



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/10/2011

TO: _____

FROM: Terry Wahler, Coastal Team

PROJECT DESCRIPTION: DRC2010-00072 Cambria CSD- Minor Use Permit for the Fiscalini Ranch Preserve Erosion Control and Habitat Enhancement Project. 437 acre site located 1.5 miles west of Windsor Blvd. in Cambria. APN: 013-121-025.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buik

MINOR USE PERMIT

MINOR USE PERMIT TO RESTORE STABILITY TO THE MULTI-BRANCHED NC/ CAMB

AS	CA	CAZ	FH	GS	LCP
OS	REC	RSF	SRA	SRV	TH

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Other |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Surface Mining/Reclamation Plan | |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | | <input type="checkbox"/> Modification to approved land use permit | |

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Cambria Community Services District Daytime Phone (805) 927-6223
 Mailing Address PO. Box 65, Cambria, CA 93428 Zip Code 93428
 Email Address: Ben Boer i

Applicant Name Same as Landowner Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Trudy Ingram, Sustainable Conservation Daytime Phone (805) 718-2503
 Mailing Address 505 E Villanova Rd, Djai, CA Zip Code 93023
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 437 acres Assessor Parcel Number(s): See Attachment 1

Legal Description: See Attachment 1

Address of the project (if known): N/A

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 1 in Cambria to Windsor Blvd. west for 1.5 miles until road ends

Describe current uses, existing structures, and other improvements and vegetation on the property:

Owned and managed by CCSD as Open Space for recreation and habitat protection

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Fiscalini Ranch Preserve Erosion Control and Habitat Enhancement Project - See Project Description, Attachment 2

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Ben Boer Date 5/16/11

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): Fiscalini Ranch Preserve, identified as Assessor Parcel Number see Attachment 1, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: Erosion Control/Restoration (specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: Ben Boer
Daytime Telephone Number: 805 927 6239
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property None

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Ben Boer, Cambria Community Services District
Print Address: 2850 Burton Drive, Cambria Calif 93428
Daytime Telephone Number: 805 927 6239
Signature of landowner: Ben Boer Date: 5/16/11

AUTHORIZED AGENT:

Print Name: Same as above
Print Address: _____
Daytime Telephone Number: _____
Signature of authorized agent: _____ Date: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: West Ranch from Windsor Blvd, Huntington Rd, and Warren Rd

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Residential South: Residential
East: Residential West: Pacific Ocean

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: N/A sq. feet _____ % Landscaping: See Project Description
Paving: N/A sq. feet _____ % Other (specify) Erosion Control/Restoration
Total area of all paving and structures: 1,500 sq. feet acres
Total area of grading or removal of ground cover: 0.16 sq. feet acres
Number of parking spaces proposed: N/A Height of tallest structure: 18 inches
Number of trees to be removed: 0 Type: -
Setbacks: N/A Front _____ Right _____ Left _____ Back _____

Proposed water source: On-site well Shared well Other N/A - No water required
 Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other N/A
 Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cambria Fire Dept

For commercial/industrial projects answer the following: N/A

Total outdoor use area: _____ sq. feet acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following: N/A

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 40 acres (*entire Project site*)
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: See Attachment 3
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed? *N/A*
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used: *N/A*

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used: *N/A*

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? Invasive plants removed from site
- 2. Name of Solid Waste Disposal Company: Mission Disposal
- 3. Where is the waste disposal storage in relation to buildings? Two 3-yd dumpsters onsite
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: Coast Unified
- 2. Location of nearest police station: Templeton Hwy Patrol, Los Osos Sheriff Substation
- 3. Location of nearest fire station: Burton Dr, Cambria
- 4. Location of nearest public transit stop: Dead end at Windsor Blvd
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1-1.5 feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Dairy and cattle grazing operations
Chumash village and/or fishing, hunting, harvesting site
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: See Attachment 5 and Figure 5
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information N/A

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: _____ Hours of Operation: _____
- 2. How many people will this project employ? _____
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: _____
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information *N/A*

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): *N/A*
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: *CCSD may do more restoration in the future, but not related to current proposal*
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: *N/A*

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
See Attachment 3

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: See Attachment 3
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): See Attachment 3

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): See Attachment 3

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

ATTACHMENT 3

ENVIRONMENTAL DESCRIPTION FORM

Fiscalini Ranch Preserve Erosion Control and Habitat Enhancement Project

Physical Site Characteristics

2. Are there any springs, streams, lakes, or marshes on or near the site?

Seasonal freshwater wetlands have established within the beds of portions of the Seaclift gully, especially in the lower areas where the gully is broader and flatter. The secondary gullies also support some wetland features in the lower lying areas closest to the main gully. Within the grassland terrace, small pockets of seasonal marsh wetlands associated with shallow ground water occur scattered throughout the West FRP, including the project site. There are three springs within the West FRP. One of these is in the Seaclift gully and has perennial flows. In addition, seeps occur continuously at the base of the terrace deposits between the spring in the Seaclift gully and the spring in the gully to the south. See Figure 6, locations of seasonal wetlands, West FRP.

3. Are there any flooding problems on the site or in the surrounding area?

Major flooding during significant storm events on the West FRP is limited to the northeast corner of the FRP, between Santa Rosa Creek and Highway 1, outside of the proposed Project area. Minor sheet flow flooding occurs during storm events in the wetland area along the southern site boundary between Marlborough Lane and the coastal bluff, also outside but adjacent to the Project area.

A flooding concern exists at the culvert approximately 150 feet downstream from the western boundary of the proposed Project. The 36-inch diameter culvert under Windsor Boulevard receives runoff from a large portion of the central part of the West FRP, via the Seaclift gully. The springs flowing into the Seaclift gully and its tributary gully also flow to this culvert. Any reduction in capacity of the culvert from project improvements or construction activities could result in property damage along Windsor Boulevard. The proposed gully restoration is expected to *improve* conditions at the culvert by slowing water velocity and decreasing the quantity of sediment that reaches the culvert, thereby decreasing the chances of the culvert becoming plugged with mud and debris (and causing flooding to adjacent houses).

4. Drainage Plan/Hydrology

The hydrology affecting the Project site was carefully considered during the planning stages and is an integral part of the Project. Hydrology calculations were completed for the Project watershed (see attached watershed map) and the affected gullies (see Plans, Sheets 3, 4, and 5).

The Seaclift gully drains a large portion of the central part of the West FRP. Within the lower terrace area the seasonal wetlands have shallow water just below the ground surface during the dry season, but drain as surface flow during winter storm conditions. Although surface flow originating from springs in this gully occurs year-round (with a possible exception during drought years), erosion occurs primarily during storm runoff.

The FRP is located in the Estero Bay Watershed. The proposed Project is at the western end of a small, narrow sub-watershed that begins in a lightly populated Cambria neighborhood east of the FRP West property boundary and flows westerly to the Windsor Boulevard culvert. This watershed drains 178 acres and is approximately 8,245 feet long. Gully slopes vary from the steepest at 13% at the eastern end of the project footprint in Seaclift gully to 2.8% at the western end. Likewise, at these locations, Seaclift gully varies from 24-foot banks to 7-foot banks in the project footprint (see Plans, Sheets 3, 4, and 5 for cross section elevations and slopes). Approximately 150 feet west of the Project site, water passes through a 36-inch diameter culvert that drains under Windsor Blvd. to the Pacific Ocean.

After careful consideration, it was determined that installation of four grade stabilization structures is necessary in order to stabilize a portion of the Seaclift gully while minimizing impacts to the wetlands. The structures will slow water velocity through that reach, resulting in decreased erosive force and allow for much of the sediment to drop out behind each structure. All treatments are designed to halt the major sources of erosion and minimize sedimentation. The total amount of flow in the watershed and the quantity of water draining through the culvert will not be changed or diverted as a result of the Project. Specifically, the proposed Project:

- *Will not* alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- or off-site. The Project *will* result in substantially less erosion and siltation on- and off-site.
- *Will not* alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The rate of surface flow through the design reach *will* be slowed.
- *Will not* create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. The proposed Project would not impact the capacity of the culvert at Windsor Blvd. Proposed Project improvements are likely to benefit the culvert's functioning by slowing flows and decreasing the quantity of sediment that passes through the culvert.

