CAMBRIA COMMUNITY SERVICES DISTRICT

Fiscalini Ranch Public Access & Resource Management Plan

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Prepared for Cambria Community Services District by RRM Design Group & Revised by Cambria Community Services District Management Staff

In Cooperation with the California Coastal Conservancy, Friends of the Fiscalini Ranch Preserve, and the Community of Cambria

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Chapter 1. Executive Summary

Introduction

The Fiscalini Ranch Preserve (Ranch) remains one of Cambria's most treasured community assets, providing open space, trails, scenic views, and a direct connection to the town's coastal heritage. The Ranch is a 437-acre open space property surrounded by the community of Cambria and bounded on the west by the Pacific Ocean. The Ranch is divided by the Highway 1 corridor into portions referred to throughout this document as the East Ranch and West Ranch. The Ranch has long been recognized for its scenic and habitat values. In its recent history, the Ranch has been used for cattle ranching, some crop production, and hiking. The Ranch also benefits the Cambria Community Services District (CCSD) and fire agencies, enhancing emergency and utility services in the Park Hill, Marine Terrace, and West Lodge Hill neighborhoods. The CCSD will manage both the East and West areas of the Ranch until such time that Friends of the Fiscalini Ranch Preserve (FFRP), or their successor in kind, exercises its option to assume management of the West Ranch.

The CCSD, as Grantor under the 2003 Deed of Conservation Easement (Conservation Easement), has worked diligently over the past two decades to maintain and protect the ecological and recreational values of the Ranch consistent with the Conservation Easement and the Fiscalini Ranch Public Access and Resource Management Plan. However, changing conditions in community priorities, funding, and regulatory expectations have necessitated a comprehensive update to the Fiscalini Ranch Public Access and Resource Management Plan.

Purpose of the Update

This update aims to align the Fiscalini Ranch Public Access and Resource Management Plan with the CCSD's current operational capacity, financial realities, and statutory responsibilities as a local government agency. Since the plan's adoption, the District's role has shifted significantly toward providing core life-safety and essential public services, including fire protection, water supply, wastewater treatment, and emergency response. While the District remains committed to environmental stewardship, these life-safety obligations must remain the highest priority for allocating General Fund resources. The updated plan will address the need for modern stewardship, including habitat protection, trail safety, and infrastructure repair. It will address regulatory compliance, considering evolving Coastal Act and CEQA requirements. It will ensure public access and safety, allowing the Ranch to remain open, safe, and resilient. It will also identify sustainable funding mechanisms to ensure long-term maintenance and monitoring.

Critical Funding Constraints

Historically, the General Fund of the CCSD has supported basic maintenance of the Ranch. However, this fund is primarily supported by limited property tax allocations and is further constrained by rising costs for fire protection, facilities, and emergency services. The General Fund was not designed to sustain the increasing costs of trail repair, vegetation management, storm damage recovery, and facility maintenance on the Ranch. Without new or dedicated revenue sources, the current level of maintenance cannot be maintained indefinitely without jeopardizing essential District services.

Potential approaches to resolve this fiscal imbalance include identifying and establishing dedicated revenue sources, such as assessments or partnerships. Another approach is to pursue cost-sharing arrangements or maintenance agreements with partner organizations. A further consideration is to evaluate whether the FFRP, as the District's long-standing volunteer and fundraising partner, should exercise its option to serve as the successor steward for ongoing maintenance and operations in compliance with the Fiscalini Ranch Public Access and Resource Management Plan.

CCSD Financial Capacity Policy

All restoration, maintenance, vegetation management, trail work, erosion control, habitat enhancement, and resource protection activities described in this Plan shall be carried out only to the extent that the financial

resources of the CCSD reasonably allow. Because the CCSD must prioritize essential public safety, water supply, wastewater treatment, and emergency response obligations, the implementation of Ranch-related work shall be:

- Dependent on available funding, staffing, and operational capacity
- Subject to deferral, phasing, or scaling as fiscal conditions require
- Supported by grants, partnerships, and external funding whenever possible
- Consistent with the Conservation Easement, provided actions do not compromise long-term habitat protection or safe public access

This policy applies to all chapters referencing restoration, vegetation management, maintenance, hazard mitigation, and infrastructure actions on the Ranch.

Notwithstanding the discretion granted to CCSD by the Fiscalini Ranch Public Access and Resource Management Plan, CCSD must meet the obligations outlined in the Conservation Easement, including, but not limited to, its obligation to keep the property open and accessible to the public and to conserve and maintain its natural resources.

Repair Classification and Daily Operations

Definitions: Minor vs. Major Repairs

Minor Repairs

Minor repairs are routine, small-scale maintenance tasks that do not significantly alter the structure, function, or appearance of Ranch assets. These repairs typically:

- Require minimal labor and can often be completed by on-site staff or volunteers.
- Do not require permits, specialized engineering, or contractor involvement.
- They are low-cost and fall within the approved operational maintenance budget.
- Do not disrupt public access or require temporary closures.

Examples of Minor Repairs:

- Replacing or tightening loose screws, bolts, or fasteners on boardwalks, fencing, and gates.
- Repairing small sections of trail by filling ruts or correcting minor erosion.
- Replacing damaged signage or trail markers.
- Removing trees and other vegetation obstructing trails, benches, or signs when it requires standard hand tools.
- Replacing individual fence boards or small hardware components.

Major Repairs

Major repairs involve substantial work that affects the structural integrity, safety, or long-term functionality of the Ranch infrastructure. These repairs typically:

- Require specialized contractors, engineers, or equipment.
- May require permits or environmental review.
- Exceed routine maintenance costs.
- May necessitate temporary partial or full closure of affected areas.

Examples of Major Repairs:

- Structural repair or replacement of large sections of boardwalks or bridges.
- Reconstruction of trail segments following significant erosion or storm damage.
- Installation or replacement of large infrastructure (e.g., gates, culverts, retaining features).
- Hazard tree removal requiring climbing crews or mechanical assistance.
- Any project triggering CEQA compliance or other regulatory review.

Daily Operations

Daily operations at the Ranch focus on monitoring, maintaining, and protecting natural and built features to ensure environmental stewardship and public safety.

Daily Operational Tasks Include:

- **Trail Monitoring:** Staff or volunteers walk priority trail sections to identify hazards, repair needs, erosion, or obstructions.
- **Trash and Waste Management:** Removal of litter, servicing waste receptacles, and reporting illegal dumping.
- **Vegetation Management:** Routine trimming, hazard vegetation checks, and monitoring of invasive species.
- **Safety Checks:** Inspecting signs, fencing, and public-use structures for damage or wear.
- **Visitor Engagement:** Providing support, answering questions, and educating visitors about preserve rules and environmental protection.
- **Enforcing ordinances:** Issuing citations for violations of CCSD ordinances; reporting other illegal activities to the relevant enforcement agencies.
- **Wildlife and Habitat Monitoring:** Noting unusual conditions, disturbances, or issues requiring biologist review.

Daily operations help identify when repairs are needed and ensure that minor repairs are addressed promptly, while major repairs are documented, assessed, and scheduled.

Regardless of the classification of a given repair or the inclusion of a duty in the Daily Operations list, CCSD will complete repairs and duties necessary to meet the obligations outlined in the Conservation Easement, including, but not limited to, its obligation to keep the property open and accessible to the public and conserve and maintain its natural resources.

Looking Forward

This Plan update reflects the need for an adaptive management approach that ensures the long-term protection of the Ranch's ecological and recreational values, while acknowledging the District's limited financial capacity and its statutory duty to prioritize public safety. The District will work collaboratively with the community, the FFRP, and the State Coastal Conservancy (SCC) to create a sustainable stewardship framework that honors the Ranch's conservation values and the District's fiscal realities.

About the Fiscalini Ranch Public Access and Resource Management Plan

The Fiscalini Ranch Public Access and Resource Management Plan begins in **Chapter 2** with a historical overview of the Ranch and a description of its physical setting. It also presents the Vision for the Ranch and outlines the primary objectives addressed throughout the following chapters. A summary of the Ranch's natural

resources introduces the current biological conditions, and this section also discusses Opportunities and Constraints related to Use & Access, Resources, and Hazards.

Chapter 3 lists and describes the uses and improvements proposed for the Ranch. Topics include Allowable, Regulated, and Prohibited Uses, Physical Improvements, and Resource Restoration.

Chapter 4 provides detailed descriptions of trail segments, user designations, and general design standards for surfacing and widths. It covers trail routes, parking areas, and associated improvements, along with additional access features such as interpretive programs, signage, fences and gates, and benches.

Chapter 5 outlines natural resource protection and restoration objectives, organized by habitat type. It describes methods for restoring degraded areas and recommends protective measures for sensitive habitats to prevent intrusion by people or domestic animals. Habitat types include riparian corridors, seasonal wetlands, oak or pine forests, grasslands, and coastal scrub and bluff areas.

Chapter 6 summarizes the Ranch's cultural resources and offers guidance on conserving and celebrating the heritage of the Cambria area, encompassing both prehistoric and historic periods.

Building on restoration efforts, **Chapter 7** addresses vegetation management. Its goals include controlling non-native and invasive plants and managing grasslands and forest growth to reduce fire fuel loads, particularly near residential areas. The chapter also notes that grazing animals can be an effective tool for vegetation management.

Chapter 8 focuses on public safety considerations for increased public access. It discusses trail maintenance and temporary closures, emergency access for fire control and medical response, coordination with the Cambria Fire Department (CFD) on fire management, and signage to educate visitors about preservation and safety.

Finally, Plan implementation, carried out by the CCSD, is covered in **Chapter 9**. This chapter provides a roadmap for ongoing maintenance and operational responsibilities, along with guidance on short- and long-term projects. It prioritizes key activities, identifies coordinating agencies, and recommends record-keeping and monitoring methods.

In sum, this Fiscalini Ranch Public Access and Resource Management Plan provide long-term guidance to the CCSD for sustaining public access and protecting resources, fulfilling the vision and objectives for the Ranch established by the Cambria community, the County, and the State.

Agency Coordination and Jurisdiction

Implementation of the Fiscalini Ranch Public Access and Resource Management Plan will depend on coordination with several organizations and agencies. For instance, the CCSD will need to coordinate permitting with several agencies for restoration work or trail improvements on the Ranch. The following is a list of the relevant agencies and their roles in the process.

California Coastal Commission

The California Coastal Commission (CCC) regulates activities in the state coastal zone. Coastal Commission approvals may be required for improvements to trails, parking lots, and restrooms within the coastal zone. Other activities requiring their approval include projects with impacts on Santa Rosa Creek, drainages, seasonal wetlands, and areas designated as Environmentally Sensitive Habitat Areas (ESHA). ESHA habitats include rare or unique habitats (such as Monterey Pine forests), habitats that support special-status species in coastal streams, and wetlands. Virtually, any project requiring discretionary approval may be appealed to the CCC.

California Department of Fish and Wildlife

The California Department of Fish and Wildlife (CDFW) regulates projects within the active floodplain and/or

associated riparian habitat of a wash, stream, or lake that provides benefit to fish and wildlife that affect the flow, channel, or banks of rivers, streams, and lakes. CDFW will be involved in projects that alter the Santa Rosa Creek streambed and gullies, including vegetation removal. CDFW will need to be notified before construction begins for any of the following projects:

- Divert, obstruct, or change the natural flow of the bed, channel, or bank of any river, stream, or lake; or
- Use materials from a streambed; or
- Results in the disposal or deposition of debris, waste, or other material containing pavement where it can pass into any river, stream, or lake.

California Department of Forestry and Fire Protection

California Department of Forestry and Fire Protection (CAL FIRE) serves the Cambria community by providing fire protection, emergency response, and resource management for both wildland and developed areas. Their responsibilities include wildfire suppression, fire prevention education, vegetation management, and emergency medical response. CAL FIRE works closely with local agencies and residents to enhance community safety, reduce fire risk, and protect natural resources along California's Central Coast.

California Department of Transportation

California Department of Transportation (Caltrans) is the state agency responsible for highway improvements. Plan projects that will require coordination with Caltrans, such as the flood improvement project (coordinated with County Public Works). Caltrans also needs notice of any trails proposed in the view corridor exemption parcels adjacent to Highway 1 on the Ranch. Only habitat restoration work or trail construction is allowed on these parcels.

California Highway Patrol

The California Highway Patrol (CHP) serves the Cambria community by ensuring safety and security on state highways and roadways. Their responsibilities include traffic enforcement, collision response and investigation, emergency assistance, and public safety education. CHP officers work to reduce accidents, enforce traffic laws, and provide rapid response during emergencies, while also collaborating with local agencies to support the overall safety and well-being of residents and visitors along the Central Coast.

California State Coastal Conservancy

The California State Coastal Conservancy (SCC) is a state agency charged with protecting state interests for coastal access and was a major contributor to the Ranch's purchase. This agency remains a potential source of future grants to fund upkeep of the Bluff Trail boardwalk and other projects. In addition, the SCC oversees the Conservation Easement for the Ranch.

Cambria Community Services District

The Cambria Community Services District (CCSD) will manage both the East and West areas of the Ranch until adoption of the Fiscalini Ranch Public Access and Resource Management Plan and recordation of the Conservation Easement, after which the FFRP, or its successor, may exercise its option to assume management of the West Ranch.

The General Manager will be the primary point of contact for Ranch operations, and the Facilities and Resources Manager will be responsible for reporting to the CCSD General Manager, at least annually, on work accomplished and objectives for the upcoming year. CCSD will carry the liability insurance as the owner of the Ranch. The CCSD will provide water and wastewater services to all approved facilities on the Ranch, in accordance with applicable policies and regulations. CCSD will coordinate improvements, including the potential relocation of the Facilities & Resources and Utilities Department, the installation of a fire loop road, fire flow lines, and an emergency access road, as well as the installation of a recycled water irrigation system to the Park.

Cambria Fire Department
The Cambria Fire Department (CFD), assisted by CAL FIRE, will provide labor and coordination for implementing fire prevention measures as outlined in the Fire Safety Plan. CFD will provide emergency fire protection services to the Ranch.

Cambria Parks, Recreation, and Open Space Committee
The Cambria Parks, Recreation, and Open Space Committee **(**PROS) is an advisory committee to the CCSD Board of Directors on parks, recreation, and open space issues.

Central Coast Regional Water Quality Control Board
The Central Coast Regional Water Quality Control Board (RWQCB) administers permits for wetlands or creek restoration projects. National Pollutant Discharge Elimination Source permits are required for projects that disturb an area of more than one acre of land.

County of San Luis Obispo Planning & Building
The Fiscalini Ranch Preserve is within the County of San Luis Obispo Local Coastal Plan/North Coast Planning Area. The County of San Luis Obispo (County) Planning & Building Department is responsible for administering the Coastal Zone Land Use Ordinance and issuing permits in accordance with it. Coordination with the Planning & Building Department is necessary for activities requiring grading or building permits, such as grading (based on cubic yards), tree removal (diameter greater than 6 inches), drainage improvements, and building construction. Additionally, coordination will be required with County Public Works on the flood control project and the installation of accessible parking signs.

Friends of the Fiscalini Ranch Preserve
Friends of the Fiscalini Ranch Preserve (FFRP) is a nonprofit organization that holds a conservation easement on the Fiscalini Ranch Preserve (Ranch). FFRP collaborates with the CCSD to steward the 437-acre Ranch. Through a conservation easement that legally protects the land, FFRP helps ensure the Ranch remains wild, healthy, and accessible to all. Their volunteers play a vital role by removing invasive plants, repairing trails, and restoring native habitats.

Monterey Bay National Marine Sanctuary
The conservation agency, Monterey Bay National Marine Sanctuary (MBNMS), has jurisdiction over the coastal waters to the mean high tide line on the central coast. The southernmost boundary of the Sanctuary is located at the northernmost point on the Ranch that extends into the ocean.

