

DEED OF CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT DEED dated April 24, 2003 for reference purposes (hereinafter referred to as this "Easement") is made by and between Cambria Community Service District (or "Grantor") with an address of P. O. Box 65 Cambria, CA 93428 and North Coast Small Wilderness Area Preservation ("NCSWAP" or "Grantee"), a California nonprofit public benefit corporation with an address of P. O. Box 1664, Cambria, CA 93428. Grantor and Grantee may be collectively referred to as the "Parties" herein below.

WITNESSETH:

A. WHEREAS, Grantor is the sole owner in fee simple of certain real property commonly referred to as East West Ranch, containing approximately 420 acres in San Luis Obispo County, California, more particularly described in Exhibit A attached hereto and incorporated by this reference (the "Property"); and

B. WHEREAS, Grantor acquired the Property, in part with a grant from the State Coastal Conservancy ("SCC"), an agency of the State of California, and as a condition of use of said grant, Grantor recorded against the Property an instrument entitled "Declaration of Covenants, Conditions, and Restrictions" ("CC&Rs") dated for reference purposes May 2, 2001, which instrument was recorded in the Official Records of San Luis Obispo County on May 8, 2001, as Instrument No. 2001-031712. The SCC CC&Rs contain provisions, which, among other things, allow public access and restrict the use and development of the Property. For purposes of clarifying and reaffirming the purposes and restrictions contained in Instrument No. 2001-031712, Grantor recorded against the property a second Declaration of CC&Rs, dated for reference purposes July 2, 2001, which instrument was recorded in the Official Records of San Luis Obispo County on July 3, 2001 as Instrument No. 2001-048679. Grantor acquired property also with certain funds allocated from the State of California, acting by and through the California Department of Transportation (Caltrans) as provided in Section 133 (d)(2) of the U.S. Code Annotated Title 23 for the public purposes of resource enhancement and public access and for purposes of transportation enhancement activities ("Permitted TEA Activities") within a "Viewshed Corridor." A Declaration of CC&Rs dated November 16, 2000, for reference purposes, was made by Cambria Community Services District in San Luis Obispo County, which instrument was recorded in the Official Records of San Luis Obispo County on November 16, 2000, as Instrument No. 2000-067846; and

C. WHEREAS, on November 6, 2000, Grantor entered into a Memorandum of Understanding with the SCC and the American Land Conservancy ("ALC"), a non-profit benefit corporation for purposes of providing interim public access and resource management until the time of development and adoption of the Resource Management Plan and companion conservation easement. Grantor recorded said MOU in the official records of the County of San Luis Obispo on November 16, 2000 as Instrument No. 2000-067847; and

D. WHEREAS, Grantor intends to protect the natural resource values of the Property, and

E. WHEREAS, the Property possesses unique and valuable qualities (“the Conservation Values”) of great importance to Grantor, the people of the community of Cambria, the people of San Luis Obispo County, and the people of the State of California. These Conservation Values include, but are not limited to, the scenic beauty of the Property and its undeveloped open space, which is important to the spiritual sustenance, well being, and fullest human experience of people young and old, both in the present and future generations; and

F. WHEREAS, the Property possesses certain natural features (“the Natural Resource Values”) including coastal riparian areas, oak and pine woodlands, wetlands, and critical habitat for several Federally and State listed threatened or endangered species, and Federally listed species of concern. These natural resource values have been recognized by the State of California, which coastline has been recognized by the enactment of the Federal Coastal Zone Management Act of 1972 and the California Coastal Act of 1976, and the certification of the San Luis Obispo County Local Coastal Program in 1987 by the California Coastal Commission; and

G. WHEREAS, both Grantor and Grantee desire to protect the Property’s Conservation Values and Natural Resource Values for the public benefit; and

H. WHEREAS, Grantor intends that the Conservation and Natural Resource Values of Property be preserved and maintained by limiting the use of Property for the enjoyment of its open space values to passive recreation uses that include sight seeing, walking, biking, and similar activities, with the exception of the Community Park Area more particularly described in Exhibit B and the Cell Tower Area more particularly described in Exhibit C; and

I. WHEREAS, Grantor further intends, as owners of the Property, to convey to Grantee the right to preserve and protect the Conservation and Natural Resource Values of Property in perpetuity; and

J. WHEREAS, Grantee is a local chapter of a publicly supported, tax-exempt non-profit organization, qualified under Section 501(c)(3) and 170(h) of the Internal Revenue Code, which primary purpose is the preservation, protection, or enhancement of land in its natural, scenic, forested, and/or open space condition; and

K. WHEREAS, Grantee agrees by accepting this Easement to honor the intentions of Grantor stated herein and to preserve and protect in perpetuity the Conservation and Natural Resource Values of Property for the benefit of this generation and the generations to come;

NOW, THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of California and in particular Sections 815 and 816 of the Civil Code – Conservation Easements, Grantor hereby voluntarily grants and conveys to the Grantee a Conservation Easement in gross in perpetuity over Property described in Exhibit A and referred to hereinafter as Property.

1. Purpose.

- a. It is the purpose of this Easement to assure that the Conservation and Natural Resource Values of the Property be preserved and/or restored and to prevent any use of and activity on the Property that will impair or interfere with these Resource Values or which otherwise is inconsistent with the terms and conditions of this Easement.
- b. While the preservation and restoration of the Resource Values of the Property is the overriding purpose of this Easement, Grantor and Grantee acknowledge that future levels of public use of the Property may increase over historic levels. It is the purpose of this Easement to accommodate public access to the extent and in the manner set forth in Exhibit D, Public Access and Natural Resources Management Plan ("the Management Plan"), adopted by Grantor on April 24, 2003, and as it may be amended from time to time pursuant to the provisions contained in Paragraph 4.1 below, consistent with the preservation and/or restoration of the other resource values.

2. Baseline Inventory.

The current location, characteristics and status of the natural and scenic features of the property have been recorded in a document ("Baseline Inventory") dated April 2003 on file at the offices of Grantor, Grantee and SCC and incorporated herein by reference. This Baseline Inventory shall serve as the primary reference document for the purpose of monitoring compliance with the terms of this Easement. The Baseline Inventory consists of photographs, and other documentation that the parties agree provide, collectively, an accurate representation of Property at the time of this Easement and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this Easement; and

Other site elements and natural resources of the Property are documented in a report dated March 2002, on file at the offices of Grantor, Grantee and SCC ("the Resource Inventory and Constraints Analysis"), which provides an extensive technical analysis of the biological and physical conditions on the property and may be used to supplement the information contained in the Baseline Inventory for the purpose of monitoring compliance with the terms of this Easement.

3. Rights of Grantee.

To accomplish the purpose of this Easement, the following rights are conveyed to Grantee by this Easement, pursuant to the provisions of Paragraph 7 below:

- a. To monitor the preservation and protection of the Resource Values of the Property.
- b. To preserve and protect the conservation values of Property.
- c. To enter upon the Property in order to monitor Grantor's and Grantor's successors' and assignees' compliance with and otherwise enforce the terms of this Easement.
- d. To prevent any activity on or use of the Property that is inconsistent with the purpose of this Easement and the Management Plan, and to require the restoration of such areas or features of Property that may be damaged by any inconsistent activity or use, pursuant to Paragraph 7.

3.1 Notice and Grantee Concurrence.

Prior to undertaking certain permitted activities specified below, ("Concurrence Activities"), Grantor shall provide notice and obtain concurrence from Grantee as provided in this paragraph.

- a. Notice of Intention to Undertake Concurrence Activities: The purpose of requiring Grantor to notify Grantee prior to undertaking certain Concurrence Activities is to afford Grantee adequate opportunity to determine whether the proposed activities in question are consistent or inconsistent with the Purpose of this Easement and the Management Plan. Whenever notice is required, Grantor shall notify Grantee in writing not less than forty-five (45) days prior to the date Grantor intends to undertake the proposed activity in question. The written notice shall be delivered by certified letter to ensure established notice of delivery. The notice shall describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit Grantee to make an informed judgment as to its consistency with this Easement.
- b. Grantee's Concurrence: Where Grantee's concurrence is required, Grantee shall provide or deny its concurrence in writing within forty-five (45) days of receipt of Grantor's written request therefore; Grantee's failure to respond within the forty-five (45) day review period shall be deemed to be Grantee's concurrence that the activity in question is

consistent with the terms of the Easement. Grantee's concurrence may be denied only upon a reasonable determination by Grantee that the action as proposed would be inconsistent with this Easement. Should Grantee deny concurrence, Grantee shall, within sixty (60) days of Grantee's denial, initiate the dispute resolution process provided for in Paragraph 7, otherwise Grantor shall be entitled to proceed with the proposed activity in question. In situations where a proposed activity has been specifically described, including nature, scope, location, and design in the Management Plan and has been previously reviewed and has received concurrence pursuant to this paragraph, Grantor shall provide notice of proposed commencement of the specific activity pursuant to Paragraph 3.1(a) above, but shall not be required to again obtain Grantee's concurrence before proceeding with the specific activity.

c. Concurrence Activities: Activities for which prior concurrence is required include the following:

- i) Determination of the precise location of the Community Park to be located on portions of East Ranch parcels 15, 17 and 18. Such Park shall not exceed 30 acres in total size.
- ii) Any activity for which a permit or approval from a third party regulatory agency is required.
- iii) Creation of new or additional trails or similar improvements not previously identified in the Management Plan or other prior agreement.
- iv) Permanent closure or abandonment of an established trail.
- v) Projects requiring the importation or removal of more than 50 yards of material for any single purpose, except trail surface maintenance projects.
- vi) Development of areas to provide seating or to otherwise facilitate gathering of more than 25 persons.
- vii) Fire prevention projects as described in Exhibit G.
- viii) Any activity that requires Mitigation in the initial study and mitigated Negative Declaration (Exhibit H).
- ix) Except as noted above, any activity, project or program included in the approved management plan will not require prior notification and concurrence.

3.2 Assignment of Grantee's Interest. Grantee shall assign this Easement only to another "qualified organization" within the meaning of Section 170(h) of the Internal Revenue Code of 1954, as amended, or any successor provision, and which is authorized to acquire and hold conservation easements under California law. Any such assignment shall be subject to the prior review and approval of Grantor and SCC, provided that such approval shall not be unreasonably delayed or withheld.

4. Rights of Grantor. Grantor reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from its ownership of Property, including the right to engage in or permit or invite others to engage in all uses of Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Easement and the Management Plan.

4.1 Future Planning Efforts. Grantor has prepared a Management Plan for the Property, adopted by Grantee on April 24, 2003 and incorporated herein as Exhibit D. The Management Plan identifies all improvements on the land and management practices that will ensure the Conservation and Natural Resource Values are preserved and/or restored. Grantor, or its successor or assignee, shall be permitted to amend the Management Plan provided that these amendments are consistent with the provisions of this Easement. Prior to formal adoption of any amendments to the Management Plan, Grantor shall hold public meetings in the community of Cambria and obtain the concurrence of Grantee, pursuant to Paragraph 3.1(b) above, and SCC.

5. Permitted Uses and Activities.

Grantor accepts and reserves for itself, and for its successors and assignees, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite the public to engage in all uses and activities consistent with this Easement and the Management Plan. Without limiting the generality of the foregoing, the following enumerated uses and activities are permitted under this Easement, provided that they are undertaken in a manner consistent with the terms, conditions and spirit of this Easement and that all applicable governmental approvals and permits are properly obtained:

- a. All those permitted uses and activities as described in Exhibit E, attached hereto and incorporated herein by reference.
- b. Administration of appropriate resource management, public access, interpretation and public safety programs as described in the Management Plan, to ensure that the Conservation and Natural Resource Values are protected and that the public can experience a safe and enjoyable use of the Property.
- c. Activities to restore the Natural Resource Values on the property to the extent and in the manner permitted in the Management Plan adopted for the Property.
- d. Public access to the Property for passive recreational, educational, and scientific uses and activities, to the extent and in the manner permitted in the Management Plan.
- e. If consistent with this Easement and reasonably necessary for appropriate use of the Property by the public, and then to the extent and in the manner

permitted by the Management Plan, the installation and maintenance of those minimum support facilities necessary to accommodate passive recreational uses for the public's enjoyment and to protect public health and safety. Such minimum support facilities shall to the maximum extent practical be located outside of the Highway 1 viewshed; site paving with impervious materials shall not be permitted unless required for compliance with the Americans with Disabilities Act (ADA) and any successor statutes thereto or otherwise required by law for public safety.

- f. Erection or placement of signs on the Property as required by the SCC or CalTrans pursuant to conditions associated with the grant of funds for acquisition of the Property and are consistent with the Management Plan.
- g. The creation, improvement or alteration of trails and paths necessary or beneficial for public use of the Property to the extent and in the manner permitted in the Management Plan.
- h. Activities undertaken to address emergency conditions or situations, including fire management measures, and flood and drainage control measures as are reasonably necessary and appropriate under the circumstances and which are required to be performed by an agency with jurisdiction over the Property.
- i. Maintenance and repair of existing utility lines and structures located in or under the Property pursuant to an existing recorded easement, map or other legal instrument, and the undergrounding of said lines and structures as appropriate.
- j. Testing, recovery and stabilization of archaeological, historical, and cultural resources and artifacts; and management activities necessary for their protection and interpretation.
- k. Actions not prohibited in Paragraph 6 below taken to carry out applicable federal, state, or local government-mandated measures to protect public health and safety or to protect the environment, which actions shall be carried out in a manner consistent with the intent and terms of this Easement.
- l. Construction of a telecommunications tower on the Cell Tower Area, more particularly described in Exhibit C, in a manner permitted in the Management Plan.
- m. Preparation of plans and construction of improvements consistent with active recreational uses in the Community Park Area.
- n. Provided the same are consistent with this Easement and not prohibited by Paragraph 6, those additional uses and activities that may be provided for under the Management Plan.

- o. Amendment of the Management Plan, pursuant to the provisions contained in Paragraph 4.1 above.

6. Prohibited Uses.

The following uses and activities are deemed inconsistent with this Easement and therefore are expressly prohibited on the Property:

- a. All those prohibited uses and activities as described in Exhibit F, attached hereto and incorporated herein by reference.
- b. The use or lease of the Property for residential, commercial, retail, industrial or mining purposes. The establishment of any for-profit or non-profit visitor-serving commercial or retail uses, including without limitation, commercial recreational uses. The construction, placement, or erection of any advertising signs or billboards.
- c. The following uses or activities which are prohibited under the SCC Declaration of CC&Rs: No development rights or credits that are or may become associated with the Property and any entitlements appurtenant thereto, shall be transferred or conveyed from any lot within the Property or off the Property to other lands. No restoration, enhancement or other management or manipulation of the natural ecosystem on the Property shall be used as mitigation for or to compensate for adverse changes to the environment elsewhere unless authorized by the Coastal Conservancy. The Property (including any portion of it or any interest in it) may not be used as security for any debt. The Property and all interests therein shall not be voluntarily conveyed to United States Government, or any agency, subdivision, or representative thereof.
- d. The use of motor vehicles on the Property, except for emergency vehicles and authorized vehicles as described in Exhibit E and the Management Plan.
- e. Any substantial, deleterious disturbance or change in the natural habitat on the Property documented in the Resource Inventory as "Protected Habitat," including planting of agricultural crops or the willful introduction or conversion of native vegetation to exotic or non-native species.
- f. Any exploration or extraction of oil, gas, minerals, hydrocarbons, soil, sands, gravel, or other material in, on or beneath the Property. Any grading, ditching, draining, filling, excavating, drilling, disposal, removal of topsoil, sand, gravel, rock, or minerals, or the disturbance of the surface or change in the topography of the Property, except to the extent strictly related to activities permitted under Exhibit E.

- g. Any transfer, sale or appropriation of water rights associated with the Property. Any exercise of the riparian or appropriative water rights associated with the Property for purposes inconsistent with the provisions of the Easement. Further, potable water uses shall be provided only from the CCSD municipal water supply, and not from wells or other sources located on the Property.

To assist in monitoring compliance with this paragraph, the Conservation and Natural Resource Values of the Property are documented in the Baseline Inventory.

- 7. Grantee's Remedies. If Grantee determines that Grantor is in violation of the terms of this Easement or that a violation is threatened, Grantee shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to Property resulting from any use or activity inconsistent with the purpose of this Easement, to restore the portion of Property so injured. If Grantor fails to cure the violation within thirty (30) days after receipt of notice thereof from Grantee, or under circumstances where the violation cannot reasonably be cured within a thirty (30)-day period, fail to begin curing such violation within the thirty (30)-day period, or fail to continue diligently to cure such violation until finally cured, Grantee may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Easement, to enjoin the violation, ex parte as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of this Easement or injury to any conservation values protected by this Easement, including damages for the loss of scenic, aesthetic, or environmental values, and to require restoration of Property to the condition that existed prior to any such injury. Without limiting Grantor's liability therefore, Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on Property. If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the conservation values of Property, Grantee may pursue its remedies under this paragraph without prior notice to Grantor or without waiting for the period provided for cure to expire. Grantee's rights under this paragraph apply equally in the event of either actual or threatened violations of the terms of this Easement, and Grantor agrees that Grantee's remedies at law for any violation of the terms of this Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this paragraph, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

- 7.1 Costs of Enforcement. Any costs incurred by Grantee in enforcing the terms of this Easement against Grantor, including, without limitation, costs of suit and attorneys' fees, and any costs of restoration necessitated by Grantor's violation of the terms of this Easement shall be borne by Grantor. If Grantor prevails in any action to enforce the terms of this Easement, Grantor's costs of suit, including, without limitation, attorneys' fees, shall be borne by Grantee.
- 7.2 Grantee's Discretion. Enforcement of the terms of this Easement shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.
- 7.3 Waiver of Certain Defenses. Grantor hereby waives any defense of laches, estoppel, or prescription.
- 7.4 Acts Beyond Grantor's Control. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to Property resulting from such cases.
8. Access. The general public shall have access to the Property, consistent with reasonable regulation concerning said access, permitted uses and the Management Plan.
9. Costs and Liabilities. Grantor retains all responsibility and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of Property, including the maintenance of adequate comprehensive general liability insurance coverage. Grantor shall keep Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor.
- 9.1 Taxes. Grantor shall pay all taxes, assessments, fees, and charges of whatever description levied on or assessed against Property by competent authority (collectively "taxes"), including any taxes imposed upon, or incurred as a result of this Easement, and shall furnish Grantee with satisfactory evidence of payment upon request.

- 9.2 Hold Harmless. Each party hereto agrees to hold harmless, indemnify and defend the other, its members, employees, agents, directors, officers, contractors and their heirs, personal representatives, successors and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, including, without limitation, reasonable attorney's fees, arising from or in any way connected with: (1) injury to or death of any person, or (2) physical damage to any property caused by the act or omission of that party.
10. Condemnation. If Easement is taken, in whole or in part, by exercise of the power of eminent domain, Grantee shall be entitled to compensation in accordance with applicable law.
11. Assignment. This Easement is transferable, but Grantee may assign its rights and obligations under this Easement only to an organization that is a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1986, as amended (or any successor provision then applicable), and the applicable regulations promulgated thereunder, and authorized to acquire and hold conservation easements under state statute (or any successor provision then applicable). Any such assignment shall be subject to the prior review and written approval of Grantor and SCC, provided that such approval shall not be unreasonably delayed or withheld. As a condition of such transfer, Grantee shall require that the conservation purposes, which this Easement is intended to advance, continue to be carried out.
11. Subsequent Transfers. Grantor agrees to incorporate the terms of this Easement in any deed or other legal instrument by which they divest themselves of any interest in all or a portion of Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to Grantee of the transfer of any interest at least sixty (60) days prior to the date of such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.
12. Estoppel Certificates. Upon request by Grantor, Grantee shall within sixty (60) days execute and deliver to Grantor any document, including an estoppel certificate, which certifies Grantor's compliance with any obligation of Grantor contained in this Easement and otherwise evidences the status of this Easement as may be requested by Grantor.
13. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed as follows:

To Grantor: Cambria Community Service District



To Grantee: North Coast Small Wilderness Area Preservation



or to such other address as either party from time to time shall designate by written notice to the other.

14. Recordation. Grantee shall record this instrument in timely fashion in the official records of San Luis Obispo County, California, and may re-record it at any time as may be required to preserve its rights in this Easement.
15. General Provisions.
 - a. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of California.
 - b. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the Easement to effect the purpose of this Easement and the policy and purpose of the Conservation Act of 1979. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.
 - c. Severability. If any provision of this Easement, or the application thereof to any person or circumstances, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.
 - d. Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to Easement and supersedes all prior discussions, negotiations, understandings, or agreements related to Easement, all of which are merged herein.
 - f. Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and

assigns and shall continue as a servitude running perpetually with Property.

- g. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.
- h. Counterparts. The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF Grantor and Grantee have set their hands on the day and year first written above.

Grantor:



Cambria Community Services District

Grantee:



Chair, North Coast Small Wilderness Area Preservation

SCHEDULE OF EXHIBITS (on file at CCSD office)

- Exhibit A: Property Description for Entire East West Ranch
- Exhibit B: Description of Community Park Area
- Exhibit C: Description of the Cell Tower Location
- Exhibit D: The Management Plan
- Exhibit E: Permitted Uses
- Exhibit F: Prohibited Uses
- Exhibit G: Fire Prevention
- Exhibit H: Initial Study and Mitigated Negative Declaration



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Luis Obispo

On July 14, 2003 before me, Dori Datwyler, personally appeared Vern Hamilton,

personally known to me - **OR** - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- Individual
- Corporate Officer

Title

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Guardian/Conservator
- Other:
- Limited
- General

DESCRIPTION OF ATTACHED DOCUMENT

Deed Of Conservation Easement

Title or Type of Document

14

Number of Pages

April 24, 2003

Date of Document

Absent Signer (Principal) is Representing:

Signer(s) Other Than Name(s) Above



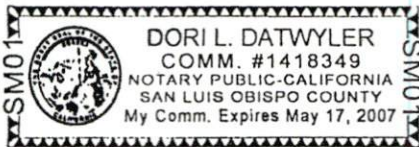
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Luis Obispo

On July 15, 2003 before me, Dori Datwyler, personally appeared Jo Ellen Butler,

[] personally known to me - OR - [X] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Handwritten signature of Dori L. Datwyler]

Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- [] Individual
[] Corporate Officer

Title

- [] Partner(s) [] Limited
[] Attorney-in-Fact [] General
[] Trustee(s)
[] Guardian/Conservator
[] Other:

DESCRIPTION OF ATTACHED DOCUMENT

Deed Of Conservation Easement

Title or Type of Document

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Number of Pages

April 24, 2003

Date of Document

Absent Signer (Principal) is Representing:

Signer(s) Other Than Name(s) Above

Exhibit A.
Legal Description of Property Subject to Easement

REVISIONS	
NO.	DATE

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

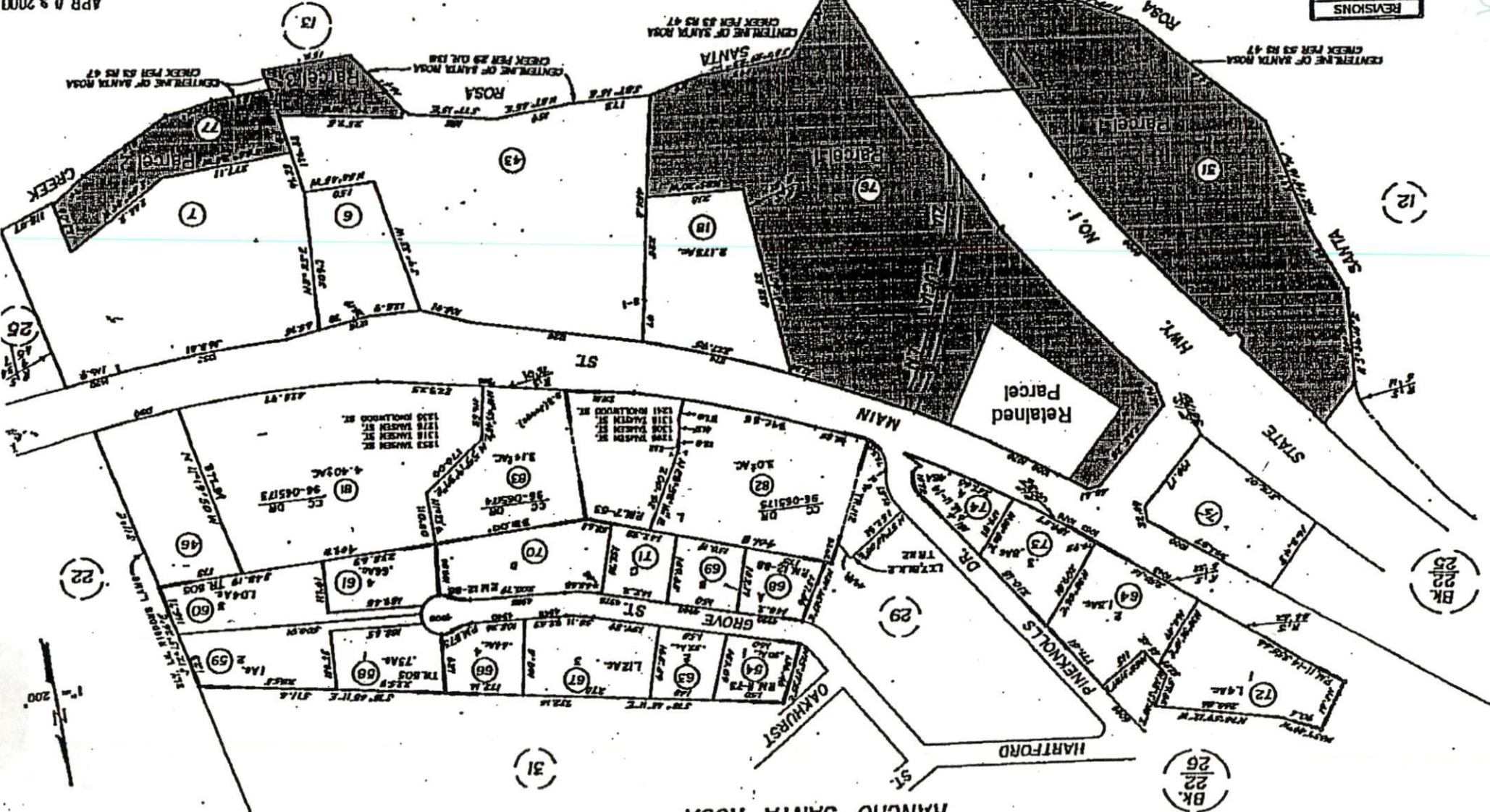


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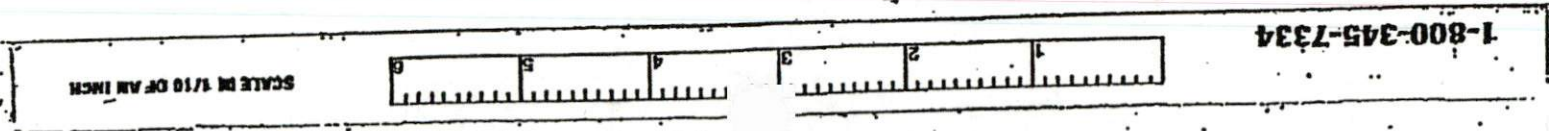
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Pineknolls Terrace, Tr. 505, R.M. BK. 8, P. 54

ASSessor's MAP COUNTY OF SAN LUIS OBISPO, CA. BOOK 013 PAGE 10

APR 0 8 2000



013-10



1-800-345-7334

(12)

BK. 25

BK. 22/26

(31)

(29)

(13)

(26)

(22)

(7)

(6)

(43)

(18)

(75)

(31)

(72)

CENTERLINE OF SANTA ROSA CREEK PER S. 47

CENTERLINE OF SANTA ROSA CREEK PER S. 47

CENTERLINE OF SANTA ROSA CREEK PER S. 47

Retained Parcel

RANCHO SANTA ROSA

HARTFORD ST

OAKHURST ST

GROVE ST

ST. GEORGE ST

ST. GEORGE ST

MAIN ST

STATE ST

H.W.C.

NO. 1

PAROULI

PAROULI

ROSA

CENTERLINE OF SANTA ROSA CREEK PER S. 47

CENTERLINE OF SANTA ROSA CREEK PER S. 47

CENTERLINE OF SANTA ROSA CREEK PER S. 47

CREEK

SANTA ROSA CREEK

WEST

EAST

1" = 200'

SCALE IN 1/10 OF AN INCH

LYON A

RECORDING REQUESTED BY *Chicop*
AND WHEN RECORDED MAIL TO:

Doc No: 2001-031712

Rpt No: 00040419

Cambris Community Services District
c/o Fox & Sohagi, LLP
10960 Wilshire Blvd., Suite 1270
Los Angeles, CA 90024
Attn: Deborah Fox

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
May 08, 2001
Time: 08:00

NF -1	0.00
TOTAL	0.00

Escrow No. 256273 - FM
Order No. 256273 - WRB

[8]

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Declaration"), dated May 2, 2001 for reference purposes, is made by CAMBRIA COMMUNITY SERVICES DISTRICT, a special district ("Owner").

RECITALS

- A. Owner is the fee owner of (i) that certain real property located in the County of San Luis Obispo, California, and commonly referred to as the "East West Ranch," and (ii) that certain real property located in the County of San Luis Obispo, California, and legally described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property").
- B. The East West Ranch was acquired by Owner pursuant to a grant (the "Conservancy Grant") from the State Coastal Conservancy, an agency of the State of California (the "Conservancy"), and certain other funds. In connection with the Conservancy Grant, the Property was donated to Owner.
- C. In order to effectuate the desire of Owner and the Conservancy to impose on the East West Ranch certain restrictions limiting use of the East West Ranch, Owner has recorded in the Official Records of San Luis Obispo County, California, a Declaration of Covenants, Conditions and Restrictions (the "East West Ranch CCRs") limiting use of the East West Ranch for the purpose of resource enhancement and public access (the "Permitted Uses").
- D. This Declaration is to effectuate the desire of Owner and the Conservancy to impose on the Property certain restrictions limiting use of the Property to the Permitted Uses consistent with the Permitted Uses for the East West Ranch.

**Exhibit A to
Reciprocal Easements Agreement**

LEGAL DESCRIPTION OF DONATED PROPERTY

The real property referred to in the Reciprocal Easements Agreement as the Donated Property, is situated in San Luis Obispo County, California, and is legally described as follows:

PARCEL 1:

That portion of the Rancho Santa Rosa being a part of land conveyed by George E. Long and Samuel H. Pollard to R. Rigdon, by Deed recorded June 3, 1867 in Book B, Page 78 of Deeds, County of San Luis Obispo, State of California, bounded as follows:

On the Southwest and South by the center line of Santa Rosa Creek; on the Northwest by the Southeastery line of the property described in the deed from Lions Club of Cambria to the County of San Luis Obispo, recorded February 24, 1954 in Book 747, Page 46 of Official Records and described therein as Parcel 2 and 3, and which Southeastery line has a bearing of North 43° 59' 30" East; on the Northeast by the Southwestery line of the right of way of former California State Highway as established in the Deed to the State of California recorded March 14, 1932 in Book 120, Page 365 of Official Records; on the Southeast by the Northwestery line of the property described as Parcel 1 in the Deed from John L. Jungo, et ux., to Niels Carl Hansen, recorded March 24, 1927 in Book 29, Page 138 of Official Records and a line bearing North 10° 30' East from the Northwestery corner of the property described in said Deed.

EXCEPTING therefrom that portion conveyed to the County of San Luis Obispo, by Deed recorded June 15, 1954 in Book 760, Page 463 of Official Records.

ALSO EXCEPTING therefrom that portion conveyed to the Roman Catholic Bishop of Monterey-Fresno, a corporation sole, by Deed recorded October 7, 1957 in Book 911, Page 8 of Official Records.

ALSO EXCEPTING therefrom that portion conveyed to the State of California by Deed recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

ALSO EXCEPTING therefrom one-half interest in all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under the herein described property, without right of surface entry or the right to use any portion of the herein described property or any portion of the subsurface within 500 feet of the surface for drilling, mining or quarrying operations of any kind, as reserved by Rancho Pacifica, a Limited Partnership, in deed recorded November 23, 1981 as Instrument No. 54972.

ALSO EXCEPTING therefrom that portion conveyed to the County of San Luis Obispo, a political subdivision of the State of California by deed recorded August 26, 1963 in Book 1257, Page 379 of Official Records.

PARCEL 2:

That portion of the Rancho Santa Rosa, County of San Luis Obispo, State of California, according to a map filed in Book A, Page 42 of Maps, described as follows:

Commencing at a 6" x 6" concrete monument set in the Rancho Santa Rosa on the Southerly line of the State Highway right of way distant South 2° 40' 26" West, 40.00 feet from Engineer's station 23 + 50.00, a point on a curve on the Department of Public Works centerline survey for the State Highway from Cambria to San Simeon, road V-SLO-56-B; thence running from said Point of Beginning along the said Southerly right of way line of the State Highway on a curve to the left tangent to a line that bears South 87° 10' 34" East with a radius of 2740 feet through an angle of 7° 36' 27" and for a distance of 363.81 feet to a 3" x 4" stake set at the intersection of said right of way line and a fence which bears South 10° 51' East, said fence being on the Westerly line of the property of Susie A. Armstrong, et al., said 3" x 4" stake bears South 33° 56' 16" West, 107.90 feet from the intersection of the said Southerly right of way line of the State Highway and the original East line of the lands of R. Rigdon as established by deed recorded in Book B of Deeds at Page 78, San Luis Obispo County Records; thence running from said 3" x 4" stake, South 10° 51' East, 283.51 feet along the aforementioned fence line to a 3" x 4" stake being the True Point of Beginning; thence leaving said fence line and running South 58° 31' West, 246.20 feet to a 3" x 4" stake; thence South 88° 24' West, 277.11 feet to a 3" x 4" stake set in the Westerly fence line of the tract of land conveyed by C. H. Bright to Joseph Fiscalini by Deed recorded in Book 88 of Deeds at Page 70, San Luis Obispo County Records; thence South 8° 32' East along said Westerly line to the center line of Santa Rosa Creek; thence Easterly and Northeasterly along said centerline to the Westerly line of the property formerly owned by said Armstrong and Turman, said line also being the Easterly line of the property described in Book 88 at Page 70 of Deeds; thence North 10° 51' West, along said Easterly line to the True Point of Beginning.

EXCEPTING therefrom one-half interest in all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under the herein described property, without right of surface entry or the right to use any portion of the herein described property or any portion of the subsurface within 500 feet of the surface for drilling, mining, or quarrying operations of any kind, as reserved by Rancho Pacifica, a Limited Partnership, in Deed recorded November 23, 1981 as Instrument No. 54972.

PARCEL 3:

That portion of the Rancho Santa Rosa in the County of San Luis Obispo, State of California, described as follows:

Beginning at a 3" x 4" stake set in the East line of Parcel 1 of the property conveyed to Niels Carl Hansen by Deed dated March 22, 1927 and recorded in Book 29 of Official Records, at Page 138 Records of said County, South 8° 32' East 85 feet from the corner of the property conveyed to Cambria Union Elementary School District by Deed dated May 28, 1936 and recorded in Book 197 of Official Records, at Page 302, Records of said County, said stake also being South 46° West 734.44 feet from the point of intersection of the East line of the land conveyed to R. Rigdon by Deed recorded in Book B of Deeds, at Page 78, records of said County and the South line of the California State Highway right of way as described in Deed dated October 20, 1931 and recorded in Book 108 of Official Records at Page 483, records of said County; thence running from said Point of Beginning South 8° 32' East 93.67 feet along the East line of the lands of said Niels Carl Hansen to a 2" x 2" stake in the center of Santa Rosa Creek; thence North 88° 59' West 152.00 feet along the center of said Santa Rosa Creek to a 2" x 2" stake; thence North 54° 41' West 164.63 feet along the said center line of Santa Rosa Creek to a 2" x 2" stake; thence leaving said creek and running North 24° 33' East 45.82 feet to a 3" x 4" stake; thence South 79° 30' East 257.50 feet to the Point of Beginning.

EXCEPTING therefrom one-half interest in all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under the herein described property, without right of surface entry or the right to use any portion of the herein described property or any portion of the subsurface within 500 feet of the surface for drilling, mining or quarrying operations of any kind, as reserved by Rancho Pacifica, a Limited Partnership, in deed recorded November 23, 1981 as Instrument No. 54972.

EXCEPTING from the above described lands that portion of the Rancho Santa Rosa, County of San Luis Obispo, State of California according to the map filed in Book A, Page 42 of Maps described as follows:

Beginning at a 6 inch concrete monument marking the Southwesterly right of way of Main Street (Old Highway 1) at the Northwest end of a line which is described as bearing North 62°42'00" West on the Record of Survey recorded in book 52, page 47 of Licensed Surveys said point being at the beginning of a curve concave to the Northeast and having a radius of 2755.00 feet (the radius point bearing North 33°03'10" east); thence Northwesterly along said Southwesterly right of way through a central angle of 06°06'02" an arc distance of 293.34 feet to a 1 inch iron pipe tagged LS 5751; thence leaving said right of way South 44°03'04" West a distance of 190.64 feet to a 1 inch iron pipe tagged LS 5751, thence South 43°33'18" East a distance of 317.17 feet to a 1 inch iron pipe tagged LS 5751, thence North 37°51'45" East a distance of 245.87 feet to the Point of Beginning.

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
 AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
 OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:
CAMBRIA COMMUNITY SERVICES DISTRICT
 C/O FOX & SOHAGI, LLP
 ATTN: DEBORAH FOX
 10960 WILSHIRE BLVD., SUITE 1270
 LOS ANGELES, CA 90024

Doc No: 2001-000353

Rpt No: 00000443

Official Records
 San Luis Obispo Co.
 Julie L. Rodewald
 Recorder
 Jan 03, 2001
 Time: 08:00

NF -1 0.00

[5]

TOTAL 0.00

Order No. 258741 - 286 Escrow No. 258741 - FB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EAST-WEST BUNCH REVERSIONARY INTEREST QUITCLAIM DEED *AYN 013-121-022*

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAXIS \$ -0- GIFT

unincorporated area City of

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, etc.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

FILED	FFE PAID	EXEMPT	QU. 5/1-1
		<i>RL</i>	

AMERICAN LAND CONSERVANCY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

CAMBRIA COMMUNITY SERVICES DISTRICT, A SPECIAL DISTRICT, ALL REMAINING RIGHT TITLE AND INTEREST IN AND TO

the following described real property in the County of San Luis Obispo, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated November 13, 2000

AMERICAN LAND CONSERVANCY,
 a California nonprofit public benefit corporation

STATE OF CALIFORNIA
 COUNTY OF San Francisco) SS
 On 11/13/00 before me,

By: Harriet Burgess
 Harriet Burgess, President

THE UNDERSIGNED
 a Notary Public in and for said County and State, personally appeared
Harriet Burgess

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (were subscribed to the within instrument and acknowledged to me that he/(she) they executed the same in his/(her)/their authorized capacity(ies), and that by his/(her)/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.



WITNESS my hand and official seal.
Karen Anne C. Title
 SIGNATURE OF NOTARY

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

001-04/20/000

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Francisco } ss.

On 11/13/08 before me, Kerry Louise O'Toole
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Harriet Burges
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) I/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kerry Louise O'Toole
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other

Signer is Representing: _____

FOR FILE - THIS INFORMATION IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

LEGAL DESCRIPTION EXHIBIT

PARCEL 1:

All that parcel of real property situate in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps, in the office of the County Recorder of said County. Said parcel is described as follows:

Beginning at a point on the Southerly line of said Lot 22, also being the Northwesterly corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 18 of Maps, said County and State) and a point on the Easterly right of way of Windsor Boulevard; thence along the Northerly line of said Cambria Pines Manor Unit No. 7, North 57°09'00" East, 402.44 feet; thence, continuing along said Northerly line North 56°38'00" East, 170.31 feet to the intersection with the centerline of Marlborough Lane; thence continuing on along said Northerly line, North 57°29'00" East, 186.93 feet to a point on the Westerly right of way of Madison Street; thence leaving said Northerly line of Cambria Pines Manor Unit No. 7, Northwesterly along the projected bearing of the Westerly right of way of Madison Street North 38°35'00" West, 628.79 feet; thence South 57°10'00" West, 222.63 feet; thence North 32°50'00" West, 75.00 feet; thence South 57°10'00" West, 408.30 feet; thence South 01°19'08" West, 45.77 feet to the beginning of a curve to the left, said beginning bearing radially South 88°40'52" East, thence Southeasterly through said curve which is concave to the Northeast, having a central angle of 62°24'41", a radius of 280.00 feet and an arc length of 305.00 feet to the beginning of a reverse curve to the right, said beginning bearing radially South 28° 54' 27" West; thence Southeasterly through said curve which is concave to the Southwest, having a central angle of 51°09'25", a radius of 280.00 feet and an arc length of 250.00 feet to the beginning of a reverse curve to the left, said beginning bearing radially North 80°03'52" East; thence Southeasterly through said curve which is concave to the Northeast, having a central angle 28°38'52", a radius of 250.00 feet and an arc length of 125.00 feet to a point which bears radially North 51°25'00" East and is on the projected Easterly right of way of Windsor Boulevard; thence along said projected Easterly right of way South 38°35'00" East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7 as North 57°29'00" East per said Book 5, Page 18 of Maps.

PARCEL 2:

A 50 foot wide easement for ingress, egress, utility and incidental purposes over all that parcel of real property situated in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps in the office of the County Recorder of said County, said parcel is described as follows:

Beginning at a point on the Southerly line of said Lot 22, also being the Northwesterly corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 18 of Maps, said County and State) and a point on the Easterly line of Windsor Boulevard; thence along the Northerly line of said Cambria Pines Manor Unit No. 7, South 57°09'00" West 60.30 feet; thence leaving said Northerly line of Cambria Pines Manor No. 7, Northwesterly along a line parallel with the extension of Windsor Boulevard centerline North 38°35'00" West.

Page 2
Escrow No. 266741 -FM

LEGAL DESCRIPTION EXHIBIT

3.98 feet to the beginning of a curve to the right, said beginning bearing radially North $51^{\circ}25'00''$ East; thence Northwestarily through said curve which is concave to the Northeast, having a central angle of $28^{\circ}38'52''$, a radius of 310.00 feet and an arc length of 186.00 feet to the beginning of a reverse curve to the left, said beginning bearing radially North $80^{\circ}03'52''$ East, thence Northeastarily along said radial North $80^{\circ}03'52''$ East, 60.00 feet to the beginning of a reverse curve which bears radially North $80^{\circ}03'52''$ East; thence Southeastarily through said curve which is concave to the Northeast, having a central angle of $28^{\circ}38'52''$, a radius of 250.00 feet and an arc length of 125.00 feet to a tangent point on the projected Easterly line of Windsor Boulevard, thence along said projected easterly line South $38^{\circ}35'00''$ East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7, as North $57^{\circ}29'00''$ East per said Book 5, Page 16 of Maps.

DLEDEGL-06/08/94M

CERTIFICATE OF ACCEPTANCE
(Government Code § 27281)

This is to certify that the interest in real property conveyed by the deed dated November 13, 2000, from the American Land Conservancy to the Cambria Community Services District ("the District"), a special district, is hereby accepted by the undersigned officer on behalf of the District pursuant to authority conferred by the action of the District Board on May 25, 2000, and the grantee consents to recordation thereof.

Dated: 11/13/2000

By Helen May
Helen May
President, Board of Directors
Cambria Community Services District

END OF DOCUMENT

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
 AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
 OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:
 CAMBRIA COMMUNITY SERVICES DISTRICT
 C/O FOX & SOHAGI, LLP
 ATTN: DEBORAH FOX
 10960 WILSHIRE BLVD., SUITE 1270
 LOS ANGELES, CA 90024

Doc No: 2000-067845

Rpt No: 00088637

Official Records
 San Luis Obispo Co.
 Julie L. Rodewald
 Recorder
 Nov 16, 2000
 Time: 08:00

NF -1 0.00
 [5]
 TOTAL 0.00

Order No. 256741 - RBS Escrow No. 256741 - FH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EAST-WEST BANCHE REVERSIONARY INTEREST **QUITCLAIM DEED**

13, 121, 22

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAXES \$ -0- GIFT

unincorporated area City of

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

FILED	FEE PAID	EXEMPT	OUT OF STATE
		(S)	

AMERICAN LAND CONSERVANCY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

CAMBRIA COMMUNITY SERVICES DISTRICT, A SPECIAL DISTRICT, ALL REMAINING RIGHT TITLE AND INTEREST IN AND TO

the following described real property in the County of San Luis Obispo

State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated Nov 16, 2000

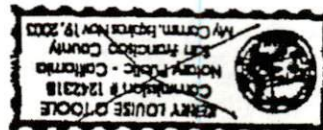
AMERICAN LAND CONSERVANCY,
 a California nonprofit public benefit corporation

STATE OF CALIFORNIA
 COUNTY OF San Francisco) SS.
 On 11/13/00 before me,

By: Harriet Burgess
 Harriet Burgess, President

THE UNDERSIGNED
 a Notary Public in and for said County and State, personally appeared
Harriet Burgess

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.



WITNESS my hand and official seal.

