

Exhibit C

STATEMENT OF FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE FISCALINI RANCH PRESERVE MASTER EIR AND ORIGINAL PROPOSED COMMUNITY PARK PLAN

I. FINDINGS FOR IMPACTS IDENTIFIED AS SIGNIFICANT AND UNAVOIDABLE (CLASS I)

Class I impacts are impacts considered significant and unavoidable. The unavoidable significant impacts of the project are found to be acceptable due to overriding considerations (See Section V.III).

A. NOISE (CLASS I)

1. EAST FISCALINI RANCH PRESERVE

a. NOISE IMPACT 3

N Impact 3 Development of the proposed community park would result in the generation of stationary noise levels exceeding acceptable thresholds at the property line of adjacent existing sensitive land uses, resulting in a potentially significant long-term impact.

1) Mitigation: N/mm-3

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

- a. All loudspeakers and or amplification of sound shall be prohibited.
- b. The volume of any event should be limited to the immediate area of the event and shall not exceed a maximum noise level of 70 dBA as measured from the property line.
- c. The CCSD shall avoid the use of gas-powered turf mowers, and shall encourage the use of electric mowers for turf maintenance.

2) Findings

Mitigation has been incorporated into the project, which would substantially lessen significant and adverse noise impacts; however, these effects would not be reduced to a level of insignificance. This impact is acceptable by reason of the overriding considerations discussed in Section VIII.

3) Supportive Evidence

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

During full use of the sports fields (four youth soccer games and court facilities), the noise level would reach 65 dBA at a distance of approximately 100 feet from the center of the event (i.e., soccer game). The proposed fields are located a minimum of 50 feet from the edge of the property boundary in the southwestern portion of the park. Due to the roughly rectangular shape of the parcel, using site design to create a buffer was not considered feasible. The western edge is approximately 500 feet long, and a 400-foot buffer would be necessary to achieve an hourly noise level of 50 decibels during full operation of the park. A physical separation of approximately 350 to 400 linear feet, 40 to 60 vertical feet, and natural vegetation is located between the proposed active recreational areas and existing residences.

Mitigation is recommended to reduce noise effects to the maximum extent feasible, including prohibition of amplified sound, and use of electric-powered mowers to avoid the generation of mechanical noise.

B. WATER SUPPLY (CLASS I)

1. PROJECT-WIDE

a. WATER SUPPLY IMPACT 1

WS Impact 1 Development of the proposed project would potentially result in a direct impact to long-term water supply resources during prolonged drought conditions, resulting in a potentially, significant, adverse impact.

1) Mitigation: WS/mm-1, WS/mm-4

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

- a. Landscape plans shall show the extent of permeable and impervious landscape materials, the use of low-water use plant materials selected from an approved County plant list, and a landscape irrigation plan indicating

the method for achieving low volume, high efficiency irrigation (i.e., drip irrigation systems with automatic controllers and auto rain shut-off devices).

- b. If natural turf is proposed, the CCSD shall submit plans showing the use of an evaporative control system (or similar method) for irrigation.
- c. Incorporate use of pit toilets or composting toilets in restrooms, portable restrooms, or closure of restrooms during drought periods.
- d. Incorporate the use of hand sanitizers to avoid the use of water for restroom sinks.

WS/mm-4

Prior to CCSD Board approval of construction plans for implementation of the *Community Park Master Plan*, if onsite wells are proposed for the water source, the CCSD shall develop plans for a new well from riparian water sources on the East FRP. Proposed plans shall be reviewed and approved by the Friends of the Fiscalini Ranch Preserve and State Coastal Conservancy, and the *Management Plan* shall be amended prior to well development. The well shall be designed to avoid stream flow impacts, and plans shall include a sanitary seal to a clay bed below the elevation of the creek bed, at least 20 feet in depth and a minimum of 150 feet from the creek bank. The well shall be pump tested during extended drought conditions (e.g., 75 percent or less of average rainfall for a minimum period of two years) to document whether there would be any potential effects to stream flow from during operation of the well. Use of on-site wells shall be prohibited if tests demonstrate any affect on stream-flow.

2) Findings

Mitigation has been incorporated into the project, which would lessen significant and adverse water impacts; however, these effects would not be reduced to a level of insignificance. This impact is acceptable by reason of the overriding considerations discussed in Section VIII.

3) Supportive Evidence

The CCSD recognizes that sufficient water supplies from existing entitlements and resources are not available to serve the project at this time (refer to pages V-238 to V-244). Implementation of the proposed community park would require the use of water for irrigation purposes. Several potential options of water supply to serve the project are identified in the EIR, which are based on the CCSD's implementation of the Urban Water Master Plan, including use of recycled water and desalinated water (refer to pages V-242 to V-253). Mitigation measures including use of alternative technologies in restrooms, and intensive water conservation measures would reduce the predicted water demand. Until a sustainable water source is identified and developed by the CCSD, the CCSD acknowledges that development of water-dependent uses would not occur.

b. WATER SUPPLY IMPACT 4

WS Impact 4 The existing demand for water supply currently exceeds the available groundwater supply; therefore, use of existing CCSD wells within the

Santa Rosa Creek and San Simeon Creek valleys for the proposed project would result in a potentially significant, adverse, unavoidable impact.

1) Mitigation: WS/mm-1

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

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

2) Findings

Mitigation has been incorporated into the project, which would lessen significant and adverse water impacts; however, these effects would not be reduced to a level of insignificance. This impact is acceptable by reason of the overriding considerations discussed in Section VIII.

3) Supportive Evidence

The CCSD recognizes that sufficient water supplies from existing entitlements and resources are not available to serve the project at this time (refer to pages V-238 to V-244). Implementation of the proposed community park would require the use of water for irrigation purposes. As discussed on pages V-238 and V-239 of the EIR, the CCSD currently operates well fields in Santa Rosa Creek and Simeon Creek Valleys. Use of these wells is subject to diversion restrictions to prevent adverse impacts to stream water flow. The CCSD is not currently issuing intent to serve letters for water supply to new development. Due to physical and environmental limitations discussed in the EIR, and the current demand for water service from these existing wells, use of CCSD wells for water supply would result in a potentially significant, adverse impact. Mitigation measures including use of alternative technologies in restrooms, and intensive water conservation measures would reduce the predicted water demand. Until a sustainable water source is identified and developed by the CCSD, the CCSD acknowledges that development of water-dependent uses would not occur.

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

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

A. GEOLOGY AND SOILS (CLASS II)

1. WEST FISCALINI RANCH PRESERVE

a. GEOLOGY AND SOILS IMPACT 1

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

1) Mitigation: GEO/mm-1

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

2) Findings

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

3) Supportive Evidence

Refer to page V-23 of the EIR.

b. GEOLOGY AND SOILS IMPACT 2

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

1) Mitigation: GEO/mm-2

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

- a. Implement soil stabilization and erosion prevention measures identified in the *Public Access and Management Plan* (RRM, 2003) for the Seaclift Gully and portions of the Bluff Trail.
- b. Plans in conjunction with the Natural Resources Conservation Service (NRCS) shall be developed for the Warren/Trenton Gully.

- c. The streambank restoration project along Santa Rosa Creek west of Highway 1 shall be monitored and evaluated to determine its effectiveness.
- d. Additional restoration and bank stabilization efforts within Santa Rosa Creek shall be implemented based on consultation with the Natural Resource Conservation Service (NRCS) or Resource Conservation District (RCD); additional regulatory agency consultation shall be implemented within federal and state jurisdictional areas including the California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), and Army Corps of Engineers (ACOE).
- e. Streambank restoration plans shall be developed to control bank erosion on the Santa Rosa Creek east bank upstream of the previously restored bank.

2) Findings

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

3) Supportive Evidence

Refer to page V-24 of the EIR.

c. GEOLOGY AND SOILS IMPACT 3

GEO Impact 3 Implementation of improvements to existing and proposed trail corridors, soil disturbance, and removal of vegetation would cause erosion and down-gradient sedimentation, resulting in a potentially significant impact.

1) Mitigation: GEO/mm-3

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

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

2) Findings

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

3) Supportive Evidence

Refer to page V-25 of the EIR.

d. GEOLOGY AND SOILS IMPACT 4

GEO Impact 4 Construction and use of the Terrace to Ridge Trail and Creek to Ridge Trail within areas of saturated soil would result in erosion and down-gradient sedimentation, resulting in a potentially significant impact.

1) Mitigation: GEO/mm-4

GEO/mm-4 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, for development of the Terrace to Ridge Trail and maintenance of the Creek to Ridge Trail, the CCSD or its designee shall implement appropriate construction methods (i.e., avoid saturated areas, install bridges or raised boardwalks, maintain drainage patterns, etc.) where trails cross wet, boggy areas below springs and seeps.

2) Findings

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

3) Supportive Evidence

Refer to page V-25 of the EIR.

e. GEOLOGY AND SOILS IMPACT 5

GEO Impact 5 The high shrink-swell characteristic may result in damage to proposed improvements and inconsistent trail surfaces, resulting in a potentially significant impact.

1) Mitigation: GEO/mm-5

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

2) Findings

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

3) Supportive Evidence

Refer to page V-26 of the EIR.

f. GEOLOGY AND SOILS IMPACT 6

GEO Impact 6 The Bluff Trail and Marine Terrace Trail are located within an area potentially affected by a 100-year tsunami event, which would result in a hazard to trail users during the event.

1) Mitigation: GEO/mm-6

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

2) Findings

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

3) Supportive Evidence

Refer to page V-27 of the EIR.

2. EAST FRP

a. GEOLOGY AND SOILS IMPACT 7

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

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

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

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

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

- a. Runoff from Highway 1 shall be conveyed away from the Santa Rosa Creek Trail by tightlining a drain pipe to the base of the stream bank.

- b. For the portion of the trail crossing located under Highway 1, the trail design shall provide adequate head clearance for hikers, and a stable crossing over the rip-rap, pursuant to regulatory and responsible agency requirements, including but not limited to the California Department of Transportation and California Department of Fish and Game.

GEO/mm-9 Upon application for land use and construction permits to implement the *Community Park Master Plan* and prior to site disturbance, the CCSD or its designee shall consult with the County of San Luis Obispo to stabilize the offsite drainage swale in the vicinity of Piney Way. The applicant shall also implement the storm-drain system described in the *Community Park Master Plan Grading and Drainage Concept* (Firma, 2006) to capture runoff from both watersheds in this area and convey runoff across the site to Santa Rosa Creek. The condition of the hillside vegetation shall be monitored prior to finalizing plans for the storm-drain system.

