

### III. PROJECT DESCRIPTION

The proposed ~~project~~ *Public Access and Management Plan and Community Park Master Plan* (proposed project) consists of implementation of the adopted *East West Ranch Management Plan and Easement* *Public Access & Resource Management Plan* (April 24, 2003) and proposed Community Park Master Plan (Firma, 2007). *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 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 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 (refer to Figures III-1 thru III-3).

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) (*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.; however, the *Community Plan* language is currently under consideration by the California Coastal Commission. The plan would be implemented upon approval by the Commission.

The proposed ~~Master Plan~~ 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 Table III-1 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 III-1**  
**Subsequent Project Summary**  
**Fiscalini Ranch Preserve**

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

<u>Project</u>	<u>Kind</u>	<u>Location</u>	<u>Intensity</u>	<u>Est. Capital Outlay*</u>
				<u>on-going as needed</u>
<u>Seacliff Gully</u>	<u>Stabilization</u>	<u>West FRP</u>	<u>Localized</u>	<u>Underway – CCSD</u>
<u>Warren/Trenton Gully</u>	<u>Stabilization</u>	<u>West FRP</u>	<u>Localized</u>	<u>Unknown</u>
<u>Riparian Enhancement within Santa Rosa Creek, seasonal wetlands, protection of Monterey pine forest, stabilization of coastal bluffs, grassland management</u>	<u>Habitat Restoration</u>	<u>West FRP</u>	<u>Areawide</u>	<u>10-year phased – CCSD, riparian underway</u>
<u>Fuel Management-Lodge Hill</u>	<u>Maintenance</u>	<u>West FRP</u>	<u>Lodge Hill Only</u>	<u>Ongoing – CCSD</u>
<u>East FRP</u>				
<u>Multi-use Sports Fields</u>	<u>Community Park</u>	<u>East FRP</u>	<u>8.2 acres</u>	<u>3-5 years – grants (dependent on water supply)</u>
<u>Multi-use Court Pad</u>	<u>Community Park</u>	<u>East FRP</u>	<u>.17 acre</u>	<u>3-5 years - grants</u>
<u>Playground</u>	<u>Community Park</u>	<u>East FRP</u>	<u>.19 acre</u>	<u>5-7 years – grants</u>
<u>Fenced Dog Park</u>	<u>Community Park</u>	<u>East FRP</u>	<u>.58 acre</u>	<u>N/A</u>
<u>Native Landscaping</u>	<u>Community Park</u>	<u>East FRP</u>	<u>12.5 acres</u>	<u>N/A</u>
<u>Picnic Areas and Open Lawn</u>	<u>Community Park</u>	<u>East FRP</u>	<u>1.6 acres</u>	<u>N/A</u>
<u>Community Center</u>	<u>Community Park</u>	<u>East FRP</u>	<u>To be determined</u>	<u>7 years – grant</u>
<u>Restrooms</u>	<u>Community Park, Infrastructure</u>	<u>East FRP</u>	<u>400 sf</u>	<u>2 years – private</u>
<u>Parking</u>	<u>Community Park, Infrastructure</u>	<u>East FRP</u>	<u>1.55 acres</u>	<u>2 years - grant</u>
<u>Storage and Maintenance</u>	<u>Community Park</u>	<u>East FRP</u>	<u>0.10 acre</u>	<u>2 years – grant</u>
<u>Santa Rosa Creek East-Compacted soil</u>	<u>Trail-Equestrian, hiking, bike, emergency access</u>	<u>East FRP</u>	<u>4,400 feet long 10-16 feet wide</u>	<u>No improvements</u>
<u>Ramsey Trail-Compacted soil</u>	<u>Trail-Hiking</u>	<u>East FRP</u>	<u>1,800 feet long 2-4 feet wide</u>	<u>N/A</u>
<u>CCSD Water Facility (pumphouse) Relocation-1 bldg, emergency generator, pipeline and access</u>	<u>Water Structure</u>	<u>East FRP</u>	<u>0.15 acre</u>	<u>5-10 years – grant</u>
<u>Bank Stabilization along Santa Rosa Creek and drainages</u>	<u>Stabilization</u>	<u>East FRP</u>	<u>Areawide</u>	<u>2-4 years – grants</u>
<u>Invasive and Non-native</u>	<u>Restoration/Maintenance</u>	<u>East FRP</u>	<u>Areawide</u>	<u>Ongoing -</u>

<u>Project</u>	<u>Kind</u>	<u>Location</u>	<u>Intensity</u>	<u>Est. Capital Outlay*</u>
<u>Vegetation Removal-throughout ranch-small equipment or hand work only (no large equipment)</u>				<u>CCSD</u>
<u>Piney Way Gully-a new drainage across the FRP to facilitate drainage flow from this area to Santa Rosa Creek</u>	<u>Restoration/Drainage</u>	<u>East FRP</u>	<u>Santa Rosa Creek Drainage and Gully area</u>	<u>2-3 years – grant</u>
<u>Fuel Management</u>	<u>Maintenance</u>	<u>East FRP</u>	<u>Areawide</u>	<u>3-5 years – CCSD</u>
<u>Access Improvements (Rodeo Grounds Drive and Piney Way emergency Access)</u>	<u>Access and Maintenance</u>	<u>East FRP</u>	<u>24 feet wide (primary) 16 feet wide (emergency)</u>	<u>3-5 years</u>

\* Capital Outlay is defined as a capitol outlay or capital improvement program, or other scheduling or implementing device that governs the submission and approval of subsequent projects (PRC Section21157(b)(2)

## A. GENERAL BACKGROUND

Project Title: Fiscalini Ranch Preserve Public Access and Management Plan and Community Park Master Plan

