SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/26/2011

TO: _____

FROM: Kerry Brown, 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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

DRC2010-00072 CAMBRIA COMMU

MINOR USE PERMIT

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buil

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

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☐ Tree Permit
- ☐ Plot Plan
- ☐ Zoning Clearance
- ☐ Site Plan
- ☒ Minor Use Permit
- ☐ Variance
- ☐ Other
- ☐ Conditional Use Permit/Development Plan
- ☐ Surface Mining/Reclamation Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ 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 P.O. Box 65, Cambria, CA 93428 Zip Code 93428
Email Address: Ben Boer

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

☒ Agent Name Trudy Ingram, Sustainable Conservation Daytime Phone (805) 778-2503
Mailing Address 505 E Villanova Rd, Ojai, 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:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. 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.
d. 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:

1. 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
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
   If yes, please describe: See Attachment 3
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. 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 ft^2 + 102 ft^2 = 327 ft^2); 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 CRLFs 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 DFGs 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 has 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 sheer 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 1

Fiscalini Ranch Legal Description

1-800-345-7334

SCALE IN 1/10 OF AN INCH

013-10

RANCHO SANTA ROSA

Bk. 22/26

Bk. 22/25

HARTFORD ST.

OAKHURST

PINEKNOLLS DR.

GROVE ST.

MAIN ST.

STATE HWY. NO. 1

SANTA ROSA CREEK

Retained Parcel

Parcel 1

Parcel 2

Parcel 3

CENTERLINE OF SANTA ROSA CREEK PER 53 RS 47

CENTERLINE OF SANTA ROSA CREEK PER 29 O.R. 138

CENTERLINE OF SANTA ROSA CREEK PER 53 RS 47

Tract 112, RM.Bk.5, Pg.113

Pineknolls Terrace, Tr. 505, R.M. Bk.8, Pg.54

REVISIONS	
BY	DATE
RS	12-27-95
RS	03-29-00

RS 12-27-95 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

APR 0 3 2000

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 013 PAGE 10

Exhibit A

RECORDING REQUESTED BY Chicago
AND WHEN RECORDED MAIL TO:

Doc No: 2001-031712

Rpt No: 00040419

Cambria Community Services District
c/o Fox & Sohagi, LLP
10960 Wilshire Blvd., Suite 1270
Los Angeles, CA 90024
Attn: Deborah Fox

Escrow No. 256273 - FM
Order No. 256273 - WRB

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
May 08, 2001
Time: 08:00
[8]

NF -1	0.00
TOTAL	0.00

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Declaration"), dated May 2, 2001 for reference purposes, is made by CAMBRIA COMMUNITY SERVICES DISTRICT, a special district ("Owner").

RECITALS

A. Owner is the fee owner of (i) that certain real property located in the County of San Luis Obispo, California, and commonly referred to as the "East West Ranch," and (ii) that certain real property located in the County of San Luis Obispo, California, and legally described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

B. The East West Ranch was acquired by Owner pursuant to a grant (the "Conservancy Grant") from the State Coastal Conservancy, an agency of the State of California (the "Conservancy"), and certain other funds. In connection with the Conservancy Grant, the Property was donated to Owner.

C. In order to effectuate the desire of Owner and the Conservancy to impose on the East West Ranch certain restrictions limiting use of the East West Ranch, Owner has recorded in the Official Records of San Luis Obispo County, California, a Declaration of Covenants, Conditions and Restrictions (the "East West Ranch CCRs") limiting use of the East West Ranch for the purpose of resource enhancement and public access (the "Permitted Uses").

D. This Declaration is to effectuate the desire of Owner and the Conservancy to impose on the Property certain restrictions limiting use of the Property to the Permitted Uses consistent with the Permitted Uses for the East West Ranch.

Exhibit A to
Reciprocal Easements Agreement

LEGAL DESCRIPTION OF DONATED PROPERTY

The real property referred to in the Reciprocal Easements Agreement as the Donated Property, is situated in San Luis Obispo County, California, and is legally described as follows:

PARCEL 1:

That portion of the Rancho Santa Rosa being a part of land conveyed by George E. Long and Samuel H. Pollard to R. Rigdon, by Deed recorded June 3, 1867 in Book B, Page 78 of Deeds, County of San Luis Obispo, State of California, bounded as follows:

On the Southwest and South by the center line of Santa Rosa Creek; on the Northwest by the Southeasterly line of the property described in the deed from Lions Club of Cambria to the County of San Luis Obispo, recorded February 24, 1954 in Book 747, Page 46 of Official Records and described therein as Parcel 2 and 3, and which Southeasterly line has a bearing of North 43° 59' 30" East; on the Northeast by the Southwesterly line of the right of way of former California State Highway as established in the Deed to the State of California recorded March 14, 1932 in Book 120, Page 365 of Official Records; on the Southeast by the Northwesterly line of the property described as Parcel 1 in the Deed from John L. Junge, et ux., to Niels Carl Hansen, recorded March 24, 1927 in Book 29, Page 138 of Official Records and a line bearing North 10° 30' East from the Northwesterly corner of the property described in said Deed.

EXCEPTING therefrom that portion conveyed to the County of San Luis Obispo, by Deed recorded June 15, 1954 in Book 760, Page 463 of Official Records.

ALSO EXCEPTING therefrom that portion conveyed to the Roman Catholic Bishop of Monterey-Fresno, a corporation sole, by Deed recorded October 7, 1957 in Book 911, Page 8 of Official Records.

ALSO EXCEPTING therefrom that portion conveyed to the State of California by Deed recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

ALSO EXCEPTING therefrom one-half interest in all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under the herein described property, without right of surface entry or the right to use any portion of the herein described property or any portion of the subsurface within 500 feet of the surface for drilling, mining or quarrying operations of any kind, as reserved by Rancho Pacifica, a Limited Partnership, in deed recorded November 23, 1981 as Instrument No. 54972.

ALSO EXCEPTING therefrom that portion conveyed to the County of San Luis Obispo, a political subdivision of the State of California by deed recorded August 26, 1963 in Book 1257, Page 379 of Official Records.

