categories for the project site are Open Space and Recreation (refer to Figure III-4 in the EIR) (*Cambria and San Simeon Acres Community Plans of the North Coast Area Plan*, 2006). The *Community Plan* and associated EIR were adopted by the County of San Luis Obispo Board of Supervisors on April 4, 2006. The land use category maps and planning area standards were approved and adopted by the California Coastal Commission and County Board of Supervisors in August 2008.

The proposed project, which consists of a series of subsequent projects identified in the *East-West Ranch Public Access & Management Plan*, would be developed in phases, as funds become available (refer to Tables 1 and 2 below). The specific characteristics of the proposed project, including applicant and agent information, project objectives, structures and physical changes, are described in the following sections.

TABLE 1
Subsequent Project Summary: West Fiscalini Ranch Preserve

Project	Kind	Location	Intensity	Est. Capital Outlay*
Ridge Trail and Gate- compacted soil	Trail- Equestrian, hiking, bike	West FRP	5,100 feet long 6 feet wide	No trail improvements.
Forest Loop, 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 trail 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
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

Project	Kind	Location	Intensity	Est. Capital Outlay*
Bank Stabilization-throughout ranch-temporary re-channeling of stream flow and exclusionary fencing	Restoration	West FRP	Areawide	Fall 2007 – grant (completed), on-going as needed
Invasive and Non-native Vegetation Removal-throughout ranch-small equipment or hand work only (no large equipment)	Restoration	West FRP	Areawide	Fall 2007 – CCSD and volunteers (completed), on-going as needed
Seaclift 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, riparian underway
Fuel Management-Lodge Hill	Maintenance	West FRP	Lodge Hill Only	Ongoing – CCSD

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

TABLE 2
Subsequent Project Summary: East Fiscalini Ranch Preserve

Project	Kind	Location	Intensity	Est. Capital Outlay*
Multi-use Sports Fields	Community Park	East FRP	5.05 acres	3-5 years
Playground	Community Park	East FRP	.09 acre	5-7 years – grants
Fenced Dog Park	Community Park	East FRP	.58 acre	N/A
Native Landscaping	Community Park	East FRP	16.64 acres	N/A
Picnic Areas and Open Lawn	Community Park	East FRP	1.69 acres	N/A
Restrooms	Community Park, Infrastructure	East FRP	300 sf	2 years – private
Parking	Community Park, Infrastructure	East FRP	.94 acres	2 years - grant
Storage and Maintenance	Community Park	East FRP	.04 acre	2 years – grant
Santa Rosa Creek East-Compacted soil	Trail-Equestrian, hiking, bike, emergency access	East FRP	4,400 feet long 10-16 feet wide	No improvements
Ramsey Trail-Compacted soil	Trail-Hiking	East FRP	1,800 feet long 2-4 feet wide	N/A
CCSD Water Facility (pumphouse) Relocation-1 bldg, emergency generator, pipeline and access	Water Structure	East FRP	0.39 acre	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	Ongoing - CCSD
Piney Way Gully-a new drainage across the FRP to facilitate drainage flow from this area to Santa Rosa Creek	Restoration/Drainage	East FRP	Santa Rosa Creek Drainage and Gully area	2-3 years – grant
Fuel Management	Maintenance	East FRP	Areawide	3-5 years – CCSD
Access Improvements (Rodeo Grounds Drive)	Access and Maintenance	East FRP	24 feet wide (primary)	3-5 years

Project	Kind	Location	Intensity	Est. Capital Outlay*
and Piney Way emergency Access)			16 feet wide (emergency)	

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

PROJECT OBJECTIVES

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

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

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

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

out population ranging from 7,724 and 10,469 people, the expected demand for neighborhood and community park space would be 121 acres (*Cambria and San Simeon Acres Community Plan Update to the North Coast Area Plan*, 2006). The objectives of the Community Park Master Plan are as follows:

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

PROJECT SITE HISTORY

HISTORIC USES

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

SITE HISTORY

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

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

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

EXISTING PERMITTED USES

WEST FRP

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

EAST FRP

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

PROJECT COMPONENTS

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

WEST FRP

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

TRAILS

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

PARKING AREAS

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

FRP Parking

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

Highway 1 / Cambria Drive Staging Area

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

Huntington Lot

Due to the presence of two existing ADA parking spaces at Windsor Boulevard, CCSD staff proposes to eliminate development of this ADA parking area from the Management Plan.

CCSD Wastewater Treatment Plant / Windsor Bridge

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

Windsor Boulevard

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

Local County Parks

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

SENSITIVE RESOURCE RESTORATION AND PROTECTION

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

Bank Stabilization

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

Invasive and Non-native Vegetation Removal

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

Gully Stabilization

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

(a) "Seacliff" Gully

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

"Warren/Trenton" Gully

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

Habitat Restoration

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

Fuel Management

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

EAST FRP

Proposed improvements within East FRP would include a 26.5-acre community park including 8.48 acres of developed active and passive recreational areas, 1.38 acres of infrastructure and CCSD facilities, and 16.64 acres of native landscape, existing enhanced native landscape, and existing native pine and riparian woodland, including Santa Rosa Creek. The Public Access and Management Plan also includes vegetation management and habitat restoration. Relocation of the CCSD Water Facility is also included in the plans for the East FRP. The CCSD initiated development of plans for the relocated water facility, and the project-specific environmental document was underway as of September 2007. The Revised Community Park Master Plan includes development outside of the FRP within existing public right-of-way (portions of the proposed water facility, park access road, parking, and landscaping).

COMMUNITY PARK MASTER PLAN

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

Active Recreation Facilities

Proposed park amenities include grass areas for use as athletic play fields and general community recreation. The Revised Community Park Master Plan includes: an open multi-use grass area; a fenced dog park; and, a children's playground. The active uses on proposed fields could include soccer, little league baseball, softball, and other sports activities. The fields will not be fenced, enhancing their availability for other non-organized uses. Turf grass will be a combination of native deep-rooted and drought tolerant species. Temporary striping and portable backstops and equipment would be used to accommodate a variety of activities. The existing eucalyptus trees to the east of the multi-purpose field would be removed to reduce the potential for harm to participants from falling branches and downed trees.

Internal Trail System

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

Community Park Infrastructure and Public Use Facilities

A permeable-surface parking lot accommodating 97 spaces is proposed within the northeastern portion of the community park. Motorcycle parking, handicapped parking, a drop-off area, additional bike racks, and trash enclosures are proposed within the parking area. Restrooms would be located adjacent to the park active core near the parking lot. A picnic grove is proposed within the park, which may include benches, tables, and natural areas. A storage and park maintenance building would be located near the proposed open turf area.

Access

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

Signage and Lighting

A park sign would be located at the eastern entry to the park. Additional educational and informational signs would be located throughout the park, and at trailheads. The proposed park would be open during daylight hours only, and no lighting is proposed for the fields, courts, or trail systems. Limited, shielded security lighting would be installed on the bridge, playground, parking areas, and restrooms. Lighting would be operated automatically at dusk, and would turn off at dark (no night lighting).

Natural Areas

A native vegetation meadow is proposed within the southern portion, and western third of the park. Natural areas are also proposed along the southern and northern perimeter of the park, including the Santa Rosa Creek riparian corridor. Riparian corridor enhancement will include non-native plant and weed removal and replanting of native riparian vegetation where needed. The native plant enhancements include native tree and shrub areas adjacent to the perimeter trail system that are currently exotic grassland. These areas will be planted with native plant species to augment native habitat. The preserved and enhanced native habitat and landscape areas comprise 62 percent of the Community Park area.

Grading and Drainage

The community park site drains to the west in a sheet flow, eventually entering Santa Rosa Creek. The proposed grading and drainage concept involves minimal grading and drainage improvements. At the field edges along the south side of the park, a series of drain inlets would pick up some of the storm water flow from the fields as well as intercept some of the runoff from the off site watershed. The storm drain system would convey water to an outfall west of the park where storm water would travel overland eventually entering Santa Rosa Creek to the west.

At the field edges along the northern edge of the park an open vegetated swale and storm drain would convey storm water west parallel to the creek to the same outfall point west of the park. No direct storm drain pipe outfall to the creek is proposed. The parking area is proposed to be essentially at existing grade with cut /fill generally at plus or minus one foot. Storm water runoff from the base-rock parking area would flow to the vegetated swale described above. During a 100-year storm event flood levels are anticipated to be out of the creek bank west of the proposed parking area and would sheet flow across the site. The proposed restroom structure would be located outside of the 100-year flood zone. The grading concept does not propose disturbance within the Santa Rosa Creek riparian corridor.

Landscaping

Landscaping is proposed throughout the community park area, including native trees, shrubs, scrub, and flowers. Four planting zones are proposed: upland woodland edge, riparian edge, bioswale/riparian buffer, and native ornamental landscape.

Existing Residence

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

Water Supply

Water supply for irrigated turf will be provided by existing extraction wells near the wastewater treatment facility percolation ponds. The water would be non-potable, and would consist of a mix of groundwater and recycled water. An approximately 4,000-gallon tank truck would collect the water, and transport it to a 25,000-gallon, 16-foot wide by 16-foot tall water tank within the community park. Estimated truck trips would be eight to ten trips per week between the months of May through October. The revised project incorporates water conservation measures listed in the EIR, including the use of mixed native deep-rooted and drought tolerant species within the turf area. Water would be stored in the tank for irrigation use within turf and landscaped areas.

TRAILS

The proposed Management Plan includes two trails on the East FRP. Trail use would range from multi-use to pedestrians only.

CCSD WATER FACILITY RELOCATION

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

SENSITIVE RESOURCE RESTORATION AND PROTECTION

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

Bank Stabilization

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

Invasive and Non-native Vegetation Removal

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

Gully Stabilization

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

East FRP – Piney Way

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

Habitat Restoration

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

Fuel Management

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

THE RECORD

For the purposes of CEQA and the Findings V-VII, the record of the Planning Commission relating to the application includes:

1. Documentary and oral evidence received and reviewed by the Planning Commission during the public hearing on the project.
2. The Fiscalini Ranch Preserve Project Final EIR (January 2011).
3. The Fiscalini Ranch Preserve Project Development Plan / coastal Development Plan application and supporting materials.
4. The Fiscalini Ranch Preserve Project Staff Report prepared for the Planning Commission.
5. Matters of common knowledge to the Commission which it considers, such as:
 - a. The County Local Coastal Plan, including the land use maps and elements thereof;
 - b. The text of the Land Use Element;
 - c. The California Environmental Quality Act (CEQA) and the CEQA Guidelines.
 - d. The County of San Luis Obispo Environmental Quality Act Guidelines;
 - e. The County Annual Resources Summary Report;
 - f. The Clean Air Plan;
 - g. The Countywide Smart Growth Ordinance;
 - hj. The Countywide Growth Management Ordinance;
 - i. Additional documents referenced in the Final EIR for the Fiscalini Ranch Preserve Project
 - j. All other items described in Public Resources Code section 21167.6(e).

CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT

The Planning Commission finds the following with respect to the Final Environmental Impact Report (FEIR) for the Fiscalini Ranch Preserve Project Development Plan / Coastal Development Permit Use Permit:

- A. On November 16, 2009, the Cambria Community Services District certified the The Fiscalini Ranch Preserve Project Final EIR (FEIR).
- B. The Planning Commission has reviewed and considered the FEIR in connection with the Fiscalini Ranch Preserve Project Development Plan / Coastal Development Permit.
- C. The Final Environmental Impact Report, and all related public comments and responses have been presented to the Planning Commission, and they have reviewed and considered the information contained in the record, including the Final Environmental Impact Report as well as the testimony presented at the public hearings prior to

approving the Fiscalini Ranch Preserve Project Development Plan / Coastal Development Permit.

- D. The FEIR is adequate to support approval of the Project, as approved by the Commission, including any minor modifications or additions and any additional mitigation measures and other conditions adopted or imposed by the Commission in the Conditions of Approval. Such minor modifications or additions, additional mitigation measures and other conditions imposed by the Planning Commission will enhance the social, economic, and environmental benefits of the Project and will not create any new significant environmental impacts or create a substantial increase in the severity of any environmental impacts. The FEIR is adequate for each entitlement or approval, and any future discretionary approvals required for construction and operation of the Project so long as such entitlements or approvals were adequately analyzed in the FEIR.
- E. No new information has become available, or changes made to the project, since the FEIR was certified that would result in significant changes to the environmental analysis, significance conclusions reached, or new mitigation measures proposed from what was identified in the previously certified FEIR.

IMPACT CLASSIFICATION SYSTEM

Findings have been made relating to each environmental impact identified in reviewing the proposed project, which impacts have been categorized into the following classes:

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 Impacts—An effect that would be beneficial, and would reduce existing environmental impacts or hazards.

FINDINGS FOR IMPACTS IDENTIFIED AS SIGNIFICANT BUT MITIGABLE (CLASS II)

Class II impacts are those which are significant, but they can be mitigated to insignificance by implementation of certain mitigation measures.

GEOLOGY AND SOILS (CLASS II)

WEST FRP

GEOLOGY AND SOILS IMPACT 1

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

Mitigation: GEO/mm-1

GEO/mm-1 Any additional improvements or additions to the Bluff Trail shall be set back from the bluff top a minimum of 25 feet based on site investigations, Coastal Commission and San Luis Obispo County Department of Planning and Building requirements and guidelines, and to the extent feasible considering protection of wetland resources.

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 1 to a less than significant level.

Supportive Evidence

Refer to page V-23 of the EIR.

GEOLOGY AND SOILS IMPACT 2

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

Mitigation: GEO/mm-2

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

- a. Implement soil stabilization and erosion prevention measures identified in the *Public Access and Management Plan* (RRM, 2003) for the 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).

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

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 2 to a less than significant level.

Supportive Evidence

Refer to page V-24 of the EIR.

GEOLOGY AND SOILS IMPACT 3

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.

Mitigation: GEO/mm-3

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

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

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 3 to a less than significant level.

Supportive Evidence

Refer to page V-25 of the EIR.

GEOLOGY AND SOILS IMPACT 4

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.

Mitigation: GEO/mm-4

GEO/mm-4 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, for development of the Terrace to Ridge Trail and maintenance of the Creek to Ridge Trail, the CCSD or its designee shall implement appropriate 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.

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 4 to a less than significant level.

Supportive Evidence

Refer to page V-25 of the EIR.

GEOLOGY AND SOILS IMPACT 5

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.

Mitigation: GEO/mm-5

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

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 5 to a less than significant level.

Supportive Evidence

Refer to page V-26 of the EIR.

GEOLOGY AND SOILS IMPACT 6

GEO Impact 6 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.

Mitigation: GEO/mm-6

GEO/mm-6 The CCSD shall create a plan for evacuation based on the NWS warning guidance and the San Luis Obispo County *Tsunami Emergency Response Plan*. In the event of an anticipated tsunami, the CCSD or ranch manager shall post NWS warnings at each trailhead.

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 6 to a less than significant level.

Supportive Evidence

Refer to page V-27 of the EIR.

EAST FRP

GEOLOGY AND SOILS IMPACT 7

GEO Impact 7 Stormwater runoff within un-stabilized gullies and drainage courses causes erosion and down-gradient sedimentation, resulting in a potentially significant impact.

Mitigation: GEO/mm-7, GEO/mm-8, GEO/mm-9

GEO/mm-7 Prior to site disturbance and during trail and resource management within the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:

- a. Implement Santa Rosa Creek bank stabilization measures identified in the *Public Access and Management Plan* (RRM, 2003).
- b. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.

GEO/mm-8 Upon application for land use and construction permits for the Santa Rosa Creek Trail, and prior to site disturbance, the CCSD or its designee shall implement the following measures:

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

GEO/mm-9 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.

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 7 to a less than significant level.

Supportive Evidence

Refer to page V-28 of the EIR.

GEOLOGY AND SOILS IMPACT 8

GEO Impact 8 The low to moderate shrink-swell characteristic may result in damage to proposed improvements and inconsistent trail surfaces, resulting in a potentially significant impact.

Mitigation: GEO/mm-5

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

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 8 to a less than significant level.

Supportive Evidence

Refer to page V-29 of the EIR.

GEOLOGY AND SOILS IMPACT 9

GEO Impact 9 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.

Mitigation: GEO/mm-10

GEO/mm-10 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.

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 9 to a less than significant level.

Supportive Evidence

Refer to page V-30 of the EIR.

GEOLOGY AND SOILS IMPACT 10

GEO Impact 10 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.

Mitigation: GEO/mm-11

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 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.

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 10 to a less than significant level.

Supportive Evidence

Refer to page V-30 of the EIR.

GEOLOGY AND SOILS IMPACT 11

GEO Impact 11 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.

Mitigation: GEO/mm-6

GEO/mm-6 The CCSD shall create a plan for evacuation based on the NWS warning guidance and the San Luis Obispo County *Tsunami Emergency Response Plan*. In the event of an anticipated tsunami, the CCSD or ranch manager shall post NWS warnings at each trailhead.

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 11 to a less than significant level.

Supportive Evidence

Refer to page V-31 of the EIR.

GEOLOGY AND SOILS IMPACT 12

GEO Impact 12 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.

Mitigation: GEO/mm-12

GEO/mm-12 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.

Findings

Mitigation has been incorporated into the project that reduces GEO Impact 12 to a less than significant level.

Supportive Evidence

Refer to page V-31 of the EIR.