Project Applicant: Cambria Community Services District  
1316 Tamson Drive  
Post Office Box 65  
Cambria, CA 93428

Project Representative: Connie Davidson  
(805) 927-6223

Property Owner: Cambria Community Services District  
1316 Tamson Drive  
Post Office Box 65  
Cambria, CA 93428

Planning Area: North Coast  
Cambria Urban Area

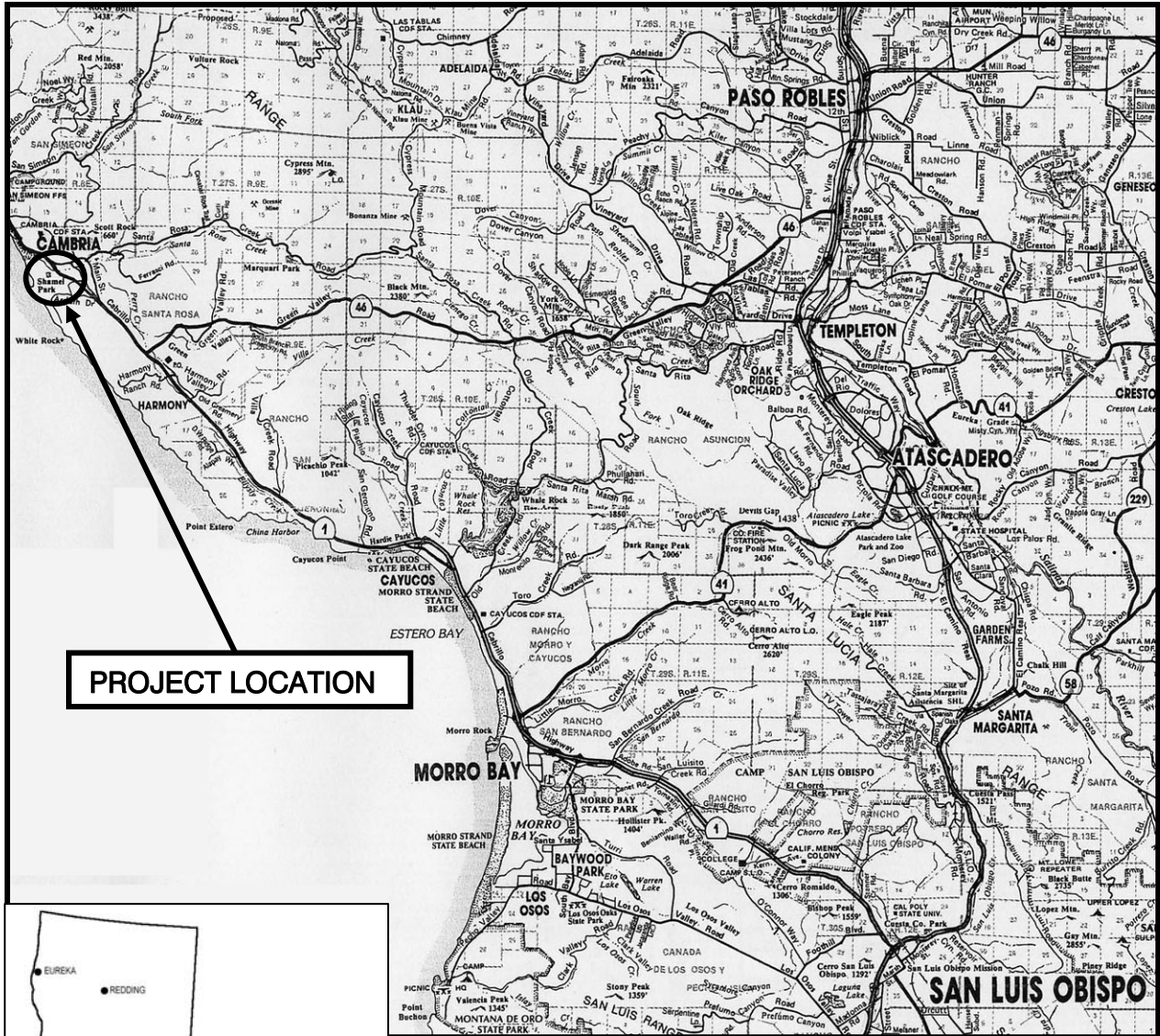
County Land Use Designations: Open Space, Recreation

State Clearinghouse Number: 2006051092

Assessor Parcel Numbers: 013-101-013, -086; 013-121-025, -026; 013-131-038;  
023-411-022

Project Size West Fiscalini Ranch Preserve (364 acres)  
East Fiscalini Ranch Preserve (75 acres)