PARCEL 2:

That portion of the Rancho Santa Rosa, County of San Luis Obispo, State of California, according to a map filed in Book A, Page 42 of Maps, described as follows:

Commencing at a 6" x 6" concrete monument set in the Rancho Santa Rosa on the Southerly line of the State Highway right of way distant South 2° 40' 26" West, 40.00 feet from Engineer's station 23 + 50.00, a point on a curve on theDepartment of Public Works centerline survey for the State Highway from Cambria to San Simeon, road V-SLO-56-B; thence running from said Point of Beginning along the said Southerly right of way line of the State Highway on a curve to the left tangent to a line that bears South 87° 10' 34" East with a radius of 2740 feet through an angle of 7° 36' 27" and for a distance of 363.81 feet to a 3" x 4" stake set at the intersection of said right of way line and a fence which bears South 10° 51' East, said fence being on the Westerly line of the property of Susie A. Armstrong, et al., said 3" x 4" stake bears South 83° 56' 16" West, 107.90 feet from the intersection of the said Southerly right of way line of the State Highway and the original East line of the lands of R. Rigdon as established by deed recorded in Book B of Deeds at Page 78, San Luis Obispo County Records; thence running from said 3" x 4" stake, South 10° 51' East, 283.51 feet along the aforementioned fence line to a 3" x 4" stake being the True Point of Beginning; thence leaving said fence line and running South 58° 31' West, 246.20 feet to a 3" x 4" stake; thence South 88° 24' West, 277.11 feet to a 3" x 4" stake set in the Westerly fence line of the tract of land conveyed by C. H. Bright to Joseph Fiscalini by Deed recorded in Book 88 of Deeds at Page 70, San Luis Obispo County Records; thence South 8° 32' East along said Westerly line to the center line of Santa Rosa Creek; thence Easterly and Northeasterly along said centerline to the Westerly line of the property formerly owned by said Armstrong and Turman, said line also being the Easterly line of the property described in Book 88 at Page 70 of Deeds; thence North 10° 51' West, along said Easterly line to the True Point of Beginning.

EXCEPTING therefrom one-half interest in all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under the herein described property, without right of surface entry or the right to use any portion of the herein described property or any portion of the subsurface within 500 feet of the surface for drilling, mining, or quarrying operations of any kind, as reserved by Rancho Pacifica, a Limited Partnership, in Deed recorded November 23, 1981 as Instrument No. 54972.

PARCEL 3:

That portion of the Rancho Santa Rosa in the County of San Luis Obispo, State of California, described as follows:
Beginning at a 3" x 4" stake set in the East line of Parcel 1 of the property conveyed to Niels Carl Hansen by Deed dated March 22, 1927 and recorded in Book 29 of Official Records, at Page 138 Records of said County, South 8° 32' East 85 feet from the corner of the property conveyed to Cambria Union Elementary School District by Deed dated May 28, 1936 and recorded in Book 197 of Official Records, at Page 302, Records of said County, said stake also being South 46° West 734.44 feet from the point of intersection of the East line of the land conveyed to R. Rigdon by Deed recorded in Book B of Deeds, at Page 78, records of said County and the South line of the California State Highway right of way as described in Deed dated October 20, 1931 and recorded in Book 108 of Official Records at Page 483, records of said County; thence running from said Point of Beginning South 8° 32' East 93.67 feet along the East line of the lands of said Niels Carl Hansen to a 2" x 2" stake in the center of Santa Rosa Creek; thence North 88° 59' West 152.00 feet along the center of said Santa Rosa Creek to a 2" x 2" stake; thence North 54° 41' West 164.63 feet along the said center line of Santa Rosa Creek to a 2" x 2" stake; thence leaving said creek and running North 24° 33' East 45.82 feet to a 3" x 4" stake; thence South 79° 30' East 257.50 feet to the Point of Beginning.

EXCEPTING therefrom one-half interest in all oil, mineral, gas and other hydrocarbon substances below a depth of 500 feet under the herein described property, without right of surface entry or the right to use any portion of the herein described property or any portion of the subsurface within 500 feet of the surface for drilling, mining or quarrying operations of any kind, as reserved by Rancho Pacifica, a Limited Partnership, in deed recorded November 23, 1981 as Instrument No. 54972.

EXCEPTING from the above described lands that portion of the Rancho Santa Rosa, County of San Luis Obispo, State of California according to the map filed in Book A, Page 42 of Maps described as follows:

Beginning at a 6 inch concrete monument marking the Southwesterly right of way of Main Street (Old Highway 1) at the Northwest end of a line which is described as bearing North 62°42'00" West on the Record of Survey recorded in book 52, page 47 of Licensed Surveys said point being at the beginning of a curve concave to the Northeast and having a radius of 2755.00 feet (the radius point bearing North 33°03'10" east); thence Northwesterly along said Southwesterly right of way through a central angle of 06°06'02" an arc distance of 293.34 feet to a 1 inch iron pipe tagged LS 5751; thence leaving said right of way South 44°03'04" West a distance of 190.64 feet to a 1 inch iron pipe tagged LS 5751, thence South 43°33'18" East a distance of 317.17 feet to a 1 inch iron pipe tagged LS 5751, thence North 37°51'45" East a distance of 245.87 feet to the Point of Beginning.

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

CAMBRIA COMMUNITY SERVICES DISTRICT
C/O FOX & SOHAGI, LLP
ATTN: DEBORAH FOX
10960 WILSHIRE BLVD., SUITE 1270
LOS ANGELES, CA 90024

Doc No: 2001-000353

Rpt No: 00000443

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Jan 03, 2001
Time: 08:00
[5]

NF -1	0.00
TOTAL	0.00

Order No. 258741 - KMS Escrow No. 258741 - FM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EAST-WEST RANCH REVERSIONARY INTEREST **QUITCLAIM DEED** APN 013-121-022

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS $ -0- GIFT
[X] unincorporated area [ ] City of
[X] computed on the full value of the interest or property conveyed, or is
[ ] computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FILED	FEE PAID	EXEMPT	OUT OF STATE
		[illegible]	

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

AMERICAN LAND CONSERVANCY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

CAMBRIA COMMUNITY SERVICES DISTRICT, A SPECIAL DISTRICT, ALL REMAINING RIGHT TITLE AND INTEREST IN AND TO

the following described real property in the County of San Luis Obispo, State of California:
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated November 13, 2000

AMERICAN LAND CONSERVANCY,
a California nonprofit public benefit corporation

By: Harriet Burgess
Harriet Burgess, President

STATE OF CALIFORNIA
COUNTY OF San Francisco] SS
On 11/13/00 before me,
THE UNDERSIGNED
a Notary Public in and for said County and State, personally appeared
Harriet Burgess

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

Kerry Kaur O'Toole
Signature of Notary

KERRY [illegible] O'TOOLE
Commission [illegible]47318
Notary Public - California
San Francisco County
My Comm. Expires Nov 19, 2003

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City, State & Zip

Q01-04/02/04bl

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Francisco } ss.