HYDROLOGY (CLASS II)

WEST FISCALINI RANCH PRESERVE

HYDROLOGY IMPACT 1

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

Mitigation: HYD/mm-1

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

Findings

Mitigation has been incorporated into the project that reduces HYD Impact 1 to a less than significant level.

Supportive Evidence

Refer to page V-41 of the EIR.

HYDROLOGY IMPACT 2

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

Mitigation: GEO/mm-2

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

- a. Implement soil stabilization and erosion prevention measures identified in the *Public Access and Management Plan* (RRM, 2003) for the Seaclift Gully and portions of the Bluff Trail.
- b. Plans in conjunction with the Natural Resources Conservation Service (NRCS) shall be developed for the Warren/Trenton Gully.
- c. The streambank restoration project along Santa Rosa Creek west of Highway 1 shall be monitored and evaluated to determine its effectiveness.
- d. Additional restoration and bank stabilization efforts within Santa Rosa Creek shall be implemented based on consultation with the Natural Resource Conservation Service (NRCS) or Resource Conservation

District (RCD); additional regulatory agency consultation shall be implemented within federal and state jurisdictional areas including the California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), and Army Corps of Engineers (ACOE).

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

Findings

Mitigation has been incorporated into the project that reduces HYD Impact 2 to a less than significant level.

Supportive Evidence

Refer to pages V-24 and -V-42 of the EIR.

EAST FISCALINI RANCH PRESERVE

HYDROLOGY IMPACT 3

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

Mitigation: HYD/mm-2, GEO/mm-2, HM/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.

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

- a. Implement soil stabilization and erosion prevention measures identified in the *Public Access and Management Plan* (RRM, 2003) for the 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).

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

HM/mm-4

Upon application for a land use permit to develop the community park sports fields, the CCSD shall prepare an Integrated Pest Management (IPM) plan to reduce the need for fertilizers, herbicides, and other chemicals. IPM guidelines are provided by the State Green California Best Practices Manual (www.green.ca.gov). The plan shall include, but not be limited to, the following elements:

- a. Cultural control, including the selection of disease-resistant plant varieties; proper irrigation, fertilization, and pruning; and planting at the right time of year.
- b. Physical control, including changing physical conditions (i.e., temperature, light, or humidity) to prevent pest problems, such as using landscape fabric to shade out weeds and pruning dense plants to allow better air circulation and thus prevent disease.
- c. Mechanical control, including managing pests through manual labor or simple objects, devices, or equipment such as using handheld propane flaming units that cook weeds, installing mowing strips and underlayments, and fastening copper bands around tree trunks or planters to exclude snails and slugs.
- d. Biological control, including the use of beneficial organisms to reduce pest populations. Beneficial organisms include parasitic insects, and predaceous insects, mites, and spiders; bats; birds; amphibians and reptiles.
- e. Reduced-risk pesticides don't endanger living organisms or the environment. Ideally, they break down easily, have narrow specificity, do not kill natural enemies, and do not volatilize around people. Examples of reduced-risk pesticides used for landscaping include the microbial insecticide, *Bacillus thuringiensis*, herbicides and insecticides that contain mint or clove oil, potassium bicarbonate for plant mildews, horticultural oil for sucking insects, and if absolutely necessary, spot-sprayed conventional herbicides.

Findings

Mitigation has been incorporated into the project that reduces HYD Impact 3 to a less than significant level

Supportive Evidence

Refer to pages V-24, V-42, V-43, and V-231 of the EIR. The proposed revised project includes modification to the original project design, which would reduce developed area including removal of the community center, multi-use court pad, and a 33 percent reduction in parking. The parking area would consist of gravel, and stormwater would drain into a central bioswale. Implementation of these design modifications would further reduce HYD Impact 2.

HYDROLOGY IMPACT 4

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

Mitigation: HYD/mm-3

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.

Findings

Mitigation has been incorporated into the project that reduces HYD Impact 4 to a less than significant level

Supportive Evidence

Refer to page V-44 of the EIR.

BIOLOGICAL RESOURCES (CLASS II)

WEST FISCALINI RANCH PRESERVE

BIOLOGICAL RESOURCES IMPACT 1

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.

Mitigation: BIO/mm-1 through BIO/mm-9

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; (4) U.S. Fish and Wildlife Service consultation; (5) NOAA Fisheries consultation, and; (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.

BIO/mm-2 Prior to construction, the CCSD or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration

determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).

- BIO/mm-3 Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.
- BIO/mm-4 Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.
- BIO/mm-5 To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-6 Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.
- BIO/mm-7 Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
- BIO/mm-8 Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat for each square foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of

exotic species removal, revegetation with suitable native species (native to the FRP), and maintenance and monitoring of the enhanced areas per the conditions of agency permits obtained for the project. A Habitat Revegetation and Restoration Plan for the project shall be prepared in consultation with the California Department of Fish and Game and the Army Corps of Engineers. A qualified restoration biologist and/or horticulturalist approved by the CCSD shall be retained by the CCSD or its designee to prepare the Habitat Revegetation and Restoration Plan. The Plan shall include success criteria goals and a five-year monitoring schedule. The qualified biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts.

- BIO/mm-9 Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation (native to the FRP) to 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.

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 1 to a less than significant level

Supportive Evidence

Refer to pages V-64, V-67, V-65, V-72, V-73, and V-88 of the EIR.

BIOLOGICAL RESOURCES IMPACT 2

- 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.**

Mitigation: BIO/mm-10, BIO/mm-11, BIO/mm-12

- BIO/mm-10 Prior to application for land use and construction permits from the County and prior to trail construction in areas known to contain sensitive plant species or native habitats, the CCSD or its designee shall retain a qualified botanist/biologist to conduct focused surveys during the appropriate flowering periods within the specific areas proposed for disturbance. Surveys will focus on those plants and habitats noted as present or as having a high potential for occurrence. Based on the survey results, trail locations shall be altered where possible to minimize disturbance or loss of identified plants and habitats.
- BIO/mm-11 If disturbance of special-status plants or native habitats located on site cannot be completely avoided through design modification, impacts shall be quantified by number of individuals and by area disturbed, and a Rare Plant Mitigation Plan shall be prepared by a qualified biologist that specifically addresses impacts to and appropriate mitigation and conservation measures

for those impacts. The Plan shall identify areas on the project site suitable for sensitive species habitat restoration and revegetation, and shall include planting methods, maintenance and monitoring requirements, and success criteria. Depending on the species at issue, measures may include preservation of areas containing significant populations, potential transplanting of individual plants, and plant propagation and revegetation within appropriate on-site habitats. Removal or pruning of Monterey pine trees required for hazard reduction or fire safety purposes shall not require mitigation under this measure, but pruning shall follow accepted procedures to avoid harm to the tree.

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

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 2 to a less than significant level

Supportive Evidence

Refer to pages V-68 through V-79, and V-91 of the EIR.

BIOLOGICAL RESOURCES IMPACT 3

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

Mitigation: BIO/mm13, CULT/mm-1 through CULT/mm-8

- BIO/mm-13 Prior to application for land use and construction permits from the County and prior to trail construction within sensitive areas, the CCSD or its designee shall ensure that all resources are considered and avoided where feasible. If conflicts arise, the CCSD shall consult with appropriate agencies to resolve the conflicts (e.g., California Department of Fish and Game, California Coastal Commission, Army Corps of Engineers, Office of Historic Preservation, County of San Luis Obispo).
- CULT/mm-1 Upon preparation of grading and construction plans for the Ridge Trail, Forest Loop Trail, Meander Trail, Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an "Environmentally Sensitive Area" (ESA), and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA or ESA buffer.

- a. If due to other significant environmental constraints, any known archaeological sites (ESAs) cannot feasibly be avoided, the CCSD or its designee shall retain a County-approved, qualified subsurface archaeologist to conduct a Phase II subsurface survey. The Phase II subsurface survey shall provide recommendations, if necessary, for further study, which may include a Phase III data recovery program. The CCSD or its designee shall implement the recommendations proposed in the Phase II subsurface survey report.

CULT/mm-2

Prior to application for construction permits from the County of San Luis Obispo (or prior to approval of final plans by the CCSD) for trail construction on the FRP, the CCSD or its designee shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the County Environmental Coordinator. If a County permit is not required, the plan shall be approved by the CCSD. The monitoring plan shall be integrated with other required site specific monitoring plans and the SWPPP (BIO/mm-1, BIO/mm-2, and BIO/mm-3) and shall include at a minimum with regard to cultural resources:

- a. List of qualified cultural resources personnel involved in the monitoring activities;
- b. Description of how the cultural resources monitoring shall occur;
- c. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures;
- g. Description of monitoring reporting procedures.

CULT/mm-3

Prior to site disturbance, the applicant shall retain a qualified archaeologist (approved by the CCSD and County Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CULT/mm-4

Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

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.

- CULT/mm-6 Upon implementation of proposed trail and amenity improvements, the CCSD or its designee shall implement a sign program for the protection of environmental resources. Signage shall include the following, or similar, language: "Please stay on designated trails. Disturbance of sensitive biological habitats and collection of artifacts such as arrowheads, old bottles, and other materials is extremely damaging". At a minimum, signage shall be placed at trailheads.
- CULT/mm-7 Prior to site disturbance associated with the Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail, the applicant shall retain a qualified historical archaeologist (approved by the CCSD and County Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.
- CULT/mm-8 Upon completion of all monitoring/mitigation activities, the consulting historical archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 3 to a less than significant level

Supportive Evidence

Refer to pages V-92, V-93, and V-111 through V-115 of the EIR.

BIOLOGICAL RESOURCES IMPACT 4

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

Mitigation: BIO/mm-14

- BIO/mm-14 Prior to initiation of construction activities, including trail improvements requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified biologist to conduct a pre-activity survey for active nests, dens, or burrows. The survey shall be conducted within 30 days prior to proposed site disturbance and construction activities. Results of the survey shall immediately be submitted to the CDFG as necessary. The survey report shall include the date of the survey, methods of inspection, and findings. Disturbance of any active nest, den, or burrow shall be prohibited.
- a. If active burrows of Monterey dusky-footed woodrats are found within proposed development areas during the survey, the biologist shall establish an appropriate buffer area to protect the nest(s). No site disturbance shall occur within the buffer area until a Memorandum of

Understanding (MOU) is obtained from CDFG. An alternative to buffer area is to disassemble nests by hand outside of the nesting season (February through September) and allow the woodrats to leave the site.

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

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 4 to a less than significant level

Supportive Evidence

Refer to pages V-76, V-80 through V-82, and V-93 of the EIR.

BIOLOGICAL RESOURCES IMPACT 5

BIO Impact 5 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.

Mitigation: BIO/mm-1 through BIO/mm-7, BIO/mm-15 through BIO/mm-24

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; (4) U.S. Fish and Wildlife Service consultation; (5) NOAA Fisheries consultation,

and; (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.

- BIO/mm-2 Prior to construction, the CCSD or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-3 Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.
- BIO/mm-4 Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.
- BIO/mm-5 To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-6 Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.
- BIO/mm-7 Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all

times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.

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

BIO/mm-16 At least two weeks prior to start of trail or bridge construction within or adjacent to Santa Rosa Creek (within 100 feet), the CCSD shall retain a qualified biologist to conduct pre-construction surveys within the construction areas to determine the presence of special-status aquatic species. In the event that special-status species are observed within the project site, the appropriate agencies shall be contacted for further consultation. If any life stage of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle is found and these individuals are likely to be killed or injured by work activities, the approved biologist(s) shall be allowed sufficient time to move them from the site before work activities begin. The biologist(s) shall relocate any steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle the shortest distance possible to a location that contains suitable habitat that will not be affected by the activities associated with the proposed project. The biologist(s) shall maintain detailed records of any individuals that are moved (i.e., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining whether translocated animals are returning to the point of capture. Only United States Fish and Wildlife Service, National Marine Fisheries Service, and California Department of Fish and Game-approved biologists working under proper permit authority shall participate in any activities associated with the capture, handling, and monitoring of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle.

BIO/mm-17 Prior to construction, an approved biologist(s) shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of steelhead, California red-legged frog, tidewater goby, and Southwestern pond turtle and their habitat; the specific measures that are being implemented to conserve the species for the current project; and the boundaries within which the project may be accomplished. Members of the construction crews shall understand all terms, constraints, and special conditions provided by, but not limited to, United States Fish and Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers, California Department of Fish and Game, California Coastal Commission, and Regional Water Quality Control Board. Upon completion of this review and understanding, each construction crew member shall sign a worker training form. This form shall be provided with the completion report upon completion of project construction.

BIO/mm-18 In order to minimize the possibility of injuring special-status species and other wildlife, herbaceous and small woody vegetation within the project impact area shall be removed by hand with portable motorized equipment (i.e.,

chainsaws, etc.), prior to the use of heavy equipment or machinery. A qualified biologist shall be on-site to provide clearance for special-status species immediately prior to vegetation removal activities. The biological monitor shall have general knowledge of the natural resources of the area and shall also be experienced in the identification of special-status wildlife species (e.g., California red-legged frog, western pond turtle). In the event of a red-legged frog take, the United States Fish and Wildlife Service shall be notified as soon as is reasonably possible. In the event of a steelhead take, National Marine Fisheries Service shall be contacted and the steelhead shall be removed from the project site and kept in a freezer until further direction from National Marine Fisheries Service.

- BIO/mm-19 The number of access routes, size of staging areas, and the total area of activity shall be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas shall be established to confine access routes and construction areas to the minimum area necessary to complete construction and minimize the impact to steelhead, California red-legged frog, and Southwestern pond turtle habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.
- BIO/mm-20 During project activities adjacent to Santa Rosa Creek, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- BIO/mm-21 All refueling, maintenance, and staging of equipment and vehicles shall occur at designated locations at least 100 feet from riparian areas. Fueling locations shall have spill containment measures and materials present at all times. The monitor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take shall a spill occur.
- BIO/mm-22 Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation native to the area. Locally collected plant materials shall be used to the extent practicable. Invasive non-native plants within disturbed areas shall be controlled to the maximum extent practicable.
- BIO/mm-23 Prior to any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and approved by National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game, and the streambed within the work area shall be dewatered. The form and function of the diversion and all pumps included in the dewatering strategy shall be designed to ensure a dry work environment and minimize impacts to aquatic species. The stream diversion and dewatering effort shall be conducted under the direct and continuous supervision of a qualified biologist to ensure the proper form and function of the diversion.
- BIO/mm-24 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.

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 5 to a less than significant level

Supportive Evidence

Refer to pages V-64 through V-67, V-70, V-72, V-76, V-80 through 82, and V-94 of the EIR.

BIOLOGICAL RESOURCES IMPACT 6

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

Mitigation: BIO/mm-25, BIO/mm-26

BIO/mm-25 Prior to construction, if construction activities, use of heavy equipment, or tree pruning or removal are scheduled to occur during the typical bird nesting season (February 15 to September 1) a qualified biologist shall be retained to conduct a preconstruction survey (approximately one week prior to construction) to determine presence/absence for tree-nesting birds within riparian corridors and woodland areas, and ground-nesting birds within annual grasslands onsite. If no nesting activities are detected within the proposed work area, noise-producing construction activities or tree removals may proceed. If nesting activity is confirmed during preconstruction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 500 feet of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys will be passed immediately to the California Department of Fish and Game, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal shall be monitored for nesting birds and documented by the biological monitor regardless of time of year.

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

If burrowing owls are found within the area proposed for disturbance, the CCSD or its designee shall immediately contact the CDFG and implement all

measures identified in the "Staff Report for Mitigating Impacts to the Burrowing Owl" (CDFG, 1995), and any additional measures required by CDFG. Burrowing owl burrows shall be avoided. No disturbance shall occur within 50 meters of occupied burrowing owl burrows during the non-breeding season (September 1 through January 31) or within 75 meters during the breeding season (February 1 through August 31).

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 6 to a less than significant level

Supportive Evidence

Refer to pages V-63 through V-76, V-80 through V-82, V-97, and V-98 of the EIR.

EAST FISCALINI RANCH PRESERVE

BIOLOGICAL RESOURCES IMPACT 7

BIO Impact 7 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.

Mitigation: BIO/mm-1 through BIO/mm-9

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

- BIO/mm-3 Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.
- BIO/mm-4 Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.
- BIO/mm-5 To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-6 Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.
- BIO/mm-7 Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
- BIO/mm-8 Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat for each square foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of exotic species removal, revegetation with suitable native species (native to the FRP), and maintenance and monitoring of the enhanced areas per the conditions of agency permits obtained for the project. A Habitat Revegetation

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

BIO/mm-9 Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation (native to the FRP) to 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.

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 7 to a less than significant level.

Supportive Evidence

Refer to pages V-64 through V-67, V-83, V-85 and V-99 of the EIR. The revised project includes a widened natural buffer between the community park and Santa Rosa Creek riparian corridor. The buffer would expand from 40 to 60 feet in width, except for approximately 200 feet along proposed fields near the existing bridge (25-foot buffer). Proposed bioswales located along the northern perimeter of the playground, fields, and open meadow would reduce the potential for human and pet intrusion, and filter stormwater runoff thoroughly before entering the creek in existing natural channels.

BIOLOGICAL RESOURCES IMPACT 8

BIO Impact 8 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.