2) Findings

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

3) Supportive Evidence

Refer to page V-28 of the EIR.

b. GEOLOGY AND SOILS IMPACT 8

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

1) Mitigation: GEO/mm-5

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

2) Findings

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

3) Supportive Evidence

Refer to page V-29 of the EIR.

c. GEOLOGY AND SOILS IMPACT 9

GEO Impact 9 Seismic-induced strong ground shaking may affect the stability of proposed structures on the East FRP within the Community Park, resulting in a potentially significant impact.

1) Mitigation: GEO/mm-10

GEO/mm-10 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall retain a County-approved, qualified geologist to prepare and submit a Probabilistic Seismic Hazard Analysis. The analysis shall determine the design-basis earthquake parameters for the building sites proposed in the *Community Park Master Plan*. Recommendations and requirements presented in the analysis shall be incorporated into construction plans.

2) Findings

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

3) Supportive Evidence

Refer to page V-30 of the EIR.

d. GEOLOGY AND SOILS IMPACT 10

GEO Impact 10 The potential for liquefaction may affect the stability of proposed improvements and structures on the East FRP within the Community Park, resulting in a potentially significant impact.

1) Mitigation: GEO/mm-11

GEO/mm-11 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall retain a County-approved, qualified geologist to prepare and submit a subsurface investigation of the site. The investigation report shall assess the potential for liquefaction. Building design parameters shall be based on the results of the subsurface investigation. Building foundations shall be founded on competent, native material, not subject to liquefaction.

2) Findings

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

3) Supportive Evidence

Refer to page V-30 of the EIR.

e. GEOLOGY AND SOILS IMPACT 11

GEO Impact 11 The East FRP is located within an area potentially affected by a 100-year tsunami event, which would result in a hazard to trail and park users during the event.

1) Mitigation: GEO/mm-6

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

2) Findings

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

3) Supportive Evidence

Refer to page V-31 of the EIR.

f. GEOLOGY AND SOILS IMPACT 12

GEO Impact 12 Seismically induced slope failure within the Santa Rosa Creek corridor would cause erosion and subsequent sedimentation, in addition to safety hazards due to un-stabilized soils within the riparian corridor, resulting in a potentially significant impact.

1) Mitigation: GEO/mm-12

GEO/mm-12 Prior to site disturbance and during management of the FRP, the CCSD, or its designee, shall implement stream bank restoration projects within Santa Rosa Creek. Restoration efforts shall be based on consultation with the Natural Resources Conservation Service and all other applicable resource agencies including the California Department of Fish and Game, Regional Water Quality Control Board, and Army Corps of Engineers.

2) Findings

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

3) Supportive Evidence

Refer to page V-31 of the EIR.

B. HYDROLOGY (CLASS II)

1. WEST FISCALINI RANCH PRESERVE

a. HYDROLOGY IMPACT 1

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

1) Mitigation: HYD/mm-1

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

2) Findings

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

3) Supportive Evidence

Refer to page V-41 of the EIR.

b. HYDROLOGY IMPACT 2

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

1) Mitigation: GEO/mm-2

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

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

within federal and state jurisdictional areas including the California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), and Army Corps of Engineers (ACOE).

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

2) Findings

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

3) Supportive Evidence

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

2. **EAST FISCALINI RANCH PRESERVE**

a. HYDROLOGY IMPACT 3

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

1) Mitigation: HYD/mm-2, GEO/mm-2, HM/mm-2

HYD/mm-2 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance for development of the East FRP, the CCSD or its designee shall submit preliminary grading and drainage plans incorporating the use of bioswales (or a similar method) to facilitate the flow of stormwater towards Santa Rosa Creek. The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons, sediment and other potential pollutants from stormwater runoff.

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

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

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

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

HM/mm-4

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

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

2) Findings

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

3) Supportive Evidence

Refer to pages V-24, V-42, V-43, and V-231 of the EIR.

b. HYDROLOGY IMPACT 4

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

1) Mitigation: HYD/mm-3

HYD/mm-3 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance, the CCSD or its designee shall submit plans demonstrating that no buildings shall be located within the 100-year flood zone, or that any structures would be located one foot above the 100-year flood zone.

2) Findings

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

3) Supportive Evidence

Refer to page V-44 of the EIR.

C. BIOLOGICAL RESOURCES (CLASS II)

1. WEST FISCALINI RANCH PRESERVE

a. BIOLOGICAL RESOURCES IMPACT 1

BIO Impact 1 Construction of trails and associated improvements has potential to impact riparian and wetland habitat associated with Santa Rosa Creek and various smaller drainages and seasonal wetland areas both within and downstream from the West FRP, resulting in a potentially significant impact.

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

BIO/mm-1 Upon application for construction permits from the County, and site disturbance within jurisdictional areas, the CCSD, or its designee, shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies. These may include, but may not be limited to: (1) Army Corps of Engineers Section 404 Nationwide Permit or Individual Permit for impacts to Army Corps of Engineers jurisdictional wetlands or other waters; (2) Regional Water Quality Control Board Section 401 Water Quality Certification for discharges "Waters of the U.S." and/or "Waters of the State;" (3) California Department of Fish and Game Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages; (4) U.S. Fish

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

- BIO/mm-2 Prior to construction, the CCSD or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-3 Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.
- BIO/mm-4 Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.
- BIO/mm-5 To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).

- BIO/mm-6 Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.
- BIO/mm-7 Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
- BIO/mm-8 Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat for each square foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of exotic species removal, revegetation with suitable native species (native to the FRP), and maintenance and monitoring of the enhanced areas per the conditions of agency permits obtained for the project. A Habitat Revegetation and Restoration Plan for the project shall be prepared in consultation with the California Department of Fish and Game and the Army Corps of Engineers. A qualified restoration biologist and/or horticulturalist approved by the CCSD shall be retained by the CCSD or its designee to prepare the Habitat Revegetation and Restoration Plan. The Plan shall include success criteria goals and a five-year monitoring schedule. The qualified biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts.
- BIO/mm-9 Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation to reduce the risk of erosion, per the requirements of the Habitat Revegetation and Restoration Plan and the Storm Water Pollution Prevention Plan. Areas experiencing temporary disturbance should be replanted with native species that are characteristic of habitats in the project site area.

2) Findings

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

3) Supportive Evidence

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

b. BIOLOGICAL RESOURCES IMPACT 2

BIO Impact 2 **Implementation of proposed trail improvements to the Ridge Trail, Forest Loop Trail, Victoria Lane Trail, Meander Trail, Creek to Ridge Trail, Wallbridge Trail, and Terrace to Ridge Trail has potential to impact sensitive plant species and native habitats including Cambria morning glory, San Luis Obispo paint brush, compact cobwebby thistle, Monterey pine forest, and native grassland present within and adjacent to proposed trail routes, resulting in a potentially significant impact.**

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

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

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

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

shall be trained by the biological monitor on the identification and biology of sensitive plant species and habitats known in the vicinity of the project area. Work areas should also be clearly delineated and flagged to limit vehicular and foot access to only those areas necessary for project completion. These areas should be designated by the biological monitor to avoid/discourage unnecessary damage to sensitive species and habitats within and near the project area.

2) Findings

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

3) Supportive Evidence

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

c. BIOLOGICAL RESOURCES IMPACT 3

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

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

BIO/mm-13 Prior to application for land use and construction permits from the County and prior to trail construction within sensitive areas, the CCSD or its designee shall ensure that all resources are considered and avoided where feasible. If conflicts arise, the CCSD shall consult with appropriate agencies to resolve the conflicts (e.g., California Department of Fish and Game, California Coastal Commission, Army Corps of Engineers, Office of Historic Preservation, County of San Luis Obispo).

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

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

or its designee shall implement the recommendations proposed in the Phase II subsurface survey report.

- CULT/mm-2 Prior to application for construction permits from the County of San Luis Obispo (or prior to approval of final plans by the CCSO) for trail construction on the FRP, the CCSO or its designee shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the County Environmental Coordinator. If a County permit is not required, the plan shall be approved by the CCSO. The monitoring plan shall be integrated with other required site specific monitoring plans and the SWPPP (BIO/mm-1, BIO/mm-2, and BIO/mm-3) and shall include at a minimum with regard to cultural resources:
- a. List of qualified cultural resources personnel involved in the monitoring activities;
 - b. Description of how the cultural resources monitoring shall occur;
 - c. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
 - d. Description of what resources are expected to be encountered;
 - e. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered “significant” archaeological resources?);
 - f. Description of procedures for halting work on the site and notification procedures;
 - g. Description of monitoring reporting procedures.
- CULT/mm-3 Prior to site disturbance, the applicant shall retain a qualified archaeologist (approved by the CCSO and County Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.
- CULT/mm-4 Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a report to the CCSO and County Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.
- CULT/mm-5 Prior to preparation of grading and construction plans for the Victoria Lane Trail, Wallbridge Trail, and Terrace to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSO or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an ESA

and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA.

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

CULT/mm-7 Prior to site disturbance associated with the Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail, the applicant shall retain a qualified historical archaeologist (approved by the CCSD and County Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

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

2) Findings

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

3) Supportive Evidence

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

d. BIOLOGICAL RESOURCES IMPACT 4

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

1) Mitigation: BIO/mm-14

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

report shall include the date of the survey, methods of inspection, and findings. Disturbance of any active nest, den, or burrow shall be prohibited.

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

2) Findings

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

3) Supportive Evidence

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

e. BIOLOGICAL RESOURCES IMPACT 5

BIO Impact 5 Trail construction has potential to directly impact aquatic wildlife species and habitats associated with Santa Rosa Creek both within the project area and downstream from the site, resulting in a potentially significant impact.

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

- BIO/mm-1 Upon application for construction permits from the County, and site disturbance within jurisdictional areas, the CCSD, or its designee, shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies. These may include, but may not be limited to: (1) Army Corps of Engineers Section 404 Nationwide Permit or Individual Permit for impacts to Army Corps of Engineers jurisdictional wetlands or other waters; (2) Regional Water Quality Control Board Section 401 Water Quality Certification for discharges “Waters of the U.S.” and/or “Waters of the State;” (3) California Department of Fish and Game Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages; (4) U.S. Fish and Wildlife Service consultation; (5) NOAA Fisheries consultation, and; (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.
- BIO/mm-2 Prior to construction, the CCSD or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-3 Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.
- BIO/mm-4 Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities

requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.