Project Location: Fiscalini Ranch Preserve, Cambria, California

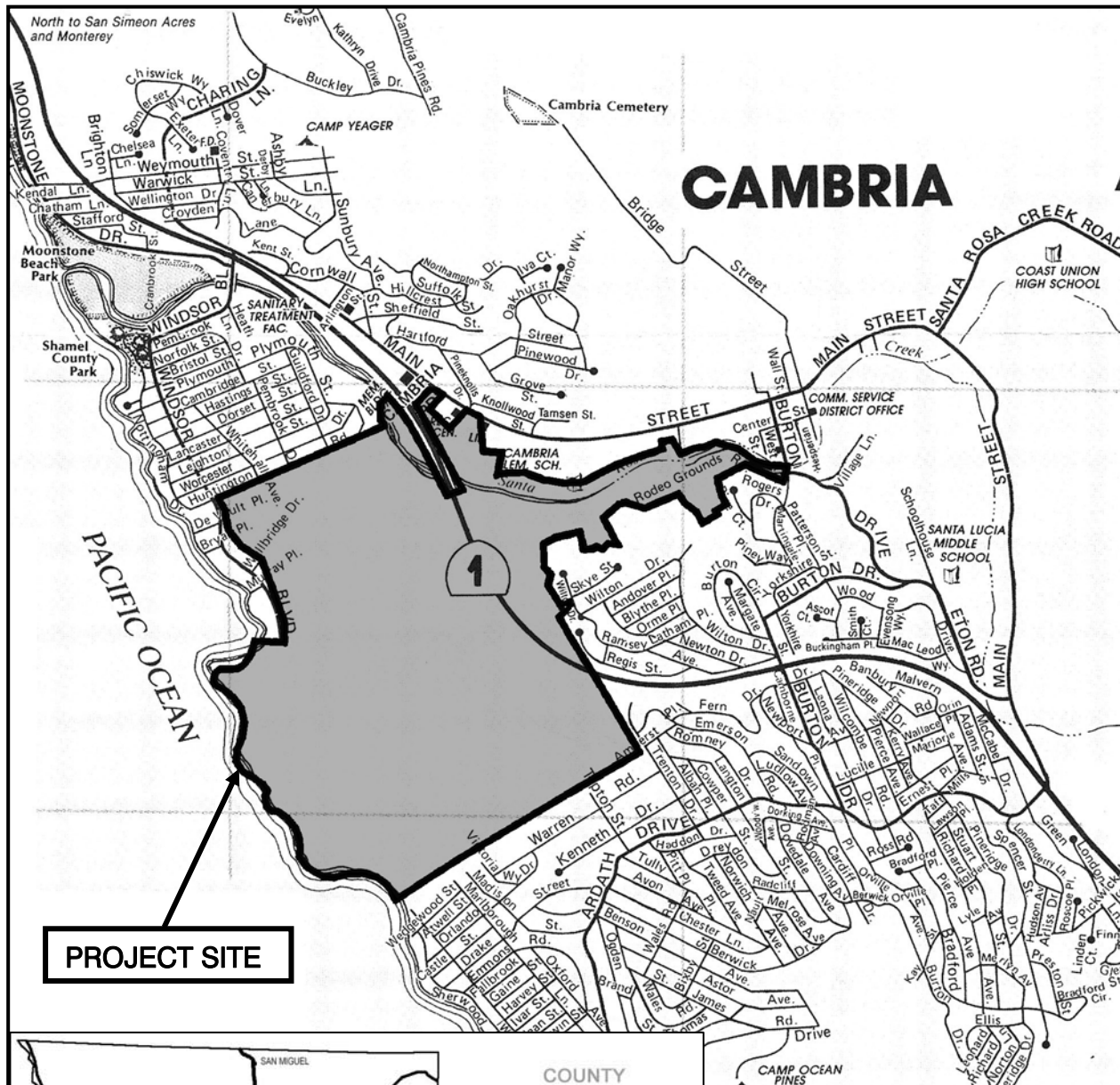


Source: Compass maps



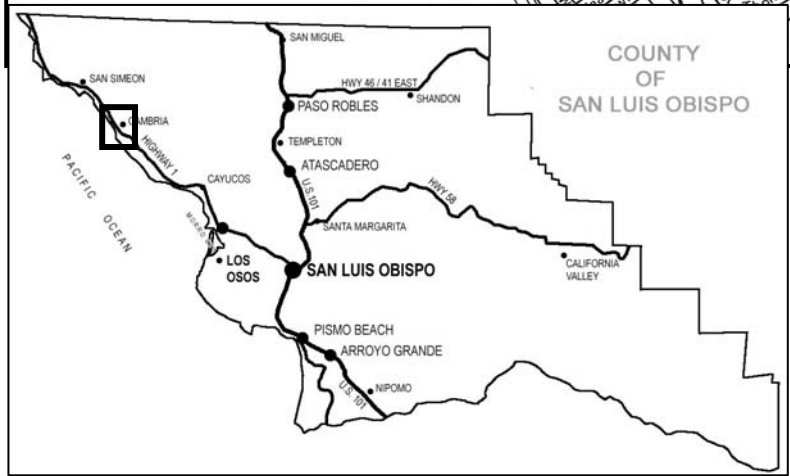
**NORTH**  
Not to Scale

**Regional Location Map**  
**FIGURE III-1**



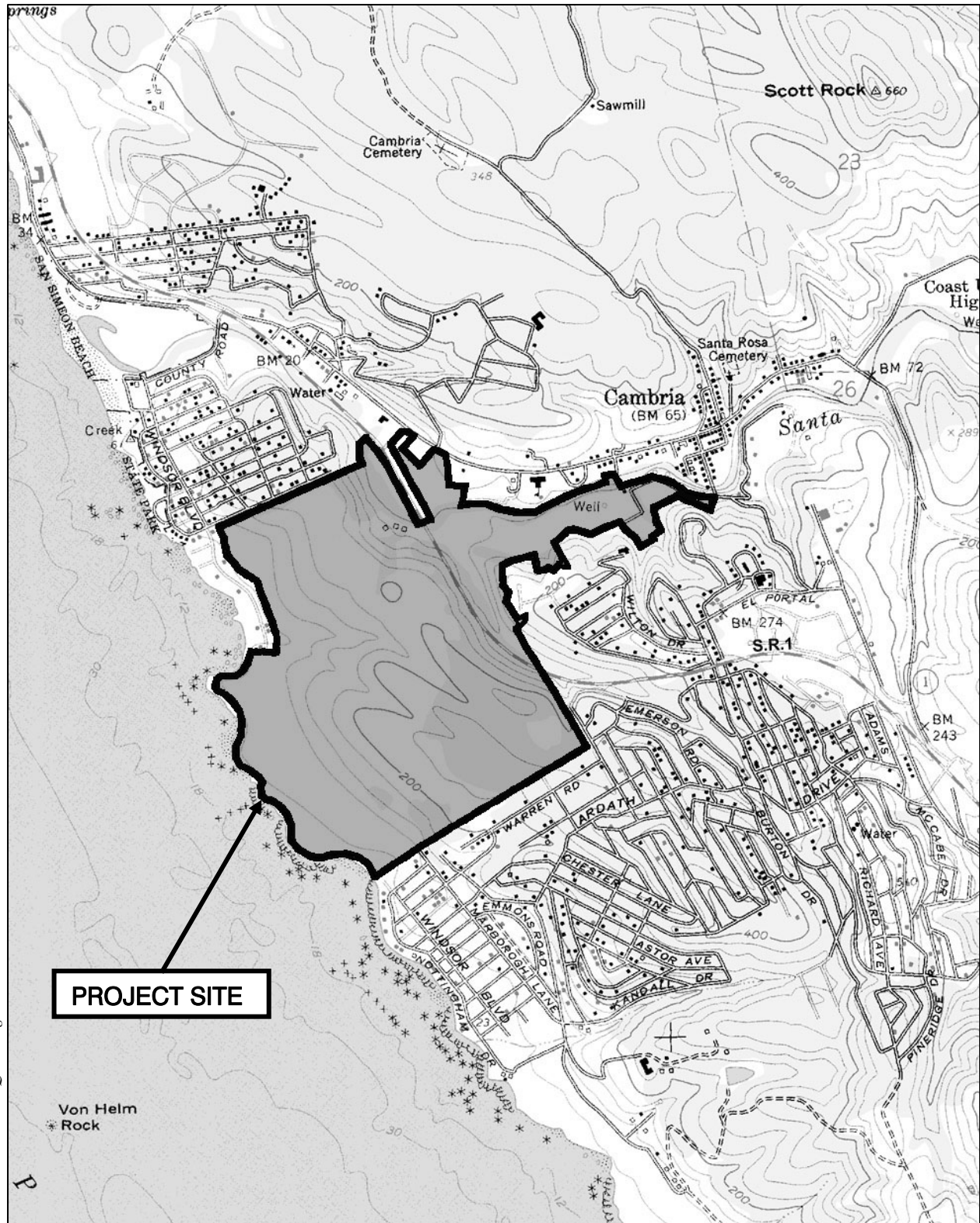
Source: Compass maps

**PROJECT SITE**



**NORTH**  
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**Project Vicinity Map**  
**FIGURE III-2**

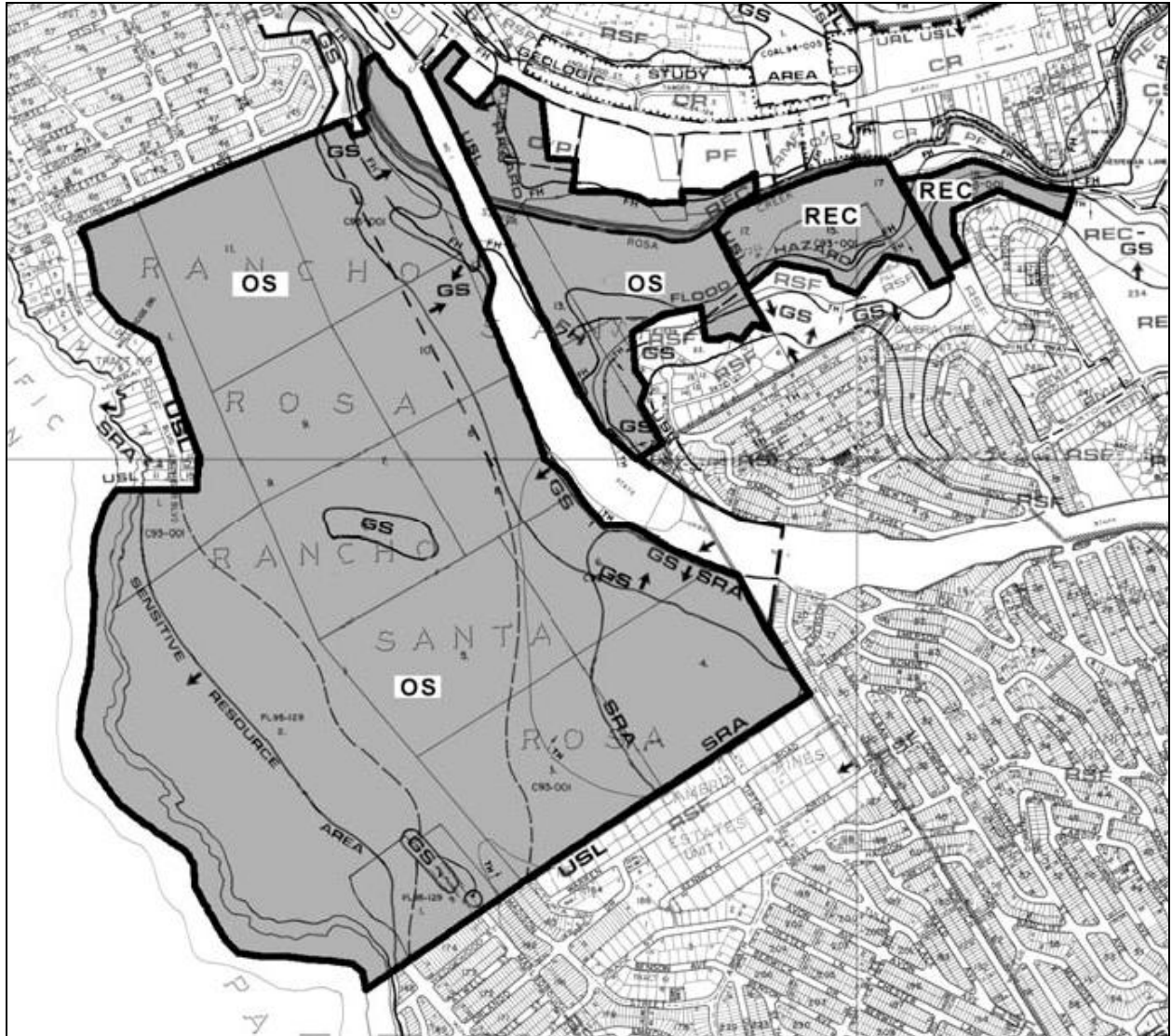


Source: USGS 7.5 Quadrangle - Cambria



NORTH  
1:24,000





Source: San Luis Obispo County



**NORTH**  
Not to Scale

**Land Use Map**  
**FIGURE III-4**

## B. PROJECT OBJECTIVES

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

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

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

The County *Parks and Recreation Element* (1988) and *Cambria Parks and Recreation Plan* (1994) identify a community park on the East FRP. In addition to compliance with the County General Plan, the CCSD community park is proposed in response to community recreational needs and existing deficiencies. Based on the *Cambria and San Simeon Acres Community Plan Update to the North Coast Area Plan* (2006) the community of Cambria currently supplies 29 acres of public park space, including neighborhood and community park acreage and a 50 percent acreage credit for school facilities. The Community Plan Update documents that based on current population counts from the year 2000, the current need for neighborhood and community park space is 34 acres to serve a population of 6,218. Based on an estimated build-out population ranging from 7,724 and 10,469 people, the expected demand for neighborhood and community park space would be 121 acres (*Cambria and San Simeon Acres Community*

Plan Update to the North Coast Area Plan, 2006). The objectives of the Community Park Master Plan are as follows:

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

## C. PROJECT SITE HISTORY

### 1. HISTORIC USES

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

#### a. SITE HISTORY

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

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

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

## 2. EXISTING PERMITTED USES

### a. WEST FRP

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