National Oceanic and Atmospheric Administration Fisheries
National Oceanic and Atmospheric Administration (NOAA) Fisheries is responsible for protecting Endangered Species Act-listed marine species and anadromous fish, including the Tidewater Goby and Steelhead trout of Santa Rosa Creek. The United States Army Corps of Engineers (USACE) will coordinate approvals with NOAA Fisheries. This applies to streambed alterations resulting from restoration work.

San Luis Obispo Council of Governments
San Luis Obispo Council of Governments (SLOCOG) will serve as a funding resource for various potential projects outlined in this Plan, including funding for the Highway 1 pedestrian bridge, wildlife crossing projects, and associated beautification initiatives. Additionally, SLOCOG can assist with issues related to the “American Roadway/Scenic Byway” designation coordinator for Highway 1.

San Luis Obispo County Air Pollution Control District
Projects involving the construction of new parking lots, roads, or restoration work may require consultation and approval from the San Luis Obispo County Air Pollution Control District **(**APCD).

San Luis Obispo County Sheriff's Office
San Luis Obispo County Sheriff's Office (SLO County Sheriff) serves the Cambria community by providing law enforcement, public safety, and emergency response services. Their responsibilities include crime prevention, patrol operations, investigations, search and rescue, and operation of the county jail system. The Sheriff's Office works closely with local agencies and residents to maintain public safety, respond to emergencies, and support community programs that enhance the quality of life along the Central Coast.

United States Army Corps of Engineers
The United States Army Corps of Engineers **(**USACE) is responsible for administering Section 404 permits for projects in waterways, wetlands, areas subject to the ebb and flow of tides, and generally any navigable waters.

United States Fish and Wildlife Service
Projects that have the potential to impact endangered or threatened species ("takes") will require involvement from the United States Fish and Wildlife Service (FWS). Chapter 5 lists several special-status plants and wildlife found on the Ranch. New physical improvements or activities in those areas may negatively impact these species; therefore, prior to coordination with the FWS, it is required.

Enforcement

Volunteers
Trail problems involving safety or security issues may be reported by users and/or by volunteers. Volunteers assigned to trail monitoring should report to the CCSD regularly.

Sheriff
The SLO County Sheriff will be responsible for Law enforcement on the Ranch, except for CCSD ordinances. CCSD staff will be responsible for issuing citations for violations of CCSD ordinances.

Ranch Contact
Establish a Ranch contact telephone number. This info may be posted on Kiosks.

Handicap Parking Violations
The CHP is responsible for administering handicap-parking violations.

Special Event Permit
This may be a concise permit for special events. The permit should include a description of the visiting group, the date or dates of the visit, and a signature line for the approving party.

Chapter 2. Background

Introduction
The Ranch is a 437-acre coastal open space property located in Cambria, an unincorporated community in the County of San Luis Obispo. The Ranch has a long history of human occupation dating to the native Chumash and Salinan tribes that once thrived in the region. The site was ideal for sheltered living, and food was plentiful due to the productive ocean, forest, and creek resources. As the town of Cambria was settled by Europeans, the Ranch was used as a dairy by the Fiscalini family. Beginning at about the turn of the century, the Ranch included a cattle-grazing operation along with assorted dairy facilities (old building foundations and remnants remain).

In recent years, the Ranch's landowners sought to create a subdivision with homes and a school on West Ranch. The community of Cambria, which had been using and enjoying the Ranch for hiking and scenic open space for many years, gathered to prevent the property's conversion. After fighting the proposed development since its inception, Friends of the Ranchland (FRL) determined that the only way to save the Ranch was to purchase it as

public open space. In May 1998, FRL partnered with the American Land Conservancy, rallied public support, and established an acquisition fund to purchase the property. The acquisition was accomplished through a collaborative funding effort involving the SCC, the American Land Conservancy, Caltrans, County, CCSD, SLOCOG, and numerous interest groups and individuals from Cambria.

Under the terms of the sale, the CCSD acquired ownership of the property and was obligated to form a Management Plan and Conservation Easement agreement, as well as appoint a Conservation Easement holder for the Ranch. The CCSD will be responsible for managing the West Ranch as described in this Plan until such time that FFRP, or its successor, exercises its option to assume management responsibility.

The 2003 Management Plan was developed through a year-long interactive process that included interviews with vested-interest groups in Cambria, ongoing facilitated decision-making with the Working Group, and community workshops. During this time, the overall vision and objectives for the Ranch were formulated, and a plan was developed to reflect the community's desires and meet the funding objectives of conservancies.

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

Setting

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

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

Purpose of the Plan

This Fiscalini Ranch Public Access and Resource Management Plan covers several topics related to the Ranch's administration. The document:

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

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

The importance of protecting this property lies in the opportunity for the public to experience a unique coastal environment while safeguarding the diverse array of animal and plant communities it supports, including sensitive and endangered species. The overall philosophy of the Plan is to allow the public to experience these natural resources safely and reasonably while protecting and restoring the Ranch’s more sensitive and valuable

habitats. This Plan acknowledges that educating Ranch visitors is an important aspect of these efforts.

This document should not be viewed as a "final solution." Community preferences, funding opportunities, and the advent of new management techniques evolve. Therefore, the methods proposed in the Plan may need to be updated or revised to suit their intended purpose better. The Plan should remain flexible and adaptable to meet future challenges. Annual monitoring of management methods is recommended. Changes may be made by amending the Plan in accordance with the prescribed process described in Chapter 9.

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

Vision and Plan Objectives

The owner (CCSD) of the Ranch may face many issues and choices in managing the land and its resources. One of the most significant challenges is distinguishing between and deciding among competing priorities, particularly in conflicts over resource protection and public access. The Vision Statement below defines the purpose upon which CCSD is to base its decisions. The overall mission of the Plan is to strike a balance between public access and the stewardship of natural resources.

Vision Statement

The Fiscalini Ranch Public Access and Resource Management Plan for the Ranch will ensure that public access is maintained in a manner that minimizes disturbance to sensitive natural habitats, unique scenic areas, and cultural resources. Recreational opportunities will remain limited to passive uses of open space areas, with active recreation focused only within the designated East Ranch Community Park area.

This updated vision reaffirms the community of Cambria's goals for the permanent conservation of open space and protection of unique resources, while providing for the long-term management, operations, and maintenance of the Ranch. Implementation will be carried out in accordance with CCSD's financial and management resources and obligations, as outlined in any future operating agreement and the Conservation Easement.

Key objectives under the Fiscalini Ranch Public Access and Resource Management Plan include:

- Strive to minimize disturbance to the Ranch's natural qualities while allowing appropriate public access.
- Protect and restore sensitive habitats and species in all areas of the Ranch, including coastal bluffs, pine forests, riparian corridors, wetlands, and seasonal grasslands.
- Create guidelines for restoration, enhancement, and management to protect natural resources in the long term.
- Create design standards and management guidelines for long-term improvements to public access.
- Provide a method for environmentally sound vegetation management.
- Create management guidelines for allowed activities on the Ranch.
- Provide a trail system that allows balanced and strategic access connected to local and coastal trails without degrading natural resources.
- Site and design improvements in ways that protect sensitive habitats and the Ranch's scenic and visual qualities.
- Maintain flexibility to amend the Fiscalini Ranch Public Access and Resource Management Plan as needed, with changes consistent with the Easement, provided that Easement terms are upheld. Any amendment to the Plan must follow Easement requirements for public meetings and concurrence, while operational adjustments that do not alter the Plan document can remain flexible.
- Reduce risk and hazards to Ranch users and surrounding neighbor properties, including fire protection, erosion, noise, trespassing, and litter.
- Prioritize projects based on urgency, public safety, and habitat protection, particularly when facing financial constraints, in accordance with Easement requirements.

- This vision continues the stewardship mission, emphasizing the balance between conservation and community access.

Resource Inventory Summary

This section provides a brief introduction and summary of the biological resources found on the Ranch. For a more detailed description of habitats and species, please refer to Chapter 5 and the Resource Inventory and Constraints Report published by Rincon Consultants and RRM Design Group, March 2002. The Biological Constraints Map (Exhibit 3) illustrates the various habitats on the Ranch, including riparian areas, creeks and drainages, seasonal wetlands, Monterey Pine forest, grasslands, and Oak/Toyon woodlands. These habitat types may support special-status species, which should be considered before the construction or implementation of management activities in these areas.

West Ranch

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

East Ranch

The approximately 90-acre eastern side of the Ranch lies to the north and south of Santa Rosa Creek and east of Highway 1, and consists mainly of the stream channel, banks, and flood plain of the creek. Santa Rosa Creek is the major drainage feature on the East Ranch and a small portion of the West Ranch. The creek is confined to a natural channel approximately 100 feet wide, but much of the year, it is confined to a low-flow channel that is roughly 15 feet wide. Most of the floodplain away from the Santa Rosa Creek riparian corridor is covered by grassland until it transitions into the seasonal wetland and riparian areas near Highway 1 (refer to Exhibit 3). The southern boundary of the East Ranch is a steep forest and coastal scrub-covered hillside that extends from the creek floodplain (an elevation of approximately 33 to 43 feet) up to the 170-foot ridgeline. This hillside consists mainly of Monterey Pine forest and Coast Live Oak/Toyon woodland with small patches of coastal scrub. The southwestern portion of the East Ranch Highway, along Highway 1, contains a seasonal wetland that supports hydrophytic vegetation.

Opportunity and Constraints Summary

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

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

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

Existing Use and Access: Opportunities & Constraints

Land Use
Residential and commercial land uses surround the Ranch, except for the western boundary, which borders the Pacific Ocean. Adjacent residential neighborhoods create planning challenges related to public access (entry sites and parking areas), private property protection, and safety.

Infrastructure, Utilities & Public Services
The CCSD provides water supply and wastewater treatment, fire protection, trash service, streetlights, and parks, recreation and open space. The CCSD has utility easements on both sides of the Ranch, providing two opportunities for emergency access on the West Ranch from north to south. Having an alternate route will be necessary if there is a problem at Windsor Bridge that prevents Ranch access from that direction. The service roads also provide an opportunity for a multi-use trail, in addition to maintenance access.

The CCSD Facilities & Resources and Utilities Departments are located next to the East Ranch in the creek floodplain. The facility includes a well, a filtration station, a pump station, a shop, and an office. The CCSD would like to relocate these features out of the flood plain onto the East in the future.

The SLO County Sheriff will provide law enforcement services. The CHP conducts regular patrols on Highway 1 and will enforce parking violations in the area near the Ranch. The CFD and CAL FIRE will provide fire protection services.

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

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

There are two prospects for improving the connection between the east and west portions of the Ranch. First, there are ongoing discussions about installing one or two pedestrian bridges over Santa Rosa Creek parallel to the Highway 1 bridge. If this proposal moves forward, it could provide a connection to the West Ranch from the Cross Town Trail. Second, improved connections between the East and West Ranch may be provided by a pedestrian and bike underpass at the existing Highway 1 bridge. As of the writing of this Plan, discussions are underway with Caltrans and the CCSD to study pedestrian traffic on Highway 1 in Cambria.

Improved Ranch access also requires providing parking. To prevent congestion in any one area due to parking and traffic, parking areas should be dispersed across multiple locations. Opportunity sites for parking and staging include a central staging area at Cambria Drive and Highway 1 (on the west side of the highway), as well as parking at the CCSD wastewater treatment Plant and East Ranch. In the future, visitors can park and hike to the Ranch from these areas.

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

When planning for future access, evaluation of impacts on sensitive areas should be considered. New linkages

have been created from the East Ranch to the East Lodge Hill neighborhood and from Rodeo Drive to Blue Bird Lane via the pedestrian/bike bridge associated with the Cross Town Trail. On-site trails may also be provided alongside the CCSD utility easements as described above. An additional trail is aligned with the CCSD Santa Rosa Creek maintenance road on the west side of the creek.

The Ranch's trail system should strive to create linkages with other off-site trails, including the California Coastal Trail and the Cross Town Trail. The Santa Rosa Creek Trail West extends to the north (off-site) along the creek to the wastewater treatment Plant at Windsor Bridge.

Recreation and Open Space
The purchase of the Ranch underscores the importance of this land as an open space of state, regional, and local significance. As the largest public open space parcel in Cambria, the Ranch is a vital local recreational and open space resource that connects to several of Cambria's parks, including Moonstone Beach and Shamel Park to the north, and Harvey Street Beach Access to the south. Additionally, a Community Park offering opportunities for active recreation is planned for East Ranch as a separate project.

Resources: Opportunities & Constraints

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

The MBNMS has jurisdiction over the tidal lands north of the on-site westernmost point. Their mission is to protect tidelands and ocean habitats and to educate the public about the significance of coastal resources. The local MBNMS office could be a valuable resource for the CCSD regarding public education on the tidelands adjacent to the Ranch.

Some areas of the East and West Ranches have colonies of non-native plants and invasive species. To protect and encourage native plant growth, these non-native and invasive colonies must be removed. Currently, some non-native plants pose a fire hazard in the summer months after they die back. Additionally, native grasses are significantly reduced after years of grazing. Restoring native grasses will take many years, with gradual reintroduction of seeds and managed natural succession.

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

Hazards
Hazards present on the Ranch include fire hazards (due to vegetation types), flooding in the Santa Rosa Creek corridor, and soil erosion. Hazards should be addressed for both the safety of Ranch users and the preservation of Ranch resources. The Ranch faces increasing environmental pressures associated with climate change, including rising temperatures, shifting precipitation patterns, and accelerated coastal erosion driven by sea level rise. As a coastal bluff and wetland-rich landscape, the Ranch is particularly vulnerable to habitat loss, bluff retreat, and hydrological changes that may affect sensitive species and public access. Management strategies must prioritize resilience by protecting and restoring native habitats, monitoring erosion and sea level rise

impacts, and adapting trail alignments or infrastructure as needed. Through proactive stewardship and long-term planning, CCSD can help ensure the Ranch remains a healthy, functioning ecosystem amid changing climate conditions.

Fire
Some fire risk arises from the heavy accumulation of dead and downed vegetation, which is most prevalent in the Ranch's forests. The pine pitch canker disease and increased tree density in the forest have also contributed to a very high fire risk rating. This condition is of particular and urgent concern to the CFD due to the proximity of residential areas to the forest. Another risk area is the scrub areas at East Ranch, which have the potential to ignite (due to the dead debris) and then spread to the forest above. Ranch grasslands are considered a moderate fire risk.

Floods
The East Ranch is located within the Santa Rosa Creek corridor floodplain, and low-lying areas (below the 39-foot elevation) are inundated during 100-year storm events. Some flooding occurs on the west side of the Highway 1 bridge. Flooding also affects the CCSD Facilities & Resources and Utilities Departments on Rodeo Drive; the CCSD has expressed interest in relocating some of these functions to higher ground. Community Park facilities planned for East Ranch should be prepared for the possibility of periodic inundation.

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

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

Santa Rosa Creek Bank
Just north of the Highway 1 bridge, bank erosion continues to threaten the stability of the CCSD sewer line near the creek on West Ranch. The line has been moved away from the creek; however, the banks remain steep and barren, and are subject to further erosion. If left in their current condition, the trail planned along the creek could be threatened. The creek banks will require repair, stabilization, and re-vegetation. The CCSD has received a grant for 800 feet of streambank restoration on the property.

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

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

Chapter 3. Uses & Improvements

The Ranch features a diverse range of natural habitats, including areas in need of restoration and those that support sensitive species. Habitat diversity necessitates limiting certain uses that may occur and the location where they should occur on the Ranch. Allowable activities should reflect the Fiscalini Ranch Public Access and Resource Management Plan's vision and objectives. The vision allows for reasonable and safe public access and limits uses to protect resources.

Uses are categorized as Allowable, Regulated, and Prohibited. Allowable Uses are those generally permitted on the Ranch without permits or authorization. Alternatively, Regulated Uses require permission from the CCSD and/or other responsible agencies before they can take place. Prohibited uses are those that are not allowed under any circumstance and include, by reference, uses normally prohibited by law in public places. Allowable uses and restrictions are further explained in the Conservation Easement for the Ranch (Appendix 3).

Improvements are those activities that will alter the Ranch's physical environment, either by the construction or placement of a feature or through a restoration effort.