Mitigation: BIO/mm-10, BIO/mm-11, BIO/mm-12

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

BIO/mm-11 If disturbance of special-status plants or native habitats located on site cannot be completely avoided through design modification, impacts shall be quantified by number of individuals and by area disturbed, and a Rare Plant

Mitigation Plan shall be prepared by a qualified biologist that specifically addresses impacts to and appropriate mitigation and conservation measures for those impacts. The Plan shall identify areas on the project site suitable for sensitive species habitat restoration and revegetation, and shall include planting methods, maintenance and monitoring requirements, and success criteria. Depending on the species at issue, measures may include preservation of areas containing significant populations, potential transplanting of individual plants, and plant propagation and revegetation within appropriate on-site habitats. Removal or pruning of Monterey pine trees required for hazard reduction or fire safety purposes shall not require mitigation under this measure, but pruning shall follow accepted procedures to avoid harm to the tree.

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

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 8 to a less than significant level

Supportive Evidence

Refer to pages V-63 through V-69, V-76 through 87, and V-100 of the EIR. Implementation of the revised project would further minimize this impact by reducing the area affected by ground disturbance by approximately three acres.

BIOLOGICAL RESOURCES IMPACT 9

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

Mitigation: BIO/mm-14

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

- a. If active burrows of Monterey dusky-footed woodrats are found within proposed development areas during the survey, the biologist shall establish an appropriate buffer area to protect the nest(s). No site disturbance shall occur within the buffer area until a Memorandum of

Understanding (MOU) is obtained from CDFG. An alternative to buffer area is to disassemble nests by hand outside of the nesting season (February through September) and allow the woodrats to leave the site.

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

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 9 to a less than significant level.

Supportive Evidence

Refer to pages V-80 through V-82, V-84, and V-100 of the EIR. Implementation of the revised project would further minimize this impact by reducing the area affected by ground disturbance by approximately three acres.

BIOLOGICAL RESOURCES IMPACT 10

BIO Impact 10 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.

Mitigation: BIO/mm-1 through mm-9, /mm-15 through mm-24, HYD/mm-2

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; (4)

U.S. Fish and Wildlife Service consultation; (5) NOAA Fisheries consultation, and; (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.

- BIO/mm-2 Prior to construction, the CCSD or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-3 Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.
- BIO/mm-4 Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.
- BIO/mm-5 To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-6 Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.
- BIO/mm-7 Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up

immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.

- BIO/mm-8 Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat for each square foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of exotic species removal, revegetation with suitable native species (native to the FRP), and maintenance and monitoring of the enhanced areas per the conditions of agency permits obtained for the project. A Habitat Revegetation and Restoration Plan for the project shall be prepared in consultation with the California Department of Fish and Game and the Army Corps of Engineers. A qualified restoration biologist and/or horticulturalist approved by the CCSD shall be retained by the CCSD or its designee to prepare the Habitat Revegetation and Restoration Plan. The Plan shall include success criteria goals and a five-year monitoring schedule. The qualified biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts.
- BIO/mm-9 Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation (native to the FRP) to 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.
- BIO/mm-15 To the extent practicable, construction activities within or adjacent to Santa Rosa Creek (within 100 feet) shall be conducted during the dry season (May 15 through October 15).
- BIO/mm-16 At least two weeks prior to start of trail or bridge construction within or adjacent to Santa Rosa Creek (within 100 feet), the CCSD shall retain a qualified biologist to conduct pre-construction surveys within the construction areas to determine the presence of special-status aquatic species. In the event that special-status species are observed within the project site, the appropriate agencies shall be contacted for further consultation. If any life stage of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle is found and these individuals are likely to be killed or injured by work activities, the approved biologist(s) shall be allowed sufficient time to move them from the site before work activities begin. The biologist(s) shall relocate any steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle the shortest distance possible to a location that contains suitable habitat that will not be affected by the activities associated with the proposed project. The biologist(s) shall maintain detailed records of any individuals that are moved (i.e., size, coloration, any

distinguishing features, photographs [digital preferred]) to assist him or her in determining whether translocated animals are returning to the point of capture. Only United States Fish and Wildlife Service, National Marine Fisheries Service, and California Department of Fish and Game-approved biologists working under proper permit authority shall participate in any activities associated with the capture, handling, and monitoring of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle.

BIO/mm-17

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

BIO/mm-18

In order to minimize the possibility of injuring special-status species and other wildlife, herbaceous and small woody vegetation within the project impact area shall be removed by hand with portable motorized equipment (i.e., chainsaws, etc.), prior to the use of heavy equipment or machinery. A qualified biologist shall be on-site to provide clearance for special-status species immediately prior to vegetation removal activities. The biological monitor shall have general knowledge of the natural resources of the area and shall also be experienced in the identification of special-status wildlife species (e.g., California red-legged frog, western pond turtle). In the event of a red-legged frog take, the United States Fish and Wildlife Service shall be notified as soon as is reasonably possible. In the event of a steelhead take, National Marine Fisheries Service shall be contacted and the steelhead shall be removed from the project site and kept in a freezer until further direction from National Marine Fisheries Service.

BIO/mm-19

The number of access routes, size of staging areas, and the total area of activity shall be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas shall be established to confine access routes and construction areas to the minimum area necessary to complete construction and minimize the impact to steelhead, California red-legged frog, and Southwestern pond turtle habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.

BIO/mm-20

During project activities adjacent to Santa Rosa Creek, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.

BIO/mm-21

All refueling, maintenance, and staging of equipment and vehicles shall occur at designated locations at least 100 feet from riparian areas. Fueling

locations shall have spill containment measures and materials present at all times. The monitor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take shall a spill occur.

BIO/mm-22 Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation native to the area. Locally collected plant materials shall be used to the extent practicable. Invasive non-native plants within disturbed areas shall be controlled to the maximum extent practicable.

BIO/mm-23 Prior to any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and approved by National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game, and the streambed within the work area shall be dewatered. The form and function of the diversion and all pumps included in the dewatering strategy shall be designed to ensure a dry work environment and minimize impacts to aquatic species. The stream diversion and dewatering effort shall be conducted under the direct and continuous supervision of a qualified biologist to ensure the proper form and function of the diversion.

BIO/mm-24 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.

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.

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 10 to a less than significant level

Supportive Evidence

Refer to pages V-24, V-42, V-64 through V-70, V-80 through V-82, V-84 through V-87, V-100 and V-101.

BIOLOGICAL RESOURCES IMPACT 11

BIO Impact 11 Trail construction and tree pruning or removal activities within and adjacent to the riparian corridor of Santa Rosa Creek, removal of eucalyptus trees, and in Monterey pine forest and annual grassland habitats, has potential to impact nesting birds during the typical nesting season (February 15 to September 1), and burrowing owls throughout the year, resulting in a potentially significant impact.

Mitigation

- BIO/mm-25 Prior to construction, if construction activities, use of heavy equipment, or tree pruning or removal are scheduled to occur during the typical bird nesting season (February 15 to September 1) a qualified biologist shall be retained to conduct a preconstruction survey (approximately one week prior to construction) to determine presence/absence for tree-nesting birds within riparian corridors and woodland areas, and ground-nesting birds within annual grasslands onsite. If no nesting activities are detected within the proposed work area, noise-producing construction activities or tree removals may proceed. If nesting activity is confirmed during preconstruction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 500 feet of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys will be passed immediately to the California Department of Fish and Game, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal shall be monitored for nesting birds and documented by the biological monitor regardless of time of year.
- BIO/mm-26 Prior to initiation of construction activities, including trail improvements requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified wildlife biologist to conduct a pre-activity survey for burrowing owl. The survey shall be conducted within 30-days prior to site disturbance. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed. Results of the survey shall be documented in a report and shall include the date of the survey, methods of inspection, and findings. The report shall be submitted to the California Department of Fish and Game (CDFG). If no burrowing owls are found to occupy the site at that time, no further measures would be necessary unless burrowing owls are subsequently observed at the project site, in which case the following mitigation measure would be implemented.

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

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 11 to a less than significant level

Supportive Evidence

Refer to pages V-63 through V-70, V-80 through V-82, V-76 through V-87, V-101, and V-102 of the EIR.

CULTURAL RESOURCES (CLASS II)

WEST FISCALINI RANCH PRESERVE

CULTURAL RESOURCES IMPACT 1

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.

Mitigation: CULT/mm-1 through CULT/mm-4

CULT/mm-1 Upon preparation of grading and construction plans for the Ridge Trail, Forest Loop Trail, Meander Trail, Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an "Environmentally Sensitive Area" (ESA), and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA or ESA buffer.

- a. If due to other significant environmental constraints, any known archaeological sites (ESAs) cannot feasibly be avoided, the CCSD or its designee shall retain a County-approved, qualified subsurface archaeologist to conduct a Phase II subsurface survey. The Phase II subsurface survey shall provide recommendations, if necessary, for further study, which may include a Phase III data recovery program. The CCSD or its designee shall implement the recommendations proposed in the Phase II subsurface survey report.

CULT/mm-2 Prior to application for construction permits from the County of San Luis Obispo (or prior to approval of final plans by the CCSD) for trail construction on the FRP, the CCSD or its designee shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the County Environmental Coordinator. If a County permit is not required, the plan shall be approved by the CCSD. The monitoring plan shall be integrated with other required site specific monitoring plans and the SWPPP (BIO/mm-1, BIO/mm-2, and BIO/mm-3) and shall include at a minimum with regard to cultural resources:

- a. List of qualified cultural resources personnel involved in the monitoring activities;
- b. Description of how the cultural resources monitoring shall occur;
- c. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures;
- g. Description of monitoring reporting procedures.

CULT/mm-3 Prior to site disturbance, the applicant shall retain a qualified archaeologist (approved by the CCSD and County Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CULT/mm-4 Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Findings

Mitigation has been incorporated into the project that reduces CULT Impact 1 to a less than significant level

Supportive Evidence

Refer to pages V-107 through 110, and V-112 of the EIR.

CULTURAL RESOURCES IMPACT 2

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.

Mitigation: BIO/mm-5, and BIO/mm-10 through BIO/mm-13

BIO/mm-5 To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).

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

BIO/mm-11 If disturbance of special-status plants or native habitats located on site cannot be completely avoided through design modification, impacts shall be quantified by number of individuals and by area disturbed, and a Rare Plant Mitigation Plan shall be prepared by a qualified biologist that specifically addresses impacts to and appropriate mitigation and conservation measures for those impacts. The Plan shall identify areas on the project site suitable for

sensitive species habitat restoration and revegetation, and shall include planting methods, maintenance and monitoring requirements, and success criteria. Depending on the species at issue, measures may include preservation of areas containing significant populations, potential transplanting of individual plants, and plant propagation and revegetation within appropriate on-site habitats. Removal or pruning of Monterey pine trees required for hazard reduction or fire safety purposes shall not require mitigation under this measure, but pruning shall follow accepted procedures to avoid harm to the tree.

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

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).

Findings

Mitigation has been incorporated into the project that reduces CULT Impact 2 to a less than significant level

Supportive Evidence

Refer to pages V-91, V-92, and V-113.

CULTURAL RESOURCES IMPACT 3

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.

Mitigation: CULT/mm-2 through CULT/mm-5

CULT/mm-2 Prior to application for construction permits from the County of San Luis Obispo (or prior to approval of final plans by the CCSD) for trail construction on the FRP, the CCSD or its designee shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the County Environmental Coordinator. If a County permit is not required, the plan shall be approved by the CCSD. The monitoring plan shall be integrated with other required site specific

monitoring plans and the SWPPP (BIO/mm-1, BIO/mm-2, and BIO/mm-3) and shall include at a minimum with regard to cultural resources:

- a. List of qualified cultural resources personnel involved in the monitoring activities;
- b. Description of how the cultural resources monitoring shall occur;
- c. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures;
- g. Description of monitoring reporting procedures.

CULT/mm-3 Prior to site disturbance, the applicant shall retain a qualified archaeologist (approved by the CCSD and County Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CULT/mm-4 Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

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.

Findings

Mitigation has been incorporated into the project that reduces CULT Impact 3 to a less than significant level

Supportive Evidence

Refer to pages V-107 through 110, V-112, and V-114 of the EIR.

CULTURAL RESOURCES IMPACT 4

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.

Mitigation: CULT/mm-6

CULT/mm-6 Upon implementation of proposed trail and amenity improvements, the CCSD or its designee shall implement a sign program for the protection of environmental resources. Signage shall include the following, or similar, language: "Please stay on designated trails. Disturbance of sensitive biological habitats and collection of artifacts such as arrowheads, old bottles, and other materials is extremely damaging". At a minimum, signage shall be placed at trailheads.

Findings

Mitigation has been incorporated into the project that reduces CULT Impact 4 to a less than significant level

Supportive Evidence

Refer to pages V-107 through 110, and V-114 of the EIR.

CULTURAL RESOURCES IMPACT 5

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.

Mitigation: CULT/mm-2, CULT/mm-7, and CULT/mm-8

CULT/mm-2 Prior to application for construction permits from the County of San Luis Obispo (or prior to approval of final plans by the CCSD) for trail construction on the FRP, the CCSD or its designee shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the County Environmental Coordinator. If a County permit is not required, the plan shall be approved by the CCSD. The monitoring plan shall be integrated with other required site specific monitoring plans and the SWPPP (BIO/mm-1, BIO/mm-2, and BIO/mm-3) and shall include at a minimum with regard to cultural resources:

- a. List of qualified cultural resources personnel involved in the monitoring activities;
- b. Description of how the cultural resources monitoring shall occur;
- c. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures;
- g. Description of monitoring reporting procedures.

CULT/mm-7 Prior to site disturbance associated with the Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail, the applicant shall retain a qualified historical archaeologist (approved by the CCSD and County Environmental Coordinator) to monitor all earth disturbing

activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CULT/mm-8 Upon completion of all monitoring/mitigation activities, the consulting historical archaeologist shall submit a report to the CCSD and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Findings

Mitigation has been incorporated into the project that reduces CULT Impact 5 to a less than significant level

Supportive Evidence

Refer to pages V-107 through 110, V-112, and V-115 of the EIR.

EAST FISCALINI RANCH PRESERVE

CULTURAL RESOURCES IMPACT 6

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.

Mitigation: CULT/mm-9

CULT/mm-9 In the event archaeological or historical resources are unearthed or discovered during any construction activities, the following shall apply:

- a. Construction activities shall cease, and the CCSD or its designee, the County Environmental Coordinator, and County Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist or historian (as applicable), and disposition of artifacts may be accomplished in accordance with state and federal law.
- b. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the CCSD, County Environmental Coordinator, and County Planning Department so proper disposition may be accomplished.
- c. Implement CULT/mm-1 through CULT/mm-8 as applicable.

Findings

Mitigation has been incorporated into the project that reduces CULT Impact 6 to a less than significant level

Supportive Evidence

Refer to pages V-107 through 110, V-112, and V-116 of the EIR.

AESTHETIC RESOURCES (CLASS II)

WEST FISCALINI RANCH PRESERVE

AESTHETIC RESOURCES IMPACT 1

AES Impact 1 **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.**

Mitigation: AES/mm-1, AES/mm-2, AES/mm-3

- AES/mm-1 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-2 Upon application for land use and construction permits from the County for the pedestrian bridge over Highway 1, the CCSD or its designee shall provide plans for the bridge to the California Department of Transportation and the County of San Luis Obispo Department of Planning and Building for review and approval. Proposed plans shall include the following elements:
- a. The pedestrian bridge shall be designed to be subordinate to, and blend with, the rural character of the area.
 - b. Where feasible, portions of the bridge shall be screened utilizing native vegetation (native to the FRP), however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views.
 - c. The location and design of the bridge shall minimize the need for tree removal, and if trees are required to be removed, the site shall be replanted with similar species or other species which are reflective of the community character.
 - d. Colors and materials shall be selected to blend into the surrounding landscape, and shall also comply with California Department of Transportation requirements.
- AES/mm-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 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.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 1 to a less than significant level

Supportive Evidence

Refer to pages V-119 through V-131, and V-141 of the EIR.

AESTHETIC RESOURCES IMPACT 2

AES Impact 2 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.

Mitigation: AES/mm-4

AES/mm-4 Upon application for land use and construction permits from the County, and prior to site disturbance, proposed trail and road design plans shall include the following standards and concepts:

- a. All boardwalks, bridges, retaining structures, edge stops, railing and other visible features shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover.
- b. All path and access road surfaces, including emergency and maintenance vehicle roads shall match the color of the adjacent native earth. Decomposed granite and polymer surfaces, "all-weather surfaces," American Disabilities Act (ADA) compliant stable surfaces, and compacted imported earth surfaces shall be designed and constructed to match the color of the adjacent soil. This requirement shall also apply to all road-related culverts, rock slope protection, and drainage systems.
- c. All trail and road design shall minimize grading by following the natural contours of the land as much as possible. Where grading is unavoidable, all slopes shall include slope-rounding to reduce the engineered appearance of the earthwork.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 2 to a less than significant level

Supportive Evidence

Refer to pages V-119 through 131, and V-142 through V-144 of the EIR.

AESTHETIC RESOURCES IMPACT 3

AES Impact 3 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.

Mitigation: AES/mm-5

AES/mm-5 Upon application for land use and construction permits from the County, and prior to site disturbance, a signage plan shall be prepared, and shall include the following standards and concepts:

- a. All signs shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover. Exceptions shall be made in keeping with applicable ADA and safety standards.
- b. All signs shall be the minimum size necessary for their intended purpose, in keeping with applicable ADA and safety standards.
- c. All signs shall be placed in the least visually obtrusive location possible consistent with their intended purpose, without blocking views of the Pacific Ocean or other scenic resources, and in keeping with applicable ADA and safety standards.
- d. The proposed signage plan shall be developed by the CCSD and Friends of the Fiscalini Ranch Preserve, and incorporated into the Management Plan prior to submittal to the County.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 3 to a less than significant level

Supportive Evidence

Refer to pages V-119 through 125, and V-145 of the EIR.