Kerri Louise C. Todd
 Signature of Notary

* please see attached
 CA acknowledgment
 FOR NOTARY SEAL CERTIFICATE

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City, State & Zip

001-04/10/0008

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Francisco } ss.

On 11/13/00 before me, Kerry Louise O'Toole
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
personally appeared Harriet Burgess
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kerry Louise O'Toole
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing _____

Repeat this information on the back of this form.

LEGAL DESCRIPTION EXHIBIT

PARCEL 1:

All that parcel of real property situate in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps, in the office of the County Recorder of said County. Said parcel is described as follows:

Beginning at a point on the Southerly line of said Lot 22, also being the Northwestern corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 16 of Maps, said County and State) and a point on the Easterly right of way of Windsor Boulevard; thence along the Northerly line of said Cambria Pines Manor Unit No. 7, North 57°09'00" East, 402.44 feet; thence, continuing along said Northerly line North 55°38'00" East, 170.31 feet to the intersection with the centerline of Marlborough Lane; thence continuing on along said Northerly line, North 57°29'00" East, 185.93 feet to a point on the Westerly right of way of Madison Street; thence leaving said Northerly line of Cambria Pines Manor Unit No. 7, Northwestwardly along the projected bearing of the Westerly right of way of Madison Street North 38°35'00" West, 628.79 feet; thence South 57°10'00" West, 222.63 feet; thence North 32°50'00" West, 75.00 feet; thence South 57°10'00" West, 406.30 feet; thence South 01°19'08" West, 45.77 feet to the beginning of a curve to the left, said beginning bearing radially South 88°40'52" East, thence Southeastwardly through said curve which is concave to the Northeast, having a central angle of 62°24'41", a radius of 280.00 feet and an arc length of 305.00 feet to the beginning of a reverse curve to the right, said beginning bearing radially South 28° 54' 27" West; thence Southeastwardly through said curve which is concave to the Southwest, having a central angle of 51°09'25", a radius of 260.00 feet and an arc length of 250.00 feet to the beginning of a reverse curve to the left, said beginning bearing radially North 80°03'52" East; thence Southeastwardly through said curve which is concave to the Northeast, having a central angle 28°38'52", a radius of 250.00 feet and an arc length of 125.00 feet to a point which bears radially North 51°25'00" East and is on the projected Easterly right of way of Windsor Boulevard; thence along said projected Easterly right of way South 38°35'00" East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7 as North 57°29'00" East per said Book 5, Page 16 of Maps.

PARCEL 2:

A 60 foot wide easement for ingress, egress, utility and incidental purposes over all that parcel of real property situated in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps in the office of the County Recorder of said County, said parcel is described as follows:

Beginning at a point on the Southerly line of said Lot 22, also being the Northwestern corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 16 of Maps, said County and State) and a point on the Easterly line of Windsor Boulevard; thence along the Northerly line of said Northerly line of Cambria Pines Manor Unit No. 7, South 57°09'00" West 80.30 feet; thence leaving said Northerly line of Cambria Pines Manor No. 7, Northwestwardly along a line parallel with the extension of Windsor Boulevard centerline North 38°35'00" West.

01E2DLGL-06/09/04

Page 2

Escrow No. 258741 -FM

LEGAL DESCRIPTION EXHIBIT

3.98 feet to the beginning of a curve to the right, said beginning bearing radially North 51°25'00" East; thence Northwesterly through said curve which is concave to the Northeast, having a central angle of 28°38'52", a radius of 370.00 feet and an arc length of 185.00 feet to the beginning of a reverse curve to the left, said beginning bearing radially North 80°03'52" East, thence Northeasterly along said radial North 80°03'52" East, 60.00 feet to the beginning of a reverse curve which bears radially North 80°03'52" East; thence Southeasterly through said curve which is concave to the Northeast, having a central angle of 28°38'52", a radius of 250.00 feet and an arc length of 125.00 feet to a tangent point on the projected Easterly line of Windsor Boulevard, thence along said projected easterly line South 38°35'00" East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7, as North 57°29'00" East per said Book 5, Page 18 of Maps.

DEEDLEG-08/08/1984

CERTIFICATE OF ACCEPTANCE
(Government Code § 27281)

This is to certify that the interest in real property conveyed by the deed dated November 16, 2000, from the American Land Conservancy to the Cambria Community Services District ("the District"), a special district, is hereby accepted by the undersigned officer on behalf of the District pursuant to authority conferred by the action of the District Board on May 25, 2000, and the grantee consents to recordation thereof.

Dated: 11/13/2000

By Helen May
Helen May
President, Board of Directors
Cambria Community Services District

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

Doc No: 2000-067844

Rpt No: 00088636

CAMBRIA COMMUNITY SERVICES
DISTRICT
C/O FOX & SOHAGI, LLP
ATTN: DEBORAH FOX
10960 WILSHIRE BLVD.
SUITE 1270
LOS ANGELES, CA 90024

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Nov 16, 2000
Time: 08:00

UN 12,650.00
NF -1 0.00

[9]

TOTAL 12,650.00

Escrow No. 258359 - FH
Order No. 258359 - WES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

13, 121, 21, 22; 14 13, 131, 31
23, 411, 25, 26 23, 221, 24, 35, 36, 56
23, 121, 42 23, 221, 57
23, 201, 91

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 12,650.00

unincorporated area City of

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

AMERICAN LAND CONSERVANCY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

hereby GRANT(S) to

CAMBRIA COMMUNITY SERVICES DISTRICT, A SPECIAL DISTRICT

FILED	FEE PAID	EXEMPT	OUT OF STATE
		5	

the following described real property in the
County of San Luis Obispo

, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated Nov 16, 2000

AMERICAN LAND CONSERVANCY,
a California nonprofit public benefit corporation

STATE OF CALIFORNIA

COUNTY OF San Francisco

On 11/13/00

before me,

the undersigned

a Notary Public in and for said County and State, personally appeared

Harriet Burgess

By:

Harriet Burgess
Harriet Burgess, President

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kerry Louise Toole
Signature of Notary

11/14/03

Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City, State & Zip

GD1 --08/20/97a

Page 1
Escrow No. 256359 -FM

LEGAL DESCRIPTION EXHIBIT

PARCEL 1:

Lot 23 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 23 that portion thereof described in the deed to Corrine Koontz, a widow and Anne S. Mehegan, a widow as joint tenants recorded May 20, 1959 in Book 1001, Page 124 of Official Records.

PARCEL 2:

Lot 22 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except therefrom that portion of Lot 22 conveyed to Cambria Union Elementary School District, a public school district by deed recorded December 29, 1995 under Recorder's Series number 1995-080386.

PARCEL 3:

Lot 16X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 4:

Lot 16Z of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 16Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 5:

Lot 16V of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 6:

Lot 16W of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded

DEED REC. 04/29/1964

Page 2
Escrow No. 258359 - FM

LEGAL DESCRIPTION EXHIBIT

April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 16W those portions described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 7:

Lot 17X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 8:

That portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and Recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains to eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angle and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

EXCEPTING therefrom those portions thereof described in the Deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 9:

Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom that portion thereof described in the Deed to the United States of America recorded August 12, 1959 in Book 1016, Page 499 of Official Records.

ALSO EXCEPTING therefrom that portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains and eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angles

DECEMBER 06/09/1966

LEGAL DESCRIPTION EXHIBIT

and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

PARCEL 10:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence North 46° 42' East, 242.80 feet; thence North 77° 35' East, 91.21 feet; thence South 73° 52' East, 233.45 feet; thence North 66° 21' East, 431.19 feet; thence South 33° 53' East, 130.13 feet; thence South 49° 18' East, 83.49 feet; thence South 54° 03' East, 87.74 feet; thence South 29° 18' East, 151.54 feet to a point on the Southeasterly of said Lot 10 which is South 59° 45' West 195 feet more or less from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet more or less to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along said center line to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H.C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet; thence leaving said Northwesterly line, South 71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the east side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along

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LEGAL DESCRIPTION EXHIBIT

said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

ALSO EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux, by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along said Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning

PARCEL 11:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said county; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along the Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning.

PARCEL 12:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point beginning the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69°

Page 5

Escrow No. 256389 - FM

LEGAL DESCRIPTION EXHIBIT

East, 185 feet; thence leaving said Northwesterly line, South 71° East, 82.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the East side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less to the center line of Santa Rosa Creek; thence Southwesterly along said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom any portion thereof lying within the property described as Parcel 1 in the Deed to Orval W. McNay and Nettie M. McNay recorded April 29, 1952 in Book 655, Page 648 of Official Records.

PARCEL 13:

Lot 21 in Block 236 of Tract No. 26, in the County of San Luis Obispo, State of California, according to the map thereof recorded February 16, 1937 in Book 5, Page 43 of Maps, in the Office of the County Recorder of said County.

Except therefrom that portion of said Lot 21 lying Northerly of the Southerly line of that certain right of way for Public Highway granted to the County of San Luis Obispo, by Deed dated April 19, 1938 and recorded June 21, 1938 in Book 241, Page 287 of Official Records, in the Office of the County Recorder of said County.

PARCEL 14:

Lot 15 in Block 236 of Tract No. 26, in the County of San Luis Obispo, State of California, according to the map thereof recorded February 16, 1937 in Book 5, Page 46 of Maps, in the Office of the County Recorder of said County.

PARCEL 15:

Lot 16 in Block 236 of Tract No. 26, in the County of San Luis Obispo, State of California, according to the map thereof recorded February 16, 1937 in Book 5, Page 46 of Maps, in the Office of the County Recorder of said County.

PARCEL 16:

Lot 45 in Block 19 of Cambria Pines Manor, Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 8, 1929 in Book 5 at Page 8 of Maps, in the Office of the County Recorder of said County

PARCEL 17:

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Page 8
Escrow No. 258359 -FM

LEGAL DESCRIPTION EXHIBIT

Lot 46 in block 19 of Cambria Pines Manor Unit no. 1, in the County of San Luis Obispo, State of California, according to the map recorded July 6, 1929 in book 5 at page 8 of maps in the office of the County Recorder of said County.

PARCEL 18:

Lot 47 in block 19 of Cambria Pines Manor Unit no. 1, in the County of San Luis Obispo, State of California, according to the map recorded July 6, 1929 in book 5 at page 8 of maps in the office of the County Recorder of said County.

PARCEL 19:

Lot 50 in Block 19 of Cambria Pines Manor Unit No. 1 in the County of San Luis Obispo, State of California, according to map filed July 5, 1929 in Book 5 at Page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 20:

Lot 51 in Block 19 of Cambria Pines Manor Unit No. 1 in the County of San Luis Obispo, State of California, according to map filed July 5, 1929 in Book 5 at Page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 21:

Lot 53 in Block 19 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5 at page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 22:

Lot 64 in Block 19 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5 at page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 23:

Lot 65 in Block 19 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5 at page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 24:

Lot 1 in Block 1 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5, Page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 25:

Lot 2 in Block 1 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5, Page 8 of Maps, in the Office of the County Recorder of said County.

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Page 7
Escrow No. 258359 -FM

LEGAL DESCRIPTION EXHIBIT

PARCEL 26:

Lot 17Z of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 27:

Lot 17V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 28:

Lot 17W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17W those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 29:

Lot 18V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 30:

Lot 18W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 18 that portion thereof described as Parcel 74-71A in Final Order of Condemnation recorded November 22, 1978 in Book 2116, Page 63 of Official Records.

PARCEL 31:

Lot 15 in Block 42 of Cambria Pines Unit No. 5, in the County of San Luis Obispo State of California, according to map recorded April 18, 1929 in Book 5, Page 2 of Maps, in the Office of the County Recorder of said County.

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CERTIFICATE OF ACCEPTANCE
(Government Code § 27281)

This is to certify that the interest in real property conveyed by the deed dated November 16, 2000, from the American Land Conservancy to the Cambria Community Services District ("the District"), a special district, is hereby accepted by the undersigned officer on behalf of the District pursuant to authority conferred by the action of the District Board on May 25, 2000, and the grantee consents to recordation thereof.

Dated: 11/13/2000

By Helen May
Helen May
President, Board of Directors
Cambria Community Services District

RECORDING REQUESTED BY:
CHICAGO TITLE

~~RECORDING REQUESTED BY~~
AND WHEN RECORDED MAIL TO:

Cambria Community Services District
c/o Fox & Sohagi, LLP
10960 Wilshire Blvd., Suite 1270
Los Angeles, CA 90024
Attn: Deborah Fox

Escrow No. 256359 - FM
Order No. 256359 - KMS

Doc No: 2000-067846

Rpt No: 00088638

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Nov 16, 2000
Time: 08:00

NF -1 0.00

[17]

TOTAL 0.00

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Declaration"), dated November 16, 2000 for reference purposes, is made by CAMBRIA COMMUNITY SERVICES DISTRICT, a special district ("Owner").

RECITALS

A. Owner is the fee owner of that certain real property located in the County of San Luis Obispo, California, and legally described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"). The Property was acquired pursuant to (i) a grant from the State Coastal Conservancy, an agency of the State of California (the "Conservancy"), (ii) certain funds allocated from the State of California, acting by and through the California Department of Transportation ("Caltrans"), as provided in Section 133(d)(2) of the United States Code Annotated Title 23, and (iii) certain other funds, for the following public purposes:

(1) for use of the Property for purposes of resource enhancement and public access (the "Permitted REA Uses"); and

(2) for utilizing that portion of the Property described and depicted on Exhibit B, attached hereto and incorporated herein by this reference (the "View Shed Corridor"), for purposes of transportation enhancement activities (the "Permitted TEA Activities") directly related to that section of U.S. Highway 1 contained within the View Shed Corridor (the "Caltrans Facilities"), for the benefit of the Property and the Caltrans Facilities.

B. This Declaration is to effectuate the desire of Owner, the Conservancy and Caltrans to impose on the Property certain restrictions limiting use of the Property to the Permitted REA Uses, subject to the additional Permitted TEA Activities which shall be limited solely to the View Shed Corridor.

DECLARATION

Owner makes the following declaration as to covenants, conditions, restrictions, limitations and uses to which the Property may be put, specifying that this Declaration shall constitute covenants to run with the land and shall be binding on Owner, and its successors, heirs and assigns, and all subsequent owners of all or any part of the Property, together with their grantees, successors, heirs, executors, administrators, devisees, or assigns:

1. **Covenants, Conditions and Restrictions relating to Property.**

(a) No use of the Property inconsistent with the Permitted REA Uses is permitted other than the Permitted TEA Activities which are strictly limited to the View Shed Corridor as provided in Section 2 below, except by specific act of the California State Legislature. Without the written permission of the Executive Officer of the Conservancy, Owner shall not use or allow the use of any portion of the Property for mitigation (in other words, to compensate for adverse changes to the environment elsewhere). All funds generated in connection with any authorized or allowable mitigation on the Property shall be remitted promptly to the Conservancy until the Conservancy has been fully paid for all of its past, present, and future costs with respect to the Property, including, without limitation, staff, planning, development, restoration, operation and maintenance, and monitoring costs, and acquisition costs at fair market value as of the time the mitigation is to begin.

(b) The Property (including any portion of it or any interest in it) may not be used as security for any debt without the written approval of the State of California, acting through the Executive Officer of the Conservancy, or its successor.

(c) The Property (including any portion of it or any interest in it) may not be transferred without the approval of the State of California, through the Executive Officer of the Conservancy, or its successor.

(d) Owner is obligated to use, manage, operate and maintain the Property as described in the "USE, MANAGEMENT, OPERATION AND MAINTENANCE" section of California State Coastal Conservancy Grant Agreement No. 99-122, as it may be amended from time to time, subject to the Permitted TEA Activities which are limited to the View Shed Corridor in accordance with Section 2(a) below.

(e) Subject to the rights of Caltrans with respect to the View Shed Corridor as provided in Section 2(c) below, if the existence of Owner ceases for any reason or if any of the provisions stated in Sections 1(a) through 1(d), inclusive, above are violated, all of Owner's right, title and interest in the Property shall automatically vest in the State of California for the benefit of the Conservancy or its successor, upon acceptance of the Property and approval of the State Public Works Board; provided, however, that the State, through the Executive Officer of the Conservancy, or its successor, may designate another public agency or a nonprofit organization to accept the right, title and interest, in which case vesting shall be in that agency or organization rather than in the State.

2. **Covenants, Conditions and Restrictions Relating to View Shed Corridor.**

(a) Subject to Section 1 above, Owner is obligated to use, manage, operate and maintain the View Shed Corridor consistent with the Permitted TEA Activities pursuant to Program Supplement No. 003-M to Administering Agency-State Agreement for Federal-Aid Projects No.53-6078, for Project Number STPLEC-6078(004), as it may be amended from time to time.

(b) The responsibilities of Owner set forth in Section 2(a) above may not be transferred without the prior written consent of Caltrans.

(c) Subject to the provisions of Sections 1(c) and 1(e) above, if any of the provisions stated in Sections 2(a) or 2(b) are violated, Owner shall, upon demand by Caltrans, convey the View Shed Corridor, including all improvements thereon, to Caltrans or refund to Caltrans its proportional interest in the then fair market value of the View Shed Corridor established by appraisal or arbitration between Caltrans, the Conservancy and Owner so as to extinguish Caltrans' claim upon the View Shed Corridor. Caltrans' proportional interest shall be measured by the value of the contributions made by Caltrans and other public entities toward the View Shed Corridor, including all improvements thereon.

(d) In the event that Caltrans should require conveyance of all or a portion of the View Shed Corridor as provided in Section 2(c) above, Owner would be entitled to retain or receive only the pro rata capital contribution made by Owner at the then fair market value as established by appraisal or arbitration between Caltrans, the Conservancy and Owner.

(e) Neither Caltrans nor any officer or employee thereof is responsible for any damage or liability occurring by reason of anything done or omitted to be done by Owner under or in connection with any work, authority or jurisdiction delegated to Owner under Section 2(a) above. It is understood and agreed that, pursuant to Government Code Section 895.4, Owner shall fully defend, indemnify and save harmless the State of California, all officers, and employees from all claims, suits or actions of every name, kind and description brought for or on account of injury (as defined in Gov. Code § 810.8) occurring by reason of anything done or omitted to be done by Owner under Section 2(a) above. Caltrans reserves the right to represent itself in any litigation in which Caltrans' interests are at stake.

3. **Enforcement.** Owner acknowledges and agrees that enforcement of this Declaration shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

4. **Severability.** Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

5. Counterparts. This Declaration may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties authorize each other to detach and combine original signature pages and consolidate them into a single identical original. Any one of such completely executed counterparts shall be sufficient proof of this Declaration.

IN WITNESS WHEREOF, Owner has executed this Declaration as set forth below.

OWNER:

CAMBRIA COMMUNITY SERVICES
DISTRICT, a special district

Dated: November 13, 2000

By: Helen May
Name: Helen May
Title: President, CCSD

Exhibits:

- A - Legal Description of Property
- B - Legal Description and Map of View Shed Corridor

CONSERVANCY:

APPROVED AS TO FORM AND CONTENT:

STATE COASTAL CONSERVANCY, an agency
of the State of California

Dated: November __, 2000

By: _____
Name: _____
Title: _____

4. **Severability.** Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, Owner has executed this Declaration as set forth below.

OWNER:

**CAMBRIA COMMUNITY SERVICES
DISTRICT, a special district**

Dated: November __, 2000

By: _____
Name: _____
Title: _____

Exhibits:

- A - Legal Description of Property
- B - Map of View Shed Corridor
- C - Description of Caltrans Facilities

CONSERVANCY:

APPROVED AS TO FORM AND CONTENT:

**STATE COASTAL CONSERVANCY, an agency
of the State of California**

Dated: November 13, 2000

By: William Ahern
Name: WILLIAM AHERN
Title: EXECUTIVE OFFICER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

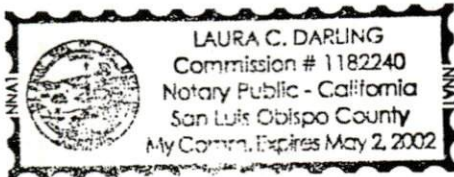
State of California

County of San Luis Obispo } ss.

On Oct. 13, 00, before me, Laura C. Darling, notary public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Helen S. May,
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Laura C. Darling
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Declaration of Covenants, Conditions, Restrictions

Document Date: _____ Number of Pages: 14

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Helen S. May

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: C. C. S. D.

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



STATE OF CALIFORNIA)

COUNTY OF Alameda)

On Nov. 13, 2000, before me, the undersigned, a notary public for the state, personally appeared May-Ling Lin William Ahern

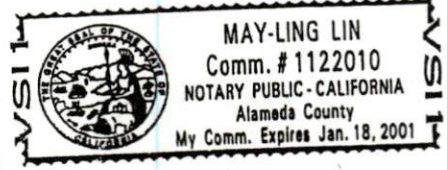
- personally known to me. - OR -
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

May-Ling Lin

Print Name: May-Ling Lin



NOTARY SEAL

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: Laura C. Darling
NAME OF COUNTY: San Luis Obispo
DATE COMMISSION EXPIRES: May 2, 2002
COMMISSION NUMBER: 1182240

William R. Betz

DATED: November 15, 2000
SAN LUIS OBISPO, CA

Exhibit A to
Declaration of Covenants,
Conditions and Restrictions

LEGAL DESCRIPTION OF PROPERTY

The real property referred to herein as the "Property" is located in the County of San Luis Obispo, California, and is legally described as follows:

PARCEL 1:

Lot 23 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 23 that portion thereof described in the deed to Corrine Koontz, a widow and Anne S. Heheman, a widow as joint tenants recorded May 20, 1959 in Book 1001, Page 124 of Official Records.

PARCEL 2:

Lot 22 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except therefrom that portion of Lot 22 conveyed to Cambria Union Elementary School District, a public school district by deed recorded December 29, 1995 under Recorder's Series number 1995-060386.

PARCEL 3:

Lot 16X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 4:

Lot 16Z of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 16Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 5:

Lot 16V of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 6:

Lot 16W of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 16W those portions described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 7:

Lot 17X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 8:

That portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and Recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains to eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angle and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

EXCEPTING therefrom those portions thereof described in the Deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 9:

Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom that portion thereof described in the Deed to the United States of America recorded August 12, 1959 in Book 1016, Page 499 of Official Records.

ALSO EXCEPTING therefrom that portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains and eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angles and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

PARCEL 10:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence North 46° 42' East, 242.80 feet; thence North 77° 35' East, 91.21 feet; thence South 73° 52' East, 233.45 feet; thence North 66° 21' East, 431.19 feet; thence South 33° 53' East, 130.13 feet; thence South 49° 18' East, 83.49 feet; thence South 54° 03' East, 87.74 feet; thence South 29° 18' East, 151.54 feet to a point on the Southeasterly of said Lot 10 which is South 59° 45' West 195 feet more or less from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet more or less to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along said center line to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H.C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated, July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet; thence leaving said Northwesterly line, South

71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the east side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux, as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

ALSO EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux, by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along said Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning

PARCEL 11:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said county; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along the Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning.

PARCEL 12:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point beginning the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet; thence leaving said Northwesterly line, South 71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the East side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less to the center line of Santa Rosa Creek; thence Southwesterly along said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom any portion thereof lying within the property described as Parcel 1 in the Deed to Orval W. McNay and Nettie M. McNay recorded April 29, 1952 in Book 655, Page 548 of Official Records.

PARCEL 13:

Lot 17Z of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 14:

Lot 17V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. c. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 15:

Lot 17W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17W those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 16:

Lot 18V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 17:

Lot 18W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 18 that portion thereof described as Parcel 74-71A in Final Order of Condemnation recorded November 22, 1978 in Book 2116, Page 63 of Official Records.

**Exhibit B to
Declaration of Covenants,
Conditions and Restrictions**

LEGAL DESCRIPTION AND MAP OF VIEW SHED CORRIDOR

The real property referred to herein as the "View Shed Corridor" is located in the County of San Luis Obispo, California, is legally described as follows, and is depicted on the attached map:

Parcel 1:

All that portion of Lot 11 and of Lots 17 W and 17Z of Ward's Subdivision of Rancho Santa Rosa, as per Map recorded in Book A of Maps, page 69, Records of San Luis Obispo County, California, bounded as follows:

On the North by the North line of said lot 17W;

On the West by a line parallel with and 461.03 feet Easterly of the West line of said Lots 17W and 17Z;

On the South by the South line of said Lot 17Z;

And on the East by the West line of the California State Highway 1 Right of Way and by a line parallel with and 50.00 feet South-Westerly of that certain 20.00 foot Access and Sewer Pipeline Easement described as Parcel 74-71B in document recorded in Book 2116 of Official Records, page 63, Records of said County.

Parcel 2:

All that portion of Lot 11 and Lot 16 of Ward's Subdivision of Rancho Santa Rosa, as per Map recorded in Book A of Maps, page 69, Records of San Luis Obispo County, California, bounded as follows:

On the North by a line parallel with and 50.00 feet Southerly of that certain 10.00 foot Sewer Pipeline Easement described as Parcel 74-80 in Document recorded in Book 2116 of Official Records, page 63, Records of said County;

On the West by the East line of the California State Highway 1 Right of Way;

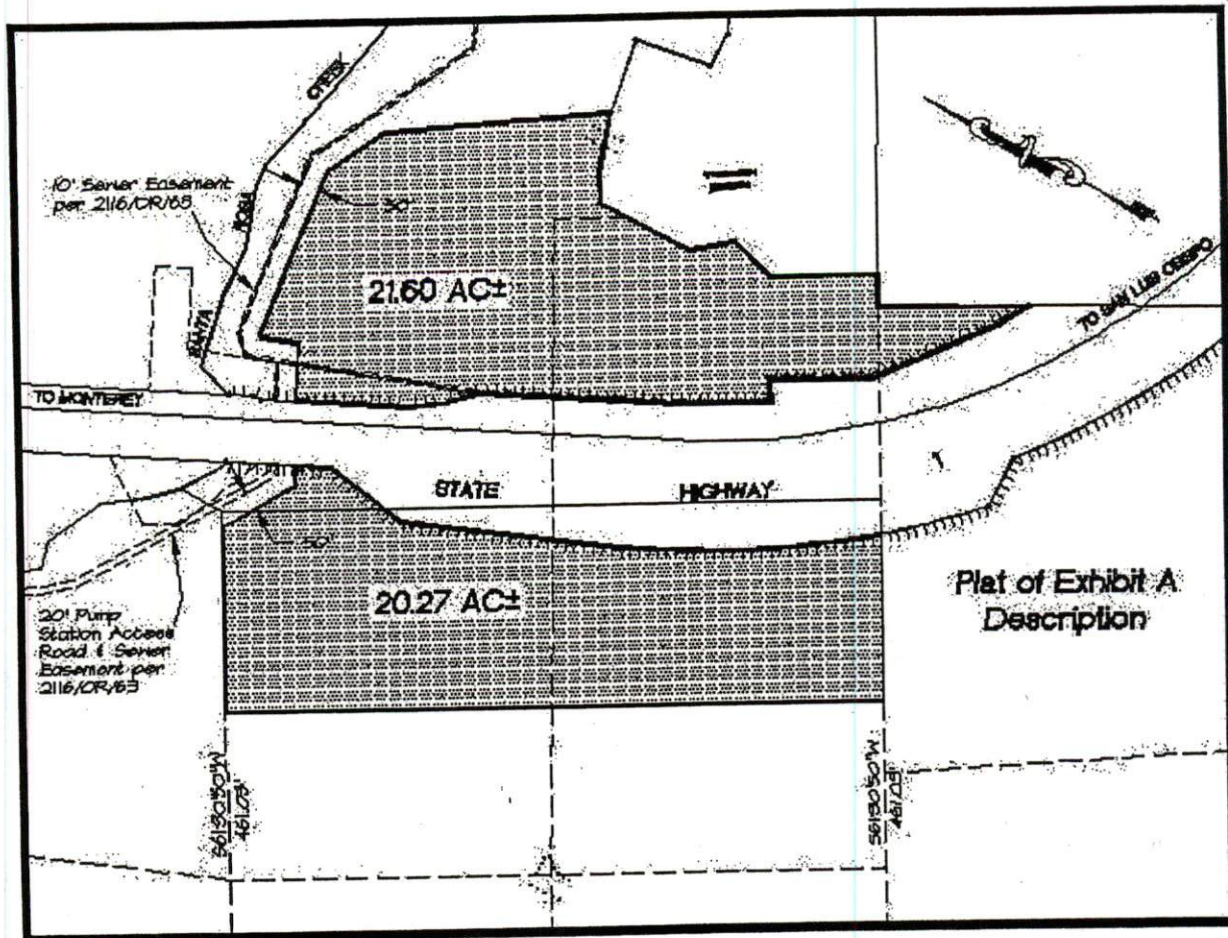
And on the South and East by the following described line:

Beginning at a point in the East line of said California State Highway 1 Right of Way at the intersection with the West line of Cambria Pines Manor Unit No. 1, as per Map recorded in Book 5 of Maps, page 8, Records of said County;

Thence Northerly and Easterly along the following courses as said courses are shown on Record of Survey recorded in Book 69 of Records of Surveys, page 74, Records of said County:

- 1) North 28°19'22" West, 416.78 feet;
- 2) North 62°00'25" East, 90.41 feet;
- 3) North 28°34'19" West, 291.08 feet;
- 4) North 17°37'13" East, 135.75 feet;
- 5) North 39°11'44" West, 121.52 feet;
- 6) North 0°55'15" East, 270.26 feet;
- 7) North 60°20'55" East, 81.59 feet;
- 8) North 73°29'07" East, 167.52 feet;

Thence North 32°11'58" West, a distance of 622.03 feet to the point of Terminus in the herein described parallel line.



Clarity:

- 10' Sewer Easement per 2116/OR 63
- 20' Pump Station Access Road & Sewer Easement per 2116/OR/63

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Cambria Community Services District
c/o Deborah Fox
Fox & Sohagi, LLP
10960 Wilshire Blvd., Suite 1270
Los Angeles, CA 90024

Doc No: 2001-048679

Rpt No: 0006133

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Jul 03, 2001
Time: 12:09

NF -1 0.0

[10]

TOTAL 0.0

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Declaration"), dated July 2, 2001 for reference purposes, is made by CAMBRIA COMMUNITY SERVICES DISTRICT, a special district ("Owner").

RECITALS

A. Owner is the fee owner of that certain real property located in the County of San Luis Obispo, California, and commonly referred to as the "East West Ranch," and legally described in Exhibit A, attached hereto and incorporated herein by this reference ("the Property").

B. On November 6, 2000, Owner entered into a Memorandum of Understanding ("MOU") with the California State Coastal Conservancy ("the Conservancy") and the American Land Conservancy, a California nonprofit benefit corporation ("ALC"). As set forth in the MOU, the purpose of the MOU is to provide for interim public access and to maintain the existing resources on the Property in their current condition from the time of the Owner's acquisition of the Property until the time of development and adoption by Owner of the Resource Management Plan and companion conservation easement. Owner recorded the MOU in the Official Records of the San Luis Obispo County Recorder on November 16, 2000, Document No. 2000-067847.

C. On November 13, 2000, Owner executed a document entitled "Declaration of Covenants, Conditions and Restrictions" ("the CC&R's No. 1") regarding the Property. The CC&R's No. 1 provided that the Property was acquired pursuant to grants and other funds, including a grant from the Conservancy, for the public purposes of resource enhancement and public access. In the CC&R's No. 1, Owner made a declaration as to covenants, conditions, restrictions, limitations and uses to which the Property may be put, including a provision that no use of the Property inconsistent with the public purposes of resource enhancement and public

access is permitted. Owner further declared that if the Property is used inconsistent with the public purposes of resource enhancement and public access, all of Owner's right, title and interest in the Property shall automatically vest in the State of California for the benefit of the Conservancy or its successor. Owner recorded the CC&R's No. 1 in the Official Records of the San Luis Obispo County Recorder on November 16, 2000, Document No. 2000-067846.

D. The purpose of this Declaration is to clarify and reaffirm the restrictions limiting use of the Property for the purposes of resource enhancement and public access.

DECLARATION

Owner makes the following declaration as to covenants, conditions, restrictions, limitations and uses to which the Property may be put, specifying that this Declaration shall constitute covenants to run with the land and shall be binding on Owner and its successors, heirs and assigns, and all subsequent owners of all or any part of the Property, together with their grantees, successors, heirs, executors, administrators, devisees, or assigns:

1. The Property shall not be used for any purposes other than for resource enhancement and public access. Owner and its successors, heirs or assigns and all subsequent owners of all or any part of the Property, shall not use or allow the use of any portion of the Property for residential, urban or industrial purposes.

2. If the existence of Owner ceases for any reason or if Section 1 above is violated, all of Owner's right, title and interest in the Property shall automatically vest in the State of California for the benefit of the Conservancy or its successor, upon acceptance of the Property and approval of the State Public Works Board; provided, however, that the State, through the Executive Officer of the Conservancy, or its successor, may designate another public agency or a nonprofit organization to accept the right, title and interest, in which case vesting shall be in that agency or organization rather than in the State.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

3. No provision of this Declaration is intended, nor shall it be construed, to be in conflict with or contradictory to any of the provisions in the CC&R's No. 1.

IN WITNESS WHEREOF, Owner has executed this Declaration as set forth below.

CAMBRIA COMMUNITY SERVICES
DISTRICT, a special district

Dated: July 2, 2001

By: Helen May
Helen May
President, Board of Directors

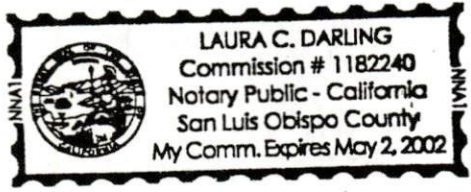
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Luis Obispo } ss.

On July 3, 2001, before me Laura C. Darling,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Helen May
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.
Laura C. Darling
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

Signer Is Representing: _____



Exhibit A to
Declaration of Covenants,
Conditions and Restrictions

LEGAL DESCRIPTION OF PROPERTY

The real property referred to herein as the "Property" is located in the County of San Luis Obispo, California, and is legally described as follows:

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Except from said Lot 23 that portion thereof described in the deed to Corrine Koontz, a widow and Anne S. Heheman, a widow as joint tenants recorded May 20, 1959 in Book 1001, Page 124 of Official Records.

PARCEL 2:

Lot 22 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except therefrom that portion of Lot 22 conveyed to Cambria Union Elementary School District, a public school district by deed recorded December 29, 1995 under Recorder's Series number 1995-060386.

PARCEL 3:

Lot 16X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 4:

Lot 16Z of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 16Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 5:

Lot 16V of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 6:

Lot 16W of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except form said Lot 16W those portions described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213. of Official Records.

PARCEL 7:

Lot 17X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 8:

That portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and Recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains to eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angle and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

EXCEPTING therefrom those portions thereof described in the Deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 9:

Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom that portion thereof described in the Deed to the United States of America recorded August 12, 1959 in Book 1016, Page 499 of Official Records.

ALSO EXCEPTING therefrom that portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains and eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angles and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

PARCEL 10:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence North 46° 42' East, 242.80 feet; thence North 77° 35' East, 91.21 feet; thence South 73° 52' East, 233.45 feet; thence North 66° 21' East, 431.19 feet; thence South 33° 53' East, 130.13 feet; thence South 49° 18' East, 83.49 feet; thence South 54° 03' East, 87.74 feet; thence South 29° 18' East, 151.54 feet to a point on the Southeasterly of said Lot 10 which is South 59° 45' West 195 feet more or less from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet more or less to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along said center line to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H.C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated, July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet; thence leaving said Northwesterly line, South

71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the east side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux, as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

ALSO EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux, by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along said Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning

PARCEL 11:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said county; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along the Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning.

PARCEL 12:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point beginning the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet; thence leaving said Northwesterly line, South 71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the East side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less to the center line of Santa Rosa Creek; thence Southwesterly along said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom any portion thereof lying within the property described as Parcel 1 in the Deed to Orval W. McNay and Nettie M. McNay recorded April 29, 1952 in Book 655, Page 548 of Official Records.

PARCEL 13:

Lot 17Z of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 14:

Lot 17V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 15:

Lot 17W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17W those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 16:

Lot 18V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

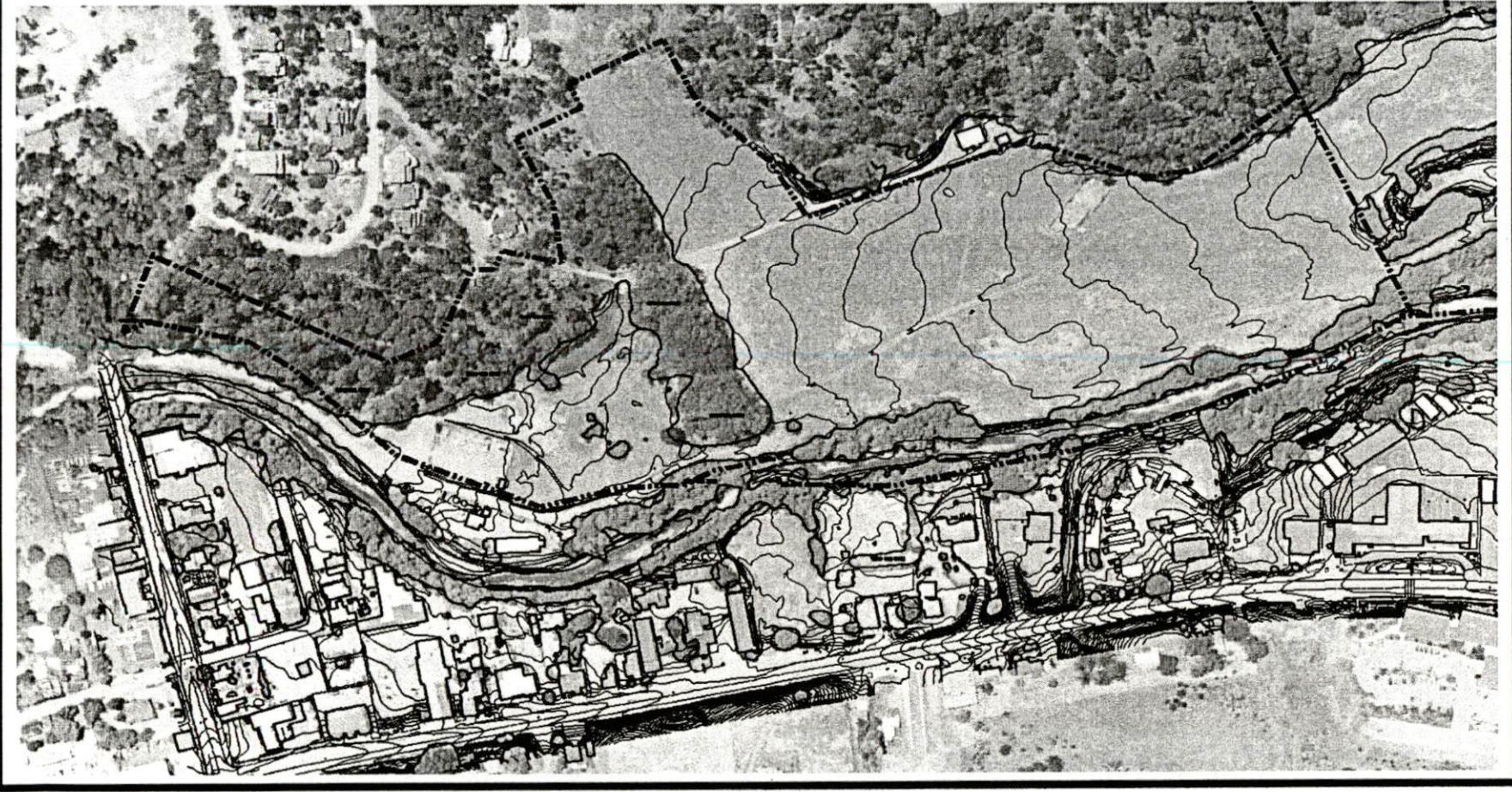
PARCEL 17:

Lot 18W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 18 that portion thereof described as Parcel 74-71A in Final Order of Condemnation recorded November 22, 1978 in Book 2116, Page 63 of Official Records.

**Exhibit B.
The Community Park**

The area for the Community Park is as yet undetermined, but it will be within the borders outlined in Exhibit B and will be determined when the Community Park Conceptual Master Plan is accepted.



