

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. 9.C.

FROM: Tammy Rudock, General Manager

Meeting Date: October 22, 2009

Subject: Consider Adoption of Resolution 50-2009 Approving Certification of Fiscalini Ranch Preserve Master Environmental Impact Report (EIR); and Consider Adoption of Resolution 54-2009 Approving the Revised Community Park Plan

RECOMMENDATIONS:

- 1) Adopt Resolution 50-2009 Approving Certification of Fiscalini Ranch Preserve Master Environmental Impact Report (EIR); and
- 2) Adopt Resolution 54-2009 Approving the Revised Community Park Plan dated August 26, 2009; and
- 3) Authorize General Manager to sign the Notice of Determination on behalf of the CCSD and to file the attached Notice of Determination, including the Final Master EIR, Revised Community Park Plan, and Mitigation Monitoring Reporting Checklist, with the County of San Luis Obispo and State Clearinghouse.

FISCAL IMPACT: In November 2005, the San Luis Obispo County Parks Department provided \$225,000 to the CCSD for preparation of a Master Development Plan and Master Environmental Impact Report on the Fiscalini Ranch Preserve to satisfy the requirements of the County's Land use Element. In 2006, the Joint Use Agreement between the County and the CCSD was amended to allow \$41,248 of this amount to fund a portion of the Marine Terrace Trail construction. Morro Group SWCA was contracted to prepare the Master EIR for a total of \$143,500. They will incur \$12,937 in additional costs to complete the EIR. The majority of these costs relate to development of the Revised Community Park Plan. Firma Consultants was contracted to develop the Master Development Plan for \$34,380. The balance of the County's funding is \$5,872 and has been allocated to Firma Consultants for developing the Revised Community Park Plan. The revisions were not part of the original contract.

BACKGROUND: When the Fiscalini Ranch Preserve (formerly East West Ranch) Master Plan was completed in 2001, a Mitigated Negative Declaration was performed to satisfy California Environmental Quality Act (CEQA) requirements. In 2004, the County Planning Department indicated a Master Development Plan and EIR should have been completed on the Fiscalini Ranch Preserve. The basis for this requirement is their Land Use Ordinance #8-25, which indicates: "Any proposed development of the Fiscalini Ranch Preserve requires prior approval of a Master Development Plan."

In addition, when the Ranch was purchased in 2001, zoning for the West Ranch required a change from Residential to Open Space. The zoning on the East Ranch also required changes

to allow for development of the Community Park. In 2007, the County amended zoning on the Fiscalini Ranch Preserve through its North Coast Area Plan.

The County's requirements called for developing a Master EIR, which will serve as a conceptual environmental clearance document for the various recommended projects, in particular the Community Park on the East Ranch. This approach allows for further refinement of recommended projects as they proceed from a conceptual planning level to reality.

EIR PROCESS: Today's meeting is on the Final Fiscalini Ranch Preserve Master EIR and the originally proposed Community Park Plan as well as the Revised Community Park Plan. These documents have been prepared in conformance with the California Environmental Quality Act (CEQA). This EIR reviewed the East West Ranch Management Plan and Conservation Easement, which was adopted by the CCSD on April 24, 2003, and the proposed Community Park Master Plan initially developed in 2003 by RRM Design Group and refined in 2007 by Firma Consultants. A Revised Community Park Plan dated August 26, 2009 was developed by Firma Consultants following CCSD staff and Board discussions of changes in the funding environment and receipt of public comments at the Draft EIR stage. The Final EIR as well as the Revised Community Park Plan have been reviewed extensively by the Parks, Recreation, and Open Space Commission (PROS) and Friends of the Fiscalini Ranch Preserve (FFRP).

The Notice of Preparation (NOP) commenced on May 18, 2006 and closed for public comment on June 21, 2006. A hearing on the NOP was held for additional public input on June 20, 2006. The 45-day public review period for the Draft EIR began on March 3, 2008 and closed on April 17, 2008. A public hearing was held on March 18, 2008. At the close of the review period, the CCSD received 57 comments, which are incorporated into the Final Master EIR with responses.

DISCUSSION OF RECOMMENDATIONS:

A. COMMUNITY PARK.

Based on the significant public comments received by the CCSD at the Draft EIR stage, major reductions in the amount of grant funding currently available, and the need to develop a shorter term, more reasonable method for irrigating the proposed athletic fields, the CCSD re-evaluated the scope, components, and character of the proposed Community Park Plan. As a result, Firma Consultants was commissioned to develop a revised plan in conjunction with CCSD staff and the PROS Commission, which was more realistic given the current financial situation, and also addressed the identified environmental impacts, including water, and other issues.

1. Key Objectives of Revised Park Plan

- Reduce or eliminate amenities while meeting community's most pressing active recreation needs.
- Significantly reduce overall environmental impacts.
- Provide a non potable, shorter term and more reasonable method to irrigate turf.
- Create a park with a natural feel with limited or no hardscaping, in keeping with Cambria's unique rustic character.
- Significantly reduce costs required to develop the park.

- Respond to public comments regarding scope, environmental impacts and “character” of park.