### b. EAST FRP

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

## D. 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), ~~wireless telecommunications facilities~~, and utility and service facilities.

### 1. WEST FRP

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

#### a. TRAILS

The proposed Management Plan includes eleven (11) trails on the West FRP, including one trail that extends through the West FRP and East FRP (refer to Figure III-5). These trails have been informally established by historic cattle trails, foot, and bicycle traffic on the FRP. As of November 2006, the CCSD has improved two trails on the West FRP (the Bluff Trail and the Marine Terrace Trail). The characteristics of these trails are presented in Table III-1. An additional nine trails would be maintained on the West FRP, and would range from multi-use to pedestrians only (refer to Table III-2). The proposed trail plan was updated from the *Public Access Plan* adopted in March 2003.

### 1) Associated Improvements

Gates and stiles, fencing, benches, and signage would accompany the proposed trail system. [Unleashed dogs under voice control of owners are allowed within the FRP, with the exception of the Bluff Trail \(dogs must be on leash\).](#) Signage would be informational and educational, and would include trail maps, notes regarding avoidance of sensitive habitats, trailheads, and use limitations. Fencing types would range from open style ranch (wire), barbed wire, T-post and wire, and two-rail wood fencing. All existing benches will remain on the FRP, and additional benches would be placed along the Bluff Trail, Ridge Trail, and Creek Trails. Bench material would consist of wood and/or simulated wood.

**TABLE III-12**  
**West FRP Existing Trails**

Trail Number	Trail Name	Use Type	Length*/Width (feet)	Improvements	Access
1	Bluff Trail	Hiking, ADA	4,675 / 6	Compacted soil, rock, raised boardwalk, gate	Windsor Boulevard (north and south)
2	Marine Terrace Trail	Equestrian, hiking, bicyclists, ADA, emergency and utility staff	3,300 / 20	Compacted soil, rock, gate	Windsor Boulevard, Marlborough Street
3	Ridge	Equestrian, hiking, bicyclists, <del>ADA</del>	5,100 / 6	<del>Compacted soil, gate, road base</del> <a href="#">Maintenance only</a>	Huntington Drive
4	Forest Loop	Hiking, bicyclists, <a href="#">equestrian</a>	4,905 / 2 – 4	Compacted soil, wood chips, safety signage	Internal, Tipton Road