**Exhibit C.
Cell Tower Area**

x cingularSM

WIRELESS

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY, AND COPYRIGHTED WORK OF CINGULAR WIRELESS.
ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED.*

SCOPE OF WORK

THE PROPOSED PROJECT ENTAILS:

*INSTALLATION OF (4) EQUIPMENT SHELTERS ((1) PROPOSED, (3) FUTURE) MOUNTED ON NEW CONCRETE SLABS AND (4) BTS CABINETS MOUNTED INSIDE SHELTER

*INSTALLATION OF (1) PROPOSED 80'-0" MONOPINE MONOPOLE ((1) FUTURE 70'-0" MONOPINE MONOPOLE ((1) PROPOSED, (1) FUTURE))

*INSTALLATION OF (48) ANTENNAS ((12) PROPOSED, (36) FUTURE)

*INSTALLATION OF (4) DD-TDMAS

INSTALLATION OF COAXIAL CABLE RUNS FROM BTS TO ANTENNAS, PROPOSED ELECTRIC AND TELEPHONE SERVICE RUN TO BTS.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LAND OWNER			
CINGULAR MANAGER			
RF MANAGER			
SITE ACQUISITION			
AEC			
PLANNING			
CONSTRUCTION			

LA-547-14 MONOPINE

PROJECT DATA

APPPLICANT: MARK RIVERA DIRECTOR OF DEPLOYMENT CINGULAR WIRELESS 201 MICHELLE DRIVE, 2ND FLOOR TUSTIN, CA 92780 PHONE: (714) 734-7300	ARCHITECT: OMNI DESIGN GROUP, INC. 100 CROSS ST, SUITE 101 SAN JOSE, CALIF. CA 95041 PHONE: 544-4370 FAX: 544-4327 PROJECT COORDINATOR: XXX
CUSTOMER CONTACT: JEFF JACOBI CONSTRUCTION MANAGER CINGULAR WIRELESS 201 MICHELLE DRIVE, 2ND FLOOR TUSTIN, CA 92780 PHONE: (714) 734-7304	SURVEYOR: OMNI DESIGN GROUP, INC. 100 CROSS ST, SUITE 101 SAN JOSE, CALIF. CA 95041 PHONE: 544-4370 FAX: 544-4327 PROJECT COORDINATOR: J. MARCHELL 254578
CLIENT'S REPRESENTATIVE: AMY SHON THE CONSULTING GROUP, INC. 5445 TRINIDAD ROAD IRVINE, CA 92618 (714) 524-0551 (949) 477-3063 FAX	STRUCTURAL ENGINEERING:
PROPERTY OWNER: AMERICAN LAND CONSERVANCY 456 MCINDBERRY ST, SUITE 140 SAN FRANCISCO, CA 94104 PHONE: 415-403-3074 FAX: 415-403-3056	ELECTRICAL ENGINEERING:
SQUARE FEET OF LEASE AREA: 300	ASSESSORS PARCEL NUMBER: 013121024
ZONING: 1B0	PROPERTY LEGAL DESCRIPTION: SEE "C" SHEET
EXISTING OCCUPANCY: N/A	ADA COMPLIANCE: N/A (UNARMED COMMUNICATIONS FACILITY)
OCCUPANCY CLASSIFICATION: 1977B(C) 02	TYPE OF CONSTRUCTION: S/N

UTILITY CONTACTS

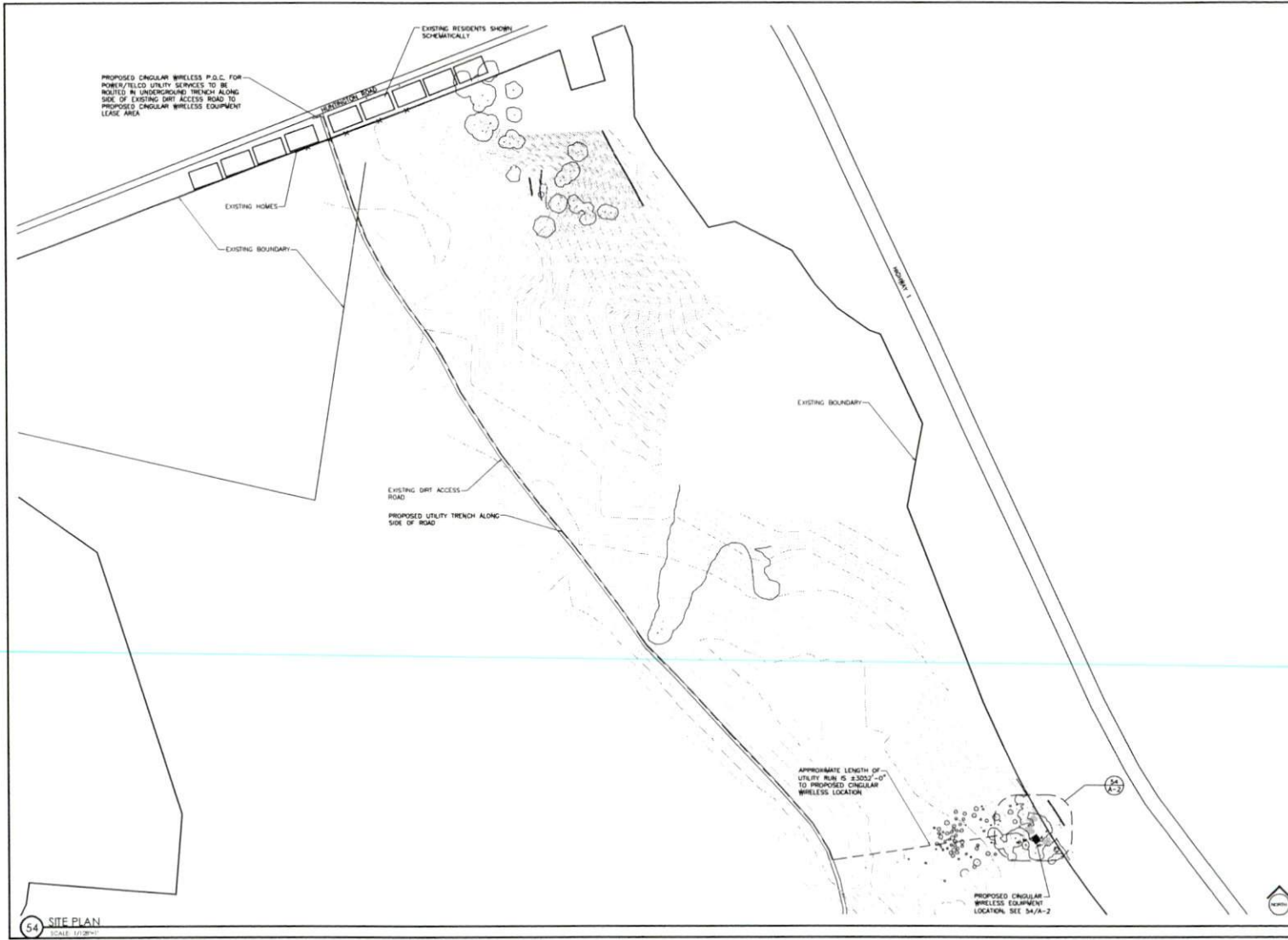
ELECTRIC SERVICE PROVIDER: PG&E	TELCO SERVICE PROVIDER: PACBELL	WATER SERVICE: N/A
ADDRESS REQUIRED: 204 SO 48	SERVICE NUMBER: 1100 111	GAS SERVICE: N/A
SERVICE PLANNER: NAME: TBD PHONE: TBD	SERVICE PLANNER: NAME: TBD PHONE: TBD	SEWER: N/A
CUSTOMER CONTACT: ELECTRICAL SERVICE JEFF JACOBI CONSTRUCTION MANAGER CINGULAR WIRELESS 201 MICHELLE DRIVE, 2ND FLOOR TUSTIN, CA 92780 PHONE: (714) 734-7304	CUSTOMER CONTACT: TELCO SERVICE BOB HOLZ TELCO SERVICE/CONNECT ENGINEER CINGULAR WIRELESS 201 MICHELLE DRIVE, 2ND FLOOR TUSTIN, CA 92780 PHONE: (714) 734-7304	

SUBMITTAL RECORD

SUBMIT #	DESCRIPTION	DATE
P-1	DESIGN REVIEW	07/29/02
P-2	DESIGN REVIEW	08/12/02
P-3	DESIGN REVIEW	09/18/02
P-4	DESIGN REVIEW	12/23/02
P-5	DESIGN CHANGES PER PLANNING	03/18/03



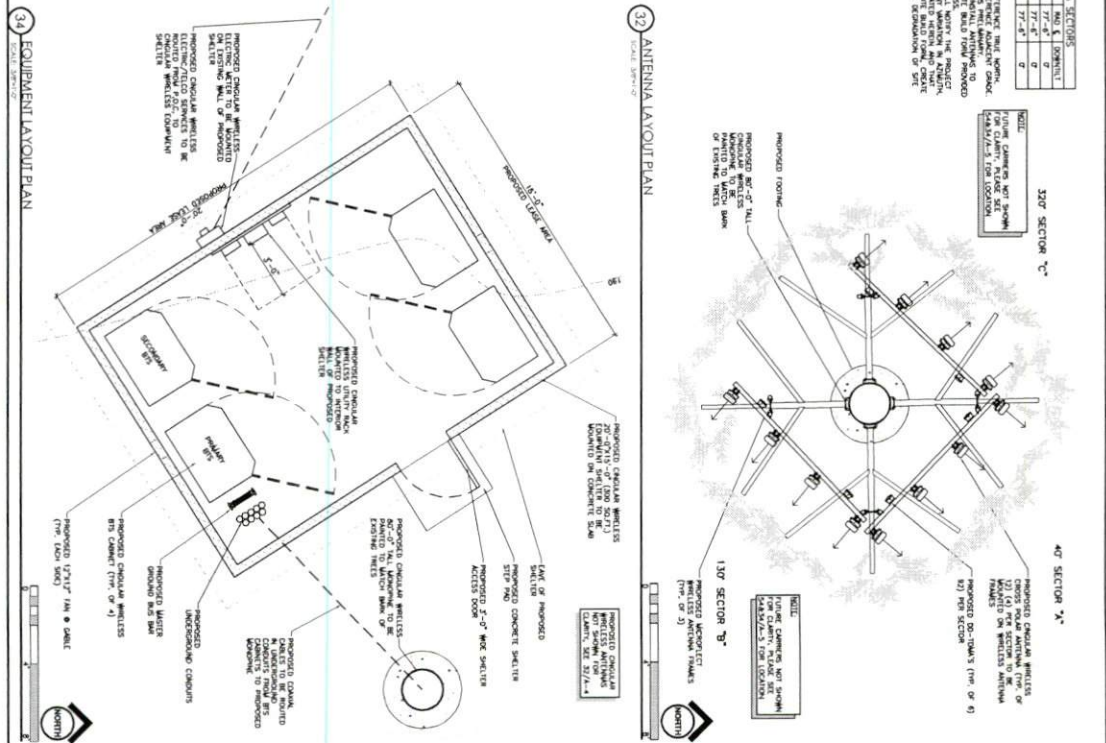
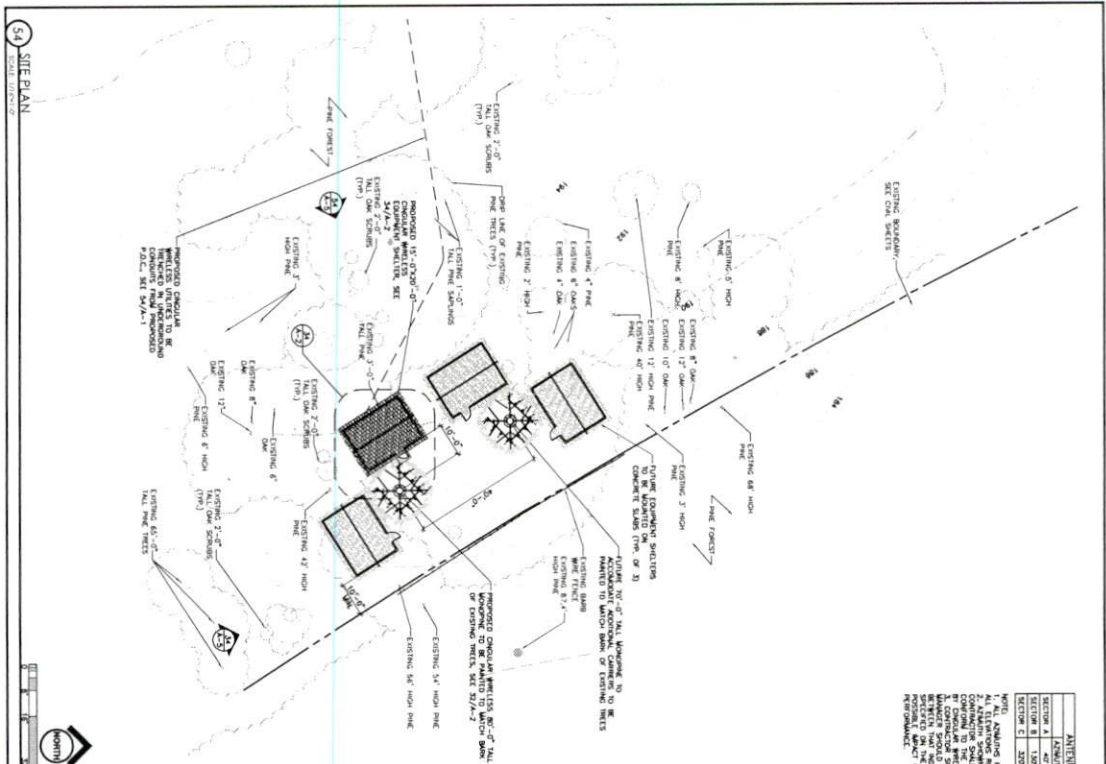
DATE: 03/18/03
ARCHITECT: IR
DRAWN BY: JL
CHECKED BY: MBD
REVISIONS
REV. DATE DESCRIPTION BY
PROPRIETARY INFORMATION THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO CINGULAR WIRELESS. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CINGULAR WIRELESS IS STRICTLY PROHIBITED.
CLIENT: x cingular SM WIRELESS
PROJECT MANAGER: The Consulting Group, Inc.
ARCHITECT: OMNI DESIGN GROUP, INC. 100 CROSS ST, SUITE 101 SAN JOSE, CALIF. CA 95041 PHONE: 544-4370 FAX: 544-4327 PROJECT COORDINATOR: J. MARCHELL 254578
CONSULTANT:
SHEET:
SHEET NUMBER: LA-547-14-P5 SHEET TYPE: MONOPINE INSTALLATION LOCATION: #1 EAST/WEST RANCH SHAMEL PARK/HUNTINGTON RD CAMBERIA, CA 94708 APPL. TYPE: CUP TITLE: TITLE SHEET SHEET NUMBER: T-1



54 SITE PLAN
SCALE: 1/2"=1'

DATE: 03/18/03			
ARCHITECT: TR			
DRAWN BY:			
CHECKED BY: MBD			
REVISIONS			
REV	DATE	DESCRIPTION	BY
PROPRIETARY INFORMATION THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO XINGULAR. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH PERMITS TO CINGULAR WIRELESS IS STRICTLY PROHIBITED.			
CLIENT: x cingular WIRELESS			
PROJECT MANAGER: 			
ARCHITECT: 			
CONSULTANT:			
SCALE:			
SITE NUMBER: LA-547-14-P5			
SITE TYPE: MONOPINE INSTALLATION			
LOCATION: #1 EAST/WEST RANCH SHAMEL PARK/HUNTINGTON RD CAMBRIDGE, CA 93428			
APPL. TYPE: CUP			
TITLE: SITE PLAN			
SHEET NUMBER: A-1			

MAX/MAX/CINGULAR/LA-547-14-P5/Monopine_Site_Plan/03/18/03 01:42:11 PM Jaramiah_Omni Design Group



ANTENNA CROSS-SECTION

SECTION	LENGTH	DIAMETER	SECTION
SECTION A	42'	44"	SECTION I
SECTION B	120'	77'-6"	SECTION D
SECTION C	202'	77'-6"	SECTION E

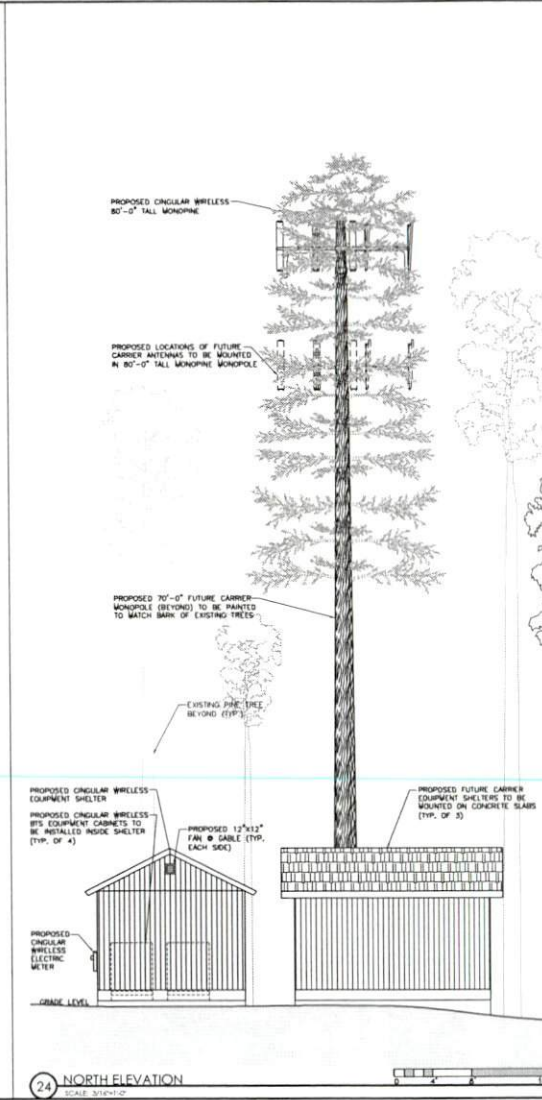
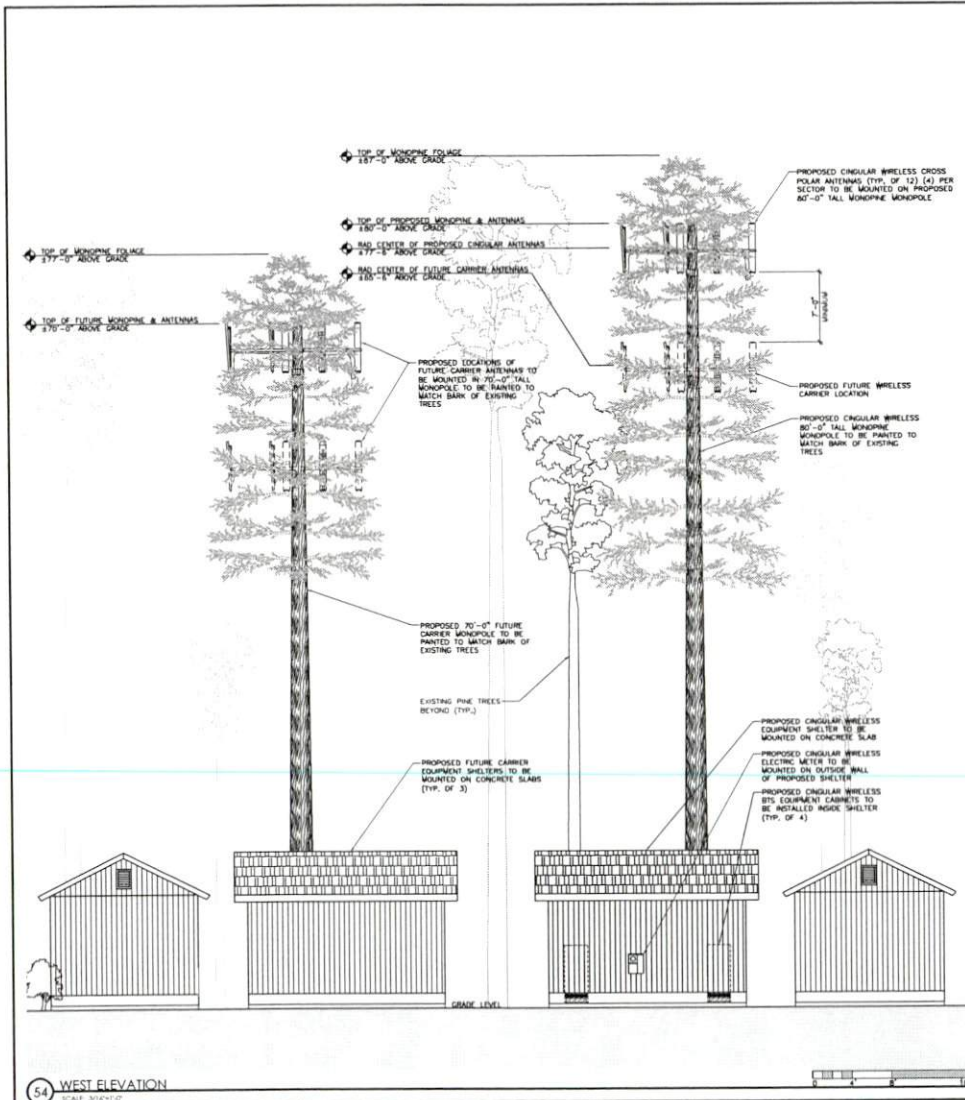
NOTE: ALL ANTI-TWIST REFERENCE POINT WORK. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.




NOTE: CROSS SECTION 'C' IS FOR CLIMATE RECORD SET PER ASHRAE'S TEST PROCEDURE.

NOTE: CROSS SECTION 'X' IS FOR CLIMATE RECORD SET PER ASHRAE'S TEST PROCEDURE.

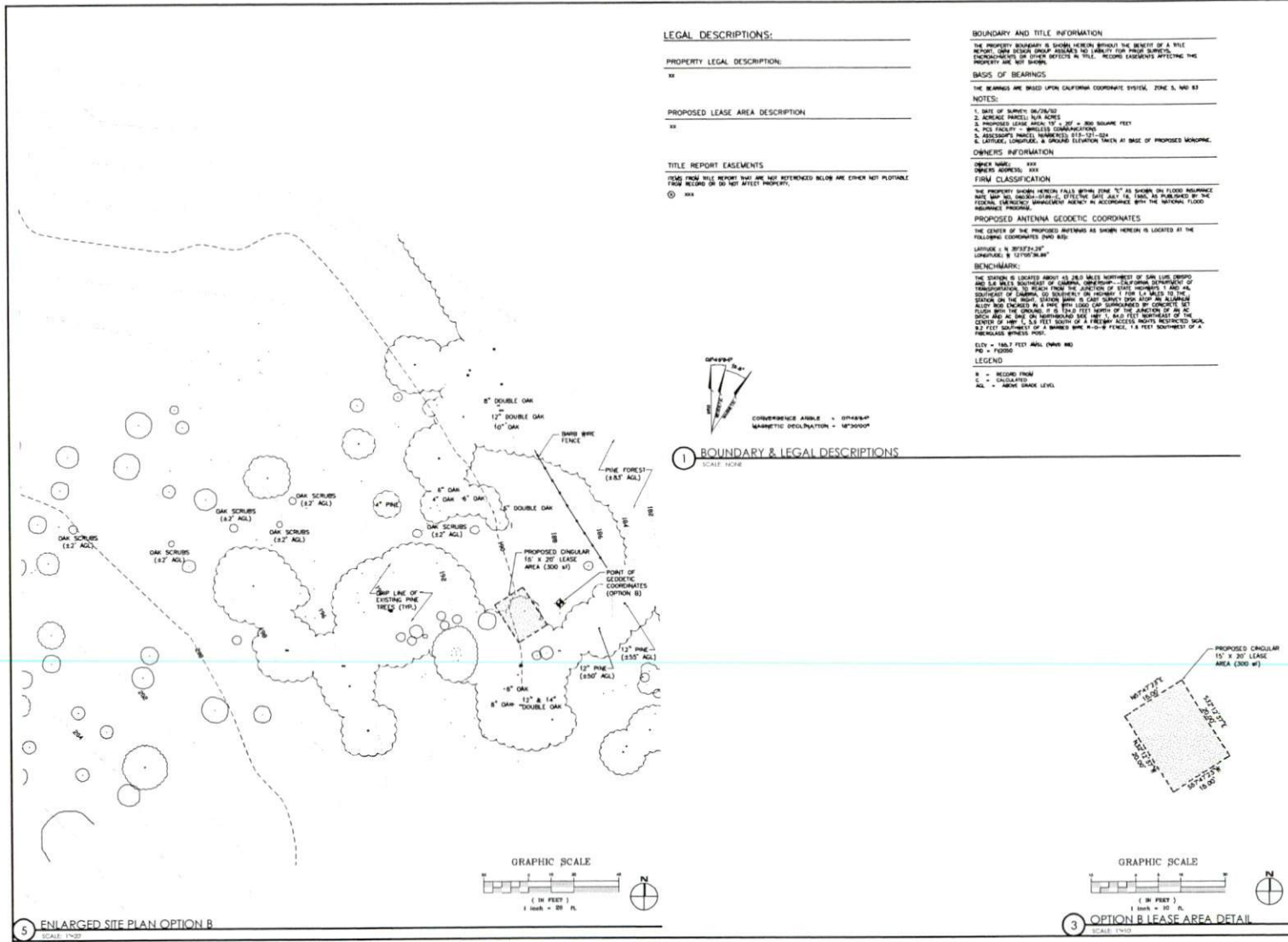
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PROJECT MANAGER: [Name]	
DESIGNED BY: [Name]	
CHECKED BY: [Name]	
PROJECT INFORMATION PROJECT NAME: [Name] PROJECT NUMBER: [Number] PROJECT LOCATION: [Location] CLIENT: [Name]	
SHEET NUMBER: [Number] TOTAL SHEETS: [Total]	
SITE/EQUIPMENT PLANS SHEET NUMBER: [Number]	
A-2	
PROJECT INFORMATION PROJECT NAME: #1 EAST/WEST RANCH PROJECT LOCATION: SHAWNEE PARK/ARLINGTON RD CITY/TOWN/STATE: [City/State] CLIENT: [Name]	SHEET NUMBER: [Number]
PROJECT INFORMATION PROJECT NAME: LA-547-14 P5 PROJECT LOCATION: [Location] CITY/TOWN/STATE: [City/State] CLIENT: [Name]	SHEET NUMBER: [Number]

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DATE: 03/18/03	
ARCHITECT: TR	
DRAWN BY: MBD	
CHECKED BY: MBD	
REVISIONS	
REV	DATE DESCRIPTION BY
PROPRIETARY INFORMATION THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO CINGULAR. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CINGULAR WIRELESS IS STRICTLY PROHIBITED.	
CLIENT:	
	
PROJECT MANAGER:	
	
ARCHITECT:	
	
CONSULTANT:	
SCALE:	
SHEET NUMBER:	
SHEET NUMBER: A-3	

\\MANAC\csg\gms\LA-S47-14 - Monopine - East West Ranch\DWG\LA-S47-14_C-1-C-2.DWG, 03/18/03 01:46:56 PM, Jaraman, Omni Design Group



LEGAL DESCRIPTIONS:

PROPERTY LEGAL DESCRIPTION:
XX

PROPOSED LEASE AREA DESCRIPTION:
XX

TITLE REPORT EASEMENTS:
ITEMS FROM TITLE REPORT THAT ARE NOT REFERENCED BELOW ARE EITHER NOT PLOTTABLE
FROM RECORD OR DO NOT AFFECT PROPERTY:
© XXX

BOUNDARY AND TITLE INFORMATION:

THE PROPERTY BOUNDARY IS SHOWN HEREIN BEING THE BOUNDARY OF A TITLE REPORT. ANY OTHER GROUP BOUNDARY IS SUBJECT TO THE SURVEY RECORDS. ENCUMBRANCES OF OTHER RECORDS A TITLE RECORD AFFECTING THE PROPERTY ARE NOT SHOWN.

NOTES:
THE BEARINGS ARE BASED UPON CALIFORNIA COORDINATE SYSTEM, ZONE 5, NAD 83

- 1. DATE OF SURVEY: 06/18/02
- 2. ACRES: 0.124 ACRES
- 3. PROPOSED LEASE AREA: 15' X 20' = 300 SQUARE FEET
- 4. PLOT FACILITY: WIRELESS COMMUNICATIONS
- 5. PROPOSED ANTENNA GEODETIC COORDINATES: 32.235822 N, 122.571732 W
- 6. DATUM: CALIFORNIA STATE PLANE, NAD 83
- 7. GROUND ELEVATION TAKEN AT BASE OF PROPOSED MONOPINE: 100.00 FEET

OWNER'S INFORMATION:
OWNER NAME: XXX
OWNER ADDRESS: XXX
PHONE: XXX

THE PROPERTY SHOWN HEREIN FALLS WITHIN ZONE 5 AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 10034-03-01-2, EFFECTIVE DATE JULY 15, 2003, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM.

PROPOSED ANTENNA GEODETIC COORDINATES:
THE CENTER OF THE PROPOSED ANTENNA AS SHOWN HEREIN IS LOCATED AT THE FOLLOWING COORDINATES (EASTING AND NORTHING):
EASTING: 8 235822
NORTHING: 8 235732

BENCHMARK:
THE BENCHMARK IS LOCATED ABOUT 250 FEET NORTHWEST OF THE PROPOSED ANTENNA. THE BENCHMARK IS A CONCRETE MOUNTED ON A STEEL PIPE. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF THE BOUNDARY AND THE PROPERTY LINE. THE BENCHMARK IS 4 FEET ABOVE THE GROUND. THE BENCHMARK IS 4 FEET ABOVE THE GROUND. THE BENCHMARK IS 4 FEET ABOVE THE GROUND.

LEGEND:
R = RECORD FROM
C = CALCULATED
BM = BENCH MARK LEVEL

1 BOUNDARY & LEGAL DESCRIPTIONS

5 ENLARGED SITE PLAN OPTION B

3 OPTION B LEASE AREA DETAIL

DATE: 03/18/03			
ARCHITECT: TR			
DRAWN BY: DKN/JBD			
CHECKED BY: JMSD			
REVISIONS			
REV	DATE	DESCRIPTION	BY
PROPRIETARY INFORMATION			
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF THE ARCHITECT. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH IS RELATED TO THE PROJECT IS EXPRESSLY PROHIBITED.			
CLIENT:			
cingular WIRELESS COMMUNICATIONS			
PROJECT MANAGER:			
The Consulting Group, Inc.			
ARCHITECT:			
OMNI CONSULTING GROUP, INC.			
CONSULTANT:			
SCALE:			
SITE NUMBER: LA-S47-14-PS			
SITE TYPE: MONOPINE INSTALLATION			
LOCATION: #1 EAST/WEST RANCH SHARPE PARK/HUNTINGTON RD CAMBRIDGE, CA 95928			
APP. TYPE: CUP			
SITE / BOUNDARY PLAN			
SHEET NUMBER: C-1			

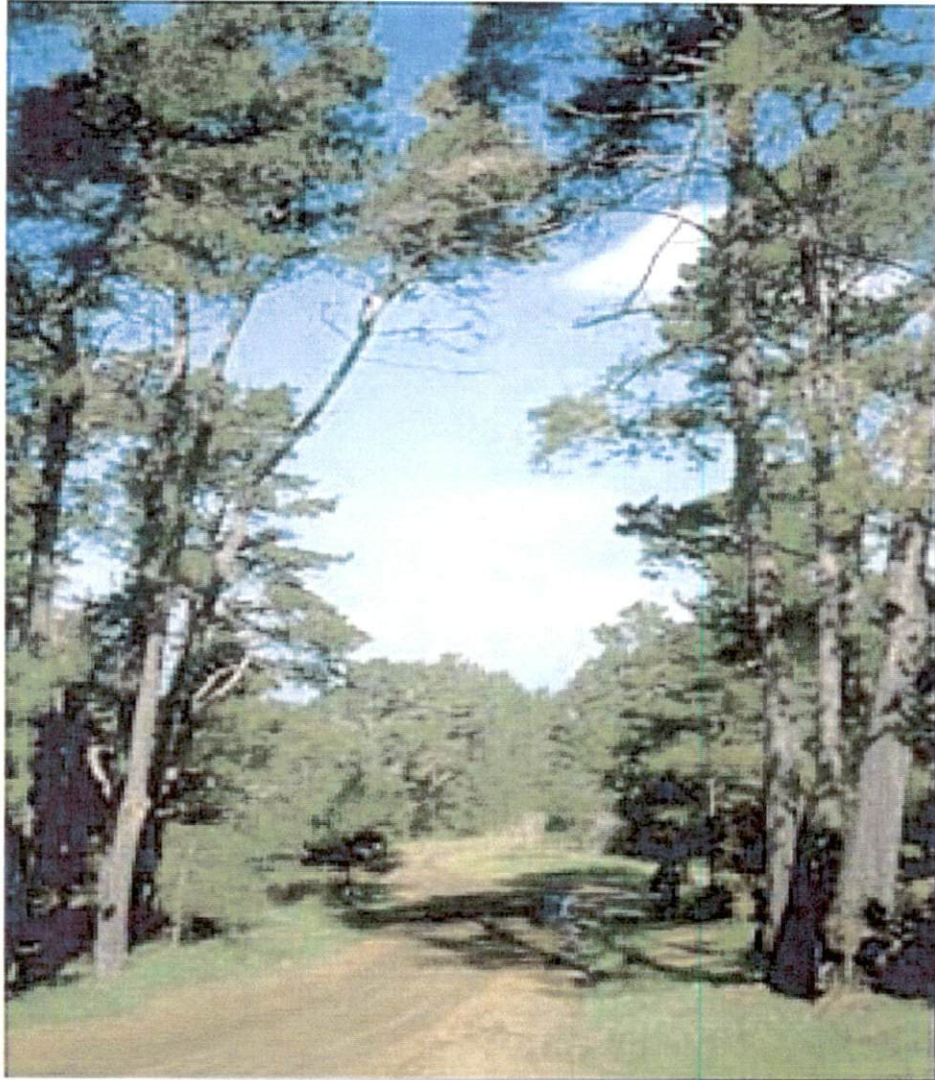
Exhibit D.
Public Access and Resource Management Plan

East West Ranch

Conservation Easement Exhibit D

Public Access & Resource Management Plan

Adopted April 24, 2003



Prepared for:



North Coast
SWAP

Prepared by:



RRM DESIGN GROUP
Creating Environments People Enjoy

**East-West Ranch
Conservation Easement**

**Exhibit D:
Public Access & Resource Management Plan**

**Adopted
April 24, 2003**

**Prepared for:
Cambria Community Services District**



**By
RRM Design Group**



RRM DESIGN GROUP
Creating Environments People Enjoy

**In Cooperation with:
California Coastal Conservancy
American Land Conservancy
North Coast Small Wilderness Preservation Area
Cambria Parks, Recreation & Open Space Commission
San Luis Obispo County Parks Department
Rincon Consultants, Inc.
The Community of Cambria**

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Table of Contents

Chapter 1 Executive Summary	1
Chapter 2 Background	
A. Introduction.....	3
B. Setting	3
C. Purpose of the Plan	4
D. Vision and Plan Objectives.....	5
E. Resource Inventory Summary.....	6
1. West Ranch	6
2. East Ranch	6
F. Opportunities and Constraints Summary.....	7
1. Existing Use and Access	7
2. Resources	9
3. Hazards	10
Chapter 3 Uses and Improvements	
A. Uses	12
1. Allowable Uses	12
2. Regulated Uses.....	13
3. Prohibited Uses	14
B. Improvements	14
1. Physical Improvements.....	15
2. Resource Restoration	16
Chapter 4 Public Access & Recreation	
A. Introduction.....	18
B. Ranch Trails.....	18
1. Trail Designations.....	18
2. Trail Linkages and Access Points	21
3. Trail Segments	22
4. Trail Design Standards.....	26
C. East Ranch Community Park	27
D. Ranch Parking	28
E. Other Access Improvements between East and West Sides.....	30
F. Other Access Features and Amenities	31
1. Interpretive Program	31
2. Signage.....	32
3. Fences and Gates.....	33
4. Benches	34

Table of Contents

Chapter 5 Natural Resource Restoration & Protection

A. Introduction.....	35
B. Natural Resources Summary.....	37
1. Habitat Types.....	37
2. Special Status Plants.....	40
3. Special Status Wildlife.....	40
C. Resource Protection and Restoration Program.....	41
1. Riparian Corridor.....	41
2. Seasonal Wetlands.....	43
3. Forest.....	44
4. Coastal Bluff.....	45
5. Grasslands.....	46
D. Other Resource Restoration and Protection.....	47
1. Water Resources.....	47
2. Soils.....	48

Chapter 6 Cultural Resources

A. Prehistoric (Chumash/Salinan).....	50
B. Historic (Fiscalini dairy).....	50

Chapter 7 Vegetation Management

A. Introduction.....	51
B. Background.....	52
C. The Program.....	52
1. Management Zones & Methods.....	54
2. Fencing and Gates.....	55
3. Grazing Operations.....	55
5. Monitoring Plan.....	55

Chapter 8 Public Safety

A. Introduction.....	57
B. Trail Maintenance.....	57
C. Trail Closures.....	59
D. Emergency Access.....	59
E. Fire Management & Prevention.....	59
D. User Conflicts.....	60
E. Beach Areas.....	60
F. Signage Program for Public Safety and Special Information.....	60
1. Safety Signage.....	60
2. Special Information Signs.....	61

Table of Contents

Chapter 9 Implementation

A. Introduction.....	62
B. Open Space Conservation Easement	63
C. Ranch Administration	63
1. Record Keeping	64
2. Amendments	64
D. Annual Action Plan.....	65
1. Vegetation & Restoration Management	66
2. Trail Maintenance	66
3. Sign Installation & Maintenance	66
4. Refuse Management.....	67
5. Parking Area Maintenance.....	67
6. Fencing Repair and Installation	67
7. Interpretive Program Coordination.....	67
8. Trail Brochure Coordination	68
9. Docent Training	68
10. Volunteer Coordination for Labor	68
11. School Group Activities or Tours Coordination.....	68
E. Phased Improvements	68
1. Short-term Actions.....	69
2. Medium to Long-term Actions	70
F. Agency Coordination & Jurisdiction	70
G. Enforcement.....	73
H. Permits & Agreements	73
1. Special Event Permit.....	73
2. Grazing Agreement.....	74

Appendices

A1. Glossary of Terms	
A2. Vegetation Management Summary	
A3. Example Grazing Program	
A4. Agency Coordination Matrix	

List of Map Exhibits

1. Public Access & Trails.....	19
2. Parking Areas & Amenities	29
3. Biological Constraints.....	36
4. Restoration & Enhancement	42
5. Vegetation Management Zones	53
6. Public Safety	58
7. Managed Grazing & Fences	A3

Chapter 1. Executive Summary

East-West Ranch (Ranch) is a 430-acre open space property surrounded by the community of Cambria and bounded on the west by the Pacific Ocean. The Ranch has long been recognized for its scenic and habitat values. In its recent history, the Ranch has been used for cattle ranching, some crop production, and hiking. The Ranch is also beneficial to the Cambria Community Service District and fire agencies for emergency and utility service enhancement between the Park Hill, Marine Terrace, and West Lodge Hill neighborhoods.

This document is the result of a yearlong effort to synthesize the objectives of the community and conservation agencies to preserve the Ranch as a natural scenic property while allowing passive public use with multiple trail access. The Management Plan (Plan) is intended as a guidance document for the Ranch Manager in their stewardship of the property. The Plan sets forth the community's vision for the Ranch, and identifies objectives and methods for restoration and enhancement of biological communities and public access. This Plan makes up Exhibit D of the Conservation Easement that was created to provide permanent protection for the Ranch's open space character.

The Ranch is divided by the Hwy 1 corridor into portions referred throughout this document as the East Ranch and West Ranch. The Cambria Community Services District (CCSD) will manage both the East and West areas of the Ranch until such time that North Coast Small Wilderness Area Preservation (NCSWAP), or their successor in kind, exercises its option to assume management of the West Ranch.

The Plan begins in Chapter 2 with a historical narrative of the Ranch and description of the physical setting. In addition, the Vision for East-West Ranch is stated and the primary objectives this Plan intends to meet in successive chapters. An outline of the natural resources on the Ranch provides a brief introduction to the present biological setting. Opportunities and Constraints for Use & Access, Resources, and Hazards are discussed in this section as well.

Lists and descriptions of uses and improvements for the Ranch are in Chapter 3. Topics covered include Allowable, Regulated, and Prohibited Uses, Physical Improvements, and Resource Restoration.

Chapter 4 provides detailed descriptions of trail segments, user type designations, and general design standards for surfacing and widths. Trail routes, parking areas, and their accompanying improvements are discussed. This chapter also includes discussions on other access features and amenities, such as an interpretive program, signage, fences and gate types, and benches.

Natural resource protection and restoration objectives are in Chapter 5, organized by habitat type. This chapter includes methods for restoring any degraded areas, and recommended protection of sensitive areas from intrusion by people or domestic animals.

Habitat types include a riparian corridor, seasonal wetlands, oak or pine forests, grasslands, and coastal scrub and bluff.

Chapter 6 summarizes the cultural resources at the Ranch and provides suggestions on how to conserve and celebrate the heritage of the Cambria area, both prehistoric and historic.

Related to restoration work is the practice of vegetation management, as set forth in Chapter 7. The objective of vegetation management is to control and abate the spread of non-natives and invasive plants. In addition, these efforts strive to manage the growth of some plant types, namely grasslands and forest trees to reduce fire fuel loads, especially at the interface with homes. Grazing animals may be an important tool to use toward sound vegetation management practices.

Public Safety is part of planning for increased public access on the Ranch. Chapter 8 covers several public safety topics including the importance of trail maintenance and occasional closure; emergency access to the property for fire control and accident response; fire management coordination with the fire department; and signage to help educate visitors about preservation and safety issues on the Ranch.

Plan implementation, which is under the purview of the Ranch Manager, requires a “road map” of on-going responsibilities for maintenance and operations, as well as projects for the short term and long term. Chapter 9, Implementation provides these guidelines, prioritizes activities the Ranch Manager will need to oversee, and lists the necessary coordinating agencies. Suggested record keeping and monitoring methods are included.

In sum, this Plan fulfills the objectives and vision for East-West Ranch as established by the Cambria community, County, and State by providing long-term guidance to Ranch Managers for continued public access and resource protection.

Chapter 2. Background

A. Introduction

East-West Ranch is a 430-acre coastal open space property located in Cambria, an unincorporated community in the County of San Luis Obispo. The Ranch has a long history of human occupation dating to the native Chumash and Salinan tribes that once thrived in the region. The site was ideal for sheltered living and food was plentiful due to the productive ocean, forest, and creek resources. As the town of Cambria was settled by Europeans, the Ranch was used as a dairy by the Fiscalini family. Beginning at about the turn of the century, the Ranch included a cattle-grazing operation along with assorted dairy facilities. (The Ranch uses cattle grazing today and the old building foundations remnants remain.)

In the recent past, the Ranch's landowners sought to create a subdivision with homes and a school on the West Ranch. The community of Cambria, which had been using and enjoying the Ranch for many years for hiking and scenic open space, gathered to prevent the conversion of the property. After fighting the proposed development since its inception, Friends of the Ranchland (FRL) determined that the only way to save the Ranch was to purchase it as public open space. In May 1998, FRL engaged the American Land Conservancy in the effort, rallied public support, and established an acquisition fund for the purchase. The acquisition was accomplished through a collaborative funding effort by the State Coastal Conservancy, the American Land Conservancy, Caltrans, San Luis Obispo County, the Cambria Community Service District (CCSD), the Council of Governments, and many interest groups and individuals of Cambria.

Under the terms of the sale, the CCSD acquired ownership of the property and was obligated to form a Management Plan and Conservation Easement agreement, as well as appoint a management organization and Conservation Easement holder for the Ranch. The CCSD will be responsible for managing the East Ranch as described in this Plan, until such time that the management organization assumes responsibility.

The Management Plan was developed through a yearlong interactive process that included interviews with vested interest groups of Cambria, on-going facilitated decision making with the Working Group, and community workshops. During this time, the overall vision and objectives for the Ranch were formulated and the Plan created to reflect the desires of the community and meet the objectives of the funding conservancies.

A comprehensive Resource Inventory and Constraints Report was prepared by an environmental science consultant (Rincon) to serve as a data baseline for the Management Plan. The Report is bound and published separately.

B. Setting

West Ranch is enveloped on three sides by development: the Park Hill residential neighborhood to the north, the West Lodge Hill neighborhood to the south, and the town of Cambria to the east. The eastern portion of the Ranch is separated from the western portion by the Hwy 1 corridor, which links Cambria to other communities along the coast. Sloping California marine terraces and lowlands within a creek corridor characterize the site. Natural habitats on the Ranch include mixed Cambria Pine and Oak forests, the Santa Rosa Creek corridor and its riparian areas, wetlands, coastal scrub and grasslands, and the coastal bluff.

The Ranch is accessible from many locations in the community. Historically, the public has accessed West Ranch from Windsor Boulevard, which runs to the north and south of the West Ranch, as well as from some undeveloped properties along Huntington and Warren Roads. The public also uses roads for the Community Service District sewer lines that extend into the Ranch from Hwy 1 near the bridge and from Rodeo Drive on the east to access the property. Hikers typically reach East Ranch from volunteer trails in the East Lodge Hill neighborhood. Rodeo Grounds Drive, off Burton Drive, provides the CCSD access to East Ranch and to their water works next to Santa Rosa Creek.

C. Purpose of the Plan

This Management Plan covers several topics related to administration of the Ranch. The document:

- Summarizes the Ranch's natural resources, existing conditions, and constraints;
- Defines an overall management philosophy;
- Describes specific guidelines and standards for public use, resource restoration and protection;
- Defines methods for maintaining amenities of the Ranch, both natural and manmade; and
- Provides guidance for operating and implementing the Plan.

In order to illustrate physical areas described in the text, this Plan contains several maps that delineate proposed habitat conservation and restoration areas, trails and other passive recreational improvements, as well as vegetation management areas.

The importance of protecting this property lies in the opportunity for the public to experience a unique coastal environment while safeguarding the various animal and plant communities it offers, including sensitive and endangered species. It is the overall philosophy of the Plan to allow the public to experience these natural resources in a safe and reasonable manner while protecting and restoring the more sensitive and valuable habitats of the Ranch. This Plan acknowledges that educating Ranch visitors is an important aspect of these efforts.

This document should not be viewed as a "final solution." Community preferences, funding opportunities, and the advent of new management techniques evolve over time. Therefore, methods proposed in the Plan may need updating or revising to better suit

their purpose. The Plan should remain flexible and adaptable to meet future challenges. Annual monitoring of management methods is recommended. Changes may be made by amending the Plan per the prescribed process described in Chapter 9.

This Plan is consistent with the goals and policies for coastal access in the California Public Resource Code, the California Coastal Act, and the San Luis Obispo North Coast Area Plan of the County General Plan.

D. Vision and Plan Objectives

The owners and Ranch Manager of the East-West Ranch face many issues and choices in managing the land and its resources. One of the most problematic issues is distinguishing and deciding among competing priorities, particularly concerning conflicts over resource protection and public access. The Vision Statement below, composed by the Management Plan Working Group, defines the purpose upon which the owner and Ranch Manager are to base their decisions. The overall mission of the Plan is to balance public access with stewardship of natural resources.

Vision Statement

The Public Access and Resource Management Plan for East-West Ranch will ensure that public access is maintained in balance with minimum disturbance to, and protection of, sensitive natural habitats and unique scenic and cultural resources. Recreational opportunities will be limited to passive use of open space areas. Active recreation will be focused on the East Ranch Community Park area only. The Plan will accomplish the community of Cambria's goals for permanent conservation of open space and unique resources, as well as long-term management, operation, and maintenance of the Ranch. The Plan will be implemented commensurate with the financial and management resources, and obligations of the NCSWAP, or their successor in kind, and the CCSD (management entities), and be consistent with their operating agreement.

In response to the Vision, this Plan aims to accomplish the following objectives:

- Strive for minimum disturbance to the natural qualities of the Ranch while allowing appropriate public access.
- Protect sensitive habitats and species in all areas of the Ranch, 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 Ranch.
- 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 Ranch.
- Identify a suitable area for an active community park on the East Ranch.
- Identify methods to access the Ranch, including ADA-compliant parking and transit service that provide necessary public access while avoiding undue impacts to surrounding neighborhoods.
- Reduce risk and hazards to Ranch 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 NCSWAP or their successor, operational and maintenance issues, and prioritization of activities.

E. Resource Inventory Summary

This section provides a brief introduction and summary of the biological resources found on the Ranch. For a more detailed description of habitats and species, please refer to Chapter 5, Natural Resource Restoration and Protection and the Resource Inventory and Constraints Report published by Rincon Consultants and RRM Design Group, March 2002. The Biological Constraints Map (Exhibit 3) shows the habitats on the Ranch, including riparian areas, creeks and drainages, seasonal wetlands, Monterey Pine forest, grassland, and Oak/Toyon woodland. These habitat types may provide habitat for special status species that will need to be considered prior to construction or implementation of management activities in these areas.

1. West Ranch

The 350-acre western portion of the Ranch consists of steep to gently sloping hillsides immediately west of Hwy 1. The steep hillsides give way to gentle, rolling terrain extending westward from the ridgetop to the ocean bluff above the Pacific Ocean. The steeper portion of the West Ranch, as seen in Exhibit 3, is composed of dense mixed forest, including Monterey Pines, with the southeast corner supporting the largest stand of this habitat type on the site. The forest extends over the ridgeline (an elevation of approximately 257 feet) and down the western slope to an elevation of about 235 feet. Smaller stands of Monterey Pines exist in the southwestern portion of the West Ranch as well. Regeneration of the pine forest habitat was observed along the perimeters of the established stands; however, much of the gently rolling terrain and coastal terraces west of the ridgeline are covered by grasslands that extend toward the sea bluff. Small areas of riparian scrub and seasonal wetlands persist along the drainages that flow westward from the hillside. These drainages support various types of hydrophytic (i.e. water-loving)

vegetation. Furthermore, plants characteristic of wetland habitats are scattered throughout the grassland areas on the coastal terraces to the edge of the bluff.