6. Grading Plan

The grading plan is an integral part of the Project. Based on the site conditions and presence of sensitive habitat, Project planning incorporated the least damaging alternatives that would minimize the amount of grading, minimize impacts to wetlands, and incorporate bioengineering techniques, while still accomplishing the Project's overall goals. In order to install the gully stabilization structures, a small amount of grading at three of the four gully sites will be required. Impacts of grading will be largely mitigated onsite with revegetation and planting within or on top of structures to the extent feasible (see Mitigation Measures). Total amounts of excavation and fill are as follows (also refer to Plans, Sheet 2):

Site 1 – *Grade stabilization structures*

Excavation: None

Fill: 16 cy

Site 2 – *Rock bowl, one-rock dam, recontour banks*

Excavation: 7 cy

Fill: 22 cy

Site 3 – *Step fall structures*

Excavation: 45 cy

Fill: 50 cy

Site 4 – *Step fall structures*

Excavation: 35 cy

Fill: 70 cy

Upper Terrace between Site 3 and Site 4 – *Water bar*

Excavation: None

Fill: 6.7 cy

Total Gully Excavation – 87 cy

Total Gully Fill – 158 cy

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project.

The proposed Project is being designed and implemented under the San Luis Obispo County Partners in Restoration Permit Coordination Program (PIR Program). The PIR Program is a result of a multi-agency collaboration in which programmatic permits from the various regulatory agencies were issued in advance for qualifying environmentally beneficial projects. The PIR Program includes 18 NRCS Conservation Practices and numerous environmental protection measures and is administered by the Upper Salinas-Las Tablas Resource Conservation District and the Coastal San Luis Resource Conservation District with assistance from NRCS. Landowners whose projects qualify for the PIR Program can use the programmatic permits in lieu of applying to each agency individually on a project-by-project basis.

The County of San Luis Obispo Department of Planning and Building participated in development of the PIR Program; the County issued an exemption from land use and construction permit requirements for projects implemented under the PIR Program in inland areas of the County. The Mitigated Negative Declaration (MND) prepared for the PIR Program covers all areas of the County, including the coastal zone; therefore, even though the project requires a Coastal Development Permit (CDP), all environmental protection and mitigation measures contained in the MND will be implemented as described in that document, in addition to additional measures that may be required in the CDP.

Mitigation Measures Required by the PIR Program

A number of procedures are required by the PIR Program to avoid and minimize environmental impacts. Following is a summary of the mitigation measures proposed to avoid, minimize, and in some cases, restore temporary impacts to habitat. These mitigation measures are described more fully in the MND.

The following mitigation measures have been completed:

1. Determined the Project is eligible for the PIR Program because it will use one or more of the 18 approved NRCS conservation practices and meets the size criteria for those practices. The approved practices for the proposed Project are Channel Stabilization, Grade Stabilization Structure, Streambank Protection, Critical Area Planting, and Structure for Water Control (descriptions of the practices and size limits can be found in the MND, page 9).
2. Determined the Project falls into Tier IV, based on the Tiered Impacts Decision Tool (for a discussion of Tiers, see MND, page 31)

3. Conducted site assessments and reviewed existing environmental documents of the Project site to determine treatment options, and possible impacts to biological resources and cultural resources, among others.
4. Conducted an Alternatives Analysis of treatment options as part of the NRCS Planning Process. A detailed account describing why the preferred treatment options were selected, as required for all Tier IV projects, is provided in Attachment 4.
5. Conducted an impacts analysis for impacts to wetlands and selected mitigation measures. Following is a summary of this analysis:

Site 1 -- Impact: 0.04 acre

Mitigation: 185 willow stakes per structure interplanted in gaps between logs
Short term effect: Temporary loss of wetland vegetation
Long term effect: Stabilize bed grade, decrease scour erosion and degradation, restore wetland functions, restore wetland vegetation and wildlife habitat.

Site 2 -- Impact: 0.03 acre

Mitigation: Cover exposed soil on banks with loose straw; anchor in place with sheepsfoot for erosion control; hand broadcast native seed mix consisting of *Bromus carinatus*, *Hordeum brachyantherum*, *Melica californica*, and *Vulpia microstachys*.
Short term effect: Temporary loss of wetland vegetation on recontoured slopes
Long term effect: Loss of wetland vegetation from installing rock bowl and one-rock dam (225 ft² + 102 ft² = 327 ft²); stabilize headcut, protect upslope and adjacent wetlands from degradation or loss, decrease scour erosion and degradation.

Site 3 -- Impact: 0.05 acre

Mitigation: All structures are partially buried and rely on planting of sod wads on the sides and top. Wetland vegetation will be harvested onsite and placed/planted on top of the structures and maintained until established.
Short term effect: Temporary loss of wetland vegetation
Long term effect: Restore wetland vegetation, stabilize headcut, protect adjacent wetlands from degradation or loss, and decrease scour erosion and degradation.

Site 4 -- Impact: 0 acres

The wetlands at this site occur only in the lower portions of the gully and will be entirely avoided.

6. A qualified USFWS botanist conducted a botanical survey for special status plants on April 7, 2011. A report of survey results is pending and will be sent separately. If rare plants are found and could be impacted by project activities, CNPS Mitigation Guidelines will be followed to protect the plants.

The following mitigation measures will be completed:

7. The project will be implemented from late August through October/November to avoid nesting birds and avoid the rainy season.
8. The total project footprint (including access and staging) will be limited to the minimum amount necessary to achieve the project goals.
9. Equipment will be operated from top of banks; no heavy equipment will enter any of the drainage gullies. Invasive plant species removal will be done by hand pulling and/or with hand tools.
10. All protections for water quality, including erosion control measures, designated fueling and maintenance locations, pollution prevention, spill prevention and cleanup, among others, as specified in the RWQCB 401 certification will be implemented.
11. A qualified USFWS biologist will conduct a pre-construction survey for California red-legged frogs (CRLF) and burrowing owls. If either of these species is encountered within the Project area, all measures in the Biological Opinion (BO) for protection of CRLFs will be implemented and measures identified in the DFG guidance document for burrowing owls will be implemented.
12. All personnel involved with the Project (contractors, subcontractors, landowner, volunteers, etc.) will receive training before ground disturbance. The training will cover protection measures required in the PIR Program and all permits, including the CDP. If CRLFs are discovered during surveys, the training will include special instruction by the qualified biologist for protection of this species.
13. The project will be monitored throughout construction for compliance with installation procedures based on NRCS standards and specifications and compliance with all permit conditions, including the CDP, and protection measures in the PIR Program. If CRLFs are present, a qualified USFWS biologist will be onsite and will implement measures contained in the BO.
14. If native vegetation is destroyed or disturbed, it will be permanently restored to pre-construction condition or better and be maintained by the landowner.
15. Native plants characteristic of the local habitat type will be the preferred alternative for revegetation.
16. An annual report will be prepared by Sustainable Conservation and the US-LTRCD and sent to all permitting agencies by April 30 each year during the term of the project.

Environmental Information

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?

The *Master EIR* for the Fiscalini Ranch Preserve identified special status plants and animals that could occur on the FRP. Several plant species on CNPS List 1B were found during surveys adjacent to the Project site (see Biological Resources section of the *Master EIR*). A USFWS botanist conducted a survey for rare plants on April 7, 2011 (report pending); another survey will be conducted during the summer prior to construction to check for late-blooming species.

Several listed fish and wildlife species are known from the Santa Rosa Creek drainage, which is adjacent to, but approximately 500 feet north of the Project area. The species that occur in Santa Rosa Creek include steelhead trout, tidewater goby, and California red-legged frogs, among others. To be prepared in case CRLF's are found at the site, the federal lead agency for the Project (either the Corps or USFWS) is assuming presence of CRLF and will request formal Section 7 consultation with the USFWS. All protective measures identified in the Biological Opinion for effects to CRLF will be implemented.

Burrowing owls have been known to occasionally nest in the FRP but not near the Project site. Nevertheless, a qualified USFWS biologist will conduct a pre-construction survey of the project area for burrowing owls; all protective measures contained in DFG's guidance document for burrowing owls will be implemented if burrowing owls are found in the Project area and could be impacted by project activities.

3. Are you aware of any previous environmental determinations for all or portions of this property?

The Project site is within the North Coast Planning Area Cambria Urban Area, and the recently-adopted land use categories for the project site are Open Space and Recreation (*Cambria and San Simeon Acres Community Plans of the North Coast Area Plan*, 2006). The *Community Plan* and associated EIR were adopted by the County of San Luis Obispo Board of Supervisors on April 4, 2006. The land use category maps and planning area standards were approved and adopted by the California Coastal Commission and County Board of Supervisors in August 2008.

The proposed Project is part of the Restoration plan identified in the *East-West Ranch Public Access & Management Plan* prepared by the CCSD. A Final Master EIR for the *Management Plan* was approved by the CCSD in September 2009 (State Clearinghouse #2006051092).