5	Victoria Lane	Hiking, bicyclists	950 / 2	Compacted soil	Victoria Lane
6	Meander	Hiking, bicyclists	1,800 / 2 – 4	Maintenance only	Internal
7	Creek to Forest	Equestrian, hiking, bicyclists	2,100 / 2 – 4 , 10	Compacted soil	Santa Rosa Creek –West, Forest Loop
8	Santa Rosa Creek-West	Equestrian, hiking, bicyclists, maintenance vehicle access	1,400 / 10	Maintenance only	Creek to Ridge Trail, Highway 1 Staging Area
9	Creek to Ridge	Equestrian, hiking, bicyclists,	1,300 / 2 – 4, <del>10</del>	Compacted soil	Santa Rosa Creek –West, Forest Loop, Ridge
11	Wallbridge	Hiking	2,300 / 2 – 4	Maintenance only	Wallbridge Drive, Ridge Trail
12	Terrace to Ridge	Hiking	3,000 / 2 – 4	Compacted soil	Marine Terrace Trail, Forest Trail

\*Approximate length

## b. 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 ~~(2003)~~.

### 1) FRP Parking

Public parking areas currently exist and would be located ~~in various locations within~~ and adjacent to the FRP boundaries, as shown in Figure III-6, 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

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

#### (c) 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.

## c. 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. ~~Approval of a cellular telecommunications facility is pending. If approved, the facility would be constructed near the eastern boundary of the West FRP, within the Monterey Pine forest habitat. No additional cellular telecommunication facilities will be allowed on the FRP.~~



Source: Cambria Community Services District, 2006



**NORTH**  
Not to Scale

**Public Access Plan**  
**FIGURE III-5**

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# East-West Ranch

Cambria, California

## Public Access and Resource Management Plan

### Legend

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



Source: RRM Design Group



Parking Areas & Amenities

Not to Scale  
March 2003

 Lampton Park



**NORTH**  
Not to Scale

Final Master EIR

**Parking Areas and Amenities**  
**FIGURE III-6**

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d. SENSITIVE RESOURCE RESTORATION AND PROTECTION

Proposed restoration activities include bank stabilization, removal of invasive and non-native vegetation, stabilization of gullies, ~~and~~ habitat restoration, [and forest management for Monterey pines](#).

