

EXHIBIT A

FISCALINI RANCH PRESERVE EIR AND REVISED COMMUNITY PARK PLAN

I. PROJECT DESCRIPTION

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

The Revised Community Park Master Plan is similar to the original proposed Community Park Master Plan considered in the EIR; however, the revised plan substantially reduces the proposed active development area. Key revisions include:

- Playfield turf reduced from 8.2 acres to 5.05 acres.
- 3.15 acres of informal non-irrigated active recreation.
- Significant reduction of turf in picnic area.
- Overall turf reduced by 49%.
- Water Supply impact reduced to less than significant due to non potable water source, 49% overall reduction in turf, and minimal watering.
- Elimination of Community Center, hard courts and bleachers.
- Parking reduced from 146 to 97 spaces. Permeable, non asphalt surface.
- No night lighting.
- Active use areas that produce noise pushed as far from south boundary as possible.
- Setback buffer zone widened along creek.
- Buffer zones shifted north with increased native buffer zones.

The intent of the revised plan is to:

- Reduce or eliminate amenities while meeting the community's most pressing active recreation needs;
- Avoid or substantially reduce significant, adverse, and unavoidable impacts;
- Reduce anticipated demand for non-potable water resources;
- Respond to public comments regarding the scope, components and character of the original proposed Community Park Master Plan; and,
- Consider future funding constraints.

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

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

TABLE 1
Subsequent Project Summary
West Fiscalini Ranch Preserve

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

Project	Kind	Location	Intensity	Est. Capital Outlay*
				needed
Seaclift Gully	Stabilization	West FRP	Localized	Underway – CCSD
Warren/Trenton Gully	Stabilization	West FRP	Localized	Unknown
Riparian Enhancement within Santa Rosa Creek, seasonal wetlands, protection of Monterey pine forest, stabilization of coastal bluffs, grassland management	Habitat Restoration	West FRP	Areawide	10-year phased – CCSD, riparian underway
Fuel Management-Lodge Hill	Maintenance	West FRP	Lodge Hill Only	Ongoing – CCSD

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

TABLE 2
Subsequent Project Summary
East Fiscalini Ranch Preserve

Project	Kind	Location	Intensity	Est. Capital Outlay*
Multi-use Sports Fields	Community Park	East FRP	5.05 acres	3-5 years
Non-irrigated Active Recreation	Community Park	East FRP	3.15 acres	No improvements
Playground	Community Park	East FRP	.09 acre	5-7 years - grants
Fenced Dog Park	Community Park	East FRP	.58 acre	N/A
Native Landscaping	Community Park	East FRP	13.49 acres	N/A
Picnic Areas	Community Park	East FRP	1.69 acres	N/A
Restrooms	Community Park, Infrastructure	East FRP	300 sf	2 years - private
Parking	Community Park, Infrastructure	East FRP	.94 acres	2 years - grant
Storage and Maintenance	Community Park	East FRP	.04 acre	2 years - grant
Santa Rosa Creek East-Compacted soil	Trail-Equestrian, hiking, bike, emergency access	East FRP	4,400 feet long 10-16 feet wide	No improvements
Ramsey Trail-Compacted soil	Trail-Hiking	East FRP	1,800 feet long 2-4 feet wide	N/A
CCSD Water Facility (pumphouse) Relocation-1 bldg, emergency generator, pipeline and access	Water Structure	East FRP	0.39 acre	5-10 years - grant
Bank Stabilization along Santa Rosa Creek and drainages	Stabilization	East FRP	Areawide	2-4 years - grants
Invasive and Non-native Vegetation Removal-throughout ranch-small equipment or hand work only (no large equipment)	Restoration/Maintenance	East FRP	Areawide	Ongoing - CCSD
Piney Way Gully-a new drainage across the FRP to facilitate drainage flow from this area to Santa Rosa Creek	Restoration/Drainage	East FRP	Santa Rosa Creek Drainage and Gully area	2-3 years - grant
Fuel Management	Maintenance	East FRP	Areawide	3-5 years - CCSD
Access Improvements (Rodeo Grounds Drive and Piney Way emergency Access)	Access and Maintenance	East FRP	24 feet wide (primary) 16 feet wide (emergency)	3-5 years

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

II. PROJECT COMPONENTS

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

I. WEST FISCALINI RANCH PRESERVE

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

1. TRAILS

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

2. PARKING AREAS

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

a. FRP Parking

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

(a) Highway 1 / Cambria Drive Staging Area

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

(b) Huntington Lot

(c) This lot is located offsite and immediately adjacent to the northern boundary of the West FRP, in between Pembroke and Guildford Streets. This lot would be improved with compacted gravel. A trailhead sign and gate would be installed at this location. The Management Plan calls for this lot to be ADA-accessible. CCSD Wastewater Treatment Plant / Windsor Bridge

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

(d) Windsor Boulevard

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

(e) Local County Parks

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

3. CELLULAR TELECOMMUNICATIONS FACILITY

The CCSD submitted a land use application on behalf of the telecommunications vendor to the County of San Luis Obispo for wireless telecommunications facility and access road (Ridge Trail) on the West FRP. The application was considered and denied; subsequently the CCSD proposes to remove the wireless telecommunications facility and all-weather access improvements to the Ridge Trail from the subsequent projects list.