The proposed Project will be implemented under the San Luis Obispo Partners in Restoration Permit Coordination Program (PIR Program). As co-lead agencies pursuant to CEQA, the Upper Salinas-Las Tablas RCD and Coastal San Luis RCD, adopted a Final Mitigated Negative Declaration for the PIR Program on May 14, 2009 (State Clearinghouse #2009031101).

Other Related Permits

As described above, the proposed Project is being implemented under the PIR Program. The following PIR Program permits and approvals have been issued or will be obtained prior to ground disturbance:

1. **Regional Water Quality Control Board** -- 401 water quality certification - already issued for the PIR Program; will notify RWQCB prior to project implementation.
2. **Corps of Engineers** -- notification pending under the Nationwide Permit program. The Corps conducted a site evaluation on April 7, 2011 and determined that portions of the gullies were jurisdictional wetlands.
3. **USFWS** -- Biological Opinion for California red-legged frogs, consultation request pending. Either the Corps or USFWS will be the lead federal agency.
4. **Department of Fish and Game (DFG)** - DFG conducted a site visit on February 18, 2011 and determined that the main gully was not a stream; therefore, DFG did not assert jurisdiction for the Project under Section 1600 and a Streambed Alteration Agreement is not required.
5. **CEQA compliance** -- Final Mitigated Negative Declaration completed for the PIR Program.

ATTACHMENT 4

Alternatives Analysis

The PIR Program uses the 9-step NRCS planning process. During the planning process, resource assessments and site surveys are conducted, and an alternatives analysis is completed, taking into account direct impacts of project installation and potentially adverse indirect impacts. During the planning process for the proposed Project, several alternatives not chosen were considered to have greater impacts or not feasible for other reasons. It should be noted that the existing County culvert approximately 150 feet downstream from the western end of the Project, is likely a contributing cause of the channel degradation (due to the lower invert elevation compared to the existing channel); however, the culvert is outside of the FRP boundary and would need to be considered for upgrading by the County.

Alternatives considered for *Site 1*, main gully, are:

- **Alternative #1** -- Route runoff around the gullies to the culvert: this was considered to be too costly, impractical, and would detrimentally divert flows away from wetlands that depend on that source of water;
- **Alternative #2** -- Plant native vegetation on the channel bed: this was considered to be inadequate to address the increased shear typically associated with scour and degradation. For example, for a 2-year storm event, the estimated shear is 3.7 pounds per square foot (psf). The typical shear strengths for dense sod at 0.35 psf, reed plantings at 0.6 psf, reed rolls at 1.2 psf, and even a willow brush layer at 2.8 psf would be ineffective for protecting the channel bed from further scour and degradation.
- **Alternative #3** -- Install one-rock check dams: this was considered to have some merit in that their function is to stabilize the channel bed by slowing the flow of water, increasing roughness, recruiting vegetation, and gradually raising the channel bed over time.
- **Alternative #4** -- Install rock check dams: this was considered a viable alternative but would result in greater impacts than a bioengineered structure. Check dams of rock or wood reduce the flow velocity of runoff, reduce channel erosion, and promote sediment deposition and aggradation of the channel bed over time. It is estimated that check dams will reduce shear as follows:
 - 2-year event: from 3.7 psf to 0.9 psf
 - 5-year event: from 4.9 psf to 1.2 psf
 - 10-year event: from 5.9 psf to 3.2 psf
- **Alternative #5** -- Install log check dams: this was considered to be the superior alternative. In addition to the same benefits provided by rock check dams, using a bioengineered structure incorporating eucalyptus logs provides an opportunity to plant sod wads and/or willow stakes in the gaps between the logs. The plantings provide

additional protection from scour, increase sediment deposition, restore wetland functions, and restore wildlife habitat.

Alternatives considered for *Sites 2, 3, and 4*, secondary gullies, are:

- **Alternative #1** -- Recontour the banks and then revegetate: this was considered to require a significant amount of grading in order to achieve the minimum 2:1 slope needed for successful plant growth. This amount of grading would also have caused sections of the east and west gullies to intersect each other. It was decided to allow the banks to naturally slough to a 2:1 slope and revegetate naturally (sections of the banks have already started to stabilize themselves through sloughing). Additionally, this approach does not provide a solution to the actual headcut. Sloping back and revegetating the headcut would not significantly reduce the sheer forces, so scouring would persist and the headcut would continue to migrate upstream.
- **Alternative #2** -- Treat the headcuts with rock: this was considered viable but would have greater impacts than a bioengineered structure.
- **Alternative #3** -- Treat the headcuts with bioengineered techniques at *Sites 3 and 4*: this was considered to be the superior alternative. Because a close source of eucalyptus logs is readily available, a Log-and-Fabric Step Fall structure was chosen for all but one of the headcuts. The step fall structures provide grade control with a hardened surface that can handle the sheer and dissipate the energy as the water cascades over the step logs. A key installation component of the step structure is to insert sod clumps along the top edge and sides of the structure to promote a live mat of wet grasses and plants.
- **Alternative #4** -- Treat the headcut with a rock bowl (Zuni Bowl) and one-rock dam at *Site 2*: Because the headcut at this site is so wide, a Zuni bowl was considered the superior alternative. Zuni bowls stabilize eroding headcuts by dissipating the energy of falling water at the headcut pour-over and bed of the channel. Similar to the log step structure, the Zuni bowl converts the single cascade of the headcut into a series of smaller step falls and helps maintain soil moisture on the face of the headcut, encouraging establishment of protective vegetation.

A bonus -- The fact that this project is so close to active hiking trails, the selection of log and fabric step structures and a rock bowl provide an excellent opportunity to demonstrate and educate the public on the function and benefits of unique bioengineered structures.

ATTACHMENT 2

PROJECT DESCRIPTION

Fiscalini Ranch Preserve Erosion Control and Habitat Enhancement Project

Project Overview

The proposed Project is located in the western portion of the 437-acre Fiscalini Ranch Preserve (FRP) in Cambria, San Luis Obispo County, California. The Project is regionally located in the USGS 7.5 minute Cambria quadrangle; 27S, 8E (see Figure 1). The FRP is owned and managed by the Cambria Community Services District (CCSD) as open space for public recreation and habitat protection. The 364-acre western portion of the FRP consists of steep to gently sloping hillsides immediately west of Highway 1. The site supports coastal grasslands, Monterey pine forest, coastal bluff scrub, riparian forest and wetland habitats in the Santa Rosa Creek drainage, and fresh water seasonal wetlands associated with seeps and small drainages. Annual grassland on the coastal terrace is the dominant plant community within the project area. This habitat has been disturbed by historic dairy and cattle grazing operations, and consists mainly of non-native grass species. Scattered occurrences of native grasses and wildflowers are also present in areas of the West FRP.

The primary purpose of the proposed project (Project) is to restore stability to the multi-branched erosional gullies located in the grassland terrace in the center of the West FRP. The Project will also remove non-native, invasive plants within the 40 acres in and around the gullies, enhancing the wetland habitat areas scattered throughout the site (see Figure 2, Project Boundary).

The Project was made possible by a grant from the U.S. Fish and Wildlife Service (USFWS) to Sustainable Conservation, a non-profit environmental organization, and will be implemented by numerous partners. The Project partners are providing specialized survey assistance (USFWS), project management, planning, engineered design plans, construction monitoring, and reporting (Upper Salinas-Las Tablas RCD and NRCS), consent to work on the property (CCSD), and volunteer assistance with revegetation tasks (CCSD and Friends of the Fiscalini Ranch).

The Project is being implemented under the San Luis Obispo County Partners in Restoration Permit Coordination Program (PIR Program). The PIR Program was developed over the past several years through a multi-agency collaboration intended to provide incentives for landowners wanting to implement environmentally beneficial projects. See Attachment 3 for more details on the PIR Program and its relationship to the current Project.

Treatments for gully restoration, including revegetation, will be implemented between August and November 2011. Funds allocated for gully repair must be used in 2011. Invasive plant management under the Project will continue through 2015.

Project Need

The main gully (Seaclift gully) begins at the culvert immediately east of and adjacent to the Seaclift residential development and has eroded over the years upstream into the wooded area to the east. In addition to the main gully, three other large, secondary gullies have formed and are continuing to headcut and migrate upland. The continued erosion at these sites is causing scour, incision of the channel bed, and headcutting. As the gullies erode, excess sediment is deposited when it rains directly into the Pacific Ocean and the Monterey Bay National Marine Sanctuary. In addition, the headcuts at the secondary gullies are threatening the seasonal wetlands on the terrace; there is concern that more wetlands and natural springs and seeps nearby will be degraded or destroyed if the gullies are not stabilized. The proposed Project will arrest further incision and headcutting, decrease excess sediment from entering the Sanctuary, and prevent further losses of nearby wetlands.