Uses

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

Allowable Uses

Hiking

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

Bicycling

Bicycle riding is permitted on trails designated for bicycle use. Bikes will share trails with pedestrians and equestrians on some trails. There are no bicycle-only trails.

Dogs

Except at the Cambria Dog Park, located on Rodeo Grounds Road, no person shall allow a dog to run at large on the Ranch. All domestic dogs on the Ranch shall be restrained at all times on leashes not to exceed six feet in length and be under adequate control in accordance with the requirements of CCSD Municipal Code Chapter 7.16.

Active Recreation

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

Regulated Uses

This Plan includes a recommended system for permits and/or agreements for some special users, including equestrian groups, group assembly/public gatherings, and special studies.

Animal Grazing

See description under Resource Restoration, below.

Equestrian

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

Group Assembly/Public Gatherings

Gatherings will be allowed only with a special event permit or agreement issued by the CCSD.

Special Studies

Individuals or educational institutions may conduct scientific observation and studies with the CCSD's permission. These studies may not alter the landscape in any way nor impede the usual allowed public access. No harvesting of natural resources on the Ranch may occur, except for restoration purposes. Small plant and geological samples may be taken for recording purposes. No native animals may be removed from their habitat.

Any organization or individual requesting to study a portion of the Ranch must submit an outline of proposed procedures for the study to be approved by the CCSD. The researcher will share the study's results with the CCSD.

Motorized Vehicles

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

Utility/Service Facilities

Utility easements, access roads, utility construction, and the CCSD Facilities & Resources and Utilities Departments are permitted as specified in this Plan. (See Physical Improvements below.)

Prohibited Uses

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

- Fire in any form
- Pedestrian or animal access into sensitive habitat areas
- Camping
- Motorized Vehicles (All-Terrain Vehicles (ATV), motorized bicycles, scooters, etc.) Except for those vehicles allowed for Ranch management purposes.
- Swimming in Santa Rosa Creek
- Firearms, weapons, or animal traps
- Smoking
- Littering
- Amplified sound
- Paragliding or hang-gliding
- Remote-controlled model vehicles, e.g., airplanes and drones
- Active sports, such as golf or baseball (Except the uses planned for the Community Park)
- Planting, cultivating, or harvesting by any member of the public
- Paintball or other combat games, which are played in groups
- Placement of signs or banners of any kind, including political campaign signs, fundraising signs, meeting notices, etc.
- Solicitation

Improvements

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

Physical Improvements

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

Gates
Locked vehicle gates are allowed as designated in the Plan. Only individuals or organizations approved by the CCSD will be permitted to install or remove the gates.

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

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

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

Signs
Signs are permitted in accordance with the standards and locations outlined in this Plan.

Community Park
All physical improvements necessary to support active recreational use in the area designated for the Park on the East Ranch.

Resource Restoration

Bank Stabilization
Bank stabilization methods must use bio-engineered methods described in Chapter 5. No grazing is allowed on creek banks or in the creek corridor except as specifically prescribed by the restoration procedures in the Fiscalini Ranch Public Access and Resource Management Plan.

Invasive/Non-native Plant Removal
Invasive and non-native plants may be removed by the methods described in Chapter 5.

Gully Stabilization
Gully stabilization may use restoration and stabilization methods as described in Chapter 5.

Animal Grazing
Grazing animals may be used as a vegetation management tool.

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

Chapter 4. Public Access and Recreation

Introduction
This Plan simultaneously strives to improve and ensure safe public access while also protecting the Ranch's

natural resources. Public access and recreation opportunities on the Ranch will generally be passive and consist mainly of the Ranch's trail system.

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

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

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

Ranch Trails

The current Ranch trail maps are available here: https://www.cambriacsd.org/trails. This section provides a description of each trail on the Ranch, types of users, proposed design treatments, and trail improvements. Access is planned for a variety of users, including hikers, bikers, equestrians, and individuals with physical disabilities. Most trails already exist and have been used historically by the community. Many trails intersect, forming hiking "loops" on the Ranch property that offer experiences of varying environments and scenery.

Trail Designations

With increased use of the Ranch, it will be essential to provide compatible uses on each trail to reduce user conflicts and increase safety by improving trail conditions. These objectives can be achieved through visitor education, trail use regulations, improvements, and regular monitoring of trail conditions. Therefore, some trails have been designated for different users and will be signed accordingly.

Multi-use: Emergency Access, Hiking, and Biking

These trails follow the utility easements and will be designed for both utility maintenance and ongoing public trail access. They will be constructed as required by the CFD and CAL FIRE, in coordination with the CCSD. This trail type will be accessible to equestrians as stipulated in this Plan.

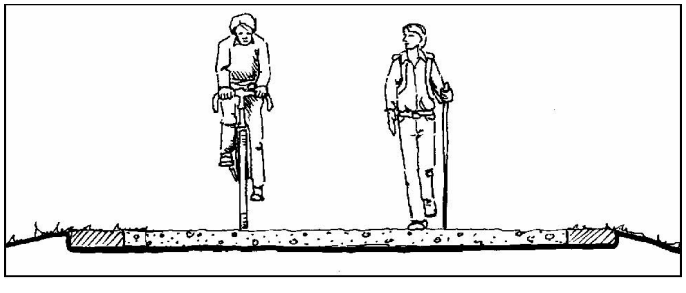


Figure 1: Multi-use trail with road base and graded shoulder.

Hiking Only

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

Hiking and Biking

Some trails will serve both hikers and bicyclists. The use of this trail type requires cooperation between both users. Any newly surfaced trails will be given a temporary designation of "hiking only" to allow surface

compaction before other users are allowed. These trails may then be redesignated to allow other users, as this Plan describes.

ADA Accessible
Where practicable, trails will be accessible to individuals with disabilities and will meet ADA accessibility requirements. Trail width may vary depending on the trail's location. (ADA accessible trails are identified on Exhibit 1)

Note about Equestrians: Horse riders will be permitted to use the upper trails of the West Ranch, subject to CCSD approval. This activity will be allowed on a group permit basis to prevent resource degradation and user conflicts. The objective is to allow limited local equestrian use, without encouraging regional horse riders to visit the Ranch.

Trail Linkages and Access Points
Trails on the Ranch can help create a continuum of hiking experiences in Cambria, while also contributing to the development of a significant segment of the California Coastal Trail. Many access points are available to the Ranch. (See Exhibit 1)

The East Ranch is currently accessed from Highway 1, the Ramsey Trail, "volunteer" trails in the East Lodge Hill area, and from Rodeo Drive.

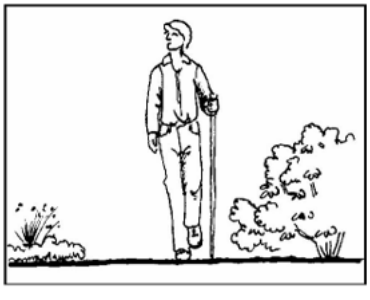


Figure 2: Hiking - 2'–4' wide, natural surface trail.

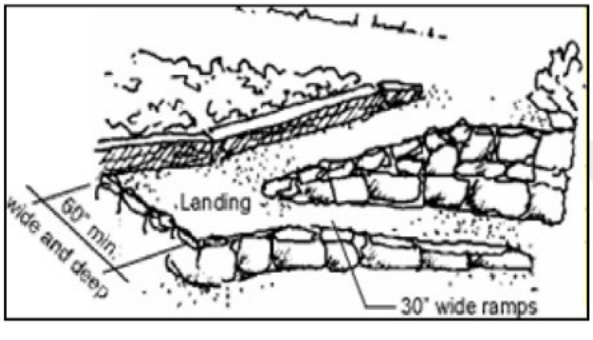


Figure 3: Example of ADA ramp with natural materials.

The West Ranch may be accessed by foot from the CCSD maintenance road (along the western reach of Santa Rosa Creek), Highway 1, Huntington Drive, Windsor Boulevard North and South, Victoria Way, Wallbridge Drive, Marlborough Lane, Tipton Street, and Trenton Street.
To the extent feasible, trail access points should minimize impacts to adjoining properties. All trail segments and access points are described further below.

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

Moonstone Beach

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

Shamel Park
This park is an existing neighborhood park destination at the corner of Windsor Drive and the Lagoon. The park has a small playground, swimming pool, and picnic/BBQ area.

Cross Town Trail
This is a trail along the Highway 1 corridor and onto Main Street via Cambria Drive. The Cross Town Trail provides direct access to the East Ranch Community Park via the pedestrian and bike bridge that crosses the creek to the park. The parking area near the Wastewater Treatment Plant also provides access to the Ranch along the western reach of the creek.

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

Major Trail Segments
The following is a description of the major trail segments and their related improvements. Refer to Exhibit 1: Public Access and Trails Map, for the locations of trail segments.

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

Bluff Trail (Hiking only, ADA)

Description
It is the most popular of all the Ranch trails because of its location on the coastal bluff adjacent to the ocean. This trail generally follows the shore and bluff in a north-to-south direction. It is accessible from the end of Windsor Blvd. in the SeaClift neighborhood and from the south in the Marine Terrace neighborhood. The trail is approximately one mile long and features a compacted road base, slightly elevated wooden boardwalks, and timber bridges. Terrain varies from flat to very mild slope in the northern area, and varies in width from 6 feet to approximately 8 feet. Portions of the trail pass through sensitive natural communities of plants and animals. The southern entry area traverses a wetland area. Seasonal wetlands occur in five other drainage areas along this segment. The trail traverses one side of the coastal scrub community. Several offshoots from the trail extend to rock outcrops and vista points. (Please refer to Chapter 5 for information on bluff edge stabilization and restoration adjacent to the trail.)

Improvements
This trail is designed to be ADA-compliant. To reduce conflicts between users, bicyclists and equestrians are prohibited from the Bluff Trail.

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

Figure 4: Bluff Trail

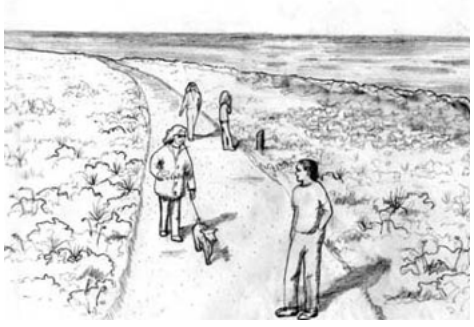


Figure 5: Bluff Trail after improvements

Marine Terrace Trail (Multi-use)

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

Improvements
A locked gate for vehicle access has been installed at the trail entrance on Windsor Blvd. North, and at Marlborough Lane, with an adequate gap for pedestrians and bikes. The trail will be constructed to accommodate CFD and CAL FIRE vehicle access, in accordance with CAL FIRE standards.

Ridge Trail (Multi-use/ADA)

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

Improvements
Where necessary, the trail should be surfaced with compacted soil and widened to 6 feet. A locked gate for vehicle access has been installed at the trail entrance on Huntington Road, with an adequate gap for regular pedestrian access. This trail may be ADA accessible due to the flat terrain and compact surface (the ADA portion would end at the Forest Loop trail).

Forest Loop (Hiking/Biking)

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

Improvements
Realignment and low-clearance bridge segments will be required to remove foot traffic from the natural drainage and wetland areas adjacent to the forest and grassland to the north. The trail should be realigned to the east of its current location. The trail should be widened to 2-4 feet and have a compacted soil surface. Wood chips may be used. Safety signs should be posted at the entry to alert cyclists and pedestrians to visibility concerns. During grazing operations, a temporary electric fence may be used, and should provide a passable

gate at the trailhead. (Refer to Fencing in section F, below.)

Victoria Lane (Hiking/Biking)

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

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

Southside Linking Trails (Hiking/Biking)

Description
This series of trails (Dolphin, Meander, SeaClift, and unnamed trails) creates a continuous loop around the West Ranch. Segments begin at the Forest Loop trail and then traverse the western slope to the Marine Terrace Trail.

Improvements
Switchbacks with shallow inclines provide easy access up and down the slope. The trails are 2 to 4 feet wide and surfaced with compacted soil or decomposed granite, with erosion-prevention measures where necessary. At the toe of the slope, between the Marine Terrace and Bluff Trail, the Meander Trail consists of a 6-foot-wide ADA-accessible boardwalk to protect native coastal prairie and provide secure footing.

Creek to Ridge (Multi-use)

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

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

Santa Rosa Creek-West (Multi-use)

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

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

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

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

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

Ramsey Trail (Hiking)

Description
This trail links to the East Lodge Hill neighborhood. The trail begins at the East Santa Rosa Creek Trail, traverses the east side of the wetland restoration area, and climbs up the hill to Ramsey Drive, following an existing trail.

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

Wallbridge to Ridge Trail (Hiking/Biking)

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

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

SeaClift Trail (Hiking/Biking)

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

Improvements
This trail is approximately 2-4 feet wide and located outside the gully restoration area. The trail should be surfaced with decomposed granite, and erosion control measures should be used where necessary.

Tipton Trail (Hiking/Biking)

Description
This is a major access point to the Forest Loop Trail.

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

Trail Design Standards

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

To preserve the natural experience of the existing trails, they will not be improved with hard surfaces, such as

asphalt or concrete. (See Exhibit 1) Trails for hikers and bikers should be easily distinguishable from animal trails.

Flat Surface

Pedestrian trails traversing flat areas should be cleared of vegetation to maintain the designated width. Depressions in the trail surface should be filled to prevent water accumulation. The soil should be compacted and repaired after the rainy season. Compaction may occur through visitor use. Multi-use trails should be open to pedestrians only for the first year, or as needed after rainy weather events. Once the soil is compacted, bicycles may be allowed as designated in this Plan.

Sloped Surface

Trails that traverse slopes greater than 6% should be treated to minimize erosion. These trails may be surfaced with a polymer treatment added to decomposed granite, stabilizing the surface while maintaining a natural appearance. Alternatively, water bars can be placed intermittently along the trail. The trail surface should be graded to a slight slope to allow for effective drainage.

Emergency Road through Seasonal Wetlands

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

Boardwalk

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

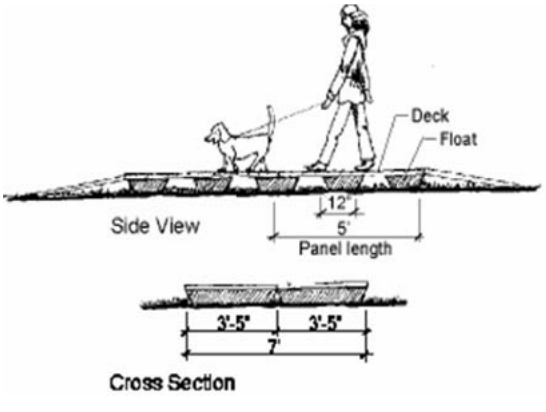


Figure 6: Possible Boardwalk Design

Setbacks

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

East Ranch Community Park

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

Ranch Parking

To reach the Ranch, visitors will be directed to staging and parking areas located in outlying areas, as shown in

Exhibit 2. From these lots, visitors may hike to the trailheads. Limited parking spaces will be available at the termini of North and South Windsor Boulevards. Parking will be provided for the East and West Ranch as described below. To minimize traffic and parking impacts on surrounding local streets, multiple access points are planned. Those parking areas within the Ranch ownership will be improved in phases, as funds become available. Parking areas are shown on Exhibit 2.