On 11/13/00 (Date), before me, Kerry Louise O'Toole (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),
personally appeared Harriet Burgess (Name(s) of Signer(s)),

X personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KERRY LOUISE O'TOOLE
Commission # 1242318
Notary Public - California
San Francisco County
My Comm. Expires Nov 19, 2003

WITNESS my hand and official seal.

Kerry Louise O'Toole
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer
Signer's Name: _____
- Individual
- Corporate Officer — Title(s):
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other

Signer Is Representing.

Right Thumbprint Here

LEGAL DESCRIPTION EXHIBIT

PARCEL 1:

All that parcel of real property situate in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps, in the office of the County Recorder of said County. Said parcel is described as follows:

Begining at a point on the Southerly line of said Lot 22, also being the Northwesterly corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 16 of Maps, said County and State) and a point on the Easterly right of way of Windsor Boulevard; thence along the Northerly line of said Cambria Pines Manor Unit No. 7, North 57°09'00" East, 402.44 feet; thence, continuing along said Northerly line North 56°38'00" East, 170.31 feet to the intersection with the centerline of Marlborough Lane; thence continuing on along said Northerly line, North 57°29'00" East, 166.93 feet to a point on the Westerly right of way of Madison Street; thence leaving said Northerly line of Cambria Pines Manor Unit No. 7, Northwesterly along the projected bearing of the Westerly right of way of Madison Street North 38°35'00" West, 628.79 feet; thence South 57°10'00" West, 222.63 feet; thence North 32°50'00" West, 75.00 feet; thence South 57°10'00" West, 406.30 feet; thence South 01°19'08" West, 45.77 feet to the beginning of a curve to the left, said beginning bearing radially South 88°40'52" East, thence Southeasterly through said curve which is concave to the Northeast, having a central angle of 62°24'41", a radius of 280.00 feet and an arc length of 305.00 feet to the begining of a reverse curve to the right, said begining bearing radially South 28° 54' 27" West; thence Southeasterly through said curve which is concave to the Southwest, having a central angle of 51°09'25", a radius of 280.00 feet and an arc length of 250.00 feet to the beginning of areverse curve to the left, said beginning bearing radially North 80°03'52" East; thence Southeasterly through said curve which is concave to the Northeast, having a central angle 28°38'52", a radius of 250.00 feet and an arc length of 125.00 feet to a point which bears radially North 51°25'00" East and is on the projected Easterly right of way of Windsor Boulevard; thence along said projected Easterly right of way South 38°35'00" East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7 as North 57°29'00" East per said Book 5, Page 16 of Maps.

PARCEL 2:

A 60 foot wide easement for ingress, egress, utility and incidental purposes over all that parcel of real property situated in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps in the office of the County Recorder of said County, said parcel is described as follows:

Beginning at a point on the Southerly line of said Lot 22, also being the Northwesterly corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 16 of Maps, said County and State) and a point on the Easterly line of Windsor Boulevard; thence along the Northerly line of said Northerly line of Cambria Pines Manor Unit No. 7, South 57°09'00" West 60.30 feet; thence leaving said Northerly line of Cambria Pines Manor No. 7, Northwesterly along a line parallel with the extension of Windsor Boulevard centerline North 38°35'00" West,

LEGAL DESCRIPTION EXHIBIT

3.98 feet to the beginning of a curve to the right, said beginning bearing radially North 51°25'00" East; thence Northwesterly through said curve which is concave to the Northeast, having a central angle of 28°38'52", a radius of 310.00 feet and an arc length of 155.00 feet to the beginning of a reverse curve to the left, said beginning bearing radially North 80°03'52" East, thence Northeasterly along said radial North 80°03'52" East, 60.00 feet to the beginning of a reverse curve which bears radially North 80°03'52" East; thence Southeasterly through said curve which is concave to the Northeast, having a central angle of 28°38'52", a radius of 250.00 feet and an arc length of 125.00 feet to a tangent point on the projected Easterly line of Windsor Boulevard, thence along said projected easterly line South 38°38'00" East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7, as North 67°29'00" East per said Book 5, Page 16 of Maps.

CERTIFICATE OF ACCEPTANCE
(Government Code § 27281)

This is to certify that the interest in real property conveyed by the deed dated November 13, 2000, from the American Land Conservancy to the Cambria Community Services District ("the District"), a special district, is hereby accepted by the undersigned officer on behalf of the District pursuant to authority conferred by the action of the District Board on May 25, 2000, and the grantee consents to recordation thereof.

Dated: 11/13/2000

By Helen May
Helen May
President, Board of Directors
Cambria Community Services District

END OF DOCUMENT

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

CAMBRIA COMMUNITY SERVICES DISTRICT
C/O FOX & SOHAGI, LLP
ATTN: DEBORAH FOX
10960 WILSHIRE BLVD., SUITE 1270
LOS ANGELES, CA 90024

Doc No: 2000-067845

Rpt No: 00088637

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Nov 16, 2000
Time: 08:00
[5]

NF -1	0.00
TOTAL	0.00

Order No. 256741 - KMS Escrow No. 256741 - FN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EAST-WEST RANCH REVERSIONARY INTEREST **QUITCLAIM DEED** 13,121,22

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS $ -0- GIFT
[X] unincorporated area [ ] City of
[X] computed on the full value of the interest or property conveyed, or is
[ ] computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FILED	FEE PAID	EXEMPT	OUT OF STATE
		C	

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

AMERICAN LAND CONSERVANCY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

CAMBRIA COMMUNITY SERVICES DISTRICT, A SPECIAL DISTRICT, ALL REMAINING RIGHT TITLE AND INTEREST IN AND TO

the following described real property in the County of San Luis Obispo, State of California:
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated Nov 16, 2000

AMERICAN LAND CONSERVANCY,
a California nonprofit public benefit corporation

By: Harriet Burgess
Harriet Burgess, President

STATE OF CALIFORNIA
COUNTY OF San Francisco) SS.
On 11/13/00 before me,
THE UNDERSIGNED
a Notary Public in and for said County and State, personally appeared
Harriet Burgess

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

KENNY LOUISE O'TOOLE
Commission # 1242318
Notary Public - California
San Francisco County
My Comm. Expires Nov 19, 2003

WITNESS my hand and official seal.
Kenny Louise O'Toole
Signature of Notary

* please see attached CA acknowledgement

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City, State & Zip

QU1-04/20/9406

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Francisco } ss.