2. East Ranch

The 70-acre eastern side of the Ranch lies to the north and south of Santa Rosa Creek and east of Hwy 1, and consists largely of the stream channel, banks, and flood plain of the creek. Santa Rosa Creek is the major drainage feature on the East Ranch and a small portion of the West Ranch. The creek is confined to a natural channel approximately 100 feet wide, but much of the year it is confined to a low-flow channel that is roughly 15 feet wide. Most of the floodplain away from the Santa Rosa Creek riparian corridor is covered by grassland until it transitions into the seasonal wetland and riparian areas near Hwy 1 (refer to Exhibit 3). The southern boundary of the East Ranch is a steep forest and coastal scrub covered hillside that extends from the creek floodplain (an elevation of approximately 33 to 43 feet) up to the 170-foot ridgeline. This hillside consists mainly of Monterey Pine forest and Coast Live Oak/Toyon woodland with small patches of coastal scrub. The southwestern portion of the East Ranch along Hwy 1 contains a seasonal wetland, which supports hydrophytic vegetation.

F. Opportunity and Constraints Summary

The 2002 Resource Inventory and Constraints Report revealed constraints and opportunities relating to preserving habitat values and providing publicly accessible open space. The study covers existing land use, circulation and utility information, as well as an inventory of the Ranch's natural resources.

Following is a summary of the study's findings and recommendations for opportunities, presented in three overarching categories:

- Existing Use and Access: Opportunities & Constraints
- Resources: Opportunities & Constraints
- Hazards

1. Existing Use and Access: Opportunities & Constraints

Land Use

Residential and commercial land uses surround the Ranch, with the exception of the western boundary bordered by the Pacific Ocean. Adjacent residential neighborhoods create planning challenges related to public access (entry sites and parking areas), private property protection, and safety.

Infrastructure, Utilities & Public Services

The Cambria Community Services District (CCSD) provides water supply and wastewater treatment, as well as fire protection, trash service, streetlights, and local public transit. The CCSD has utility easements on both sides of the Ranch, which provide two different opportunities for emergency access on the West Ranch from north to south. Having an alternate route will be necessary in case there is a problem at Windsor Bridge

that would prohibit Ranch access from that direction. The service roads also provide an opportunity for a multi-use trail, in addition to maintenance access.

The CCSD water works is located next to the East Ranch in the creek flood plain. The facility includes a well, filtration station, pump station, maintenance supply building, office and repair shop, vehicle storage, and HAZMAT storage. The CCSD would like to relocate the maintenance and storage functions out of the flood plain onto the Ranch in the same general area.

Law enforcement services will be provided by SLO County Sheriff from a station at the California Department of Forestry (CDF) building on Weymouth. The California Highway Patrol (CHP) has a regular patrol on Hwy 1 and will enforce parking violations near the Ranch. Fire protection services are provided by the Cambria Fire Department and California Department of Forestry (CDF). CDF also provides ocean rescue service.

Off-site Circulation and Access

Currently, Ranch access occurs from points at the adjacent neighborhoods. The most popular access is from Windsor Boulevard (North), which creates parking conflicts with the local residences during weekends, and in the summer tourist months. One objective of this Plan is to provide convenient staging and parking areas and access for Ranch visitors at or near Hwy 1, and local resident access from multiple points in the surrounding neighborhoods. In this way, circulation and parking impacts upon neighboring residences may be reduced.

Another circulation and access challenge is Hwy 1, which bisects the Ranch. Currently, there is no formal access connection nor any safety features to connect the two sides, creating a difficult and dangerous situation for pedestrians and cyclists crossing the highway. Equestrians have historically used the creek channel under the highway bridge to access the west side, but continuing this practice is unacceptable due to safety concerns and habitat impacts.

There are three prospects for improving the connection between the east and west portions of the Ranch. First, there are on-going discussions about installing one or two pedestrian bridges over Santa Rosa Creek parallel to the Hwy 1 bridge. If this proposal moves forward, it could provide connection to the West Ranch from the Cross Town Trail, as well as from the proposed Hwy. 1 staging area and parking lot at Cambria Drive. Second, the County of San Luis Obispo Hwy 1 flood control project includes plans to install a new traffic signal at Hwy 1 and Cambria Drive. This will provide traffic controlled crossing on Hwy 1 and will create a connection for the Cross Town Trail onto Main Street and from the proposed staging area to East Ranch. Ranch access could be improved with the expansion of Cambria Trolley service, which currently serves nearby areas in Cambria. The route could be expanded to include the proposed Hwy1 staging area pick-up and drop-off, as well as service to the Ranch from Windsor Boulevard (North). Finally, improved connections between the East and West Ranch may be provided by a pedestrian and bike underpass at the existing Hwy 1 bridge. As of the writing of this Plan, discussions are underway with Caltrans and the CCSD to plan this improvement.

Improved Ranch access also requires providing places for people to park. In order not to congest any one area with parking and traffic impacts, parking areas should be dispersed at different locations. Opportunity sites for parking and staging include a central staging area at Cambria Drive and Hwy 1 (on the west side of the highway), and parking at the CCSD wastewater treatment Plant and East Ranch. In the future, visitors may be able to park and take the Cambria Trolley or hike to Ranch from these areas (see below).

On-site Access / Trails

Much of the Ranch is accessible from existing trails, some of which were created by cattle and the trucks associated with grazing operations. The Parks Recreation, and Open Space Commission Trails Committee has created a plan for the trail system; however, this plan was created before the resource inventory was completed, thus not all trails identified in the PROS trail plan may be opened and some will be realigned to avoid impacts on sensitive resources. Three trails have the potential to provide for ADA (disabled persons) access: the Bluff Trail, a portion of the Ridge Trail, and the Santa Rosa Creek Trail East.

When planning for future access, evaluation of impacts to sensitive areas should be considered. New linkages may be created from the East Ranch to the East Lodge Hill neighborhood and from Rodeo Drive to Blue Bird Lane via the pedestrian/bike bridge associated with the Cross Town Trail. On-site trails may also be provided along the CCSD utility easements as described above. An additional new trail could be aligned with the CCSD Santa Rosa Creek maintenance road on the west side of the creek.

The trail system on the Ranch should strive to create linkages with other off-site trails, including the California Coastal Trail and the Cross Town Trail. The Santa Rosa Creek Trail West may extend to the north (off-site) along the creek to the wastewater treatment Plant at Windsor Bridge. This is discussed further in Chapter 4, Public Access.

Recreation and Open Space

The purchase of East-West Ranch underscores the importance of this land as an open space of state, regional, and local significance. As the largest public open space parcel in Cambria, the Ranch is an important local recreational and open space resource that may link to several of Cambria's local parks: Moonstone Beach and Shamel Park to the north and Harvey Street Beach Access to the south. In addition, a Community Park providing opportunities for active recreation is planned on East Ranch as a separate project.

2. Resources: Opportunities & Constraints

Biological Resources

Some habitat areas on the Ranch, including the Cambria Monterey Pine forest, the Santa Rosa Creek corridor, coastal bluffs, and the seasonal wetlands and springs, pose significant constraints due to the presence of sensitive species. The presence of special status species will need to be considered prior to construction or implementation of management activities in these areas to ensure protection from degradation and human impacts. Please refer to Chapter 5, Natural Resource Restoration for guidance implementation measures.

The Monterey Bay National Marine Sanctuary (MBNMS) has jurisdiction on the tidal lands north of the westernmost point on-site. Their mission is to protect the tidelands and ocean habitats, and to educate the public on the significance of coastal resources. The local office for the MBNMS could be a resource for the Ranch Manager on public education concerning the tidelands adjacent to the Ranch.

Some areas on the East and West Ranch have colonies of non-native plants, as well as invasive species. In order to protect and encourage native plant growth, these non-native and invasive colonies need to be removed. Currently, some non-native plants present a fire hazard in the summer months after they have died back. In addition, native grasses are significantly diminished after being grazed for so many years. Restoring the native grasses will take many years of gradual re-introduction of seeds and managed natural succession

Cultural Resources

Valuable historic and prehistoric resources are present on the Ranch. Prehistoric sites relate to settlements of the Chumash and Salinan tribes. These sites must be protected from human intrusion through such means as education and avoidance. Education could be in the form of interpretive signs or brochures describing their occupation on the Central Coast. No direct identification or labeling of sites should occur. On the West Ranch, there are historic sites that are valuable examples of the early cattle industry's part in the local economy. Preservation of the former Fiscalini dairy barn building remnants is recommended.

3. Hazards

Hazards present on the Ranch include fire hazards (due to vegetation types), flooding in the Santa Rosa Creek corridor, and soil erosion. In addition, conflicts may arise if cattle are present on hiking trails. Hazards should be addressed for both the safety of Ranch users and the preservation of Ranch resources.

Fire

Some fire risk occurs through heavy accumulation of dead and downed vegetation, which occurs mostly in the Ranch's forests. The pine pitch canker disease and increased density of trees in the forest has also contributed to a very high fire risk rating for the forest. This condition is of particular and urgent concern for the fire department due to the interface of residential areas with the forest. Another risk area is the scrub areas at East Ranch, which have the potential to ignite (because of the dead debris) and then spread to the forest uphill. Ranch grasslands are considered a moderate fire risk.

Floods

The East Ranch is within the Santa Rosa Creek corridor flood plain and low-lying areas (below the 39-foot elevation) are inundated during 100-year storm events. Some flooding occurs on the west side of the Hwy 1 bridge, which may affect the proposed staging area at Cambria Drive. Flooding also affects the CCSD water works on Rodeo Drive; the CCSD has expressed interest in relocating some of these functions to higher ground. Community Park facilities planned for East Ranch should anticipate the possibility of

periodic inundation. (For more information, refer to Resource Inventory & Constraints Report.)

Soil Erosion

Four types of soil erosion occur on the Ranch: Topsoil loss, gully erosion, creek bank erosion (especially during heavy storm events), and coastal bluff erosion.

Top Soil

Some of the sandy loam soils on the West Ranch are highly erosive. These soils will require a stabilizing treatment where trail improvements are located on slopes.

Santa Rosa Creek Bank

Just north of the Hwy 1 bridge, bank erosion has threatened the stability of the CCSD sewer line near the creek on West Ranch. The line has been moved away from the creek, however, the banks remain steep and barren and subject to more erosion. If left in their current condition, the trail planned along the creek could be threatened. The creek banks will require repair, stabilization, and re-vegetation. The CCSD has obtained a grant for 800 feet of stream bank restoration on the property.

Gullies

Erosion at the SeaClift neighborhood gully has created a long canyon-like scar on the hillside that will continue to erode uphill if left unchecked. It also threatens the safety of the homes immediately west of the gully, which have experienced water and mud flooding when the County culvert becomes clogged with debris washing down the gully. A second gully has formed on the east-facing slope at the southeast corner of the Ranch. The gullies should be stabilized to prevent further soil loss.

Coastal Bluffs

The coastal bluff edge is being eroded by wind, tidal action, and trampling. Undercutting of the cliffs is a concern in the northern area and exposed sandy soils elsewhere. Bluff erosion needs to be monitored to protect hikers from hazardous conditions near the bluff edge. Plants should be allowed to cover the soils or spread seeds.

Chapter 3. Uses & Improvements

The East-West Ranch has a wide variety of natural habitats, including areas in need of restoration or that contain sensitive species. Habitat diversity necessitates limiting certain uses that may occur and the location they should occur on the Ranch. Allowable activities should reflect the Management Plan's vision and objectives. The vision allows for reasonable and safe public access, and limits uses in such a way as to protect resources.

Uses are categorized as Allowable, Regulated, and Prohibited. Allowable Uses are those that are generally allowed on the Ranch, without obtaining permits or authorization. Alternatively, Regulated Uses require permission from the Ranch Manager and/or other responsible agencies before taking place. Prohibited uses are those that are not allowed under any circumstance, and include by reference uses normally prohibited by law in public places. Allowable uses and restrictions are explained further in the Conservation Easement for the East-West Ranch (Appendix 3). Improvements are those activities that will alter the Ranch's physical environment, by either the construction or placement of a feature or through a restoration effort.

A. Uses

Most of the Ranch lands are open and accessible to all persons; however, some areas have been determined to be too sensitive for public access and will require protection, as defined in this Plan.

1. Allowable Uses

Hiking

Pedestrians are to remain on designated trails in areas with sensitive wildlife and plant habitats. Cross-terrain hiking is allowable outside of sensitive habitat areas. All users shall observe proper trail etiquette.

Bicycling

Bicycle riding is allowed on trails that are marked for bicycle access. Bikes will share trails with pedestrians on these trails. There are no bicycle-only trails.

Dogs

Dogs must be under the control of their owner on all parts of the Ranch. The Ranch Manager has the authority to require leashes on any trail for safety purposes. A dog park may be provided on the East Ranch.

Active Recreation

Active recreation uses are allowed only within the designated Community Park area on the eastern portion of the Ranch.

2. Regulated Uses

This Plan includes a recommended system for permits and/or agreements for some special users, including cattle grazing, equestrian groups, group assembly/public gatherings, and special studies. (Refer to Chapter 9, Implementation.)

Animal Grazing

See description under Resource Restoration, below.

Horseback Riding

Equestrians associated with an organized horse group are allowed by permit on prearranged dates. No single equestrians are allowed.

Fishing

Ocean fishing is permitted subject to State and Federal regulations. Fishing is not allowed in Santa Rosa Creek

Group Assembly / Public Gatherings

Gatherings will be allowed by special event permit or agreement issued by the Ranch Manager, as described in Chapter 9, Implementation.

Special Studies

Scientific observation and studies may be conducted by individuals or educational institutions with permission of the Ranch Manager. These studies may not alter the landscape in any way nor impede normally allowed public access. No harvesting of natural resources on the Ranch may occur, except for restoration purposes. Small plant and geologic samples may be taken for recording purposes. No native animals may be removed from their habitat. Any organization or individual requesting to study a portion of the Ranch must submit an outline of proposed procedures for the study, to be approved by the Ranch Manager. The researcher will share the results of the study with the Ranch Manager.

Motorized Vehicles

Motorized vehicles operated by the public will be allowed only at designated access and parking areas. Vehicles allowed on the Ranch proper are limited to emergency vehicles and authorized Ranch vehicles only. Other vehicle access will be limited to restoration activities, construction traffic or grazing operations in the designated areas.

Cell Towers

Cell towers may be installed per County approved plans and permits. (See Physical Improvements, below.)

Utility / Service Facilities

Utility easements, access roads, utility construction, and the CCSD water works are allowed as specified in this Plan. (See Physical Improvements, below.)

County Storage Yard

The County storage yard as permitted in the lease agreement with CCSD until an approved alternative County storage yard is finalized. (See Physical Improvements, below.)

3. Prohibited Uses

The following list of uses and activities are prohibited on the East-West Ranch. This includes all those uses normally prohibited by law in public places.

- Fire in any form, except for controlled burning for fire prevention purposes upon the concurrence of the easement holder.
- Pedestrian or animal access into sensitive habitat areas
- The destruction or removal of plants.
- The disturbance or harassment of livestock or wildlife.
- Camping
- Motorized Vehicles (All -Terrain -Vehicles (ATV), motorized bicycles, scooters, etc.) with the exception of those vehicles allowed for management and maintenance purposes as described in Exhibit E, designated parking areas and access to those areas
- Swimming in Santa Rosa Creek
- Firearms, weapons, or animal traps
- Smoking
- Littering
- Amplified sound
- Paragliding or hang-gliding
- Remote-controlled model vehicles, e.g. airplanes
- Active sports, such as golf or baseball (With the exception of the uses planned for the Community Park)
- Planting, cultivating, or harvesting by any member of the public
- Paint ball or other combat games
- Entry to areas closed to the public by the Ranch Manager.
- Placement of signs or banners of any kind, including political campaign signs, fund-raising signs, meeting notices, etc.
- Solicitation

B. Improvements

All physical improvements will be limited to those specified in the Plan and per the design standards, specifications, and locations herein. In general, trails and the incidental improvements on the Ranch will be sited and designed to protect views to and along the coast and other scenic areas. Views will also be considered from off-site private property development where feasible. If necessary, improvements will be screened from view by vegetation and solid fencing. Views from Hwy 1, which is a California Scenic Highway and possible future Federal American Road (Scenic Bypass), should be protected. No structures other than directional and informational signs will be installed on the Ranch along the highway corridor. Allowed improvements include:

1. Physical Improvements

Trails

The Ranch Manager will approve and appoint all trail construction activity and personnel, including those related to boardwalks.

Gates and Stiles

Stiles or locked vehicle gates and bollards are allowed as designated in the Plan. Only those persons/ organizations approved by the Ranch Manager will be allowed to install or remove the gates.

Fences

Fences are allowed as designated in the Plan. Only the Ranch Manager will be allowed to install or remove fences. Allowable fences include those related to the Ranch boundary, restoration areas, or grazing. The Ranch Manager is responsible for fence repair and maintenance. Any fencing required to facilitate contract-grazing operations shall be installed and maintained by the grazing operator.

Restrooms

Restrooms are allowed at the Community Park on the East Ranch.

Benches

Existing benches should remain on the Ranch. New benches are allowed as described in this Plan.

Boardwalk

Boardwalk trails may be used to prevent erosion and other environmental damage only as recommended in the Management Plan

Community Park

Active recreational facilities associated with the development of a community park may be constructed on that portion of the Property described in Exhibit B of the Conservation Easement. The precise location and nature of said facilities will be determined pursuant to a public planning process undertaken by the Grantor. Such recreational facilities may include, but are not limited to, soccer and softball playing fields, volleyball and basketball courts, and a community center, and may only be constructed in accordance

with a community park plan that has been adopted by Grantor. Improvements, which require mitigation in order to bring them to a “less than significant impact,” must follow mitigation recommendations, or be better than mitigated recommendations, as outlined in Exhibit H of the Conservation Easement.

Cell Tower

A cell tower may be constructed only in the location described in Exhibit C of the Conservation Easement and in accordance with the standards described in this Management Plan. The cell tower must be located and designed to have little to no visual impacts or impacts on the natural features of the Ranch, and constructed and maintained in such a way as to not impede public enjoyment of the Ranch.

Signs

Signs are allowed per the standards and locations set forth in this Plan.

Community Park

Active recreational facilities associated with the development of a community park may be constructed on that portion of the Property described in Exhibit B of the Conservation Easement. The precise location and nature of said facilities will be determined pursuant to a public planning process undertaken by the Grantor. Such recreational facilities may include, but are not limited to, soccer and softball playing fields, volleyball and basketball courts, and a community center, and may only be constructed in accordance with a community park plan that has been adopted by Grantor. Improvements, which require mitigation in order to bring them to a “less than significant impact,” must follow mitigation recommendations, or be better than mitigated recommendations, as outlined in Exhibit H of the Conservation Easement.

2. Resource Restoration

Bank Stabilization

Bank stabilization methods must use bio-engineered methods described in Chapter 5, Soils section of this Plan. No grazing is allowed on creek banks or in the creek corridor except as specifically prescribed by the restoration procedures in the Management Plan.

Invasive/Non-native Plant Removal

Invasive and non-native plants may be removed per the methods described in Chapter 5, Restoration.

Gully Stabilization

Gully stabilization may use restoration and stabilization methods as described in Chapter 5, Natural Resources.

Animal Grazing

Grazing animals may be used as a vegetation management tool. No animal grazing on creek banks or in the creek corridor except as specifically prescribed by the restoration procedures in the Management Plan.

Habitat Restoration

Habitat restoration efforts will be conducted as described in Chapter 5, Restoration. The Ranch Manager has the authority to allow propagation of native plants for restoration purposes.

Chapter 4. Public Access and Recreation

A. Introduction

This plan simultaneously strives to improve and assure safe public access, and to protect the natural resources of the Ranch. To that end, some trail alignments included in the PROS Commission trail plan were omitted from this Management Plan to avoid impacts on sensitive habitats and resources, including scenic views. Public access and recreation opportunities on the Ranch will generally be passive, and consist mainly of the Ranch's trail system.

Supporting access facilities include parking facilities and trailheads, and opportunities to use public transportation to access the Ranch.

As mentioned in Chapter 3 under Physical Improvements, scenic resources are protected by avoiding many structural improvements that would disrupt the natural environment of the Ranch. This includes the Hwy 1 corridor, which is designated as a scenic highway. An agreement made with Caltrans (at the time of the Ranch purchase) affects two 20-acre parcels within the Ranch on either side of the highway just south of Santa Rosa Creek bridge. Improvements of these parcels are limited to trail improvements or habitat restoration activities.

A portion of the East Ranch is designated for a Community Park, which will be the only active recreation area on the Ranch. The design and development of the park will be conducted through a separate planning effort. The Community Park is not within the management realm of this Plan.

B. Ranch Trails

This section provides a description of each trail on the Ranch, types of users, proposed design treatment, and trail improvements. Access is planned for a variety of users including hikers, bikers, equestrians, and the physically challenged. Most trails already exist and have been used historically by the community. Many trails link together, forming hiking "loops" on the Ranch property, allowing experiences of differing environments and scenery.

1. Trail Designations











With increased use of the Ranch, it will be important to provide compatible uses on each trail to reduce user conflicts and increase safety by improving trail conditions. These objectives may be accomplished through visitor education, trail use regulations, improvements, and monitoring of trail conditions. Therefore, some trails have been designated for different users and will be signed accordingly. Trail designations are as follows:

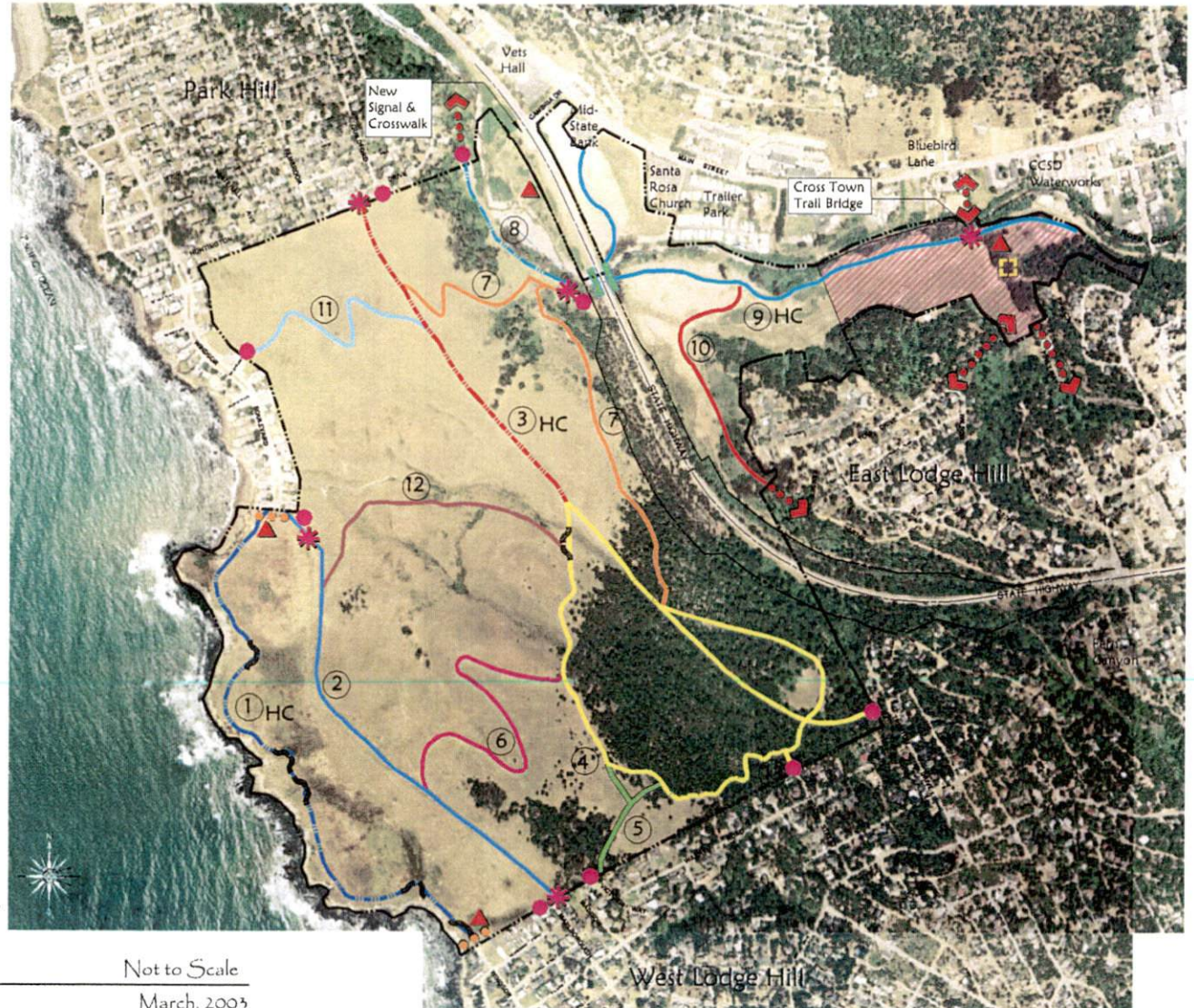
East-West Ranch

Cambria, California

Public Access and Resource Management Plan

Legend

- Locked Gate 
 - Community Park Area 
 - Restrooms 
 - Boardwalk Location 
 - Kiosk Location (Trail Information) 
 - Pedestrian Bridge 
 - Handicap Accessible Trails 
 - Stiles 
 - Bollards 
 - New Trail Connections 
 - ① Bluff Trail (Hiking Only, ADA Accesses)
 - ② Marine Terrace Trail (Multi-Use)
 - ③ Ridge Trail (Multi-Use/ADA Access)
 - ④ Forest Loop (Hiking/Biking)
 - ⑤ Victoria Lane Trail (Hiking/Biking)
 - ⑥ Southside Link Trails (Hiking/Biking)
 - ⑦ Creek to Ridge (Multi-Use)
 - ⑧ Santa Rosa Creek-West (Multi-Use)
 - ⑨ Santa Rosa Creek-East (Multi-Use, ADA Access)
 - ⑩ Ramsey Trail (Hiking)
 - ⑪ Wallbridge to Ridge Trail (Hiking)
 - ⑫ Ravine Trail (Hiking)
 - ⑬ Tipton Trail (Hiking)
- *Note: Equestrian access is limited per the Plan conditions.



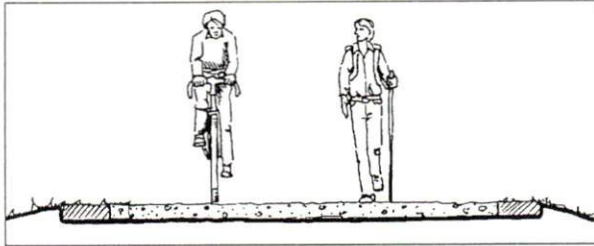
Public Access & Trails

Exhibit 1

Not to Scale
March, 2003

Multi-use: Emergency Access, Hiking, and Biking

These trails follow the utility easements and will be designed for utility maintenance and ongoing public trail access purposes. They will be constructed as required by the Cambria Fire Department, in coordination with the Ranch Manager. This trail type will be accessible to equestrians as stipulated in this Plan.



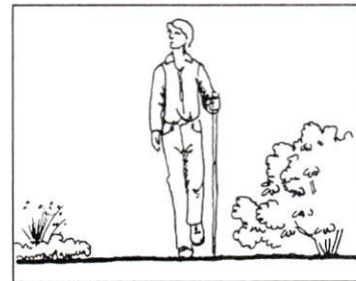
Multi use trail with road base and graded shoulder.

Hiking Only

Hiking will be the only allowed use on these trails. These trails should be 2 to 4 feet wide.

Hiking and Biking

Some trails will serve both hikers and bicyclists. Use of this trail type will require cooperation between both users. Any newly surfaced trails will be given a temporary designation of “hiking-only” to allow surface compaction before other users are allowed. These trails may then be re-designated to allow other users as this Plan describes them.

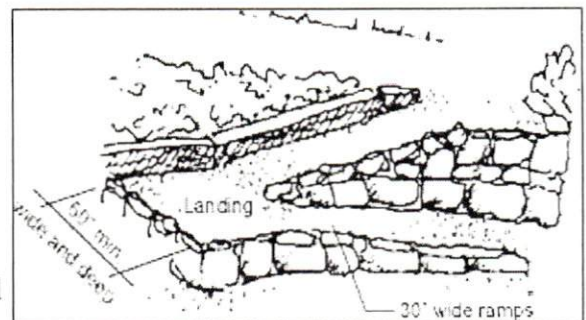


Hiking - 2' – 4' wide, natural surface trail.

ADA Accessible

Some trails will be accessible to handicapped persons and will meet ADA accessibility requirements. Trail width may vary depending on the trail location. (ADA accessible trails are identified on Exhibit 1.)

Note about Equestrians: Horse riders will be permitted to use the upper trails of the West Ranch, subject to Ranch Manager approval. This activity will be allowed on a group permit basis to prevent resource degradation and user conflicts. The objective is to allow for limited local equestrian use, but not to encourage regional attraction to the Ranch for all horse riders.



Example of ADA ramp with natural materials.

2. Trail Linkages and Access Points

Trails on the Ranch can help create a continuum of hiking experiences in Cambria as well as help to build a significant segment in the California Coastal Trail. Many access points are available to the Ranch. (See Exhibit 1)

The East Ranch is currently accessed from “volunteer” trails in the East Lodge Hill area and from Piney Way and Rodeo Drive.

The West Ranch may be accessed by foot from the CCSD maintenance road (along the western reach of Santa Rosa Creek), Huntington Drive, Windsor Boulevard North and South, Victoria Lane, and Trenton Drive. In the future, an entry may be provided at the Hwy 1 staging area.

To the extent feasible, trail access points should minimize impacts to adjoining properties. All trail segments and their access points are described further below.

The following additional connections were considered in the development of this Plan:

Moonstone Beach

It will be possible to hike from the Moonstone Beach boardwalk, along the beach, up to Shamel Park and continue along Windsor Drive to the Ranch. This will provide a link in the California Coastal Trail.

Shamel Park

This park is an existing neighborhood park destination at the corner of Windsor Drive and the Lagoon. The park has a small playground, swimming pool, and picnic/BBQ area. The Cambria Trolley serves Shamel Park from the downtown area and should be coordinated to take riders to the East-West Ranch from this location.

Cross Town Trail

This is a separate project for a trail to be constructed along the Hwy 1 corridor and onto Main Street via Cambria Drive. The Cross Town Trail will provide direct access to the future Community Park on the East Ranch via the new Blue Bird Lane Bridge (pedestrian and bike only) that will cross the creek to the park. The trail will also provide a connection to the Ranch staging area at Cambria Drive and Hwy 1. The staging area at the Wastewater Treatment Plant will also provide access to the Ranch along the western reach of the creek.

Fern Canyon

This canyon has a trail that may provide future access to the East Ranch via Hwy 1/Burton Drive.

Trenton Street

The CCSD owns several lots along Trenton at the Ranch boundary that provide access to the Forest Loop Trail.

Piney Way

This street could provide hiking and biking access to the East Ranch, subject to confirmation and/or establishment of appropriate easements.

3. Trail Segments

Existing trail segments have been previously described by the Cambria PROS Commission Trails Committee. Generally, those segments have been utilized in this Plan, with minor modifications to their name and alignments; however, some trails were omitted herein as they do not meet Plan objectives for habitat preservation. Most existing trails will be open for public access upon Plan adoption; however, some will require realignment to create an environmentally superior route, and/or widening and surfacing to make them stable. Other trails will not be open until sensitive resources are protected.

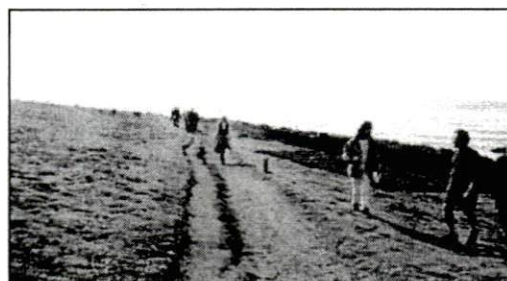
Following is a description of trail segments and their related improvements. Refer to Exhibit 1: Public Access and Trails Map, for the locations of trail segments.

Note: Additional guidance for the construction of improvements is provided in the next section, Trail Design Standards.

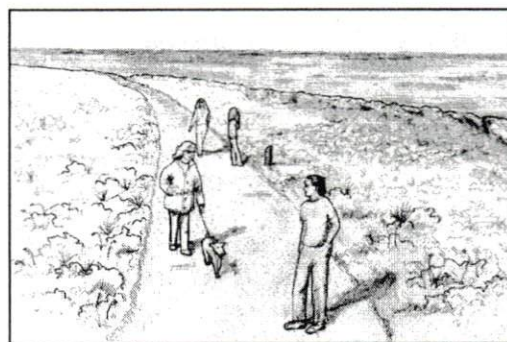
Bluff Trail (Hiking only, ADA)

Description

It is anticipated this may be the most popular of all the Ranch trails because of its location on the coastal bluff adjacent to the ocean. This trail generally follows the shore and bluff, in a north to south direction. It is accessible from the end of Windsor Blvd. in the SeaClift neighborhood and from the south in the Marine Terrace neighborhood. Trail length is approximately one mile and is of compacted native soil. Terrain varies from flat to very mild slope in the northern area, and varies in width from 2 feet to approximately 4 feet. Portions of the trail pass through sensitive natural plant and animal communities. The southern entry area traverses a wetland area. Makeshift board walkways have been placed over muddy areas on the trail, and a timber bridge crosses a drainage swale that flows to the beach. Seasonal wetlands occur in four other drainage areas along this segment. The trail traverses one side of the coastal scrub community. Several offshoots from the trail extend to rock outcrops and vista points. (Please refer to the Chapter 5, Natural Resource Restoration for information on bluff edge stabilization and restoration adjacent to the trail.)



Bluff Trail



Bluff Trail after improvements.

Improvements

This trail will be designed to be ADA compliant. In the short term, a ramp will need to be graded into the slope adjacent to Windsor Boulevard North. This construction may require shoring the slope with a rock face to prevent soil migrating onto the path, and rock wheel stops along the outer edge of the path. The northern portion of this trail is bisected and will need to be widened and graded into one 6' wide path.

Portions of the trail that pass through seasonal wetlands should be improved with a raised boardwalk (minimum 6' wide). The boardwalk provides easy access for pedestrians and disabled persons over the wetlands and protects wetlands from compaction and destruction. That portion of the trail without a boardwalk should have ADA-compliant surfacing and be 6' wide along the entire length. Vegetation removal may be required in sections that require widening. Before widening may commence, a biologist must survey the proposed alignment for endangered plants. The trail alignment should be adjusted accordingly, to avoid these plants. To reduce conflicts between users, bicyclists and equestrians are restricted from the Bluff Trail.

Informal beach access from this trail will be monitored for impacts to the bluff. Improvements will be made as necessary to stabilize the bluff and improve environmental conditions.

Marine Terrace Trail (Multi-use)

Description

This trail follows the existing utility easement inland from the Bluff Trail, and provides emergency access between the Park Hill and West Lodge Hill neighborhoods, from Windsor Drive to Marlborough Street. This trail may be used by equestrians (by permit), hikers, and bike riders. CCSD, emergency, and utility company vehicles are allowed on this trail within the easement alignment.

Improvements

Removable bollards should be installed at the trail entrance at Windsor Blvd. North, and a stile installed at the fence near this area to provide pedestrian and bike access from the Bluff Trail entrance. A locked gate for vehicle access should be provided at the north entrance and at Marlborough Street. The trail will be constructed suitable for CFD vehicle access, according to CDF standards. The existing fence may remain to keep grazing animals from the coastal bluff zone, if necessary.

Ridge Trail (Multi-use/ADA)

Description

This trail follows the ridge with access from the Huntington Drive parking lot (owned by the Ranch) to the Forest Loop trail or down to the creek corridor via a trail. Views to the ocean and the Santa Lucia Mountain range may be seen from vantages on this trail. Equestrians may be allowed on this trail on a permit basis.

Improvements

Where necessary, the trail should be surfaced with compacted soil and widened to 6 feet. A locked gate should be installed, and a stile installed for regular pedestrian access. This trail may be ADA accessible due to the flat terrain and compact surface (the ADA portion would end at the Forest Loop trail).

Forest Loop (Hiking/Biking)

Description

This trail offers a forest habitat experience. It winds through the Monterey Pine forest as a loop trail and/or links to the South Link Trail. This trail should be maintained as easily distinguishable from animal trails. No public access will be permitted on animal trails. Bikes must use particular caution when using this trail because of limited visibility and the narrow widths.

Improvements

Realignment will be required to remove foot traffic from the natural drainage and wetland area adjacent to the forest and grassland to the north. The trail should be realigned to the east of its current location. The trail should be improved to a width of 2-4 feet and have a compact soil surface. Wood chips may be used. Safety signs should be posted at the entry to alert bikes and pedestrians of the visibility concerns. During grazing operations, a temporary electric fence may be used, and should provide a passable gate at the trailhead. (Refer to Fencing in section F, below.)

Victoria Lane (Hiking/Biking)

Description

This segment starts at Victoria Lane, heads east through the small woodland, then follows the tree line and heads east up the slope to join the southern portion of the Ridge Trail, or link to the Forest Loop Trail.

Improvements

A footpath of at least two feet wide, surfaced with compacted soil, should be established. Erosion prevention methods should be incorporated where necessary. A stile gate should be installed at Victoria.

Southside Link (Hiking/Biking)

Description

This new trail link will help create a continuous loop around the West Ranch. The segment begins at the Forest Loop trail and then traverses the western slope to the Marine Terrace Trail.

Improvements

A switchback course with a shallow incline should be created to provide easy access up and down the slope. The trail should be 2 to 4 feet wide and surfaced in compacted soil or

decomposed granite, using erosion prevention methods where necessary.

Creek to Ridge (Multi-use)

Description

This trail has two segments. One goes directly from the Santa Rosa Creek-West Trail up to the ridge, which allows emergency vehicle access and a bike route from Park Hill to town. The second segment climbs the slope in a southerly direction in a gentler incline up to the ridge near the Forest Loop Trail intersection.

Improvements

The pedestrian trail section should be widened to 2-4 feet wide and surfaced with compacted soil or decomposed granite. Erosion control methods should be employed where necessary. The emergency access and bike section should be designed to minimize visual impacts from Hwy 1 using CFD design standards. Erosion control methods should be installed where necessary.

Santa Rosa Creek-West (Multi-use)

Description

This new trail should follow the existing sewer easement alignment and maintenance road, and continue to enable vehicle access to the pump station.

Improvements

The trail should be constructed with all weather surfacing to 10' wide, or width suitable for CFD vehicle access to the CCSD pump station. The northern portion that is not within the Ranch boundary will be improved by the CCSD per their standard, however it should be hiking and biking accessible to provide a link to the Cross Town Trail, subject to stream bank stabilization efforts. Erosion control methods should be used to prevent siltation into the Santa Rosa Creek.

Santa Rosa Creek- East (Multi-use, ADA)

Description

This new trail should generally follow the utility easement on the East Ranch from the Ranch entrance and future Community Park area to the Hwy 1 bridge.

Improvements

Trail width should be suitable for CFD, maintenance, emergency vehicles, and be ADA compliant.

Ramsey Trail (Hiking)

Description

This will be a new trail segment to create a link to the East Lodge Hill neighborhood. The trail will begin at the East Santa Rosa Creek Trail and traverse the east side of the wetland restoration area and up the hill to Ramsey Drive following an existing trail.

Improvements

The alignment must avoid wetland vegetation. The trail should be 2-4 feet wide and surfaced with compacted decomposed granite, using erosion control methods where necessary. If necessary, a low wood fence may be installed to prevent access into the wetland.

Wallbridge to Ridge Trail (Hiking)

Description

This trail will switchback up the western slope from Wallbridge to the Ridge Trail.

Improvements

This new trail will be constructed in a switchback course that should be 2-4 feet wide, and composed of compacted soil. Some drainage control measures may be necessary to prevent slope and trail erosion.

Ravine Trail (Hiking)

Description

This trail traverses the west-facing slope from the end of the Marine Terrace Trail to the Ridge Trail.

Improvements

This will be a new trail approximately 2-4 feet wide, located outside of the gully restoration area. The trail should be surfaced with decomposed granite and erosion control methods used where necessary.

Tipton Trail (Hiking)

Description

This is a new access point to the Forest Loop Trail.

Improvements

This trail should be 2' wide and surfaced in compacted soil with a stile installed at the fence line for pedestrian access.

4. Trail Design Standards

Different trails require different standards for width and surfacing depending on their user designations and location, as described above. The following treatments will be used for the respective trails as described in the previous section.

In order to preserve the natural experience of the existing trails, they will not be improved with hard surfaces such as asphalt or concrete. (See Exhibit 1) Trails for hikers and bikers should be easily distinguishable from animal trails.

Flat Surface

Pedestrian trails that traverse flat areas should be clear of vegetation to maintain the designated width. Depressions in the trail surface should be filled to prevent water

accumulation. The soil should be compacted and repaired after the rainy season. Compaction may occur by visitor use. Multiuse trails should be open for pedestrian use only for the first year, or as needed after rainy weather events. Once the soil is compacted, bicycles may be allowed as designated in this Plan.

Sloped Surface

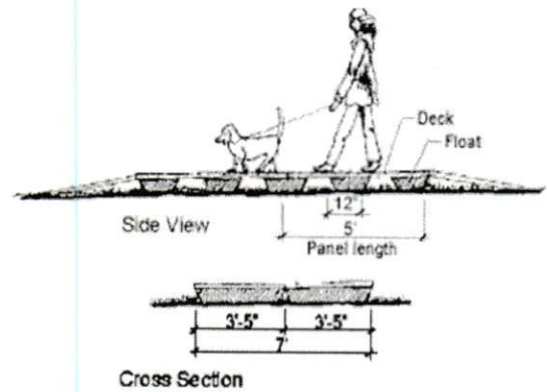
Trails that traverse slopes greater than 6% should be treated to minimize erosion. These trails may be surfaced with a polymer treatment added to decomposed granite to stabilize the surface yet maintain a natural appearance. As an alternative, water bars may be placed intermittently along the trail. Trail surface should be graded to slope slightly to allow drainage.

Emergency Road through Seasonal Wetlands

The emergency road will be graded and raised out of wetland areas. It will be necessary to install a drainage system under the road to allow water to flow on its natural course. The CCSD will be responsible for improving the road to CDF standards for emergency truck use.

Boardwalk

The system suggested for boardwalk construction is a floating deck design. This design does not require a pier foundation and sits directly on the ground and allows drainage, or floats in wet conditions. Boardwalks are rugged enough for wheelchair and heavy traffic and require little maintenance. Railings may be installed if conditions warrant it. Wheel stops may also be installed at the edges. It may be necessary to anchor the boardwalk to prevent washing away during high storm events.



Possible Boardwalk Design

Setbacks

All trails should be setback from adjacent homes by at least 50.' Trails should be set back from Santa Rosa Creek by at least 10' from top of bank.

C. East Ranch Community Park

Area sufficient to support the community's desired uses and facilities is planned for East Ranch. (For the general location of the park, see Exhibit 1.) The precise uses, activities, and design will be determined in a separate process. The Community Park will be designed to connect to other areas of the Ranch.

D. Ranch Parking

To reach the Ranch, visitors will be directed to staging and parking areas located in outlying areas as shown in Exhibit 2. From these lots visitors may take the Cambria Trolley or hike to trailheads. Limited handicap parking spaces will be provided at the North and South Windsor Blvd terminuses and at the Huntington lot.

1. Ranch Parking

Parking will be provided for the East and West Ranch as described below. In order to reduce traffic and parking impacts on surrounding local streets, multiple access points are planned. Those parking areas within the Ranch ownership will be improved in phases, as funds become available. Parking areas are shown on Exhibit 2, Parking Areas.

2. Hwy 1/Cambria Drive Staging Area

Although a central parking area or staging area is suggested as part of this Plan, implementation will be dependent on two major external factors: the Caltrans and County Engineering flood control improvements, and the availability of funds to improve a parking lot. The Ranch Manager will work in close coordination with these agencies in order to plan for the design and installation of the lot. Visual impacts of parked cars adjacent to the scenic corridor will need to be mitigated with a landscape buffer along the highway at the staging area. The lot should be designed to accommodate:

- Parking
- Trolley pickup and drop off
- Information kiosk
- Trailhead connection to the planned pedestrian bridge

3. East Ranch Community Park

This parking area will need to be designed to accommodate Ranch visitors and park users. It should be located on the east side of the eucalyptus stand and will provide a restroom, trailhead for the East Santa Rosa Creek Trail, a Ranch information kiosk, and adequate area for possible Trolley service.

4. Huntington Lot

This lot is owned by the Ranch and will be surfaced with compacted gravel. The gate at the Ranch entrance should be replaced with a locked gate. One handicap space should be marked and reserved at this area. A trailhead sign should be installed at the trail entry.

5. Local County Parks

The Ranch Manager should try to coordinate parking at nearby County parks, especially Lampton Park and Shamel Park.