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

- Parking
- Information kiosk
- Trailhead connection to the planned pedestrian bridge

Highway 1 Parking – Surface Treatment and Conservation Easement Consistency

The proposed Highway 1 parking facilities are intended to provide safe, accessible, and low-impact public access while maintaining consistency with the Conservation Easement and District standards. To ensure compliance with Conservation Easement Section 5(e), CCSD affirms the following design principles:

1. **Limitation on Impervious Surfaces**
   Impervious paving within the Highway 1 parking area shall be limited to the minimum extent necessary to achieve ADA accessibility and life-safety requirements, consistent with applicable codes and District standards.
2. **Use of Permeable and Low-Impact Materials**
   Where feasible and appropriate, parking and access areas shall utilize permeable, semi-permeable, or natural surface treatments (e.g., decomposed granite, reinforced turf, permeable pavers, or compacted native materials) to minimize runoff, protect water quality, and maintain the open-space character of the Preserve.
3. **Conservation Easement Consistency (§5(e))**
   The design and implementation of the staging area shall avoid unnecessary paving and hardscape improvements. They shall remain consistent with Conservation Easement Section 5(e), which limits impervious surfaces except where required for accessibility or safety purposes.
4. **Final Design and Permitting**
   Final surface treatments shall be confirmed during project-level design and permitting to ensure compliance with ADA requirements, environmental regulations, and Conservation Easement provisions.

East Ranch Community Park

This parking area accommodates Ranch visitors and park users. It is located on the east side of the Cambria Dog Park and provides a restroom, a trailhead for the East Santa Rosa Creek Trail, and potential for a Community Park information kiosk.

Huntington Entrance

The Ranch owns this entrance and will be surfaced with compacted gravel. A locked gate for vehicle access has been installed. A trailhead sign is installed at the entrance to the trail.

Local County Parks

CCSD Wastewater Treatment Plant/Windsor Bridge

This lot serves dual purposes: as a staging area for the Cross Town Trail and as access to the Ranch via the Santa Rosa Creek West Trail. Access facilities at this location should include a Ranch kiosk and directional signs with trailheads for the two trails.

Other Access Improvements between East and West Sides

Currently, the connection between the East and West Ranches occurs by walking under the highway bridge in the Santa Rosa Creek bed.

1. Highway 1 Crossing: Explore the opportunity to install a pedestrian crossing with flashing lights across Highway 1 between the East Ranch and the Highway 1 parking area.
2. Path under Highway 1 bridge:

CCSD is exploring design options for locating a path under the Hwy 1 bridge adjacent to the south abutment.

Conservation Easement Compliance and Concurrence for Chapter 4 Improvements

The CCSD acknowledges that certain improvements identified in Chapter 4, including but not limited to boardwalk enhancements, limited emergency access improvements through seasonal wetland areas, and the Highway 1 parking area, may constitute activities subject to Section 3.1 of the Conservation Easement. To ensure full consistency with the Conservation Easement, the CCSD affirms the following compliance framework:

1. **Concurrence Activities (§3.1(c))**
   Improvements that involve new or modified trail alignments, boardwalks, emergency access features, and associated ground disturbance may qualify as *Concurrence Activities* where they involve permit-regulated actions, limited earthwork, or infrastructure improvements beyond routine maintenance.
2. **Grantee Concurrence (§3.1(b))**
   Before implementation of any improvement determined to be a Concurrence Activity, the CCSD shall submit sufficient project-level information to the Conservation Easement Grantee for concurrence, consistent with Section 3.1(b). Such concurrence shall be limited to confirmation that the proposed activity is consistent with the purposes and restrictions of the Conservation Easement.
3. **Permitting and Regulatory Approvals (§3.1(c)(ii))**
   The CCSD shall obtain all applicable local, state, and federal permits required for any Concurrence Activity, including permits related to wetlands, coastal resources, public access, or environmental protection, as applicable. Regulatory approvals shall be secured before construction and implemented in accordance with permit conditions.
4. **No Expansion of Easement Authority**
   Inclusion of this compliance framework is intended to clarify procedural consistency with the Conservation Easement. It does not expand or modify the scope of the Grantee's authority beyond that expressly stated in the Conservation Easement. Concurrence shall not be construed as project approval, design control, or operational authority.
5. **Implementation Consistency**
   All improvements shall be designed and implemented to maintain permanent open space protection, passive recreational use, habitat protection, and public access consistent with the Conservation Easement and the purpose of this Fiscalini Ranch Public Access and Resource Management Plan.

Other Access Features & Amenities

Interpretive Program

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

Ranch Docents

Docents may provide dual functions. They offer visitors and users a valuable service as information sources, guides, and reminders of rules. They can act as goodwill ambassadors to assist visitors with interpretive questions about flora and fauna, the Ranch's history, trail use, and other related matters.

Guided walks are the best way to learn about the natural and cultural environments of the Fiscalini Ranch Preserve. Docents trained in the ecology and history of the Ranch, along with ongoing vegetation management efforts, can make the experience both meaningful and educational. Regularly scheduled walks may focus on different aspects of the Ranch, such as the grasslands or Santa Rosa Creek, or be offered with a seasonal emphasis. If a regular program is desired, walks should be advertised in local newspapers and websites, and actively promoted through coordination with other nonprofits with similar missions.

Educational Pamphlets

Distribution of educational pamphlets may help to inform Ranch visitors. The use of pamphlets is designed to minimize the need for physical interpretive exhibits and signs.

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

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

- Fiscalini Ranch. This information may be presented in the form of a plaque commemorating the Fiscalini dairy era, displayed near the building’s remnants, or included in the educational pamphlet.

Signage

Signs should inform trail users of trail names and routes, what to expect on the trail, safety information, and other relevant details. The objective is to state rules without a negative directive and without creating visual clutter. This section describes the various types of signs that should be placed in specific locations or used on designated occasions, along with the kind of information they should convey. Safety-related signs are further described in Chapter 8.

Trail Information and Etiquette

As part of informing and educating visitors to the Ranch, the CCSD should post a trail map and “etiquette” notice at trail entry points. Consider creating a trail map brochure that includes information on recreational opportunities, parking areas, access points, and trail etiquette. Brochures should be made available at the Chamber of Commerce, through the hospitality industry, at trail heads, and at local stores.

Trail etiquette/regulations should include the following points:

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

- Dogs must always be under their owners' control.

Sign Types and Locations

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

Trailheads
Trailhead signs should include the trail name (as indicated on the map) and user designation (e.g., hiking, biking, ADA, or multi-use). Sign and post materials should be made from recycled or natural products. Trailhead signs should stand 84-96 inches high.

Trailhead signs should be placed at the following locations:
- Bluff Trail - both entries
- Marine Terrace Trail – both entries
- Huntington - at the Ridge Trail
- Forest Loop at the northern forest edge
- Santa Rosa Creek trails - at both ends of both trails
- Staging Area(s) - East Ranch parking lot near trail, CCSD Wastewater Treatment lot, Highway 1
- Wallbridge, Ramsey, Victoria, Tipton, Trenton entries

Trail intersections
Trail signs should be installed at trail intersections and should clearly display trail names and provide directional arrows. These signs should be the same style as trailhead signs, but with a lower height of 48."

Ranch Entrance
A low-profile sign identifying the Ranch should be constructed at the north Bluff Trail entrance. This is a major entrance for Ranch visitors, but it is not clearly visible, even with the trailhead sign. The sign should be visible above the parked cars but low enough not to obstruct the views from adjacent houses.

Trail Closures
Signs should include a brief explanation of the purpose and duration of the closure and be approximately 11" in height. See the standard in Chapter 8.

Fences and Gates

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

Fence Types
Windsor Boulevard Entries
Existing solid wood fences at the Windsor Blvd. entrances should be removed or replaced with open-style ranch (wooden) fencing.

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

Gate Types

Emergency & Maintenance Access Gates

- Huntington – A locking gate for emergency access and restoration work.
- Marlborough - A locking gate at SeaClift and Marlborough for regular maintenance or emergency access at the Marine Terrace Trail.

Benches

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

Existing Benches

The existing benches are rustic and handmade, crafted from driftwood, wood slabs, and large rocks. These should remain on the Ranch.

New Benches

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

Additional Donor Recognition

Allow for the placement of an additional donor recognition rock on the West Ranch and on plaques along the boardwalks.

Chapter 5. Natural Resource Restoration and Protection

Introduction

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

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

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

The overall mission of the Fiscalini Ranch Public Access and Resource Management Plan is to steward the Ranch's resources and plan for strategic public access. This involves protecting and sustaining the resources in perpetuity. This chapter discusses the restoration of diverse habitat zones on the Ranch, erosion control and repair, water-quality protection, and guidelines for soil protection.

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

- Protect and enhance habitats for special-status plant and animal species.
- Prevent or minimize impacts, including erosion, invasion of non-native species, disruption of natural water flows, degradation of water quality, trampling of vegetation, and displacement of wildlife.
- Monitor changing conditions and the effectiveness of resource management practices, and alter them as necessary.

- Use native materials occurring on-site or on similar sites for vegetation replacement or enhancement projects.
- Protect riparian areas and wetlands where small animal grazing may occur.
- Manage vegetation in grasslands to maintain and enhance biodiversity, thereby achieving a high representation of native plants. Strive to expand native grasses and wildflowers.

Natural Resources Summary

The following discussion focuses on the habitat types delineated on the Biological Constraints Map (Exhibit 3) and provides a brief description of the plants and animals commonly found in these habitats. The Appendix includes a regulatory constraints checklist that highlights all listed habitat types and the respective jurisdictional agency for each.

Habitat Types

Elements of nine habitat types typical of coastal central California and the Cambria area are represented on the Ranch, including riparian woodland; riparian scrub; seasonal wetland; Monterey pine forest; oak/toyon woodland; coastal scrub; sea bluff scrub; grassland; and ruderal/anthropogenic (human-created/disturbed). Santa Rosa Creek traverses the property and is under the jurisdiction of the USACE. Furthermore, wetland plants dominate several areas on the Ranch. They would likely fall under the CCC's ESHAs regulation, as described in the California Coastal Act of 1976. The Ranch contains introduced eucalyptus groves and windbreaks, as well as a planted windbreak of Monterey cypress.

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

Grassland

The Ranch is predominantly composed of non-native annual grassland; however, small, localized areas of perennial grass species, such as purple needlegrass and California oat grass, occur throughout the grassland habitat identified on the West Ranch. Accurately mapping areas dominated by native perennial grasses and native grassland plant species would be an essential step in managing coastal grasslands on the West Ranch. The CDFW identifies coastal and valley needlegrass grasslands as special-status biological communities.

Monterey Pine Forest

Monterey Pine (*Pinus radiata*) forest habitat covers a significant portion of the Ranch. CDFW identifies the native Monterey Pine forest as a community of special concern. A known pathogen, pine pitch canker, is a threat to the forest's continued health. Implementation of best management practices should enhance and sustain this plant community, providing the long-term management concepts and techniques necessary to combat this pathogen.

Riparian Corridor

The riparian community along Santa Rosa Creek from the Ranch to where it empties into the ocean is, for the most part, a well-developed, diverse corridor of forest vegetation. Arroyo willow (*Salix lasiolepis*), the most abundant species, forms dense thickets in many places along the creek. Black cottonwood (*Populus balsamifera* ssp. *trichocarpa*), sycamore (*Platanus racemosa*), white alder (*Alnus rhombifolia*), and blue gum eucalyptus (*Eucalyptus globulus*) are all common species that were observed in the riparian corridor. Common understory species vary along the creek but usually include native species such as California blackberry (*Rubus ursinus*), stinging nettles (*Urtica dioica* ssp. *holosericea*), and poison oak (*Toxicodendron diversilobum*); and non-native species such as German ivy (*Hedera helix*), cape ivy (*Senecio mikanioides*), and periwinkle (*Vinca major*). Santa Rosa Creek's riparian woodland traverses portions of the Ranch that have been heavily grazed or have been in agriculture. As a result, these areas exhibit signs of disturbance (i.e., steeply cut creek banks devoid of vegetation) and contain numerous non-native, invasive plant species.

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

Seasonal Wetland

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

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

Sea bluff and Coastal Scrub

In areas with sea bluffs or rocky headlands, the sea bluff scrub habitat is often well-developed just above the high-tide level or at the margins of the bluff's erosion face. This habitat was observed on the West Ranch as a very narrow band of vegetation along the bluff. Most of the plants in this community are low-growing shrubs, herbs, or succulents that are tolerant of high salt concentrations and wind. Species observed on the West Ranch included: dune and cliff buckwheats (*Eriogonum latifolium*, *E. parvifolium*), seaside daisy (*Erigeron glauca*), saw-toothed golden bush (*Hazardia squarrosa*), coyote thistle (*Eryngium armatum*), sea thrift (*Armeria maritima*), dudleya (*Dudleya palmeri*), and California poppy (*Eschscholzia californica* var. *maritima*).

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

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

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

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

Oak/Toyon Woodland

Most of the forested areas of the Ranch have coast live oak (*Quercus agrifolia* var. *agrifolia*) as a significant component of the canopy or understory. Still, they are primarily associated with the Monterey Pine forest habitat.

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

Coast live oak trees provide habitat for numerous wildlife species. Oaks offer nesting sites and cover for a wide range of birds and mammals. Woody debris and duff in the woodland understory create foraging areas for small mammals and microclimates suitable for amphibians and reptiles. Acorns are a valuable food source for many animal species, including the California quail (*Callipepla californica*), western gray squirrel (*Sciurus griseus*), and black-tailed deer (*Odocoileus hemionus*). Black-tailed deer were observed foraging in the oak/toyon woodland on the West Ranch. Other animal species expected to be in this habitat include arboreal salamander (*Aneides lugubris*), southern alligator lizard (*Gerrhonotus multicarinatus*), common king snake (*Lampropeltis getulus*), scrub jay (*Aphelocoma corulescens*), plain titmouse (*Parus inornatus*), California towhee (*Pipilo crissalis*), dark-eyed junco (*Junco hyemalis*), North American raccoon (*Procyon lotor*), and Virginia opossum (*Didelphis virginiana*).

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

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

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

California Red-Legged Frog (*Rana draytonii*)
Santa Rosa Creek and the unnamed drainages provide habitat for the red-legged frog. Surveys have identified this species throughout Santa Rosa Creek and its tributaries.

Southwestern Pond Turtle (*Actinemys marmorata*)
This species is known to occur in the Santa Rosa Creek area. However, due to the lack of permanent water in this lower reach of the creek, this species may not be a permanent resident in the vicinity of the Ranch.

Southern Steelhead (*Oncorhynchus mykiss*)
A known steelhead spawning habitat is in Santa Rosa Creek, upstream of the project site. Ten years of studies by D.W. Alley (2001) determined that southern steelhead migrate up Santa Rosa Creek through the Ranch to appropriate spawning habitat in the upper reaches of the creek. No spawning habitat was observed within the reach of Santa Rosa Creek within the Ranch.

Tidewater Goby (*Eucyclogobius newberryi*)
This species is known to occur in the lower reaches of Santa Rosa Creek and can be assumed to occur within the portions of the creek on the Ranch.

Resource Protection and Restoration Program

This section identifies five habitat zones on the Ranch that will be the subject of restoration and protection efforts. Identified habitat zones are Riparian, Seasonal Wetlands, Forest, Coastal Bluff, and Grasslands. It is essential to acknowledge that these zones host distinct biological communities; therefore, management methods may vary across communities within each zone. The proposed strategy involves a combination of techniques tailored to the specific biological community.

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

People are also drawn to riparian areas, but this can lead to problems such as trampling, soil compaction, and vegetation destruction. For these reasons, signs should be used to advise Ranch visitors to stay on the provided trails in sensitive areas, such as the riparian corridor. The corridor should also be protected from human intrusion by the methods proposed below. The installation of riparian habitat fencing could serve the dual purpose of preventing Ranch visitors from disturbing the stream and riparian woodlands. Removal of riparian habitat on the Ranch should be avoided during trail or infrastructure construction or maintenance activities, and a sufficient setback required by County standards should be incorporated in any construction designs.

Recommended riparian enhancement activities include:

Non-Native Plant Removal
Controlling non-native vegetation along the creek banks is a fundamental aspect of restorative efforts. Due to the plants' sensitivity and their proximity to water, chemical weed control methods should not be used. The process of removing invasive plants from the creek bank areas is carried out manually or through strategic small-animal grazing (such as goats or sheep). In areas where invasive plants are sparse, removal should be done by hand in the spring before seeds mature and fall to the ground. Removal of non-natives and revegetation efforts should be avoided during the rainy season to minimize erosion. In areas with heavy coverage of invasive plants, small-animal grazing could be practiced for a short period in the spring, under supervision to protect desirable plants. Refer to the Vegetation Management section for more details on grazing.