On 11/13/00 (Date), before me, Kerry Louise O'Toole (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),
personally appeared Harriet Burgess (Name(s) of Signer(s)).

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KERRY LOUISE O'TOOLE
Commission # 1242318
Notary Public - California
San Francisco County
My Comm. Expires Nov 19, 2003

WITNESS my hand and official seal.

Kerry Louise O'Toole
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing

Right Thumbprint of Signer
Top of thumb here

LEGAL DESCRIPTION EXHIBIT

PARCEL 1:

All that parcel of real property situate in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps, in the office of the County Recorder of said County. Said parcel is described as follows:

Begining at a point on the Southerly line of said Lot 22, also being the Northwesterly corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 16 of Maps, said County and State) and a point on the Easterly right of way of Windsor Boulevard; thence along the Northerly line of said Cambria Pines Manor Unit No. 7, North 57°09'00" East, 402.44 feet; thence, continuing along said Northerly line North 55°38'00" East, 170.31 feet to the intersection with the centerline of Marlborough Lane; thence continuing on along said Northerly line, North 57°29'00" East, 165.93 feet to a point on the Westerly right of way of Madison Street; thence leaving said Northerly line of Cambria Pines Manor Unit No. 7, Northwesterly along the projected bearing of the Westerly right of way of Madison Street North 38°35'00" West, 628.79 feet; thence South 57°10'00" West, 222.63 feet; thence North 32°50'00" West, 75.00 feet; thence South 57°10'00" West, 406.30 feet; thence South 01°19'08" West, 45.77 feet to the beginning of a curve to the left, said beginning bearing radially South 88°40'52" East, thence Southeasterly through said curve which is concave to the Northeast, having a central angle of 62°24'41", a radius of 280.00 feet and an arc length of 305.00 feet to the begining of a reverse curve to the right, said begining bearing radially South 28° 54' 27" West; thence Southeasterly through said curve which is concave to the Southwest, having a central angle of 51°09'25", a radius of 280.00 feet and an arc length of 250.00 feet to the beginning of areverse curve to the left, said beginning bearing radially North 80°03'52" East; thence Southeasterly through said curve which is concave to the Northeast, having a central angle 28°38'52", a radius of 250.00 feet and an arc length of 125.00 feet to a point which bears radially North 51°25'00" East and is on the projected Easterly right of way of Windsor Boulevard; thence along said projected Easterly right of way South 38°35'00" East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7 as North 57°29'00" East per said Book 5, Page 16 of Maps.

PARCEL 2:

A 60 foot wide easement for ingress, egress, utility and incidental purposes over all that parcel of real property situated in the County of San Luis Obispo, State of California, being a portion of Lot 22 of Ward's Subdivision of Rancho Santa Rosa as shown on the map of said subdivision recorded in Book A, Page 69 of Maps in the office of the County Recorder of said County, said parcel is described as follows:

Beginning at a point on the Southerly line of said Lot 22, also being the Northwesterly corner of Block 174 of Cambria Pines Manor Unit No. 7 (as recorded August 9, 1930 in Book 5, Page 16 of Maps, said County and State) and a point on the Easterly line of Windsor Boulevard; thence along the Northerly line of said Northerly line of Cambria Pines Manor Unit No. 7, South 57°09'00" West 60.30 feet; thence leaving said Northerly line of Cambria Pines Manor No. 7, Northwesterly along a line parallel with the extension of Windsor Boulevard centerline North 38°35'00" West.

LEGAL DESCRIPTION EXHIBIT

3.98 feet to the beginning of a curve to the right, said beginning bearing radially North 51°25'00" East; thence Northwesterly through said curve which is concave to the Northeast, having a central angle of 28°38'52", a radius of 310.00 feet and an arc length of 155.00 feet to the beginning of a reverse curve to the left, said beginning bearing radially North 80°03'52" East, thence Northeasterly along said radial North 80°03'52" East, 60.00 feet to the beginning of a reverse curve which bears radially North 80°03'52" East; thence Southeasterly through said curve which is concave to the Northeast, having a central angle of 28°38'52", a radius of 250.00 feet and an arc length of 125.00 feet to a tangent point on the projected Easterly line of Windsor Boulevard, thence along said projected easterly line South 38°35'00" East, 10.00 feet to the point of beginning.

Bearings are based on that line between the centerlines of Marlborough Lane and Madison Street at the Northerly line of Cambria Pines Manor Unit No. 7, as North 57°29'00" East per said Book 5, Page 16 of Maps.

CERTIFICATE OF ACCEPTANCE
(Government Code § 27281)

This is to certify that the interest in real property conveyed by the deed dated November 16, 2000, from the American Land Conservancy to the Cambria Community Services District ("the District"), a special district, is hereby accepted by the undersigned officer on behalf of the District pursuant to authority conferred by the action of the District Board on May 25, 2000, and the grantee consents to recordation thereof.

Dated: 11/13/2000

By Helen May
Helen May
President, Board of Directors
Cambria Community Services District

END OF DOCUMENT

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

CAMBRIA COMMUNITY SERVICES
DISTRICT
C/O FOX & SOHAGI, LLP
ATTN: DEBORAH FOX
10960 WILSHIRE BLVD.
SUITE 1270
LOS ANGELES, CA 90024

Doc No: 2000-067844

Rpt No: 00088636

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Nov 16, 2000
Time: 08:00

[9]

UN	12,650.00
NF -1	0.00
TOTAL	12,650.00

Escrow No. 258350 - FM
Order No. 258350 - WRB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

13,121,21;22;,14 13,131,36
23,411,25;26 23,221,34;35;36;56
23,221,42 23,221,57
23,201,01

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS $ 12,650.00
[X] unincorporated area -- [ ] City of
[X] computed on the full value of the interest or property conveyed, or is
[ ] computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

AMERICAN LAND CONSERVANCY, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

FILED	FEE PAID	EXEMPT	OUT OF STATE
		G	

hereby GRANT(S) to

CAMBRIA COMMUNITY SERVICES DISTRICT, A SPECIAL DISTRICT

the following described real property in the County of San Luis Obispo, State of California:
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated Nov 16, 2000

AMERICAN LAND CONSERVANCY,
a California nonprofit public benefit corporation

By: Harriet Burgess
Harriet Burgess, President

STATE OF CALIFORNIA
COUNTY OF San Francisco) SS.
On 11/13/00 before me,
the undersigned
a Notary Public in and for said County and State, personally appeared
Harriet Burgess

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KERRY LOUISE O TOOLE
Commission # 1242318
Notary Public - California
San Francisco County
My Comm. Expires Nov 19, 2003

WITNESS my hand and official seal.