- BIO/mm-5 To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-6 Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.
- BIO/mm-7 Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
- BIO/mm-15 To the extent practicable, construction activities within or adjacent to Santa Rosa Creek (within 100 feet) shall be conducted during the dry season (May 15 through October 15).
- BIO/mm-16 At least two weeks prior to start of trail or bridge construction within or adjacent to Santa Rosa Creek (within 100 feet), the CCSO shall retain a qualified biologist to conduct pre-construction surveys within the construction areas to determine the presence of special-status aquatic species. In the event that special-status species are observed within the project site, the appropriate agencies shall be contacted for further consultation. If any life stage of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle is found and these individuals are likely to be killed or injured by work activities, the approved biologist(s) shall be allowed sufficient time to move them from the site before work activities begin. The biologist(s) shall relocate any steelhead, California red-legged frog, tidewater goby, or Southwestern

pond turtle the shortest distance possible to a location that contains suitable habitat that will not be affected by the activities associated with the proposed project. The biologist(s) shall maintain detailed records of any individuals that are moved (i.e., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining whether translocated animals are returning to the point of capture. Only United States Fish and Wildlife Service, National Marine Fisheries Service, and California Department of Fish and Game-approved biologists working under proper permit authority shall participate in any activities associated with the capture, handling, and monitoring of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle.

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

BIO/mm-18 In order to minimize the possibility of injuring special-status species and other wildlife, herbaceous and small woody vegetation within the project impact area shall be removed by hand with portable motorized equipment (i.e., chainsaws, etc.), prior to the use of heavy equipment or machinery. A qualified biologist shall be on-site to provide clearance for special-status species immediately prior to vegetation removal activities. The biological monitor shall have general knowledge of the natural resources of the area and shall also be experienced in the identification of special-status wildlife species (e.g., California red-legged frog, western pond turtle). In the event of a red-legged frog take, the United States Fish and Wildlife Service shall be notified as soon as is reasonably possible. In the event of a steelhead take, National Marine Fisheries Service shall be contacted and the steelhead shall be removed from the project site and kept in a freezer until further direction from National Marine Fisheries Service.

BIO/mm-19 The number of access routes, size of staging areas, and the total area of activity shall be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas shall be established to confine access routes and construction areas to the minimum area necessary to complete

construction and minimize the impact to steelhead, California red-legged frog, and Southwestern pond turtle habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.

- BIO/mm-20 During project activities adjacent to Santa Rosa Creek, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- BIO/mm-21 All refueling, maintenance, and staging of equipment and vehicles shall occur at designated locations at least 100 feet from riparian areas. Fueling locations shall have spill containment measures and materials present at all times. The monitor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take shall a spill occur.
- BIO/mm-22 Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation native to the area. Locally collected plant materials shall be used to the extent practicable. Invasive non-native plants within disturbed areas shall be controlled to the maximum extent practicable.
- BIO/mm-23 Prior to any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and approved by National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game, and the streambed within the work area shall be dewatered. The form and function of the diversion and all pumps included in the dewatering strategy shall be designed to ensure a dry work environment and minimize impacts to aquatic species. The stream diversion and dewatering effort shall be conducted under the direct and continuous supervision of a qualified biologist to ensure the proper form and function of the diversion.
- BIO/mm-24 To control sedimentation during and after project implementation, the contractor shall implement Best Management Practices (BMPs) outlined in any authorizations or permits issued under the authorities of the Clean Water Act for the project. If BMPs are ineffective, the contractor shall attempt to remedy the situation immediately, in consultation with the environmental monitor and the CCSD.

2) Findings

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

3) Supportive Evidence

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

f. BIOLOGICAL RESOURCES IMPACT 6

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

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

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

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

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

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

2) Findings

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

3) Supportive Evidence

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

2. EAST FISCALINI RANCH PRESERVE

a. BIOLOGICAL RESOURCES IMPACT 7

BIO Impact 7 Construction of trails, recreational fields, the Piney Way emergency access road, and associated improvements has potential to impact riparian and wetland habitat associated with Santa Rosa Creek and seasonal wetland areas both within, adjacent to, and downstream from the East FRP, resulting in a potentially significant impact.

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

BIO/mm-1 Upon application for construction permits from the County, and site disturbance within jurisdictional areas, the CCSD, or its designee, shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies. These may include, but may not be limited to: (1) Army Corps of Engineers Section 404 Nationwide Permit or Individual Permit for impacts to Army Corps of Engineers jurisdictional wetlands or other waters; (2) Regional Water Quality Control Board Section 401 Water Quality Certification for discharges “Waters of the U.S.” and/or “Waters of the State;” (3) California Department of Fish and Game Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages; (4) U.S. Fish and Wildlife Service consultation; (5) NOAA Fisheries consultation, and; (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.

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

communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).

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

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

BIO/mm-8 Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat for each square foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of exotic species removal, revegetation with suitable native species, and maintenance and monitoring of the enhanced areas per the conditions of agency permits obtained for the project. A Habitat Revegetation and Restoration Plan for the project shall be prepared in consultation with the California Department of Fish and Game and the Army Corps of Engineers. A qualified restoration biologist and/or horticulturalist approved by the CCSD shall be retained by the CCSD or its designee to prepare the Habitat Revegetation and Restoration Plan. The Plan shall include success criteria goals and a five-year monitoring schedule. The qualified biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts.

BIO/mm-9 Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation to reduce the risk of erosion, per the requirements of the Habitat Revegetation and Restoration Plan and the Storm Water Pollution Prevention Plan. Areas experiencing temporary disturbance should be replanted with native species that are characteristic of habitats in the project site area.

2) Findings

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

3) Supportive Evidence

Refer to pages V-64 through V-67, V-83, V-85 and V-99 of the EIR.

b. BIOLOGICAL RESOURCES IMPACT 8

BIO Impact 8 Construction of the East FRP portion of the project has potential to impact sensitive plant species and native habitats including Cambria morning glory, Monterey pine forest, and native grassland present within

and adjacent to proposed trails, recreational fields, and associated development areas, resulting in a potentially significant impact.

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

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

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

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

2) Findings

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

3) Supportive Evidence

Refer to pages V-63 through V-69, V-76 through 87, and V-100 of the EIR.

c. BIOLOGICAL RESOURCES IMPACT 9

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

1) Mitigation: BIO/mm-14

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

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

2) Findings

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

3) Supportive Evidence

Refer to pages V-80 through V-82, V-84, and V-100 of the EIR.

d. BIOLOGICAL RESOURCES IMPACT 10

BIO Impact 10 Trail and recreational facility construction has potential to directly impact aquatic wildlife species and habitats associated with Santa Rosa Creek both within the project area and downstream from the site, resulting in a potentially significant impact.

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

BIO/mm-1 Upon application for construction permits from the County, and site disturbance within jurisdictional areas, the CCSD, or its designee, shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies. These may include, but may not be limited to: (1) Army Corps of Engineers Section 404 Nationwide Permit or Individual Permit for impacts to Army Corps of Engineers jurisdictional wetlands or other waters; (2) Regional Water Quality Control Board Section 401 Water Quality Certification for discharges “Waters of the U.S.” and/or “Waters of the State;” (3) California Department of Fish and Game Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages; (4) U.S. Fish and Wildlife Service consultation; (5) NOAA Fisheries consultation, and; (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.

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

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

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

Wildlife Service, National Marine Fisheries Service, and California Department of Fish and Game-approved biologists working under proper permit authority shall participate in any activities associated with the capture, handling, and monitoring of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle.

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

BIO/mm-18 In order to minimize the possibility of injuring special-status species and other wildlife, herbaceous and small woody vegetation within the project impact area shall be removed by hand with portable motorized equipment (i.e., chainsaws, etc.), prior to the use of heavy equipment or machinery. A qualified biologist shall be on-site to provide clearance for special-status species immediately prior to vegetation removal activities. The biological monitor shall have general knowledge of the natural resources of the area and shall also be experienced in the identification of special-status wildlife species (e.g., California red-legged frog, western pond turtle). In the event of a red-legged frog take, the United States Fish and Wildlife Service shall be notified as soon as is reasonably possible. In the event of a steelhead take, National Marine Fisheries Service shall be contacted and the steelhead shall be removed from the project site and kept in a freezer until further direction from National Marine Fisheries Service.

BIO/mm-19 The number of access routes, size of staging areas, and the total area of activity shall be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas shall be established to confine access routes and construction areas to the minimum area necessary to complete construction and minimize the impact to steelhead, California red-legged frog, and Southwestern pond turtle habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.

- BIO/mm-20 During project activities adjacent to Santa Rosa Creek, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- BIO/mm-21 All refueling, maintenance, and staging of equipment and vehicles shall occur at designated locations at least 100 feet from riparian areas. Fueling locations shall have spill containment measures and materials present at all times. The monitor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take shall a spill occur.
- BIO/mm-22 Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation native to the area. Locally collected plant materials shall be used to the extent practicable. Invasive non-native plants within disturbed areas shall be controlled to the maximum extent practicable.
- BIO/mm-23 Prior to any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and approved by National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game, and the streambed within the work area shall be dewatered. The form and function of the diversion and all pumps included in the dewatering strategy shall be designed to ensure a dry work environment and minimize impacts to aquatic species. The stream diversion and dewatering effort shall be conducted under the direct and continuous supervision of a qualified biologist to ensure the proper form and function of the diversion.
- BIO/mm-24 To control sedimentation during and after project implementation, the contractor shall implement Best Management Practices (BMPs) outlined in any authorizations or permits issued under the authorities of the Clean Water Act for the project. If BMPs are ineffective, the contractor shall attempt to remedy the situation immediately, in consultation with the environmental monitor and the CCSD.
- HYD/mm-2 Upon application for land use and construction permits from the County of San Luis Obispo, and prior to site disturbance for development of the East FRP, the CCSD or its designee shall submit preliminary grading and drainage plans incorporating the use of bioswales (or a similar method) to facilitate the flow of stormwater towards Santa Rosa Creek. The bioswales (or similar method) shall include best management practices to avoid erosion and scour, and shall include a method for filtering hydrocarbons, sediment and other potential pollutants from stormwater runoff.

2) Findings

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

3) Supportive Evidence

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

e. BIOLOGICAL RESOURCES IMPACT 11

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

1) Mitigation

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

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

observed at the project site, in which case the following mitigation measure would be implemented.

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

2) Findings

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

3) Supportive Evidence

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

D. CULTURAL RESOURCES (CLASS II)

1. WEST FISCALINI RANCH PRESERVE

a. CULTURAL RESOURCES IMPACT 1

CULT Impact 1 Development of the Ridge Trail, Forest Loop Trail, Meander Trail, Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail would result in direct disturbance of known significant archaeological sites, resulting in a potentially significant impact.

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

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

- a. If due to other significant environmental constraints, any known archaeological sites (ESAs) cannot feasibly be avoided, the CCSD or its designee shall retain a County-approved, qualified subsurface archaeologist to conduct a Phase II subsurface survey. The Phase II subsurface survey shall provide recommendations, if necessary, for

further study, which may include a Phase III data recovery program. The CCSD or its designee shall implement the recommendations proposed in the Phase II subsurface survey report.

CULT/mm-2

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

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

CULT/mm-3

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

CULT/mm-4

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

2) Findings

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

3) Supportive Evidence

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

b. CULTURAL RESOURCES IMPACT 2

CULT Impact 2 Realignment of trails to avoid significant cultural sites may result in potentially significant impacts to biological resources, including sensitive habitats and special-status plant species.