The *Public Access and Management Plan (Management Plan)* prepared by CCSD identifies the erosion gullies at the Project site as a major problem and high priority for restoration. In addition, the *Final Master Environmental Impact Report for the Fiscalini Ranch Preserve (Master EIR)* states that "stormwater runoff within unstabilized gullies and drainage courses that cause erosion and down-gradient sedimentation" are a potentially significant impact. Further, "gully restoration efforts and implementation of temporary and permanent erosion control measures are necessary during continued management of the FRP and are necessary to minimize erosion and subsequent sedimentation." The proposed Project will assist CCSD in meeting its mandated restoration goals for this site.

Project Detail

The proposed Project was planned and designed using the NRCS 9-step planning process and other requirements established for the PIR Program. As part of the planning process, an Alternatives Analysis was conducted to determine the best treatment to accomplish the project goals while causing the least amount of impacts to sensitive habitat and rare species. A detailed Alternatives Analysis is provided in Attachment 4.

Vegetation management will consist of removing non-native, invasive plant species from the project by hand or with hand tools. This work will be performed by volunteers assisting CCSD and Friends of the Fiscalini Ranch Preserve (FFRP). Non-native vegetation on the site includes but is not limited to filaree (*Erodium* spp.), Italian thistle (*Asteraceae* spp.), milk thistle (*Silybum marianum*), wild mustard (*Sinapis hirta*), radish (*Raphanus sativus*), and plantain (*Musa* spp.). Vegetation management will begin in 2011 and continue through 2015.

Gully Restoration/Repair. Restoration efforts will be implemented at four gully sites, referred to as Sites 1, 2, 3, and 4 (see Figures 3 and 4, Gully Restoration Sites and Site Photos). Engineered plans for the gully repairs (Plans) are also provided.

Site 1 is located in Seaclift gully. Treatments at Site 1 begin approximately 150 feet upstream from the culvert for a distance of 300 feet. Four log grade stabilization structures will be placed in the bed of the gully at the locations shown in the Plans, Sheet 3. Grade stabilization

structures or check dams are barriers that reduce the flow velocity of runoff, reduce channel erosion, and promote sediment deposition and aggradation of the channel bed over time. The choice to use logs instead of rock to construct the dams further enhances these benefits by providing an opportunity to plant willow stakes or sod wads in the gaps between the logs. Such a bioengineered structure will provide additional protection from scour, increase sediment deposition, as well as restore wetland functions and wildlife habitat.

Each structure will be made from approximately 203 eucalyptus log posts and will be approximately 9 feet wide by 10 feet from bank to bank (maximum). Total area of structures is approximately 360 ft². Starting at the downstream edge of each dam, the logs will be placed on end and pushed into the ground to a depth of approximately 24 inches, leaving 12 inches exposed above the ground (see Plans, Sheet 7 for typical log checkdam detail). After the dams are complete, willow stakes will be inserted into the interstices between posts (185 willow stakes per structure).

Site 2 is located at the upper end of the east gully extending uphill for 100 feet where a large headcut has formed and is progressing uphill (see Plans, Sheet 5). Treatments at this location will consist of a rock bowl at the headcut and a one-rock dam just downstream from the bowl. These structures are designed to work together for the best result to stop the headcut and erosion at this site.

The rock bowl will be roughly circular in shape with a diameter of approximately 17 feet and consist of 12-inch diameter rocks placed over a geotextile fabric. Excavation will not be necessary to install the rock bowl; the rocks will be pushed into the gully beds and walls to ensure no gaps exist between the rocks and soil. The downstream end of the bowl will be lower than the sides, giving the appearance of a three-sided bowl with a lower lip. Water would seep into the bowl and flow among the rocks, reducing erosion and sediment loss. The one-rock dam will be installed approximately 10 feet downstream from the lower end of the rock bowl and will measure 6 x 17 feet (from bank to bank). Six-inch diameter rocks will be placed over a geotextile fabric. Total area of the rock bowl and one-rock dam is approximately 327 ft². See Plans, Sheet 6 for typical rock bowl detail and one-rock dam detail.

Immediately downstream from the one-rock dam, the gully edges will be recontoured to remove a short (≤ 12 inch) vertical bank. Shovels and other hand tools will be used to reshape the left and right banks (looking downstream) at a 2:1 slope for a distance of approximately 40 feet long and up to 2 feet wide.

Site 3, the East gully, begins at the confluence with the Seacrift gully and extends uphill for a distance of 140 feet. Three log-and-fabric step fall structures constructed of eucalyptus posts, geotextile fabric and live sod/grass wads will be installed (see Plans, Sheet 5). Completed structures will be tiered logs embedded and secured into the gully at key locations. Each structure will measure approximately 13 feet wide (measured across the gully, perpendicular to flow) by 14 feet long. Total area of structures is approximately 546 ft². A primary component of these structures is to successfully establish a live mat of wet soil grasses and sedges at the upstream edge of the top log layer, along the sides, and on exposed portions of the lower layers. Sod wads will be made from currently existing wetland vegetation at the site. See Plans, Sheet 7 for typical log-and-fabric step fall structure detail.

Site 4, the West gully, begins at the confluence of the Seaclift gully and extends uphill and generally southward to the headcut. There is also a smaller new headcut that is forming near the confluence with the main gully, moving easterly (see Plans, Sheet 4). Treatments at this site are one log-and-fabric step fall structure at the headcut, one log-and-fabric step fall structure at the new smaller headcut, and a water bar between Site 4 and Site 3 to redirect some of the flows away from the new headcut. Total area of the step fall structures is approximately 260 ft². Installation of the step-fall structures will be similar to the procedures described for Site 3.

Staging and Access. The staging area will be along the access road immediately adjacent to and south of the gate at the end of Windsor Blvd. This area is highly disturbed and suitable for staging. Access to the project site will be from the staging area and along the existing pedestrian trail located immediately south of the project site. It is anticipated that two or three access paths will be needed to reach the gully sites for installation of the treatments. Prior to equipment crossing soft, wet, or marshy areas, plywood sheets will be placed on the soil and the equipment driven over the plywood. See Plans, Sheet 2 for Staging and Access points.

Potential Impacts and Mitigation

Cultural and Archeological Resources. Potential impacts of the proposed Project on cultural and archeological resources were considered during planning. The project is outside of known or potential occurrences of such resources. See Attachment 5, letter from the State Historic Preservation Officer and Figure 5, Cultural Resources Map. All conditions in the letter will be followed for avoidance of cultural and archeological resources.

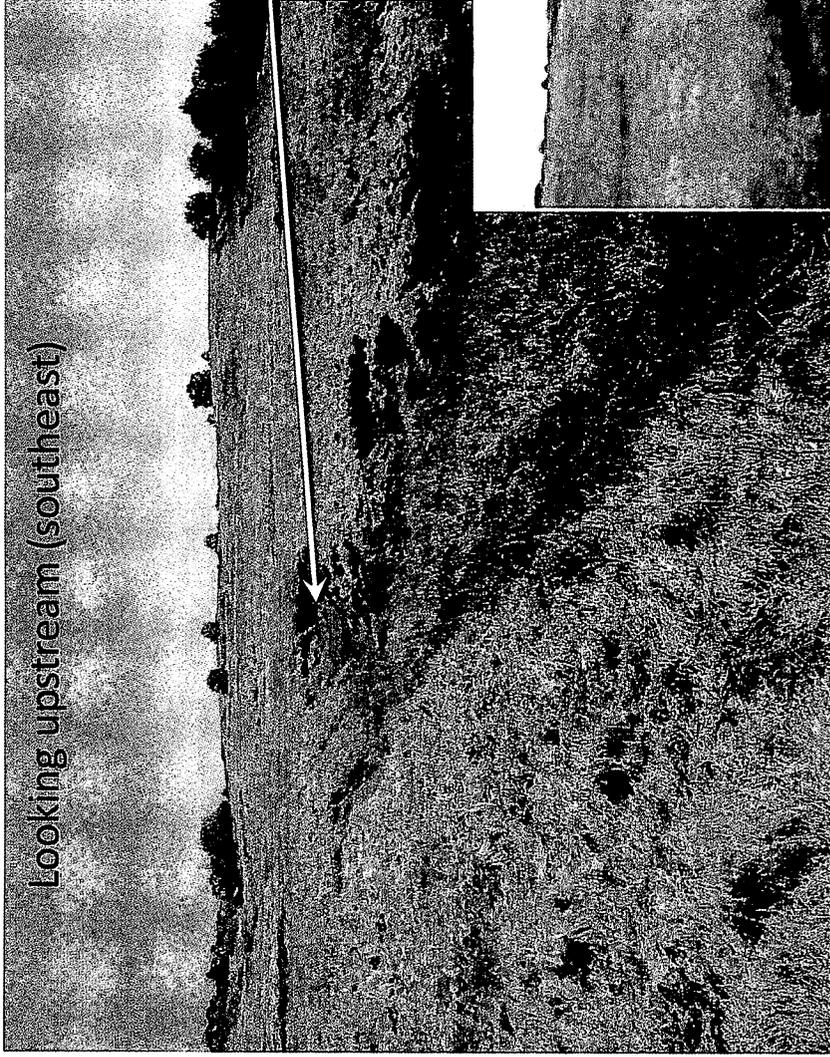
Biological Resources. Impacts to seasonal wetlands and special status species may occur during implementation of the project (see Figure 6, locations of seasonal wetlands). Although great care has been taken to avoid the wetlands present in some of the gullies, some impacts will be unavoidable during installation of the treatments. All wetland vegetation will be restored or enhanced wherever feasible, and all recontoured banks will be revegetated with an appropriate native seed mix. Potential impacts to sensitive plant and animal species will be avoided or minimized by doing pre-construction surveys, construction monitoring, and implementing all protective measures required in the PIR Program and permits issued for the project, (see Attachment 3 for detailed Mitigation Measures).