Kerry Louise O'Toole
Signature of Notary

11/19/03
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE
Name Street Address City, State & Zip

GD1 - 08/30/97bb

LEGAL DESCRIPTION EXHIBIT

PARCEL 1:

Lot 23 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 23 that portion thereof described in the deed to Corrine Koontz, a widow and Anne S. Hoheman, a widow as joint tenants recorded May 20, 1959 in Book 1001, Page 124 of Official Records.

PARCEL 2:

Lot 22 of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except therefrom that portion of Lot 22 conveyed to Cambria Union Elementary School District, a public school district by deed recorded December 29, 1995 under Recorder's Series number 1995-060386.

PARCEL 3:

Lot 16X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 4:

Lot 16Z of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 16Z those portions thereof described in the deed to the State of California recorded January 11, 1983 in Book 1220, Page 213 of Official Records.

PARCEL 5:

Lot 16V of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 6:

Lot 16W of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded

LEGAL DESCRIPTION EXHIBIT

April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except form said Lot 16W those portions described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 7:

Lot 17X of the map of the Subdivision off a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 8:

That portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and Recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains to eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angle and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

EXCEPTING therefrom those portions thereof described in the Deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 9:

Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County.

EXCEPTING therefrom that portion thereof described in the Deed to the United States of America recorded August 12, 1959 in Book 1016, Page 499 of Official Records.

ALSO EXCEPTING therefrom that portion of Lot 11 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the center of the Santa Rosa Creek, said point being due North of a stake marked '84', said stake being the corner common to Lots Number 11, 17W and 18W of said subdivision; thence South to said stake '84'; thence Southerly twenty seven (27) chains and eight (8) links to a stake marked '58'; thence at right angles and Easterly eight (8) chains to a stake marked '52'; thence at right angles

LEGAL DESCRIPTION EXHIBIT

and Northerly to the center of said Santa Rosa Creek; thence down the center of said creek to the place of beginning.

PARCEL 10:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence North 46° 42' East, 242.80 feet; thence North 77° 35' East, 91.21 feet; thence South 73° 52' East, 233.45 feet; thence North 66° 21' East, 431.19 feet; thence South 33° 53' East, 130.13 feet; thence South 49° 18' East, 83.49 feet; thence South 54° 03' East, 87.74 feet; thence South 29° 18' East, 151.54 feet to a point on the Southeasterly of said Lot 10 which is South 59° 45' West 195 feet more or less from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet more or less to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along said center line to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H.C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated, July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet; thence leaving said Northwesterly line, South 71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the east side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux, as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less, to the center line of Santa Rosa Creek; thence Southwesterly along

LEGAL DESCRIPTION EXHIBIT

said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

ALSO EXCEPTING therefrom that portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux, by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along said Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning

PARCEL 11:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the Southwesterly line of said Lot 10 which is South 30° 30' East 435 feet from the most Westerly corner of said Lot 10, said point being the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said county; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69° East, 185 feet to the True Point of Beginning; thence continuing along the Northwesterly line South 21° East, 58 feet; thence North 69° East, 65 feet to a point in said Northwesterly line which is South 69° West, 200 feet from the East side of a water trough; thence leaving said Northwesterly line, North 71° West, 92.5 feet to the True Point of Beginning.

PARCEL 12:

That portion of Lot 10 of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California, surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southwesterly line of said Lot 10 which is South 30° 15' East 435 feet from the most Westerly corner of said Lot 10, said point beginning the most Westerly corner of the property conveyed to Ernest Galbraith, et ux., by Deed dated July 11, 1947 and recorded July 21, 1947 in Book 448, Page 301 of Official Records, records of said County; thence along the Northwesterly line of said property the following courses and distances; North 28° 30' East, 415 feet; thence North 69°

LEGAL DESCRIPTION EXHIBIT

East, 185 feet; thence leaving said Northwesterly line, South 71° East, 92.5 feet to a point in the Northwesterly line of said conveyed property which is South 69° West, 200 feet from the East side of a water trough; thence continuing along the Northwesterly and Northeasterly lines of said property conveyed to Ernest Galbraith, et ux., as aforesaid, the following courses and distances; South 21° East, 25 feet; thence North 69° East, 114 feet; thence Southeasterly in a direct line to a point on the Southeasterly line of said Lot 10 which is South 59° 45' West 195 feet from the most Easterly corner of said Lot 10, said point being the most Easterly corner of the property conveyed to Ernest Galbraith, et ux., as aforesaid; thence leaving the Northeasterly line of said conveyed property, North 59° 45' East along the Southeasterly line of said Lot 10, 195 feet to the most Easterly corner of said Lot; thence North 28° 15' West, along the Northeasterly line of said Lot 10, 918.72 feet, more or less to the center line of Santa Rosa Creek; thence Southwesterly along said centerline to the most Westerly corner of said Lot; thence South 30° 15' East, along the Southwesterly line of said Lot, 435 feet to the Point of Beginning.

EXCEPTING therefrom any portion thereof lying within the property described as Parcel 1 in the Deed to Orval W. McNay and Nettie M. McNay recorded April 29, 1952 in Book 655, Page 648 of Official Records.

PARCEL 13:

Lot 21 in Block 236 of Tract No. 26, in the County of San Luis Obispo, State of California, according to the map thereof recorded February 16, 1937 in Book 5, Page 43 of Maps, in the Office of the County Recorder of said County.

Except therefrom that portion of said Lot 21 lying Northerly of the Southerly line of that certain right of way for Public Highway granted to the County of San Luis Obispo, by Deed dated April 19, 1938 and recorded June 21, 1938 in Book 241, Page 287 of Official Records, in the Office of the County Recorder of said County.

PARCEL 14:

Lot 15 in Block 236 of Tract No. 26, in the County of San Luis Obispo, State of California, according to the map thereof recorded February 16, 1937 in Book 5, Page 46 of Maps, in the Office of the County Recorder of said County.

PARCEL 15:

Lot 16 in Block 236 of Tract No. 26, in the County of San Luis Obispo, State of California, according to the map thereof recorded February 16, 1937 in Book 5, Page 46 of Maps, in the Office of the County Recorder of said County.