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

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

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

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

BIO/mm-12 A qualified biological monitor shall be retained consistent with BIO/mm-2 to ensure that remaining plants and habitats are not inadvertently disturbed

during construction activities. Prior to any project-related ground disturbance, all contractors associated with the construction phases of the proposed project shall be trained by the biological monitor on the identification and biology of sensitive plant species and habitats known in the vicinity of the project area. Work areas should also be clearly delineated and flagged to limit vehicular and foot access to only those areas necessary for project completion. These areas should be designated by the biological monitor to avoid/discourage unnecessary damage to sensitive species and habitats within and near the project area.

BIO/mm-13 Prior to application for land use and construction permits from the County and prior to trail construction within sensitive areas, the CCSD or its designee shall ensure that all resources are considered and avoided where feasible. If conflicts arise, the CCSD shall consult with appropriate agencies to resolve the conflicts (e.g., California Department of Fish and Game, California Coastal Commission, Army Corps of Engineers, Office of Historic Preservation, County of San Luis Obispo).

2) Findings

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

3) Supportive Evidence

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

c. CULTURAL RESOURCES IMPACT 3

CULT Impact 3 Construction, improvements to, and maintenance of the proposed Victoria Lane Trail, Wallbridge Trail, and Terrace to Ridge Trail may result in the disturbance and destruction of unknown subsurface cultural resources, resulting in a potentially significant impact.

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

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

- a. List of qualified cultural resources personnel involved in the monitoring activities;
- b. Description of how the cultural resources monitoring shall occur;

- c. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered “significant” archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures;
- g. Description of monitoring reporting procedures.

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

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

CULT/mm-5 Prior to preparation of grading and construction plans for the Victoria Lane Trail, Wallbridge Trail, and Terrace to Ridge Trail and prior to application for construction permits from the County of San Luis Obispo for these trails, the CCSD or its designee shall submit plans showing the avoidance of known archaeological sites. The plan shall note the boundaries of the site as an ESA and shall include a 50-foot buffer around the ESA. No grading, storage of materials or equipment, or use of equipment shall occur within the ESA.

2) Findings

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

3) Supportive Evidence

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

d. CULTURAL RESOURCES IMPACT 4

CULT Impact 4 **Implementation of the proposed Management Plan on the West FRP may result in increased looting of significant cultural materials, resulting in a potentially significant impact.**

1) Mitigation: CULT/mm-6

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

2) Findings

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

3) Supportive Evidence

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

e.

f. CULTURAL RESOURCES IMPACT 5

CULT Impact 5 **Implementation of the proposed Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail may result in the disturbance of historical artifacts, resulting in a potentially significant impact.**

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

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

- a. List of qualified cultural resources personnel involved in the monitoring activities;
- b. Description of how the cultural resources monitoring shall occur;
- c. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;

- e. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered “significant” archaeological resources?);
- f. Description of procedures for halting work on the site and notification procedures;
- g. Description of monitoring reporting procedures.

CULT/mm-7 Prior to site disturbance associated with the Creek to Forest Trail, Santa Rosa Creek Trail (west), and Creek to Ridge Trail, the applicant shall retain a qualified historical archaeologist (approved by the CCSD and County Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

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

2) Findings

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

3) Supportive Evidence

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

2. EAST FISCALINI RANCH PRESERVE

a. CULTURAL RESOURCES IMPACT 6

CULT Impact 6 During construction activities associated with the Santa Rosa Creek Trail and community park, unknown cultural resources may be discovered. Disturbance, destruction, or looting of such resources would result in a potentially significant impact.

1) Mitigation: CULT/mm-9

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

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

2) Findings

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

3) Supportive Evidence

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

E. AESTHETIC RESOURCES (CLASS II)

1. WEST FISCALINI RANCH PRESERVE

a. AESTHETIC RESOURCES IMPACT 1

AES Impact 1 Visibility of a pedestrian bridge over Highway 1 could result in highly noticeable built element contrasting with the natural setting of the Scenic Highway, the FRP, and the community of Cambria and could substantially degrade visual quality, resulting in a potentially significant impact.

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

AES/mm-1 Upon preparation of plans for the pedestrian bridge, and prior to application for land use and construction permits from the County and an encroachment permit from Caltrans, the CCSD or its designee shall develop an architectural review board to design the pedestrian bridge. The board shall consist of architects, planners, builders and interested citizens from the community.

AES/mm-2 Upon application for land use and construction permits from the County for the pedestrian bridge over Highway 1, the CCSD or its designee shall provide plans for the bridge to the California Department of Transportation and the County of San Luis Obispo Department of Planning and Building for review and approval. Proposed plans shall include the following elements:

- a. The pedestrian bridge shall be designed to be subordinate to, and blend with, the rural character of the area.

- b. Where feasible, portions of the bridge shall be screened utilizing native vegetation, however, such vegetation, when mature, must also be selected and sited in such a manner as to not obstruct major public views.
- c. The location and design of the bridge shall minimize the need for tree removal, and if trees are required to be removed, the site shall be replanted with similar species or other species which are reflective of the community character.
- d. Colors and materials shall be selected to blend into the surrounding landscape, and shall also comply with California Department of Transportation requirements.

AES/mm-3 Upon application for land use and construction permits from the County for the pedestrian bridge over Highway 1, the CCSD or its designee shall provide a comprehensive visual impact assessment to the California Department of Transportation and the County of San Luis Obispo Department of Planning and Building for review and approval.

2) Findings

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

3) Supportive Evidence

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

b. AESTHETIC RESOURCES IMPACT 2

AES Impact 2 Trails and access roads that visually contrast with the surrounding landscape could be seen from great distances as scars on the land and could adversely affect the natural visual setting of the FRP and coastline, resulting in a potentially significant impact.

1) Mitigation: AES/mm-4

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

- a. All boardwalks, bridges, retaining structures, edge stops, railing and other visible features shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent land cover.
- b. All path and access road surfaces, including emergency and maintenance vehicle roads shall match the color of the adjacent native earth. Decomposed granite and polymer surfaces, "all-weather surfaces," American Disabilities Act (ADA) compliant stable surfaces, and compacted imported earth surfaces shall be designed and constructed to

match the color of the adjacent soil. This requirement shall also apply to all road-related culverts, rock slope protection, and drainage systems.

- c. All trail and road design shall minimize grading by following the natural contours of the land as much as possible. Where grading is unavoidable, all slopes shall include slope-rounding to reduce the engineered appearance of the earthwork.

2) Findings

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

3) Supportive Evidence

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

c. AESTHETIC RESOURCES IMPACT 3

AES Impact 3 Signage required for proposed trails, parking and staging, interpretive, safety and other purposes could block scenic views and create visual clutter on the FRP, the Highway 1 corridor and the community of Cambria, resulting in a potentially significant impact.

1) Mitigation: AES/mm-5

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

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

2) Findings

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

3) Supportive Evidence

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

d. AESTHETIC RESOURCES IMPACT 4

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

1) Mitigation: AES/mm-6

AES/mm-6 All maintenance work within the FRP shall comply with the visual appearance requirements of the various sections of the *Public Access and Management Plan*. Special attention shall be given to paint and finish colors, imported fill and surfacing materials, replacement plants, and soil disturbance.

2) Findings

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

3) Supportive Evidence

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

e. AESTHETIC RESOURCES IMPACT 5

AES Impact 5 Screen planting installed at the time of the related plan improvement could result in significant short term visual impacts due to the time required for planting to mature and become effective.

1) Mitigation: AES/mm-7

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

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

2) Findings

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

3) Supportive Evidence

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

f. AESTHETIC RESOURCES IMPACT 6

AES Impact 6 Visibility of a central staging area adjacent to Highway 1 could result in highly noticeable built elements and clutter contrasting with the natural setting of the Scenic Highway, the FRP, and the community of Cambria, and could substantially degrade visual quality, resulting in a potentially significant impact.

1) Mitigation: AES/mm-8

AES/mm-8 Upon application for land use and construction permits from the County, and prior to site disturbance to establish the Highway 1 central staging area, the CCSD or its designee shall provide a comprehensive visual impact assessment to the County of San Luis Obispo Department of Planning and Building for review and approval. This plan shall incorporate the following elements:

- a. Visual screening from Highway 1, location of any structures to minimize views from Highway 1.
- b. Shielded lighting (if lighting is proposed).
- c. Appropriate colors and materials consistent with the County of San Luis Obispo Community Plan, County Design Guidelines, and *Public Access and Management Plan*.

2) Findings

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

3) Supportive Evidence

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

g. AESTHETIC RESOURCES IMPACT 7

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

1) Mitigation: AES/mm-9

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

2) Findings

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

3) Supportive Evidence

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

2. EAST FISCALINI RANCH PRESERVE

a. AESTHETIC RESOURCES IMPACT 8

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

1) Mitigation: AES/mm-4

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

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

2) Findings

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

3) Supportive Evidence

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

b. AESTHETIC RESOURCES IMPACT 9

AES Impact 9 Signage required for proposed trails, staging, interpretive, safety and other purposes could block scenic views and create visual clutter on the

FRP, the Highway 1 corridor and the community of Cambria, resulting in a potentially significant impact.

1) Mitigation: AES/mm-5

- AES/mm-5 Upon application for land use and construction permits from the County, and prior to site disturbance, a signage plan shall be prepared, and shall include the following standards and concepts:
- a. All signs shall be made of natural or natural appearing materials that have low reflective qualities and do not visually contrast with the natural colors of the adjacent land cover. Exceptions shall be made in keeping with applicable ADA and safety standards.
 - b. All signs shall be the minimum size necessary for their intended purpose, in keeping with applicable ADA and safety standards.
 - c. All signs shall be placed in the least visually obtrusive location possible consistent with their intended purpose, without blocking views of the Pacific Ocean or other scenic resources, and in keeping with applicable ADA and safety standards.
 - d. The proposed signage plan shall be developed by the CCSD and Friends of the Fiscalini Ranch Preserve, and incorporated into the Management Plan prior to submittal to the County.

2) Findings

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

3) Supportive Evidence

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

c. AESTHETIC RESOURCES IMPACT 10

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

1) Mitigation: AES/mm-6

- AES/mm-6 All maintenance work within the FRP shall comply with the visual appearance requirements of the various sections of the *Public Access and Management Plan*. Special attention shall be given to paint and finish colors, imported fill and surfacing materials, replacement plants, and soil disturbance.

2) Findings

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

3) Supportive Evidence

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

d. AESTHETIC RESOURCES IMPACT 11

AES Impact 11 Screen planting installed at the time of the related plan improvement could result in significant short term visual impacts due to the time required for planting to mature and become effective.