East-West Ranch

Cambria, California

Public Access and Resource Management Plan

Legend

- Property Line 
- Parking Areas 
- ADA/Handicap Parking 
- Possible Trolley Stop 



Parking Areas & Amenities

Exhibit 2

Not to Scale

March 2003

 Lampton Park

6. CCSD Waste Water Treatment Plant /Windsor Bridge

This lot will serve dual functions: as a staging area for the Cross Town Trail and for Ranch access via the Santa Rosa Creek West Trail. This lot may be used in the short term, before it is improved for the Cross Town Trail. Access facilities at this location should include a Ranch kiosk and directional signs with trailheads for the two trails. If possible, a restroom (either portable or permanent) should be accommodated. The Cambria Trolley should add this stop to its service route.

E. Other Access Improvements between East and West Sides

Currently, connection between the East and West Ranches occurs by walking or riding under the highway bridge in the Santa Rosa Creek bed. To enhance access between these sides, other options were examined and evaluated. Options include pedestrian bridge(s) at the Hwy 1 bridge, a grade-separated path under Hwy 1, and the extension of the Cambria Trolley Service to the Ranch. Three major factors influence realization of these access improvements: timing and design of the County flood control project, elevating Highway 1 in concert with that project, and installation of a new traffic signal at Cambria Drive and Hwy 1.

1. Hwy 1 Crossing (Pedestrian Bridges)

Explore the opportunity to install a pedestrian bridge adjacent to the highway bridge on the west side (see Exhibit 2). The bridge would be accessed from the staging area at Hwy 1 /Cambria Drive, west of the highway, and connect the staging area to the West Santa Rosa Creek Trail on the West Ranch. Since this improvement would be within the Caltrans right of way, it requires approval from Caltrans.

To enhance safe access between East and West another parallel pedestrian bridge on the east side of the Hwy 1 bridge may be necessary. Should this occur, hikers would be able to take the Santa Rosa Creek Trail East and cross the creek to the Mid-State Bank area and then cross at the Hwy 1/Cambria Drive signal.

2. Path under Hwy 1 bridge

As of the writing of this Plan, the CCSD is exploring design options for locating a path under the Hwy 1 bridge adjacent to the south abutment.

3. Cambria Trolley Service

To help meet the objective of reducing traffic on local streets, it is recommended that CCSD coordinate the expansion of the Cambria Trolley service to the Ranch. Potential service could include pick-up and drop off at the CCSD treatment plant lot, the staging area on Hwy 1, the East Ranch parking lot, including pick-up and drop-off at the Windsor Blvd. North dead end, and if possible at the South Windsor terminus in the future.

F. Other Access Features & Amenities

1. Interpretive Program

The objective of the interpretive program is to offer Ranch visitors stimulating educational opportunities that will inspire an appreciation of the natural resources and motivate visitors to conserve and protect those resources. Interpretive services include talks and tours, resource materials, special events, and activities with school groups and educators. The Ranch can serve as a living laboratory for students of all ages. This program can be carried out with volunteers interested in teaching and trained by the Ranch Manager.

Ranch Docents

Docents may provide dual functions. They provide a valuable service to visitors and users as information sources, guides, and rule reminders, and can act as goodwill agents that assist visitors with interpretive questions about flora and fauna, history of the Ranch, trail usage, and other similar matters.

Guided walks are the best way to learn about the natural and cultural environment that exists on East-West Ranch. Docents trained in the ecology and history of the Ranch, as well as ongoing vegetation management efforts, can make the experience a meaningful and educational one. Regularly scheduled walks may focus on different aspects of the Ranch, such as focusing on the grasslands or Santa Rosa Creek, or offered with seasonal emphasis. If a regular program is desired, walks should be advertised in local papers and websites, and actively promoted through coordination with other non-profits with similar missions.

Educational Pamphlets

Distribution of educational pamphlets may help to inform Ranch visitors. Use of pamphlets are designed to minimize the need for physical interpretive exhibits and signs. The following are suggested topics for inclusion in this aspect of the Interpretive Program.

"Tide Pool Tips"

Information on tide pools can be supplied by the MBNMS to help protect these areas from trampling and souvenir collecting. This information may also be incorporated in the habitat pamphlets as described below.

Habitats

Educational pamphlets may be created and distributed to visitors by Ranch Docents, or made available at the Kiosks. Pamphlets should describe the unique plants and animals that live on the Ranch, and emphasize "Look, don't touch." Habitat discussions should include Santa Rosa Creek corridor, Wetlands, Pine & Oak Forest, Coastal Bluff, and Coastal Grasslands.

History

Historical information may also be included in the educational pamphlets and should discuss:

Chumash & Salinan Cultures. This information should be created in coordination with the Chumash and Salinan nations, and an archeologist. This is an opportunity to illustrate the lifestyle of the native occupants of the Cambria area.

Fiscalini Ranch. This information may be in the form of a plaque commemorating the Fiscalini dairy era, posted near the building remnants, or it may be discussed in the educational pamphlet.

2. Signage

Signs should be used to inform trail users of trail names and routes, what may be expected on the trail, safety, and other information. The objective is to state rules without a negative directive and without creating visual clutter. This section describes the different types of signs that should be in various locations or occasions and what kind of information they should contain. Signs related to safety are further described in the Chapter 8, Public Safety.

Trail Information and Etiquette

As part of informing and educating visitors to the Ranch, the Ranch Manager should post a trail map and “etiquette” notice at trail entry points. Consider creating a trail map brochure with information about recreational opportunities, staging and parking areas, access points, trolley access, and trail etiquette. Brochures should be made available at the Chamber of Commerce, through the hospitality industry, and at local stores (once parking areas have been installed).

Trail etiquette/regulations should include the following points:

- Stay on the trail (in sensitive habitat areas).
- Pedestrians have the right-of-way (over cyclists).
- Bicycles must respect the “Walk-only” zones. They must dismount and walk their bike through these areas. Alert of approach from behind, either by voice or a bell. Observe safe speed limits.
- Dogs must be under the control of their owners at all times.

Sign Types and Locations

East-West Ranch Signs

The purpose of these signs is to guide the public to the different Ranch access points. These signs should be posted at off-site parking areas. The sign should be designed to be visible at eye level from a passing car.

Trailheads

Trailhead signs should include the trail name (per the map), and user designation (hiking, biking, ADA, or multi-use). Sign and post materials should be of recycled products or natural materials. Trailhead signs should stand 30-36 inches high.

Trailhead signs should be placed at the following locations:

- Bluff Trail - both entries
- Huntington - at the stile for the Ridge Trail
- Forest Loop at northern forest edge
- Santa Rosa Creek trails - at both ends of both trails,
- Staging Area(s) - East Ranch parking lot near trail, CCSD Wastewater Treatment lot, Hwy 1/Cambria Drive near proposed pedestrian bridge
- Wallbridge, Marlborough, Victoria, Tipton, Trenton entries

Trail intersections

Trail signs should be installed at trail intersections, and should provide trail names and directional arrows. These signs should be the same style as trailhead signs, but with a lower height of 18.”

Information Kiosk

Kiosks should include interpretive exhibits or pamphlets, trail map, trail etiquette, Ranch rules, and current project descriptions. (Also, see design standards in Public Safety.) The kiosk should have a roof to protect the information board, and the board should be protected by a window. The kiosk should be constructed of recycled or natural materials to blend with the natural environment. Kiosks should be located at:

- Bluff Trail: Both entries
- Staging areas: East Ranch near the trail, and Hwy 1/Cambria Drive, near the planned pedestrian bridge

Trail Closures

Signs should include a brief explanation of the purpose and duration of the closure and be approximately 18” height. See standard in Chapter 8, Public Safety, section C.

3. Fences and Gates

Fences and gates serve various purposes on the Ranch, from protecting restoration areas from encroachment to defining the boundary of the Ranch property. The following provides a brief description of anticipated uses of fencing and gates, as well as recommended locations for their use. General design information is provided where possible.

Fence Types

Windsor Boulevard Entries

Existing solid wood fences at the Windsor Blvd. entries should be removed or replaced with open style ranch (wire) fencing.

Ranch Perimeter / Boundary

Existing barbed wire fences should be maintained and repaired on the perimeter boundary as needed.

Temporary Cattle Fencing

An electric single wire with T posts may be used by the cattle operator i.e., at the forest edges. A gate shall be provided where it crosses a public trail.

Restoration Fencing

This fencing should be constructed of three or four-wire and T post. Post a sign "Closed for Restoration" at regular intervals along the fence adjacent to a trail. In the future, a more aesthetic fence may be installed such as a three-rail peeler wood fence.

Gate Types

Pedestrian Gates / Stiles

Existing pedestrian gates should be replaced by stiles in grazing areas. Stiles should be installed at all Ranch access points except North and South Windsor Blvd.

Emergency & Maintenance Access Gates

- Huntington - Existing gate should be replaced with a locking gate for emergency access, restoration work, and for grazing operations.
- Marlborough - A locking gate at SeaClift and Marlborough for regular maintenance or emergency access at the Marine Terrace Trail.
- East Ranch – A locking gate will need to remain at the East Ranch entrance until the Community Park is installed.

Bollards

Removable bollards should be installed at the entrance to the Marine Terrace Trail at Windsor North, and at the Bluff Trail north and south to allow for bike and pedestrian access while keeping automobiles out. Bollards should be constructed of recycled products or natural materials.

4. Benches

Benches are one of the few furnishings provided on the Ranch. Their presence offers Ranch visitors a place to rest and take in the surrounding scene.

Existing Benches

The existing benches are rustic and handmade of drift wood, wood slabs and large rocks. These should remain on the Ranch.

New Benches

New benches should be provided at rest stops on the Bluff Trail, along the Ridge Trail, and along the Creek Trail. They can be constructed of the same materials as the existing benches and be built at a smaller scale. Benches may also be made of recycled products simulating wood.

Chapter 5. Natural Resource Restoration and Protection

A. Introduction

The East-West Ranch is a fine representation of the diverse natural resources of the central coast bioregion. However, over the past two centuries, the natural environment has been altered due to human interventions including:

- Grazing, which has altered site vegetation from historic conditions;
- Harvesting of pine and oak forests for timber;
- Clearing of native shrub and chaparral;
- Transformation of scenic vistas through construction of adjacent residential neighborhoods;
- Degradation of natural resources through removal of habitat and attendant erosion problems.

As stated in the Vision Statement, this Plan strives to protect the Ranch from further alteration and provides guidelines for restoration and protection of the sensitive natural resources and special status species.

The overall mission of the Management Plan is stewardship of Ranch resources and planning for strategic public access. This involves protecting and sustaining the resources in perpetuity. This chapter discusses restoration of the diverse habitat zones of the Ranch, erosion control and repair, water quality protection, and soil protection guidelines.

The following guidelines for natural resource restoration and protection should be used in the administration of this Plan:








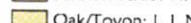
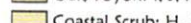
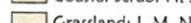
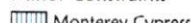
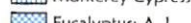
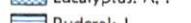
- Protect and enhance habitat for special status plant and animal species.
- Prevent or minimize impacts, including erosion, invasion of non-native species, disruption of natural water flows, degradation of water quality, trampling of vegetation, and displacement of wildlife.
- Monitor changing conditions and the effectiveness of resource management practices, and alter them as necessary.
- Use native materials occurring on-site or on similar sites for vegetation replacement or enhancement projects.
- Protect riparian areas and wetlands where grazing may occur.
- Manage vegetation in grasslands to maintain and enhance biodiversity and achieve a high representation of native plants. Strive for expansion of native grasses and wildflowers.

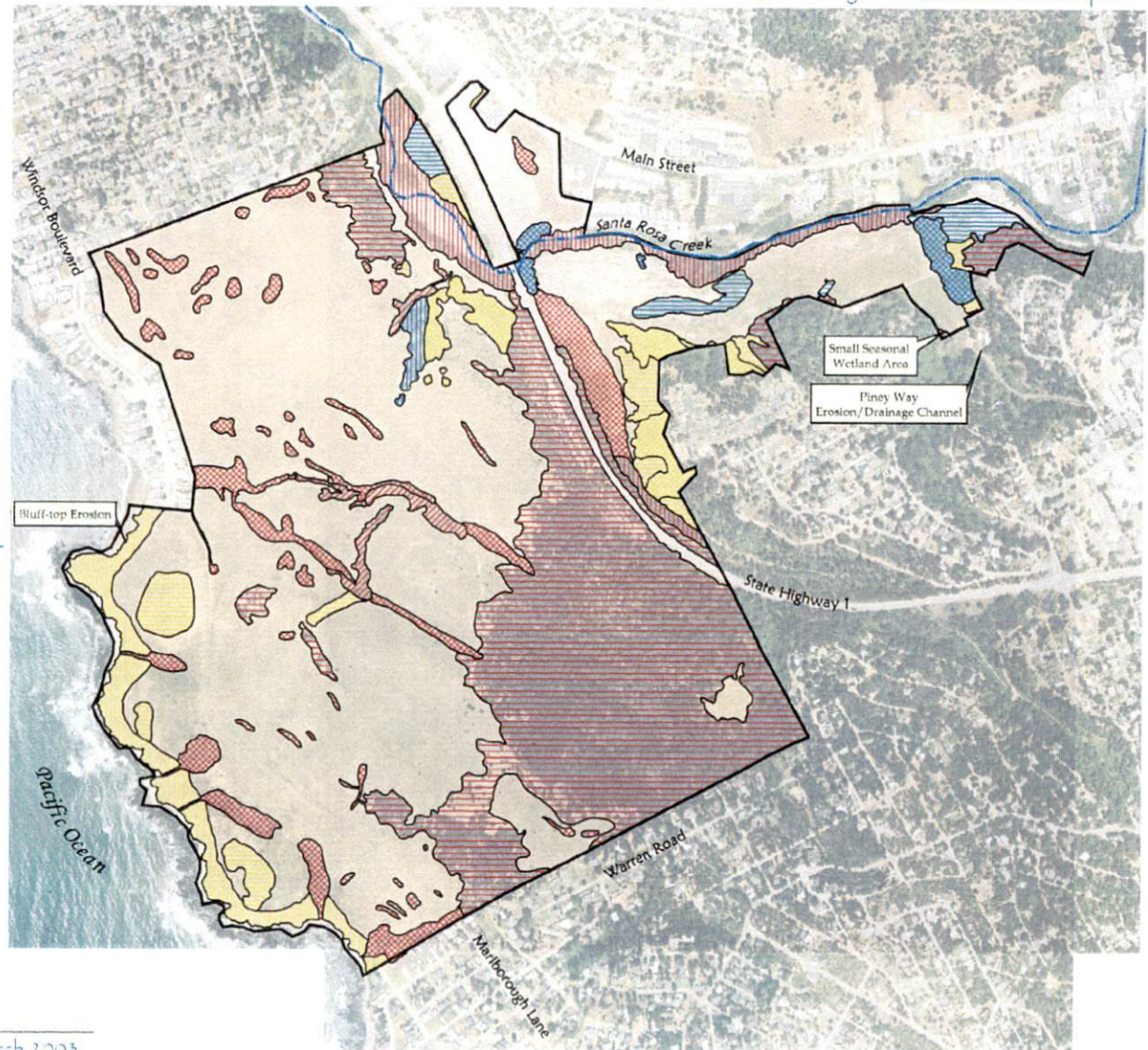
East-West Ranch

Cambria California

Resource Inventory and Constraints Report

Legend

-  Property Boundary
-  Santa Rosa Creek
- Severe Constraints**
-  Riparian: A, B, C, D, E, F, G, I, J, L
-  Seasonal Wetland: A, B, C, D, L, N
-  Monterey Pine: I, J, K, L, N
-  Riparian Scrub: A, B, C, D, J, L
- Moderate Constraints**
-  Seabluff Scrub: H, J, N
-  Oak/Toyon: I, J, N
-  Coastal Scrub: H, J, N
-  Grassland: I, M, N
- Minor Constraints**
-  Monterey Cypress: I
-  Eucalyptus: A, I
-  Ruderal: J



- A. County of San Luis Obispo's 50-foot creek and 100-foot wetland setback (per Sections 23.07.172 and 23.07.174 of the County Land Use Ordinance; Coastal Development permit)
- B. Potential California Department of Fish and Game (CDFG) jurisdiction over activities affecting drainage channels and riparian vegetation (Section 1600 Streambed Alteration Agreement)
- C. Potential U.S. Army Corps of Engineers (Corps) jurisdiction over waters of the U.S. and wetlands (Corps Delineation and Section 404 permit)
- D. California red-legged frog habitat (United States Fish and Wildlife Service consultation)
- E. Southern steelhead and tidewater goby habitat (USFWS/National Marine Fisheries Service consultation)
- F. Potential southwestern pond turtle and two-striped garter snake habitat (County and CEQA review)
- G. Potential bank swallow habitat (County and CEQA review; USFWS consultation)
- H. Potential silvery legless lizard habitat (County and CEQA review)
- I. Potential nesting/roosting habitat for migratory bird species and "birds-of-prey" (County and CEQA review; USFWS consultation; DFG Code 3503 and 3503.5)
- J. Potential song bird nesting habitat (County and CEQA review; DFG Code 3503)
- K. Potential roosting habitat for Monarch butterfly (County and CEQA review)
- L. Rare vegetation community per the California Natural Diversity Database (County and CEQA review)
- M. Potential occurrences of native perennial grassland (County and CEQA review)
- N. Potential habitat for rare plant species (County and CEQA review)

note: Eucalyptus I habitat at intersection of Santa Rosa Creek and Highway 1 may be considered jurisdictional by the California Department of Fish and Game (Constraint B).



Biological Constraints

Exhibit 3

March 2003

B. Natural Resources Summary

The following discussion focuses on the habitat types delineated on the Biological Constraints Map (Exhibit 3) and briefly describes plants and animals common to these habitats. The Appendix includes a regulatory constraints checklist highlighting all listed habitat types and the respective jurisdictional agency.

1. Habitat Types

Elements of nine habitat types typical of coastal central California and the Cambria area are represented on the East-West Ranch, including riparian woodland; riparian scrub; seasonal wetland; Monterey pine forest; oak / toyon woodland; coastal scrub; seabluﬀ scrub; grassland; and ruderal / anthropogenic (human created/disturbed). Santa Rosa Creek traverses the property and is under the jurisdiction of the U.S. Army Corps of Engineers. Furthermore, wetland plants dominate a number of areas on the East-West Ranch and would likely fall under the regulation of the California Coastal Commission as Environmentally Sensitive Habitat Areas (ESHAs) as described in the California Coastal Act of 1976. The Ranch contains introduced eucalyptus groves and windbreaks, as well as a planted windbreak of Monterey cypress.

There are 14 special-status plant and 26 special-status wildlife species found on the Ranch. Some of these species are known to occur in a broad range of habitats while others are restricted to a specific type or combination of habitats. Where present, sensitive habitat types such as seasonal wetlands, riparian woodland/scrub, and Monterey pine forest are identified.

Grassland

East-West Ranch is predominated by non-native annual grassland; however, small, localized areas of perennial grass species such as purple needlegrass and California oat grass occur throughout the grassland habitat identified on the West Ranch. Accurately mapping areas dominated by native perennial grasses and native grassland plant species would be an important step in managing the coastal grassland areas on the West Ranch. California Department of Fish and Game (CDFG) identifies coastal and valley needlegrass grassland as a special-status biological community.

Monterey Pine Forest

Monterey Pine forest habitat covers a significant portion of the East-West Ranch. CDFG identifies native Monterey Pine forest as a community of special concern. A known pathogen, pine pitch canker, is a threat to the forest's continued health. Implementation of the Forest Management Plan (Jones and Stokes, 2002) in cooperation with the Cambria Forest Committee should enhance and sustain this plant community and provide the long-term management concepts and techniques needed to combat this pathogen.

Riparian Corridor

The riparian community along Santa Rosa Creek from the Ranch to where it empties into the ocean is for the most part a well-developed, diverse corridor of forest vegetation. Arroyo willow (*Salix lasiolepis*), the most abundant species, forms dense thickets in

many places along the creek. Black cottonwood (*Populus balsamifera ssp. trichocarpa*), sycamore (*Platanus racemosa*), white alder (*Alnus rhombifolia*), and blue gum eucalyptus (*Eucalyptus globulus*) are all common species observed in the riparian corridor. Common understory species vary along the creek, but usually include native species such as California blackberry (*Rubus ursinus*), stinging nettles (*Urtica dioica ssp. holosericea*), and poison oak (*Toxicodendron diversilobum*); and non-native species such as German or cape ivy (*Senecio mikanioides*), and periwinkle (*Vinca major*). Santa Rosa Creek's riparian woodland traverses portions of the Ranch that have been heavily grazed or have been in agriculture. As a result, these areas show signs of disturbance (i.e., steeply cut creek banks devoid of vegetation) and contain numerous non-native, invasive plants.

Riparian communities provide habitat for a variety of songbirds including common yellowthroat (*Geothlypis trichas*), plain titmouse (*Baeolophus inornatus*), song sparrow (*Melospiza melodia*), and ruby-crowned kinglet (*Regulus calendula*), as well as amphibians and reptiles such as the Pacific chorus frog (*Pseudacris regilla*) and western fence lizard (*Sceloporus occidentalis*). Steelhead Trout also use the lower reaches of the Santa Rosa Creek for upstream migration in the spring.

Seasonal Wetland

Wetlands occur in nutrient-rich mineral soils that are saturated through part or all of the year. These communities are best developed in locations with slow-moving or stagnant shallow water. Small pockets of seasonal wetlands occur in the grassland areas scattered throughout both the East and West Ranch (See Exhibit 3). Some of these are associated with small drainages that traverse the coastal terraces and drain into the ocean or into Santa Rosa Creek; others occur as springs or seeps where shallow ground water surfaces in the grasslands located on the coastal terraces. Most of these wetlands are disturbed from grazing. The presence of hydric soil conditions in areas that are now covered by grassland likely indicates that seasonal wetlands on the Ranch historically covered larger areas.

The well-developed seasonal wetlands on the Ranch are dominated by a mixture of low-growing herbaceous species such as spreading rush, brown-headed rush (*Juncus phaeocephalus*), dwarf club rush (*Scirpus cernuus*), watercress (*Rorippa nasturtium-aquatica*), and grass poly (*Lythrum hyssopifolia*). Furthermore, seasonally-ponded areas within this habitat type provide habitat for aquatic invertebrates such as water striders and boatmen, and amphibians such as the Pacific chorus frog.

Seabluff and Coastal Scrub

In areas with seabluffs or rocky headlands, the seabluff scrub habitat is often well-developed just above the high tide level or at the margins of the erosion face of the bluff. This habitat was observed on the West Ranch as a very narrow band of vegetation along the bluff. Most of the plants that can be found in this community are low growing shrubs, herbs, or succulents that have a high tolerance to concentrations of salt and wind. Species observed on the West Ranch included; dune and cliff buckwheats (*Eriogonum latifolium*, *E. parvifolium*), seaside daisy (*Erigeron glauca*), saw-toothed golden bush (*Hazardia*

squarrosa), coyote thistle (*Eryngium armatum*), sea thrift (*Armeria maritima*), dudley (*Dudleya palmeri*), and California poppy (*Eschscholzia californica* var. *maritima*).

Seabluffs and their ecotones with the grasslands of the coastal terraces are the habitat of the rare compact cobwebby thistle (*Cirsium occidentale* var. *compactum*). This species occurs along the sea bluffs, next to the edge of the bluffs and back into the grassland for a few meters. Currently, a thick cover of non-native annual grasses now dominates locations of this species, as mapped by the Coastal Resources Institute.

Species such as Botta's pocket gopher (*Thomomys bottae*) and the California ground squirrel (*Spermophilus beecheyi*) burrow along the top of the bluff, and cliff swallows build nests along the cracks and crevices of the vertical bluff. Reptiles such as the western fence lizard may also occur along the edge of the bluff and throughout this vegetation community.

The coastal scrub community occurs along the hillside just below the neighborhoods of Wilton Drive in the western portion of the East Ranch and along the western boundary of the West Ranch, approximately 100-150 feet from the bluffs. The coastal scrub habitat areas within the Ranch contained common plant species such as Coyote brush (*Baccharis pilularis* var. *pilularis*), California sagebrush (*Artemisia californica*), and common herbs like wild coast morning glory (*Calystegia macrostegia* ssp. *cyclostegia*) and hedge nettle. Near the seabluff on the West Ranch, a nearly pure stand of yellow bush lupines (*Lupinus arboreus*) was observed.

Coastal scrub communities typically provide cover and nesting for a variety of animals. On the Ranch, this community likely contains animals typical of the surrounding habitats.

Oak / Toyon Woodland

Most of the forested areas of the Ranch have coast live oak as a major component of the canopy or understory, but are primarily associated with the Monterey Pine forest habitat.

Oak / toyon woodland habitat is composed of an overstory of mature coast live oak trees and toyon shrubs. This habitat supports a diverse understory including young toyon and coffeeberry (*Rhamnus californica*) shrubs. Where the canopy is closed there is generally a thick layer of leaf litter and a dense subcanopy of shade tolerant shrubs and herbs such as poison oak, honey suckle (*Lonicera hispidula*), hedge nettle, and yerba buena (*Satureja douglasii*).

Coast live oak trees provide habitat for a number of wildlife species. Oaks provide nesting sites and cover for birds and many mammals. Woody debris and duff in the woodland understory create foraging areas for small mammals and microclimates suitable for amphibians and reptiles. Acorns are a valuable food source for many animal species, including the California quail, western gray squirrel, and black-tailed deer. Black-tailed deer were observed foraging in the oak/ toyon woodland on the West Ranch. Other animal species expected to be in this habitat include arboreal salamander (*Aneides lugubris*), southern alligator lizard (*Gerrhonotus multicarinatus*), common king snake (*Lampropeltis getulus*), scrub jay (*Aphelocoma corulescens*), plain titmouse (*Parus*

inornatus), California towhee (*Pipilo crissalis*), dark-eyed junco (*Junco hyemalis*), North American raccoon, and Virginia opossum.

2. Special Status Plants

Ten special status plant species are identified in the Natural Resource Inventory that either occur or have the potential to occur on the Ranch. In order to avoid impacts to special-status plants on the Ranch, seasonally-timed focused surveys should be conducted by a biologist. Any rare plant occurrences observed on the Ranch should be accurately mapped onto site-specific topographic maps so these areas may be avoided. These species include:

- San Luis Obispo County (or Cambria) Morning Glory
- Compact cobwebby thistle
- Obispo Indian paintbrush
- Cambria Monterey pine
- San Luis Obispo sedge
- San Simeon Baccharis
- Hickman's onion
- Adobe sanicle
- Michael's piperia
- Gairdner's yampah

3. Special Status Wildlife

Sixteen special status animal species were identified that could potentially occur on the Ranch. Special status wildlife issues are primarily focused around aquatic, riparian, Monterey pine forest, and oak / toyon woodland communities. California red-legged frog, southern steelhead, tidewater goby, and southwestern pond turtle are known and expected to occur within portions of the Ranch in the Santa Rosa Creek vicinity.

California Red-Legged Frog (*Rana aurora draytonii*)

Santa Rosa Creek and the unnamed drainages provide habitat for the red-legged frog. Surveys have identified this species throughout Santa Rosa Creek and its tributaries.

Southwestern Pond Turtle (*Clemmys marmorata*)

This species is known to occur in the Santa Rosa Creek area. However, due to the lack of permanent water in this lower reach of the creek, this species may not be a permanent resident in the vicinity of the Ranch.

Southern Steelhead (*Onchorhynchus mykiss*)

Known spawning habitat for steelhead exists in Santa Rosa Creek further upstream of the project site. Ten years of studies by D.W. Alley (2001) determined that southern steelhead migrate up Santa Rosa Creek through the Ranch to appropriate spawning habitat in the upper reaches of the creek. No spawning habitat was observed within the reach of Santa Rosa Creek within the Ranch.

Tidewater Goby (*Eucyclobius newberryi*)

This species is known to occur in the lower reaches of Santa Rosa Creek and can be assumed to occur within the portions of the creek on the Ranch.

C. Resource Protection and Restoration Program

This section identifies five habitat zones on the Ranch that will be the subject of restoration and protection efforts. Identified habitat zones are Riparian, Seasonal Wetlands, Forest, Coastal Bluff, and Grasslands. It is important to recognize that these zones support different biological communities and that management methods may not be the same for each community within the zone. The proposed strategy is to use a mix of methods that cater to the specific biological community.

1. Riparian Corridor

The overall intent of riparian restoration for the Creek is to reestablish a viable riparian habitat. In the heavily eroded areas of Santa Rosa Creek, restoration measures should initially focus on bank stabilization to reestablish historic flow patterns and slow the velocity of water traveling through the creek. In addition, efforts should focus on increasing the amount and type of native vegetation planted along the slopes of creek banks. Bank stabilization and erosion control efforts on the Ranch will also help protect the water quality of the stream and ocean. Native riparian plant communities may have a two-fold benefit of improving the quality of the creekside habitat for the local wildlife and reducing erosive stream flows through sediment deposition, velocity reduction, and redirection of flows (see Exhibit 4 Vegetation Management Zones).

People are also attracted to riparian areas but can cause problems from trampling, soil compaction, and general destruction of vegetation. For these reasons, signs should be used to advise Ranch visitors to stay on provided trails in sensitive areas, such as those in the riparian corridor. The corridor should also be protected from human and cattle intrusion by the methods proposed below. Installation of riparian habitat protection fencing will have the dual purposes of keeping Ranch visitors and grazing animals from disturbing the stream and riparian woodlands habitat. Removal of riparian habitat on the East-West Ranch should be avoided during trail or infrastructure construction or maintenance activities, and a sufficient setback required by County standards should be incorporated in any construction designs.



Key Map 1: Riparian Corridor (Grey Area)

Recommended riparian enhancement activities include:

Non-Native Plant Removal









Controlling non-native vegetation along the creek banks is a fundamental aspect of restorative efforts. Due to the sensitivity of the plants and adjacency to water, chemical methods for weed control should not be used. Two methods of invasive plant removal in

East-West Ranch

Cambria, California

Public Access and Resource Management Plan

Legend

- Coastal Bluff 
- Grassland 
- Monterey Pine 
- Santa Rosa Creek Corridor 
- Mixed Woodlands 
- Restoration Area 
- Soil Stabilization 
- Channelize Runoff 



North Coast
SWAP



RRM DESIGN GROUP
Resource Management Planning

Restoration & Enhancement

Not to Scale

Exhibit 4

March 2003

creek bank areas are by hand or by strategic small animal grazing (this may include the use of goats or sheep). In areas where invasive plants are sparse, removal should occur by hand in the spring season before seeds mature and fall to the ground. Removal of non-natives and revegetation efforts should be avoided prior to or during the rainy season to minimize erosion problems. In areas where invasive plants have heavier coverage, small animal grazing should be practiced for a short duration in the spring and be supervised to protect desirable plants. Refer to the Vegetation Management section for more details on grazing.

The main non-natives/invasives slated for removals are German or cape ivy (*Senecio mikanioides*), periwinkle (*Vinca major*), Fennel, Poison hemlock, Curly dock, Milk thistle, Stinging nettle, and Italian thistle.

Creek Bank Stabilization

Bio-engineering methods approved and practiced by the California Department of Fish and Game Salmon Stream Habitat Restoration Manual should be used to stabilize critical areas along Santa Rosa Creek. Stabilization efforts should be coordinated with the California Conservation Corps, who have been trained in these restoration techniques. Methods may include tree trunk, boulder, and native plant wattling. This is an intensive method used to prevent further loss of land for those areas of a stream that are subject to high velocity flows during storm events. It requires temporary re-channelizing of the stream flow and mechanical excavation at the toe of bank.

Any creekbank stabilization projects should be planned around the steelhead migration season to avoid impacts to the trout. Restoration or stabilization work will need to be permitted per California Department of Fish and Game requirements. Record keeping and monitoring should follow standards set forth by the Department of Fish and Game.

Revegetation

In areas altered by storm erosion or by stabilization efforts, creek banks should be revegetated by hand. Hand revegetation includes dispersing seeds of native riparian plants or transplanting native seedlings, saplings, or willow sticks. Refer to CA Department of Fish and Game Salmon Stream Habitat Restoration Manual on the appropriate planting techniques such as spacing and watering requirements, etc.

Habitat Protection

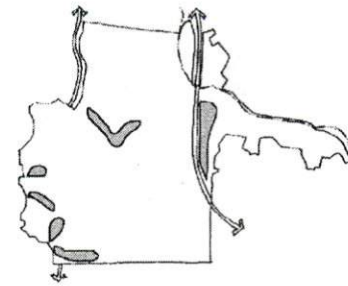
In order to protect the riparian corridor from grazing animals and human impacts (due to trails close by), it may be necessary to provide fencing. Fencing should be designed according to Fencing standards of the Public Access section F. Generally, fencing should be located at top of bank adjacent to the tree canopy of the riparian woodlands on the eastern and western reaches of the creek corridor where trails are proposed adjacent to the creek or at the edge of other wetland areas or site needing protecting.

2. Seasonal Wetlands

Seasonal wetland habitat is located adjacent to Hwy 1 within the Fern Canyon drainage area and along the coastal bluff on the West Ranch. Due to cattle ranching and the

planting of eucalyptus, wetlands near the creek are degraded. The coastal wetlands that traverse the bluff trail have been historically exposed to cattle grazing and hikers. Enhancement for these areas will entail protection from further degradation and some re-vegetation if necessary.

The following methods should be used in the treatment of seasonal wetlands:



**Key Map 2: Wetlands
(Grey Areas)**

West Ranch

There are five separate areas of seasonal wetlands on the coastal terrace of the West Ranch. Methods for restoration include removal of invasive plants and allow for the natural progression of native plants. All seasonal wetlands should be avoided by trails. An elevated boardwalk will provide access over the wetlands, to allow it to restore and provide protection from trampling. Please refer to the Trail section in Chapter 4 for further description of the boardwalk.

East Ranch

Generally, wetland natural ecological processes should be allowed to function undisturbed on the East Ranch. Gradually remove the eucalyptus trees along the creek bank and Fern Canyon drainage as they die and remove the seedlings as they form, then replace with trees indigenous to the natural riparian woodland. The Eucalyptus grove at the County Yard should be removed as recommended by the Community Park Master Plan. If necessary, for example, in those areas severely trampled by cattle, re-introduce indigenous wetland vegetation to help restore the wetlands to their more natural state. Revegetation of wetlands should be done by hand spreading of seeds gathered from the existing plant population on-site.

To extend water availability in the wetlands for a longer duration, some alteration of the Fern drainage channel may occur to lower the edge of the channel at the wetlands. Lowering the channel edge will allow water to breach the channel near the wetlands to the east of the channel and to overflow into the wetland meadow. Grading should be done by hand after the wet season to prevent erosion, with the guidance of a wetland biologist. The altered area will need to be re-vegetated with native plants or rocks imbedded in the cut to stabilize the soil.

3. Forests

A number of trails currently exist in the Monterey Pine forest on the West Ranch. Trails appear to be the result of both wildlife and human use. Creating a defined and well-maintained trail system through the pine forest to keep people and their animals (i.e., dogs) on the trail would be an important step in maintaining the integrity of this habitat on the Ranch.

The oak and toyon woodland habitat is adjacent to and understory to the Monterey Pine forest on the upper slopes near the Hwy 1 corridor and near the East Lodge Hill and Park Hill area. This habitat is important as nesting and roosting habitat for various species of

birds, as well as potential habitat for the San Luis Obispo morning glory. This environmental community will be protected from grazing and maintenance for public safety. For comprehensive forest management practices, the Ranch Manager should consult the guidelines as described in the "Forest Management Plan," Jones & Stokes, 2002.

Generally, the forest should be protected from grazing (fenced off at edge during grazing rotation). If grazing is employed in the Ranch, required fencing should be placed outside the forest area allowing a buffer for incremental expansion of the Monterey Pine forest. Maintain public access to and through the forest along the existing Loop Trail only. Improve the Loop Trail by removing hazards such as fallen tree limbs and low branches. Move the Forest Loop trail out of the northern drainage. (For further description, see Chapter 4, Public Access, Trail section.) To protect animal habitats, do not improve other existing trails, i.e., animal trails. If necessary, post signs to direct people to stay on the Loop Trail.

4. Coastal Bluff

The coastal bluff zone extends from Windsor Boulevard north to Windsor Boulevard south and west of the sewer easement and fence alignment to the mean high tide line. This zone includes the habitat communities of coastal and sea bluff scrub, grassland, and wetlands. Therefore, a mix of methods for restoration and protection are proposed.

The following methods should be used in the treatment of the coastal bluffs:

Non-Native Plant Removal

Non-native plant removal methods are to include hand removal, such as hand pulling or digging and weed whipping, to allow for native grasses and scrub to flourish. Holistic small animal grazing techniques may also be considered for this purpose. Non-native and invasive plant species should be removed in the spring prior to reseeding.

Revegetation

Wetlands should be restored by preventing disturbance from animals and people. Methods for restoration include reintroduction of native hydritic plants either as seed or as planting. Revegetation of wetlands should include hand spreading of seeds gathered from the existing plant population on-site.

Wetlands Protection

Wetlands should be protected from animal intrusion during grazing by temporary fencing or tethering. Limited and strategic access through the wetlands for public access trail purposes may be allowed. An elevated boardwalk will separate pedestrian walkways from the wetlands to allow the wetlands to restore in a natural progression. (Refer to the Chapter 4, Trail section for further description of the boardwalk.)



**Key Map 3: Coastal Bluff
(Grey Areas)**

Bluff Top Stabilization

Bluff erosion should be stabilized with the careful introduction of new native plantings. Non-native groundcover (ice plant) removal is not recommended on the bluff face as this will expose loose soils and thus contribute to further erosion. Native plants should be reintroduced to further stabilize the bluff edge. A low barrier of wood or recycled product may be installed at the west side of the trail where it comes in close proximity to the bluff edges to protect it from erosion and trampling.

5. Grasslands

Grasslands should be managed for a number of reasons:

- To maintain the visual qualities of the Ranch
- To reduce the risk of wildland fires
- To support native plants and animals dependent on open grassland environments

Grassland management is described below according to whether the grassland is located on the east or west side of the Ranch because treatment methods differ for the respective areas.

West Ranch Coastal Grasslands

The coastal grasslands on the West Ranch have been subject to grazing for many years. Non-native annual grasses dominate, but small areas of perennial grass species also occur throughout the grassland habitat, including the native purple needlegrass and California oat grass.

Treatment methods for the West Ranch Coastal Grasslands include:

Grazing

Please refer to Chapter 7, Vegetation Management for a description of the potential grazing options for this area.

Non-native Plant Removal

Bio-degradable chemical application to specific plants of invasive species may be used, but not in areas that drain into wetlands or swales. In these areas, hand removal or weed whipping is recommended. Removal of non-native and invasive plant species should occur in the spring prior to plant seeding.

“Spot Grazing”

Small animal spot grazing, as described in the Vegetation Management chapter may be employed to remove the non-native and invasive plants.

East Ranch Grassland

The area east of Hwy 1, including the Mid State Bank open space, is in the floodplain of the Santa Rosa Creek, and has been historically subject to grazing. Extensive stands of non-native and invasive plants are established in the grassland areas and need to be removed to allow for native plant succession. The thick buildup of thatch in these areas also poses a fire threat in the dry summer months.

Treatment methods for East Ranch grasslands include:

Non-Native Plant Removal

Mechanical removal, herbicide application, or small animal grazing of invasive plants may be used independently or in conjunction. Non-natives predominant on the east side that should be removed are:

- *Silybum marianum (Milk thistle)*
- *Carduus pycnocephalus (Italian thistle)*
- *Cenista monspessulana (French broom)*
- *Xanthium spinosum (Spiny clotbur)*
- *Convolvulus arvensis (Bindweed)*

Plant Restoration

After removal of the non-natives, introduce native grasses through seed sowing and/or planting young starts produced from on-site grasses.

Fire Suppression

Mechanical methods (mowing) or animal grazing of the grasslands may be used to keep fuel loads down. This should be collaborated as part of the Chapter 8, Vegetation Management, Grazing Program.

D. Other Resource Restoration and Protection

1. Water Resources

Water resources on the Ranch will be protected just as other natural resources. This section addresses the existing wells, water services, and water quality enhancement.

Wells and Monitoring Stations

No new water wells will be installed on the Ranch. Existing wells will remain for monitoring and grazing purposes. The abandoned well used for the Fiscalini Ranch operations must be capped for public safety purposes.

Water Service

No new water supplies for District purposes will be developed on the Ranch. Access to water service for Ranch operations may be provided through the existing water system. A new water line for fire flow purposes may be installed by CCSD on the West Ranch to link Park Hill and West Lodge Hill neighborhoods. Any future location will need to avoid sensitive habitats and resources.

A portion of the CCSD water works facilities, such as the office and storage building, should be moved away from the Santa Rosa Creek, and the County storage yard relocated off site of the Ranch. Both of these uses should be screened from public view from Rodeo Drive, Ranch parking area, and the future park. Native landscaping and wood fencing should be used as materials for screening.

The CCSD has plans for future development of a separate water line for recycled treated water to be used as irrigation water on the future park playfields of the East Ranch.

Water Quality

The CCSD will continue to conduct ongoing water quality monitoring. The National Marine Sanctuary conducts annual water quality sampling of the creek waters during an event called “Snap Shot Day.” These are both good sources for the Ranch Manager to use if water quality data is needed. Water quality of the creek and ocean will be further protected by implementing the bank and gully stabilizations as described in this section.

2. Soils

Loss of topsoil due to erosion is a statewide concern. Three areas of the Ranch are subject to erosion: the stream bank along portions of Santa Rosa Creek, gully formations on the West and east facing slopes of the West Ranch, and the sea bluffs. Santa Rosa Creek erosion and stabilization is discussed in the Riparian Corridor Restoration section above. Two methods of stabilization for gullies are discussed below.

West Ranch “SeaCliff” Gully

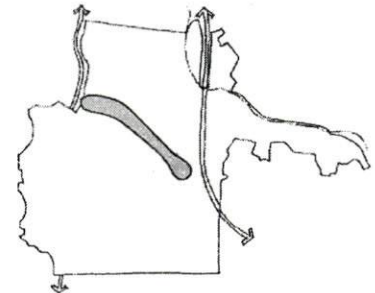
This gully has formed east of the SeaCliff neighborhood. The gully started at the lower elevation and cut up-slope, and over time, progressively formed a small canyon. Cattle traversing the gully seeking water at the culvert appear to have caused further erosion. A drainage culvert drains to the ocean under Windsor Blvd.

Erosion is so severe in this area that both methods propose mechanical intervention. Care must be taken during construction to avoid adjacent wetland areas; wetlands should be fenced off during construction activities. In both alternatives, the drainage culvert under Windsor Blvd. will require upgrading with engineering and construction by the County Engineering Department, since it is not on the Ranch property.

The Natural Resource Conservation District has recommended the following two methods; however, further analysis should be performed to determine the best long-term solution.

Alternative 1

This method would require the grade and backfill of the entire gully with imported material from construction sites in Cambria and the region. Fill material may consist of boulders and large rocks at the bottom with subsoil fill over the boulders. The final fill should be top soil to a depth adequate for planting. Finish grade the topsoil, stabilize with straw matt or bundles, and seed with native grasses and flower mix. Fence restoration areas and allow plants to establish for two years before opening to public access or grazing. This will require monitoring the revegetation to replace vegetation where plants have died.



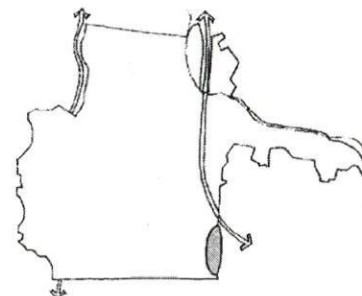
**Key Map 4: SeaCliff Gully
(Grey Area)**

Alternative 2

Alternative 2 would require less fill material. Grade the gully banks back to a minimum of 2:1 slope and back fill the upper cut entirely to prevent further cutting into the upper reach of the slope. Install boulders and logs along the course of the drainage to slow water velocity but provide a drainage channel or stream to the culvert. Plant the slopes with grass and other native plants to stabilize the soils. The stream channel should be vegetated with wetland hydritic plants to replicate natural stream vegetation of the region. The area of the restoration should be fenced-off temporarily until the plants are established (approximately 2 years).

West Ranch “Warren/Trenton” Gully

This gully is forming in the drainage on the steep eastern facing slope adjacent to Hwy 1. Run-off originates from the Warren Road area and flows to this drainage. It has been observed that the original shrub and tree cover is sliding downslope, and that soil back-cutting upslope is expanding. The Natural Resource Conservation District should be consulted on the appropriate method to stabilize this erosion while still allowing for drainage. Public access from Trenton will require a footbridge over the drainage.



Key Map 5: Warren/Trenton Gully (Grey Area)

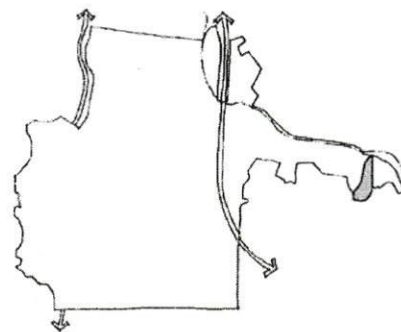
Coastal Bluff Stabilization

Coastal bluff erosion is a natural process caused by wind and storm forces; however, human activities and animal grazing erode the soft soils of the bluff and exacerbate the process. Vegetation is important to the stabilization of the soils. Even though ice plant is not native to the California coastal community, it is recommended that it remain on the cliffs to protect the soils and not expose them to wind erosion. Ice plant should be annually monitored to inhibit expansion beyond its current extent at the cliff. Since the weight of the ice plant may cause slope failure, it should also be monitored for indications of slippage down slope. If there is movement, the ice plant should be carefully removed and if possible the root mass left to retain the soil in place.