PARCEL 16:

Lot 45 in Block 19 of Cambria Pines Manor, Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 8, 1929 in Book 5 at Page 8 of Maps, in the Office of the County Recorder of said County

PARCEL 17:

LEGAL DESCRIPTION EXHIBIT

Lot 46 in block 19 of Cambria Pines Manor Unit no. 1, in the County of San Luis Obispo, State of California, according to the map recorded July 6, 1929 in book 5 at page 8 of maps in the office of the County Recorder of said County.

PARCEL 18:

Lot 47 in block 19 of Cambria Pines Manor Unit no. 1, in the County of San Luis Obispo, State of California, according to the map recorded July 6, 1929 in book 5 at page 8 of maps in the office of the County Recorder of said County.

PARCEL 19:

Lot 50 in Block 19 of Cambria Pines Manor Unit No. 1 in the County of San Luis Obispo, State of California, according to map filed July 5, 1929 in Book 5 at Page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 20:

Lot 51 in Block 19 of Cambria Pines Manor Unit No. 1 in the County of San Luis Obispo, State of California, according to map filed July 6, 1929 in Book 5 at Page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 21:

Lot 63 in Block 19 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5 at page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 22:

Lot 64 in Block 19 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5 at page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 23:

Lot 65 in Block 19 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5 at page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 24:

Lot 1 in Block 1 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5, Page 8 of Maps, in the Office of the County Recorder of said County.

PARCEL 25:

Lot 2 in Block 1 of Cambria Pines Manor Unit No. 1, in the County of San Luis Obispo, State of California, according to map recorded July 6, 1929 in Book 5, Page 8 of Maps, in the Office of the County Recorder of said County.

LEGAL DESCRIPTION EXHIBIT

PARCEL 26:

Lot 17Z of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17Z those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 27:

Lot 17V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 28:

Lot 17W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 17W those portions thereof described in the deed to the State of California recorded January 11, 1963 in Book 1220, Page 213 of Official Records.

PARCEL 29:

Lot 18V of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

PARCEL 30:

Lot 18W of the map of the Subdivision of a part of the Santa Rosa Rancho, in the County of San Luis Obispo, State of California surveyed by H. C. Ward and recorded April 1, 1873 in Book A, Page 69 of Maps in the office of the County Recorder of said County.

Except from said Lot 18 that portion thereof described as Parcel 74-71A in Final Order of Condemnation recorded November 22, 1978 in Book 2116, Page 63 of Official Records.

PARCEL 31:

Lot 15 in Block 42 of Cambria Pines Unit No. 5, in the County of San Luis Obispo State of California, according to map recorded April 18, 1929 in Book 5, Page 2 of Maps, in the Office of the County Recorder of said County.

CERTIFICATE OF ACCEPTANCE
(Government Code § 27281)

This is to certify that the interest in real property conveyed by the deed dated November 16, 2000, from the American Land Conservancy to the Cambria Community Services District ("the District"), a special district, is hereby accepted by the undersigned officer on behalf of the District pursuant to authority conferred by the action of the District Board on May 25, 2000, and the grantee consents to recordation thereof.

Dated: 11/13/2000

By Helen May
Helen May
President, Board of Directors
Cambria Community Services District

END OF DOCUMENT

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 (*Erodeum* ssp.), Italian thistle (*Asteraceae* ssp.), milk thistle (*Silybum marianum*), wild mustard (*Sinapis hirta*), radish (*Raphanus sativus*), and plantain (*Musa* ssp.). 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 ft^2. 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 ft^2. 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 ($\leq$ 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 Seaclift 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 ft^2. 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 ft^2. 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

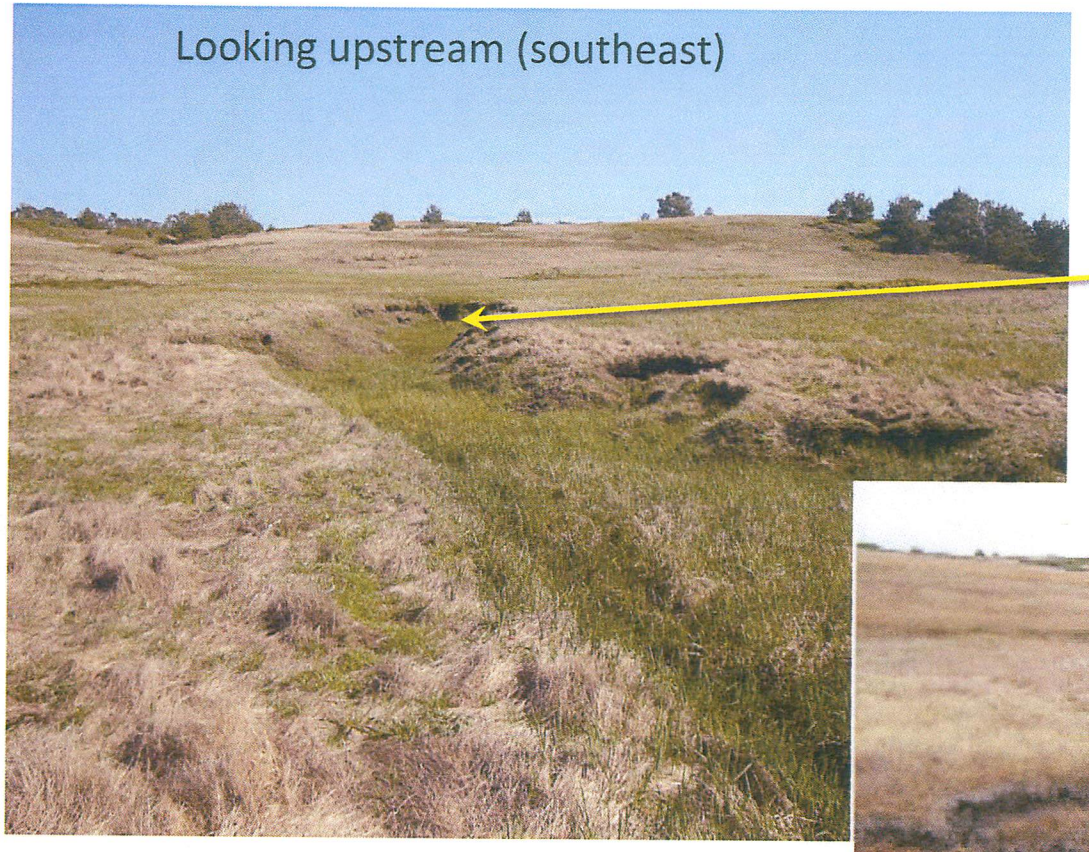
Cultural and Archeological Resources. Potential impacts of the proposed Project on cultural and archeological resources were considered during planning. The project is outside of known or potential occurrences of such resources. See Attachment 5, letter from the State Historic Preservation Officer and 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)