1) Mitigation: AES/mm-7

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

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

2) Findings

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

3) Supportive Evidence

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

e. AESTHETIC RESOURCES IMPACT 12

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

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

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

- a. The proposed design shall include elements consistent with the rural character of Cambria.

- b. Colors and materials shall consist of earthtone, muted colors consistent with surrounding natural vegetation.
- c. Roof materials shall be non-reflective.

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

2) Findings

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

3) Supportive Evidence

Refer to pages V-125 through V-131, V-149, and V-150 of the EIR.

f. AESTHETIC RESOURCES IMPACT 13

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

1) Mitigation: AES/mm-12

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

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

AES/mm-13 Upon application for land use and construction permits from the County to relocate the CCSD water facility or County storage yard, the CCSD or its designee shall provide a comprehensive Visual Impact Assessment to the

County of San Luis Obispo Department of Planning and Building for review and approval.

2) Findings

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

3) Supportive Evidence

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

F. TRANSPORTATION AND CIRCULATION (CLASS II)

1. WEST FISCALINI RANCH PRESERVE

a. TRANSPORTATION AND CIRCULATION IMPACT 1

TC Impact 1 Implementation of the proposed *Public Access and Management Plan* would result in an increase in visitors to the FRP, and vehicle trips within adjacent neighborhoods, resulting in a potentially significant impact.

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

TC/mm-1 Upon application for land use and construction permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include the installation of bike racks at selected trailheads at the boundary of the West FFRP to encourage alternative transportation methods. Selected trailheads shall include, but not be limited to, the Bluff Trail, Ridge Trail, Wallbridge Trail, and Santa Rosa Creek Trail.

TC/mm-2 The CCSD or FRP Manager shall continue to coordinate with the Cambria Trolley service to determine appropriate days of service and trolley stop locations on and in the immediate vicinity of the West FRP.

TC/mm-3 Upon preparation of informational publications regarding the West FRP, the CCSD shall include a description of and encourage alternative transportation methods to access the FRP, including trolley stops, bicycle routes, and pedestrian walkways.

2) Findings

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

3) Supportive Evidence

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

b. TRANSPORTATION AND CIRCULATION IMPACT 2

TC Impact 2 Implementation of the proposed *Public Access and Management Plan* would result in an increased demand for parking within adjacent neighborhoods, resulting in a potentially significant impact.

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

TC/mm-1 Upon application for land use and construction permits from the County, and prior to site disturbance for trail improvements, the Master Plan shall include the installation of bike racks at selected trailheads at the boundary of the West FRP to encourage alternative transportation methods. Selected trailheads shall include, but not be limited to, the Bluff Trail, Ridge Trail, Wallbridge Trail, and Santa Rosa Creek Trail.

TC/mm-2 The CCSD or FRP Manager shall continue to coordinate with the Cambria Trolley service to determine appropriate days of service and trolley stop locations on and in the immediate vicinity of the West FRP.

TC/mm-3 Upon preparation of informational publications regarding the West FRP, the CCSD shall include a description of and encourage alternative transportation methods to access the FRP, including trolley stops, bicycle routes, and pedestrian walkways.

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

2) Findings

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

3) Supportive Evidence

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

2. EAST FISCALINI RANCH PRESERVE

a. TRANSPORTATION AND CIRCULATION IMPACT 3

TC Impact 3 Implementation of the proposed *Community Park Master Plan* would result in a parking demand exceeding proposed supply, resulting in a potentially significant impact.

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

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

TC/mm-6 During operation of the sports fields, the CCSD shall implement a field rotation program. The program shall ensure that during organized sporting events, no more than four sports fields are in operation at one time.

2) Findings

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

3) Supportive Evidence

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

G. AIR QUALITY (CLASS II)

1. WEST FISCALINI RANCH PRESERVE AND EAST FISCALINI RANCH PRESERVE

a. AIR QUALITY IMPACT 1

AQ Impact 1 **PM₁₀ emissions resulting from construction activities would result in direct short and long-term impacts on air quality, further exacerbating the County non-attainment status for PM₁₀.**

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

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

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

AQ/mm-2

Prior to site disturbance, the applicant shall:

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

AQ/mm-3

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

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

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

2) Findings

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

3) Supportive Evidence

Refer to pages V-178 through V-180, V-185, and V-190 through V-192 of the EIR.

b. AIR QUALITY IMPACT 2

AQ Impact 2 Grading activities that include moving more material than 2,000 cubic yards in a day exceed significance thresholds for construction-related emissions, resulting in potentially significant air quality impacts.

1) Mitigation: AQ/mm-5

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

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

shall provide the grading amounts and schedule to the APCD Planning Division as soon as they are available so that the appropriate level of BACT can be defined.

- i. At least 3 months prior to construction, the construction company awarded the contract shall contact the APCD Planning Division (805-781-5912) to coordinate the implementation of this mitigation measure. This company will also provide the APCD with proof that the Standard (a-h above) and BACT mitigation measures have been implemented prior to the start of construction activity. These measures shall be shown on all grading and construction plans prior to issuance of construction permits.

2) Findings

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

3) Supportive Evidence

Refer to pages V-178 through V-180, V-185, V-192, and V-193 of the EIR.

c. AIR QUALITY IMPACT 3

AQ Impact 3 Earth moving activities for development of the proposed project components would result in grading activities that may expose naturally occurring asbestos, resulting in an indirect short-term impact.

1) Mitigation: AQ/mm-6

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

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

4. If naturally-occurring asbestos is not present, an exemption request must be filed with the APCD.

- 2) Findings

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

- 3) Supportive Evidence

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

H. NOISE (CLASS II)

1. WEST FISCALINI RANCH PRESERVE

- a. NOISE IMPACT 1

N Impact 1 Construction of individual projects outlined in the Management Plan could temporarily produce noise levels ranging from 70 to 95 dBA at a distance of approximately fifty feet from the source, potentially affecting adjacent sensitive land uses, and resulting in a potentially significant short-term impact.

- 1) Mitigation: N/mm-1

N/mm-1 During construction activities, the use of equipment shall be limited to allowed work hours as defined in the existing *County Noise Ordinance*, 7:00 A.M. to 9:00 P.M. (Monday through Friday) and 8:00 A.M. to 5:00 P.M. (Saturday and Sunday).

- 2) Findings

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

- 3) Supportive Evidence

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

2. EAST FISCALINI RANCH PRESERVE

- a. NOISE IMPACT 2

N Impact 2 Development of the proposed project would expose existing sensitive residential receptors surrounding and on the project site to temporary construction-related noise impacts, resulting in a potentially significant, direct, short-term impact.

1) Mitigation: N/mm-2

N/mm-2

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

- a. Limit all phases of construction to the hours of 7:00 AM to 9:00 PM Monday through Friday as required by County ordinance;
- b. Regular notification of all existing and future residences within 1,000 feet of the site boundary concerning the construction schedule;
- c. Shield especially loud pieces of stationary construction equipment;
- d. Locate portable generators, air compressors, etc. away from sensitive noise receptors;
- e. Limit grouping major pieces of equipment operating in one area to the greatest extent feasible;
- f. Place heavily trafficked areas such as the maintenance yard, equipment, tools, and other construction oriented operations in locations that would be the least disruptive to surrounding sensitive noise receptors;
- g. Use newer equipment that is quieter and ensure that all equipment items have the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine vibration isolators intact and operational. Internal combustion engines used for any purpose on or related to the job shall be equipped with a muffler or baffle of a type recommended by the manufacturer;
- h. Conduct worker-training meetings to educate and encourage noise awareness and sensitivity. This training should focus on worker conduct while in the vicinity of sensitive receptors (i.e., minimizing and locating the use of circular saws in areas adjacent to sensitive receptors and being mindful of shouting and the loud use of attention drawing language); and,
- i. Notify surrounding residences in advance of the construction schedule when unavoidable construction noise and upcoming construction activities likely to produce an adverse noise environment are expected. Noticing shall provide phone number of the project manager, construction foreman, and any other pertinent project team members. This notice shall be given one week in advance, and at a minimum of one day in advance if anticipated activities have changed (i.e., notice in local publication, temporary signage postings, etc.). Project representative shall verbally notify all surrounding residential owners if one day advance notice is given.

2) Findings

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

3) Supportive Evidence

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

I. HAZARDS AND HAZARDOUS MATERIALS (CLASS II)

1. PROJECT-WIDE

a. HAZARDS AND HAZARDOUS MATERIALS IMPACT 1

HM Impact 1 Increased active and passive use of facilities may result in an increase in service calls and area necessary to patrol, resulting in potentially significant impacts to the Sheriff's Department resources.

1) Mitigation: HM/mm-1

HM/mm-1 Prior to application for land use or construction permits, and prior to site disturbance, the CCSD shall coordinate with the Sheriff's Department to incorporate "Crime Prevention through Environmental Design" standards to the facility and amenity design, where applicable.

2) Findings

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

3) Supportive Evidence

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

b. HAZARDS AND HAZARDOUS MATERIALS IMPACT 2

HM Impact 2 The threat of accidental fire may significantly increase due to increased use of the FRP and proposed trail construction and maintenance activities, exposing users and residents in adjacent neighborhoods to the hazards associated with wildland fire.

1) Mitigation: HM/mm-2

HM/mm-2 To reduce the potential for wildland fire, the CCSD shall implement the Fire Management and Prevention strategies included in the Management Plan, including, but not limited to:

- a. Creating a defensible zone of 50-300 feet adjacent to the Lodge Hill neighborhood;
- b. Prohibiting smoking and fires of any kind within the FRP;
- c. Clearing dead standing trees, dense underbrush and tree limbs up to six feet above ground;
- d. Posting red flags at staging areas to warn visitors to be careful extra vigilant periods of high fire hazards; and,
- e. Coordinating all ranch maintenance activities with the CFD.

2) Findings

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

3) Supportive Evidence

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

J. WATER SUPPLY (CLASS II)

1. PROJECT-WIDE

a. WATER SUPPLY IMPACT 2

WS Impact 2 The capacity and quality of on-site wells is uncertain, and this possible water source may not adequately serve the proposed project, resulting in a potentially significant impact.

1) Mitigation: WS/mm-1 through WS/mm-3

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

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

WS/mm-2 Prior to CCSD Board approval of the *Community Park Master Plan*, if onsite wells are proposed for the water source, the CCSD shall conduct additional tests on each proposed well to determine flow rates, capacity, and quality of water. Based on the results of water quality tests, methods of treatment shall be identified. Tests shall demonstrate compliance with federal, state, and local standards regarding use of wells for non-potable supply and turf irrigation. The Master Plan shall not be implemented unless sufficient water supply is determined to be available.