Figure 4. Site Photos
Site 1 – Seaclift (Main) Gully

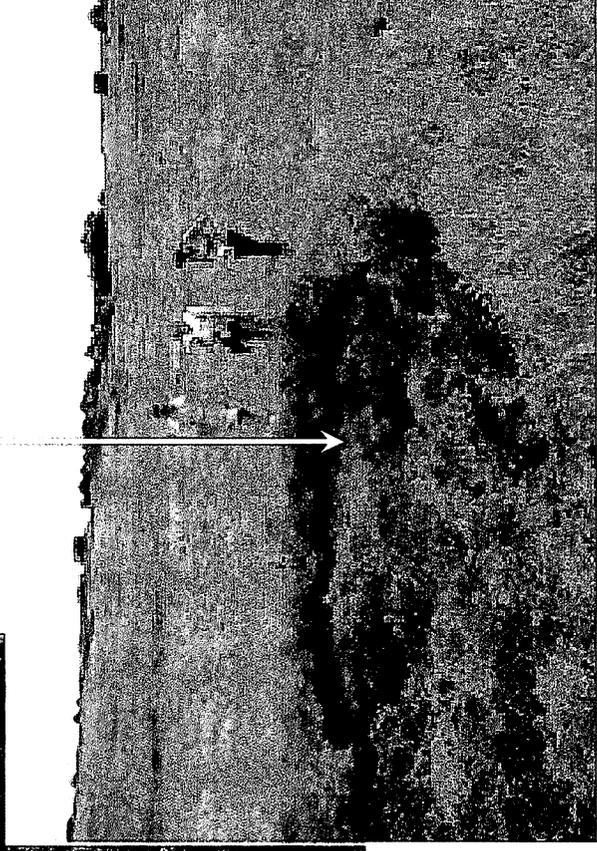


Looking upstream (east)

