



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

TREVOR KEITH *DIRECTOR OF PLANNING & BUILDING*

VIA ELECTRONIC MAIL

June 26, 2025

Mathew McElhenie – Cambria CSD mmcelhenie@cambriacsd.org

SUBJECT: Substantial Conformance Determination Acceptance Letter for Project
Modification MOD2025-00019
To the Original Development Plan/ Coastal Development Permit DRC2010-
00026

Dear Mr. McElhenie:

We have received the CCSD's request for (MOD2025-00019), to make modifications to the previously approved Permit DRC2010-00026. The original Permit was approved during the Planning Commission Hearing of September 13, 2012 and (Exhibit B- Conditions of Approval) authorized:

Development Plan DRC2010-00026 /Cambria Community Services District

EXHIBIT C - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes implementation of the Public Access and Management Plan and the proposed Community Park Master Plan for the Fiscalini Ranch Preserve (FRP). The project includes:
 - Improvements and additions to the existing trail system on the West FRP and East FRP (see Table A for list of specific trails);
 - Management and restoration of resources on the FRP;
 - Development of a community park on the East FRP.
 - The community park plan includes one sports field (supporting 4 games), a children's playground, dog park, paths, natural areas, and picnic areas.
 - Each proposed trail will be designed for a specific use or multiple uses, including hiking, biking, equestrian, and American Disabilities Act (ADA) accessibility.
 - Restoration projects throughout the FRP, but primarily on the West FRP, including riparian and wetland habitat restoration, bluff and gully stabilization, eradication of weeds and invasive plants, and maintenance of grassland.
 - Signage throughout the FRP to educate and inform the public regarding sensitive natural resources and restoration projects.
 - This Development Plan is a phased project and must be vested within twelve (12) years from the date of approval as further defined in Condition 112. Time extensions past 12 years shall not be granted.

Originally Approved Site Plan DRC2010-00026 (Below)

Community Park



The Scope of the CCSD's Proposed Modifications Include Modifications to East Ranch Community Park- Phase 3

1. A request to provide a nine-hole disc golf course on the southern portion of East Ranch;
 - a. The disc golf course will share space with other pass-through activities.
2. Request to provide a cornhole court south of parking lot & adjacent to group picnic area; and
3. Request to provide horseshoe pits south of the parking lot and near the picnic group area.

Based on the information provided, the Planning and Building Department has determined that the proposed changes are in substantial conformance with the original approved development (DRC2010-00026) and Coastal Zone Land Use Ordinance Section 23.02.038 (Changes to Approved Project). A review of the proposed changes and reason for the determination are provided below.

Basis for Substantial Conformance Determination:

Coastal Zone Land Use Ordinance Section 23.02.038 (Changes to Approved Project) states that three criteria must be met in order to make a determination that the proposed changes are in substantial conformance with the original land use permit.

1. The proposed changes cannot result in any new or increased environmental impacts.
2. The proposed changes cannot result in the need to modify any of the conditions of approval.
3. The proposed changes cannot result in any changes to the aspects of the project that were a specific consideration of the review authority.

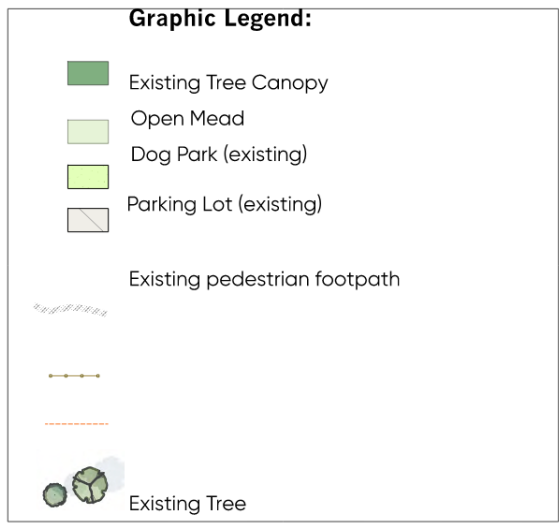
Proposed Modified Site Plan (Below)