WS/mm-3 Prior to CCSD Board approval of the *Community Park Master Plan*, if onsite wells are proposed for the water source, the CCSD shall identify which wells would be utilized (existing and/or proposed), consistent with the adopted Deed of Conservation Easement.

2) Findings

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

3) Supportive Evidence

Refer to pages V-238 through V-243, and V-244 through V-246 of the EIR.

b. WATER SUPPLY IMPACT 3

WS Impact 3 Use of on-site wells may affect stream flow within Santa Rosa Creek, resulting in a potentially significant adverse impacts to the riparian corridor and special-status habitat types, vegetation, and wildlife.

1) Mitigation: WS/mm-1, WS/mm-4

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

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

WS/mm-4 Prior to CCSD Board approval of construction plans for implementation of the *Community Park Master Plan*, if onsite wells are proposed for the water source, the CCSD shall develop plans for a new well from riparian water sources on the East FRP. Proposed plans shall be reviewed and approved by the Friends of the Fiscalini Ranch Preserve and State Coastal Conservancy, and the *Management Plan* shall be amended prior to well development. The well shall be designed to avoid stream flow impacts, and plans shall include a

sanitary seal to a clay bed below the elevation of the creek bed, at least 20 feet in depth and a minimum of 150 feet from the creek bank. The well shall be pump tested during extended drought conditions (e.g., 75 percent or less of average rainfall for a minimum period of two years) to document whether there would be any potential effects to stream flow from during operation of the well. Use of on-site wells shall be prohibited if tests demonstrate any affect on stream-flow.

2) Findings

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

3) Supportive Evidence

Refer to pages V-238 through V-243, and V-247 through V-248 of the EIR.

c. WATER SUPPLY IMPACT 5

WS Impact 5 Use of recycled water for sports field and landscaping irrigation purposes may result in unacceptable levels of sodium and chloride in the underlying groundwater basin, if treatment to reduce salinity is not implemented.

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

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

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

WS/mm-5 Upon application for land use and construction permits from the County for development of the sports fields, if natural turf is proposed, the CCSD shall demonstrate how recycled water would be treated to ensure that it would not

increase the groundwater salinity beyond background concentrations (e.g.; use of low pressure reverse osmosis as part of the recycled water effluent treatment process, onsite infrastructure plans demonstrating how treatment of irrigation water would occur to lower concentrations (250 parts per million) of sodium and chloride). The CCSD shall submit a proposed water monitoring and testing program to be conducted for the life of the project.

2) Findings

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

3) Supportive Evidence

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

K. PUBLIC SERVICES AND UTILITIES (CLASS II)

1. PROJECT-WIDE

a. PUBLIC SERVICES AND UTILITIES IMPACT 1

PSU Impact 1 **The ability of emergency personnel to efficiently respond to requests for assistance could be impacted by the inability of visitors who are unfamiliar with the property to give adequate directions to the more isolated areas of the FRP, resulting in a potentially significant impact.**

1) Mitigation: PSU/mm-1

PSU/mm-1 Upon application for land use and construction permits, and prior to site disturbance for trail development, the CCSD, in consultation with Friends of the Fiscalini Ranch Preserve, will develop a signage plan to address any safety signage needs on the FRP.

2) Findings

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

3) Supportive Evidence

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

b. PUBLIC SERVICES AND UTILITIES IMPACT 2

PSU Impact 2 **Emergency access throughout the West FRP and parts of the East FRP is limited due to the lack of roads suitable for heavy vehicles, which may require additional emergency personnel to respond to calls, resulting in a potentially significant impact.**

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

- PSU/mm-2 Trails proposed for emergency access, including the Marine Terrace Trail and Santa Rosa Creek (West) Trail shall be maintained to ensure function and emergency access throughout the FRP.
- PSU/mm-3 The Cambria CSD Fire Department shall acquire a small vehicle capable of carrying rescue personnel and their equipment, as well as individual victims, throughout the FRP, to expedite rescues and evacuations.
- PSU/mm-4 Immediately following use of an emergency vehicle on non-emergency access roads on the FRP, the FRP manager shall inspect the trail and implement erosion control measures and site restoration as necessary.

2) Findings

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

3) Supportive Evidence

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

c. PUBLIC SERVICES AND UTILITIES IMPACT 3

PSU Impact 3 The risk of wildfire on the FRP due to visitor negligence may increase with the number of users, increasing the need for fire safety responders, resulting in a potentially significant impact.

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

- PSU/mm-5 Upon application for land use and construction permits and prior to site disturbance for trail development, the FRP sign program shall include signage stating the following, or similar language: “No fire of any kind shall be allowed on the FRP.” Signage shall be placed within parking areas and at trailheads informing users of the rules and regulations pertaining to fire related hazards.
- PSU/mm-6 The Cambria CSD Fire Department shall continue to engage in annual fuel reduction activities, especially in the urban/wildland interface areas on the north and boundaries of the West FRP, as outlined in the *Public Access and Resource Management Plan*.
- HM/mm-1 Prior to application for land use or construction permits, and prior to site disturbance, the CCSO shall coordinate with the Sheriff’s Department to incorporate “Crime Prevention through Environmental Design” standards to the facility and amenity design, where applicable.

HM/mm-2 To reduce the potential for wildland fire, the CCSD shall implement the Fire Management and Prevention strategies included in the Management Plan, including, but not limited to:

- f. Creating a defensible zone of 50-300 feet adjacent to the Lodge Hill neighborhood;
- g. Prohibiting smoking and fires of any kind within the FRP;
- h. Clearing dead standing trees, dense underbrush and tree limbs up to six feet above ground;
- i. Posting red flags at staging areas to warn visitors to be careful extra vigilant periods of high fire hazards; and,
- j. Coordinating all ranch maintenance activities with the CFD.

2) Findings

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

3) Supportive Evidence

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

d. PUBLIC SERVICES AND UTILITIES IMPACT 4

PSU Impact 4 The creation of new parking areas, whether planned or spontaneous, will increase the number of locations and opportunities for transient camping and trespassing, possibly resulting in wildfire or other criminal activity, resulting in increased demand for services, and a potentially significant impact.

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

PSU/mm-7 Upon application for land use and construction permits from the County for the Community Park on the East FRP, the CCSD or its designee shall submit a lighting plan showing the use of security lighting. Parking areas throughout the FRP shall be designed consistent with the County Sheriff's Department publication "Crime Prevention through Environmental Design" (CPTED) where applicable.

PSU/mm-8 Turn-outs and other areas not approved for vehicle parking shall be appropriately signed to inform visitors of the no camping and no parking limitations of the FRP.

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

2) Findings

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

3) Supportive Evidence

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

e. PUBLIC SERVICES AND UTILITIES IMPACT 5

PSU Impact 5 The amount of solid waste generated by the FRP will increase proportionally to the number of visitors, potentially requiring additional trash pick-ups.

1) Mitigation: PSU/mm-9

PSU/mm-9 During management of the FRP, the CCSD or ranch manager shall monitor trash quantity and determine if additional trash and recycling receptacles and trash pick-up days are necessary. Trash receptacles shall be placed at major trailheads at the boundary of the ranch, and adjacent to all parking areas.

2) Findings

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

3) Supportive Evidence

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

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

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

A. AGRICULTURAL RESOURCES (CLASS III)

1. EAST FISCALINI RANCH PRESERVE

a. AGRICULTURAL RESOURCES IMPACT 1

AG Impact 1 Proposed improvements on the East FRP would result in the conversion of 27.66 acres of potentially prime, productive agricultural soils within an identified urban area, resulting in a less than significant impact.

1) Mitigation: AG/mm-1

AG/mm-1 Upon application for land use and construction permits from the County of San Luis Obispo for development of the *Community Park Master Plan*, the CCSD or its designee shall submit grading plans incorporating soil capping of potentially productive agricultural soils, where feasible.

2) Findings

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

3) Supportive Evidence

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

B. HAZARDS AND HAZARDOUS MATERIALS (CLASS III)

1. EAST FISCALINI RANCH PRESERVE

a. HAZARDS AND HAZARDOUS MATERIALS IMPACT 3

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

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

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

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

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

2) Findings

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

3) Supportive Evidence

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

IV. CUMULATIVE AND GROWTH INDUCING IMPACTS

State CEQA *Guidelines* §15355 defines cumulative impacts as

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

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

A. CUMULATIVE IMPACTS

2. BIOLOGICAL RESOURCES (CLASS II)

a. BIOLOGICAL RESOURCES IMPACT 12

BIO Impact 12 The impacts to sensitive species and habitats resulting from development of the proposed project would result in the direct loss of biological resources, and would contribute to the cumulative degradation of biological resources of the area, resulting in a potentially significant cumulative impact.

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

BIO/mm-1 Upon application for construction permits from the County, and site disturbance within jurisdictional areas, the CCSO, or its designee, shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies. These may include, but may not be limited to: (1) Army Corps of Engineers Section 404 Nationwide Permit or Individual Permit for impacts to Army Corps of Engineers jurisdictional wetlands or other waters; (2) Regional Water Quality Control Board Section 401 Water Quality Certification for discharges “Waters of the U.S.” and/or “Waters of the State;” (3) California Department of Fish and Game Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages; (4) U.S. Fish and Wildlife Service consultation; (5) NOAA Fisheries consultation, and; (6) County of San Luis Obispo Coastal Zone Land Use Ordinance Coastal Development Permit.

BIO/mm-2 Prior to construction, the CCSO or its designee shall prepare a project-specific environmental monitoring plan coordinated with mitigation measures within

this EIR, and shall provide funding for a qualified environmental monitor for the construction phases of the project to ensure compliance with EIR mitigation measures, and any applicable agency permit conditions. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected agencies (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).

- BIO/mm-3 Upon application for construction permits from the County, and site disturbance, the CCSD or its designee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with guidelines, which shall include detailed sediment and erosion control plans consistent with any required Habitat Mitigation Monitoring Plan (HMMP). The SWPPP shall specifically address protection of drainages, and riparian and wetland resources on and adjacent to the project site. Compliance shall be verified by the project environmental monitor through submission of compliance reports.
- BIO/mm-4 Upon application for construction permits from the County, and prior to site disturbance, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected and presented in the Environmental Impact Report or from any subsequent survey work. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within the outer edge of the riparian canopy of any drainage onsite.
- BIO/mm-5 To avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work within or immediately adjacent to on-site drainages (within fifty feet) shall occur during the rainy season (October 15 through April 30), unless authorized by an affected agency (e.g., Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game, California Coastal Commission, and the County of San Luis Obispo).
- BIO/mm-6 Equipment access and construction shall be conducted from the banks rather than from within creeks and drainages unless approved otherwise by 404/401/1602 permit conditions. No equipment shall be staged and no temporary placement of fill shall occur in creeks and drainages.