1) 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.

2) 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.

3) Gully Stabilization

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

(a) “Seacliff” Gully

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

(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.](#)

4) Habitat Restoration

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

(a) 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.

## 2. EAST FRP

Proposed improvements within East FRP would include a 26.5-acre community park including 14.0 acres of developed active and passive recreational areas and 12.5 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 ~~is currently developing~~ [initiated development of](#) plans for the relocated water facility, and the project-specific environmental document ~~is~~ [was](#) underway as of September 2007. The 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).

a. 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.](#)

1) Active Recreation Facilities

Proposed park amenities include turf areas for use as athletic play fields and general community recreation (refer to Table III-3 and Figure III-9). The Master Plan includes: an open turf area that could be used for baseball, softball, youth soccer, adult soccer, and other field sports; a fenced dog park; a multi-use sports pad that could be used for basketball, tennis, volleyball, and other sports; 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. Temporary striping and portable backstops and equipment would be used to accommodate a variety of activities. The existing eucalyptus trees to the east of the multi-purpose field would be removed to reduce the potential for harm to participants from falling branches and downed trees.

## 2) 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.

## 3) Community Park Infrastructure and Public Use Facilities

A permeable-surface parking lot accommodating 146 spaces is proposed within the northeastern portion of the community park. Motorcycle parking, handicapped parking, a drop-off area, additional bike racks, and trash enclosures are proposed within the parking area. Restrooms would be located adjacent to the park active core near the parking lot. A potential site for a future community [building center](#) is proposed south of the parking lot. [The proposed community center would consist of an active public facility for recreational use, including meetings and gatherings.](#) Picnic areas are proposed within the park, which may include benches, tables, and natural areas. A storage and park maintenance building would be located near the proposed open turf area.

## 4) 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.

## 5) Signage and Lighting

A park sign would be located at the eastern entry to the park. Additional educational and informational signs would be located throughout the park, and at trailheads. The proposed park would be open during daylight hours only, and no lighting is proposed for the fields, courts, or trail systems. Limited, shielded security lighting would be installed on the community [center building, bridge, playground, parking areas,](#) and restrooms.

## 6) Natural Areas

A native vegetation meadow is proposed within the southern portion of the park. Natural areas are proposed along the southern and northern perimeter of the park, including the Santa Rosa Creek riparian corridor. Riparian corridor 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 47 percent of the Community Park area.

### 7) 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 (Figure III-8) involves adding fill soil to much of the sport field area to facilitate adequate gradient to sheet flow storm water off the turf. Fill would generally average about one foot in the crowned center of the fields, tapering to meet existing grade at the edges. 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 and sport court areas are proposed to be essentially at existing grade with cut /fill generally at plus or minus one foot. Storm water runoff from the paved areas 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. Proposed restroom structures will be designed to be a minimum of one foot above the 100 year food elevation. The grading concept does not have any grading past the existing top of creek bank.

# 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 



Restoration & Enhancement  
Exhibit 4

Not to Scale  
March 2003

Source: RRM Design Group



**NORTH**  
Not to Scale

Final Master EIR

**Restoration and Enhancement Areas**  
**FIGURE III-7**

III-23

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**TABLE III-23**  
**Community Park Recreation Facilities**

Facility	Use Type	Size (Approximate)	Improvements
Multi-use Sports Fields	Active use for baseball, softball, soccer, and other sports	8.2 acres (358,522 sq ft)	Grading and storm drains Portions of turf may be artificial Temporary striping Portable backstops and equipment Removal of eucalyptus trees
Multi-use Court Pad	Active use for basketball, tennis, volleyball, and other sports	0.17 acre (7,215 sq ft)	Graded and paved area No lighting Enclosed by fencing
Playground	Active use	0.19 acre (8,280 sq ft)	Graded area with playground structures and pervious play surfacing
Fenced Dog Park	Passive use	0.58 acre (25,188 sq ft)	Graded area with natural grasses Enclosed by fencing
Native landscape, enhanced native habitat and woodland	Passive use	12.5 acres (535,704 sq ft)	Area enhanced by native vegetation
Picnic Areas and Open Lawn	Passive use	1.6 acres (71,074 sq ft)	Graded area, native landscape, lawn, benches and tables Removal of eucalyptus trees
Community Center	Active public facility for recreational use	To Be Determined	Actual size not currently determined
Restrooms	Infrastructure	0.009 acre ( <del>397</del> 400 sq ft)	Water and sewer connection Shielded security lighting only
Park Storage and Maintenance	CCSD Facility	0.10 acre (4,444 sq ft)	Water and sewer connection Security lighting only, fencing
Water Facility <sup>1</sup>	CCSD Facility	0.15 acre (6,702 sq ft)	Building/apparatus, pavement, fencing, and security lighting
Park Paths and Trails	Passive use	1.45 acres (63,267 sq ft)	Compacted soil, decomposed granite (or similar material) 8 – 12 ft width
<a href="#">Parking</a>	<a href="#">Infrastructure</a>	<a href="#">1.55 acres</a> <a href="#">(67,518 sq ft)</a>	<a href="#">Paved or compacted soil and decomposed granite (146 spaces)</a>

<sup>1</sup> The Water Facility is partially within the Community Park / FRP boundary but is subject to separate CEQA review as an independent project. The table includes the facility area for accuracy of acreage tabulation.