Native vegetation should be allowed to expand naturally. Removal of invasive plants should occur by hand.

East Ranch - Piney Way

Piney Way is not within the Ranch boundary but provides potential access to the utility easement on the East Ranch. A drainage swale is forming along the road in the steep area of Piney Way and causing erosion to the hillside and the road. Runoff from the swale sheet flows out onto the East Ranch. Coordination with the County to stabilize the swale and channelized the runoff adjacent to the road should be undertaken. To reduce impacts to the future community park, a new drainage should be designed to channel the same runoff through the Ranch to the creek.



Key Map 6: Piney Way Drainage (Grey Area)

Chapter 6. Cultural Resources

A. Introduction

As discussed in the Resource Inventory Report, a cultural resource survey was conducted previously for the Ranch. Several prehistoric sites were found on the West Ranch, and historic sites included several structural remains of the previous Fiscalini Ranch ownership.

As stated in the Plan Vision statement, the objective for resource protection is "...to ensure that public access is maintained in balance with, minimum disturbance to, and protection of, sensitive natural habitats and unique scenic and cultural resources."

B. Prehistoric-Chumash

There is evidence of Chumash and Salinan use and settlement on the West Ranch. In order to protect these areas for their historic importance, these sites should remain anonymous. No direct labeling of these sites should occur. However, there are opportunities to educate the public on the native culture in the form of interpretive signs or brochures illustrating their occupation on the central coast. This should be done in coordination with the Chumash and Salinan Tribal Council and an archeologist, who may help to produce the brochure. It should be noted that the Chumash are seeking a location for a Native American Museum in Cambria, which may contain relics significant to the Ranch history.

C. Historic-Fiscalini Ranch

Remnants of the historic Fiscalini Ranch dairy complex are on the West Ranch. The dairy was constructed in the early 1900's and was in use until the 1960's. Seven partial buildings remain and are in various stages of decay. To determine the best management for these sites, a professional "historic evaluation" should be conducted. To protect the remnants and the safety of visitors, a fence may be installed and signs should be posted that say "Do not climb."

If feasible, historic plaques may be posted to describe the building and their previous functions. This could include photographs of the buildings in their "glory days," which may be available through the Fiscalini Family or local historical society. Alternatively, if funds become available for historic preservation purposes, one of the significant buildings could be rebuilt to commemorate this important piece of history in Cambria. Reconstruction may be conducted by volunteer labor with the guidance of a historic preservation expert.

Chapter 7. Vegetation Management

A. Introduction

Management of plant communities is a primary component of ongoing stewardship of the natural resources at East-West Ranch. Vegetation management requires an understanding not only of the natural functions of the different ecosystems, but also the functions of different management methods available. This chapter discusses management methods as well as guidelines for their application. Vegetation management is designed to work in collaboration with other restoration methods discussed in Chapter 5, Natural Resource Restoration and Protection.

The intent of vegetation management efforts is to meet the following objectives:

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD / Ranch Manager
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term, encourage wildflowers and native plants
- Promote forest regeneration

Management methods may be either passive or active. Active Management may include mechanical mowing, clearing dead and /or fallen materials, animal grazing, controlled burning, seeding and planting of natives, mulching, watering, and biological or chemical controls. Some techniques may be used to mimic a natural process such as plant succession, and grazing by native historic herds.

Passive management differs from active methods in that it leaves an area untouched, but protects a plant community from further detriment so that natural restorative processes may occur. Examples of passive methods include regulating the uses allowed in sensitive areas, creating a buffer zone, and / or restricting or excluding public access for some areas (refer to the Chapter 5, Natural Resources).

Management also requires inventorying and monitoring through observation and /or field studies. To this end, the “Baseline Document” described in Chapter 9 should be used to measure program effectiveness. Over time, collected data will show whether conditions are improving, deteriorating, or stabilizing. Monitoring also enables measurement of the effectiveness of management actions and indicates whether a shift between passive or active techniques is warranted. Monitoring techniques are described below and in Chapter 9.

The diversity of biological communities at the Ranch may call for more than one method of vegetation management within each community or “zone.” The vegetation management techniques discussed below utilizes several methods. The precise vegetation management program will be developed by the Ranch Manager and coordinated with the

erosion stabilization efforts and removal of non-native and invasive plants, as described in the Chapter 5, Natural Resource Restoration.

Fire management will likely be practiced and conducted by the California Department of Forestry and the Cambria Fire Department, in coordination with the Ranch Manager. Due to the proximity of residential neighborhoods to the Ranch, controlled burns are not recommended as a standard vegetation management method. The risk of fire spreading in the forest and to the adjacent neighborhoods is great. Furthermore, the Air Pollution Control District is phasing out this method due to air quality impacts.

In the short term, before the Vegetation Management Plan can be implemented, in coordination with the fire departments, the minimum management methods would include maintaining cattle for fuel reduction purposes, and fire management methods employed for fuel reduction adjacent to neighborhoods.

B. Background

Evaluating Vegetation Management Methods for the Ranch included an analysis of a wide range of techniques. Some commonly practiced methods used by many jurisdictions, agencies, and educational institutions include:

- Hand/ chemical removal of invasive/non-native plants
- Mechanical; mowing, disking, or weed whipping
- Holistic range management (cattle)
- Goat or sheep grazing
- Horse grazing
- Controlled burns

Each method was evaluated for the pros, cons, and costs. Methods were also measured against objectives created by the Working Group specific to the Vegetation Management Plan. Other issues addressed for vegetation management included: financing, compatibility between cattle, wildlife, people and dogs, fencing repair expenses, liability, water sources and infrastructure for cattle, and revenue. Additionally, it was important to avoid methods that were harmful to sensitive habitats and species.

(Please refer to Appendix 2 Vegetation Management Summary for a more detailed discussion on evaluated methods.)

C. The Program



The following program describes recommended vegetation management methods for each of the Ranch “zones,” which are based on their respective habitat or biological community. Methods support the established objectives as described above. This vegetation management plan should be considered “adaptive,” therefore it may be modified in the future depending on the results of the proposed program, and necessary changes may be made by the Ranch Manager to meet Plan objectives. Separate zones will use a different method or combination of methods per zone to observe the effects of each

East-West Ranch

Cambria, California

Public Access and Resource Management Plan

Legend

Coastal Bluff	CB
Monterey Pine Forest	MP
Santa Rosa Creek Corridor	SRC
Grassland	G
Mixed Woodlands	MW
Restoration Area	
New Fence (Permanent)	



North Coast
SWAP

RRM DESIGN GROUP
Quality Resource Management

Vegetation Management Zones

Exhibit 5

Not to Scale

March, 2003

method. At the end of the test period (generally a year or two), the Ranch Manager may decide the preferred set of methods to be employed for the entire Ranch.

Common to all the Ranch zones will be invasive and non-native plant removal, including those areas where no grazing occurs. Removal should be conducted by hand or mechanically (weed whipping) in areas close to wetlands or waterways. Chemical removal should only be used as a last resort when this method is not successful.

1. Management Zones & Methods

This approach is to manage the Ranch by describing the landscape as 5 areas or “zones” comprised of the following communities. Exhibit 5 shows the proposed Management zones discussed below:

Coastal Bluff

This zone encompasses all that area west of the fence at the utility easement on the marine terrace. The coastal bluff area is a sensitive habitat area and should generally be left to evolve naturally, with little or no cattle grazing employed. Annual removal of non-native plants should occur according to Chapter 5. If grassland grazing should occur in the future, protection measures should be employed for the coastal scrub habitat, wetlands, and the Cobwebby thistle.

Grasslands

This is the area above the coastal bluff area and separated by the SeaCliff drainage gully. This area encompasses all the grassland from Park Hill neighborhood to the Santa Rosa Creek Trail, and north and west of the pine forest to West Lodge Hill. (The gully will be restored and fenced off as described in Chapter 5, section D). The Ranch Manager will select the most appropriate vegetation management methods to meet stated objectives for this area.

Monterey Pine Forest

The Monterey Pine forest sits at the ridge of the West Ranch and along the north-facing slope of the East Ranch. If grazing is employed, the forest should be protected with installed fencing at its interface with the grasslands. The Forest Loop Trail should be located behind the fence. The Forest Management Plan should be consulted as a guide for restoration efforts within the forest. The forest should be allowed to naturally expand beyond the current forest edge, placing a fence away from the forest edge is suggested.

Fire prevention methods may be employed by the Fire Department to protect neighborhoods adjacent to the forest. Please refer to Chapter 8, Public Safety, section E, for a description of fire prevention and hazard reduction methods.

Santa Rosa Creek Corridor

This zone lies along the entire Santa Rosa Creek corridor to edge of the riparian woodland within the Ranch boundary. The corridor should be fenced along the access road / trail on the western side of the creek to protect riparian areas from intrusion by people, and livestock if employed. The creek corridor also requires bank stabilization and

restoration as described in Chapter 5. Small animal grazing in specific areas may be an appropriate removal method for non-native plants within the corridor.

Mixed Woodland

Two areas of mixed woodlands occur on the Ranch: on the east-facing slope of the West Ranch and on the northwest-facing slope of the East Ranch near the highway. The mixed woodlands should be allowed to expand in their natural course and should be protected from grazing by fencing, if grazing is employed. Non-native plants should be removed mechanically (weed whipping) or by hand. Chemical removal should only occur if these other methods are not successful.

2. Fencing and Gates

Permanent fencing will be necessary for protection of restoration areas including the riparian corridor, and wetlands. The fence type should be an open design to reduce visual impacts. Three or four wire and T post construction, 4' high is recommended. Where the fence crosses a trail, stiles or locked gates will need to be installed for hiking and biking access. Refer to Exhibit 6 Managed Grazing Plan & Fencing, for fence locations.

3. Grazing

Grazing may be an important vegetation management method to achieve stated objectives. There are a number of issues that should be addressed when considering a grazing program. If grazing is to be used for vegetation management purposes, the Ranch Manager should prepare a grazing management program to address the following:

- The grazing program should be based on “holistic grazing management” principles (refer to Appendix 4 for more information.)
- Livestock should be kept out of sensitive environmental areas and restoration areas (creeks, wetlands, forests, coastal bluffs, etc.).
- The grazing operation should be assessed periodically to evaluate the effectiveness of improving grassland health and prevention of erosion.
- Minimize adverse impacts to trail use through an information program, and fence and gate system.
- Develop a “prescription” for the appropriate number of cattle in selected grazing areas.
- Provide necessary support facilities such as water, loading areas, fences, feeding, etc.

4. Monitoring Plan

As described in Chapter 9, Implementation, monitoring is recommended to track the effectiveness of the vegetation management methods. The purpose of monitoring is to evaluate:

- Vegetation health in each of the zones
- Advancement of soil conservation and / or erosion conditions
- If grazing is employed, impacts of grazing on native grasses and prevention against overgrazing

The monitoring plan should include the following components:

- Baseline documentation of existing conditions with photographs and notes. The baseline document for the natural resource restoration and protection effort, or as required by the Conservation Easement agreement, may be used instead.
- Observations log, per zone, which should include:
 - Vegetation type and area of cover (square feet or acres)
 - Date of observation, and name of the person doing the recording
 - Seasonal photographs of each zone (taken from the same vantage point) to record changes
- Annual evaluations that measure the progress of the vegetation management program against objectives. The evaluation is intended to inform the Ranch Manager of the effectiveness of operations and to determine if modifications to the Program are necessary to improve achievement of objectives.

Monitoring may be conducted by volunteers such as Cal Poly students or others who have been trained in evaluating resource conditions. Monitoring may also be coordinated with the task of mapping the native perennial grasslands and plant species native to grasslands as recommended in Chapter 5, Natural Resource Restoration.

Chapter 8. Public Safety

A. Introduction

This Plan anticipates that the Ranch will increase in visitor use as time passes; therefore, public safety for visitors and neighbors will become a more important issue. Public safety concerns include:

- Safe trail conditions
- Avoidance of hazardous areas
- Reduction of conflicts between users, and restoration efforts
- Fire prevention from natural or human causes
- Provision for emergency access from north to south through the West Ranch
- Protection of the Ranch and adjacent properties

Many public safety efforts will be implemented by other agencies, such as the San Luis Obispo County Sheriff and the Cambria Fire Department. While some public safety efforts will not be implemented by the Ranch Manager, ensuring public safety on the Ranch will require cooperation with responsible agencies. For example, certain trails may require closure to accommodate fire safety improvements. Public education and safety information will also help provide for the safety of Ranch visitors, so this chapter discusses public safety signage as a component of the public safety program as well.

B. Trail Maintenance

To provide safe passage on Ranch trails, periodic trail maintenance will be necessary. The Ranch Manager may rely on volunteer monitoring and labor to accomplish this ongoing task. Trail inspections should be based on seasonal need. For example, during the summer season it may be daily, while at other times a weekly basis may be sufficient. Monitoring for trail maintenance needs is especially important after storm events.

General trail maintenance is described below for the two primary trail environments, woodland and grassland trails.

1. Woodland Trails

Maintenance work will include trimming tree limbs that arch over or fall on the trail, and removal of large debris on the trail surface. Shrub trimming should provide clearance for at least the width of the trail. Not all healthy ground-level limbs or roots need to be removed as these provide interesting breaks in the trail to climb over. Poison oak should be removed from the trail edge by application of herbicides; however, when poison oak is located next to a drainage course and / or wetlands, hand cutting should be performed.

2. Grassland Trails













New trails that are located in the grasslands will require some clearing as grass encroaches on the trail. The area of constant wear by hikers will generally remain clear of

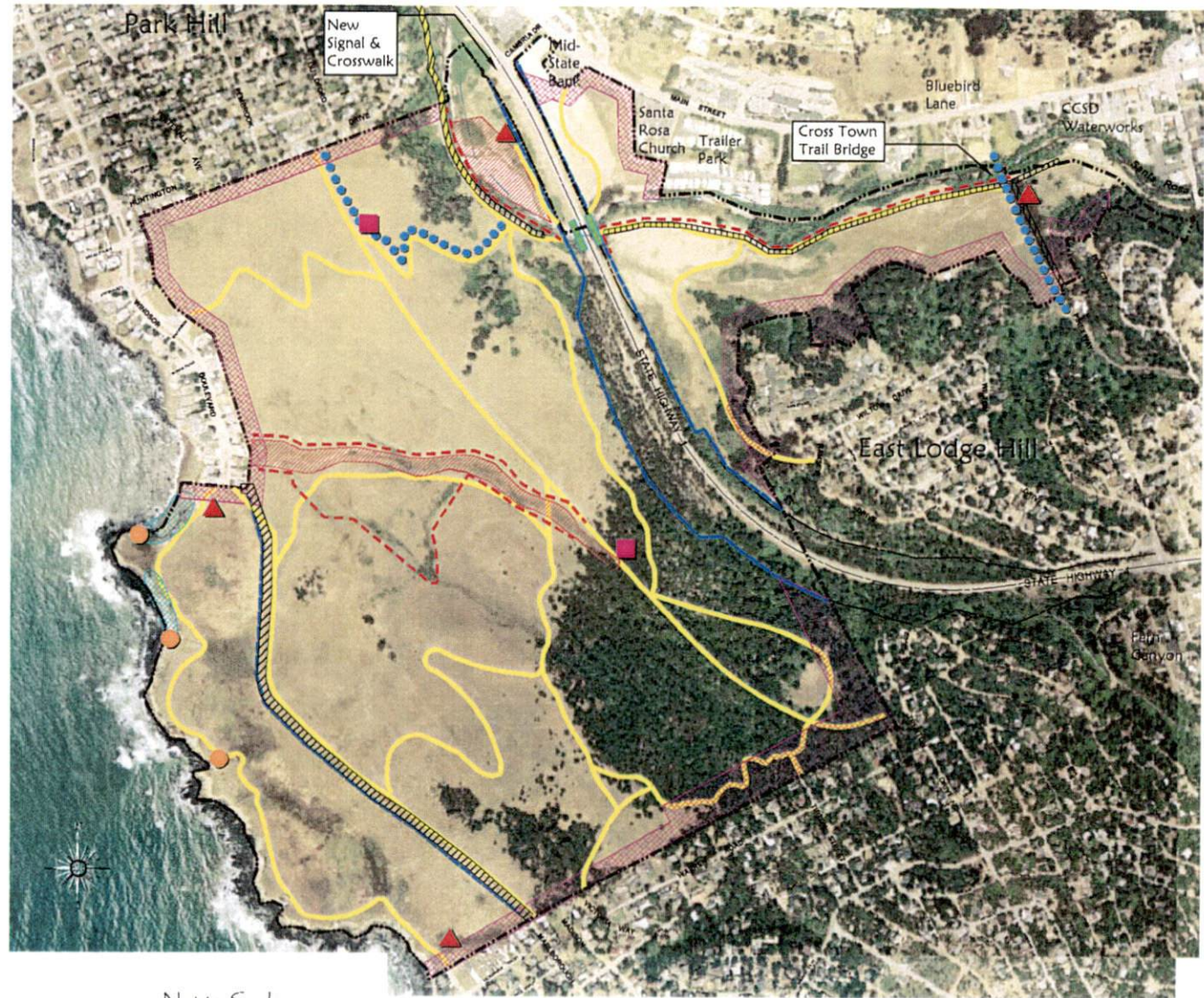
East-West Ranch

Cambria, California

Public Access and Resource Management Plan

Legend

- Pedestrian Bridge 
- Existing Fencing 
- Utility Easements/
Emergency Access 
- Erosion Stabilization 
- Blufftop Stabilization 
- Fire Prevention Zones 
- Trail Maintenance 
- New Fence (Permanent) 
- Information Kiosk 
- Steep Cliff Signage 
- "Walk Bikes" Signage 
- Emergency Access 



Public Safety

Exhibit 6

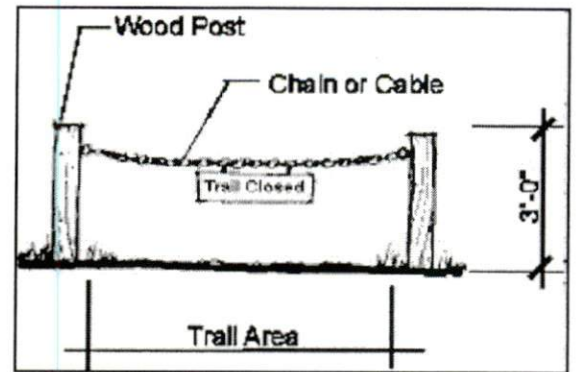
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March, 2003

vegetation. Maintenance methods may include use of a weed-whipping tool, or if total removal is desired, a professionally applied herbicide. Repair of the trail surface may be required to stabilize eroded areas. The use of soil binder, water bars, and design of trail route are possible methods to control and stabilize erosion.

C. Trail Closures

The Ranch Manager has the authority to close trails during maintenance, habitat, or soil restoration work, and for new trail construction. During closure, a barrier will be installed consisting of two wooden posts and a rail or chain that spans the trail. A durable sign with a brief explanation of the purpose and projected duration will be posted near the barrier.



D. Emergency Access

Emergency access through the West Ranch from Park Hill to Marine Terrace and West Lodge Hill neighborhoods is essential. The existing utility easement, which extends from Windsor Boulevard North to Marlborough Street, provides a route for emergency access. This road should be improved by the CCSD with an all-weather surface. Bollards should be installed across the road at the Windsor Blvd. entrance to prevent cars from access but allow bike and pedestrian access. (Exhibit 7)

E. Fire Management and Prevention

The Ranch is within a high fire hazard area and has been targeted by the Cambria Fire Department (CFD) and the California Department of Forestry for fire prevention intervention. The CFD monitors vegetation communities, including the grasslands and the forest, for fuel load conditions. The CFD will determine the most effective means to correct problem areas. Corrective measures will be tailored to address the specific area or zone on the Ranch.

The forest is a target area by CFD for fuel reduction. Fuel reduction techniques for the Ranch include creating a defensible zone of 50-100 feet adjacent to the Lodge Hill neighborhood. The forest will be cleared of dead standing trees, dense underbrush, and tree limbs up to 6 feet above ground will be removed.

During periods of high fire hazard, the CFD may require posting of red flags at staging areas to warn visitors to be very careful. No fire of any kind, including smoking, will be allowed on the Ranch. The Ranch Manager will be required to cooperate with these fire agencies during fire prevention work. Trails may be temporarily closed during this effort to eliminate conflicts.

F. User Conflicts

Part of safety management includes reducing user conflicts. Generally, conflicts can be avoided between visitors on the Ranch by practicing safe conduct and observing common courtesy practices. However, the Ranch Manager has the option to introduce restrictions if these practices are not working.

1. Bicycles versus Pedestrians

A common user conflict on multi-use trails occurs between bicyclists and pedestrians. At East-West Ranch, pedestrians have the right-of-way. In areas such as trails through the forest, bikes must use particular caution because of limited visibility and the narrow widths. In some areas, signs will be posted as “Walk-only” zones, in which bicyclists are expected to dismount and walk their bike. Other ways bicyclists can reduce conflicts is to alert their approach from behind, either by voice or a bell. Bicyclists are also required to observe safe speed limits.

2. Dogs versus Pedestrians, Bicycles, Cattle, and Wildlife

Many potential conflicts arise from off-leash dogs: dogs may chase wildlife (which is in conflict with the resource protection objectives of the Plan), dogs may chase cattle (which can be dangerous to hikers), dogs may frighten or attack other people, and finally, dogs may attack other dogs (on a leash) beyond the control of their owners. In order to meet the safety objectives of this Plan, the Ranch Manager may restrict dogs to leashes or prohibit dogs on any or all of the Ranch trails.

G. Beach Areas

In order to protect visitors from soil instability at the bluff areas of the Ranch, warning signs should be posted at all historic access points along the bluffs.

H. Signage Program for Public Safety and Special Information

The use of signage is an effective way to provide information to Ranch visitors. In addition to other trail and access signs described in Chapter 4, safety and special information signs are planned for use at East-West Ranch as described below. Careful attention should be given not to clutter the Ranch or viewshed with notices. Signs should be constructed of natural materials (e.g. stone, wood, etc.) or recycled products and be kept below eye level (generally 18’ to 36”).

1. Safety Signage

Individual small signs (which may be combined with trail names) should be used on trails to convey safety messages and / or special access purposes. The following list describes some of the important safety messages and design standards:

Safety messages

Safety messages may include “Hikers have the Right-of-Way,” “Walk Bikes,” and “Trail Closed.” Trail Closed and Walk Bikes should be made of wood or recycled products with carved, and/or painted letters.

Universal symbols

Universal symbols for ADA and / or bicycles should be incorporated on signs at trails identified for these users.

Steep Cliff

Steep Cliff signs should be posted in those areas that are dangerous and have been historically used for beach access. This sign should be posted below eye level but be easy to see and read. It should be made of wood or recycled products. Letters need to be simple, bold, and in strong contrast to the background color of the sign.

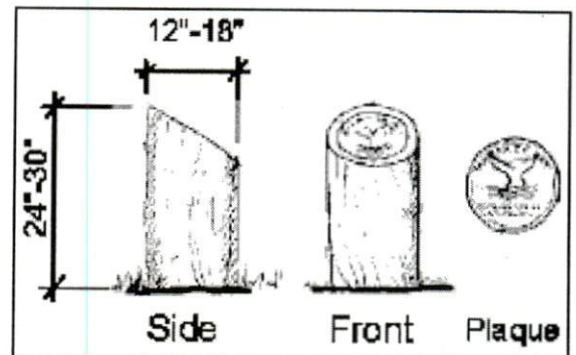
2. Special Information Signs

State Coastal Conservancy / American Land Conservancy Commemorative

The American Land Conservancy (ALC) and State Coastal Conservancy (SCC) have designed and created a sign that indicates the Ranch is open for public access and made possible by funding from these organizations and the Cambria community. The location for the sign will need to be determined by the Ranch Manager in cooperation with these organizations.

Monterey Bay National Marine Sanctuary Boundary (MBNMS)

This sign should be a plaque designed and provided by the National Marine Sanctuary (NMS) foundation and installed near the southernmost point of the sanctuary, which is on the Ranch. The Ranch Manager will need to coordinate with the NMS on the size, location, and installation.



Example type sign for Ranch.

Chapter 9. Implementation

A. Introduction

The Cambria Community Services District (CCSD) will manage both the East and West areas of the Ranch until adoption of the Management Plan and recordation of the Conservation Easement, after which the North Coast Small Wilderness Area Preservation (NCSWAP), or their successor, may exercise their option to assume management of the West Ranch.

As explained in this chapter, the Ranch Manager will be responsible for accounts, and any documents and records related to use, management, operations, and maintenance of their respective area. These duties include management of programs for the achievement of short-term and long-term plan objectives. Many of these responsibilities interrelate and coincide with the day-to-day tasks involved in managing the Ranch.

Part of Plan implementation is the use of an Action Plan, which should be updated annually. The Action Plan describes projects and ongoing tasks to be carried out by the management team. The management team ideally should be composed of the following coordinators:

Administration (East and West)

Responsibilities include budgeting, funding and grant writing, record keeping, and overseeing the ongoing Action Plan for annual projects.

Restoration Coordinator

This person or persons will oversee non-native plant removal and stabilization and restoration projects, including labor and agency permitting coordination, and monitor the cattle operation.

Maintenance Coordinator

Responsibilities include construction and maintenance of trails, fences and gates, on-site parking areas, kiosks, trash removal and signs.

Public Outreach Coordinator

Oversee volunteer and docent training, fund raising, brochure and pamphlets production and design, sign design and production, large group permitting, and Ranch walks. Upon selection of one or more coordinators the name and contact information should be listed with the CCSD.

The Action Plan included in section D below focuses on the first few years after Plan adoption. The Action Plan remains fluid, with the understanding that environmental and political conditions change, which may lead to changes in priorities. The timing of funding for specific projects may also change priorities. However, some paramount projects deserve urgent status and are discussed in the Phased Improvements section below.

Guidance is provided on administrative tasks; including budgeting, funding, record keeping, an ongoing Action Plan for annual operations of the Ranch, and long and short-term phased improvements. This includes timeframes, physical improvements, and staffing resources. A list of federal, state, and local agencies is provided in section F. Some Ranch restoration and improvement projects will require coordination with these agencies before and during improvements.

A program has been designed for permitting and/or entering into agreements with equestrian, large groups, and cattle grazing operators using the Ranch. This program may be a source of revenue as well as an access control method during implementation of vegetation management activities. Enforcement coordination is also briefly discussed.

B. Open Space Conservation Easement

When East-West Ranch was purchased, there were certain activities and uses of the land that the community envisioned for the property and other activities and uses that were considered undesirable. As previously described, two of the main objectives for purchasing the Ranch were the protection of open space and the continuation of public access and passive recreation opportunities on the coast. It was important to the community, and to the people and agencies that helped acquire East-West Ranch, that the passive use of the property would be officially recognized as an allowable right of the people of the state. A Conservation Easement is necessary to preserve this right and to protect the Ranch against development in the future.

Conservation Easements are legal documents used to protect the conservation value of property, and which permanently limit the allowable uses and rights attached to the property under its scope. This Management Plan makes up Exhibit D of the Conservation Easement prepared for East West Ranch. The Conservation Easement is based on the uses and operations as described in this Management Plan and adopted by the Cambria Community Service District in cooperation with the Conservancies. NCSWAP or their successor will be the holder of the Easement as part of their administrative scope for the entire Ranch.

The Conservation Easement provides the Ranch Manager with justifiable support for the restrictions on activities and uses at the Ranch. The Conservation Easement does not stipulate particular recommendations for the management and restoration efforts proposed for the Ranch. This is in the purview of the Management Plan, which ensures flexibility to amend the plan as conditions may warrant. The Conservation Easement is on file at the San Luis Obispo County Assessor's Office and the Cambria Community Services District.

C. Ranch Administration

Successful implementation of the Management Plan depends upon having clear understanding of areas of responsibility as well as close coordination between CCSD and

the Ranch Manager. Following is an outline of responsibilities that CCSD and NCSWAP or its successor needs to address in the ongoing administration of the Plan. Many responsibilities overlap so it is likely that some crossover will occur among the management team. Good communication and a clear understanding of the task will prevent duplication of efforts and will ensure that delegation has occurred for that effort.

A central physical location should be established for Ranch management operations and records, so that information is readily accessible to the management team. For example, to ensure recordation of restoration efforts and/or improvements performed on the property, a centralized location is more expedient for the responsible party. The following is a list of typical administrative duties that will be required in the administration of this Plan and management of East-West Ranch:

- Financial accounting, budgeting, records
- Grant writing and administration
- Volunteer/Docent coordination/training
- Agency coordination
- Maintenance crews coordination
- Permit program administration
- Record keeping (non-fiduciary)
- Public outreach
- Restoration crew coordination
- Construction/improvements coordination

1. Record Keeping (Non-Fiduciary)

Good record-keeping techniques are essential to an organized program. Many of the tasks encompassed in this Action Plan include recommendations for records of actions needed and completed. It is recommended that logs are created to record items such as daily activities, hazards found and action taken, maintenance needed and performed, etc.

Records should also include surveys of the conditions of vegetation and restoration areas to provide accurate monitoring data. Keeping such records is important to:

- Monitor necessary improvements and changing conditions
- Assist with planning and programming of resources (financial and human)
- Document achievements (especially helpful as an information source for permitting and grant applications)

There are common features recommended for each log/record for the different improvements and operations. A few tasks merit additional customized record details. These details are provided following the tasks described in this section, and are referred to as “record keeping.”

Features common to most records are:

- Project Specific Binder or Log that has been preprinted with multiple columns
- Instructions for reporting/logging method (cover sheet), standardized
- language appropriate to the task
- Date of work completed
- Name of person(s) who did the work
- Description of other actions taken, if any

- Photocopies of Ranch Maps appropriate to the Project
- Notice of potential work to be done (if needed, and a date when it was observed)
- Expenditure of monies (if any), source of funds

2. Amendments

The Management Plan has been designed to be flexible to accommodate future challenges and changes. Amendment procedures are required for any changes that are substantive, such as a change in restoration method or deletion, introduction of a new management method, a new allowable/prohibited use, change in project prioritization, a transfer of management responsibility, new trail alignment, any act that would affect public safety, and any permanent closures to access areas.

The following amendment process should be followed:

- The Ranch Manager or Easement Holder will write a request to amend the Plan stating the chapter, section, and paragraph number to be changed, reiterating the existing language, and stating the revised text.
- The amendment request will be submitted to the CCSD General Manager and the State Coastal Conservancy Project Manager. These agencies will review the request for consistency with the intent of the Plan and policies.
- If the amendment is approved, a signature from both agencies is required.
- The amendment will be attached to the front of the document in a separate section for amendments.

D. Annual Action Plan

The Action Plan provides for the orderly and coordinated execution of the Plan. It represents the needs and objectives of the Plan based on the desires of the community and the fiscal constraints of the management entity. The responsibility to carry out these actions should be divided among a team of trained associates under the Ranch Manager's directive. The Action Plan should be updated annually to report progress, make adjustments, and include proposed new actions.

This effort will dovetail with the long-term and short-term objectives outlined in Phased Improvements below. For example, in order to maintain the condition of the trails, the management team will need to coordinate with volunteers to survey the conditions and to restore degraded areas. Many of these tasks overlap so some crossover of responsibility may occur among the management team. Good communication and a clear understanding of responsibilities will prevent duplication of efforts and ensure that somebody was assigned a role for that effort. Ongoing tasks include:

1. Vegetation & Restoration Management

The Ranch Manager will oversee the resource management and restoration efforts as described in Chapters 5 and 7. Briefly, vegetation management efforts will include tasks such as preparation of a “Baseline Document,” regulating cattle grazing, scheduling fire prevention intervention, non-native plant removal, native plantings, and soil stabilization projects. The Ranch Manager may also need to limit areas of use and/or determine appropriateness of trail closure. Habitat enhancement projects will require a more formal monitoring program conducted by biology experts.

A record keeping log should be developed and maintained to track vegetation management efforts. The log should be organized by vegetation zone (tabulated) and include habitat types within the zones. The log should track areas being restored, revegetated, or under observation, as well as methods used for restoration or revegetation, including non-native removal. Maps should be used to portray information. Other useful information may include the party (ies) that performed the work and costs associated with the project. See Chapter 7, Vegetation Management section for more details on monitoring techniques.

2. Trail Maintenance

Trail maintenance is necessary to keep trails in good condition, improves safety, and prolongs its accessibility. Informal trail inspections and observations by trail users, docents, volunteers, and maintenance crews can help to identify needed improvements, and are most effective when documented in a consistent place and format. Trail repair should occur within a week after the notice has been received, if possible. Repairs may be contingent upon the priority of the problem, and availability of labor and financial resources. If the problem is a safety issue, and the management team is unable to correct the problem in a reasonable timeframe, the trail should be closed temporarily. (For guidelines on methods of maintenance and construction, see Chapter 4.)

The Trail Log should be divided by trail segments (binder tabs), including trail maps with identification of segments in need of improvement. Include a checklist of type of improvement needed, the repair party, and date completed.

3. Sign Installation and Maintenance

The sign program, described in the Public Access and Public Safety chapters, will require installation schedules, maintenance monitoring, and implementation. The coastal climate is harsh on natural materials, and therefore, they will require more maintenance and replacement expenditures. These should be considered when choosing materials for the signs, keeping in mind durability and tamper proofing. Signs should be maintained to ensure readability and scheduled for replacement if stolen or vandalized.

As stated in the Grant agreement from the Coastal Conservancy, The American Land Conservancy is responsible for providing and installing a sign on the Ranch that identifies the East-West Ranch areas for public use and acknowledge the sources of

funding assistance. The style of the sign has been chosen by these two agencies and will be erected on the Ranch in coordination with the Ranch Manager.

Other signs to be maintained by the Ranch Manager are as follows:

- Welcome to East-West Ranch
- Marine Sanctuary Boundary (provided by the MBNMS)
- Acknowledgement of private funding sources
- Trailhead signs as described in the Trail section
- Safety signs at the bluff edge and trails
- Closure signs posted and removed

4. Refuse Management

Trash removal will be important for both public safety and aesthetic purposes. Waste receptacles should be provided at convenient locations on the Ranch to provide disposal containers for Ranch visitors. These receptacles should be provided at all staging and entry points, and parking lots. In order to prevent animals from accessing trashcans and debris from blowing away, the receptacles shall include lids. Trash removal should take place on a regularly scheduled basis. The Ranch Manager will be responsible to arrange for, or haul waste to the appropriate landfill.

5. Parking Area Maintenance

Regular usage of the Ranch will necessitate ongoing maintenance of parking facilities provided on-site. Parking areas composed of crushed granite may require weed control and occasional replacement of the gravel surface. Weed control methods should include bio-degradable herbicide application (when not located near a creek or wetland), or mechanical means.

Routine maintenance of parking areas will be coordinated by NCSWAP or their successor, and the CCSD. This will include inspections to ensure the surfacing remains safe and in good condition. Periodic resurfacing will be necessary to prevent erosion.

6. Fence Repair and Installation

Both maintenance crews and construction crews will be involved with fencing projects, depending on the level of the repair and/or installation. An inventory of fences on the property should be prepared and areas in need of repair should be identified and prioritized so that improvements may be programmed and crews organized to complete the task. Records should be kept of fence locations (This may include the fence photo survey previously conducted by the CCSD), actions per fencing segment, fencing materials to be used, sources of materials, persons who did the work, and costs associated with materials and labor if applicable.

7. Interpretive Program Coordination

East-West Ranch is a community treasure, and as such, visitors to the Ranch should be informed of the diverse natural resources and history of the property. Educational

pamphlets that describe ecosystems should be made available. In addition, historical information describing the unique history of East-West Ranch up to and including its acquisition for public use may be featured. This involves coordination of the design and production of the pamphlets (also described in Chapter 4, Public Access and Recreation).

8. Trail Brochures Production

Visitors to the Ranch should be informed about vegetation management efforts, appropriate trail usage, trail etiquette, and instructions for parking, Trolley use, and access points to the Ranch. Maps indicating points of interest and areas of restoration activity can also help orient Ranch visitors. The map should include trail alignments and designations. These pamphlets should be regularly available at primary access points and at other community and visitor centers.

9. Docent Training

Docents represent the Ranch Manager and as such, it will be important that they be trained in consistent fashion as to the appropriate and allowable uses, and on the Ranch management objectives and efforts. Consistency will be essential so that each docent has the same knowledge level and authority to act on behalf of the Ranch Manager. Regular training sessions may be setup during the year to train new docents and inform all docents on current projects.

10. Volunteer Coordination for Labor

The Ranch Manager may rely on other nonprofit organizations and volunteers as a source of information and labor. All volunteers should be familiarized with, and trained for, trail maintenance and proper practices. Vegetation Management techniques are provided in the Appendix, and should be both explained to and made available to, volunteers helping with the vegetation management efforts so that all volunteers receive consistent and reliable information.

Sources of volunteers include Friends of the Ranchland, PROS Trails Committee, Green Space, the SLO Land Conservancy, NCSWAP, Sierra Club, CA Conservation Corp. (CCC), Americorps, and Cal Poly University Community Services (Environmental Council).

11. School Group Activities or Tours Coordination

Occasionally, school groups visit East-West Ranch for organized field trips. There should be a point person to coordinate the scheduling of group visits to the Ranch and to coordinate a “greeter” to meet the group and introduce the Ranch. The greeter should give a brief history, explain ongoing restoration efforts, and explain trail etiquette.

E. Phased Improvements

This section provides a summary of the programs and activities that need to be accomplished to meet Management Plan objectives. Activities have been arranged

according to short-term, mid-term, and long-term priorities, and are grouped by Resource Enhancements, Access Improvements, and Public Safety within each term.

The purpose of prioritizing is to give the Ranch Manager direction on what work to accomplish foremost and in a timely manner. The Phasing Plan remains flexible since the timing of funding sources is not predictable. The Ranch Manager should refine this list during implementation of the Action Plan in consideration of costs, and the availability of funding. Priority status may be changed at the discretion of the Ranch Manager.

The following lists of actions / priorities should serve as a guideline for Ranch improvements.

1. Short-term Actions

Resource Enhancement

- SeaClift gully restoration
- Vegetation management program
- Santa Rosa Creek - west bank stabilization and trail installed
- Fire defense zone established
- Special status species surveys and mapping
- Baseline Inventory -monitoring for Vegetation Management Plan (photos)
- Removal of non-native plants east side

Access Improvements

- Information kiosks built and installed at Wastewater Treatment Facility staging area and bluff trail
- Open most trails
- Signs - handicap parking only at Windsor dead ends and Huntington; courtesies - dogs on leash, pick up after dogs, bikes, no smoking, red alert days
- Work out shared parking at Wastewater Treatment Facility (Cross Town Trail), Shamel Park
- Coordinate trolley route extension to staging area and Ranch
- Public pamphlet - trails map, where to park, etiquette
- Bluff trail - install ramp, widen and grade, construct boardwalk

Public Safety

- Emergency access road installed- Windsor to Marlborough
- Gates-stiles and locking gates at Marine Terrace and Huntington
- Repair fences
- Sanitation arrangements- trash receptacles

Miscellaneous

- Set up record keeping system
- Relocate County storage yard
- Set up volunteer program
- Apply for grant funding

- Trail signs - trail names & user types

2. Medium to Long-term Actions

Resource Enhancement

- Fence repair
- Remove invasive species
- Install Riparian fence - Santa Rosa Creek
- Interpretive pamphlets
- Interpretive program for docents
- Vegetation Management program

Access Improvements

- Monterey Bay National Marine Sanctuary signs
- Staging area improves at Cambria Drive and Hwy 1
- Information kiosk at staging area-East Ranch
- Parking at Huntington parcel
- Pedestrian bridges at Hwy 1
- Refined/updated public brochure
- New trail improvements/maintenance
- Wallbridge to Ridge trail installed
- Southside Link trail - Forest Loop to Marine Terrace
- Ramsey trail to East Lodge Hill
- Rodeo Drive surfacing / parking lot
- Santa Rosa Creek trails E/W

Public Safety

- Emergency access / erosion control - Piney Way
- Emergency access - Ridge to Santa Rosa Creek West easement road
- Safety signs - steep cliff, slow bicycles

Miscellaneous

- New benches
- Historic preservation – Fiscalini

F. Agency Coordination and Jurisdiction

Implementation of the Management Plan will be dependent on the coordination with a number of organizations and /or agencies. For instance, the Ranch Manager will need to coordinate permitting with several agencies for restoration work, Hwy 1 staging area improvements, or trail improvements on the Ranch. The following is a list of those agencies and their relevance to the process. A separate agency/activity matrix provided in Appendix 5 as a reference when preparing for a restoration or other improvement.

Cambria Community Services District (CCSD)

The Cambria Community Services District (CCSD) will manage both the East and West areas of the Ranch until adoption of the Management Plan and recordation of the Conservation Easement, after which the North Coast Small Wilderness Area Preservation (NCSWAP), or their successor, may exercise their option to assume management of the West Ranch.

The Ranch Manager will be responsible for reporting to the CCSD on an annual basis, on work accomplished and objectives for the coming year. CCSD will carry the liability insurance as owner of the Ranch. The District will provide water and wastewater service to all approved facilities on the Ranch, according to applicable policies and regulations. CCSD will coordinate District improvements with the Ranch Manager including: water works relocation, fire loop road, fire flow lines and emergency access road installation, recycled water irrigation system to Park, lease agreement with County storage yard, and Trolley service expansion.

Cambria Parks, Recreation and Open Space Commission (PROS)

Cambria PROS is an advisory body to the CCSD on parks, recreation, and open space issues.

Cambria Fire Department (CFD)

Cambria Fire Department, assisted by the California Department of Forestry, will provide labor and coordination of fire prevention measures to implement the Fire Safety Plan. CFD will provide emergency fire protection services to the Ranch.

San Luis Obispo Council of Governments (SLOCOG)

SLOCOG will be a funding resource for various projects encompassed in this Plan including Hwy 1 pedestrian bridge funding, car pool staging area funding, and associated beautification funding. In addition, SLOCOG can assist with issues relating to the "American Roadway / Scenic Byway" designation coordinator for Hwy 1.

State Coastal Conservancy (SCC)

The Coastal Conservancy is a state agency charged with protecting state interests for coastal access and was a major contributor to the Ranch's purchase. This agency remains a potential source of future grants to fund Bluff trail boardwalk. In addition, the SCC oversees the Conservation Easement for the Ranch.

Regional Water Quality Control Board (RWQCB)

The RWQCB administers permits for wetlands or creek restoration projects. (National Pollutant Discharge Elimination Source permits are required for projects that disturb an area of more than one acre of land.)

U.S. Fish and Wildlife (USFWS)

Projects where there is the potential to impact endangered or threatened species ("takes") will require USFWS involvement. Chapter 5 lists several special status plants and

wildlife found on the Ranch. New physical improvements or activities in those areas may negatively affect these species, thus prior coordination with USFWS is required.

California Department of Fish and game (CDFG)

The CDFG regulates projects within the active floodplain and/or associated riparian habitat of wash, stream, or lake that provides benefit to fish and wildlife that affect the flow, channel, or banks of rivers, streams, and lakes. CDFG will be involved for projects that alter the Santa Rosa Creek streambed and gullies, including vegetation. CDFG will need to be noticed before construction begins for any of the following projects that:

- Divert, obstruct, or change the natural flow or the bed, channel, or bank of any river, stream or lake; or
- Use materials from a streambed; or
- Result in the disposal or deposition of debris, waste, or other material containing pavement where it can pass into any river, stream, or lake.

US Army Corps of Engineers (ACOE)

The ACE is responsible for administering Section 404 permits, which deal with projects in waterways, wetlands, areas subject to the ebb and flow of tides; and generally any navigable waters.

National Marine Fisheries Service (NMFS)

NMFS is responsible for protection of the ESA-listed marine species and anadromous fishes, in this case the Tidewater Goby and Steelhead trout of the Santa Rosa Creek. The Army Corps will coordinate approvals with NMFS. This applies to streambed alteration due to restoration work.

CA Coastal Commission (CC)

The Coastal Commission regulates activities in the state coastal zone. Approvals from the Coastal Commission may be necessary for improvements for trails and parking lots, restrooms in the coastal zone. Other activities requiring their approval are projects with impacts to Santa Rosa Creek, drainages, seasonal wetlands, and areas defined as an Environmentally Sensitive Habitat Areas (ESHA). ESHA habitats include rare or unique habitats (including Monterey Pine forest), habitats that support special-status species in coastal streams, and wetlands. Virtually any project requiring discretionary approval may be appealed to the Coastal Commission.

SLO County Department of Planning & Building / Public Works

East-West Ranch is within the SLO County Local Coastal Plan / North Coast Planning Area. The County Planning and Building Department is responsible for administering the Coastal Zone Land Use Ordinance and for permitting per that ordinance. Coordination with the Planning & Building Department is necessary for activities needing grading or building permits, such as grading (based on cubic yards), tree removal (above 6 inches diameter), drainage improvements, and building construction. Additionally, coordination will be required with County Public Works on flood control project and handicap parking signs.