2. Highlights of Revised Park Plan

When compared to the EIR’s proposed project and other alternatives, the Revised Community Park Plan is designed to significantly reduce impacts in all key areas, including noise, parking, traffic, water, horticultural chemicals and overall park use. Highlights of changes include:

- Playfield turf reduced from 8.2 acres to 5 acres.
- Significant reduction of turf in picnic area.
- Overall turf reduced by 49%.
- Water Supply impact reduced to less than significant due to non potable water source, 49% overall reduction in turf, and minimal watering.
- Elimination of Community Center, hard courts and bleachers.
- Parking reduced from 146 to 97 spaces. Permeable, non asphalt surface.
- No night lighting.
- Active use areas that produce noise pushed as far from south boundary as possible.
- Setback buffer zone widened along creek.
- Buffer zones shifted north with increased native buffer zones.

3. Details on Revised Park Plan

CEQA requires that certain findings be made if an agency decides to proceed with a project when an EIR has identified that the project will have significant environmental impacts. In order to assist the Board in the process of making a decision, staff has prepared two sets of findings.

a. A Statement of Facts and Findings for the West Ranch and the Revised Community Park Plan is included as Exhibit A and included with Resolution 54-2009.

b. A Statement of Facts and Findings for the West ranch and the original proposed community park plan is also attached as Exhibit B and included with Resolution 55-2009.

c. A detailed map of the Revised Park Plan and a summary of changes are also attached. The PROS Commission unanimously recommended at its September 1, 2009 meeting that the CCSD Board of Directors adopt the Fiscalini Ranch Preserve Revised Community Park Plan at the October 22, 2009 Board meeting.

B. WEST RANCH.

Two items incorporated into the EIR regarding the West Ranch also require a separate discussion and recommendation based on further review of the Management Plan, input from the public and Friends of the Fiscalini Ranch Preserve (FFRP). These include:

- 1. Onsite parking - South Windsor Drive.** An alternative to allow onsite parking on the West Fiscalini Ranch Preserve (WFRP) was originally included in the EIR to address existing and potential future parking needs. This alternative considered onsite parking at the South Windsor Drive entrance (south of existing Bluff Trail). However, after re-examination of the intent of the Management Plan as well as input from the public and Friends of the Fiscalini Ranch Preserve, CCSD staff determined

this alternative to be inconsistent with the Management Plan regarding sensitive habitats. Therefore, this alternative has been eliminated from the EIR.

- 2. **Onsite parking - Huntington Drive.** One handicapped space at Huntington Drive is also included as an onsite parking alternative in the EIR, which is authorized in the Management Plan. However, since two ADA parking spaces were constructed as part of the Marine Terrace Trail in 2006, CCSD staff recommends that the parking space at Huntington Drive not be developed.

C. MANAGEMENT PLAN REVISIONS.

The East/West Ranch (Fiscalini Ranch Preserve) Management Plan was completed in 2003. Since that time, numerous changes have occurred regarding the Ranch, including abandonment of the cell tower project and completed trail and restoration projects. Amendments to the Management Plan will be made to incorporate all decisions made by the Board of Directors at this meeting as well as other changes. The CCSD will work in consultation with the PROS Commission and FFRP to make the appropriate amendments to be forwarded to the CCSD Board for approval at a future meeting. When approved, the amendments will be included with the certified Master EIR and Master Development Plan for approval by the County Board of Supervisors.

STAFF RECOMMENDATIONS:

- 1. It is recommended that the Board, after receiving public testimony and making any revisions deemed appropriate, approve and certify the Final Master EIR and Revised Community Park Plan dated August 26, 2009 per attached Resolution 50-2009.
- 2. As noted, two Statements of Findings have been respectfully submitted for your review and potential approval. One, an attachment to Resolution 54-2009, is a Statement of Findings for the West Ranch as identified in the Final EIR and the Revised Community Park Plan dated August 26, 2009 (referenced as Exhibit A) and a Project Description (referenced as Exhibit B). The other, an attachment to Resolution 55-2009, is a Statement of Findings and Statement of Overriding Considerations for the West Ranch and the originally proposed Community Park Plan as identified in the Final EIR (referenced as Attachment C) and a Project Description (referenced as Exhibit D).
- 3. Subject to the receipt of public comments and further Board deliberations, staff recommends approval of the Statement of Findings for the West Ranch and the Revised Community Park Plan by adopting Resolution 54-2009. Should the Board decide not to approve the Revised Community Park Plan, Resolution 55-2009 for the originally proposed Community Park Plan is provided for review and potential approval.

Attachments:

- Resolution 50-2009: Certify FRP Final Master EIR
- Resolution 54-2009: Approve FRP Project with Revised community Park Plan
- Exhibit A: Statement of Findings for FRP EIR and Revised Community Park Plan
- Exhibit B: Project Description for FRP EIR and Revised Community Park Plan
- Resolution 55-2009: Approve FRP Project with Original Proposed Community Park Plan
- Exhibit C: Statement of Findings and Statement of Overriding Considerations for FRP EIR and originally proposed Community Park Plan
- Exhibit D: Project Description for FRP EIR and originally proposed Community Park Plan
- Revised Community Park Map 8.26.09
- Summary Revised Community Park Changes

BOARD ACTION: Date _____ Approved: _____ Denied: _____

UNANIMOUS: ___ SANDERS ___ CHALDECOTT ___ CLIFT ___ DEMICCO ___ MACKINNON ___