**8) Landscaping**

Landscaping is proposed throughout the community park area, including trees, shrubs, scrub, and flowers (refer to Figure III-10). Four planting zones are proposed: upland woodland edge, riparian edge, bioswale/riparian buffer, and native ornamental landscape.

**9) Existing Residence**

The 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.

**b. TRAILS**

The proposed Management Plan includes two trails on the East FRP (refer to Table III-4 and Figure III-5). Trail use would range from multi-use to pedestrians only.

**TABLE III-34  
East FRP Proposed Trails**

Trail Number	Trail Name	Use Type	Length*/Width (feet)	Improvements	Access
8	Santa Rosa Creek – East	Equestrian, hiking, bicyclists, partial emergency vehicle access, ADA	4,400 / 10 – 16	Compacted soil, decomposed granite (or similar material)	East FRP Staging Area
10	Ramsey Trail	Hiking	1,800 / 2 -4	Compacted soil	Ramsey Drive

\*Approximate length

**c. CCSD WATER FACILITY RELOCATION**

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

**d. SENSITIVE RESOURCE RESTORATION AND PROTECTION**

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

**1) Bank Stabilization**

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

## 2) Invasive and Non-native Vegetation Removal

On the East FRP, non-native plant removal efforts ~~are ongoing~~ ~~would~~ ~~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 ~~may occur~~ within this area to maintain fuel loads.

## 3) 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.

### (b) 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.

## 4) Habitat Restoration

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

### (c) 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 ~~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~~ are permitted on the FRP.

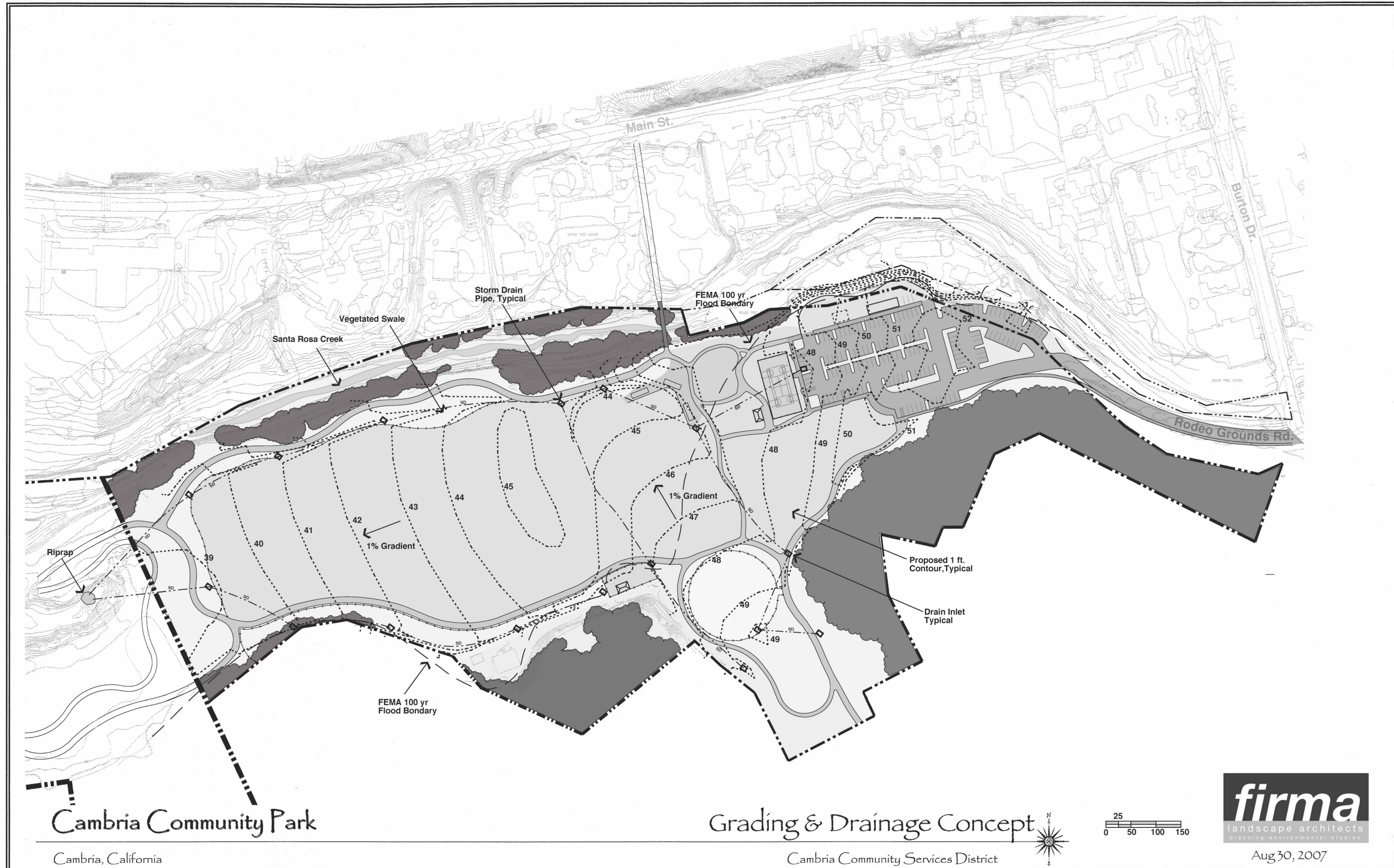
## E. PERMIT REQUIREMENTS AND APPROVALS

Required approvals and permits for the various components of the proposed project may include the following:

- Issuance of grading and/or building permits and other ancillary permits (such as tree removal permits) when necessary for improvements to trails and construction of bridges, boardwalks, and other structures;
- Master Development Plan and Coastal Development Permit from the County of San Luis Obispo for implementation of the Master Plan;
- Army Corps of Engineers (ACOE) Nationwide or Individual permit (depending on acreage of total wetland disturbance) for restoration and site disturbance within ACOE jurisdiction (i.e., wetlands);

- Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certification for restoration and site disturbance or within and/or discharge into sources of surface water;
- State Water Resources Control Board (SWRCB) Stormwater Pollution Prevention Plan for disturbance of over one acre of soil; and,
- California Department of Fish and Game (CDFG) Streambed Alteration Agreement for restoration and site disturbance within CDFG jurisdiction (i.e., the bed and/or bank of creeks and drainages, riparian habitat).

In addition, the County of San Luis Obispo adopted a General Plan Amendment to the *North Coast Area Plan*, which is titled the *Cambria Urban Area and San Simeon Acres Community Plan*. This document includes changes to land use designations and planning area standards within Cambria and San Simeon. Specific to the FRP, implementation of the plan resulted in a change in land use categories to Open Space and Recreation. The Final EIR for the *Cambria Urban Area and San Simeon Acres Community Plan* was adopted by the County of San Luis Obispo in April 2006. The land use category maps [and planning area standards](#) are adopted and in effect; however, plan language is currently under consideration by the California Coastal Commission ([North Coast Area Plan, 2008](#)).

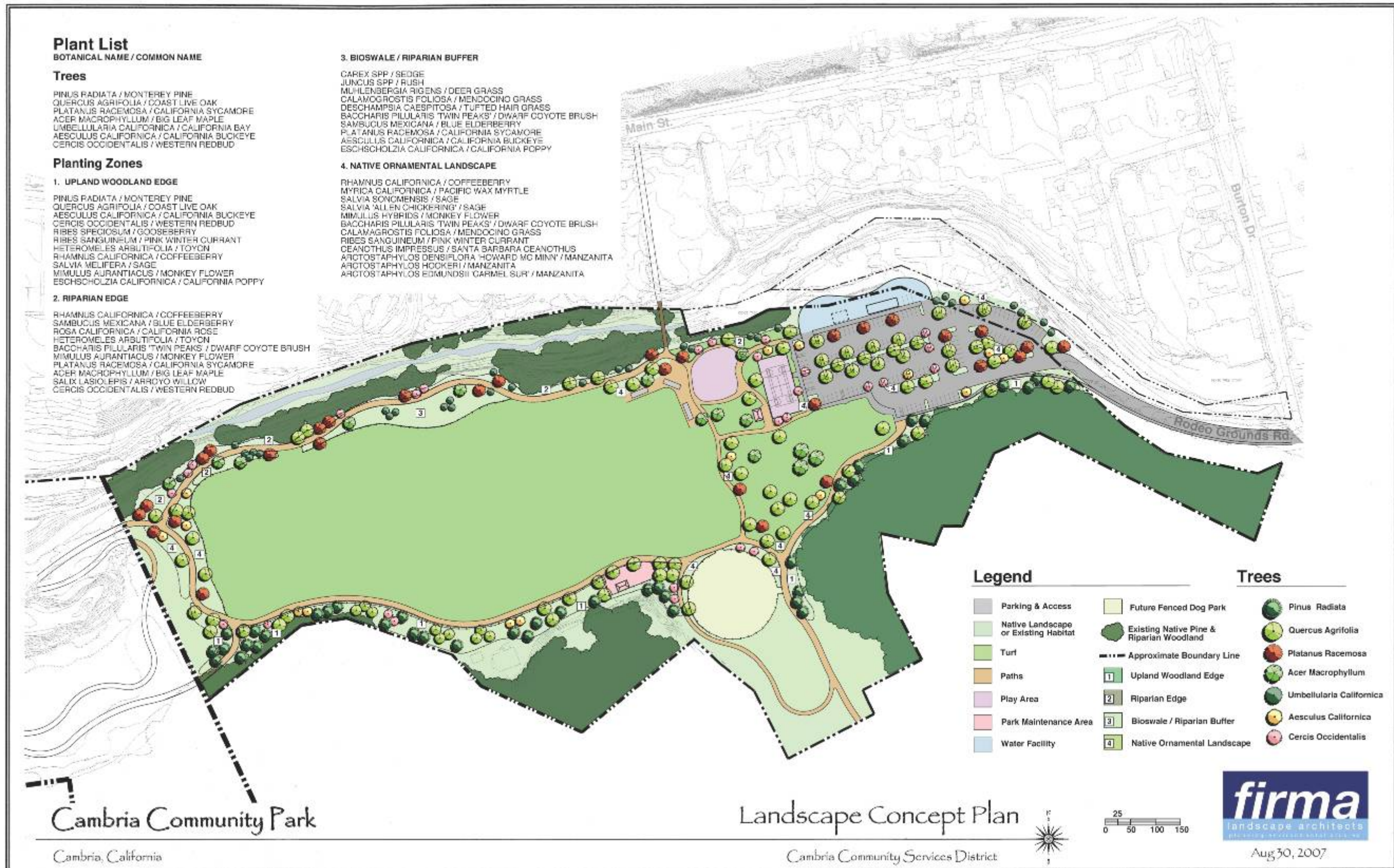


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**LIST OF ABBREVIATED TERMS**

<b>Abbreviation</b>	<b>Term</b>
CCSD	Cambria Community Services District
EIR	Environmental Impact Report
NRCS	Natural Resource Conservation District

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