AESTHETIC RESOURCES IMPACT 4

AES Impact 4 Maintenance activities inconsistent with the aesthetic goals of the *Public Access and Management Plan* could result in adverse visual impacts.

Mitigation: AES/mm-6

AES/mm-6 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.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 4 to a less than significant level

Supportive Evidence

Refer to pages V-119 through 125, and V-145 of the EIR.

AESTHETIC RESOURCES IMPACT 5

AES Impact 5 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.

Mitigation: AES/mm-7

AES/mm-7 Upon implementation of the *Public Access and Management Plan*, short-term actions of phased improvements shall include the following concept:

- a. Install and maintain visual screen planting where feasible at areas identified in the *Management Plan* and subsequent visual assessments as areas likely to require screening in the future.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 5 to a less than significant level

Supportive Evidence

Refer to pages V-119 through V-125, and V-146 of the EIR.

AESTHETIC RESOURCES IMPACT 6

AES Impact 6 **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.**

Mitigation: AES/mm-8

- AES/mm-8 Upon application for land use and construction permits from the County, and prior to site disturbance to establish the Highway 1 central staging area, the CCSD or its designee shall provide a comprehensive visual impact assessment to the County of San Luis Obispo Department of Planning and Building for review and approval. This plan shall incorporate the following elements:
- a. Visual screening from Highway 1, location of any structures to minimize views from Highway 1.
 - b. Shielded lighting (if lighting is proposed).
 - c. Appropriate colors and materials consistent with the County of San Luis Obispo Community Plan, County Design Guidelines, and *Public Access and Management Plan*.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 6 to a less than significant level

Supportive Evidence

Refer to pages V-119 through 131, and V-146 of the EIR.

AESTHETIC RESOURCES IMPACT 7

AES Impact 7 **Visibility of a highly contrasting imported fill and topsoil material for gully stabilization could result in a noticeable earthwork operation, inconsistent with the natural setting of the FRP and coast, resulting in a potentially significant impact.**

Mitigation: AES/mm-9

AES/mm-9 During restoration activities associated with the Seacliff gully, all topsoil and fill material used for gully repair and exposed to view shall be similar in color and brightness to the soil of the adjacent native ground.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 7 to a less than significant level.

Supportive Evidence

Refer to pages V-119 through 125, and V-147 of the EIR.

EAST FISCALINI RANCH PRESERVE

AESTHETIC RESOURCES IMPACT 8

AES Impact 8 Trails and access roads that visually contrast with the surrounding landscape could be seen from great distances as scars on the land and could adversely affect the natural visual setting of the East FRP, resulting in a potentially significant impact.

Mitigation: AES/mm-4

AES/mm-4 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:

- c. 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.
- d. 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.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 8 to a less than significant level.

Supportive Evidence

Refer to pages V-125 through V-131, V-147, and V-148 of the EIR.

AESTHETIC RESOURCES IMPACT 9

AES Impact 9 Signage required for proposed trails, staging, interpretive, safety and other purposes could block scenic views and create visual clutter on the FRP, the Highway 1 corridor and the community of Cambria, resulting in a potentially significant impact.

Mitigation: AES/mm-5

AES/mm-5 Upon application for land use and construction permits from the County, and prior to site disturbance, a signage plan shall be prepared, and shall include the following standards and concepts:

- a. All signs shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover. Exceptions shall be made in keeping with applicable ADA and safety standards.
- b. All signs shall be the minimum size necessary for their intended purpose, in keeping with applicable ADA and safety standards.
- c. All signs shall be placed in the least visually obtrusive location possible consistent with their intended purpose, without blocking views of the Pacific Ocean or other scenic resources, and in keeping with applicable ADA and safety standards.
- d. The proposed signage plan shall be developed by the CCSD and Friends of the Fiscalini Ranch Preserve, and incorporated into the Management Plan prior to submittal to the County.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 9 to a less than significant level.

Supportive Evidence

Refer to pages V-125 through V-131, and V-148 of the EIR.

AESTHETIC RESOURCES IMPACT 10

AES Impact 10 Maintenance activities inconsistent with the aesthetic goals of the *Public Access and Management Plan* could result in adverse visual impacts.

Mitigation: AES/mm-6

AES/mm-6 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.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 10 to a less than significant level.

Supportive Evidence

Refer to pages V-125 through V-131, and V-148 of the EIR.

AESTHETIC RESOURCES IMPACT 11

AES Impact 11 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.

Mitigation: AES/mm-7

AES/mm-7 Upon implementation of the *Public Access and Management Plan*, short-term actions of phased improvements shall include the following concept:

- b. Install and maintain visual screen planting where feasible at areas identified in the *Management Plan* and subsequent visual assessments as areas likely to require screening in the future.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 11 to a less than significant level.

Supportive Evidence

Refer to pages V-125 through V-131, and V-149 of the EIR.

AESTHETIC RESOURCES IMPACT 12

AES Impact 12 Proposed structures and security lighting within the future community park could result in development that would be out of character with the setting resulting in adverse visual impacts to the community.

Mitigation: AES/mm-10, AES/mm-11

AES/mm-10 Upon application for land use and construction permits from the County for the community park, the CCSD or its designee shall provide a comprehensive visual impact assessment of proposed buildings and associated structural improvements to the County of San Luis Obispo Department of Planning and Building for review and approval. Proposed structures shall comply with the following performance standards:

- a. The proposed design shall include elements consistent with the rural character of Cambria.
- b. Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.
- c. Roof materials shall be non-reflective.

AES/mm-11 Upon application for land use and construction permits from the County for the community park, the CCSD or its designee shall provide a security lighting plan showing shielded fixtures and the use of motion sensors. Exterior lighting shall be limited to security lighting on the restrooms, bridge, playground, and parking area. All exterior lighting shall be shielded and directed to the ground. All exterior lighting shall not be directed towards the sky, a structure wall, or towards the property boundary.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 12 to a less than significant level.

Supportive Evidence

Refer to pages V-125 through V-131, V-149, and V-150 of the EIR. Removal of the community center would further minimize structural development within the park, which would further reduce AES Impact 12.

AESTHETIC RESOURCES IMPACT 13

AES Impact 13 Visibility of the relocated water facility or County storage yard from Rodeo Grounds Drive or other public roads or areas could result in cluttered views incompatible with the adjacent community and future park, resulting in a potentially significant impact.

Mitigation: AES/mm-12

AES/mm-12 Upon application for land use and construction permits from the County to relocate the CCSD water works or County storage yard, the CCSD or its designee shall submit design plans including, but not limited to, the following elements:

- a. The proposed design shall include elements consistent with the rural character of Cambria.
- b. Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.
- c. Landscape screening, consisting of native (native to the FRP), drought-tolerant plant and shrub species, shall provide a minimum of 50 percent screening from the park area.
- d. Stored and stockpiled materials shall be shielded from view by solid fencing and/or native vegetation, or the proposed structures.

AES/mm-13 Upon application for land use and construction permits from the County to relocate the CCSD water facility or County storage yard, the CCSD or its designee shall provide a comprehensive Visual Impact Assessment to the County of San Luis Obispo Department of Planning and Building for review and approval.

Findings

Mitigation has been incorporated into the project that reduces AES Impact 13 to a less than significant level.

Supportive Evidence

Refer to pages V-125 through V-131, V-150, and V-151 of the EIR.

TRANSPORTATION AND CIRCULATION (CLASS II)

WEST FISCALINI RANCH PRESERVE

TRANSPORTATION AND CIRCULATION IMPACT 1

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.

Mitigation: TC/mm-1 through TC/mm-3

- 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 FRP.
- 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.

Findings

Mitigation has been incorporated into the project that reduces TC Impact 1 to a less than significant level.

Supportive Evidence

Refer to pages V-155, V-156, V-162, and V-163 of the EIR.

TRANSPORTATION AND CIRCULATION IMPACT 2

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.

Mitigation: TC/mm-1 through TC/mm-4

- 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 FRP.
- 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/mm-4 Upon application for land use and construction permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include a parking signage program in consultation with the County Public Works

Department. The signage program shall guide visitors regarding appropriate parking, and shall be reviewed for concurrence by the Friends of the Fiscalini Ranch Preserve as part of the FRP signage plan.

Findings

Mitigation has been incorporated into the project that reduces TC Impact 2 to a less than significant level.

Supportive Evidence

Refer to pages V-155, V-156, and V-162 through V-165 of the EIR.

EAST FISCALINI RANCH PRESERVE

TRANSPORTATION AND CIRCULATION IMPACT 3

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.**

Mitigation: TC/mm-5, TC/mm-6

TC/mm-5 Upon application for land use and construction permits from the County, and prior to site disturbance to implement the *Community Park Master Plan*, the CCSD or its designee shall show the installation of bike racks within the Community Park on construction plans. The bike racks shall be installed upon the first phase of development.

TC/mm-6 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.

Findings

Mitigation has been incorporated into the project that reduces TC Impact 3 to a less than significant level. The proposed revised project would only allow for a maximum of four ongoing games at one time.

Supportive Evidence

Refer to pages V-155, V-156 though V-160, and V-170 of the EIR.

AIR QUALITY (CLASS II)

WEST FISCALINI RANCH PRESERVE AND EAST FISCALINI RANCH PRESERVE

AIR QUALITY IMPACT 1

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.**

Mitigation: AQ/mm-1 through AQ/mm-4

AQ/mm-1 Upon application for construction permits and prior to site disturbance, a Dust Control Plan shall be prepared and submitted to the APCD for approval prior to commencement of construction activities. The Dust Control Plan shall:

- a. Use APCD approved BMPs and dust mitigation measures;
- b. Provide provisions for monitoring dust and construction debris during construction;
- c. Designate a person or persons to monitor the dust control program and to order increased watering or other measures as necessary to prevent transport of dust off-site. Duties should include holiday and weekend periods when work may not be in progress;
- d. Provide the name and telephone number of such persons to the APCD prior to construction commencement.
- e. Identify compliant handling procedures.
- f. Fill out a daily dust observation log.

AQ/mm-2

Prior to site disturbance, the applicant shall:

- a. Obtain a compliance review with the APCD prior to the initiation of any construction activities;
- b. Provide a list of all heavy-duty construction equipment operating at the site to the APCD. The list shall include the make, model, engine size, and year of each piece of equipment. This compliance review will identify all equipment and operations requiring permits and will assist in the identification of suitable equipment for the catalyzed diesel particulate filter; and,
- c. Apply for an Authority to Construct from the APCD.

AQ/mm-3

Upon application for construction permits and prior to site disturbance, the following mitigation measures shall be shown on all project plans and implemented during the appropriate grading and construction phases to reduce PM₁₀ emissions during earth moving activities:

- a. Reduce the amount of the disturbed area where possible.
- b. Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible.
- c. All dirt stockpile areas shall be sprayed daily as needed.
- d. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed (native to the FRP) and watered until vegetation is established.
- e. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible after initial site grading. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- g. Vehicle speed for all construction vehicles shall be posted to not exceed 15 mph on any unpaved surface at the construction site.
- h. All trucks hauling dirt, sand, or other loose materials are to be covered or shall maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC § 23114.
- i. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.

- j. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used when feasible.
- k. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities.

AQ/mm-4 During construction, the applicant shall maintain monthly compliance checks throughout the construction phase, verifying that all equipment and operations continue to comply with the APCD requirements.

Findings

Mitigation has been incorporated into the project that reduces AQ Impact 1 to a less than significant level.

Supportive Evidence

Refer to pages V-178 through V-180, V-185, and V-190 through V-192 of the EIR. Implementation of the revised project would further minimize this impact by reducing grading activities by approximately three acres.

AIR QUALITY IMPACT 2

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.

Mitigation: AQ/mm-5

AQ/mm-5 Upon application for construction permits and prior to site disturbance, the applicant shall submit grading plans and a construction schedule demonstrating that soil material would not be moved at a rate more than 53,500 cubic yards (cy) in a quarter or 2,000 cy in a day. If material would be moved at this rate (or greater), the applicant shall implement the following standard APCD mitigation measures for the project's construction equipment:

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications.
- b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, grader, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
- c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.
- d. All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit.
- e. Electrify equipment where feasible.
- f. Substitute gasoline-powered for diesel-powered equipment where feasible.
- g. Use alternatively fueled construction equipment onsite where feasible, such as compressed natural gas (CNG) liquefied natural gas (LNG), propane, or biodiesel.

- h. Best Available Control Technology (BACT - implementation of DOCs or CDPFs) for construction equipment shall be required and the applicant shall provide the grading amounts and schedule to the APCD Planning Division as soon as they are available so that the appropriate level of BACT can be defined.
- i. At least 3 months prior to construction, the construction company awarded the contract shall contact the APCD Planning Division (805-781-5912) to coordinate the implementation of this mitigation measure. This company will also provide the APCD with proof that the Standard (a-h above) and BACT mitigation measures have been implemented prior to the start of construction activity. These measures shall be shown on all grading and construction plans prior to issuance of construction permits.

Findings

Mitigation has been incorporated into the project that reduces AQ Impact 2 to a less than significant level.

Supportive Evidence

Refer to pages V-178 through V-180, V-185, V-192, and V-193 of the EIR. Implementation of the revised project would further minimize this impact by reducing grading activities by approximately three acres.

AIR QUALITY IMPACT 3

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.

Mitigation: AQ/mm-6

AQ/mm-6 Upon application for construction permits and prior to site disturbance, the applicants shall:

- a. Conduct a geologic analysis to ensure the presence/absence of serpentine rock onsite. The geologic analysis shall identify if naturally occurring asbestos is contained within the serpentine rock onsite; and,
- b. If naturally occurring asbestos is found at the project site, the applicant must comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM). In addition, the applicants shall work with the APCD to prepare an APCD-approved Asbestos Health and Safety Program and an Asbestos Dust Control Plan prior to development plan approval. The Asbestos Health and Safety Program and Asbestos Dust Control Plan may include, but is not limited to, the following:
 - 1. Equipment operator safety requirements: protective clothing, breathing apparatuses to prevent inhalation of airborne asbestos fibers,
 - 2. Dust mitigation measures: continually water site to prevent airborne dust migration, cover all vehicle that haul materials from the site
 - 3. Identification of APCD-approved disposal areas for all excavated materials.
 - 4. If naturally-occurring asbestos is not present, an exemption request must be filed with the APCD.

Findings

Mitigation has been incorporated into the project that reduces AQ Impact 3 to a less than significant level.

Supportive Evidence

Refer to pages V-178 through V-180, V-185, and V-194 of the EIR.

NOISE (CLASS II)

WEST FISCALINI RANCH PRESERVE

NOISE IMPACT 1

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.**

Mitigation: N/mm-1

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).

Findings

Mitigation has been incorporated into the project that reduces N Impact 1 to a less than significant level.

Supportive Evidence

Refer to pages V-200 through V-203, and V-212 of the EIR.

EAST FISCALINI RANCH PRESERVE

NOISE IMPACT 2

N Impact 2 **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.**

Mitigation: N/mm-2

N/mm-2 Upon application for construction permits from the County of San Luis Obispo, the CCSD or project developer shall submit a Noise Reduction Plan prepared by a qualified acoustical consultant for review and approval by the County Planning Department. The Noise Reduction Plan shall include but is not limited to the following standards:

- a. Limit all phases of construction to the hours of 7:00 AM to 9:00 PM Monday through Friday as required by County ordinance;
- b. Regular notification of all existing and future residences within 1,000 feet of the site boundary concerning the construction schedule;
- c. Shield especially loud pieces of stationary construction equipment;

- d. Locate portable generators, air compressors, etc. away from sensitive noise receptors;
- e. Limit grouping major pieces of equipment operating in one area to the greatest extent feasible;
- f. Place heavily trafficked areas such as the maintenance yard, equipment, tools, and other construction oriented operations in locations that would be the least disruptive to surrounding sensitive noise receptors;
- g. Use newer equipment that is quieter and ensure that all equipment items have the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine vibration isolators intact and operational. Internal combustion engines used for any purpose on or related to the job shall be equipped with a muffler or baffle of a type recommended by the manufacturer;
- h. Conduct worker-training meetings to educate and encourage noise awareness and sensitivity. This training should focus on worker conduct while in the vicinity of sensitive receptors (i.e., minimizing and locating the use of circular saws in areas adjacent to sensitive receptors and being mindful of shouting and the loud use of attention drawing language); and,
- i. Notify surrounding residences in advance of the construction schedule when unavoidable construction noise and upcoming construction activities likely to produce an adverse noise environment are expected. Noticing shall provide phone number of the project manager, construction foreman, and any other pertinent project team members. This notice shall be given one week in advance, and at a minimum of one day in advance if anticipated activities have changed (i.e., notice in local publication, temporary signage postings, etc.). Project representative shall verbally notify all surrounding residential owners if one day advance notice is given.

Findings

Mitigation has been incorporated into the project that reduces N Impact 2 to a less than significant level.

Supportive Evidence

Refer to pages V-200, V-204 through V-206, and V-215 of the EIR.

NOISE IMPACT 3

N Impact 3 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.