- BIO/mm-7 Soil stockpiles shall not be placed in areas that have the potential for significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard Best Management Practices applicable to attaining zero discharge of stormwater runoff. No maintenance, cleaning, or fueling of equipment shall occur within wetland or riparian areas, or within fifty feet of such areas. At a minimum, all project equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.
- BIO/mm-8 Impacts to wetland or riparian habitats resulting from project construction shall be mitigated through restoration/enhancement of adjacent wetland and riparian areas at a minimum of a 2:1 ratio (two square feet of restored habitat for each square foot of disturbed habitat) or greater, or as required by any applicable state or federal permit. Restoration/enhancement shall consist of exotic species removal, revegetation with suitable native species, and maintenance and monitoring of the enhanced areas per the conditions of agency permits obtained for the project. A Habitat Revegetation and Restoration Plan for the project shall be prepared in consultation with the California Department of Fish and Game and the Army Corps of Engineers. A qualified restoration biologist and/or horticulturalist approved by the CCSD shall be retained by the CCSD or its designee to prepare the Habitat Revegetation and Restoration Plan. The Plan shall include success criteria goals and a five-year monitoring schedule. The qualified biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts.
- BIO/mm-9 Following completion of ground-disturbing activities within or immediately adjacent to riparian or wetland areas, all disturbed and barren areas shall be immediately revegetated with appropriate native vegetation to reduce the risk of erosion, per the requirements of the Habitat Revegetation and Restoration Plan and the Storm Water Pollution Prevention Plan. Areas experiencing temporary disturbance should be replanted with native species that are characteristic of habitats in the project site area.
- BIO/mm-10 Prior to application for land use and construction permits from the County and prior to trail construction in areas known to contain sensitive plant species or native habitats, the CCSD or its designee shall retain a qualified botanist/biologist to conduct focused surveys during the appropriate flowering periods within the specific areas proposed for disturbance. Surveys will focus on those plants and habitats noted as present or as having a high potential for occurrence. Based on the survey results, trail locations shall be altered where possible to minimize disturbance or loss of identified plants and habitats.

- BIO/mm-11 If disturbance of special-status plants or native habitats located on site cannot be completely avoided through design modification, impacts shall be quantified by number of individuals and by area disturbed, and a Rare Plant Mitigation Plan shall be prepared by a qualified biologist that specifically addresses impacts to and appropriate mitigation and conservation measures for those impacts. The Plan shall identify areas on the project site suitable for sensitive species habitat restoration and revegetation, and shall include planting methods, maintenance and monitoring requirements, and success criteria. Depending on the species at issue, measures may include preservation of areas containing significant populations, potential transplanting of individual plants, and plant propagation and revegetation within appropriate on-site habitats. Removal or pruning of Monterey pine trees required for hazard reduction or fire safety purposes shall not require mitigation under this measure, but pruning shall follow accepted procedures to avoid harm to the tree.
- BIO/mm-12 A qualified biological monitor shall be retained consistent with BIO/mm-2 to ensure that remaining plants and habitats are not inadvertently disturbed during construction activities. Prior to any project-related ground disturbance, all contractors associated with the construction phases of the proposed project shall be trained by the biological monitor on the identification and biology of sensitive plant species and habitats known in the vicinity of the project area. Work areas should also be clearly delineated and flagged to limit vehicular and foot access to only those areas necessary for project completion. These areas should be designated by the biological monitor to avoid/discourage unnecessary damage to sensitive species and habitats within and near the project area.
- BIO/mm-13 Prior to application for land use and construction permits from the County and prior to trail construction within sensitive areas, the CCSD or its designee shall ensure that all resources are considered and avoided where feasible. If conflicts arise, the CCSD shall consult with appropriate agencies to resolve the conflicts (e.g., California Department of Fish and Game, California Coastal Commission, Army Corps of Engineers, Office of Historic Preservation, County of San Luis Obispo).
- BIO/mm-14 Prior to initiation of construction activities, including trail improvements requiring ground disturbance and/or use of heavy equipment, the CCSD or its designee shall retain a qualified biologist to conduct a pre-activity survey for active nests, dens, or burrows. The survey shall be conducted within 30 days prior to proposed site disturbance and construction activities. Results of the survey shall immediately be submitted to the CDFG as necessary. The survey report shall include the date of the survey, methods of inspection, and findings. Disturbance of any active nest, den, or burrow shall be prohibited.

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

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

BIO/mm-16 At least two weeks prior to start of trail or bridge construction within or adjacent to Santa Rosa Creek (within 100 feet), the CCSD shall retain a qualified biologist to conduct pre-construction surveys within the construction areas to determine the presence of special-status aquatic species. In the event that special-status species are observed within the project site, the appropriate agencies shall be contacted for further consultation. If any life stage of steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle is found and these individuals are likely to be killed or injured by work activities, the approved biologist(s) shall be allowed sufficient time to move them from the site before work activities begin. The biologist(s) shall relocate any steelhead, California red-legged frog, tidewater goby, or Southwestern pond turtle the shortest distance possible to a location that contains suitable habitat that will not be affected by the activities associated with the proposed project. The biologist(s) shall maintain detailed records of any individuals that are moved (i.e., size, coloration, any distinguishing features, photographs

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

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

BIO/mm-18 In order to minimize the possibility of injuring special-status species and other wildlife, herbaceous and small woody vegetation within the project impact area shall be removed by hand with portable motorized equipment (i.e., chainsaws, etc.), prior to the use of heavy equipment or machinery. A qualified biologist shall be on-site to provide clearance for special-status species immediately prior to vegetation removal activities. The biological monitor shall have general knowledge of the natural resources of the area and shall also be experienced in the identification of special-status wildlife species (e.g., California red-legged frog, western pond turtle). In the event of a red-legged frog take, the United States Fish and Wildlife Service shall be notified as soon as is reasonably possible. In the event of a steelhead take, National Marine Fisheries Service shall be contacted and the steelhead shall be removed from the project site and kept in a freezer until further direction from National Marine Fisheries Service.

BIO/mm-19 The number of access routes, size of staging areas, and the total area of activity shall be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas shall be established to confine access routes and construction areas to the minimum area necessary to complete construction and minimize the impact to steelhead, California red-legged frog, and Southwestern pond turtle habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.

- BIO/mm-20 During project activities adjacent to Santa Rosa Creek, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- BIO/mm-21 All refueling, maintenance, and staging of equipment and vehicles shall occur at designated locations at least 100 feet from riparian areas. Fueling locations shall have spill containment measures and materials present at all times. The monitor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take shall a spill occur.
- BIO/mm-22 Project areas disturbed by construction shall be revegetated with an assemblage of native riparian, wetland, and upland vegetation native to the area. Locally collected plant materials shall be used to the extent practicable. Invasive non-native plants within disturbed areas shall be controlled to the maximum extent practicable.
- BIO/mm-23 Prior to any work within creek channels containing flowing water, a stream diversion and dewatering plan for each stream location shall be prepared and approved by National Marine Fisheries Service, Army Corps of Engineers, and California Department of Fish and Game, and the streambed within the work area shall be dewatered. The form and function of the diversion and all pumps included in the dewatering strategy shall be designed to ensure a dry work environment and minimize impacts to aquatic species. The stream diversion and dewatering effort shall be conducted under the direct and continuous supervision of a qualified biologist to ensure the proper form and function of the diversion.
- BIO/mm-24 To control sedimentation during and after project implementation, the contractor shall implement Best Management Practices (BMPs) outlined in any authorizations or permits issued under the authorities of the Clean Water Act for the project. If BMPs are ineffective, the contractor shall attempt to remedy the situation immediately, in consultation with the environmental monitor and the CCSD.
- BIO/mm-25 Prior to construction, if construction activities, use of heavy equipment, or tree pruning or removal are scheduled to occur during the typical bird nesting season (February 15 to September 1) a qualified biologist shall be retained to conduct a preconstruction survey (approximately one week prior to construction) to determine presence/absence for tree-nesting birds within riparian corridors and woodland areas, and ground-nesting birds within annual grasslands onsite. If no nesting activities are detected within the proposed work area, noise-producing construction activities or tree removals may proceed. If nesting activity is confirmed during preconstruction nesting surveys or at any time during the monitoring of construction activities, work

activities shall be delayed within 500 feet of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys will be passed immediately to the California Department of Fish and Game, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal shall be monitored for nesting birds and documented by the biological monitor regardless of time of year.

BIO/mm-26

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

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

BIO/mm-27

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

2) Findings

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

3) Supportive Evidence

Refer to pages V-59 through 103 of the EIR. Implementation of the Public Access and Management Plan and the Community Park Master Plan, as a whole, would result in permanent and temporary impacts to biologically sensitive freshwater marsh, riparian, native grassland, and

Monterey pine forest habitats. These habitats contain or have the potential to contain sensitive plant and animal species, and fall under the jurisdiction of various state and federal resource agencies. The potential impacts to the sensitive species and habitat types discussed in this section, when considered in context with the potential for losses of similar habitats due to the construction of future projects within the County, constitute a cumulative impact to these biological resources. The cumulative impact would be mitigated to less than significant by implementation of mitigation measures identified in the EIR, including implementation of the proposed management plan (which includes habitat restoration plans and public education programs) and continuous volunteer monitoring by the community and Friends of the Fiscalini Ranch Preserve.

3. TRANSPORTATION AND CIRCULATION (CLASS II)

a. TRANSPORTATION AND CIRCULATION IMPACT 4

TC Impact 4 **Implementation of the proposed Community Park Master Plan would result in the generation of peak hour trips, and would contribute to the cumulative generation of traffic in the area, resulting in a potentially significant impact.**

1) Mitigation: TC/mm-8

TC/mm-8 Upon application for land use and construction permits from the County, the CCSD shall contribute to the North Coast Road Improvement Fund.

2) Findings

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

3) Supportive Evidence

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

4. WATER SUPPLY (CLASS I)

a. WATER SUPPLY IMPACT 6

WS Impact 6 **Due to the current demand for water resources, and deficient available groundwater supply to meet the demand, implementation of the proposed project including the construction and maintenance of natural turf areas would result in a potentially significant, adverse, unavoidable impact.**

1) Mitigation: WS/mm-1 through WS/mm-5

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

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

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

WS/mm-2 Prior to CCSD Board approval of the *Community Park Master Plan*, if onsite wells are proposed for the water source, the CCSD shall conduct additional tests on each proposed well to determine flow rates, capacity, and quality of water. Based on the results of water quality tests, methods of treatment shall be identified. Tests shall demonstrate compliance with federal, state, and local standards regarding use of wells for non-potable supply and turf irrigation. The Master Plan shall not be implemented unless sufficient water supply is determined to be available.

WS/mm-3 Prior to CCSD Board approval of the *Community Park Master Plan*, if onsite wells are proposed for the water source, the CCSD shall identify which wells would be utilized (existing and/or proposed), consistent with the adopted Deed of Conservation Easement.