4. SENSITIVE RESOURCE RESTORATION AND PROTECTION

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

a. Bank Stabilization

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

b. Invasive and Non-native Vegetation Removal

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

c. Gully Stabilization

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

(a) “Seacliff” Gully

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

(b) “Warren/Trenton” Gully

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

d. Habitat Restoration

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

e. Fuel Management

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

II. EAST FISCALINI RANCH PRESERVE

Proposed improvements within East FRP would include a 26.5-acre community park including 11.63 acres of developed active and passive recreational areas, 1.38 acres of infrastructure and CCSD facilities, and 13.49 acres of native landscape, existing enhanced native landscape, and existing native pine and riparian woodland, including Santa Rosa Creek. The Public Access and Management Plan also includes vegetation management and habitat restoration. Relocation of the CCSD Water Facility is also included in the plans for the East FRP. The CCSD initiated development of plans for the relocated water facility, and the project-specific environmental document is now underway. The Revised Community Park Master Plan includes development outside of the FRP within existing public right-of-way (portions of the proposed water facility, park access road, parking, and landscaping).

5. COMMUNITY PARK MASTER PLAN

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

a. Active Recreation Facilities

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

b. Internal Trail System

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

c. Community Park Infrastructure and Public Use Facilities

A permeable-surface parking lot accommodating 97 spaces is proposed within the northeastern portion of the community park. Motorcycle parking, handicapped parking, a drop-off area, additional bike racks, and trash enclosures are proposed within the parking area. A waterless,

self-contained restroom would be located adjacent to the park active core near the parking lot. A picnic grove is proposed within the park, which may include benches, tables, and natural areas. An existing residence on the East FRP would remain in place temporarily. Upon development of the community park, the CCSD would either remove the building, or utilize the structure for management offices and storage of materials related to the community park.

d. Access

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

e. Signage and Lighting

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

f. Natural Areas

A native vegetation meadow is proposed within the southern portion, and western third of the park. Natural areas are also proposed along the southern and northern perimeter of the park, including the Santa Rosa Creek riparian corridor. Riparian corridor enhancement will include non-native plant and weed removal and replanting of native riparian vegetation where needed. The native plant enhancements include native tree and shrub areas adjacent to the perimeter trail system that are currently exotic grassland. These areas will be planted with native plant species to augment native habitat. The preserved and enhanced native habitat and landscape areas comprise 51 percent of the Community Park area.

g. Grading and Drainage

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

At the field edges along the northern edge of the park an open vegetated swale and storm drain would convey storm water west parallel to the creek to the same outfall point west of the park. No direct storm drain pipe outfall to the creek is proposed. The parking area is proposed to be essentially at existing grade with cut /fill generally at plus or minus one foot. Storm water runoff from the base-rock parking area would flow to the vegetated swale described above. During a 100-year storm event flood levels are anticipated to be out of the creek bank west of the

proposed parking area and would sheet flow across the site. The proposed restroom structure would be located outside of the 100-year flood zone. The grading concept does not propose disturbance within the Santa Rosa Creek riparian corridor.

h. Landscaping

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

i. Water Supply

Water supply for irrigated turf will be provided by the CCSD's wastewater treatment plant off of Windsor Boulevard, or an existing non-potable groundwater well near the wastewater treatment facility percolation ponds off of San Simeon Creek Road. The water would be non-potable and in compliance with California Title 22 requirements (CCR, Title 22 – Social Security, Division 4 – Environmental Health, Chapter 3 – Reclamation Criteria, Sections 60301 through 60475). Water from the wastewater treatment plant would be treated to meet disinfected tertiary recycled water quality. Water from the non-potable groundwater well would be further tested to confirm whether additional treatment is needed. This groundwater currently consists of a mix of groundwater and disinfected secondary effluent. An approximately 4,000-gallon tank truck would collect the water, and transport it to a 25,000-gallon, 16-foot wide by 16-foot tall water tank within the community park. Estimated truck trips would be five or six trips per week between the months of May through October. The revised project incorporates water conservation measures listed in the EIR, including the use of mixed native deep-rooted and drought tolerant species within the turf area. Water would be stored in the tank for irrigation use within turf and landscaped areas.

6. TRAILS

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

a. CCSD WATER PUMP STATION RELOCATION

An existing CCSD water pump station would be demolished and relocated outside of the Santa Rosa Creek floodplain. The new replacement pump station would be located within the East FRP, adjacent to the proposed Community Park area. The new pumping station building would be approximately 2,000 square feet in size, and include a pump room, emergency generator room, electrical room, and storage room. The proposed plans to relocate the facility are currently in process, and a project-specific environmental determination has been initiated.

7. SENSITIVE RESOURCE RESTORATION AND PROTECTION

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

a. Bank Stabilization

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

b. Invasive and Non-native Vegetation Removal

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

c. Gully Stabilization

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

(c) East FRP – Piney Way

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

d. Habitat Restoration

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

e. Fuel Management

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