The main non-natives/invasives slated for removals are German or cape ivy, periwinkle, fennel (*Foeniculum vulgare*), poison hemlock (*Conium maculatum*), curly dock (*Rumex crispus*), milk thistle (*Silybum marianum*), French broom (*Genista monspessulana*), ice plant (*Carpobrotus* species), bull thistle (*Cirsium vulgare*), and Italian thistle (*Carduus pycnocephalus*).

Creek Bank Stabilization
Bioengineering methods approved and practiced by the CDFW, as outlined in the Salmon Stream Habitat Restoration Manual, should be used to stabilize critical areas along Santa Rosa Creek. Stabilization efforts should be coordinated with the California Conservation Corps, which has been trained in these restoration techniques. Methods may include tree trunk, boulder, and native plant wattling. This is an intensive method used to prevent further land loss in stream reaches subject to high-velocity flows during storm events. It requires temporary rechannelization of the stream flow and mechanical excavation at the bank toe.

Any creekbank stabilization projects should be planned around the steelhead migration season to avoid impacts to the trout. Restoration or stabilization work will require a permit, as per the CDFW's requirements. Record-keeping and monitoring should adhere to the standards established by the CDFW.

Revegetation
In areas altered by storm erosion or by stabilization efforts, creek banks should be manually revegetated. Hand revegetation includes dispersing seeds of native riparian plants or transplanting native seedlings, saplings, or willow sticks. Refer to the CDFW's Salmon Stream Habitat Restoration Manual for information on appropriate planting techniques, including spacing and watering requirements.

Habitat Protection
To protect the riparian corridor from human impacts (caused by nearby trails), it may be necessary to install fencing. Fencing should be designed according to the Fencing standards of the Public Access section F. Generally, fencing should be located at the top of the bank adjacent to the tree canopy of the riparian woodlands on the eastern and western reaches of the creek corridor, where trails are proposed adjacent to the creek or at the edge of other wetland areas or sites needing protection.

Seasonal Wetlands
Seasonal wetland habitat is located adjacent to Highway 1 within the Fern Canyon drainage area and along the coastal bluff on the West Ranch. Due to cattle ranching and eucalyptus plantations, the wetlands near the creek have been degraded. The coastal wetlands traversed by the bluff trail have historically been exposed to cattle grazing and hikers. Enhancements for these areas will entail protection from further degradation and, if necessary, some re-vegetation.

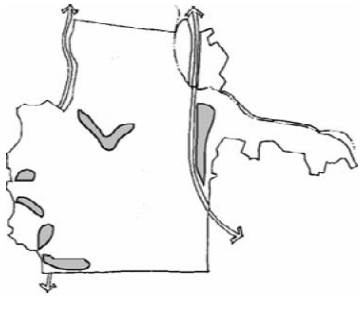


Figure 7: Map 2: Wetlands (Grey Areas)

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

West Ranch
There are five separate areas of seasonal wetlands on the coastal terrace of the West Ranch. Restoration methods include removing invasive plants and allowing native plants to regenerate naturally. Trails should avoid all seasonal wetlands. An elevated boardwalk will provide access across the wetlands, enabling restoration and protection from trampling. Please refer to the Trail section in Chapter 4 for further description of the boardwalk.

East Ranch
Generally, the natural ecological processes of the East Ranch's wetlands should be allowed to function undisturbed. Gradually remove the eucalyptus trees along the creek bank and Fern Canyon drainage as they die,

and remove the seedlings as they emerge. Then replace them with indigenous trees from the natural riparian woodland. The Eucalyptus grove at the County Yard should be removed as recommended by the Community Park Master Plan. If necessary, reintroduce indigenous wetland vegetation to help restore the wetlands to a more natural state. Revegetation of wetlands should be done by hand, spreading seeds gathered from the existing plant population on-site.

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

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

The oak and toyon woodland habitat is adjacent to and forms the understory of the Monterey Pine forest on the upper slopes, near the Highway 1 corridor and the East Lodge Hill and Park Hill area. This habitat is vital as a nesting and roosting site for various bird species, as well as a potential habitat for the San Luis Obispo morning glory. This environmental community will be protected from maintenance for the sake of public safety. For comprehensive forest management practices, the CCSD should consult the guidelines as described in the "Forest Management Plan," Jones & Stokes, 2002.

Maintain public access to and through the forest along the existing Loop Trail only. Improve the Loop Trail by removing hazards such as fallen tree limbs and low branches. Move the Forest Loop trail out of the northern drainage (for further description, see Chapter 4). To protect animal habitats, do not improve other existing trails, i.e., animal trails. If necessary, post signs to direct people to stay on the Loop Trail.

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

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

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

Revegetation
Wetlands should be restored by preventing disturbance from animals and people. Restoration methods include reintroducing native hydric plants either as seed or as transplants. Revegetation of wetlands should include hand-sowing seeds collected from the existing on-site plant population.

Wetlands Protection
Wetlands should be protected from animal intrusion during grazing by temporary fencing or tethering. Limited, strategic access through the wetlands for public access-trail purposes may be allowed. An elevated boardwalk

will separate pedestrian walkways from the wetlands, allowing the wetlands to restore in a natural progression. (Refer to Chapter 4, Trail section for further description of the boardwalk.)

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

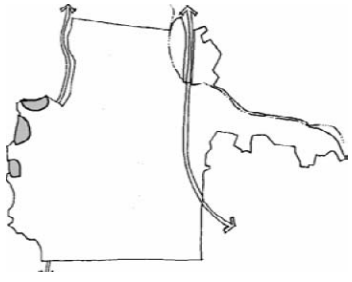


Figure 8: Key Map 3: Coastal Bluff (Grey Areas)

Grasslands
Grasslands should be managed for several reasons:

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

Grassland management is described below by whether the grassland is on the east or west side of the Ranch, as treatment methods differ between the areas.

West Ranch Coastal Grasslands
The coastal grasslands on the West Ranch have been grazed for many years. Non-native annual grasses dominate, but small areas of perennial grass species also occur throughout the grassland habitat, including the native purple needlegrass (*Stipa pulchra*) and California oat grass (*Danthonia californica*).

Treatment methods for the West Ranch Coastal Grasslands include:

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

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

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

East Ranch Grassland
The area east of Highway 1 is located in the floodplain of Santa Rosa Creek and has historically been subject to grazing. Extensive stands of non-native and invasive plants have established themselves in the grassland areas, and they need to be removed to allow for the natural succession of native plants. The thick buildup of thatch in these areas also poses a fire threat in the dry summer months.

Treatment methods for East Ranch grasslands include:

Non-Native Plant Removal
Mechanical removal or herbicide application of invasive plants may be used independently or in conjunction. Non-native plants predominant on the east side that should be removed are:

- Milk thistle
- Italian thistle
- French broom
- Spiney clotbur (*Xanthium spinosum*)
- Bindweed (*Convolvulus arvensis*)

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

Fire Suppression
Mechanical methods (mowing) or animal grazing of the grasslands may be used to keep fuel loads down. This should be collaborated as part of Chapter 8.

Other Resource Restoration and Protection

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

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

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

A portion of the CCSD Facilities & Resources and Utilities Department facilities, including the office and storage building, should be moved away from Santa Rosa Creek. These facilities should be screened from public view from Rodeo Drive, the Ranch parking area, and the future park. Native landscaping and wood fencing should be used as materials for screening.

The CCSD has plans to develop a separate water line for recycled, treated water to be used for irrigation on the future park playfields at East Ranch.

Water Quality
The CCSD will continue to conduct ongoing water quality monitoring. The MBNMS conducts annual water quality sampling of the creek waters during an event called “Snapshot Day.” These are both good sources for the CCSD to use if water quality data is needed. The water quality of the creek and the ocean will be further protected by implementing bank and gully stabilization measures as described in this section.

Soils
Loss of topsoil due to erosion is a significant concern across the state. Three areas of the Ranch are subject to

erosion: the stream bank along portions of Santa Rosa Creek, gully formations on the West and east-facing slopes of the West Ranch, and the sea bluffs. Erosion and stabilization of Santa Rosa Creek are discussed in the Riparian Corridor Restoration section above. Two methods of stabilization for gullies are discussed below.

West Ranch "SeaClift" Gully

This gully has formed east of the SeaClift neighborhood. The gully began at a lower elevation and cut upslope, gradually forming a small canyon. Cattle traversing the gully seeking water at the culvert appear to have caused further erosion. A drainage culvert drains to the ocean under Windsor Blvd.

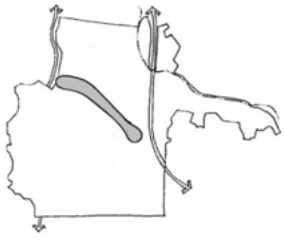


Figure 9: Key Map 4: SeaClift Gully (Grey Area)

Erosion was so severe in this area that the Upper Salinas-Las Tablas Resource Conservation District (RCD) graded the gully banks to a minimum 2:1 slope and backfilled the upper cut entirely to prevent further cutting into the upper reach of the slope. The RCD installed boulders, a permeable concrete lining, and logs along the drainage course to slow water velocity and provide a drainage channel to the culvert. The slopes were planted with grass and other native plants to stabilize the soil. The stream channel was vegetated with wetland plants to replicate the region's natural stream vegetation. This area should be monitored for the return of erosion.

West Ranch "Warren/Trenton" Gully

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

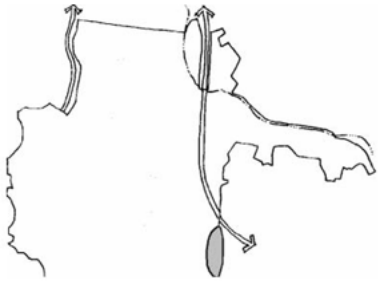


Figure 10: Key Map 5: Warren/Trenton Gully (Grey Area)

Coastal Bluff Stabilization

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

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

East Ranch - Piney Way

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

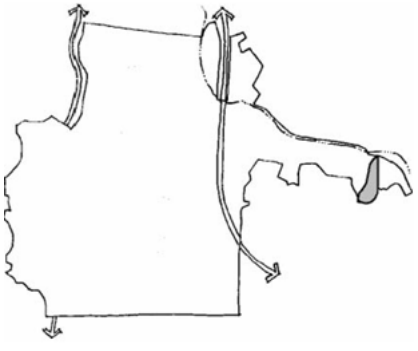


Figure 11: Key May 6: Piney Way Drainage (Grey Area)

Chapter 6. Cultural Resources

Introduction

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

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

Prehistoric-Chumash

There is evidence of Chumash and Salinan use and settlement on the West Ranch. To protect these areas for their historic importance, these sites should remain unmarked. No direct labeling of these sites should occur. However, there are opportunities to educate the public about native culture through interpretive signs or brochures that illustrate native occupations on the central coast. This should be done in coordination with the Chumash and Salinan Tribal Councils and an archaeologist, who may assist in producing the brochure. It should be noted that the Chumash are seeking a location for a Native American Museum in Cambria, which may contain relics significant to the Ranch's history.

Historic-Fiscalini Ranch

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

If feasible, historic plaques may be posted to describe the building and its previous functions. This could include photographs of the buildings in their "glory days," which may be available through the Fiscalini Family or the

local historical society. Alternatively, if funds become available for historic preservation purposes, one of the significant buildings could be rebuilt to commemorate this vital piece of Cambria's history. Reconstruction may be conducted by volunteer labor with the guidance of a historic preservation expert.

Chapter 7. Vegetation Management

Introduction

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

Vegetation management efforts intend to meet the following objectives:

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

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

Passive management differs from active methods in that it leaves an area untouched, while protecting a plant community from further detriment, allowing natural restorative processes to occur. Examples of passive methods include regulating permitted uses in sensitive areas, creating buffer zones, and/or restricting or excluding public access in some regions (see Chapter 5).

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

The diversity of biological communities at the Ranch may call for more than one vegetation management method within each community or “zone.” The vegetation management techniques discussed below utilize several methods. The precise vegetation management program will be developed by the CCSD and coordinated with the erosion stabilization efforts and removal of non-native and invasive plants, as described in Chapter 5.

CCSD will likely conduct fire management with support from CAL FIRE and the CFD. Due to the proximity of residential neighborhoods to the Ranch, controlled burns are not recommended as a frequent method of vegetation management. The risk of fire spreading in the forest and to the adjacent neighborhoods is significant.

In the short term, before the Vegetation Management Plan can be implemented, coordination with the fire departments is necessary. The minimum management methods include reducing fuel for fire management purposes and employing fire management methods adjacent to neighborhoods.

Background

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

- Hand/chemical removal of invasive/non-native plants
- Mechanical: mowing, disking, or weed whipping
- Goat or sheep grazing
- Controlled burns

Each method was evaluated for its pros, cons, and costs. Methods were also assessed against objectives created by the Working Group specifically for the Vegetation Management Plan. Other issues addressed in vegetation management included financing, compatibility among small-animal grazing, wildlife, people, and dogs, fencing repair costs, liability, and water sources. Additionally, it was essential to avoid methods that would harm sensitive habitats and species.

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

The Program

The following program describes recommended vegetation management methods for each of the Ranch "zones," which are based on their respective habitat or biological community. Methods support the established objectives as described above. This Vegetation Management Plan should be considered "adaptive," therefore, CCSD may modify it in the future depending on the results of the proposed program. The CCSD may make adjustments required to meet the Plan's objectives. Separate zones will employ different methods or combinations of methods per zone to observe the effects of each technique. At the end of the test period (typically a year or two for CCSD), the CCSD may determine the preferred set of methods to be employed across the entire Ranch.

Common to all the Ranch zones will be the removal of invasive and non-native plants. Removal should be conducted by hand or mechanically (weed whipping) in areas close to wetlands or waterways. Chemical removal should be used only as a last resort when other methods are unsuccessful.

Management Zones & Methods

This approach involves managing the Ranch by describing the landscape as five areas, or "zones," each comprising the following communities. Exhibit 5 shows the proposed Management zones discussed below:

Coastal Bluff

This zone encompasses all that area west of the fence at the utility easement on the marine terrace. The coastal bluff area is a sensitive habitat area and should generally be left to evolve naturally. Annual removal of non-native plants should occur according to Chapter 5:

Grasslands

This area is located above the coastal bluff and is separated by the SeaClift drainage gully. This area encompasses all the grassland from Park Hill neighborhood to the Santa Rosa Creek Trail, and north and west of the pine forest to West Lodge Hill. (The gully has been restored as described in Chapter 5. The CCSD will select the most suitable vegetation management methods to achieve the stated objectives for this area.

Monterey Pine Forest

The Monterey Pine forest sits at the ridge of the West Ranch and along the north-facing slope of the East Ranch. The best management practices and regional experts should be consulted as a guide for restoration efforts within the forest. The forest should be allowed to expand naturally beyond its current edge.

The CFD may employ fire prevention methods to protect neighborhoods adjacent to the forest. Please refer to Chapter 8 for a description of fire prevention and hazard reduction methods.

Santa Rosa Creek Corridor
This zone lies along the entire Santa Rosa Creek corridor to the edge of the riparian woodland within the Ranch boundary. The corridor should be fenced along the access road/trail on the western side of the creek to protect riparian areas from public intrusion. The creek corridor also requires bank stabilization and restoration as described in Chapter 5. Small-animal grazing in specific areas may be an appropriate control method for non-native plants within the corridor.

Mixed Woodland
Two areas of mixed woodlands occur on the Ranch: on the east-facing slope of the West Ranch and on the northwest-facing slope of the East Ranch near the highway. The mixed woodlands should be allowed to expand naturally. Non-native plants should be removed mechanically (using a weed whip) or by hand. Chemical removal should only be considered if other methods are unsuccessful.

Fencing and Gates
Permanent fencing may be necessary to protect restoration areas, including the riparian corridor and wetlands. The fence type should be an open design to reduce visual impacts. Three or four wire and T-post construction, 4' high, is recommended. Where the fence crosses a trail, gates will need to be installed to provide access for hiking and biking.