Site 2 – Upper East Gully

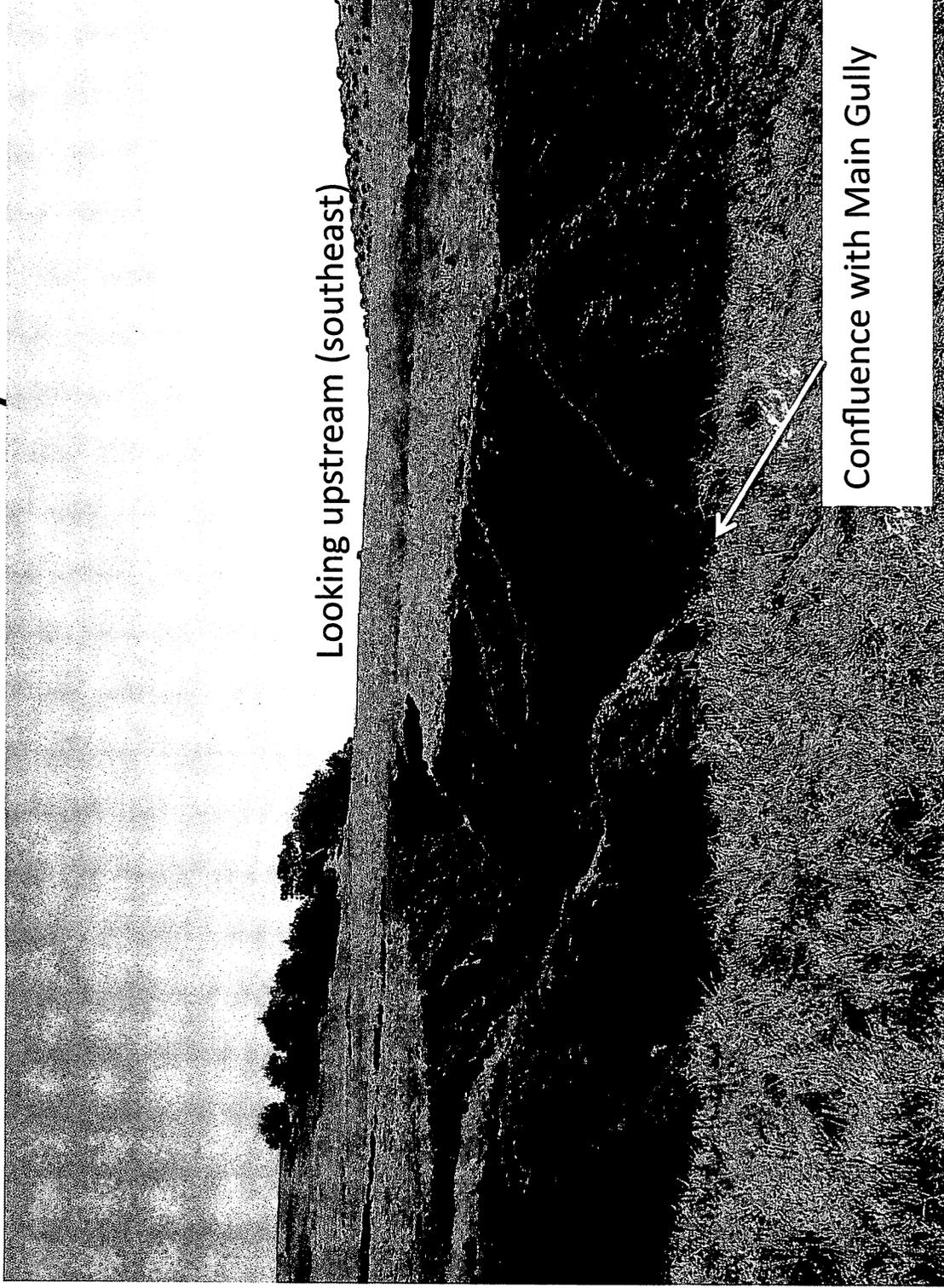


Headcut

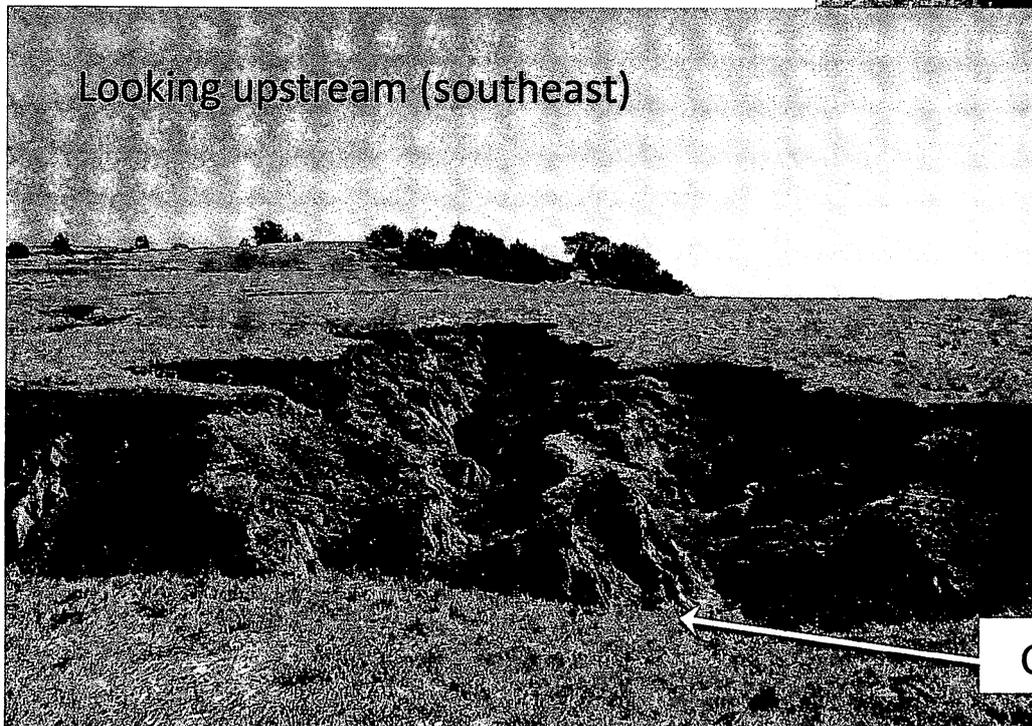
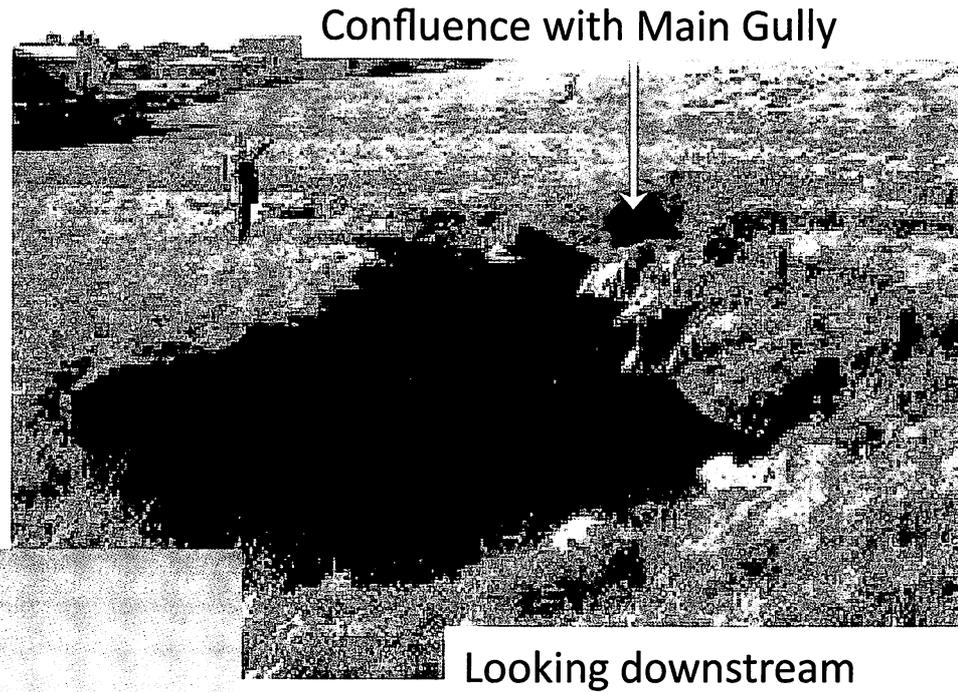


Looking downstream (northwest)

Site 3 – East Gully



Site 4 – West Gully



Sites 1, 2, and 3

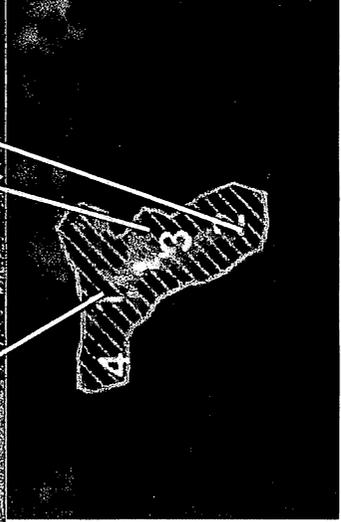
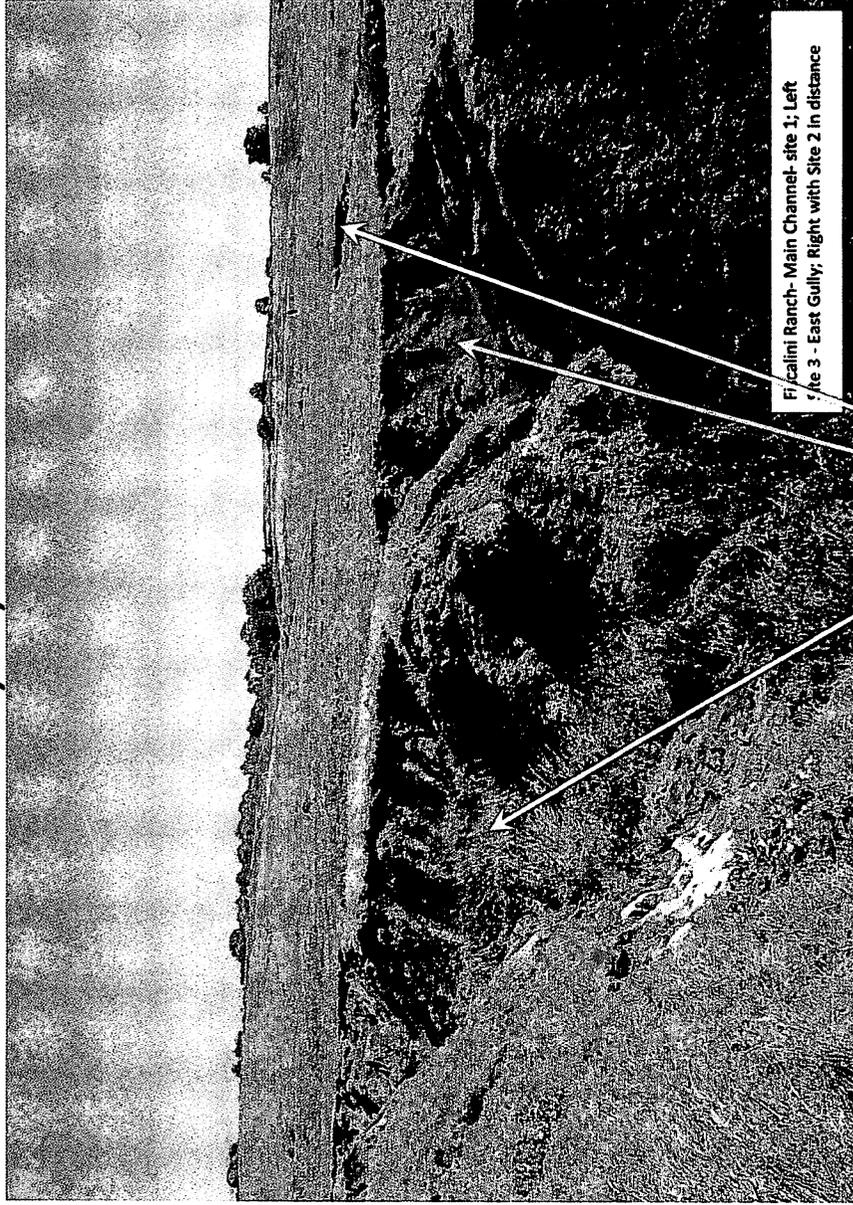
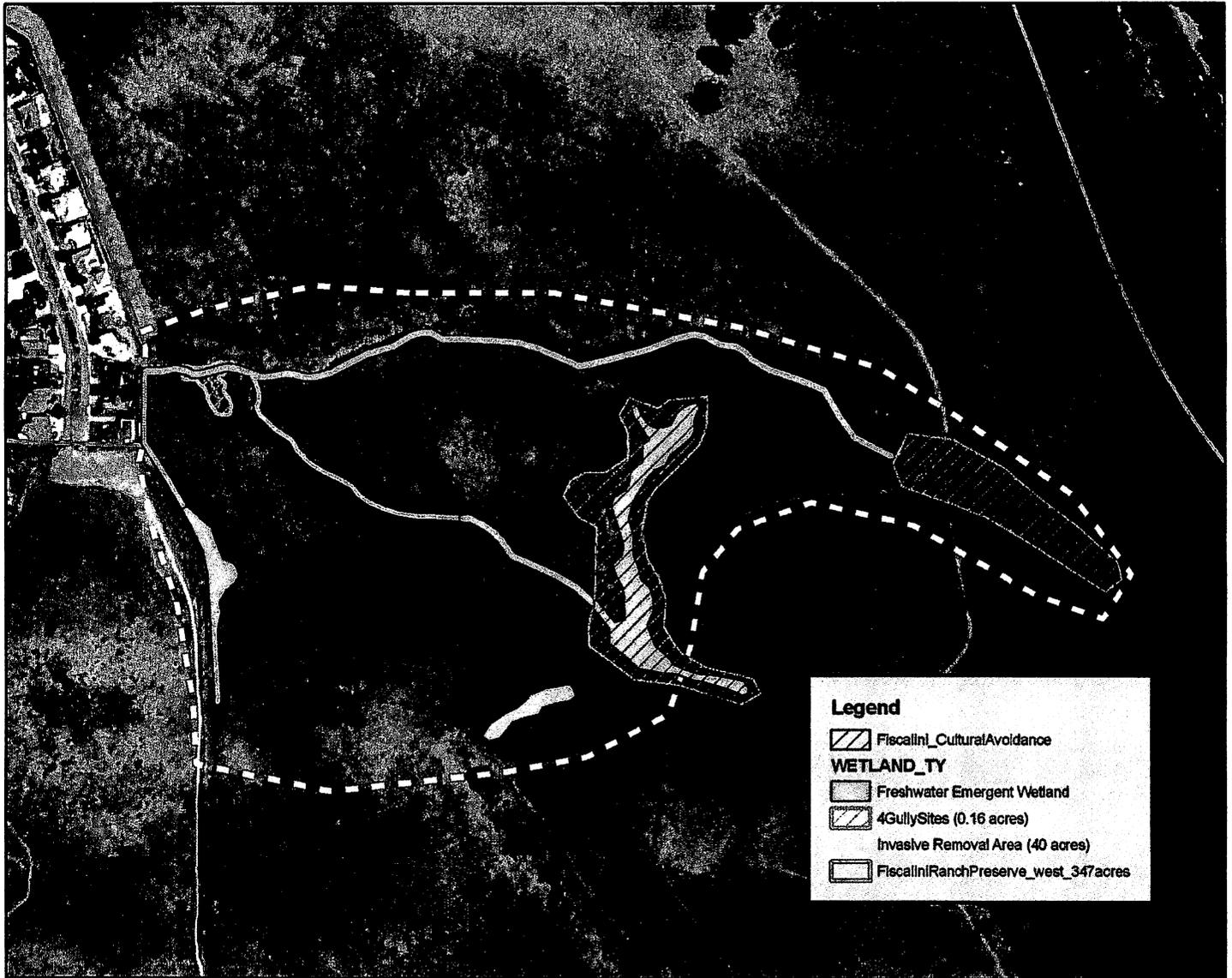