WS/mm-4 Prior to CCSD Board approval of construction plans for implementation of the *Community Park Master Plan*, if onsite wells are proposed for the water source, the CCSD shall develop plans for a new well from riparian water sources on the East FRP. Proposed plans shall be reviewed and approved by the Friends of the Fiscalini Ranch Preserve and State Coastal Conservancy, and the *Management Plan* shall be amended prior to well development. The well shall be designed to avoid stream flow impacts, and plans shall include a sanitary seal to a clay bed below the elevation of the creek bed, at least 20 feet in depth and a minimum of 150 feet from the creek bank. The well shall be pump tested during extended drought conditions (e.g., 75 percent or less of average rainfall for a minimum period of two years) to document whether there would be any potential effects to stream flow from during operation of the well. Use of on-site wells shall be prohibited if tests demonstrate any affect on stream-flow.

WS/mm-5 Upon application for land use and construction permits from the County for development of the sports fields, if natural turf is proposed, the CCSD shall

demonstrate how recycled water would be treated to ensure that it would not increase the groundwater salinity beyond background concentrations (e.g.; use of low pressure reverse osmosis as part of the recycled water effluent treatment process, onsite infrastructure plans demonstrating how treatment of irrigation water would occur to lower concentrations (250 parts per million) of sodium and chloride). The CCSD shall submit a proposed water monitoring and testing program to be conducted for the life of the project.

2) Findings

Mitigation has been incorporated into the project, which would lessen significant and adverse water impacts; however, these effects would not be reduced to a level of insignificance. This impact is acceptable by reason of the overriding considerations discussed in Section VIII.

3) Supportive Evidence

The CCSD recognizes that sufficient water supplies from existing entitlements and resources are not available to serve the project at this time (refer to pages V-238 to V-244). Implementation of the proposed community park would require the use of water for irrigation purposes, which would contribute to the cumulative demand for water. Several potential options of water supply to serve the project are identified in the EIR, which are based on the CCSD's implementation of the Urban Water Master Plan, including use of recycled water and desalinated water (refer to pages V-242 to V-253). Mitigation measures including use of alternative technologies in restrooms, and intensive water conservation measures would reduce the predicted water demand. Until a sustainable water source is identified and developed by the CCSD, the CCSD acknowledges that development of water-dependent uses would not occur.

B. GROWTH INDUCING IMPACTS

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

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

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

opportunities resulting from the project would be minimal, and may include management and maintenance positions. Short-term employment opportunities would include construction-related jobs.

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

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

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

V. FINDINGS FOR ALTERNATIVES TO THE PROPOSED PROJECT

A. INTRODUCTION

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

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

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

- Strive for minimum disturbance to the natural qualities of the FRP while allowing appropriate public access
- Protect sensitive habitats and species in all areas of the FRP, including coastal bluffs, coastal terrace, pine forest, riparian and creek corridors, wetlands, and other unique and valuable resources
- Create restoration, enhancement, and management guidelines for the long-term protection of natural resources
- Create design standards and management guidelines for long-term public access improvements
- Provide a method for environmentally sound vegetation management
- Create management guidelines for allowed activities on the FRP
- Provide a public trail system that allows balanced and strategic access, and provides linkages to other local trail systems in the community and to the Coastal Trail
- Site and design all improvements in ways that protect sensitive habitats and the scenic and visual quality of the FRP

- Identify a suitable area for an active community park on the East FRP
- Identify methods to access the FRP, including ADA-compliant parking and transit service that provide necessary public access while avoiding undue impacts to surrounding neighborhoods
- Reduce risk and hazards to FRP users and surrounding neighbor properties, including fire protection, erosion, noise, trespassing, and litter
- Provide guidance on implementation activities, including roles and responsibilities of CCSD and Friends of the Fiscalini Ranch Preserve or their successor, operational and maintenance issues, and prioritization of activities.

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

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

B. SUMMARY OF ALTERNATIVES CONSIDERED

5. ALTERNATIVES CONSIDERED AND REJECTED

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

a. EAST FRP

1. Reduced Project – Sports Fields Only: This alternative considers a community park consisting of sports fields, parking, and operational facilities. This alternative does not increase the number of proposed sports fields, but allows for alternative site design to shift fields away from residential areas to minimize noise levels, and allow for additional parking area to accommodate the project. This alternative considers the same water supply alternatives as for the proposed project. This alternative was rejected because it does not meet the CCSD’s objective to respond to community requests for diverse recreational opportunities, and provide a public community center.
2. Reduced Project - No Sports Fields: This alternative considers development of a mixed-use community park, including development of court facilities, a larger dog park, picnic areas, trails, and a community center. CCSD operational facilities and parking are included. Implementation of this alternative would avoid potential noise impacts, reduce traffic trips, reduce the need for parking, and nearly eliminate the need for water resources. This alternative was considered based on public response to the Notice of Preparation; however, this alternative was rejected because it does not

meet the CCSD's objective to provide multi-use sports fields within the community park.

3. Reduced Project – Passive Recreation: This alternative considers a community park supporting passive recreation only, including a dog park, picnic areas, trails, and operational facilities. Implementation of this alternative would minimize noise and traffic impacts, reduce traffic trips and parking demands, and nearly eliminate the need for water resources. This alternative was considered based on public response to the Notice of Preparation; however, this alternative was rejected because it does not meet the CCSD's objective to provide multi-use sports fields within the community park.
4. Fixed Sports Field – Alternative C: This alternative includes a design similar to the conceptual plan initially considered by the CCSD. This alternative includes fixed designations for the play fields, including two little league baseball fields, one softball field, one soccer field of 1.7 acres and two smaller soccer fields of 1.3 acres each. It also includes basketball, sand volleyball and tennis courts. The active uses on the proposed fields could include soccer, little league baseball, softball and other sports activities. This alternative would provide additional active recreational opportunities and would meet the project objectives; however, it was rejected because it would result in greater impacts than the proposed project, including an inadequate parking area and increased level of noise affecting adjacent noise-sensitive land uses.

b. WEST FRP

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

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

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

ADA parking spaces were constructed as part of the Marine Terrace Trail, CCSD staff recommends that parking at the Huntington Lot not be developed.

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

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

6. ALTERNATIVES CONSIDERED FOR ANALYSIS

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

a. EAST FRP

1. *No Project Alternative:* Analysis of this alternative includes the assumption that future development would occur onsite under the Recreation and Open Space land use designations and would likely include development of a community park, trail system, restoration activities, and open space amenities consistent with the adopted *East West Ranch Public Access and Resource Management Plan*. However, *Community Park Master Plan* would not occur as proposed.
2. *Reduced Project – Alternative A:* This alternative considers a community park consisting of limited active recreation facilities, including a multi-use turf area for field sports, playground, dog park, restrooms, storage/maintenance facility, paths, parking, landscaping, and natural areas. This alternative does not increase the number of proposed sports fields, but allows for alternative site design to shift fields away from residential areas to minimize noise levels, and allow for additional parking area to accommodate the project. This alternative considers the same water supply options (i.e., recycled water, desalination) as for the proposed project.
3. *Reduced Project – Alternative B:* This alternative was designed to meet the objectives of the project, but reduce the area proposed for sports fields and open lawn, and allow for an alternative design to minimize noise impacts, ground disturbance, and reduce traffic trips and parking demands. This alternative considers the same water supply options (i.e., recycled water, desalination) as for the proposed project.

b. WEST FRP

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

c. EAST FRP AND WEST FRP PROJECTS

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

C.FINDINGS

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

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

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

The Environmentally Superior Alternative for the West FRP is the Proposed Project, with mitigation. Implementation of this alternative with recommended mitigation measures would reduce all potentially significant impacts associated with the *Public Access and Management Plan* to less than significant.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

A. INTRODUCTION

For projects which would result in significant environmental impacts that cannot be avoided, CEQA requires that the lead agency balance the benefits of these projects against the unavoidable environmental risks in determining whether to approve the projects. If the benefits of these projects outweigh the unavoidable impacts, those impacts may be considered acceptable (CEQA *Guidelines* §15093[a]). CEQA requires that, before adopting such projects, the public agency adopt a Statement of Overriding Considerations setting forth the reasons why the agency finds that the benefits of the project outweigh the significant environmental effects caused by the project. This statement is provided below.

B. FINDINGS FOR STATEMENT OF OVERRIDING CONSIDERATIONS

The CCSD has incorporated all feasible mitigation measures into the project. Although these measures will significantly lessen the unavoidable impacts listed above, the measures will not fully avoid these impacts. In preparing this statement of Overriding Considerations, the CCSD has balanced the benefits of the proposed project against its unavoidable environmental risks. Based on consideration of the record as a whole, the CCSD finds that the benefits of the project outweigh the proposed project's unavoidable environmental impacts.

C. SUPPORTING EVIDENCE

Identification of unavoidable impacts is limited to the proposed community park, which would be located on the East FRP. The East and West FRP provide the largest open space parcel in the Cambria urban area. The FRP is in close proximity to the other parks and open space. The only public, active recreational area in the community is Shamel Park, which provides children's play equipment and a swimming pool. While local schools provide fee-based public access to their outdoor facilities after school hours, the school district has expressed resistance to being the sole provider of public outdoor recreational facilities in Cambria (refer to response to comments on the Draft EIR, page X-9).

The 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).

In accordance with CEQA Guidelines Section 15093, the CCSD has weighed the benefits of the proposed project against its unavoidable environmental impacts. Regarding identified impacts related to insufficient water supply, the CCSD recognizes that any water-dependent uses are contingent on the identification and implementation of a community-wide sustainable water supply. In addition, the CCSD shall implement intensive water conservation measures to reduce the project's water demand.

Based on the consideration of the record as a whole, the CCSD finds that the legal, social, economic, and other considerations and the benefits of the project separately and independently outweigh these remaining significant, adverse impacts and is an overriding consideration independently warranting approval. The remaining significant adverse impacts identified above are acceptable in light of each of these overriding considerations.

- a. The project will support and implement the Public Access and Management Plan, and County of San Luis Obispo Parks and Recreation Element, which both identify a community park on the East FRP.
- b. The project will create public recreational, park, and open space in areas that are underserved by existing facilities, lessen the current deficiency of active recreational opportunities in the community of Cambria, and will reduce the physical and financial burden on local schools.
- c. The project will provide public, athletic, mixed use field space for youth and adult sports, including affordable facilities to residents and visitors of all ages.
- d. The project will improve public access onto the FRP by providing a safe, multi-use trail system.
- e. The project will create economic opportunities during park design and construction.
- f. The project will result in social benefits including opportunities to improve quality of life (including both mental and physical health), and encouraging physical activity and interaction among children, youths, adults, and seniors.