Mitigation: N/mm-3

N/mm-3 Upon application for a Development Plan/Coastal Development Permit from the County of San Luis Obispo, the CCSD shall incorporate the following operational standards into the *Community Park Master Plan*:

- a. All loudspeakers and or amplification of sound shall be prohibited.
- b. The volume of any 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.

- c. The CCSD shall avoid the use of gas-powered turf mowers, and shall encourage the use of electric mowers for turf maintenance.

Findings

The revised project, including mitigation that has been incorporated into the project, would substantially lessen significant and adverse N Impact 3 identified in the EIR. The resulting impact would be less than significant.

Supportive Evidence

Please refer to pages V-218 through V-220 of the Final EIR. The proposed community park site on the East FRP is located within a general level area, within the urban community of Cambria. The project site is zoned for Recreation. Adjacent land use categories include open space (the remainder of the East FRP) and residential. The County of San Luis Obispo Noise Element was the standard used for evaluating potential noise impacts. Pursuant to these standards, stationary noise is to be measured at the property boundary of the proposed use (community park). The hourly noise threshold is 50 decibels. Full operation of the park and sports fields would not be continuous; however, the EIR assumed there would be periods when all four sports fields are in use. Mitigation is recommended to reduce noise, including prohibition of amplified sound. Noise would be generated by persons generating vocal noise.

The proposed revised plan locates fields within the center of the park, to allow for a greater buffer between the fields and the southern residential property line. Multi-use court areas have been eliminated from the Master Plan, which would reduce noise levels estimated for the originally proposed project. In addition, the proposed plan limits the number of sports events to four. During full use of the sports fields (four youth soccer games), the noise level may reach 65 dBA at a distance of approximately 100 feet from the center of the events (i.e., soccer games). The proposed fields are located a minimum of 100 feet from the edge of the property boundary, and the center of the fields is located a minimum of 375 feet from the closest property line to the south. The noise level would attenuate to 50 dB approximately 400 feet from the center of the sports event. Existing and proposed native vegetation would be located onsite between the fields and the southern property line. During full operation of the sports fields, the noise level may exceed 50 dB by a few decibels within 25 feet of a 150-foot long section of the southern property line, southwest of the proposed dog park. This area consists of a steep slope, dominated by forest vegetation.

Mitigation is recommended to reduce noise effects to the maximum extent feasible, including prohibition of amplified sound, and use of electric-powered mowers to avoid the generation of mechanical noise. While the noise level may technically exceed the 50 dB hourly threshold (as measured from the property line), the impact is considered less than significant because the affected area is minimal, and consists of a vegetated slope adjacent to the park boundary.

HAZARDS AND HAZARDOUS MATERIALS (CLASS II)

PROJECT-WIDE

HAZARDS AND HAZARDOUS MATERIALS IMPACT 1

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.

Mitigation: HM/mm-1

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.

Findings

Mitigation has been incorporated into the project that reduces HM Impact 1 to a less than significant level.

Supportive Evidence

Refer to pages V-227 and V-230 of the EIR.

HAZARDS AND HAZARDOUS MATERIALS IMPACT 2

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.

Mitigation: HM/mm-2

- HM/mm-2 To reduce the potential for wildland fire, the CCSD shall implement the Fire Management and Prevention strategies included in the Management Plan, including, but not limited to:
- a. Creating a defensible zone of 50-300 feet adjacent to the Lodge Hill neighborhood;
 - b. Prohibiting smoking and fires of any kind within the FRP;
 - c. Clearing dead standing trees, dense underbrush and tree limbs up to six feet above ground;
 - d. Posting red flags at staging areas to warn visitors to be careful extra vigilant periods of high fire hazards; and,
 - e. Coordinating all ranch maintenance activities with the CFD.

Findings

Mitigation has been incorporated into the project that reduces HM Impact 2 to a less than significant level.

Supportive Evidence

Refer to pages V-224, and V-226 through V-231 of the EIR.

WATER SUPPLY (CLASS II)

PROJECT WIDE

WATER SUPPLY IMPACT 1

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.

Mitigation: WS/mm-1

- WS/mm-1 Upon application for land use and construction permits from the County for development of sports fields, construction of restrooms, and installation of landscaping, and prior to site disturbance, the CCSD or project developer shall prepare plans showing the use of indoor and outdoor water

conservation strategies and techniques to help offset the proposed anticipated water demand. These measures include but are not limited to:

- a. Landscape plans shall show the extent of permeable and impervious landscape materials, the use of low-water use plant materials selected from an approved County plant list, and a landscape irrigation plan indicating the method for achieving low volume, high efficiency irrigation (i.e., drip irrigation systems with automatic controllers and auto rain shut-off devices).
- b. If natural turf is proposed, the CCSD shall submit plans showing the use of an evaporative control system (or similar method) for irrigation.
- c. Incorporate use of pit toilets or composting toilets in restrooms, portable restrooms, or closure of restrooms during drought periods.
- d. Incorporate the use of hand sanitizers to avoid the use of water for restroom sinks.

Findings

Implementation of the revised project would not require the use of potable water, and would reduce non-potable water demand by 49 percent. Based on compliance with the adopted Recycled Water Management Plan (2004), and incorporation of identified mitigation measures, potential impacts would be less than significant.

Supportive Evidence

The revised project proposes to use water obtained from CCSD extraction wells, located near the wastewater treatment facility percolation ponds. The water within the wells consists of a mixture of treated wastewater and groundwater. The water is considered non-potable, and is currently pumped to provide recycled water for private use, including agricultural and landscaping purposes. Non-potable water from the extraction wells would be pumped into a truck for transport to 16-foot diameter, 16-foot tall water tank (25,000 gallons) located within the community park. Estimated truck trips would be eight to ten trips per week between the months of May through October. The revised project incorporates water conservation measures listed in the EIR (refer to WS/mm-1), including the use of mixed native deep-rooted and drought tolerant species within the turf area. The total turf area would be 5.05 acres, which is a 49 percent reduction from the proposed project (9.8 acres). Initial establishment of native, drought-tolerant landscaping would require approximately 0.5 afy. As proposed, the estimated non-potable water demand would be 8.58 afy. Once native landscaping is established, the non-potable water demand would decrease to 8.08 afy.

Implementation of this proposed option would substantially reduce WS Impact 1 to less than significant because the water demand would be reduced by 49 percent, and the proposed water source would be non-potable, and would not significantly affect the potable water supply. Special consideration and caution regarding stream levels within San Simeon Creek would include avoidance of the wells during periods of no streamflow. The CCSD proposes to implement the "no net strategy" identified in the EIR (refer to pages V-248 through V-251 in the EIR, and the adopted *Recycled Water Management Plan*, 2004) to ensure a no net increase in diversions from the San Simeon Creek aquifers.

WATER SUPPLY IMPACT 5

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.

Mitigation: WS/mm-1, WS/mm-5

- WS/mm-1 Upon application for land use and construction permits from the County for development of sports fields, construction of restrooms, and installation of landscaping, and prior to site disturbance, the CCSD or project developer shall prepare plans showing the use of indoor and outdoor water conservation strategies and techniques to help offset the proposed anticipated water demand. These measures include but are not limited to:
- a. Landscape plans shall show the extent of permeable and impervious landscape materials, the use of low-water use plant materials selected from an approved County plant list, and a landscape irrigation plan indicating the method for achieving low volume, high efficiency irrigation (i.e., drip irrigation systems with automatic controllers and auto rain shut-off devices).
 - b. If natural turf is proposed, the CCSD shall submit plans showing the use of an evaporative control system (or similar method) for irrigation.
 - c. Incorporate use of pit toilets or composting toilets in restrooms, portable restrooms, or closure of restrooms during drought periods.
 - d. Incorporate the use of hand sanitizers to avoid the use of water for restroom sinks.
- 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.

Findings

Mitigation has been incorporated into the project that reduces WS Impact 5 to a less than significant level.

Supportive Evidence

Refer to pages V-238 through V-243, and V-248 through 252 of the EIR.

PUBLIC SERVICES AND UTILITIES (CLASS II)

PROJECT-WIDE

PUBLIC SERVICES AND UTILITIES IMPACT 1

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.

Mitigation: PSU/mm-1

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. Signage shall be developed in accordance with the FRP signage plan, and in consultation with the Fire Chief.

Findings

Mitigation has been incorporated into the project that reduces PSU Impact 1 to a less than significant level.

Supportive Evidence

Refer to pages V-258, V-259, V-261, and V-262 of the EIR.

PUBLIC SERVICES AND UTILITIES IMPACT 2

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.**

Mitigation: PSU/mm-2 through PSU/mm-4

- PSU/mm-2 Trails proposed for emergency access, including the Marine Terrace 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 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.

Findings

Mitigation has been incorporated into the project that reduces PSU Impact 2 to a less than significant level.

Supportive Evidence

Refer to pages V-258, V-259, V-262 of the EIR.

PUBLIC SERVICES AND UTILITIES IMPACT 3

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.**

Mitigation: PSU/mm-5, PSU/mm-6, HM/mm-1, HM/mm-2

- PSU/mm-5 Upon application for land use and construction permits and prior to site disturbance for trail development, the FRP sign program shall include signage stating the following, or similar language: "No fire of any kind shall be allowed on the FRP." Signage shall be placed within parking areas and at

trailheads informing users of the rules and regulations pertaining to fire related hazards.

- PSU/mm-6 The Cambria CSD Fire Department shall continue to engage in annual fuel reduction activities, especially in the urban/wildland interface areas on the north and boundaries of the West FRP, as outlined in the *Public Access and Resource Management Plan*.
- 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.
- 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:
- f. Creating a defensible zone of 50-300 feet adjacent to the Lodge Hill neighborhood;
 - g. Prohibiting smoking and fires of any kind within the FRP;
 - h. Clearing dead standing trees, dense underbrush and tree limbs up to six feet above ground;
 - i. Posting red flags at staging areas to warn visitors to be careful extra vigilant periods of high fire hazards; and,
 - j. Coordinating all ranch maintenance activities with the CFD.

Findings

Mitigation has been incorporated into the project that reduces PSU Impact 3 to a less than significant level.

Supportive Evidence

Refer to pages V-224, V-226 through V-231, V-258, V-259, and V-263 of the EIR.

PUBLIC SERVICES AND UTILITIES IMPACT 4

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.

Mitigation: PSU/mm-7, PSU/mm-8, TC/mm-4

- PSU/mm-7 Upon application for land use and construction permits from the County for the Community Park on the East FRP, the CCSD or its designee shall submit a lighting plan showing the use of security lighting. 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.

TC/mm-4 Upon application for land use and construction permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include a parking signage program in consultation with the County Public Works Department. The signage program shall guide visitors regarding appropriate parking, and shall be reviewed for concurrence by the Friends of the Fiscalini Ranch Preserve as part of the FRP signage plan.

Findings

Mitigation has been incorporated into the project that reduces PSU Impact 4 a less than significant level.

Supportive Evidence

Refer to pages V-155, V-156, V-258, V-259, V-162 through V-165, and V-263 of the EIR.

PUBLIC SERVICES AND UTILITIES IMPACT 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.

Mitigation: PSU/mm-9

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.

Findings

Mitigation has been incorporated into the project that reduces PSU Impact 5 a less than significant level.

Supportive Evidence

Refer to pages V-260, V-264, and V-265 of the EIR.

FINDINGS FOR IMPACTS IDENTIFIED AS LESS THAN SIGNIFICANT (CLASS III)

The findings below are for Class III Impacts. Class III Impacts are impacts that are adverse but not significant.

AGRICULTURAL RESOURCES (CLASS III)

EAST FISCALINI RANCH PRESERVE

AGRICULTURAL RESOURCES IMPACT 1

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.

Mitigation: AG/mm-1

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.

Findings

There is no evidence that implementation of the project would result in significant impacts to agricultural resources. Mitigation is recommended to further reduce the potential environmental effect.

Supportive Evidence

Refer to pages V-48 through V-50, and V-53 through V-56 of the EIR.

HAZARDS AND HAZARDOUS MATERIALS (CLASS III)

EAST FISCALINI RANCH PRESERVE

HAZARDS AND HAZARDOUS MATERIALS IMPACT 3

HM Impact 3 Operation and maintenance of the community park may require the use of hazardous materials, potentially resulting in public exposure.

Mitigation: HM/mm-3, HM/mm-4

HM/mm-3 Prior to operation of the community park, the CCSD shall submit a Hazardous Materials Business Plan to the County Division of Environmental Health.

HM/mm-4 Upon application for a land use permit to develop the community park sports fields, the CCSD shall prepare an Integrated Pest Management (IPM) plan to reduce the need for fertilizers, herbicides, and other chemicals. IPM guidelines are provided by the State Green California Best Practices Manual (www.green.ca.gov). The plan shall include, but not be limited to, the following elements:

- a. Cultural control, including the selection of disease-resistant plant varieties; proper irrigation, fertilization, and pruning; and planting at the right time of year.

- b. Physical control, including changing physical conditions (i.e., temperature, light, or humidity) to prevent pest problems, such as using landscape fabric to shade out weeds and pruning dense plants to allow better air circulation and thus prevent disease.
- c. Mechanical control, including managing pests through manual labor or simple objects, devices, or equipment such as using handheld propane flaming units that cook weeds, installing mowing strips and underlayments, and fastening copper bands around tree trunks or planters to exclude snails and slugs.
- d. Biological control, including the use of beneficial organisms to reduce pest populations. Beneficial organisms include parasitic insects, and predaceous insects, mites, and spiders; bats; birds; amphibians and reptiles.
- e. Reduced-risk pesticides don't endanger living organisms or the environment. Ideally, they break down easily, have narrow specificity, do not kill natural enemies, and do not volatilize around people. Examples of reduced-risk pesticides used for landscaping include the microbial insecticide, *Bacillus thuringiensis*, herbicides and insecticides that contain mint or clove oil, potassium bicarbonate for plant mildews, horticultural oil for sucking insects, and if absolutely necessary, spot-sprayed conventional herbicides.

Findings

There is no evidence that implementation of the project would result in significant impacts related to operation and maintenance of the community park. Mitigation is recommended to further reduce the potential environmental effect.

Supportive Evidence

Refer to pages V-231 and V-232 of the EIR.

CUMULATIVE AND GROWTH INDUCING IMPACTS

State CEQA *Guidelines* §15355 defines cumulative impacts as

“two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts”. Further, “the cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

The *Guidelines* require the discussion of cumulative impacts to reflect the severity of the impacts and their likelihood of occurrence. However, the discussion need not be as detailed as the analysis of impacts associated with the project, and should be guided by the rule of reason. Cumulative impacts associated with this project are discussed in the topical analysis sections provided in Section V of the Final Mater EIR.

CUMULATIVE IMPACTS

BIOLOGICAL RESOURCES (CLASS II)

BIOLOGICAL RESOURCES IMPACT 12

BIO Impact 12 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.

Mitigation: BIO/mm-1 though BIO/mm-27

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; (4) U.S. Fish and Wildlife Service consultation; (5) NOAA Fisheries consultation, and; (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.

BIO/mm-2 Prior to construction, the CCSD or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally

sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).

- BIO/mm-3 Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.
- BIO/mm-4 Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.
- BIO/mm-5 To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-6 Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.
- BIO/mm-7 Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
- BIO/mm-8 Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat

for each square foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of exotic species removal, revegetation with suitable native species (native to the FRP), and maintenance and monitoring of the enhanced areas per the conditions of agency permits obtained for the project. A Habitat Revegetation and Restoration Plan for the project shall be prepared in consultation with the California Department of Fish and Game and the Army Corps of Engineers. A qualified restoration biologist and/or horticulturalist approved by the CCSD shall be retained by the CCSD or its designee to prepare the Habitat Revegetation and Restoration Plan. The Plan shall include success criteria goals and a five-year monitoring schedule. The qualified biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts.

BIO/mm-9 Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation (native to the FRP) to 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.

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

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

BIO/mm-12 A qualified biological monitor shall be retained consistent with BIO/mm-2 to ensure that remaining plants and habitats are not inadvertently disturbed during construction activities. Prior to any project-related ground disturbance, all contractors associated with the construction phases of the proposed project shall be trained by the biological monitor on the identification and biology of sensitive plant species and habitats known in the vicinity of the

project area. Work areas should also be clearly delineated and flagged to limit vehicular and foot access to only those areas necessary for project completion. These areas should be designated by the biological monitor to avoid/discourage unnecessary damage to sensitive species and habitats within and near the project area.

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).