Proposed Park Amenities:

- 1. Playground
- 2. Volleyball Court
- 3. Multi-Purpose Play Field
- 4. Gazebo Picnic Area
- 5. Disc Golf Course
- 6. Group Picnic Area
- 7. Horseshoe
- 8. Cornhole
- 9. Loop Trail
- 10. Restroom

Graphic Legend:



Determination:

Nine-hole disc golf course:

The playing field project component is in alignment with the: Conservation Easement, Ranch Management Plan, the environmental impact are minimal and shall comply with all DRC2010-00026 Conditions and Mitigation Measures, plastic chains will be used to mitigate any noise

concerns. There are no requirements for water/dry-use.

Cornhole:

One Standard Cornhole Court measuring 8' x 40'. No excavation required. The cornhole project component is in alignment with the: Conservation Easement, Ranch Management Plan, the environmental impact are minimal and shall comply with all DRC2010-00026 Conditions and Mitigation Measures. There are no requirements for water/dry-use.

Horseshoes:

The horseshoe pit project component is in alignment with the: Conservation Easement, Ranch Management Plan, the environmental impact are minimal and shall comply with all DRC2010-00026 Conditions and Mitigation Measures, no excavation is required, pits will measure 3 ft x 45 ft each. There are no requirements for water/dry-use.

A Final Environmental Impact Report (FEIR) was prepared for this project (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.). The EIR was certified by the Cambria Community Services District on November 16, 2009. The FEIR addresses potential impacts on: aesthetics, air quality, biological resources, cultural resources, hydrology, geology and soils, noise, hazards and hazardous materials, public services and utilities, transportation and circulation, and water supply. Mitigation measures were proposed to address these impacts and are included as conditions of approval. No overriding considerations were determined necessary because no significant and unavoidable impacts would result from the proposed project. See Exhibit B for specific CEQA Findings.

Modifications remain consistent with the scope of work and original conditions of approval. The modifications are required to continue to comply with the prior CEQA Findings, Mitigation Measures and Conditions of Approval. Therefore, no new or increased environmental impacts will occur.

No conditions of approval will be modified as a result of the project modifications and no new conditions of approval are required as a result of the modifications. The modifications continue to comply with all original conditions of approval.

Permit DRC2010-00026 was approved during the Planning Commission Hearing of September 13, 2012. The Planning Commission approved the implementation of the Public Access and Management Plan and Community Park Master Plan for the Fiscalini Ranch Preserve as a phased development project.

Therefore, the project, as modified, remains substantially consistent with the scope of work which was considered and approved by the review authority (Planning Commission) and complies with the prior CEQA Findings. Therefore, the request does not result in any substantial changes to the aspects of the project that were a specific consideration of the Planning Commission, and the modifications are determined to be acceptable.

Special Requirements:

The proposed modifications shall comply with all original conditions and mitigation measures from the previously approved Permit DRC2010-00026, as well as the following requirements:

Disc Golf Course-

- Ensure no new significant visual impacts. Prepare Visual Impact Assessment (VIA) to assess course visibility from Highway 1 and adjacent trails.
- Include natural screening and muted materials in the design.
- Ensure disc golf course remains in alignment with the Conservation Easement.
- Implement noise minimization methods such as use of plastic chains.

Cornhole Court-

- Ensure avoidance of sensitive habitat areas and trail buffers.
- Ensure compliance with aesthetic mitigations (earth-tone materials, visual screening).

Horseshoe Pits-

- Include in Visual Impact Assessment (VIA) and include screening or fencing if required.
- Ensure compliance with visual and safety standards.

If you have any questions regarding this determination, please contact me at nellis@co.slo.ca.us

Sincerely, Nicole Ellis, Supervising Planner