Air Pollution Control District (APCD)

Projects involving construction of new parking lots, roads, and restoration work may need APCD consultation and approval.

CA Dept. of Transportation (Caltrans)

Caltrans is the state agency responsible for highway improvements. Plan projects that will require coordination with Caltrans include the flood improvement project (coordinated with County Public Works) and the pedestrian bridge at the Hwy 1 bridge. Caltrans also needs notice of any trails proposed in the view corridor exemption parcels adjacent to Hwy 1 on the Ranch. Only habitat restoration work or trails are allowed on these parcels.

Monterey Bay National Marine Sanctuary (MBNMS)

The conservation agency MBNMS has jurisdiction of the coastal waters to the mean high tide line on the central coast area. The southernmost boundary of the Sanctuary is located at the northernmost point on the Ranch that extends into the ocean.

G. Enforcement

Volunteers

Trail problems involving safety or security issues may be reported by users and/or by volunteers. Volunteers assigned to trail monitoring should report to the Ranch Manager on a regular basis.

Sheriff

The County Sheriff will be responsible for Law enforcement on the Ranch.

Ranch Contact

Establish a Ranch contact telephone number. This info may be posted on Kiosks.

Handicap Parking Violations

The CA Highway Patrol (CHP) is responsible for administering handicap-parking violations.

H. Permits & Agreements

The Ranch Manager should develop an agreement for grazing, a permit for short-term spot grazing, and costing system associated with each of these.

Special Event Permit

This may be a concise permit for special events. The permit should include a description of the visiting group, the date or dates the visit will occur, and a signature line for the approving party.

Grazing Agreement

This agreement would allow grazing for vegetation management purposes as described in Chapter 7. It should include the name of the party managing the grazing, the specified duration as dates, the fee for the permit, and a signature line for the approving party.

Appendices

- Appendix 1 Glossary of Terms
- Appendix 2 Vegetation Management Summary
- Appendix 3 Example Grazing Program
- Appendix 4 Agency Coordination Matrix

Appendix 1 Glossary of Terms

Active Recreation- The type of recreation requiring apparatus and physical improvements to participate such as baseball, basketball, tennis etc.

Conservation Easement- Conservation Easements are legal documents used to protect the conservation value of a property, and which permanently limit the allowable uses and rights attached to property under its scope.

Holistic Grazing- A grazing management technique which strives to use animals to work with the cycles of nature, of growth and decay, and to imitate the benefits of natural herding animals which moved in rotations across the landscape. The territory is divided into smaller pods and prescribed an appropriate herd size and grazing duration per the yield of the grasslands within each pod. The heard is rotated through the pods on an annual cycle by weeks or months.

Invasive Plants (Invasives)- An introduced species of plant characterized by aggressive growth and tending to out-compete & displace native species, reduce wildlife habitat potential, alter natural ecosystem processes, and limit overall biodiversity.

Non-native Plants- Non-indigenous species, or those introduced to an area, either purposefully or accidentally. Non-natives may be characterized as invasive plants if it disrupts or has the potential to disrupt or alter natural ecosystem function.

Passive Recreation- Refers to uses that do not require physical apparatus or improvements, such as walking, sightseeing, etc.

Ranch Manager- Party or parties appointed by the property owner and responsible for implementing the Public Access and Resource Management Plan.

Stile- A pass-through type gate built to require a pedestrian to move in a side-to-side direction to get to the other side. It should prohibit cattle from passing through.

Special Status Plants or Wildlife- those species of plant or animal that are a state or federally listed endangered species.

Small Animal Grazing- Small animals refer to goats or sheep. These are particularly effective for intensive short term grazing to remove non-native plants. Should be conducted in the early spring before the thistle develops thorns but a seed pod is developed. They should be controlled by tether or fenced enclosure.

Appendix 2 East West Ranch Vegetation Management Methods Summary

I. Introduction

This summary discusses the diverse vegetation management methods put forth during the Working Group's research on this topic. These methods were proposed by practitioners such as ranchers or preserve managers in other areas of the State, as well as academic sources at Cal Poly. Methods discussed range from "No Management" to "Disking."

1. Vegetation Management Objectives

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term, encourage wildflowers and native plants
- Promote forest regeneration

The following matrix summarizes the vegetation management methods and whether they meet the objectives described above. Each method was evaluated against the objectives for the vegetation management plan, as established by the Working Group. Methods are checked on the matrix if they meet an objective. Immediately following this matrix are detailed evaluations of each method. At the end of this document are suggested treatments per zone. It is important to note that the potential treatment program represents one possible solution to meet the above objectives.

		OBJECTIVES								
		Reduce Erosion	Restore Riparian	Reduce Conflicts	Reduce Fire	Min. Liability	Min. Cost	Remove Invasives	Restore Natives	Forest Growth
METHODS	1. No Management	✓	✓			✓	✓		?	✓
	2. Hand/Chemical Removal	✓	✓	✓	✓	✓		✓		✓
	3. Mechanical Mowing	✓	✓	✓	✓	✓	?			✓
	4. Holistic Range Management ¹	✓	✓	✓	✓	✓	✓	✓	✓	✓
	5. Horse Grazing ²			✓	✓	✓	✓			✓
	6. Control Burn	✓	✓		✓	✓	✓	✓	?	
	7. Disking	✓	✓		✓	✓		✓		

1 Holistic = Cows/sheep/goats in cells/short-term intense. Various purposes and vegetation zones

2 Horses = Free range, perimeter fence only.

? Depends on variables such as vegetation type and who is responsible party.

J. Vegetation Management Alternative Methods

In this section, each vegetation management method is identified with pros, cons, and associated costs (when available). Each method was evaluated against the Vegetation Management Objectives, which are reiterated for each method below.

1. No Management

Method	Pros	Cons	Costs
No management (assume no cattle on site)	Only restore wetland / riparian areas. Stabilize erosion.	Leave invasives (no mechanical, no hand removal). Non-natives and invasive plants will take over. Walking experience changed.	Labor and materials for restoration.

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term, encourage wildflowers and native plants
- Promote forest regeneration

2. Hand / Chemical Removal of Invasive / Non-Native Plants

Method	Pros	Cons	Costs
Remove non-native plants by: Hand removal or chemical	Removes fire hazards and competition with natives. Some native seeds available locally. Less impact on soil disturbance.	Intense labor to remove non-native plants; spade or herbicide application. Expense of harvesting or purchasing seeds. Takes ten years or more.	Volunteer labor. Seed purchase or propagation? Chemical herbicides supply. Dispersal and protective equipment.

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term, encourage wildflowers and native plants
- Promote forest regeneration

3. Mechanical Mowing

Method	Pros	Cons	Costs
Mechanical mowing	Fast	Cuts everything, including wildflowers, not natural in appearance. Noise pollution.	Labor = CCSD? Frequency?

Does the management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

4a. Holistic Range Management (cattle)

Method	Pros	Cons	Costs
a) Holistic cattle grazing	Based on seasonal need and biology. Easy to control. Use mobile temporary fence, one cell at a time. Helps restore natives. Less conflicts with humans. Soil erosion and compaction is less.	Do not eat all non-natives. May require trail closure for each "cell". Eat close to ground.	Income from lease arrangement = approx \$12/head/month x 30 head x 12 months = \$10,800/year. Liability rests with lessee. (5-10 acres per head)

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

4b. Holistic Range Management (goats or sheep)

Method	Pros	Cons	Costs
b) Goat or sheep grazing	Short term / intermittent use. Eat everything cows do not. Help restore native plant habitat by removing non-natives, low impact on erosion.	Requires a shepherd 24/7 to monitor.	\$800/day for how many days?

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

5. Horse Grazing

Method	Pros	Cons	Costs
Horse grazing	Eating habit is more shallow than cows, less destruction of grasses. Income from leasing.	Require fencing, conflicts with dogs. Soil disruption in winter. May jump fence. Have limited types of vegetation they will eat.	Fencing costs. Income from leasing.

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

6. Control Burn

Method	Pros	Cons	Costs
Control burn – piled or wide area burns	Eliminates vegetation, brings nutrients to soil. Reduces thick undergrowth.	May not stay in control. Risk to homes, smoke pollutes air and homes. Fire Dept. is phasing out per APCD. Visual impacts.	No cost. CDF and Fire Dept. organize.

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

7. Disking

Method	Pros	Cons	Costs
Disking	Buries non-natives to aid decomposition.	Destructive to topsoil and microbes. Erosive to wind and water. Invasives move in quickly.	Labor and equipment =

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

8. Perimeter Fuel Break

Method	Pros	Cons	Costs
Perimeter fuel break	Creates defensible area for fire dept. of 50' to 100' on perimeter. Reduces fire ladder. The remaining area goes "natural".	Alters natural state of existing forest, reduces habitat. Short grassland in a strip only.	CDF coords = no cost.

Does the vegetation management technique help to accomplish the following objectives:

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

K. Potential Vegetation Management Program

Vegetation management objectives are diverse and sometimes conflict with each other; therefore, no single method addresses all the objectives. Similarly, the Ranch supports several different biological communities, so not all areas may be treated by one methodology. The solution appears to be a mix of methods catered to the specific biological community or "zones" (see map attached); it may be necessary to use a combination of methods in one zone.

Based on the previous analysis, the following program may be a viable vegetation management program. Ranch zones are described below with a brief description and suggested treatment(s) for each area. It is important to note that recommendations may be adapted to meet current conditions.

Coastal Bluff- *West Ranch, from Windsor to Windsor and west of the sewer easement fence*

This zone includes coastal scrub, seabluff scrub, grassland and wetland communities. Vegetation management methods may include (1) hand removal of non-natives to allow native grasses to flourish; holistic grazing (4) of the greater grassland areas to keep the scrub expansion in check; restore the wetlands by protecting from disturbance by animal and people. Bluff erosion may be stabilized by native plantings (1).

Coastal Grassland- *the large expanse west of the bluff area*

Biodegradable chemical removal of invasives (1), holistic range management (4), mechanical stabilization of the gullies and replant with native grass seed (1).

East Ranch Grassland-*the area east of Hwy 1 (not including the Community Park)*
Mechanical (3) removal or holistic grazing (4) of invasive plants (thistle), and grassland, restore riparian area along Hwy by creating a slight depression for water to pond and allow wetland plants to expand.

Monterey Pine Forest- *the major forest at the ridge and the forest along the steep slopes*
Follow guidelines in the Forest Management Plan for public access, tree health and regeneration, and fire prevention (8). No grazing allowed.

Riparian Corridor- *Santa Rosa Creek and adjacent to Hwy 1*
Remove non-natives along the creek banks and bed with small animal holistic grazing (4). Stabilize erosion with native planting or wattling, etc. (1).

Mixed Woodland – *the east-facing slope of the West Ranch and the northwest-facing slope of the East Ranch near Hwy 1*
Allow woodlands to expand naturally (1), and protect from grazing with fencing, if grazing is employed in adjacent areas. Remove non-native plants either mechanically (weed whipping) or by hand (2, 3). Only employ chemical removal methods if other methods are unsuccessful.

Appendix 3 Example Grazing Program

A. Introduction

If it is feasible and desirable to employ grazing on the Ranch, the Ranch Manager should consider using holistic range management techniques. The example grazing program outlined below is based on a more intense method of "Holistic Range Management" and may be revised to adjust for problems and deficiencies as necessary. The Ranch Manager may want to offer local educational institutions to study the effects of the grazing method on the environment and animals of the Ranch.

The program would create separate smaller plots of the greater grasslands. Temporary electric fencing may be used to create the smaller plots. Implementation of this example program will need to be employed in conjunction with Natural Resource Restoration methods as described in Chapter 5 and summarized below.

B. West Ranch

The approach is to divide the West Ranch into six (6) areas or "plots" as follows:

1. Coastal Grasslands

The coastal grassland area is the largest area to manage and may be divided into three plots:

Coastal bluff plot--all that area west of the fence at the utility easement

All the restoration methods in Chapter 5 will be implemented in this plot. The coastal bluff area should generally be left to evolve naturally, with no grazing. Protection measures should be taken for the coastal scrub habitat and the Cobwebby thistle if grassland grazing should occur in the future. Grazing should be for grassland management purposes and may require small animals instead of cattle.

Southern grassland terrace--east of the fence, west of the forest, south of the drainage gully

The southern terrace plot should be left ungrazed and allowed to evolve naturally. This allows for observation and monitoring of the progression of the habitat. The only alteration to the southern grasslands will be removal of invasive and non-native plants, as described in Chapter 5, Restoration section, and mowing a 50' wide strip at the perimeter for fire safety purposes.

Northern grassland terrace plot--(encompasses all the grassland from SeaClift neighborhood to the Santa Rosa Creek Trail, and north of the forest

The western side of the creek trail should be fenced temporarily with electric fence to keep animals out of the creek during grazing. Cattle should be employed to graze the northern terrace plot by a local rancher. This should be scheduled for an appropriate duration on a rotational basis to keep the grass fuel load down. The specific duration will

be based on the grazing program as created by a grazing expert and as delineated in the operation program description.

During the time animals are present, the Ranch Manager has the option to keep the trails open or to close them. If the trails remain open, visitors will be required to keep their dogs on leashes in the grazing area.

2. Other West Ranch Plots:

Monterey Pine Forest

The Monterey Pine forest should be managed according to the Forest Management Plan. The forest will be allowed to naturally expand beyond the current forest edge. It should be fenced with a temporary electric fence, when grazing occurs for the northern grasslands. A gate should be provided at a trail. Fire prevention methods may be employed by the Fire Department to protect adjacent neighborhoods. Please refer to Chapter 8 Public Safety for more methods on fire prevention and hazard reduction.

Santa Rosa Creek Corridor

The Santa Rosa Creek corridor should be fenced along the access road/trail on the western side of the creek to protect riparian areas from cattle and people. The creek corridor also requires bank stabilization and restoration, as well as removal of non-native plants as described in Chapter 5.

Mixed Woodland

The Mixed Woodland should be allowed to expand in its natural course and should be protected from grazing with electric fencing.

C. East Ranch

East Ranch grasslands will be treated as two plots: one at the Mid State Bank area, and all the grasslands south of the creek corridor.

The grassland should be grazed as determined appropriate by a grazing consultant on a rotational basis. No grazing will be allowed in the wetland restoration areas which should be fenced off with electric fencing during grazing. Some small animal grazing may be considered in the creek corridor to keep down non-native plants.







The area for the proposed Community Park will remain as grassland and managed under this plan until the Park is developed by another agency.

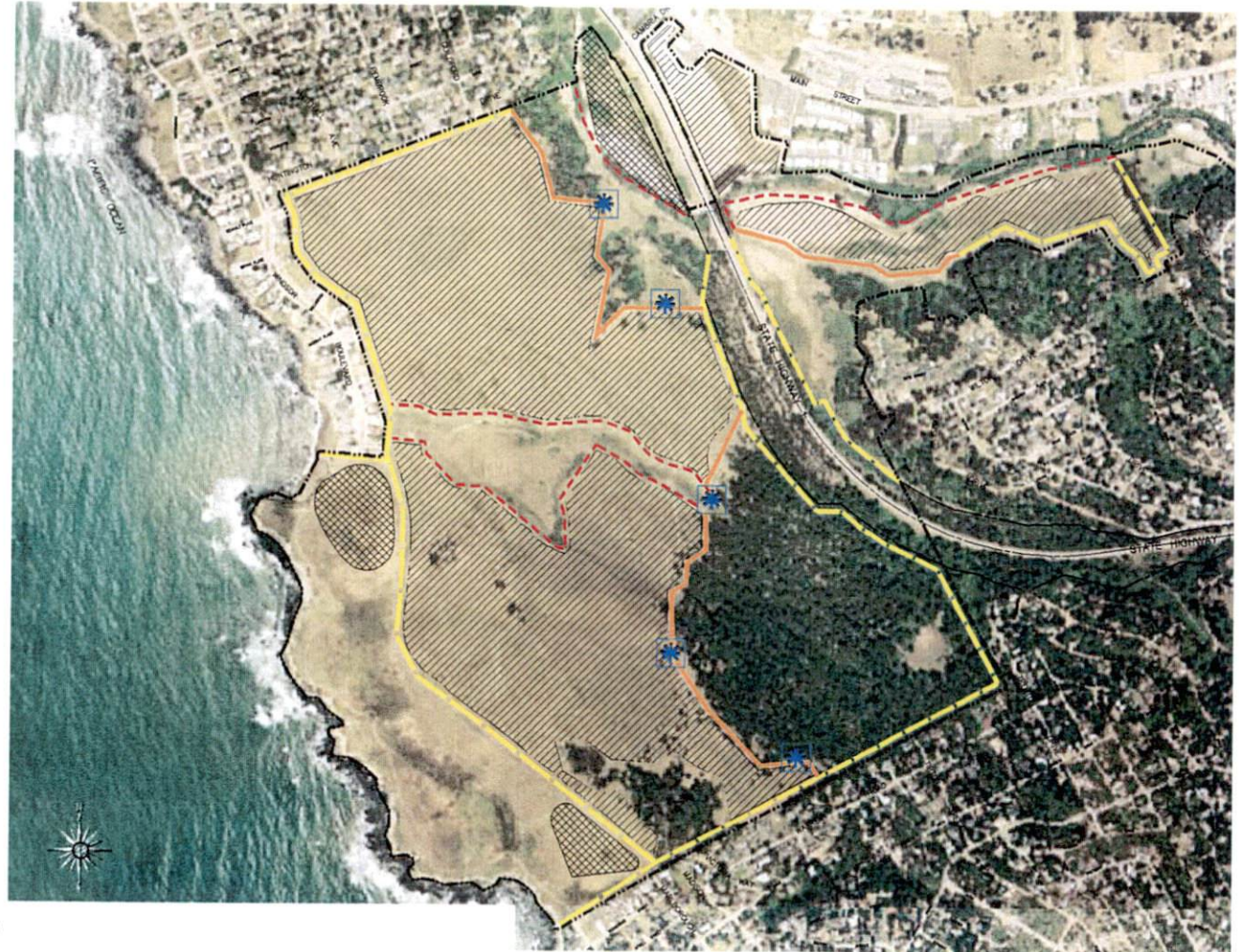
East-West Ranch

Cambria, California

Public Access and Resource Management Plan

Legend

- Managed Grazing Lands 
- Small Animal Grazing (Intermittent) 
- New Permanent or Electric Fence (Temp.) 
- New Permanent Fence 
- Existing Fence 
- Electric Fence Gate 



Managed Grazing Plan & Fencing

Exhibit 7

Not to Scale

March 2003

D. Fencing

Two fence types should be used according to their purpose as stated above. These fences are further described in Chapter 5, Natural Resource Restoration.

- a. Restoration and riparian protection areas: wire and T post 4' high.
- b. Forest protection: single wire electric, solar powered, removable.

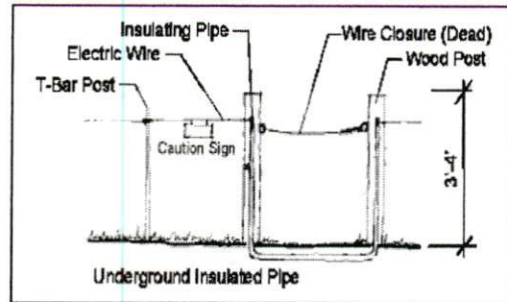


Exhibit E.

PERMITTED USES AND ACTIVITIES

A. Allowable Uses

1. Pedestrians are to remain on designated trails in areas with sensitive wildlife and plant habitats. Cross-terrain hiking is allowable outside of sensitive habitat areas. All users shall observe proper trail etiquette.
2. Bicycling. Bicycle riding is allowed on trails that are marked as bicycle access. There are no "bicycle only" trails. Bikes will share trails with pedestrians.
3. Dogs. Dogs must be under the control of their owner on all parts of the Ranch. The Ranch Manager has the authority to require leashes on any trail for safety purposes. A dog park may be provided on the East Ranch.
4. Active Recreation. Active recreation uses are allowed only within the designated Community Park area on the eastern portion of the Ranch.

B. Regulated Uses

1. Animal Grazing. Animal grazing is allowed per the conditions in the Management Plan. (see Restoration Activities below)
2. Horseback Riding. Equestrians associated with an organized horse group are allowed by permit on prearranged dates. No single equestrians are allowed. Horses are to walk only.
3. Fishing. Ocean fishing is permitted subject to State and Federal regulations. Fishing is not allowed in Santa Rosa Creek.
4. Group Assembly/Public Gatherings. Gatherings will be allowed by special event permit or agreement issued by the Ranch Manager, as described in Chapter 9, Implementation.
5. Special Studies. Scientific observation and studies may be conducted by individuals or educational institutions with permission of the Ranch Manager. These studies may not alter the landscape in any way, or impede normal allowed public access. No harvesting of natural resources on the Ranch may occur. Small plant and geologic samples may be taken for recording purposes. No native animals may be removed from their habitat. Any organization or individual requesting to study a portion of the Ranch must submit an outline of proposed procedures for the study, to be approved by a Manager. The researcher will share the results of the study with the Ranch Manager.

6. **Motorized Vehicle Access.** The use of motorized vehicles on the Ranch shall be limited to emergency access, and to vehicular access necessary to carry out maintenance, construction or restoration activities or grazing operations in the designated areas. With the exception of public health and safety emergencies, the Ranch Manager shall authorize all vehicular access to the Ranch.
7. **Cell Towers.** Cell towers may be installed per County approved plans and permits. (See Physical Improvements, below.)
8. **Utility / Service Facilities.** Utility easements, access roads, utility construction, and the CCSD water works are allowed as specified in the Management Plan. (See Physical Improvements, below.)
9. **County Storage Yard.** The County storage yard as permitted in the lease agreement with CCSD until an approved alternative County storage yard is finalized. (See Physical Improvements, below.)

C. Allowed Physical Improvements

The construction or installation of physical improvements, as well as any activities associated with maintenance of the Ranch and with the restoration of natural resources, shall be limited to those described in the Management Plan and per the design standards, specifications and locations specified in the Plan. Only those persons or organizations approved by the Ranch Managers will be allowed to install improvements or carry out construction, management or restoration activities. Allowed improvements shall be limited to the following:

1. **Trails.** The Ranch Managers will approve and appoint all construction activity and personnel.
2. **Gates and Stiles.** Stiles or locked vehicle gates and bollards are allowed as designated in the Plan.
3. **Fences.** The Ranch Managers are responsible for fence repair and maintenance.
4. **Benches.** Benches may be placed along trails as designated in the Management Plan
5. **Boardwalk.** Boardwalk trails may be used to prevent erosion and other environmental damage only as recommended in the Management Plan
6. **Community Park.** Active recreational facilities associated with the development of a community park may be constructed on that portion of the Property described in Exhibit B. The precise location and nature of said facilities will be determined pursuant to a public planning process undertaken by the Grantor. Such recreational facilities may include, but are not limited to, soccer and softball playing fields, volleyball and basketball courts, and a community center, and may only be

constructed in accordance with a community park plan that has been adopted by Grantor. Improvements, which require mitigation in order to bring them to a "less than significant impact", must follow mitigation recommendations, or be better than mitigated recommendations, as outlined in Exhibit H.

7. Cell Tower. A cell towers may be constructed only in the location described in Exhibit C and in accordance with the standards described in the Management Plan. The cell tower must be located and designed to have little to no visual impacts or impacts on the natural features of the Ranch, and constructed and maintained in such a way as to not impede public enjoyment of the Ranch.
8. Utility Easements. The maintenance of utility lines and utility access roads as specified in the Management Plan.
9. CCSD Water Works. The relocation and subsequent maintenance of the water works and storage yard as specified in the Management Plan.
10. County Equipment Yard as permitted in the lease agreement with CCSD until such time as it can be relocated.
11. Signs. The placement of signs is allowed only in accordance with the standards and policies of the Management Plan and in the locations set forth in the Plan.

D. Restoration Activities

1. Bank stabilization. Bank stabilization methods must use bio-engineered methods described in Chapter 5, Soils section of the Management Plan. No grazing is allowed on creek banks or in the creek corridor except as specifically prescribed by the restoration procedures in the Management Plan.
2. Invasive/Nonnative Removal. Invasive and non-native plants may be removed per the methods described in the Management Plan.
3. Gully Stabilization. Gully stabilization may use restoration and stabilization methods as described in the Management Plan.
4. Animal Grazing. Grazing animals may be used as a vegetation management tool as described in the Management Plan. No animal grazing on creek banks or in the creek corridor except as specifically prescribed by the restoration procedures in the Management Plan.
5. Habitat Restoration. Habitat restoration efforts will be conducted per the Management Plan with permission of and coordination with the Ranch Manager. The Ranch Manager has the authority to allow propagation of native plants for restoration purposes.

Exhibit F.

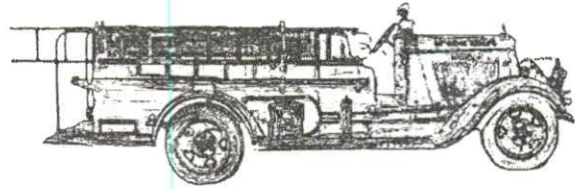
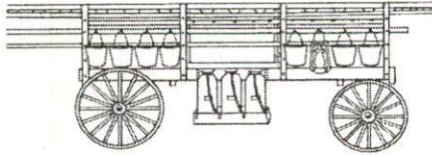
PROHIBITED USES AND ACTIVITIES

1. All those uses normally prohibited by law in public places.
2. Fire in any form, except for controlled burning for fire prevention purposes upon the concurrence of the easement holder.
3. Pedestrian or animal access into sensitive habitat areas.
4. The destruction or removal of plants.
5. The disturbance or harassment of livestock or wildlife.
6. Camping.
7. Motorized Vehicles (All -Terrain -Vehicles (ATV), motorized bicycles, scooters, etc.). with the exception of those vehicles allowed for management and maintenance purposes as described in Exhibit E, designated parking areas and access to those areas
8. Swimming in the creek.
9. Firearms, weapons or animal traps.
10. Smoking.
11. Littering.
12. Amplified sound.
13. Paragliding or hang-gliding.
14. Remote controlled model vehicles, e.g. airplanes.
15. Active sports such as golf, or baseball. (With the exception of the uses planned for the Community Park)
16. Planting or cultivating and harvesting by any member of the public.
17. Paint ball or other combat games.
18. Entry to areas closed to the public by the Ranch Manager.

19. Placement of signs or banners of any kind, including political campaign signs, fund-raising signs, meeting notices, etc.
20. Solicitation

EXHIBIT G. Fire Prevention
CAMBRIA FIRE DEPARTMENT

Established 1887



2850 Burton Drive • Cambria, CA. 93428
Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: fire@cambriacsd.org

March 5, 2003

Listed below are the descriptions of the specific locations of the vegetation management projects that were done on the West Ranch. These projects were instituted to insure adequate defensible space and proper fuel breaks for both the West Ranch open space area and the surrounding residential homes and their occupants. The specific locations and dimensions are as follows:

1. Southern border of the West Ranch. The shaded fuel break on this southern area of the West Ranch begins at the Windsor Blvd. south entrance and continues east along the fence-line to the Warren Road and Trenton Drive intersection. The shaded fuel break then continues north along the fence-line to the area north of 2747 Trenton Drive.
Grasslands: The fuel break is a minimum of thirty feet (30') from the fence-line out onto the West Ranch. The grass height is reduced, during Wildland fire season, to a maximum height of four inches (4").
Forested or brush areas: The shaded fuel break is a minimum of one-hundred feet (100') from the fence-line out onto the West Ranch. In areas where drainages, draws, or chimney features occur the shaded fuel break was extended up to two hundred feet (200'). All existing trees were limbed of any branches under six (6') to seven feet (7') in vertical height in an alternating fashion. This ladder fuel removal, or limbing was done in an alternating fashion, so that there is not a uniform appearance to the trees when completed. All materials were chipped and spread out so they can compost and return to the soil. All dead trees were cut down, if they were tall enough so as to fall either striking or landing outside the West Ranch fence-line. The tree rounds were dispersed on the West Ranch, so they could decompose. Any brush or groundcover was thinned so as not to create a large fire load.
2. Northern Border of the West Ranch. The fuel break on this northern area of the West Ranch begins at the Windsor Blvd. north entrance and continues east along the fence-line to the corner of the fence. The fuel break then continues north along the fence that is east of the homes on Windsor Blvd. North until it reaches the fence corner at Huntington Road. The fuel break continues east along the fence-line of the West Ranch. As the West Ranch property begins to slope downward into the Santa Rosa Creek area the shaded fuel break then begins at approximately a thirty degree angle down

EXHIBIT G. Fire Prevention

slope to the fence, so it touches the southwest corner of the Cambria Community Services District Sewer Lift Station B fence enclosure at the bottom of the slope. The shaded fuel break continues to the access road located on the south side of the CCSD Sewer Lift Station B gate.

Grasslands: The fuel break is a minimum of thirty-feet (30') from the fence-line out onto the West Ranch. The grass height is reduced, during Wildland fire season, to a maximum height of four inches (4"). In steep slope areas the fuel break is extended out to seventy-five feet (75') from the fence-line.

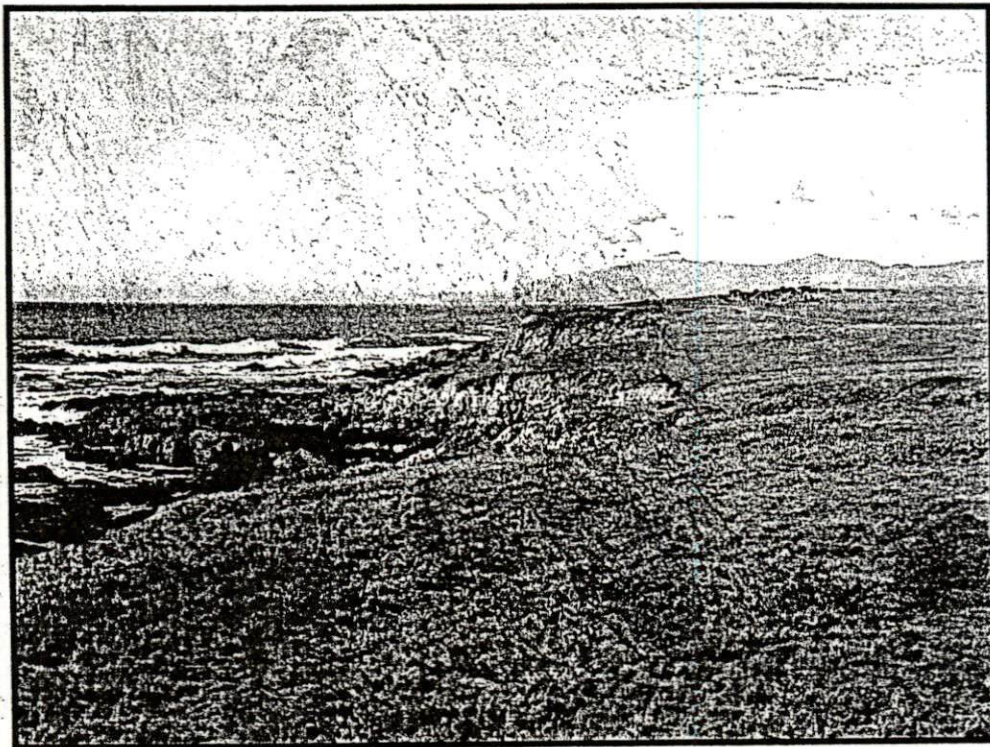
Forested or brush areas: The shaded fuel break begins where the eastern end of the grasslands begin to blend into the trees and brush on the down slope just east of the Huntington gate. The shaded fuel break is a minimum of thirty feet wide (30') and continues down slope to the South West corner of the CCSD Sewer Lift Station B fence corner. There is also a minimum fifteen-foot (15') clearance around the fenced enclosure containing Sewer Lift Station B. This fuel break is located on the east and western sides of this enclosure. On the north side of this enclosure a one hundred foot (100') fuel break was constructed. All existing trees were limbed of any branches under six (6') to seven feet (7') in vertical height. This vertical clearance was done in an alternating fashion, so a universal height is not apparent. All materials were chipped and spread out so they can compost and return to the soil. All dead trees were cut down, if they were tall enough to span or fall across the shaded fuel break. The tree rounds were dispersed on the West Ranch, so they could decompose. Any brush or groundcover was thinned so as not to create a large fire load.

3. The East Ranch. The shaded fuel break on the East Ranch parallels the fence-line along the south, east and west sides of the Ranch. The fuel break is a minimum of thirty feet (30') wide from the fence-line out onto the Ranch. The grass height is reduced, during Wildland fire season, to a maximum height of four inches (4"). The meadow area south of Santa Rosa Creek and east of Highway 1, is also fuel managed every year during Wildland fire season. This is due to the thistle crop, which grows annually to a height of six (6') feet or taller and presents a significant fuel load. The eucalyptus trees located on the eastern fence-line of the East -Ranch were trimmed so they do not interfere with the drive access road. The road is twenty feet (20') wide and fourteen feet (14') high in vertical clearance. The northern edge of the East Ranch along the Santa Rosa Creek drainage also has a thirty feet (30') minimum clearance from the riparian outer edge south onto the Ranch. In heavy riparian fuel areas this distance is increased to seventy-five feet (75') clearance.
4. It is imperative that in any future planted or restored areas of the East and West Ranch properties, that defensible space and fuel breaks be allowed to be installed or created. Since it is not clear what, if any, areas of either Ranch property will have new growth or approved vegetation or restoration planting, it is vital that a provision be included to allow for additional new future vegetation management projects.

Exhibit H.
Initial Study and Mitigated Negative Declaration

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

EAST-WEST RANCH



Prepared by
RINCON CONSULTANTS, INC.
1530 MONTEREY STREET, SUITE D
SAN LUIS OBISPO, CA 93401

For the
CAMBRIA COMMUNITY SERVICES DISTRICT

January 2003



TABLE OF CONTENTS

	Page
Introduction	
Legal Authority	2
Impact Analysis and Significance Classification	2
Initial Study	
Project Title	3
Lead Agency and Contact Person	3
Project Applicant	3
Project Site Characteristics	3
Project Description	4
Public Agencies Whose Approval May Be Required For Subsequent Actions.....	7
Environmental Determination.....	8
Evaluation of Environmental Impacts	
Aesthetics	9
Agricultural Resources.....	10
Air Quality	11
Biological Resources	12
Cultural Resources	15
Geology and Soils.....	16
Hazards and Hazardous Materials	18
Hydrology and Water Quality.....	19
Land Use and Planning	20
Mineral Resources.....	21
Noise.....	21
Population and Housing.....	22
Public Services	23
Recreation.....	23
Transportation/Traffic.....	24
Utilities and Service Systems	25
Mandatory Findings of Significance.....	26
References	28
Figures	
Figure 1. Vicinity Map.....	30
Figure 2. Site Boundary Map	31
Mitigation Matrix (Table 1).....	M-1

INTRODUCTION

LEGAL AUTHORITY

This Initial Study has been prepared in accordance with the *CEQA Guidelines* and relevant provisions of the California Environmental Quality Act (CEQA) of 1970, as amended.

Initial Study. Section 15063(c) of the *CEQA Guidelines* defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. The purposes of an Initial Study are:

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration;
- (2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
- (3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

IMPACT ANALYSIS AND SIGNIFICANCE CLASSIFICATION

The following sections of this Initial Study provide discussions of the possible environmental effects of the proposed project for specific issue areas that have been identified in the CEQA Initial Study Checklist. For each issue area, potential effects are isolated.

A "significant effect" is defined by Section 15382 of the *CEQA Guidelines* as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance." According to the *CEQA Guidelines*, "an economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant."

INITIAL STUDY

PROJECT TITLE

East West Ranch Management Plan

LEAD AGENCY and CONTACT PERSON

Cambria Community Services District (CCSD)

P.O. Box 65

Cambria, CA 93428

Contact(s): Vern Hamilton, Interim General Manager (805) 927-6223; Ben Boer, CCSD Liaison
(805) 927-6239

PROJECT APPLICANT

Cambria Community Services District (CCSD)

P.O. Box 65

Cambria, CA 93428

Contact(s): Vern Hamilton, Interim General Manager (805) 927-6223; Ben Boer, CCSD Liaison
(805) 927-6239

PROJECT SITE CHARACTERISTICS

Location and Surrounding Land Uses: The East-West Ranch is a 430-acre property located in the community of Cambria, California (Figure 1). Highway 1 (Pacific Coast Highway) divides the property into two areas of unequal size. These areas are known as the East Ranch (70 acres east of the highway) and the West Ranch (360 acres west of the highway), respectively. Santa Rosa Creek, flowing west and north across the property, defines the northern boundary of East Ranch. The West Ranch is surrounded on three sides by development: the Park Hill residential neighborhood to the north, the West Lodge Hill neighborhood to the south, and Highway 1 and the commercial core of Cambria between the East and West Villages to the east. The Pacific Ocean borders the western side of the West Ranch. The East Ranch is bounded by Santa Rosa Creek to the north, which separates the area from the commercial portions of Cambria. Residential development (East Lodge Hill) is located to the south of the East Ranch, which is physically separated from such land uses by steep slopes. The site is characterized by moderately sloping terrain, leading toward marine terraces along the coastline. The variety of natural habitats on the Ranch include mixed Cambria Pine and Oak forests, the Santa Rosa Creek corridor and its riparian areas, wetlands, coastal scrub and grasslands, and the coastal bluff. Figure 2 shows the boundaries of the site in local context.

The Ranch is accessible from many locations in the community. The public has had historic access to the West Ranch from Windsor Drive, which allows access to the coastal bluff trail. Other access points include locations along Huntington Road on the north and Tipton Street on the south. There are access roads for the community service district sewer lines from Highway 1 near the bridge that spans Santa Rosa Creek. The East Ranch is informally accessed by hikers from volunteer trails in the East Lodge Hill neighborhood. Rodeo Grounds Drive, off Burton Drive, provides the Cambria Community Service District (CCSD) access to the East Ranch and to their water works next to the creek.



Existing General Plan Designation (Land Use Category): The West Ranch is designated as Residential Single Family and Open Space, while the East Ranch is designated Recreation, Residential Multi Family, and Commercial Retail under the current Land Use Element of the San Luis Obispo County General Plan. Allowed residential uses and development standards for the project area are further defined in the North Coast Area Plan. The site is undeveloped and is currently being used as rangeland.

PROJECT DESCRIPTION

The Cambria Community Service District recently acquired ownership of the East-West Ranch. As a condition of the purchase, the CCSD was required to develop a Management Plan and Conservation Easement, as well as appoint a management organization for the West Ranch. The North Coast Small Wilderness Area Preservation was selected to serve in this capacity. The East Ranch would be managed by the CCSD. The formulation of the Management Plan involved a year-long interactive process of interviews with vested interests groups of Cambria, on-going decision making with a working group core and a facilitator, and community workshops, reflecting the desires of the community while meeting the goals of the conservancies.

The Management Plan is the proposed project to be studied in this Initial Study. The Management Plan summarizes the natural resources, existing conditions and constraints, defines an overall management philosophy, and describes specific guidelines and standards for public use, resource restoration and protection of the Ranch. It defines methods for maintaining amenities of the Ranch both natural and manmade, and means of manpower and funding for operating and implementing the plan. The Plan shows proposed habitat conservation and restoration areas, trails and other passive recreational improvements, as well as vegetation management areas. There is an area designated for a community park on the East Ranch that is subject to future planning and will be under separate management. This action would require separate environmental review.

The existing General Plan land use designations on the site would be changed to reflect the proposed recreation and open space land uses that would occur on the site.

Intent and Goals of the Plan. The intent of the Plan is to:

- Continue to provide opportunities for public access to a unique coastal environment;
- Protect the animal and plant communities that are supported on the Ranch; and
- Provide stewardship of natural resources on the site

The Plan is intended to be consistent with the goals and policies for coastal access in the California Public Resource Code and the Coastal Act, and the San Luis Obispo North Coast Area Plan of the County General Plan for coastal access and trails.

The following goals are included in the Plan:

- Strive for minimum disturbance to the natural qualities of the Ranch while allowing appropriate public access.
- Protect sensitive habitats and species in all areas of the Ranch, 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 the long-term public access improvements.
- Provide a method for environmentally sound vegetation management.
- Create management guidelines for allowed activities on the Ranch.



- ❑ 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 all improvements in ways that protect sensitive habitats and the scenic and visual quality of the Ranch.
- ❑ Identify a suitable area for an active community park on the East Ranch.
- ❑ Identify methods to access the Ranch, including ADA compliant parking and transit service that provide necessary public access while avoiding undue impacts to surrounding neighborhoods.
- ❑ Reduce risk and hazards to Ranch 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 NCSWAP, estimated capital costs, operational and maintenance costs, prioritization of activities and funding sources.

Allowed Uses, Activities and Restrictions. The following illustrates the allowable uses, activities and restrictions for the East West Ranch property that are included in the Plan:

A. Allowable Uses and Activities. Most of the ranch lands are open and accessible to all persons, except for those areas that have been determined to be too sensitive for public access and will require protection as defined in this Plan. There is a system of licensing and permits for some special users. This includes cattle grazing, equestrian groups, group assembly, and special studies.

1. Gates and Stiles. Stiles or locked vehicle gates and bollards are allowed as designated in the Plan.
2. Hiking. Pedestrians need to remain on designated trails to protect wildlife and plant habitats adjacent to the trail. All users shall observe proper trail etiquette.
3. Bicycles. Bicycle riding is allowed on trails that are marked as bicycle access. There are no "bicycle only" trails. Bikes will share trails with pedestrians.
4. Equestrian. Equestrians associated with an organized horse group are allowed by permit on prearranged dates. No single equestrians are allowed. Horses are to walk only.
5. Dogs. Dogs must be under the control of their owner on all parts of the Ranch. The Ranch Managers have the authority to require leashes, on any trail for safety purposes. A leash free area will be provided on the East Ranch.
6. Fishing. Surf Fishing is permitted subject to State and Federal regulations. Fishing is not allowed in Santa Rosa Creek
7. Motorized Vehicles. Motorized vehicles will be limited to emergency vehicles and authorized Ranch vehicles only. Other vehicle access will be limited to restoration construction traffic or grazing operations in the designated areas.
8. Special Studies. Scientific observation and studies may be conducted by individuals or educational institutions with permission of the Ranch Managers. These studies may not alter the landscape in any way, or impede normal allowed public access. No harvesting of natural resources on the Ranch may occur. Small plant and geologic samples may be taken for recording purposes. No native animals may be removed from their habitat. Any organization or individual requesting to study a portion of the Ranch must submit an outline of proposed procedures for the study, to be approved by a Manager. The researcher will share the results of the study with a Manager.
9. Public Gatherings. Gatherings will be allowed by special use permit issued by the Ranch Managers, as described in chapter IX Implementation.

10. Active Recreation. Active recreation uses are permitted within the designated Community Park area on the Eastern portion of the Ranch only.
- B. Allowed Physical Improvements.** All physical improvements will be limited to those specified in the Plan and per the design standards, specifications and locations in the Plan. The allowed improvements include:
1. Trails. The Ranch Managers will approve and appoint all construction activity and personnel.
 2. Gates and Stiles. Only those persons/ organization approved by the Ranch Managers will be allowed to install or remove the gates.
 3. Fences. The Ranch Managers are responsible for fence repair and maintenance.
 4. Restrooms. Restrooms should be provided at the Community Park on the East Ranch.
 5. Benches.
 6. Boardwalk.
 7. Cell Towers. Cell towers may be installed per County approved plans and permits. The cell tower must be located and designed to have little to no visual impacts or impacts on the natural features of the Ranch, and to not impede public enjoyment of the Ranch.
 8. Infrastructure. Utility easements, access roads as specified, utility construction, and the CCSD water works as specified in this Plan.
 9. Storage Yard. The County storage yard as permitted in the lease agreement with CCSD.
 10. Signs. Signs are allowed per the standards and locations set forth in this Plan.
 11. Community Park. All physical improvements necessary to support active recreational uses in the area designated for the Park on the East Ranch
- C. Habitat Restoration**
1. Bank Stabilization. Bank stabilization methods must use the bio-engineered method per Chapter V, Soils section of the Plan. No grazing on creek bank or in creek corridor except as specifically prescribed by the restoration procedures in the Management Plan.
 2. Invasive/Nonnative Removal. Invasive and non-native plants may be removed per the methods described in the Chapter V., Restoration section.
 3. Gully Stabilization. Gully stabilization may use restoration and stabilization methods as described in the Chapter V Natural Resources.
 4. Animal Grazing. Grazing animals may be used as a vegetation management tool. This is allowed through a Manager as a license or permit procedure. (See chapter. VII. Vegetation Management and IX. Implementation for this procedure.)
 5. Habitat Restoration. Habitat restoration efforts will be conducted per Chapter V. Restoration, and with permission of and coordination with the Ranch Managers. The Ranch Managers have the authority to allow propagation of native plants for restoration purposes.

D. Prohibited Uses and Activities. The following is a list of uses and activities that are prohibited on the East West Ranch. This includes all those uses normally prohibited by law in public places.