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

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

- BIO/mm-15 To the extent practicable, construction activities within or adjacent to Santa Rosa Creek (within 100 feet) shall be conducted during the dry season (May 15 through October 15).
- BIO/mm-16 At least two weeks prior to start of trail or bridge construction within or adjacent to Santa Rosa Creek (within 100 feet), the CCSD shall retain a qualified biologist to conduct pre-construction surveys within the construction areas to determine the presence of special-status aquatic species. In the event that special-status species are observed within the project site, the appropriate agencies shall be contacted for further consultation. If any life stage of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle is found and these individuals are likely to be killed or injured by work activities, the approved biologist(s) shall be allowed sufficient time to move them from the site before work activities begin. The biologist(s) shall relocate any steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle the shortest distance possible to a location that contains suitable habitat that will not be affected by the activities associated with the proposed project. The biologist(s) shall maintain detailed records of any individuals that are moved (i.e., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining whether translocated animals are returning to the point of capture. Only United States Fish and Wildlife Service, National Marine Fisheries Service, and California Department of Fish and Game-approved biologists working under proper permit authority shall participate in any activities associated with the capture, handling, and monitoring of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle.
- BIO/mm-17 Prior to construction, an approved biologist(s) shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of steelhead, California red-legged frog, tidewater goby, and Southwestern pond turtle and their habitat; the specific measures that are being implemented to conserve the species for the current project; and the boundaries within which the project may be accomplished. Members of the construction crews shall understand all terms, constraints, and special conditions provided by, but not limited to, United States Fish and Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers, California Department of Fish and Game, California Coastal Commission, and Regional Water Quality Control Board. Upon completion of this review and understanding, each construction crew member shall sign a worker training form. This form shall be provided with the completion report upon completion of project construction.
- BIO/mm-18 In order to minimize the possibility of injuring special-status species and other wildlife, herbaceous and small woody vegetation within the project impact area shall be removed by hand with portable motorized equipment (i.e., chainsaws, etc.), prior to the use of heavy equipment or machinery. A qualified biologist shall be on-site to provide clearance for special-status species immediately prior to vegetation removal activities. The biological monitor shall have general knowledge of the natural resources of the area and shall also be experienced in the identification of special-status wildlife species (e.g., California red-legged frog, western pond turtle). In the event of a red-legged frog take, the United States Fish and Wildlife Service shall be notified as soon as is reasonably possible. In the event of a steelhead take, National Marine Fisheries Service shall be contacted and the steelhead shall

be removed from the project site and kept in a freezer until further direction from National Marine Fisheries Service.

- BIO/mm-19 The number of access routes, size of staging areas, and the total area of activity shall be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas shall be established to confine access routes and construction areas to the minimum area necessary to complete construction and minimize the impact to steelhead, California red-legged frog, and Southwestern pond turtle habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.
- BIO/mm-20 During project activities adjacent to Santa Rosa Creek, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- BIO/mm-21 All refueling, maintenance, and staging of equipment and vehicles shall occur at designated locations at least 100 feet from riparian areas. Fueling locations shall have spill containment measures and materials present at all times. The monitor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take shall a spill occur.
- BIO/mm-22 Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation native to the area. Locally collected plant materials shall be used to the extent practicable. Invasive non-native plants within disturbed areas shall be controlled to the maximum extent practicable.
- BIO/mm-23 Prior to any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and approved by National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game, and the streambed within the work area shall be dewatered. The form and function of the diversion and all pumps included in the dewatering strategy shall be designed to ensure a dry work environment and minimize impacts to aquatic species. The stream diversion and dewatering effort shall be conducted under the direct and continuous supervision of a qualified biologist to ensure the proper form and function of the diversion.
- BIO/mm-24 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.
- BIO/mm-25 Prior to construction, if construction activities, use of heavy equipment, or tree pruning or removal are scheduled to occur during the typical bird nesting season (February 15 to September 1) a qualified biologist shall be retained to conduct a preconstruction survey (approximately one week prior to construction) to determine presence/absence for tree-nesting birds within riparian corridors and woodland areas, and ground-nesting birds within

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

BIO/mm-26

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

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

BIO/mm-27

For the life of the project, no vehicular parking shall be allowed on the Fiscalini Ranch Preserve, with the exception of: existing American Disabilities Act (ADA) parking located at the northern terminus of the Marine Terrace Trail / Bluff Trail; the existing turn-out at the Highway 1 staging area; parking included in the approved Community Park Master Plan on the East Fiscalini Ranch Preserve; and, maintenance and emergency vehicles and equipment.

Findings

Mitigation has been incorporated into the project that reduces BIO Impact 12 to a less than significant level.

Supportive Evidence

Refer to pages V-59 through 103 of the EIR. Implementation of the Public Access and Management Plan and the Community Park Master Plan, as a whole, would result in permanent and temporary impacts to biologically sensitive freshwater marsh, riparian, native grassland, and Monterey pine forest habitats. These habitats contain or have the potential to contain sensitive plant and animal species, and fall under the jurisdiction of various state and federal resource agencies. The potential impacts to the sensitive species and habitat types discussed

in this section, when considered in context with the potential for losses of similar habitats due to the construction of future projects within the County, constitute a cumulative impact to these biological resources. The cumulative impact would be mitigated to less than significant by implementation of mitigation measures identified in the EIR, including implementation of the proposed management plan (which includes habitat restoration plans and public education programs) and continuous volunteer monitoring by the community and Friends of the Fiscalini Ranch Preserve.

TRANSPORTATION AND CIRCULATION (CLASS II)

TRANSPORTATION AND CIRCULATION IMPACT 4

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.**

Mitigation: TC/mm-8

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.

Findings

Mitigation has been incorporated into the project that reduces TC Impact 4 to a less than significant level.

Supportive Evidence

Refer to pages V-171 through V-174 of the EIR.

WATER SUPPLY (CLASS II)

WATER SUPPLY IMPACT 6

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 impact.**

Mitigation: WS/mm-1 and WS/mm-5

WS/mm-1 Upon application for land use and construction permits from the County for development of sports fields, construction of restrooms, and installation of landscaping, and prior to site disturbance, the CCSD or project developer shall prepare plans showing the use of indoor and outdoor water conservation strategies and techniques to help offset the proposed anticipated water demand. These measures include but are not limited to:

- a. Landscape plans shall show the extent of permeable and impervious landscape materials, the use of low-water use plant materials selected from an approved County plant list, and a landscape irrigation plan indicating the method for achieving low volume, high efficiency irrigation (i.e., drip irrigation systems with automatic controllers and auto rain shut-off devices).
- b. If natural turf is proposed, the CCSD shall submit plans showing the use of an evaporative control system (or similar method) for irrigation.

- c. Incorporate use of pit toilets or composting toilets in restrooms, portable restrooms, or closure of restrooms during drought periods.
- d. Incorporate the use of hand sanitizers to avoid the use of water for restroom sinks.

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.

Findings

Implementation of the revised project would not require the use of potable water, and would reduce non-potable water demand by 49 percent. Based on compliance with the adopted Recycled Water Management Plan (2004), and incorporation of identified mitigation measures, potential cumulative impacts would be less than significant.

Supportive Evidence

The revised project proposes to use water obtained from CCSD extraction wells, located near the wastewater treatment facility percolation ponds. The water within the wells consists of a mixture of treated wastewater and groundwater. The water is considered non-potable, and is currently pumped to provide recycled water for private use, including agricultural and landscaping purposes. Non-potable water from the extraction wells would be pumped into a truck for transport to 16-foot diameter, 16-foot tall water tank (25,000 gallons) located within the community park. Estimated truck trips would be eight to ten trips per week between the months of May through October. The revised project incorporates water conservation measures listed in the EIR (refer to WS/mm-1), including the use of mixed native deep-rooted and drought tolerant species within the turf area. The total turf area would be 5.05 acres, which is a 49 percent reduction from the proposed project (9.8 acres). Initial establishment of native, drought-tolerant landscaping would require approximately 0.5 afy. As proposed, the estimated non-potable water demand would be 8.58 afy. Once native landscaping is established, the non-potable water demand would decrease to 8.08 afy.

Implementation of this proposed option would substantially reduce WS Impact 1 because the water demand would be reduced by 49 percent, and the proposed water source would be non-potable, and would not significantly affect the potable water supply. Special consideration and caution regarding stream levels within San Simeon Creek would include avoidance of the wells during periods of no streamflow. The CCSD proposes to implement the "no net strategy" identified in the EIR (refer to pages V-248 through V-251 in the EIR, and the adopted *Recycled Water Management Plan*, 2004) to ensure a no net increase in diversions from the San Simeon Creek aquifers. Regarding water quality, please refer to pages V-238 through V-243, and V-248 through 252 of the EIR.

GROWTH INDUCING IMPACTS

Pursuant to §15126.2(d) of the State CEQA *Guidelines*, an EIR must address whether a project would directly or indirectly foster growth. §15126.2(d) reads as follows:

"An EIR shall discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either

directly or indirectly, in the surrounding environment. Included in this are projects, which would remove obstacles to population growth (a major expansion of wastewater treatment plant, might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. Also discuss the characteristic of some projects, which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."

As discussed in this section, this analysis evaluates whether the proposed project would directly, or indirectly, induce economic, population, or housing growth in the surrounding environment. The proposed project is being developed in response to deficiency of park space noted in the County General Plan and the public demand for recreation facilities, parks, and public open space amenities in the community of Cambria and north coast area. Implementation of the project would not create opportunities for population growth. Long-term employment opportunities resulting from the project would be minimal, and may include management and maintenance positions. Short-term employment opportunities would include construction-related jobs.

Infrastructure improvements may include connections to the existing water and sewer service line, the extension of Rodeo Grounds Road, and the construction of an emergency access link to Piney Way. The project site is located within the Urban Services Line for the Cambria Community Services District. The project would not extend infrastructure into a currently unserved area.

The northern, eastern, and southern boundaries of the park are currently developed. Implementation of the project would respond to the land use needs of the community and would not result in new unplanned development or residential population growth in the area surrounding the site. In addition, the park facilities, while being developed to meet community needs, would be used by visitors to the area and would contribute, although not significantly, to encouraging visitors to relocate to the community.

Based on the explanation provided above, implementation of the proposed project would not result in significant growth inducing impacts.

FINDINGS FOR ALTERNATIVES TO THE PROPOSED PROJECT

INTRODUCTION

An alternative screening analysis was implemented as part of the EIR analysis in order to limit the number of alternatives evaluated in detail. The use of an alternative screening analysis provides the detailed explanation of why some of the alternatives were rejected from further analysis and assures that only the environmentally preferred alternatives are evaluated and compared in the EIR. In addition, this screening analysis uses the “rule of reason” methodology as discussed in CEQA (*Guidelines* §15126.6(f)) that requires that EIRs address a range of only those feasible alternatives that are necessary to permit a reasoned choice.

In defining feasibility of alternatives the CEQA *Guidelines* state: “Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site” (§15126.6(f)(1)). Through the scoping process, if an alternative was found to be infeasible, as defined above, then it was dropped from further consideration. In addition, CEQA states that alternatives should “...attain most of the basic objectives of the project...” (§15126.6(a)). If an alternative was found to not obtain most of the basic objectives of the proposed project, then it was also eliminated.

The basic objectives of the proposed project that were used in the screening of project alternatives included those that were identified in the *East-West Ranch Public Access and Resource Management Plan* and during development of the *Community Park Master Plan*. Objectives identified in the *Management Plan* include the following:

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

- Provide guidance on implementation activities, including roles and responsibilities of CCSD and Friends of the Fiscalini Ranch Preserve or their successor, operational and maintenance issues, and prioritization of activities

The objectives of the *Community Park Master Plan* are as follows:

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

SUMMARY OF ALTERNATIVES CONSIDERED

ALTERNATIVES CONSIDERED AND REJECTED

The following alternatives to the proposed project were considered, and rejected, as part of the screening analysis:

EAST FRP

1. Reduced Project – Sports Fields Only: This alternative considers a community park consisting of sports fields, parking, and operational facilities. This alternative does not increase the number of proposed sports fields, but allows for alternative site design to shift fields away from residential areas to minimize noise levels, and allow for additional parking area to accommodate the project. This alternative considers the same water supply alternatives as for the proposed project. This alternative was rejected because it does not meet the CCSD's objective to respond to community requests for diverse recreational opportunities, and provide a public community center.
2. Reduced Project - No Sports Fields: This alternative considers development of a mixed-use community park, including development of court facilities, a larger dog park, picnic areas, trails, and a community center. CCSD operational facilities and parking are included. Implementation of this alternative would avoid potential noise impacts, reduce traffic trips, reduce the need for parking, and nearly eliminate the need for water resources. This alternative was considered based on public response to the Notice of Preparation; however, this alternative was rejected because it does not meet the CCSD's objective to provide multi-use sports fields within the community park.
3. Reduced Project – Passive Recreation: This alternative considers a community park supporting passive recreation only, including a dog park, picnic areas, trails, and operational facilities. Implementation of this alternative would minimize noise and traffic impacts, reduce traffic trips and parking demands, and nearly eliminate the need for water resources. This alternative was considered based on public response to the Notice of Preparation; however, this alternative was rejected because it does not meet the CCSD's objective to provide multi-use sports fields within the community park.
4. Fixed Sports Field – Alternative C: This alternative includes a design similar to the conceptual plan initially considered by the CCSD. This alternative includes fixed designations for the play fields, including two little league baseball fields, one softball

field, one soccer field of 1.7 acres and two smaller soccer fields of 1.3 acres each. It also includes basketball, sand volleyball and tennis courts. The active uses on the proposed fields could include soccer, little league baseball, softball and other sports activities. This alternative would provide additional active recreational opportunities and would meet the project objectives; however, it was rejected because it would result in greater impacts than the proposed project, including an inadequate parking area and increased level of noise affecting adjacent noise-sensitive land uses.

WEST FRP

Onsite Parking: The West FRP Onsite Parking Alternative was proposed to address existing and future parking demands and deficiencies associated with improvements to the West FRP trail system. This alternative considers onsite parking areas at the terminus of South Windsor Drive (south of the existing bluff trail) and by Huntington Drive (near Guildford Drive). The parking areas at each location would be approximately 900 square feet in size, and would accommodate approximately four cars. Parking areas would not be paved, and would consist of compacted soil. Additional features would include rural-style fencing and placement of erosion and pollution control measures such as straw wattles or hay bales along the perimeter.

Based on more in-depth review of the Management Plan, and receipt of additional information following public review of the Draft EIR, the intent of the Management Plan is to prohibit vehicular parking on the West FRP, with the exception of the Highway 1 staging area, and restricted ADA parking.

Based on further review of this alternative, onsite parking is not considered consistent with the Management Plan objectives regarding sensitive habitats. The CCSD recommends that the only parking on the FRP shall be the two existing ADA parking spaces at the northern terminus of the Marine Terrace Trail (Windsor Boulevard North) and the Highway 1 Staging Area. The Public Access and Management Plan called for one onsite ADA parking space at the Huntington Lot; however, since two ADA parking spaces were constructed as part of the Marine Terrace Trail, CCSD staff recommends that parking at the Huntington Lot not be developed.

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

Based on these reasons, this alternative is rejected from further consideration.

ALTERNATIVES CONSIDERED FOR ANALYSIS

The following alternatives to the proposed project were considered feasible as part of the screening analysis:

EAST FRP

1. *No Project Alternative:* Analysis of this alternative includes the assumption that future development would occur onsite under the Recreation and Open Space land use designations and would likely include development of a community park, trail system, restoration activities, and open space amenities consistent with the adopted

East West Ranch Public Access and Resource Management Plan. However, *Community Park Master Plan* would not occur as proposed.

2. Reduced Project – Alternative A: This alternative considers a community park consisting of limited active recreation facilities, including a multi-use turf area for field sports, playground, dog park, restrooms, storage/maintenance facility, paths, parking, landscaping, and natural areas. This alternative does not increase the number of proposed sports fields, but allows for alternative site design to shift fields away from residential areas to minimize noise levels, and allow for additional parking area to accommodate the project. This alternative considers the same water supply options (i.e., recycled water, desalination) as for the proposed project.
3. Reduced Project – Alternative B: This alternative was designed to meet the objectives of the project, but reduce the area proposed for sports fields and open lawn, and allow for an alternative design to minimize noise impacts, ground disturbance, and reduce traffic trips and parking demands. This alternative considers the same water supply options (i.e., recycled water, desalination) as for the proposed project.

WEST FRP

4. Offsite Parking: This alternative addresses the existing and future parking demand associated with use of the West FRP trail system, and proposes purchase of off-site properties for development of parking facilities. This alternative assumes that the *Community Park Master Plan* would be implemented as proposed.

EAST FRP AND WEST FRP PROJECTS

5. Environmentally Superior Alternative: This is the alternative with the least amount of environmental impacts, considering both the East FRP and West FRP projects.

FINDINGS

CEQA §15126(d) states that the alternative section of an EIR shall “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project...” §15126(d)(4) continues by stating “if the environmental superior alternative is the “no project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.”

During preparation of preliminary environmental analysis as part of the EIR, the CCSD incorporated modifications to the proposed Community Park Master Plan by including many identified feasible mitigation measures in the revised project as described in Chapter III (Project Description). As noted in the alternatives discussion, environmental impacts related to available water supply and proximity to noise-sensitive land uses would be unavoidable, based on implementation of a project that meets identified objectives.

The Environmentally Superior Alternative for the East FRP is the Reduced Project – Alternative B. Implementation of this alternative would not avoid potentially significant adverse noise and water supply impacts; however, these impacts would be further minimized (compared to the proposed project with mitigation) due to the reduction in active recreational use area while meeting the objectives of the proposed project.

The Environmentally Superior Alternative for the West FRP is the Proposed Project, with mitigation. Implementation of this alternative with recommended mitigation measures would

reduce all potentially significant impacts associated with the *Public Access and Management Plan* to less than significant.

MITIGATION MONITORING PROGRAM

Public Resources Code Section 21081.6 requires the lead agency, when making the findings required by Public Resources Code Section 21081(1)(a), to adopt a reporting or monitoring program for the changes to the project which it has adopted, in order to ensure compliance during project implementation. A Mitigation Monitoring Program has been prepared that requires the CCSD to monitor mitigation measures designed to reduce or eliminate significant impacts, as well as those mitigation measures designed to further reduce environmental impacts that are less than significant. The Board of Supervisors adopts the Mitigation Monitoring Program set forth in Chapter VIII of the Final EIR, which includes all of the mitigation measures identified in the Final EIR and adopted and incorporated into the project, and has been designed to ensure compliance during construction of the proposed project.