Grazing
Grazing may be an important vegetation management method for achieving the stated objectives. There are several issues to consider when evaluating a grazing program. If grazing is to be used for vegetation management purposes, the Facilities & Resources Manager should prepare a grazing management program to address the following:

- The grazing program should be based on "holistic grazing management" principles (see Appendix 2 for more information).
- The grazing operation should be assessed periodically to evaluate the effectiveness of improving grassland health and preventing erosion.
- Minimize adverse impacts on trail use through an information program and a fence-and-gate system.
- Develop a "prescription" for the appropriate number of small animals in selected restoration grazing areas.
- Provide necessary support facilities such as water, loading areas, fences, feeding, etc.

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

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

The monitoring plan should include the following components:

- Baseline documentation of existing conditions with photographs and notes. The baseline document for the natural resource restoration and protection effort, or as required by the Conservation Easement agreement, may be used in its place.
- Observations log, per zone, which should include:
  - Vegetation type and area of cover (square feet or acres)
  - Date of observation, and name of the person doing the recording
  - Seasonal photographs of each zone (taken from the same vantage point) to record changes

- Annual evaluations that measure the progress of the vegetation management program against objectives. The review is intended to inform the CCSD of the effectiveness of its operations and to determine if modifications to the Program are necessary to improve the achievement of its goals. Monitoring may be conducted by volunteers such as Cal Poly students or others who have been trained in evaluating resource conditions. Monitoring may also be coordinated with mapping native perennial grasslands and plant species, as recommended in Chapter 5.

Chapter 8. Public Safety

Introduction

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

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

Other agencies, such as the SLO County Sheriff's Office and the CFD, will implement various public safety efforts. While some public safety efforts will not be implemented by the CCSD, ensuring public safety on the Ranch will require cooperation with responsible agencies. For example, specific trails may need to be temporarily closed to accommodate fire safety improvements. Public education and safety information will also contribute to the safety of Ranch visitors, so this chapter discusses public safety signage as a component of the public safety program.

Trail Maintenance

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

Woodland Trails

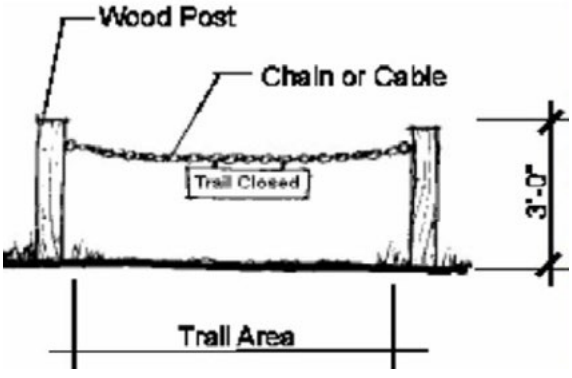
Maintenance work will include trimming tree limbs that overhang or fall onto the trail, and removing large debris from the trail surface. Shrub trimming should provide clearance for at least the width of the trail. Not all healthy ground-level limbs or roots need to be removed, as these provide interesting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

Grassland Trails

New trails in the grasslands will require some clearing, as grass encroaches on them. The area of constant hiker wear will generally remain clear of vegetation. Maintenance methods may include using a weed whacker or, if total removal is desired, a professionally applied herbicide. Repair of the trail surface may be required to stabilize eroded areas. The use of soil binder, water bars, and the design of the trail route are possible methods to control and stabilize erosion.

Trail Closures

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



Emergency Access

Emergency access through West Ranch, from Park Hill to Marine Terrace and West Lodge Hill, is essential. The existing utility easement, which extends from Windsor Boulevard North to Marlborough Street, provides emergency access. The CCSD should improve this road with an all-weather surface.

Fire Management and Prevention

The Ranch is within a high fire hazard area and has been targeted by the CFD and CAL FIRE for fire prevention intervention. The CFD monitors vegetation communities, including grasslands and forests, for fuel load conditions. The CCSD, in consultation with CFD, will determine the most effective means to correct problem areas. Corrective measures will be tailored to address the specific area or zone on the Ranch.

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

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

User Conflicts

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

Bicycles versus Pedestrians

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

Dogs versus Pedestrians, Bicycles, and Wildlife

Many potential conflicts arise from off-leash dogs: dogs may chase wildlife (which conflicts with the Plan's resource protection objectives), frighten or attack people, and finally, may attack other dogs beyond their

owners' control. Except at the Cambria Dog Park, located on Rodeo Grounds Road, no person shall allow a dog to run at large on the Ranch. All domestic dogs on the Ranch shall be restrained at all times on leashes not to exceed six feet in length and be under adequate control in accordance with the requirements of CCSD Municipal Code Chapter 7.16.

Beach Areas

To protect visitors from soil instability at the Ranch's bluff areas, warning signs may be posted at all historic access points along the bluffs.

Signage Program for Public Safety and Special Information

Signage is an effective way to provide information to Ranch visitors. In addition to other trail and access signs described in Chapter 4, safety and special information signs are planned for use at the Ranch as described below. Careful attention should be given to avoid cluttering the Ranch or viewshed with notices. Signs should be constructed of natural materials (e.g., stone, wood) or recycled products and kept below eye level (generally 18 " to 36").

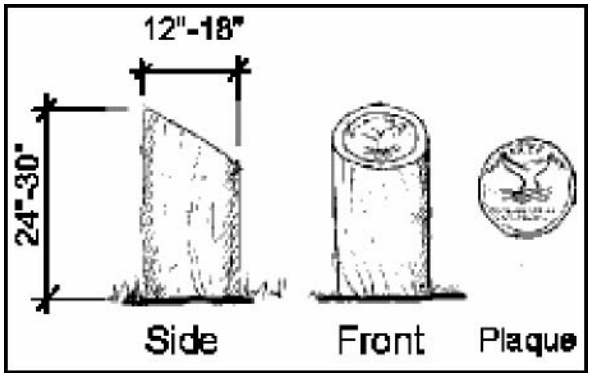


Figure 12: Example type sign for Ranch.

Safety Signage

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

Safety messages

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

Universal symbols

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

Steep Cliff

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

Special Information Signs

Monterey Bay National Marine Sanctuary Boundary (MBNMS)

This sign should be designed and provided by the National Marine Sanctuary (NMS) Foundation and installed near the southernmost point of the sanctuary, located on the Ranch. The CCSD will need to coordinate with the NMS on the size, location, and installation.

Chapter 9. Implementation

Introduction

The CCSD will manage both the East and West areas of the Ranch until FFRP, or its successor, exercises its option to assume management of the West Ranch.

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

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

Administration (East and West)
Responsibilities include budgeting, funding, and grant writing, record keeping, and overseeing the ongoing Action Plan for annual projects.

Restoration Coordinator
This person will oversee non-native plant removal, stabilization, and restoration projects, including coordination of labor and agency permitting, and will monitor small-animal grazing operations.

Maintenance Coordinator
Responsibilities include the construction and maintenance of trails, fences, and gates; on-site parking areas; trailhead signs; trash removal; and signage.

Public Outreach Coordinator
Oversee volunteer and docent training, fundraising, brochure and pamphlet production and design, sign design and production, large group permitting, and Ranch walks. Upon FFRP selecting one or more coordinators, their names and contact information should be provided to the CCSD.

The Action Plan, included in Section D below, focuses on the first few years following Plan adoption. The Action Plan remains fluid, recognizing that environmental and political conditions are subject to change and may necessitate adjustments in priorities. The timing of funding for specific projects may also change priorities. However, some paramount projects deserve urgent status and are discussed in the Phased Improvements section below.

Guidance is provided on administrative tasks, including budgeting, funding, record-keeping, and an ongoing Action Plan for the Ranch's annual operations, as well as phased, short- and long-term improvements. This includes timeframes, physical improvements, and staffing resources. A list of federal, state, and local agencies is provided in Chapter 1. Some Ranch restoration and improvement projects will require coordination with these agencies before and during improvements. A program has been designed to permit and/or enter into agreements with equestrian and large groups. This program may control access during the implementation of vegetation management activities. Enforcement coordination is also briefly discussed.

Open Space Conservation Easement

When the Ranch was purchased, the community had certain activities and uses in mind for the property, as well as others considered undesirable. As previously described, two of the primary objectives for purchasing the Ranch were the protection of open space and the maintenance of public access and passive recreation opportunities on the coast. It was essential to the community and to the people and agencies that helped acquire the Ranch that the passive use of the property be officially recognized as an allowable right of the people of the

state. A Conservation Easement is necessary to preserve this right and protect the Ranch against future development.

Conservation Easements are legal documents used to protect the conservation values of property, permanently limiting the allowable uses and rights attached to the property within their scope. The Conservation Easement for the Ranch is based on the uses and operations described in this Fiscalini Ranch Public Access and Resource Management Plan. Furthermore, the Easement, as adopted by the CCSD in cooperation with the Conservancies, clearly identifies the allowable and prohibited uses of the Ranch. FFRP or its successor will be the holder of the Easement as part of their administrative scope for the entire Ranch.

The Conservation Easement provides the CCSD with justifiable support for the restrictions on activities and uses at the Ranch. The Conservation Easement does not stipulate particular recommendations for the management and restoration efforts proposed for the Ranch. This falls within the purview of the Fiscalini Ranch Public Access and Resource Management Plan, which provides flexibility to amend the plan as conditions may warrant. Please refer to Appendix 3 for the actual easement document.

Ranch Administration

The successful implementation of the Public Access and Resource Management Plan depends on a clear understanding of areas of responsibility and close coordination between CCSD and the Easement Holder. The following outlines the responsibilities that CCSD and FFRP, or its successor, must address in the ongoing administration of the Plan. Many responsibilities overlap, so some crossover among the management team is likely. Good communication and a clear understanding of the task will prevent duplication of effort and ensure that the effort is delegated.

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

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

Record Keeping (Non-Fiduciary)

Good record-keeping techniques are essential to an organized program. Many of the tasks outlined in this Action Plan include recommendations for documenting actions that need to be taken and those that have already been completed. It is recommended that logs be created to record items such as daily activities, hazards found and action taken, maintenance needed and performed, etc. Records should also include surveys of the vegetation conditions and restoration areas to provide accurate monitoring data. Keeping such records is essential to:

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

There are standard features recommended for each log/record to support various improvements and operations. A few tasks merit additional customized record details. These details are provided in accordance with the functions described in this section and are referred to as "record keeping."

Features common to most records are:

- Specific Binder or log that has been preprinted with multiple columns
- Instructions for reporting/logging method (cover sheet), standardized
- language appropriate to the task
- Date of work completed
- Name of person(s) who did the work
- Description of other actions taken, if any
- Photocopies of the Ranch Maps appropriate to the Project
- Notice of potential work to be done (if needed) and a date when it was observed)
- Expenditure of monies (if any), source of funds

Amendments

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

Fiscalini Ranch Public Access and Resource Management Plan Amendment Procedures and Easement Compliance

The Conservation Easement recognizes that the Fiscalini Ranch Public Access and Resource Management Plan may require amendment from time to time to address evolving conditions, regulatory requirements, or operational needs. Consistent with Section 4.1 of the Easement, the CCSD affirms the following amendment procedures:

1. **Public Meeting Requirement**
   Any formal amendment to the Fiscalini Ranch Public Access and Resource Management Plan shall be considered at two or more noticed public meetings held in the community of Cambria, consistent with the Easement.
2. **Written Concurrence**
   Formal amendments to the Fiscalini Ranch Public Access and Resource Management Plan shall require written concurrence from the Easement Grantee and the SCC, as required by Easement Section 4.1.
3. **Procedural Compliance, Not Operational Approval**
   Written concurrence for amendments shall be limited to confirmation that the proposed amendment is consistent with the Conservation Easement and shall not be construed as approval of day-to-day management actions, operational decisions, or routine maintenance activities undertaken by the CCSD.
4. **Clarification of Prior Process**
   The CCSD notes that public meetings were conducted during development and refinement of the 2003 Management Plan, consistent with the intent of Easement Section 4.1, and that adoption of the Plan reflected compliance with the Easement's procedural requirements.
5. **Future Amendments**
   This amendment framework applies only to formal modifications to the Fiscalini Ranch Public Access and Resource Management Plan. Routine implementation, adaptive management actions, and activities consistent with the adopted Plan do not constitute amendments and do not require further concurrence under Section 4.1.

Annual Action Plan

The Action Plan provides for the orderly and coordinated execution of the Plan. It reflects the Plan's needs and objectives, informed by the community's desires and the management entity's fiscal constraints. When financial constraints limit implementation, the District's responsibilities shift toward prioritizing essential maintenance and safety activities while deferring or phasing less urgent projects. The Fiscalini Ranch Public Access and Resource Management Plan explicitly states that its objectives will be implemented "commensurate with the financial and management resources, and obligations" of the CCSD. This means the CCSD must refine the annual Action Plan to focus on urgent or "paramount" projects, such as public safety measures and necessary infrastructure that cannot be postponed without risking resources or visitor safety or compromising public access.

Under these conditions, CCSD must still maintain compliance with the Conservation Easement, preserve sensitive habitats, provide minimum public safety services, and maintain access and facilities. Deferred activities should align with long-term objectives and be scheduled once funding becomes available. Coordination with volunteer groups, grants, and partner agencies becomes increasingly critical for supplementing reduced operational budgets.

The responsibility for carrying out these actions should be divided among a team of trained associates under the direction of the CCSD. The Action Plan should be updated annually to report progress, make adjustments, and include proposed new actions. To the extent that CCSD seeks contributions toward work identified in the Fiscalini Ranch Public Access & Resource Management Plan from partners such as FFRP, it will note such proposed contributions in the annual update to the Fiscalini Ranch Public Access & Resource Management Plan and, once partner funding is committed for the work, include the partner from whom it seeks support in relevant meetings and planning.

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

Vegetation & Restoration Management

The CCSD will oversee the resource management and restoration efforts as described in Chapters 5 and 7. Briefly, vegetation management efforts will include preparing a "Baseline Document," scheduling fire-prevention interventions, removing non-native plants, planting natives, and implementing soil stabilization projects. The CCSD may also need to limit areas of use and/or determine the appropriateness of trail closure. Habitat enhancement projects will require a more formal monitoring program conducted by biology experts.

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

Trail Maintenance

Trail maintenance is essential to keep trails in good condition, enhance safety, and prolong their usability. Informal trail inspections and observations by trail users, docents, volunteers, and maintenance crews can help to identify needed improvements, and are most effective when documented in a consistent place and format. Trail repair should occur within a week of receiving the notice, if possible. Repairs may be contingent on the problem's priority and the availability of labor and financial resources. If the problem is a safety issue and the

management team is unable to resolve it within a reasonable timeframe, the trail should be temporarily closed. (For guidelines on methods of maintenance and construction, refer to Chapter 4).

The Trail Log should be divided into trail segments (using binder tabs), with trail maps that identify segments that require improvement. Include a checklist detailing the type of improvement needed, the repair party, and the completion date.

Sign Installation and Maintenance
The sign program, described in the Public Access and Public Safety chapters, will require installation schedules, maintenance monitoring, and implementation. The coastal climate is harsh on natural materials; therefore, they need more frequent maintenance and replacement expenditures. These factors should be considered when selecting materials for the signs, with a focus on durability and tamper-proofing. Signs should be maintained to ensure readability and replaced if stolen or vandalized.

As stated in the Grant agreement from the SCC, the American Land Conservancy is responsible for providing and installing a sign on the Ranch that identifies the Ranch areas for public use and acknowledges the sources of funding assistance. These two agencies have selected the sign style, which will be erected on the Ranch in coordination with the CCSD.