Figure 5. Cultural Resources



**Fiscalini Invasive Plant and Erosion Control Project
Coastal Program FY2010
San Luis Obispo County, CA**



Legend

-  Fiscalini_CulturalAvoidance
- WETLAND_TY**
-  Freshwater Emergent Wetland
-  4GullySites (0.16 acres)
-  Invasive Removal Area (40 acres)
-  FiscaliniRanchPreserve_west_347acres



0 75 150 300 450 600
Miles

0 187,500 375,000 750,000 1,125,000 1,500,000
Meters



Mary Root
Partners for Fish and Wildlife Program &
Coastal Program
U.S. Fish and Wildlife Service
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, CA 93003
805-644-1766 ext 233

Map created June 25, 2010

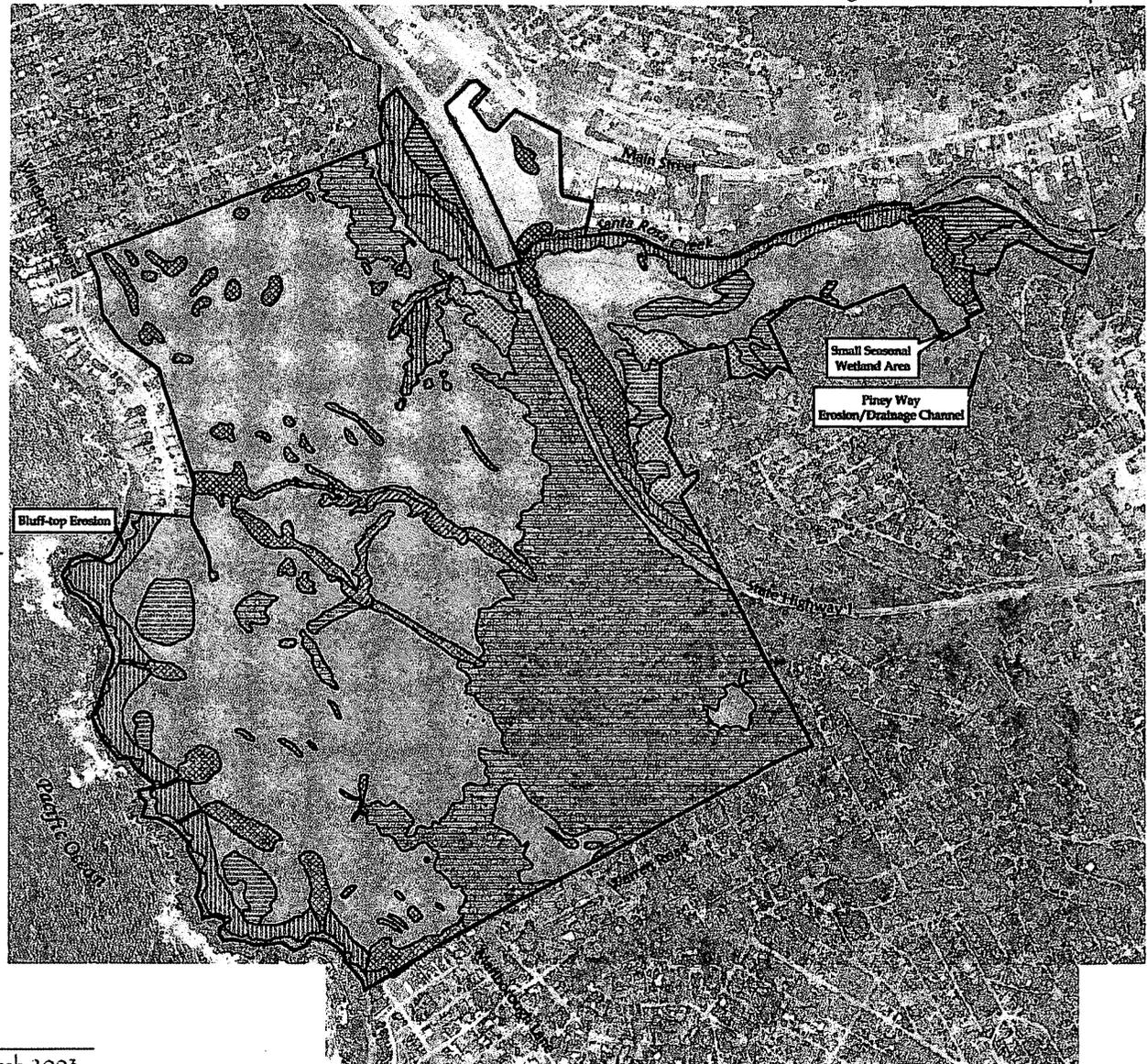
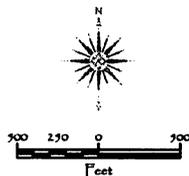
Figure 6. Seasonal Wetlands

East-West Ranch

Cambria California

Legend

-  Property Boundary
-  Santa Rosa Creek
- Severe Constraints**
-  Riparian: A, B, C, D, E, F, G, I, J, L
-  Seasonal Wetland: A, B, C, D, L, N
-  Monterey Pine: I, J, K, L, N
-  Riparian Scrub: A, B, C, D, J, L
- Moderate Constraints**
-  Seabluff Scrub: H, J, N
-  Oak/Toyon: I, J, N
-  Coastal Scrub: H, J, N
-  Grassland: I, M, N
- Minor Constraints**
-  Monterey Cypress: I
-  Eucalyptus: A, I
-  Ruderal: J