The Mitigation Monitoring Program designates responsibility and anticipated timing for the implementation of mitigation for conditions within the jurisdiction of the CCSD. Implementation of the Mitigation Measures specified in the Final EIR and the Mitigation Monitoring Program will be accomplished through administrative controls over project planning and implementation. Monitoring and enforcement of these measures will be accomplished through verification in periodic Mitigation Monitoring Reports and periodic inspection by appropriate CCSD personnel. The CCSD reserves the right to make amendments and/or substitutions of mitigation measures if, in the exercise of discretion of the CCSD, it is determined that the amended or substituted mitigation measure will mitigate the identified significant environmental impact to at least the same degree of significance as the original mitigation measure it replaces, or would attain an adopted performance standard for mitigation, and where the amendment or substitution would not result in a new significant impact on the environment which cannot be mitigated.

CEQA GENERAL FINDINGS

- A. The Planning Commission finds that changes or alterations have been incorporated into the project to mitigate or avoid significant impacts to the greatest degree practicable. These changes or alterations include mitigation measures and project modifications outlined herein and set forth in more detail in the Fiscalini Ranch Preserve Final Master EIR.
- B. The Planning Commission finds that the project, as approved, includes an appropriate Mitigation Monitoring Program. This mitigation monitoring program ensures that measures that avoid or lessen the significant project impacts, as required by CEQA and the State CEQA *Guidelines*, will be implemented as described.
- C. The Planning Commission finds that new information added to the EIR is not considered significant as defined by Section 15088.5 of the *CEQA Guidelines*, and does not require recirculation of the EIR for the following reasons:
 1. New information added to the EIR clarifies or amplifies impact discussions based on substantial evidence in the record, including information provided by the public, Cambria Community Services District staff, and Friends of the Fiscalini Ranch Preserve (FFRP). Disclosure of biological observations is included in the Final EIR in order to recognize information provided by FFRP biologists, community volunteers, and docents (refer to Chapter V.D. of the EIR). This new information clarifies or amplifies biological resource impacts identified in the Draft EIR. Due to the nature of the project site, and amount of time that may pass before subsequent projects are implemented, review of the environmental setting (including updated biological surveys) will be required as a part of reconsideration of the Master EIR, and initial study of subsequent projects. Additional mitigation measures have been included in the Final EIR based on further consultation with CCSD staff, FFRP representatives, and review of public comments. These mitigation measures are proposed to either clarify mitigation measures or further reduce identified impacts identified in the Draft EIR. Insignificant modifications and additions to the EIR are provided based on updates to County and CCSD plans and policies, which occurred following public circulation of the Draft EIR, and prior to preparation of the Final EIR.
 2. No new significant environmental impacts would result from the project or from a new mitigation measure proposed to be implemented.
 3. A substantial increase in the severity of an environmental impact would not occur.
 4. The CCSD has adopted the revised project alternative (Revised Community Park Master Plan, 2009) and identified mitigation measures, which would clearly lessen the environmental impacts of the project. The revised project alternative would not result in a new significant environmental impact.
 5. The Draft Master EIR is adequate, presents conclusions based on evidence in the whole of the record, and allowed for meaningful public review and comment.

EXHIBIT C - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes implementation of the Public Access and Management Plan and the proposed Community Park Master Plan for the Fiscalini Ranch Preserve (FRP). The project includes:
 - Improvements and additions to the existing trail system on the West FRP and East FRP (see Table A for list of specific trails);
 - Management and restoration of resources on the FRP;
 - Development of a community park on the East FRP.
 - The community park plan includes one sports field (supporting 4 games), a children's playground, dog park, paths, natural areas, and picnic areas.
 - Each proposed trail will be designed for a specific use or multiple uses, including hiking, biking, equestrian, and American Disabilities Act (ADA) accessibility.
 - Restoration projects throughout the FRP, but primarily on the West FRP, including riparian and wetland habitat restoration, bluff and gully stabilization, eradication of weeds and invasive plants, and maintenance of grassland.
 - Signage throughout the FRP to educate and inform the public regarding sensitive natural resources and restoration projects.
 - This Development Plan is a phased project and must be vested within twelve (12) years from the date of approval as further defined in Condition 112. Time extensions past 12 years shall not be granted.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Services

5. **At the time of application for construction permits**, the applicant shall provide a letter from Cambria Community Services District stating they are willing and able to service the property.

Drainage

6. **At the time of application for any required construction permits**, the applicant shall submit complete drainage plans and erosion and sedimentation control plans for review and approval in accordance with Title 23 of the Land Use Ordinance.

Mitigation Measures

7. AES/mm-4 Upon application for construction permits from the County, and prior to site disturbance, proposed trail and road design plans shall include the following standards and concepts:
 - a. All boardwalks, bridges, retaining structures, edge stops, railing and other visible features shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover.
 - b. All path and access road surfaces, including emergency and maintenance vehicle roads shall match the color of the adjacent native earth. Decomposed granite and polymer surfaces, "all-weather surfaces," American Disabilities Act (ADA) compliant stable surfaces, and compacted imported earth surfaces shall be designed and constructed to match the color of the adjacent soil. This requirement shall also apply to all road-related culverts, rock slope protection, and drainage systems.
 - c. All trail and road design shall minimize grading by following the natural contours of the land as much as possible. Where grading is unavoidable, all slopes shall include slope-rounding to reduce the engineered appearance of the earthwork.
8. AES/mm-5 Upon application for construction permits from the County, and prior to site disturbance, a signage plan shall be prepared, and shall include the following standards and concepts:
 - a. All signs shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent landcover. Exceptions shall be made in keeping with applicable ADA and safety standards.
 - b. All signs shall be the minimum size necessary for their intended purpose, in keeping with applicable ADA and safety standards.
 - c. All signs shall be placed in the least visually obtrusive location possible consistent with their intended purpose, without blocking views of the Pacific Ocean or other scenic resources, and in keeping with applicable ADA and safety standards.
 - d. The proposed signage plan shall be developed by the CCSD and Friends of the Fiscalini Ranch Preserve, and incorporated into the Management Plan prior to submittal to the County.
9. AES/mm-8 Upon application for construction permits from the County, and prior to site disturbance to establish the Highway 1 central staging area, the CCSD or its designee shall provide a comprehensive visual impact assessment to the County of San Luis Obispo Department of Planning and Building for review and approval. This plan shall incorporate the following elements:
 - a. Visual screening from Highway 1, location of any structures to minimize views from Highway 1.

- b. Shielded lighting (if lighting is proposed).
 - c. Appropriate colors and materials consistent with the County of San Luis Obispo Community Plan, County Design Guidelines, and *Public Access and Management Plan*.
10. AES/mm-10 Upon application for construction permits from the County for the community park, the CCSD or its designee shall provide a comprehensive visual impact assessment of proposed buildings and associated structural improvements to the County of San Luis Obispo Department of Planning and Building for review and approval. Proposed structures shall comply with the following performance standards:
 - a. The proposed design shall include elements consistent with the rural character of Cambria.
 - b. Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.
 - c. Roof materials shall be non-reflective.
11. AES/mm-11 Upon application for construction permits from the County for the community park, the CCSD or its designee shall provide a security lighting plan showing shielded fixtures and the use of motion sensors. Exterior lighting shall be limited to security lighting on the community center restrooms, bridge, playground, and parking area. All exterior lighting shall be shielded and directed to the ground. All exterior lighting shall not be directed towards the sky, a structure wall, or towards the property boundary.
12. AES/mm-12 Upon application for construction permits from the County to relocate the CCSD water works or County storage yard, the CCSD or its designee shall submit design plans including, but not limited to, the following elements:
 - a. The proposed design shall include elements consistent with the rural character of Cambria.
 - b. Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.
 - c. Landscape screening, consisting of native (native to the FRP), drought-tolerant plant and shrub species, shall provide a minimum of 50 percent screening from the park area.
 - d. Stored and stockpiled materials shall be shielded from view by solid fencing and/or native vegetation, or the proposed structures.
13. AES/mm-13 Upon application for construction permits from the County to relocate the CCSD water facility or County storage yard, the CCSD or its designee shall provide a comprehensive Visual Impact Assessment to the County of San Luis Obispo Department of Planning and Building for review and approval.
14. AG/mm-1 Upon application for 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.
15. AQ/mm-1 Upon application for construction permits and prior to site disturbance, a Dust Control Plan shall be prepared and submitted to the APCD for approval prior to commencement of construction activities. The Dust Control Plan shall:
 - a. Use APCD approved BMPs and dust mitigation measures;

- b. Provide provisions for monitoring dust and construction debris during construction;
 - c. Designate a person or persons to monitor the dust control program and to order increased watering or other measures as necessary to prevent transport of dust off-site. Duties should include holiday and weekend periods when work may not be in progress;
 - d. Provide the name and telephone number of such persons to the APCD prior to construction commencement.
 - e. Identify compliant handling procedures.
 - f. Fill out a daily dust observation log.

16. 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:
 - a. Reduce the amount of the disturbed area where possible.
 - b. Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible.
 - c. All dirt stockpile areas shall be sprayed daily as needed.
 - d. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed (native to the FRP) and watered until vegetation is established.
 - e. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
 - f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible after initial site grading. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - g. Vehicle speed for all construction vehicles shall be posted to not exceed 15 mph on any unpaved surface at the construction site.
 - h. All trucks hauling dirt, sand, or other loose materials are to be covered or shall maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC § 23114.
 - i. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
 - j. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used when feasible.
 - k. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities.

17. AQ/mm-5 Upon application for construction permits and prior to site disturbance, the applicant shall submit grading plans and a construction schedule demonstrating that soil material would not be moved at a rate more than 53,500 cubic yards (cy) in a quarter or 2,000 cy in a day. If material would be moved at this rate (or greater), the applicant shall implement the following standard APCD mitigation measures for the project's construction equipment:

- a. Maintain all construction equipment in proper tune according to manufacturer's specifications.
 - b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, grader, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with Air Resources Board (ARB) certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
 - c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.
 - d. All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit.
 - e. Electrify equipment where feasible.
 - f. Substitute gasoline-powered for diesel-powered equipment where feasible.
 - g. Use alternatively fueled construction equipment onsite where feasible, such as compressed natural gas (CNG) liquefied natural gas (LNG), propane, or biodiesel.
 - h. Best Available Control Technology (BACT - implementation of DOCs or CDPFs) for construction equipment shall be required and the applicant shall provide the grading amounts and schedule to the APCD Planning Division as soon as they are available so that the appropriate level of BACT can be defined.
 - i. At least 3 months prior to construction, the construction company awarded the contract shall contact the APCD Planning Division (805-781-5912) to coordinate the implementation of this mitigation measure. This company will also provide the APCD with proof that the Standard (a-h above) and BACT mitigation measures have been implemented prior to the start of construction activity. These measures shall be shown on all grading and construction plans prior to issuance of construction permits.
18. AQ/mm-6 Upon application for construction permits and prior to site disturbance, the applicants shall:
- a. Conduct a geologic analysis to ensure the presence/absence of serpentine rock onsite. The geologic analysis shall identify if naturally occurring asbestos is contained within the serpentine rock onsite; and,
 - b. If naturally occurring asbestos is found at the project site, the applicant must comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM). In addition, the applicants shall work with the APCD to prepare an APCD-approved Asbestos Health and Safety Program and an Asbestos Dust Control Plan prior to development plan approval. The Asbestos Health and Safety Program and Asbestos Dust Control Plan may include, but is not limited to, the following:
 1. Equipment operator safety requirements: protective clothing, breathing apparatuses to prevent inhalation of airborne asbestos fibers,
 2. Dust mitigation measures: continually water site to prevent airborne dust migration, cover all vehicle that haul materials from the site

3. Identification of APCD-approved disposal areas for all excavated materials.
 4. If naturally-occurring asbestos is not present, an exemption request must be filed with the APCD.
19. BIO/mm-1 Upon application for construction permits from the County, for 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; (4) U.S. Fish and Wildlife Service consultation; and (5) NOAA Fisheries consultation,.
20. 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.
21. BIO/mm-4 Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.
22. BIO/mm-10 Prior to application for 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.
23. BIO/mm-13 Prior to application for 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).
24. CULT/mm-1 Upon preparation of grading and construction plans for the Ridge Trail, Forest Loop Trail, Meander Trail, Creek to Forest Trail, Santa Rosa Creek Trail (west),

and Creek to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an "Environmentally Sensitive Area" (ESA), and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA or ESA buffer.

- a. If due to other significant environmental constraints, any known archaeological sites (ESAs) cannot feasibly be avoided, the CCSD or its designee shall retain a County-approved, qualified subsurface archaeologist to conduct a Phase II subsurface survey. The Phase II subsurface survey shall provide recommendations, if necessary, for further study, which may include a Phase III data recovery program. The CCSD or its designee shall implement the recommendations proposed in the Phase II subsurface survey report.
25. CULT/mm-2 Prior to application for construction permits from the County of San Luis Obispo (or prior to approval of final plans by the CCSD) for trail construction on the FRP, the CCSD or its designee shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the County Environmental Coordinator. If a County permit is not required, the plan shall be approved by the CCSD. The monitoring plan shall be integrated with other required site specific monitoring plans and the SWPPP (BIO/mm-1, BIO/mm-2, and BIO/mm-3) and shall include at a minimum with regard to cultural resources:
- a. List of qualified cultural resources personnel involved in the monitoring activities;
 - b. Description of how the cultural resources monitoring shall occur;
 - c. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
 - d. Description of what resources are expected to be encountered;
 - e. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
 - f. Description of procedures for halting work on the site and notification procedures;
 - g. Description of monitoring reporting procedures.
26. 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.
27. GEO/mm-2 Upon application for construction permits from the County of San Luis Obispo, prior to site disturbance, and during management of the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:
- a. Implement soil stabilization and erosion prevention measures identified in the *Public Access and Management Plan* (RRM, 2003) for the 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).
- e. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.
28. GEO/mm-3 Upon application for construction permits to the County of San Luis Obispo, prior to site disturbance, and during management of the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:
- a. Implement soil stabilization and erosion prevention measures identified in the *Public Access and Management Plan* (RRM, 2003).
- b. If proposed, final design plans for the Creek to Ridge Trail shall demonstrate that the trail alignment is located over less steep areas, and shall include the use of water bars where needed.
29. GEO/mm-4 Upon application for construction permits from the County of San Luis Obispo, and prior to site disturbance, for development of the Terrace to Ridge Trail and maintenance of the Creek to Ridge Trail, the CCSD or its designee shall implement appropriate 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.
30. GEO/mm-5 Upon application for construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall prepare trail plans showing the use of boardwalks or engineered base along the trails where severely cracked soils are present. Any asphalt concrete pavement (if proposed) shall be designed with sufficient base material and depth to prevent effects of expansive soils. If construction of boardwalks or engineered base is not feasible, the CCSD or its designee shall prepare and implement a site specific maintenance plan to ensure safe trail surfaces. The plan shall identify the person(s) responsible and schedule for maintenance, and proposed activities for trail improvements.
31. GEO/mm-8 Upon application for construction permits for the Santa Rosa Creek Trail, and prior to site disturbance, the CCSD or its designee shall implement the following measures:
- a. Runoff from Highway 1 shall be conveyed away from the Santa Rosa Creek Trail by tightlining a drain pipe to the base of the stream bank.
- b. For the portion of the trail crossing located under Highway 1, the trail design shall provide adequate head clearance for hikers, and a stable crossing over the rip-rap, pursuant to regulatory and responsible agency requirements, including but not limited to the California Department of Transportation and California Department of Fish and Game.
32. GEO/mm-9 Upon application for 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.

33. GEO/mm-10 Upon application for 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.
34. GEO/mm-11 Upon application for 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.
35. GEO/mm-12 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.
36. HM/mm-1 Prior to application for 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.
37. HM/mm-4 Upon application for a construction permit to develop the community park sports fields, the CCSD shall prepare an Integrated Pest Management (IPM) plan to reduce the need for fertilizers, herbicides, and other chemicals. IPM guidelines are provided by the State Green California Best Practices Manual (www.green.ca.gov). The plan shall include, but not be limited to, the following elements:
 - a. Cultural control, including the selection of disease-resistant plant varieties; proper irrigation, fertilization, and pruning; and planting at the right time of year.
 - b. Physical control, including changing physical conditions (i.e., temperature, light, or humidity) to prevent pest problems, such as using landscape fabric to shade out weeds and pruning dense plants to allow better air circulation and thus prevent disease.
 - c. Mechanical control, including managing pests through manual labor or simple objects, devices, or equipment such as using handheld propane flaming units that cook weeds, installing mowing strips and underlayments, and fastening copper bands around tree trunks or planters to exclude snails and slugs.
 - d. Biological control, including the use of beneficial organisms to reduce pest populations. Beneficial organisms include parasitic insects, and predaceous insects, mites, and spiders; bats; birds; amphibians and reptiles.