Other signs to be maintained by the CCSD are as follows:

- Welcome to Fiscalini Ranch Preserve at the north end of the Bluff Trail, visible from Windsor Blvd.
- Marine Sanctuary Boundary (provided by the MBNMS)
- Acknowledgment of private funding sources
- Trailhead signs as described in the Trail section
- Safety signs at the bluff edge and trails
- Closure signs posted and removed

Refuse Management
Trash removal will be necessary for both public safety and aesthetic purposes. Waste receptacles should be provided at convenient locations on the Ranch to offer visitors disposal containers. These receptacles should be provided at all staging and entry points, as well as in parking lots. To prevent animals from accessing trash cans and debris from blowing away, the receptacles must include lids. Trash removal should be scheduled regularly. The CCSD will be responsible for arranging for or hauling waste to the appropriate landfill.

Parking Area Maintenance
Regular use of the Ranch will necessitate ongoing maintenance of the on-site parking facilities. Parking areas composed of crushed granite may require weed control and occasional gravel replacement. Weed control methods should include applying biodegradable herbicides (when not near a creek or wetland) or mechanical means.

Routine maintenance of parking areas will be coordinated by FFRP or its successor and the CCSD. This will include inspections to ensure the surface remains safe and in good condition. Periodic resurfacing will be necessary to prevent erosion.

Fence Repair and Installation
Both maintenance crews and construction crews will be involved in fencing projects, depending on the level of repair and/or installation required. An inventory of fences on the property should be prepared, and areas in need of repair should be identified and prioritized so that improvements may be programmed and crews organized to complete the task. Records should be kept of fence locations (this may include the fence photo survey previously conducted by the CCSD), actions taken per fencing segment, fencing materials to be used, sources of materials, persons who performed the work, and costs associated with materials and labor, if applicable.

Interpretive Program Coordination
The Ranch is a community treasure, and, as such, visitors to the Ranch should be informed about the property's diverse natural resources and history. Educational pamphlets that describe ecosystems should be made available. Additionally, historical information about the Fiscalini East-West Ranch Preserve, from its inception to its acquisition for public use, may be featured. This involves coordinating the design and production of the pamphlets (also described in Chapter 4).

Trail Brochures Production
Visitors to the Ranch should be informed about vegetation management efforts, appropriate trail usage, trail etiquette, parking instructions, and access points to the Ranch. Maps indicating points of interest and areas of restoration activity can also help orient Ranch visitors. The map should include trail alignments and designations. These pamphlets should be regularly available at primary access points and at other community and visitor centers.

Docent Training
Docents represent the FFRP, and as such, it will be vital that they receive consistent training regarding the appropriate and allowable uses, as well as the Ranch's management objectives and efforts. Consistency will be essential so that each docent has the same level of knowledge and authority to act on behalf of the FFRP. Regular training sessions may be scheduled throughout the year to train new docents and inform all docents about current projects.

Volunteer Coordination for Labor
The CCSD may rely on other nonprofit organizations and volunteers as a source of information and labor. All volunteers should be familiarized with and trained for trail maintenance and proper practices. Vegetation Management techniques are provided as instructions. They should be both explained to and made available to volunteers assisting with the vegetation management efforts, ensuring all volunteers receive consistent and reliable information.

Sources of volunteers include Green Space, San Luis Obispo Land Conservancy, Sierra Club, and FFRP.

School Group Activities or Tours Coordination
Occasionally, school groups visit the Ranch for organized field trips. There should be a point person to schedule group visits to the Ranch and to coordinate a "greeter" to meet the group and introduce the Ranch. The greeter should give a brief history, explain ongoing restoration efforts, and explain trail etiquette.

Phased Improvements
This section provides a summary of the programs and activities required to meet the Fiscalini Ranch Public Access and Resource Management Plan objectives. Activities have been arranged into short-, mid-, and long-term priorities and grouped into Resource Enhancements, Access Improvements, and Public Safety within each term.

The purpose of prioritizing is to provide the CCSD with direction on what work to accomplish first and promptly. The Phasing Plan remains flexible, as the timing of funding sources is unpredictable. The CCSD should refine this list during implementation of the Action Plan, taking costs and funding availability into account. Priority status may be changed at the CCSD's discretion.

The following list of actions/priorities should serve as a guideline for Ranch improvements.

Short-term Actions

Resource Enhancement
- Vegetation management program

- Santa Rosa Creek - west bank stabilization and trail installed
- Special status species surveys and mapping
- Removal of non-native plants on the east side

Access Improvements
- Work out shared parking arrangements at the Wastewater Treatment Facility (Cross Town Trail) and Shamel Park.

Public Safety
- Repair fences

Miscellaneous
- Set up a record-keeping system
- Apply for grant funding

Medium to Long-term Actions

Resource Enhancement
- Remove invasive species
- Interpretive pamphlets
- Vegetation Management program

Access Improvements
- MBNMS signs
- Staging area improves at Cambria Drive and Highway 1
- Information kiosk at staging area - East Ranch
- Pedestrian crossing on Highway 1
- Refined/updated public brochure (ongoing)
- New trail improvements/maintenance

Public Safety
- Emergency access/erosion control - Piney Way
- Emergency access - Ridge to Santa Rosa Creek West easement road
- Safety signs - cliff, slow bicycles

Miscellaneous
- New benches
- Historic preservation – Fiscalini

Appendices

Appendix 1: Glossary of Terms
Appendix 2: Ranch Vegetation Management Methods Summary
Appendix 3: Conservation Easement

Appendix 1: Glossary of Terms

Active Recreation: The type of recreation requiring apparatus and physical improvements to participate, such as baseball, basketball, tennis, etc.

CCSD: The property owner is responsible for implementing the Fiscalini Ranch Public Access and Resource Management Plan.

Conservation Easement: A conservation easement is a legal agreement that permanently limits the allowable uses and rights attached to a property within its scope.

Invasive Plants (Invasives): An introduced species of plant characterized by aggressive growth and tending to out-compete & displace native species, reduce wildlife habitat potential, alter natural ecosystem processes, and limit overall biodiversity.

Non-native Plants: Non-indigenous species, or those introduced to an area, either purposefully or accidentally. Non-natives may be characterized as invasive plants if they disrupt or have the potential to disrupt or alter natural ecosystem function.

Passive Recreation: Refers to uses that do not require physical apparatus or improvements, such as walking, sightseeing, etc.

Special Status Plants or Wildlife: A species of plant or animal that is state or federally listed endangered species.

Small Animal Grazing: Small animals refer to goats or sheep. These are particularly effective for intensive short-term grazing to remove non-native plants. It should be conducted in early spring, before the thistle develops thorns but after a seed pod forms. A tether or a fenced enclosure should control them.

Appendix 2: Ranch Vegetation Management Methods Summary

Introduction
This summary discusses the diverse vegetation management methods put forth during the Working Group's research on this topic. Practitioners, such as ranchers, proposed these methods and preserve managers in other areas of the State, as well as by academic sources at Cal Poly. Methods discussed range from "No Management" to "Disking."

Vegetation Management Objectives

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

The following matrix summarizes the vegetation management methods and their alignment with the objectives described above. Each method was evaluated against the goals established by the Working Group for the Vegetation Management Plan. Methods are checked against the matrix to determine if they meet an objective. Immediately following this matrix are detailed evaluations of each technique. At the end of this document, you will find suggested treatments for each zone. The potential treatment program represents one possible solution to the objectives above.

METHODS	OBJECTIVES	Reduce Erosion	Restore Riparian	Reduce Conflicts	Reduce Fire	Min. Liability	Min. Cost	Remove Invasives	Restore Natives	Forest Growth
	1. No Management	X				X	X		?	X
	2. Hand/Chemical Removal	X	X	X	X	X		X	X	
	3. Mechanical Mowing	X	X	X	X	X	?			X
	4. Control Burn	X	X		X	X	X	X	?	
	5. Disking	X	X		X	X		X		

Vegetation Management Alternative Methods
In this section, each vegetation management method is identified with pros, cons, and associated costs (when available). Each method was evaluated against the Vegetation Management Objectives, which are reiterated below.

1. No Management

Method	Pros	Cons	Costs
No management.	Only restore wetland/riparian areas. Stabilize erosion.	Leave invasives (no mechanical, no hand removal). Non-natives and invasive plants will take over. Walking experience changed.	Labor and materials for restoration.

Does the vegetation management technique help to accomplish the following objectives?

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

2. Hand/Chemical Removal of Invasive/Non-Native Plants

Method	Pros	Cons	Costs
Remove non-native plants by hand removal or chemical.	Removes fire hazards and competition with natives. Some native seeds are available locally. Less impact on soil disturbance.	Intense labor to remove non-native plants; spade or herbicide application. Expense of harvesting or purchasing seeds. Takes ten years or more.	Volunteer labor. Seed purchase or propagation. Chemical herbicides supply. Dispersal and protective equipment.

Does the vegetation management technique help to accomplish the following objectives?

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

3. Mechanical Mowing

Method	Pros	Cons	Costs
Mechanical mowing	Fast	Cuts everything, including wildflowers, not natural in appearance. Noise pollution.	Labor = CCSD/contracting.

Does the management technique help to accomplish the following objectives?

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

4. Holistic Range Management (goats or sheep)

Method	Pros	Cons	Costs
Goat or sheep grazing.	Short-term/intermittent use. Eat everything cows do not. Help restore native plant habitat by removing non-natives, low impact on erosion.	Requires a shepherd 24/7 to monitor.	$800/day.

5. Control Burn

Method	Pros	Cons	Costs
Control burn – piled or wide area burns	Eliminates vegetation and brings nutrients to the soil. Reduces thick undergrowth.	May not stay in control. Risk to homes, smoke pollutes the air and homes. Visual impacts.	No cost. CAL FIRE, CDF, or other authority organizes.

Does the vegetation management technique help to accomplish the following objectives?

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

6. Disking

Method	Pros	Cons	Costs
Disking	Buries non-natives to aid decomposition.	Destructive to topsoil and microbes. Erosive to wind and water. Invasives move in quickly.	Labor and equipment.

Does the vegetation management technique help to accomplish the following objectives?

- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)

- Reduce the wildland fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

7. Perimeter Fuel Break

Method	Pros	Cons	Costs
Perimeter fuel break	Creates defensible area for CFD of 50' to 100' on perimeter. Reduces fire ladder. The remaining area goes "natural".	Alters natural state of existing forest, reduces habitat. Short grassland in a strip only.	Labor and equipment.

Does the vegetation management technique help to accomplish the following objectives:

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

Potential Vegetation Management Program

Vegetation management objectives are diverse and sometimes conflict with each other; therefore, no single method addresses all the goals. Similarly, the Ranch supports several different biological communities, so not all areas can be treated using the same methodology. The solution appears to be a mix of methods tailored to the specific biological community or "zones" (see attached map); it may be necessary to use a combination of methods and techniques within a single zone.

Based on the previous analysis, the following program may be a viable option for vegetation management. Ranch zones are described below, with brief descriptions and suggested treatment(s) for each area. It is essential to note that recommendations may be adjusted to accommodate current conditions.

Coastal Bluff: ***West Ranch, from Windsor to Windsor and west of the sewer easement fence.***

This zone includes coastal scrub, sea bluff scrub, grassland, and wetland communities. Vegetation management methods may include hand- or chemical-removal of non-native species to allow native grasses to flourish, and mechanical mowing to restore the wetlands by protecting them from disturbance by animals and humans. Native plantings may stabilize bluff erosion.

Coastal Grassland: ***The large expanse west of the bluff area.***

Biodegradable chemical removal of invasives, mechanical stabilization of the gullies, and replant with native grass seed. Small animal grazing to remove invasive plants and promote natives.

East Ranch Grassland: ***The area east of Highway 1 (not including the Community Park)***.

Mechanical removal of invasive plants (thistle) and grasses; restore the riparian area along the highway by creating a slight depression to pond water, and allow wetland plants to expand.

Monterey Pine Forest: ***The primary forest at the ridge and the forest along the steep slopes.***

Follow best management practices for public access, tree health and regeneration, and fire prevention (8).

Riparian Corridor: ***Santa Rosa Creek and adjacent to Highway 1.***
Remove non-native species from the creek banks and bed using small-animal grazing. Stabilize erosion with native planting or wattling, etc. (1).

Mixed Woodland: ***The east-facing slope of the West Ranch and the northwest-facing slope of the East Ranch near Highway 1.***
Allow woodlands to expand naturally (1), and protect them with fencing. Remove non-native plants either mechanically (weed whipping) or by hand (2, 3). Use chemical removal methods only if other methods are unsuccessful.

Appendix 3: Conservation Easement

https://www.cambriacsd.org/east-west-ranch-public-access-resource-management-plan-easement

Exhibits

- Exhibit 1: Public Access & Trails
- Exhibit 2: Parking Areas & Amenities
- Exhibit 3: Biological Constraints
- Exhibit 4: Restoration & Enhancement
- Exhibit 5: Vegetation Management Zones
- Exhibit 6: Public Safety