- A. County of San Luis Obispo's 50-foot creek and 100-foot wetland setback (per Sections 23.07.172 and 23.07.174 of the County Land Use Ordinance; Coastal Development permit)
- B. Potential California Department of Fish and Game (CDFG) jurisdiction over activities affecting drainage channels and riparian vegetation (Section 1600 Streambed Alteration Agreement)
- C. Potential U.S. Army Corps of Engineers (Corps) jurisdiction over waters of the U.S. and wetlands (Corps Delineation and Section 404 permit)
- D. California red-legged frog habitat (United States Fish and Wildlife Service consultation)
- E. Southern steelhead and tidewater goby habitat (USFWS/National Marine Fisheries Service consultation)
- F. Potential southwestern pond turtle and two-striped garter snake habitat (County and CEQA review)
- G. Potential bank swallow habitat (County and CEQA review; USFWS consultation)
- H. Potential silvery legless lizard habitat (County and CEQA review)
- I. Potential nesting/roosting habitat for migratory bird species and "birds-of-prey" (County and CEQA review; USFWS consultation; DFG Code 3503 and 3503.5)
- J. Potential song bird nesting habitat (County and CEQA review; DFG Code 3503)
- K. Potential roosting habitat for Monarch butterfly (County and CEQA review)
- L. Rare vegetation community per the California Natural Diversity Database (County and CEQA review)
- M. Potential occurrences of native perennial grassland (County and CEQA review)
- N. Potential habitat for rare plant species (County and CEQA review)

note: Eucalyptus Habitat at intersection of Santa Rosa Creek and Highway 1 may be considered jurisdictional by the California Department of Fish and Game (Constraint B).





Parcel Summary Report For Parcel # 013-121-025

5/26/2011
10:47:27AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN CAMBRIA COMMUNITY SERVICES DISTRICT

Address Information

Status Address

P 02800 MARLBOROUGH LN CAMB

Lot Information:

<u>Tract / TwNShp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
013121	025	0002	Cambria	North Coast	GS	CA	SRA	N		
013121	025	0001	Cambria	North Coast	TH	SRV	FH	N		
M04-	081	1P	Cambria	North Coast	REC	OS	LCP	Y	L2 / BO	D83012601 / G920009
13121	025	0003	Cambria	North Coast	RSF	AS	CAZ	N		

Parcel Information

Status Description

Active PTN RHO STA ROSA WARD SB CONS ESMT

Notes

Tax Districts

COAST (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
CAMBRIA PUBLIC CEMETERY
CAMBRIA COMMUNITY HOSPITAL
NO. 02 ROAD-CO/SUPVR
CAMBRIA COMM. SERVICE
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 013-121-025

5/26/2011
10:47:27AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT

Case Information

Case Number:

Case Status:

87687 FNL Primary Parcel

Description:

GRADING FOR CREEK RESTORATION

D010211D HRG Primary Parcel

Description:

INSTALL FLOOD CONTROL FACILITIES

D020095D DEN Primary Parcel

Description:

CELLULAR COMMUNICATION FACILITY ON EAST WEST RANCH, CCSD - SPRINT NEXTEL, FORMERLY CINGULAR; AND VARIANCE
DRC2006-00129

D030075D EX1 Primary Parcel

Description:

WATER SYSTEM IMPROVEMENTS

D900147P CMP Primary Parcel

Description:

GRADING TO STABILIZE SECTION OF CREEK

D930153P WIT Primary Parcel

Description:

DEMONSTRATION SEAWATER DISTIL PROJECT

D930261D WIT Primary Parcel

Description:

RES & HEALTH CARE FAC/MASTER DEV PLAN

D970303D WIT Primary Parcel

Description:

TEST WELLS

DRC2003-00129 APV Primary Parcel

Description:

STABILIZATION OF 200 FOOT OF CREEK BANK AND INSTALLATION OF HABITAT STRUCTURES FOR SHEETHEAD TROUT. INSTALLATION
OF 400 FEET OF RECREATIONAL TRAIL ALONG THE SOUTHERN BANK OF SANTA ROSA CREEK BETWEEN HIGHWAY 1 AND WINDSOR
DRIVE

DRC2004-00216 APV Primary Parcel

Description:

IMPROVEMENTS TO AN EXISTING BLUFF TRAIL-MUP-EAST WEST RANCH / WITH DRC 2004-00217 VARIANCE



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5/26/2011
10:47:27AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

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DRC2004-00217 APV Primary Parcel

Description:

IMPROVEMENTS TO AN EXISTING BLUFF TRAIL-VARIANCE FOR EAST WEST RANCH / WITH MUP DRC2004-00216

DRC2006-00129 DEN Primary Parcel

Description:

CELL SITE ON EAST WEST RANCH - CCSD - BY SPRINT/NEXTEL, (FORMERLY CINGULAR) VARIANCE FROM REQUIREMENT FOR MASTER DEVELOPMENT PLAN; ALSO DEVELOPMENT PLAN D020095D

DRC2009-00054 APV Primary Parcel

Description:

SANTA ROSA CREEK RIPARIAN CORRIDOR INVASIVE SPECIES REMOVAL PROJECT.

DRC2010-00026 REC Primary Parcel

Description:

IMPLEMENTATION OF VARIOUS PARK AND RECREATION IMPROVEMENTS IN ACCORDANCE WITH THE FISCALINI RANCH PRESERVE MASTER PLAN

DRC2010-00072 REC Primary Parcel

Description:

MINOR USE PERMIT TO RESTORE STABILITY TO THE MULTI-BRANCHED EROSIONAL GULLIES LOCATED IN THE GRASSLAND TERRACE IN THE CENTER OF THE WEST FISCALINI RANCH PRESERVE. THE PROJECT WILL ALSO REMOVE NON-NATIVE, INVASIVE PLANTS WITHIN THE 40 ACRES IN AND AROUND THE GULLIES, ENHANCING THE WETLAND HABITAT AREAS SCATTERED THROUGHOUT THE SITE.

E970137 CLO Primary Parcel

Description:

PARK BENCHES

G010017F CMP Primary Parcel

Description:

LAFCO REFERRAL,CAMBRIA CSD,ANX#5,E-W RCH

G800027P CMP Primary Parcel

Description:

LU MULTIPLE TEXT CHANGES/ CAMBRIA USL,FH

G890001M WIT Primary Parcel

Description:

LU-M REC & RSF (RANCHO PACIFICA)

G920009M WIT Primary Parcel

Description:

LU MAP ADJUST LOCATION AND SCHOOL

G970021F WIT Primary Parcel

Description:

LAFCO REFERRAL - ANNEX #4 TO CAMBRIA CSD



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5/26/2011
10:47:27AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P960173T AUT Primary Parcel

Description:

REMOVE TWO DISEASED PINES BEHIND 2755 TRENTON WAY.

P970263T APP Primary Parcel

Description:

FIRE HAZARDOUS TREE LEANING OVER PROPERTY AT 2677 TIPTON

P980567T APP Primary Parcel

Description:

REMOVE FOUR PINES TREES THAT HAVE BARK BEETLE INFESTATION AND POSSIBLE PINE PITCH CANKER. (2 DEAD ALREADY)

PMT2005-00855 FNL Primary Parcel

Description:

2 BRIDGE DECKS (6X30) & (6X25) TO REPLACE BOARDWALK AND TWO AGING BRIDGES WITH NEW WIDER BOARDWALK AND BRIDGES.
RECOMPACT AND WIDEN DIRT TRAIL SEGMENTS IN BETWEEN BOARDWALK AREAS

S930001C RDD Primary Parcel

Description:

PROP 20 CERTIFICATES OF COMPLIANCE

S950076G CMP Primary Parcel

Description:

PUBLIC LOT EXEMPTION 2 PARCELS

SUB2003-00067 RDD Primary Parcel

Description:

PROP 16 TO 1 MERGER (CCSD CASE #1)

PMT2004-00185 WIT Related Parcel

Description:

GRADING

PMT2004-00189 FNL Related Parcel

Description:

MAJOR GRADING FOR NEW 10" WATER LINE AND ACCESS ROAD
STEVEN SYLVESTER, RCE/SOILS: EARTH SYSTEMS
HAS SWPPP WDID# 340329491

PMT2004-01545 FNL Related Parcel

Description:

MINOR GRADING-RESHAPING & REVEG ~ 200 FT OF SANTA ROSA CREEK - 2 AREAS OF WORK, AREA 1: 150 LF X 22.5 FT X 9 FT VERTICAL
HEIGHT) AREA 2: 30 LF X 10 FT X 4 FT (VERTICAL HEIGHT.) SPREAD FILL < 1 FT IN ADJACENT AREA. CONTACT: BRIAN STARK/LAND
CONSERVANCY 544-9096