- e. Reduced-risk pesticides don't endanger living organisms or the environment. Ideally, they break down easily, have narrow specificity, do not kill natural enemies, and do not volatilize around people. Examples of reduced-risk pesticides used for landscaping include the microbial insecticide, *Bacillus thuringiensis*, herbicides and insecticides that contain mint or clove oil, potassium bicarbonate for plant mildews, horticultural oil for sucking insects, and if absolutely necessary, spot-sprayed conventional herbicides.
38. HYD/mm-2 Upon application for 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.
 39. HYD/mm-3 Upon application for 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.
 40. N/mm-2 Upon application for construction permits from the County of San Luis Obispo, the CCSD or project developer shall submit a Noise Reduction Plan prepared by a qualified acoustical consultant for review and approval by the County Planning Department. The Noise Reduction Plan shall include but is not limited to the following standards:
 - a. Limit all phases of construction to the hours of 7:00 AM to 9:00 PM Monday through Friday as required by County ordinance;
 - b. Regular notification of all existing and future residences within 1,000 feet of the site boundary concerning the construction schedule;
 - c. Shield especially loud pieces of stationary construction equipment;
 - d. Locate portable generators, air compressors, etc. away from sensitive noise receptors;
 - e. Limit grouping major pieces of equipment operating in one area to the greatest extent feasible;
 - f. Place heavily trafficked areas such as the maintenance yard, equipment, tools, and other construction oriented operations in locations that would be the least disruptive to surrounding sensitive noise receptors;
 - g. Use newer equipment that is quieter and ensure that all equipment items have the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine vibration isolators intact and operational. Internal combustion engines used for any purpose on or related to the job shall be equipped with a muffler or baffle of a type recommended by the manufacturer;
 - h. Conduct worker-training meetings to educate and encourage noise awareness and sensitivity. This training should focus on worker conduct while in the vicinity of sensitive receptors (i.e., minimizing and locating the use of circular saws in areas adjacent to sensitive receptors and being mindful of shouting and the loud use of attention drawing language); and,
 - i. Notify surrounding residences in advance of the construction schedule when unavoidable construction noise and upcoming construction activities likely to produce an adverse noise environment are expected. Noticing shall provide phone number of the project manager, construction foreman, and any other pertinent project team members. This notice shall be given one week in advance, and at a minimum of one

day in advance if anticipated activities have changed (i.e., notice in local publication, temporary signage postings, etc.). Project representative shall verbally notify all surrounding residential owners if one day advance notice is given.

41. N/mm-3 Upon application for a construction permits from the County of San Luis Obispo, the CCSD shall incorporate the following operational standards into the *Community Park Master Plan*:
 - a. All loudspeakers and or amplification of sound shall be prohibited.
 - b. The volume of any 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.
 - c. The CCSD shall avoid the use of gas-powered turf mowers, and shall encourage the use of electric mowers for turf maintenance.
42. PSU/mm-1 Upon application for 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. Signage shall be developed in accordance with the FRP signage plan, and in consultation with the Fire Chief.
43. PSU/mm-5 Upon application for 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.
44. PSU/mm-7 Upon application for construction permits from the County for the Community Park on the East FRP, the CCSD or its designee shall submit a lighting plan showing the use of security lighting. Parking areas throughout the FRP shall be designed consistent with the County Sheriff's Department publication "Crime Prevention through Environmental Design" (CPTED) where applicable.
45. TC/mm-1 Upon application for 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.
46. TC/mm-4 Upon application for construction permits 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, and shall be reviewed for concurrence by the Friends of the Fiscalini Ranch Preserve as part of the FRP signage plan.
47. TC/mm-5 Upon application for 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.

48. TC/mm-8 Upon application for construction permits from the County, the CCSD shall contribute to the North Coast Road Improvement Fund.
49. WS/mm-1 Upon application for construction permits from the County for development of sports fields, construction of restrooms, and installation of landscaping, and prior to site disturbance, the CCSD or project developer shall prepare plans showing the use of indoor and outdoor water conservation strategies and techniques to help offset the proposed anticipated water demand. These measures include but are not limited to:
 - a. Landscape plans shall show the extent of permeable and impervious landscape materials, the use of low-water use plant materials selected from an approved County plant list, and a landscape irrigation plan indicating the method for achieving low volume, high efficiency irrigation (i.e., drip irrigation systems with automatic controllers and auto rain shut-off devices).
 - b. If natural turf is proposed, the CCSD shall submit plans showing the use of an evaporative control system (or similar method) for irrigation.
 - c. Incorporate use of pit toilets or composting toilets in restrooms, portable restrooms, or closure of restrooms during drought periods.
 - d. Incorporate the use of hand sanitizers to avoid the use of water for restroom sinks.
50. 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.
51. WS/mm-4 Prior to CCSD Board approval of construction plans for implementation of the *Community Park Master Plan*, if onsite wells are proposed for the water source, the CCSD shall develop plans for a new well from riparian water sources on the East FRP. Proposed plans shall be reviewed and approved by the Friends of the Fiscalini Ranch Preserve and State Coastal Conservancy, and the *Management Plan* shall be amended prior to well development. The well shall be designed to avoid stream flow impacts, and plans shall include a sanitary seal to a clay bed below the elevation of the creek bed, at least 20 feet in depth and a minimum of 150 feet from the creek bank. The well shall be pump tested during extended drought conditions (e.g., 75 percent or less of average rainfall for a minimum period of two years) to document whether there would be any potential effects to stream flow from during operation of the well. Use of on-site wells shall be prohibited if tests demonstrate any affect on stream-flow.
52. WS/mm-5 Upon application for 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.

Conditions to be completed prior to issuance of a construction permit

Fees

53. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Drainage

54. **Prior to issuance of any required construction permits**, the applicant shall provide evidence satisfactory to the Department of Planning and Building that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

Mitigation Measures

55. 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).
56. BIO/mm-14 Prior to initiation of construction activities, including trail improvements requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified biologist to conduct a pre-activity survey for active nests, dens, or burrows. The survey shall be conducted within 30 days prior to proposed site disturbance and construction activities. Results of the survey shall immediately be submitted to the CDFG as necessary. The survey report shall include the date of the survey, methods of inspection, and findings. Disturbance of any active nest, den, or burrow shall be prohibited.
- a. If active burrows of Monterey dusky-footed woodrats are found within proposed development areas during the survey, the biologist shall establish an appropriate buffer area to protect the nest(s). No site disturbance shall occur within the buffer area until a Memorandum of Understanding (MOU) is obtained from CDFG. An alternative to buffer area is to disassemble nests by hand outside of the nesting season (February through September) and allow the woodrats to leave the site.
 - b. If the pre-construction survey finds potential American badger dens, they shall be inspected to determine whether they are occupied. The survey shall cover the entire property, and shall examine both old and new dens. If potential badger dens are too long to completely inspect from the entrance, a fiber optic scope shall be used to examine the den to the end. If a fiber optic scope is not available, occupation of the den can be determined by partially obscuring the den entrance with sticks and leaves to indicate animal passage into and out of the den and dusting the den entrance with a fine layer of dust or tracking material for three consecutive nights and examining the following mornings for footprints. Inactive dens may be excavated by hand with a shovel to prevent re-use

of dens during construction. If badgers are found in dens on the property between February and July, nursing young may be present. To avoid disturbance and the possibility of direct take of adults and nursing young, and to prevent badgers from becoming trapped in burrows during construction activity, no grading shall occur within 100 feet of active badger dens between February and July. If badger dens are found on the property during the pre-construction survey, the CDFG wildlife biologist for the area shall be contacted to review current allowable management practices.

57. BIO/mm-16 At least two weeks prior to start of trail or bridge construction within or adjacent to Santa Rosa Creek (within 100 feet), the CCSD shall retain a qualified biologist to conduct pre-construction surveys within the construction areas to determine the presence of special-status aquatic species. In the event that special-status species are observed within the project site, the appropriate agencies shall be contacted for further consultation. If any life stage of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle is found and these individuals are likely to be killed or injured by work activities, the approved biologist(s) shall be allowed sufficient time to move them from the site before work activities begin. The biologist(s) shall relocate any steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle the shortest distance possible to a location that contains suitable habitat that will not be affected by the activities associated with the proposed project. The biologist(s) shall maintain detailed records of any individuals that are moved (i.e., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining whether translocated animals are returning to the point of capture. Only United States Fish and Wildlife Service, National Marine Fisheries Service, and California Department of 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.
58. BIO/mm-17 Prior to construction, an approved biologist(s) shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of steelhead, California red-legged frog, tidewater goby, and Southwestern pond turtle and their habitat; the specific measures that are being implemented to conserve the species for the current project; and the boundaries within which the project may be accomplished. Members of the construction crews shall understand all terms, constraints, and special conditions provided by, but not limited to, United States Fish and Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers, California Department of Fish and Game, California Coastal Commission, and Regional Water Quality Control Board. Upon completion of this review and understanding, each construction crew member shall sign a worker training form. This form shall be provided with the completion report upon completion of project construction.
59. BIO/mm-23 Prior to any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and approved by National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game, and the streambed within the work area shall be dewatered. The form and function of the diversion and all pumps included in the dewatering strategy shall be designed to ensure a dry work environment and minimize impacts to aquatic species. The stream diversion and dewatering effort shall be conducted under the direct and continuous supervision of a qualified biologist to ensure the proper form and function of the diversion.

60. BIO/mm-25 Prior to construction, if construction activities, use of heavy equipment, or tree pruning or removal are scheduled to occur during the typical bird nesting season (February 15 to September 1) a qualified biologist shall be retained to conduct a preconstruction survey (approximately one week prior to construction) to determine presence/absence for tree-nesting birds within riparian corridors and woodland areas, and ground-nesting birds within annual grasslands onsite. If no nesting activities are detected within the proposed work area, noise-producing construction activities or tree removals may proceed. If nesting activity is confirmed during preconstruction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 500 feet of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys will be passed immediately to the California Department of Fish and Game, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal shall be monitored for nesting birds and documented by the biological monitor regardless of time of year.

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

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

62. CULT/mm-3 Prior to site disturbance, the applicant shall retain a qualified archaeologist (approved by the CCSD and County Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

63. 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.

Conditions to be completed during project construction

64. AES/mm-6 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.
65. AES/mm-9 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.
66. AQ/mm-2 Prior to site disturbance, the applicant shall:
 - a. Obtain a compliance review with the APCD prior to the initiation of any construction activities;
 - b. Provide a list of all heavy-duty construction equipment operating at the site to the APCD. The list shall include the make, model, engine size, and year of each piece of equipment. This compliance review will identify all equipment and operations requiring permits and will assist in the identification of suitable equipment for the catalyzed diesel particulate filter; and,
 - c. Apply for an Authority to Construct from the APCD.
67. 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.
68. 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).
69. 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.
70. BIO/mm-7 Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
71. BIO/mm-8 Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat for each square

foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of exotic species removal, revegetation with suitable native species (native to the FRP), 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.

72. BIO/mm-9 Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation 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.
73. BIO/mm-11 If disturbance of special-status plants or native habitats located on site cannot be completely avoided through design modification, impacts shall be quantified by number of individuals and by area disturbed, and a Rare Plant Mitigation Plan shall be prepared by a qualified biologist that specifically addresses impacts to and appropriate mitigation and conservation measures for those impacts. The Plan shall identify areas on the project site suitable for sensitive species habitat restoration and revegetation, and shall include planting methods, maintenance and monitoring requirements, and success criteria. Depending on the species at issue, measures may include preservation of areas containing significant populations, potential transplanting of individual plants, and plant propagation and revegetation within appropriate on-site habitats. Removal or pruning of Monterey pine trees required for hazard reduction or fire safety purposes shall not require mitigation under this measure, but pruning shall follow accepted procedures to avoid harm to the tree.
74. 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.
75. BIO/mm-15 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).
76. BIO/mm-18 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.

77. BIO/mm-19 The number of access routes, size of staging areas, and the total area of activity shall be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas shall be established to confine access routes and construction areas to the minimum area necessary to complete construction and minimize the impact to steelhead, California red-legged frog, and Southwestern pond turtle habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.
78. BIO/mm-20 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.
79. BIO/mm-21 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.
80. BIO/mm-22 Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation native to the area. Locally collected plant materials shall be used to the extent practicable. Invasive non-native plants within disturbed areas shall be controlled to the maximum extent practicable.
81. BIO/mm-24 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.
82. CULT/mm-9 In the event archaeological or historical resources are unearthed or discovered during any construction activities, the following shall apply:
 - a. Construction activities shall cease, and the CCSD or its designee, the County Environmental Coordinator, and County Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist or historian (as applicable), and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the CCSD,

County Environmental Coordinator, and County Planning Department so proper disposition may be accomplished.

c. Implement CULT/mm-1 through CULT/mm-8 as applicable.

83. GEO/mm-7 Prior to site disturbance and during trail and resource management within the Fiscalini Ranch Preserve (FRP), the CCSD or its designee shall implement the following measures:
- a. Implement Santa Rosa Creek bank stabilization measures identified in the *Public Access and Management Plan* (RRM, 2003).
 - b. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.
84. 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.
85. 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).

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

86. AES/mm-7 Upon implementation of the *Public Access and Management Plan*, short-term actions of phased improvements shall include the following concept:
- Install and maintain visual screen planting where feasible at areas identified in the *Management Plan* and subsequent visual assessments as areas likely to require screening in the future.
87. BIO/mm-27 For the life of the project, no vehicular parking shall be allowed on the Fiscalini Ranch Preserve, with the exception of: existing American Disabilities Act (ADA) parking located at the northern terminus of the Marine Terrace Trail / Bluff Trail; the existing turn-out at the Highway 1 staging area; parking included in the approved Community Park Master Plan on the East Fiscalini Ranch Preserve; and, maintenance and emergency vehicles and equipment.
88. 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.
89. CULT/mm-6 Upon implementation of proposed trail and amenity improvements, the CCSD or its designee shall implement a sign program for the protection of environmental resources. Signage shall include the following, or similar, language: "Please stay on designated trails. Disturbance of sensitive biological habitats and collection of artifacts such as arrowheads, old bottles, and other materials is extremely damaging". At a minimum, signage shall be placed at trailheads.

90. 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.
91. GEO/mm-1 Any additional improvements or additions to the Bluff Trail shall be set back from the bluff top a minimum of 25 feet based on site investigations, Coastal Commission and San Luis Obispo County Department of Planning and Building requirements and guidelines, and to the extent feasible considering protection of wetland resources.
92. GEO/mm-6 The CCSD shall create a plan for evacuation based on the NWS warning guidance and the San Luis Obispo County *Tsunami Emergency Response Plan*. In the event of an anticipated tsunami, the CCSD or ranch manager shall post NWS warnings at each trailhead.
93. HM/mm-2 To reduce the potential for wildland fire, the CCSD shall implement the Fire Management and Prevention strategies included in the Management Plan, including, but not limited to:
 - a. Creating a defensible zone of 50-300 feet adjacent to the Lodge Hill neighborhood;
 - b. Prohibiting smoking and fires of any kind within the FRP;
 - c. Clearing dead standing trees, dense underbrush and tree limbs up to six feet above ground;
 - d. Posting red flags at staging areas to warn visitors to be careful extra vigilant periods of high fire hazards; and,
 - e. Coordinating all ranch maintenance activities with the CFD.
94. 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.
95. PSU/mm-2 Trails proposed for emergency access, including the Marine Terrace Trail and Santa Rosa Creek (West) Trail shall be maintained to ensure function and emergency access throughout the FRP.
96. PSU/mm-3 The Cambria CSD Fire Department shall use existing vehicles and trucks capable of carrying rescue personnel and their equipment as well as individual victims, throughout the FRP.
97. 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.
98. 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*.
99. 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.

100. 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.
101. TC/mm-2 The CCSD or FRP Manager shall continue to coordinate with the Cambria Trolley service to determine appropriate days of service and trolley stop locations on and in the immediate vicinity of the West FRP.
102. 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.
103. TC/mm-6 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.
104. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection / establishment of the use. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
105. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
106. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

Roads

107. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
108. **On-going condition of approval (valid for the life of the project)**, the CCSD shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, parking lots and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by another public agency.
109. **On-going condition of approval (valid for the life of the project)**, Individual traffic impacting improvements (not limited to but including: parking lots, parking spaces, pedestrian amenities alongside roadways), shall require a Traffic Engineer's Report to establish necessary mitigations unless waived by the County Public Works Director.

Fees

110. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the

Department of Public Works the appropriate North Coast Road Improvement Fees for each future building permitted in the amount prevailing at the time of payment.

Drainage

111. **On-going condition of approval (valid for the life of the project)**, the project's various developments shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Equestrian usage

112. A. Equestrians are limited by the Management Plan to using the following trails: Marine Terrace (2), Ridge (3), Creek to Forest (7), West Santa Rosa Creek (8), and Creek to Ridge (9) Trails. The number of equestrians using the Fiscalini Ranch Preserve cannot exceed 6 per day not to exceed 12 per week. Equestrians shall not ride in the creek or within riparian areas. There shall be no off trail riding or crossing beneath Highway 1. All trails shall include signage to notify users of these restrictions.
- B. The applicant shall submit for Planning Department approval a revised trail plan consistent with the changes as shown on exhibit D presented at the Planning Commission hearing.
- C. County approved barriers shall be installed on either side of Santa Rosa creek to prevent equestrian use in the creek.

General

113. Annual monitoring reports shall be submitted to the County Planning Department consistent with the mitigation measures.
114. CCSD will provide adequate timely notification to the County and the public before projects commence by including them on the CCSD Board of Directors agenda.
115. This land use permit is a phased project as described in condition 1. The land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed within the time period outlined in Condition 1. In this case, this land use permit is considered to be vested once one of the projects (not listed as "complete") from Table A is implemented and constructed.
116. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.