1. Fire in any form.
2. Pedestrian or animal access into sensitive habitat areas.
3. Camping.
4. Motorized Vehicles (All -Terrain -Vehicles (ATV), motorized bicycles, scooters, etc.), with the exception of those vehicles allowed for Ranch management purposes
5. Swimming in the creek.
6. Firearms, weapons or animal traps.
7. Smoking.
8. Littering.
9. Amplified music.
10. Paragliding or hang-gliding.
11. Remote controlled model vehicles, e.g. airplanes.
12. Active sports such as golf, or baseball. (With the exception of the uses planned for the Community Park)
13. Planting or cultivating and harvesting by any member of the public.
14. Paint ball or other combat games played in groups.
15. All users (including equestrian, pedestrian or bike) are prohibited from those areas that are designated as "closed". Signs will be posted with a brief explanation of the purpose and duration of the closure.

PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED FOR SUBSEQUENT ACTIONS (e.g. permits, financing approval, or participation agreement):

- *U.S. Army Corps. Of Engineers*
- *United States Fish and Wildlife Service*
- *National Marine Fisheries Services*
- *California Department of Fish and Game*
- *California Department of Transportation*
- *California Coastal Commission*
- *Regional Water Quality Control Board*
- *County of San Luis Obispo Planning and Building*
- *Cambria Community Services District*


ENVIRONMENTAL DETERMINATION

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities / Service Systems		

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


 Vern Hamilton
 General Manager, CCSD

4/24/03
 Date

EVALUATION OF ENVIRONMENTAL IMPACTS

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS - Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		
<p>a-c. The site can be characterized as an important scenic amenity within the Cambria community, and allows unobstructed views off the Pacific Ocean. The site is adjacent to State Highway 1, which is a designated scenic highway. A potential staging area adjacent to the highway at Cambria Drive would be visible from the highway. Although it would not impede distant views from the roadway, it could introduce design elements that could affect the nearby views at this location. The draft plan calls for a landscaped buffer adjacent to Highway 1 along the frontage of the staging area to mitigate the potential impact of this facility. No further mitigation is required for this facility.</p> <p>The site itself includes various scenic features, including trees, rock outcroppings, creeks, and open space. The project would not introduce structures that could impede views of these features, nor would it impact any of these features such that they are degraded. The CCSD purchased the site in part to help protect it from future development, and a management plan for preserving this open space and the visual appeal of the Ranch has been created. For these reasons, impacts would be less than significant.</p> <p>As described in the project description, certain improvements to the site could be allowed on the site. However, with the exception of potential restrooms on the East Ranch, and cell tower development, fences, gates, and signs, none would involve structural development that could degrade the scenic features of the site. In addition, depending on their placement, cell towers could be visible from Highway 1. These features have not been designed, so mitigation is suggested to ensure compatible design to minimize potential visual impacts. Similarly, parking and staging areas, if they are included in the project, could result in potential visual impacts. Mitigative design features are recommended to address potential impacts.</p> <p>d. Currently, there are no sources of light and/or glare from the East West Ranch to adjacent areas. The proposed plan does not specifically address lighting. Although lighting is anticipated to be minimal, and most likely used only for safety provisions in parking areas, there is nothing in the plan to preclude lighting of a greater intensity. Mitigation is required to address potential lighting impacts. Additionally, the development of a community park and/ or dog park on the East Ranch would likely require adequate sources of light for various uses and safety concerns within the park. Lighting associated with potential park development may require additional mitigation pursuant to separate environmental documentation for that facility, which has not yet been designed.</p>				
<p>Mitigation Measures</p> <ol style="list-style-type: none"> 1. Lighting, if included in parking lots, staging areas or near trailheads, shall be for safety purposes only. Lighting for such purposes shall not exceed eight feet in height, shall be downward directed, and shielded to avoid offsite glare. 2. Internally illuminated signs shall be prohibited. 3. Bathrooms within the East Ranch shall be designed to include materials that complement the natural surroundings. Lighting, if used, shall be downward directed, shielded, and for safety 				



purposes only.

4. Cell towers shall be located in areas that are screened by natural features, including trees or other vegetation, or by natural topography. Cell towers shall not be obviously visible from Highway 1 or any other public viewing location offsite. The height of cell towers shall be minimized to the extent feasible. Cell towers shall be constructed of materials, and painted to resemble natural features on the site, such as trees. Cell towers shall not be lighted.
5. Pavement within parking and staging areas shall be avoided, unless needed for safety or maintenance purposes, so that these features complement the natural surroundings. Landscaping or landscaped buffers are encouraged to minimize the visual intrusiveness of such facilities.
6. Waste receptacles, kiosks, signs, and information boards shall be constructed with low glare materials, preferably recycled materials such as wood board and tree stumps.
7. All waste receptacles, kiosks, signs, and information boards shall not exceed a height of 6.5 feet, and shall be placed at major access points and/or staging areas, and shall not be located on scenic vistas.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES - Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland, to non-agricultural use?			X	
<p>a. The site is comprised of various loamy soils, including San Simeon Sandy Loam (most of the upland portions of the West Ranch); Briones-Pismo Loamy Sands, Conception Loam (found near the coastal portions of the site); and Marimel and Salinas Silty Clay Loams (most of the East Ranch and along Santa Rosa Creek). Only the silty clay loams are considered to be highly suitable agricultural soils, and are considered prime with irrigation, according to the Natural Resource Conservation Service. These are found on the more level portions of the East Ranch.</p> <p>The project would not remove these soils, nor would it place structures to preclude any potential use of these soils. The proposed plan would allow continued grazing for vegetation management purposes. Although it does not allow for irrigated agriculture, the plan would not preclude the potential for such uses, because the land would not be paved or otherwise converted to urban uses. Impacts would be less than significant.</p> <p>b. The East West Ranch is not under Williamson Act contract.</p> <p>c. The project would not result in any development on the site. The project would not contribute to cumulative impacts with respect to the loss of agricultural resources.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable Clean Air Plan?			X	
b) Violate any stationary source air quality standard or contribute to an existing or projected air quality violation?		X		
c) Result in a net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Create or contribute to a non-stationary source "hot spot" (primarily carbon monoxide)?			X	
e) Expose sensitive receptors to substantial pollutant concentrations?			X	
f) Create objectionable odors affecting a substantial number of people?				X
<p>a. According to the San Luis Obispo County Air Pollution Control District (APCD), the county is in attainment for all pollution standards except for ozone and PM₁₀. The West Ranch is currently designated as Residential Single Family and Open Space, while the East Ranch is designated Recreation, Residential Multi Family, and Commercial Retail under the current Land Use Element of the San Luis Obispo County General Plan. The project would include redesignating the entire site to Open Space and Recreation. Since the project would result in a development potential far less than what is envisioned under the current General Plan, the resulting traffic and air emissions would also be much less than anticipated under the current General Plan. Thus, the project would result in impacts of a lesser magnitude than expected under the Clean Air Plan, which was developed based on the buildout potential of the current General Plan. Impacts would be less than significant.</p>				
<p>b,c. Construction activities would be limited to the development of trails, gully restoration, minor structures, parking area improvements and signage. Such activities would occur incrementally, and would generally be associated with delivering crews to install signs, delineate trails, or provide site maintenance. Some grading may be needed in the development of staging areas of parking lots. These activities could result in temporary, short-term impacts to air quality in the form of PM₁₀ emissions. No import or export of material is expected. Since grading activities would encompass less than 4.0 acres of continuously worked area, the project will not exceed the 2.5 ton PM₁₀ quarterly threshold (CEQA Air Quality Handbook, August 1997). The APCD does not require quantification of construction-related PM₁₀ emissions due to the temporary nature of construction activities. However, given that San Luis Obispo County is in non-attainment with respect to the state standards for ozone and PM₁₀, the dust and ozone precursors generated from construction activities could contribute to these existing air quality violations, which would be considered a potentially significant impact unless mitigation is incorporated.</p>				
<p>Once implemented, the Plan would enhance the recreational value of the East-West Ranch. The area would become a greater attraction for day-use visitors, including hikers, cyclists, and those who wish to enjoy the natural amenities of the site. The West Ranch already draws visitors for this purpose, and the number of visitors would likely increase to some extent. Because the Plan envisions the area as a regional amenity, the East-West Ranch may draw visitors from beyond the boundaries of the local community. There is strong evidence to suggest this is already occurring, as the Central Coast region has long been a tourist destination, not only for visitors living in the region, but statewide and even internationally. Specifically, the Cambria-San Simeon area is of particular interest to tourists, primarily because of the coastal amenities in the area as well as Hearst Castle. It is unlikely that most tourists would visit the Cambria area specifically because of East-West Ranch, but those who are already in the area may be more inclined to visit this amenity. It should also be noted that without the plan, those wishing to attain a natural experience of the type that would otherwise occur at the East-West Ranch would likely go to another location to do so.</p>				

For this reason, the project would not be considered to generate trips that would not otherwise occur within the region. Consequently, overall air emissions associated with the project's implementation would likely be less than significant.

d. According to the APCD, if a project, together with existing traffic and traffic anticipated from foreseeable future development, would not result in traffic congestion at a level of service (LOS) D or below, then CO modeling is normally not required. The proposed project would not contribute to the reduction of the level of service at any intersections in the project vicinity below LOS C. Consequently, ambient carbon monoxide levels at these intersections would not significantly increase due to project implementation.

e. The project is located in an area characterized by residential, open space, and grazing uses. Sensitive receptors located in the project area include residential neighborhoods located adjacent to the project site, and commercial businesses east of the East Ranch. Since the project would not generate substantial long-term pollutant concentrations, sensitive receptors would not be exposed to significant long-term air contaminant emissions as a result of project implementation. Additionally, these sensitive receptors would be exposed to minor pollutant concentrations during project construction (i.e. dust), which would be considered a less than significant impact with incorporated mitigation measures.

f. The proposed project is not anticipated to create any objectionable odors.

Mitigation Measures

1. *Dust Generation.* If any area is graded for parking facilities and left for over four weeks, the following methods immediately to inhibit dust generation:
 - a. Seeding and watering to revegetate graded areas; and/or
 - b. Spreading of soil binders; and/or
 - c. Other soil stabilization methods deemed appropriate by the APCD.
2. *Watering.* Water trucks shall be used during any grading activities to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. Increased watering should be performed whenever wind speeds exceed 15 mph.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Adversely impact, either directly or through habitat modifications, any endangered, rare, or threatened species, as listed in Title 14 of the California Code of Regulations (§670.2 or 670.5) or in Title 50, Code of Federal Regulations (§17.11 or 17.12)?			X	
b) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X	

d) Adversely impact federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means?			X	
e) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?			X	
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?			X	

a-e. The site consists of nine habitat types typical of coastal central California and the Cambria area, including: 1) riparian woodland; 2) riparian scrub; 3) seasonal wetland; 4) Monterey pine forest; 5) oak/toyon woodland; 6) coastal scrub; 7) seabluff scrub; 8) grassland; and 9) ruderal/anthropogenic. Santa Rosa Creek traverses the property and there are several unnamed drainages within the Ranch that could likely be determined as "waters of the United States" under the jurisdiction of the U.S. Army Corps of Engineers. Furthermore, a number of areas on the East West Ranch are dominated by wetland plants and would likely fall under the regulation of the California Coastal Commission as Environmentally Sensitive Habitat Areas (ESHAs) as described in the California Coastal Act of 1976.

The East-West Ranch hosts a variety of flora and fauna species. There are 14 special-status plants and 26 special-status wildlife species that could potentially occur on the Ranch. Some of these species are known to occur in a broad range of habitats while others are restricted to a specific type or combination of habitats. Field reconnaissance to identify habitat types and an evaluation of the on-site soils helped refine the target list of species and focus the assessment of the actual or potential for occurrence of special-status species on the project site. The special status species that potentially occur or are known to occur on the East-West Ranch, and lists the Federal, State, and CNPS status for each special status species are:

Special-status wildlife species - Monarch butterfly (*Danaus plexippus*); Silvery legless lizard (*Anniella pulchra pulchra*); California red-legged frog (*Rana aurora draytonii*); Southwestern pond turtle (*Clemmys marmorata pallida*); Two-striped garter snake (*Thamnophis hammondi*); Tidewater Goby (*Eucyclogobius newberryi*); South Central CA steelhead trout (*Onchorhynchus mykiss irideus*); California brown pelican (nesting colony) (*Pelecanus occidentalis californicus*); Western snowy plover (*Charadrius alexandrinus nivosus*); California least tern (nesting colony) (*Sterna antillarum browni*); American peregrine falcon (*Falco peregrinus anatum*); Prairie falcon (nesting) (*Falco mexicanus*); Northern harrier (*Circus cyaneus*); White-tailed kite (nesting) (*Elanus leucurus*); Cooper's hawk (*Accipiter cooperii*); Sharp-shinned hawk (nesting) (*Accipiter striatus*); Burrowing owl (*Athene cunicularia*); Long-eared owl (nesting) (*Asio otus*); Loggerhead shrike (*Lanius ludovicianus*); California horned lark (*Eremophila alpestris actia*); Bank Swallow (*Riparia riparia*); Yellow warbler (*Dendroica petechia brewsteri*); Southern sea otter (*Enhydra lutris nereis*); Pallid bat (*Antrozous pallidus*).

Special-status plant species - Monterey pine (*Pinus radiata*); San Luis Obispo County (or Cambria) morning glory (*Calystegia subacaulis* ssp. *Episcopalism*); Compact cobwebby thistle (*Cirsium occidentale* var. *compactum*); Hickman's onion (*Allium hickmanii*); Gairdner's yampah (*Perideridia gairdneri* ssp. *Gairdneri*); Michael's piperia (*Piperia michaeli*); San Luis Obispo sedge (*Carex obispoensis*); San Simeon Baccharis (*Baccharis plummerae* ssp. *Glabrata*); Adobe sanicle (*Sanicula maritime*); Obispo Indian paintbrush (*Castilleja densiflora* ssp. *Obispoensis*).

In general, potential activities that could result in impacts to biological resources include:

- Construction of onsite improvements, including trails;
- Construction of the Highway 1 staging area;

- Gully and creek bank restoration;
- Increased human activity from improved site access, including hiking;
- Introduced lighting, if any.

It should be noted that the site already supports human activity, including heavy use of the bluff trail. In addition, animal grazing has occurred historically, and continues to occur with limited management. This has led to the degrading of onsite streams, including severe erosion of onsite gullies. The Plan is intended to address these historic impacts through the introduction of vegetation management practices and habitat restoration methods. Specifically, the plan includes the following mitigative provisions:

1. Bank Stabilization. Bank stabilization must be conducted using bio-engineering methods approved by the California Department of Fish and Game Salmon Stream Habitat Restoration Manual. No grazing on creek banks or in creek corridors would be allowed, except as specifically prescribed by the restoration procedures in the Management Plan.
2. Invasive/Nonnative Removal. Invasive and non-native plants may be removed per the methods described in the Plan. Chemical methods would not be used. Hand removal and limited managed animal grazing would be allowed to enhance this practice.
3. Revegetation. In areas disturbed by storm erosion or as part of bank stabilization efforts, creek banks would be revegetated by hand, based on techniques approved by the Department of Fish and Game.
4. Habitat and Wetland Protection. In order to protect the riparian corridor from grazing animals and human impacts, fencing may be appropriate, designed in accordance with the Management Plan provisions. Generally, the fencing should be located at the top of bank adjacent to the tree canopy of the riparian woodlands on the eastern and western reaches of the creek corridor where trails and propose adjacent to the creek. Wetlands should be protected from animal intrusion during grazing by temporary fencing or tethering. In strategic areas, an elevated boardwalk would separate pedestrian walkways from wetlands to allow wetlands to restore in a natural progression.
5. Bluff Top Stabilization. Bluff erosion may be stabilized with careful introduction of new native plantings. Non-native groundcover removal is not recommended on the bluff face as this will expose loose soils and thus contribute to further erosion. Native plants should be reintroduced to further stabilize the bluff's edge.

These methods require coordination with affected state agencies, including the Department of Fish and Game, to ensure that any future activities are conducted in a way to minimize potential impacts to site resources. Because the Plan includes provisions not only to mitigate potential impacts, but to reverse impacts that are already occurring, impacts would be less than significant.

f.g. The Management Plan would help protect the sensitive environment of the East West Ranch area. The purpose of the Management Plan is to protect all of its resources while allowing public access, which is currently permitted. Implementation of the Management Plan would not conflict with any adopted local, regional, or state plans for habitat conservation or protection of biological resources. Therefore, impacts would be less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource which is either listed or eligible for listing on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic resources?			X	
b) Cause a substantial adverse change in the significance of a unique archaeological resources (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person)?		X		
c) Disturb or destroy a unique paleontological resource or site?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
<p>a-d. Several archaeological sites have been recorded within the area, which is known to have supported extensive Chumash settlement because of its access to water and favorable topography. There is evidence of Chumash use and settlement on the West Ranch. The sites include midden deposits, various lithic deposits, and grinding mortars. There are also historic features on the site, including remnants of the Fiscalini Ranch dairy complex on the West Ranch. It was constructed in the early 1900s and was used until the 1960s. Seven partial buildings remain and are in various stages of decay. A professional historic evaluation of the site conducted to determine the best management for identified Chumash sites, determined that avoidance of the sites would best preserve these sites.</p> <p>The Plan would encourage access to the site on a series of trails. However, no structural development would occur that would disturb known cultural resources. Although impacts are likely to be less than significant, the Plan includes provisions to protect potential resources, include the following:</p> <ul style="list-style-type: none"> • Interpretative signs are encouraged, but no signs would be included to specifically identify the location of prehistoric resources; • To protect the historic dairy complex features, signs would be posted to "Stay Off", where such sensitive historic areas occur. • If feasible, historic plaques may be posted that describe the Fiscalini Ranch buildings and their previous functions. This could include historic photographs, which may be available through the Fiscalini Family or local historical society. • To reduce disturbance of cultural sites, trails would include signs that direct users to "stay on trail." <p>As trails and other site features are developed, there is the potential to disturb cultural unknown and unrecorded cultural resources. To mitigate potential impacts to these resources, mitigation measures would be required.</p> <p>Mitigation Measures:</p> <ol style="list-style-type: none"> 1. During trail or other construction, if artifacts are discovered, construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. 2. In the event archaeological resources are found to include human remains, or in any other case 				

where human remains are discovered during any construction activities, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.				
ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Inundation by seiche, tsunami, or mudflow?			X	
v) Landslides?			X	
vi) Flooding, including flooding as a result of the failure of a levee or dam?				X
b) Would the project result in substantial soil erosion or the loss of topsoil?			X	
c) Would the project result in the loss of a unique geologic feature?				X
d) Is the project located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
e) Is the project located on expansive soil creating substantial risks to life or property?			X	
f) Where sewers are not available for the disposal of waste water, is the soil capable of supporting the use of septic tanks or alternative waste water disposal systems?		X		
<p>a. No active or potentially active faults are known to occur in the vicinity of the East-West Ranch. Major active faults in the region such as the San Andreas or others near San Simeon (possibly segments of the Hosgri fault zone, three miles to the west of the site) have the potential to generate strong ground shaking throughout the Cambria area. However, the site is subject to strong groundshaking in the event of a major earthquake. Liquefaction could occur on the site on unconsolidated alluvial soils. However, impacts would be less than significant from these hazards, because no structures are proposed that would expose property or lives to these hazards. Onsite trail users would not be exposed to significant seismic hazards unique to the site that would not be experienced in any outdoor setting in the region.</p> <p>The site is located in a coastal area, and is subject to tsunami hazard in the event of a strong offshore earthquake. The County already includes procedures to provide warning for potential tsunamis that could affect the coastal portions of the region. No significant impact would occur, as habitable structures would not be included on the site.</p> <p>b,d,e. The site has several areas subject to erosion, including creek banks, gullies and the coastal bluff. Gully erosion occurs on the site along prominent drainages, and is the result of the effects of heavy grazing, varied topography, hydrologic influences and erosive soils. Bluff erosion also continues along the coastline. This is a natural process that could be exacerbated by human activity, which has occurred historically. The draft Plan includes provisions to address specific areas identified as being highly susceptible to erosion:</p>				



- *West Ranch Gully* - This gully has formed east of the Sea Cliff neighborhood. The gully starts at the lower elevation and cuts up slope, progressively forming a small canyon over the years. Cattle use has increased the erosion potential of this area. A drainage culvert drains offsite to the Pacific Ocean. The erosion is so severe in this area that mechanical intervention is necessary, which is addressed in the proposed Plan.
- *Coastal Bluff Stabilization* - Coastal Bluff erosion is a natural process due to wind and storm forces. However, it is exacerbated by human or grazing activities which erode the soft soils of bluff. Vegetation is important to the stabilization of the soils. Even though ice plant is not native to the California coastal community the Plan recommends that it not be removed from the cliffs as this would uncover the soils and expose them to wind erosion. The ice plant should be monitored for expansion and removed, on an annual basis, in the bluff zone area beyond its current extent at the cliff, and native vegetation should be actively replanted and allowed to naturally expand.
- *Piney Way (East Ranch)* - Piney Way is not within the Ranch boundary but provides access to the utility easement on the East Ranch. There is a drainage swale forming along the road in the steep area of Piney Way. This is causing erosion to the hillside and the road. The runoff from the swale sheets out onto the East Ranch. Coordination with the County to stabilize the swale and channel the runoff adjacent to the road would be encouraged under the Plan.

The Plan would accommodate public access, which would incrementally expose more people to these erosion hazards. However, because the site is a natural setting, the level of exposure expected by site users would be similar to what would occur in any natural setting where such hazards are present. The increased level of use would not likely lead to significant soil erosion.

The Plan includes provisions to reduce potential impacts associated with geologic hazards, including the following:

1. Bank Stabilization and Gully Restoration. Bank stabilization and gully restoration would occur along areas where significant erosion has occurred. Bio-engineering methods approved by the California Department of Fish and Game Salmon Stream Habitat Restoration Manual would be used. No grazing on creek banks or in creek corridors would be allowed except as specifically prescribed by the restoration procedures in the Management Plan.
2. Revegetation. In areas disturbed by storm erosion or as part of stabilization efforts, creek banks would be revegetated by hand, based on techniques approved by the Department of Fish and Game.
3. Bluff Top Stabilization. Bluff erosion may be stabilized with careful introduction of new native plantings. Non-native groundcover removal is not recommended on the bluff face as this will expose loose soils and thus contribute to further erosion. Native plants should be reintroduced to further stabilize the bluff's edge.
4. Grazing Management. Erosion impacts would be minimized through grazing management practices. Fencing, if needed, would be located at the top of bank adjacent to the tree canopy of the riparian woodlands on the eastern and western reaches of the creek corridor where trails would be proposed near the creek. No grazing would be allowed along the coastal bluff zone.

Because the Plan includes provisions to improve existing geologic hazards, and because the Plan would not expose people to substantial geologic hazards, impacts would be less than significant. Although portions of the site are subject to flood hazards, no permanently inhabited structures would occur that would result in the exposure of people or property to significant impacts from this hazard.

c. The proposed management plan would not result in the loss of any geologic features on the project site.

f. No septic systems are proposed on the site, so no impacts would occur with respect to soil suitability for this

purpose. The Plan would allow for restrooms to be installed in the Community Park on the East Ranch. These have not been designed, because the Community Park has not been planned. This activity will undergo separate environmental review. To address potential impacts from restroom facilities, mitigation measures are required.

Mitigation Measures:

1. Restrooms planned for the potential Community Park on the East Ranch shall not include septic systems. Such facilities shall be connected to the existing wastewater disposal infrastructure within the community. Alternatively, potable self-contained restrooms can be used, provided that sewage is self-contained, and does not infiltrate into the soil or groundwater.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS				
- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				X
c) Reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Is the project located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

a-d. The proposed project involves the management of the preservation of lands within the East West Ranch which would not use, store, or transport significant quantities of hazardous materials. Moreover, the project would not create any significant health risks due to releases of hazardous materials into the environment due to the fact that no hazardous materials have yet to be discovered within the Ranch area.

e,f. The project site is not within the County's airport review area.

g,h. The East-West Ranch is located in a high fire hazard area, because of the heavily wooded nature of the site and the surrounding residential neighborhoods. Emergency access to these areas is currently a concern. The project would not interfere with any existing or proposed emergency access or evacuation routes. The Plan would allow a network of trails, including provisions for emergency vehicle access. This would improve the existing ability to provide emergency access on the site. In addition, proposed vegetation management procedures would result in reduced fuel loads on the site, reducing the potential for wildland fire hazard. The Plan also includes other provisions to minimize the current fire hazard associated with the site:

- Fuel reduction techniques include creating a defensible zone of 50-100 feet adjacent to the Lodge Hill neighborhood. This area would be cleared of dead standing trees, clearing of dense underbrush, and removal of tree limbs to 6 feet above ground.
- During periods of high hazard, the CFD may require posting of red flags at staging areas to warn visitors. No fire of any kind would be allowed on the site, including smoking. Trails may be closed when fire prevention efforts on the site are being conducted by CFD

Because the Plan would increase public safety and emergency access to the site, project impacts would be less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate Regional Water Quality Control Board water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control?			X	
f) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
g) Place within a 100-year floodplain structures which would impede or redirect flood flows?			X	

a. The proposed plan does not propose and would not accommodate residential or commercial development that would result in an increase in wastewater discharges. Therefore, impacts related to Regional Water



Quality Control Board discharge requirements would be less than significant.

b. The project does not propose and would not accommodate residential or commercial development. Therefore, no municipal water use would be required. The Plan calls for revegetation in places, mostly to address bank stabilization issues. However, native vegetation would be planted, in such a way to ensure sustainability of the effort. Part of this effort assumes that no permanent outside irrigation would be needed. No additional water would be needed to implement the Plan. Therefore, no effect with respect to groundwater depletion would occur.

The East Ranch may include a Community Park, which would undergo separate environmental review. Such a park could include irrigated turf, and restroom facilities. Both of these activities would require a water source. However, the Park has not yet been designed, and the Management Plan does not specify its design parameters. When the park would be designed, mitigation to address water consumption impacts would likely be needed.

c-e. Construction activities on the site would be limited to trail development, signage, fencing, and possibly the resurfacing of several existing parking lots with compacted gravel. These activities would not involve grading activities, so impacts to existing drainage patterns would be less than significant. The Plan calls for bank stabilization of creeks and highly eroded gullies, which will alter the current drainage pattern in these areas. However, the purpose of this alteration would be to minimize erosion, improve the habitat value of the site, and to improve site safety. In addition, no impervious surfaces would be added. For these reasons, impacts to drainage features would be less than significant.

f,g. The proposed project does not involve the construction of residential housing, nor would it place structures within a 100-year floodplain that would redirect flood flows. Impacts would be less than significant. The Plan would accommodate a potential community park on the East Ranch, which has not yet been designed, and would undergo separate environmental review.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
<p>a. The East West Ranch is characterized by grazing land and natural open space. However, it is surrounded by residential uses (East and West Ranch) and commercial development (East Ranch only).</p> <p>The purpose of the Plan is to preserve the rural character of the Ranch, provide some public access, minimize potential onsite hazards, and enhance the natural amenities found on the site. Its value as a community amenity would be enhanced. It would not introduce land uses that would be considered incompatible with neighboring uses. In general, the current use of the East West Ranch would be retained and managed. This would include public access in the form of trails, and continued grazing activities. The project would not physically divide any established community.</p> <p>b. The proposed Management Plan is consistent with the goal statements listed in the community's Parks, Recreation & Open Space Master Plan, and is specifically intended to implement the provisions of the Master</p>				



Plan. The relevant Master Plan goals are listed below:

- GOAL 1. Provide a high quality public park system with adequate park acreage and varied recreational opportunities that are accessible to all Cambria residents.
- GOAL 2. Provide a diversity of recreational, creative and cultural programs and experiences for all age groups, and provide these programs and experiences at facilities that are accessible to varying age groups, economic situations and physical abilities.
- GOAL 3. Create and preserve an open space system in Cambria to conserve, restore and enhance local resources and provide passive recreation.
- GOAL 4. Manage park, recreation and open space lands and facilities efficiently while maintaining the quality of District resources and programs.
- GOAL 5. Structure an implementation program for achieving the policies of this master plan through a combination of public and private funds, regulatory processes, and innovative strategies.

c. There are currently no habitat conservation plans that apply to the site. However, the proposed Plan would include provisions for habitat protection and restoration. Therefore, it would function as the master plan for habitat preservation for the area. No impacts would occur.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
a,b. The site does not support significant mineral resources, nor have any been identified in local plans or resource inventories. The proposed project would not result in impacts to mineral resources.				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?				X

a-d. Enhanced trail amenities and greater public awareness of this natural amenity may attract more visitors to the Ranch than in the past. Potentially, this could create a marginal increase in traffic volumes and associated noise to surrounding neighborhoods. However, implementation of a trolley service serving the Ranch could reduce potential noise impacts by directing car traffic away from neighborhoods. In addition, the likely increase of visitors would occur during daylight hours, when noise is less of an issue. Traffic, when generated, would be intermittent, and would not be substantial enough to create noticeable noise impacts, because it would be distributed during the hours the Ranch is accessible.

The Plan would accommodate a future Community Park on the East Ranch, which would undergo separate environmental review. Construction of this park, as well as its operation, could result in concentrated traffic volumes to produce short-term noise increases. These are likely to be less than significant, but would be analyzed further when environmental review is undertaken for that project.

e-f. The proposed project site is not located within the vicinity of an airport or private airstrip and therefore would not be affected by air traffic noise impacts.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
a-c. The proposed project would not generate additional population nor would it displace any people or occupied housing, as the site shall remain as open space. In addition, it would not indirectly generate new population or housing, as it would not be sufficient to create additional housing demand in the community. No impacts would occur.				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?				X
d) Parks?				X
e) Other public facilities?			X	
<p>a-e. The Plan anticipates that increased public access to the site would occur. Because it would not increase housing opportunities in the area, either directly or indirectly, it would not increase the need for providing public services. Because the project would increase public access to the site, police and fire protection impacts could increase on the site. Trail use may also increase calls for emergency service, primarily for paramedics in the event of an injury. The level of activity on the Ranch would be insufficient to significantly increase demand on these services. The proposed Plan includes provisions to enhance public safety on the site, including fire management procedures. In addition, the Plan would improve emergency vehicle access to the site, in the event of fire or other critical situation, and would also reduce environmental hazards.</p> <p>The Plan would accommodate the eventual development of a community park on the East Ranch, which would address potential community park needs. The site in general would accommodate regional open space and recreational needs. Overall, impacts to public services would be less than significant.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION -				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	
<p>a-b. The Management Plan would not increase the use, construction, or expansion of existing neighborhood and regional parks. Plan would include recreational trails, and would accommodate the possible development of a community park and dog park on the East Ranch. From this standpoint, the proposed project would have beneficial impacts, as it would address an identified community need, and would relieve the high demand for the use of existing playfields at local schools. Impacts associated with this park would be evaluated under separate CEQA review, at the time the park is planned for development.</p>				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC - Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<p>a,b. Once implemented, the Plan would enhance the recreational value of the East-West Ranch. The area would become a greater attraction for day-use visitors, including hikers, cyclists, and those who wish to enjoy the natural amenities of the site. The West Ranch already draws visitors for this purpose, and the number of visitors would likely increase to some extent. Because the Plan envisions the area as a regional amenity, the East-West Ranch may draw visitors from beyond the boundaries of the local community. There is strong evidence to suggest this is already occurring, as the Central Coast region has long been a tourist destination. Specifically, the Cambria-San Simeon area is of particular interest to tourists, primarily because of the coastal amenities in the area as well as Hearst Castle. It is unlikely that most tourists would visit the Cambria area specifically because of East-West Ranch, but those who are already in the area may be more inclined to visit this amenity. It should also be noted that without the plan, those wishing to attain a natural experience of the type that would otherwise occur at the East-West Ranch would likely go to another location to do so.</p> <p>For this reason, the project would not be considered to generate trips that would not otherwise occur within the region. Consequently, overall traffic impacts on regional highway facilities would likely be less than significant. The project could increase local traffic in areas near trailheads, particularly on the north and south sides of the West Ranch, near Windsor Boulevard. However, this impact is already occurring, and the magnitude of increase is speculative. It is likely that the increase would not be significant, based on the rural nature of the site, the many access points, and the staggered use of the site through daylight hours. In addition, the existing trolley service could be extended to serve the site, which may reduce the total number of vehicles parking near the site. In addition, the Plan calls for the provision of staging areas and multiple access points, which would distribute trips and keep cars from concentrating in any particular neighborhood near the East West Ranch. Impacts to local roadways would therefore be less than significant.</p> <p>c. The project would not result in any impacts to air traffic patterns.</p> <p>d. This project would not introduce new roadways. Therefore, it would not alter existing traffic patterns in the community, nor would it introduce safety hazards to the roadway network. Impacts would be less than significant.</p> <p>e. The project would enhance existing emergency access to the West Ranch and adjacent neighborhoods. The Plan calls for the use of the existing utility easement connecting to Marlborough Street. The Plan would therefore improve emergency access from Park Hill to Marine Terrace and the West Lodge Hill neighborhoods. Impacts would be less than significant.</p>				



f. Parking will be provided on the East and West Ranch as described below. Those parking areas within the Ranch ownership will require improvement in phases, as funds become available. From these lots visitors may take the Cambria Trolley or hike to trail heads. Handicap parking spaces will be provided at the North and South Windsor Blvd. terminuses and at the Huntington lot. Specifically, the Plan would accommodate the following parking facilities or staging areas:

- Highway 1/Cambria Drive Staging Area.
- East Ranch Community Park
- Huntington Lot

Other areas offsite could provide additional parking or staging opportunities, including:

- Lampton Park
- Shamel Park
- CCSD Waste Water Treatment Plant /Windsor Bridge

It is anticipated that these areas would collectively accommodate the proposed users of the Ranch. Impacts would be less than significant. The specific parking needs of the Community Park that could be built in the East Ranch would need to be studied further when environmental review for that project is conducted.

g. The project would accommodate hiking and bicycling opportunities by providing a network of trails to town. It also would make use of Cambria's trolley service to improve access to and from the site. All these features are consistent with enhancing alternative transportation opportunities, consistent with local and County plans.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Are sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Has the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs, and, does the project comply with federal, state, and local statutes and regulations related to solid waste?			X	
a. The proposed Plan would not accommodate residential or commercial development or onsite land uses that would result in an increase in wastewater discharges. Therefore, impacts related to Regional Water Quality Control Board discharge requirements would be less than significant.				



b,d,e. The project would not accommodate onsite residents or employees. Therefore, no municipal water use would be required. The Plan calls for revegetation in places, mostly to address bank stabilization issues. However, native vegetation would be planted, in such a way to ensure sustainability of the effort. Part of this effort assumes that no outside irrigation would be needed. No additional water would be needed to implement the Plan.

The East Ranch may include a Community Park, which would undergo separate environmental review. Such a park could include irrigated turf, and restroom facilities. Both of these activities would require a water source. However, the Park has not yet been designed, and the Management Plan does not specify its design parameters. Separate environmental review would be required for this park facility once it has been preliminarily designed.

Because water use would not significantly increase as a result of the proposed Plan, wastewater treatment impacts would also be less than significant.

c. Construction activities on the site would be limited to trail development, signage, fencing, and possibly the resurfacing of several existing parking lots with compacted gravel. These activities would not involve grading activities, so impacts to existing drainage patterns would be less than significant. The Plan calls for bank stabilization of highly eroded gullies, which will alter the current drainage pattern in these areas. However, the purpose of this alteration would be to minimize erosion, improve the habitat value of the site, and to improve site safety. For these reasons, impacts to drainage features would be less than significant.

f. The Cambria Community Services District oversees solid waste disposal under a contract with Mission Country Disposal. Existing waste receptacles on the Ranch are not currently formally maintained, but would be under the Plan. The Plan includes provisions for refuse management, including provisions for trash removal to the Cold Canyon Landfill. The projected generation of solid waste from the site is likely to be less than significant, because there are no facilities planned for the site that could generate solid waste. Nevertheless, onsite users may seek to dispose of refuse generated elsewhere, and the Plan would provide for trash cans at key locations.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?			X	
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	



- a. The proposed Management Plan would not result in significant impacts to biological resources or cultural resources, because it would not introduce substantial land alteration or new use. In addition, the proposed Management Plan would include provisions to reduce impacts associated with biological resources and cultural resources, even as the limited use of the land occurs. The proposed Plan is consistent with the future preservation and conservation expectations of the Cambria Community Services District and the California Coastal Conservancy. The Management Plan appears to be consistent with the San Luis Obispo North County Coast Area Plan for the East West Ranch, while keeping intact the ability to appropriately resolve potential environmental impacts.
- b. The proposed Plan is explicitly intended to achieve long-term goals for natural resource preservation and limited recreational and conservation uses of the site. It would not result in the conversion of land to any irreversible land use. Short-term gains at the expense of long-term environmental goals would not occur.
- c. The Management Plan would not have impacts that are individually limited, but cumulatively considerable. Specifically, the Plan is intended to manage the site in the long-term, and would reduce impacts that currently exist, particularly in regard to grazing and its effects on erosion and biological resources. In general, the Plan would improve and preserve the natural amenities of the site, while allowing limited public access. It would include provisions to increase public awareness of the site, and in so doing, reduce the potential for future degradation of the site. The Plan is specifically intended to address long-term use and preservation of the site, such that it can serve as a regional open space amenity. For these reasons, cumulative impacts associated with the long-term use of the site would not be considered significant.
- d. The purpose of the East West Management Plan is to preserve the site while providing public access and enhancement of the onsite natural amenities. All impacts associated with the project can be mitigated to a less than significant level, through additions to the draft Plan. The issues for which mitigation is proposed include: Mitigation measures are proposed to reduce impacts related to Aesthetics, Air Quality, Cultural Resources, and Geology and Soils.

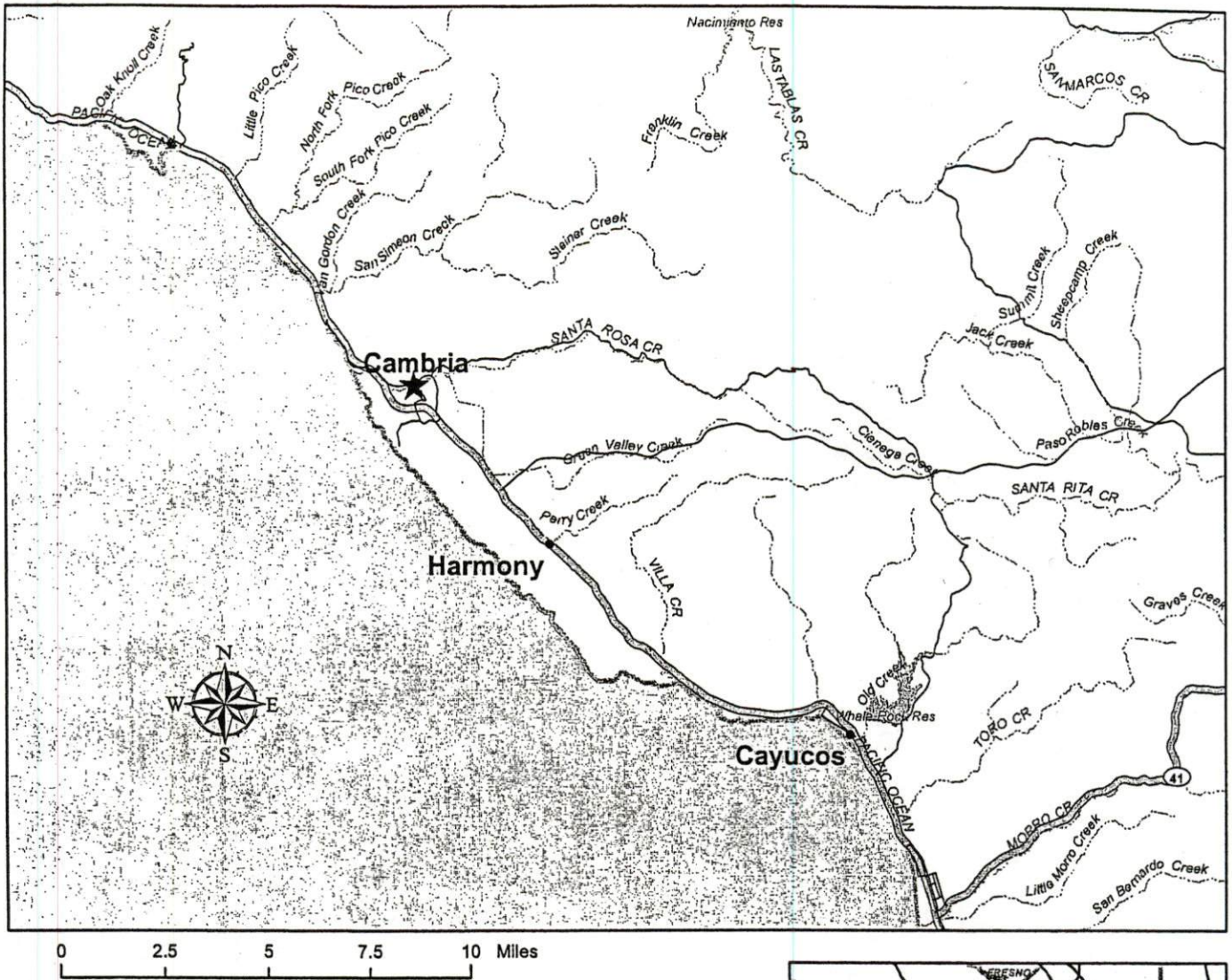


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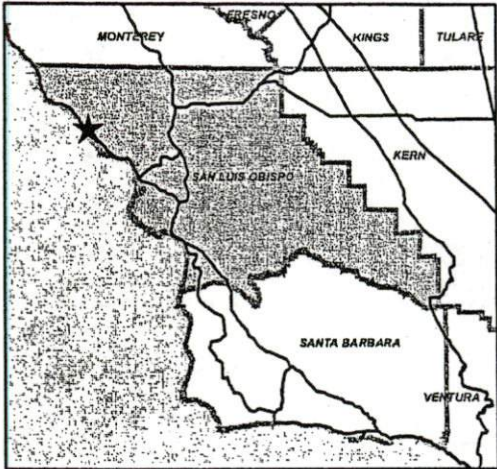
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East-West Ranch Management Plan
 Initial Study and Mitigated Negative Declaration



★ Project Location



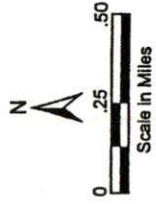
Project Vicinity

Figure 1

Cambria Community Services District



Source: National Geographic TOPOI, 2001



Site Boundary Map

Figure 2

Cambria Community Services District

Table 1. Mitigation Matrix

CATEGORY	ISSUES	MITIGATION
I. Aesthetics	<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> <p>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p>	<ol style="list-style-type: none"> 1. Lighting, if included in parking lots, staging areas or near trailheads, shall be for safety purposes only. Lighting for such purposes shall not exceed eight feet in height, shall be downward directed, and shielded to avoid offsite glare. 2. Internally illuminated signs shall be prohibited. 3. Bathrooms within the East Ranch shall be designed to include materials that complement the natural surroundings. Lighting, if used, shall be downward directed, shielded, and for safety purposes only. 4. Cell towers shall be located in areas that are screened by natural features, including trees or other vegetation, or by natural topography. Cell towers shall not be obviously visible from Highway 1 or any other public viewing location offsite. The height of cell towers shall be minimized to the extent feasible. Cell towers shall be constructed of materials, and painted to resemble natural features on the site, such as trees. Cell towers shall not be lighted. 5. Pavement shall be avoided within parking and staging areas, unless needed for safety or maintenance purposes, so that these features complement the natural surroundings. Landscaping or landscaped buffers are encouraged to minimize the visual intrusiveness of such facilities. 6. Waste receptacles, kiosks, signs, and information boards shall be constructed with low glare materials, preferably recycled materials such as wood board and tree stumps. 7. All waste receptacles, kiosks, signs, and information boards shall not exceed a height of 6.5 feet, and shall be placed at major access points and/or staging areas, and shall not be located on scenic vistas.
III. Air Quality	<p>b) Violate any stationary source air quality standard or contribute to an existing or projected air quality violation?</p>	<ol style="list-style-type: none"> 1. <i>Dust Generation.</i> If any area is graded for parking facilities and left for over four weeks, the following methods immediately to inhibit dust generation: <ol style="list-style-type: none"> a. Seeding and watering to revegetate graded areas; and/or b. Spreading of soil binders; and/or c. Other soil stabilization methods deemed appropriate by the APCD. 2. <i>Watering.</i> Water trucks shall be used during any grading activities to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. Increased watering should be performed whenever wind speeds exceed 15 mph.
V. Cultural Resources	<p>b) Cause a substantial adverse change in the significance of a unique archaeological resources (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed</p>	<ol style="list-style-type: none"> 1. During trail or other construction, if artifacts are discovered, construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in



Table 1. Mitigation Matrix

CATEGORY	ISSUES	MITIGATION
	to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person)?	<p>accordance with state and federal law.</p> <p>2. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during any construction activities, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.</p>
VI. Geology and Soils	f) Where sewers are not available for the disposal of waste water, is the soil capable of supporting the use of septic tanks or alternative waste water disposal systems?	<p>1. Restrooms planned for the potential Community Park on the East Ranch shall not include septic systems. Such facilities shall be connected to the existing wastewater disposal infrastructure within the community. Alternatively, potable self-contained restrooms can be used, provided that sewage is self-contained, and does not infiltrate into the soil or groundwater.</p>