Exhibit 1: Public Access & Trails

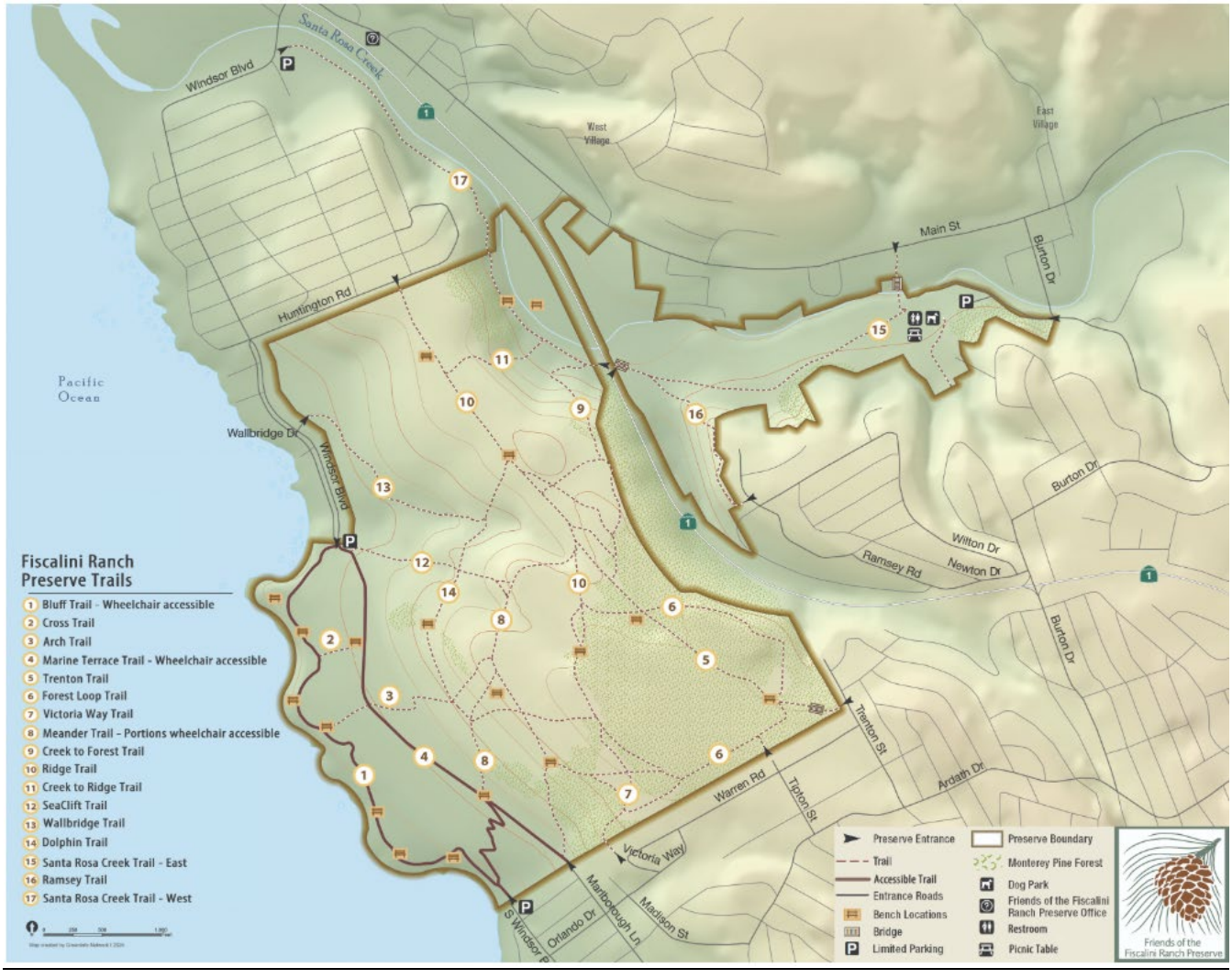


Exhibit 2: Parking Areas & Amenities

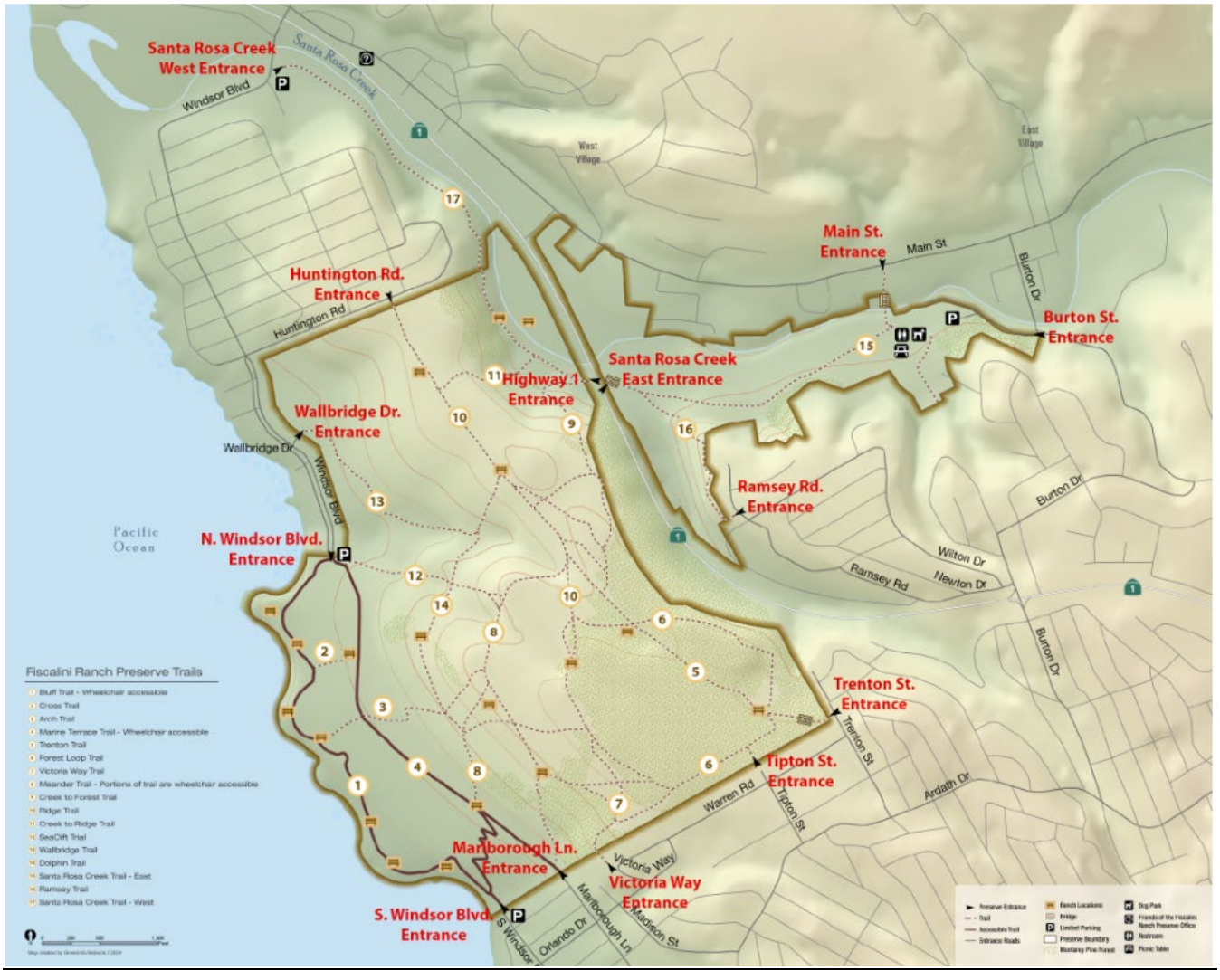


Exhibit 3: Biological Constraints

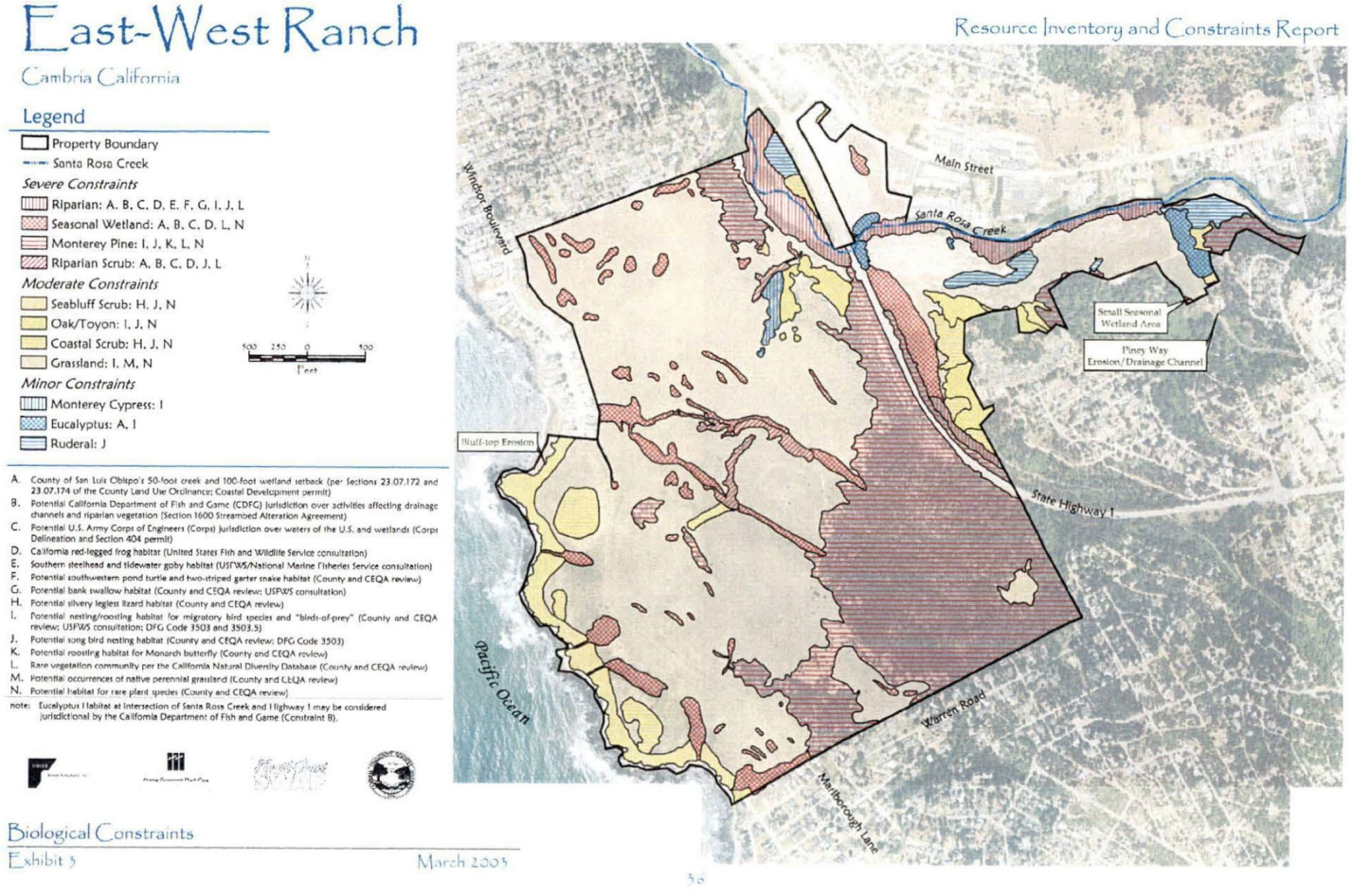


Exhibit 4: Restoration & Enhancement

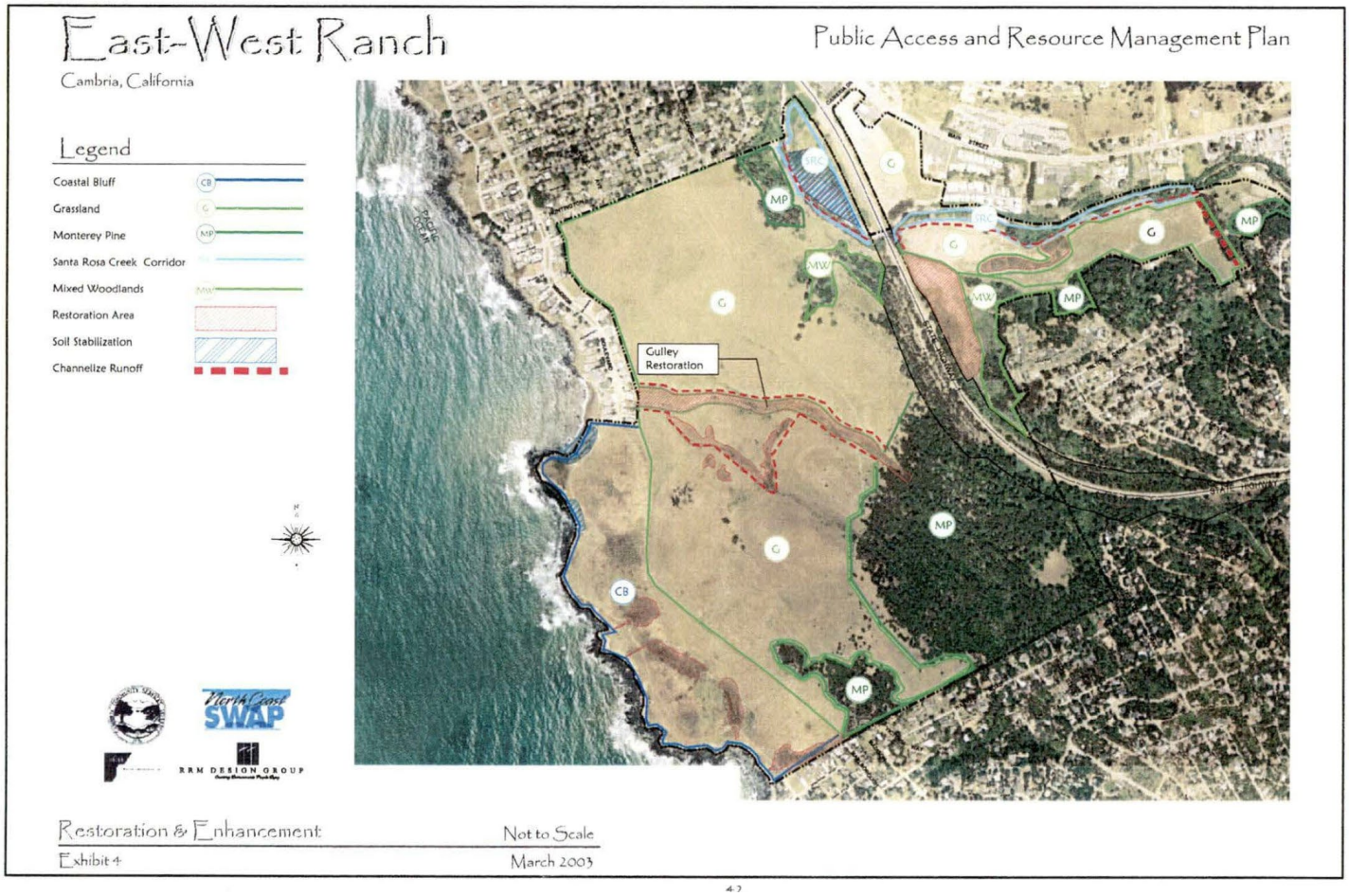


Exhibit 5: Vegetation Management Zones

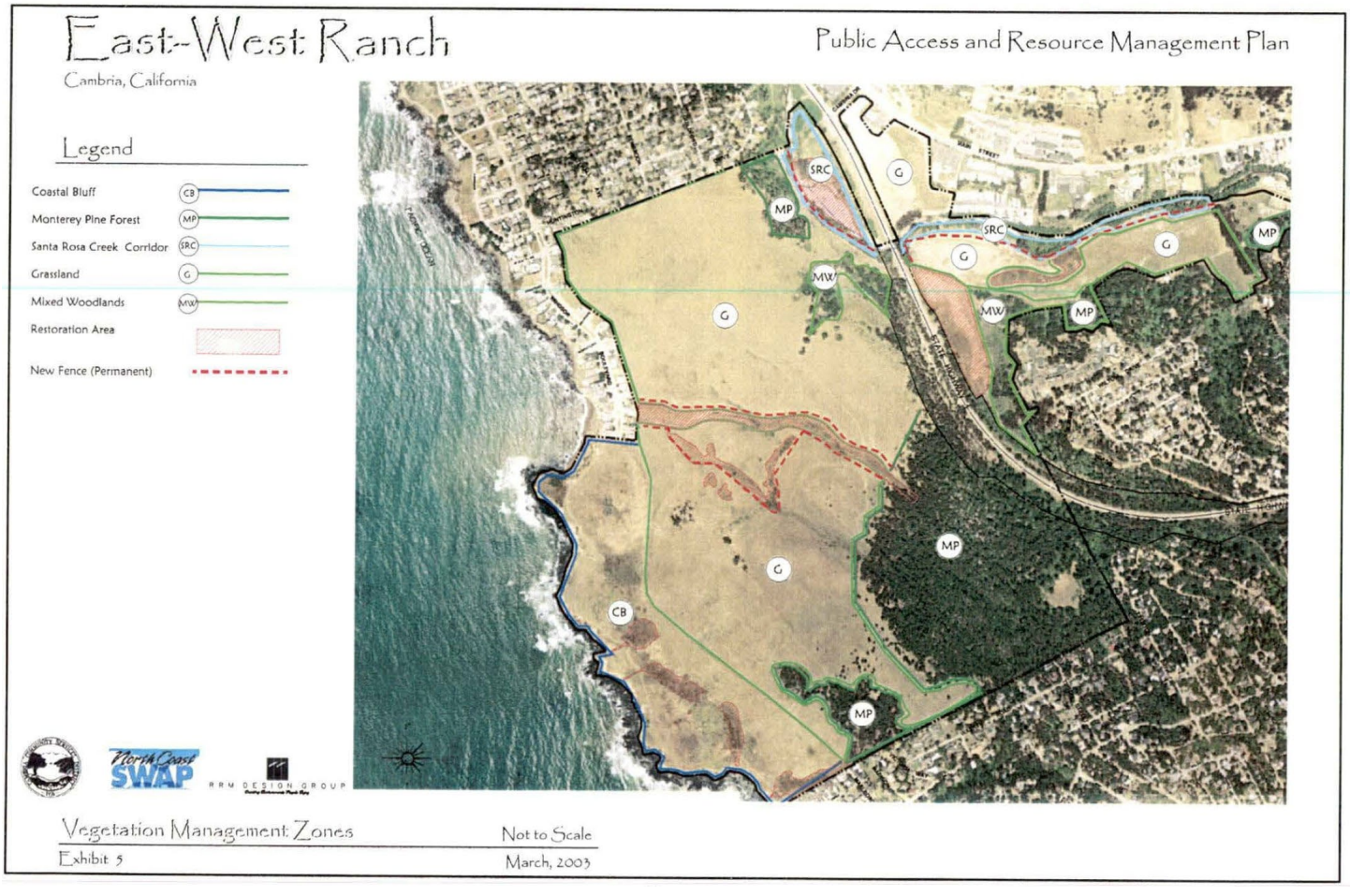


Exhibit 6: Public Safety