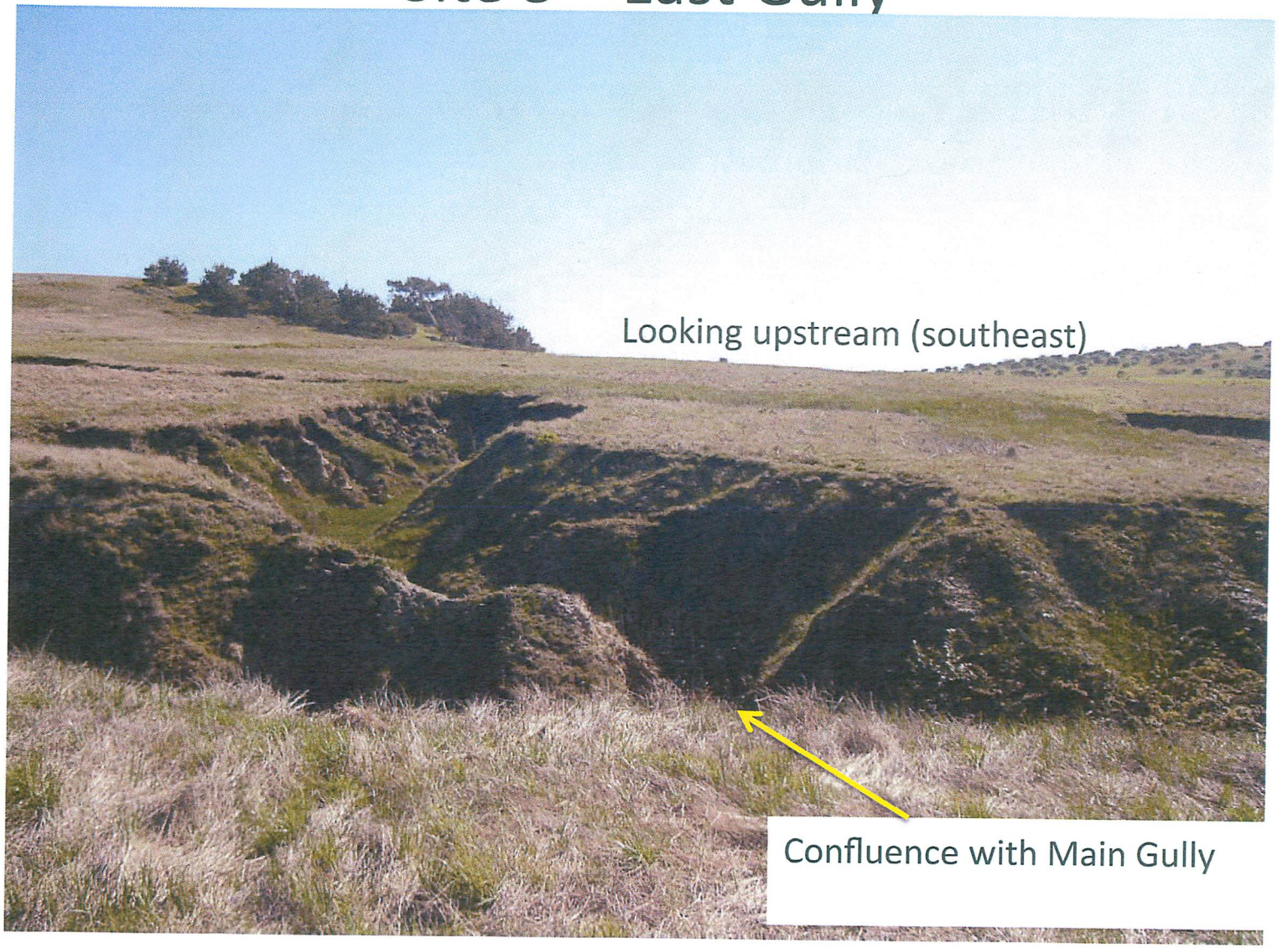
Site 2 – Upper East Gully



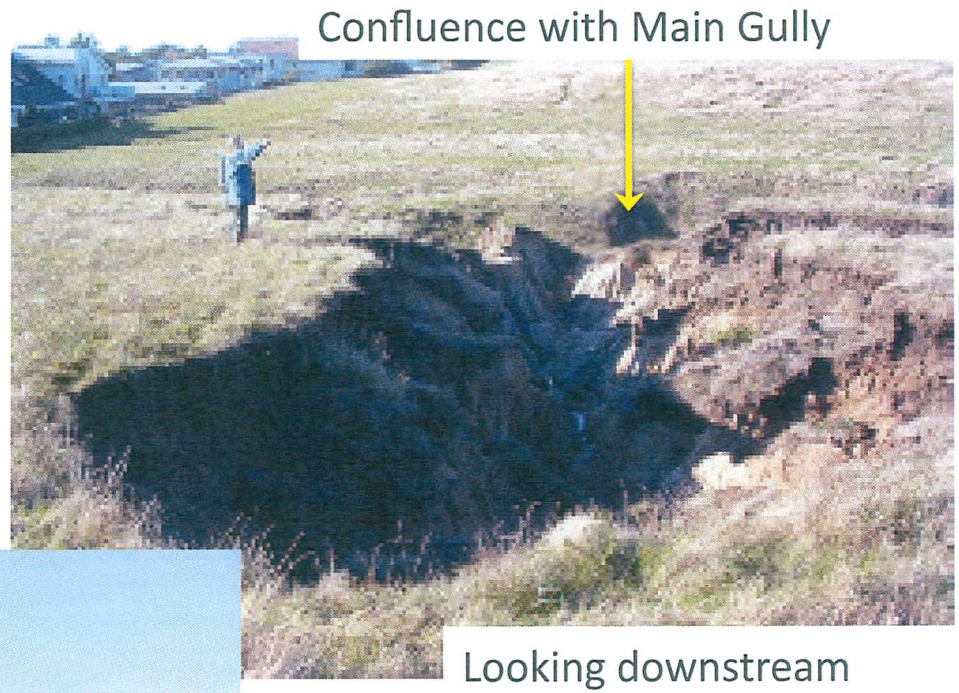
Headcut

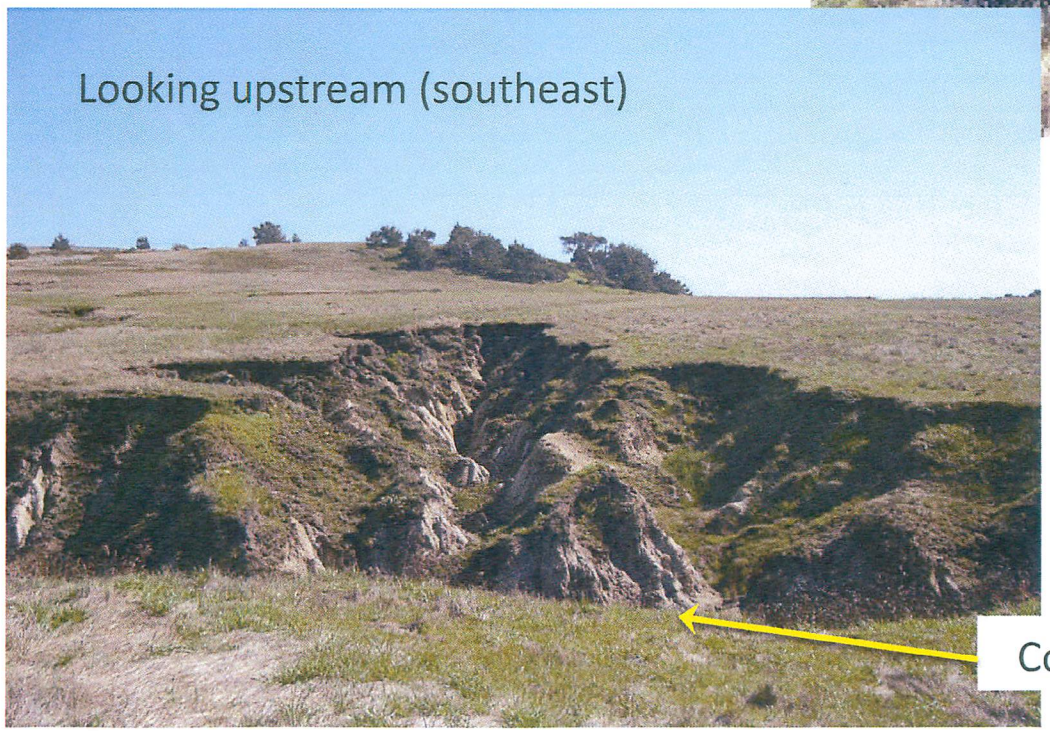
Looking downstream (northwest)

Site 3 – East Gully



Site 4 – West Gully

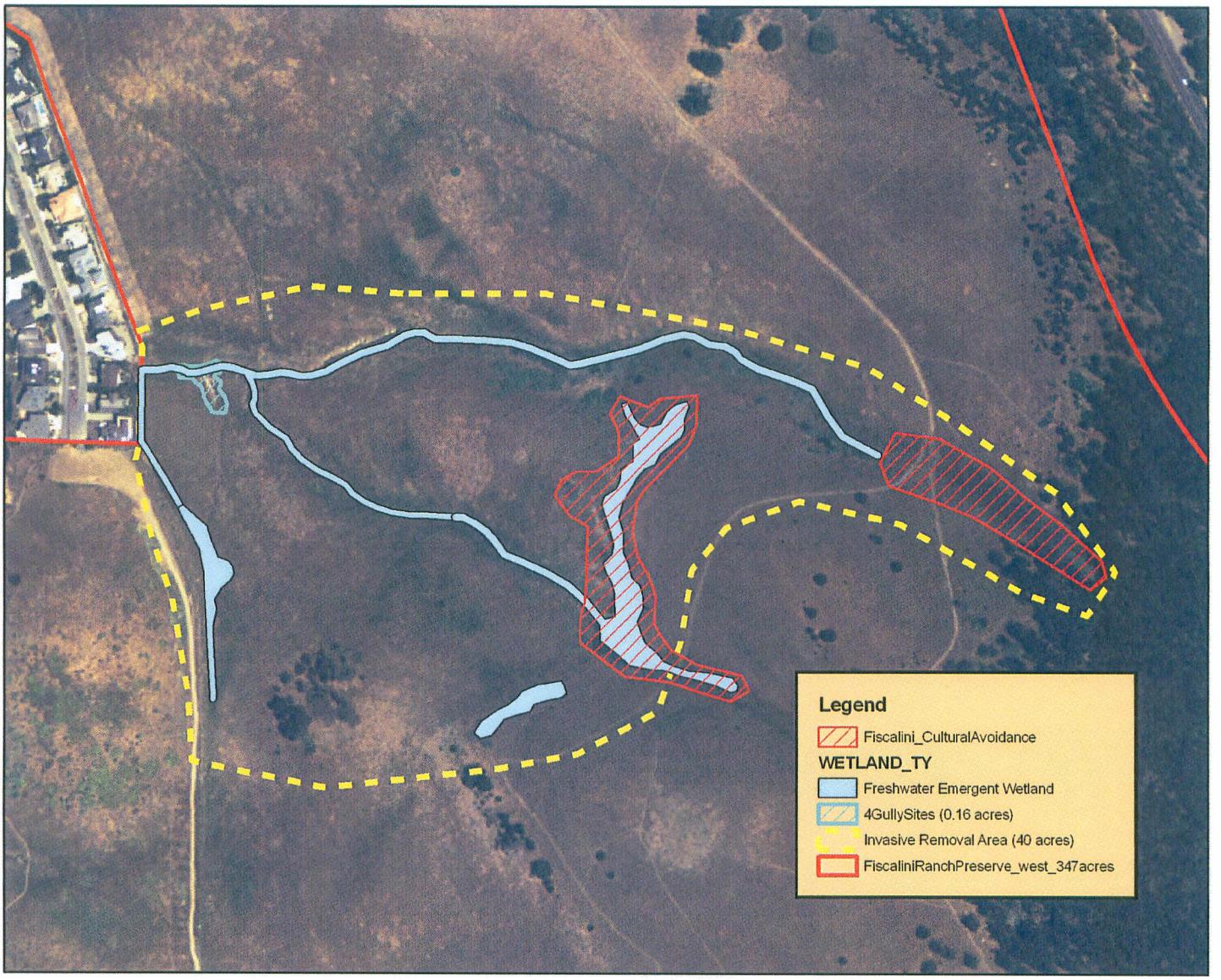




Sites 1, 2, and 3

Figure 5. Cultural Resources

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



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

N

0 75150 300 450 600 Miles

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

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

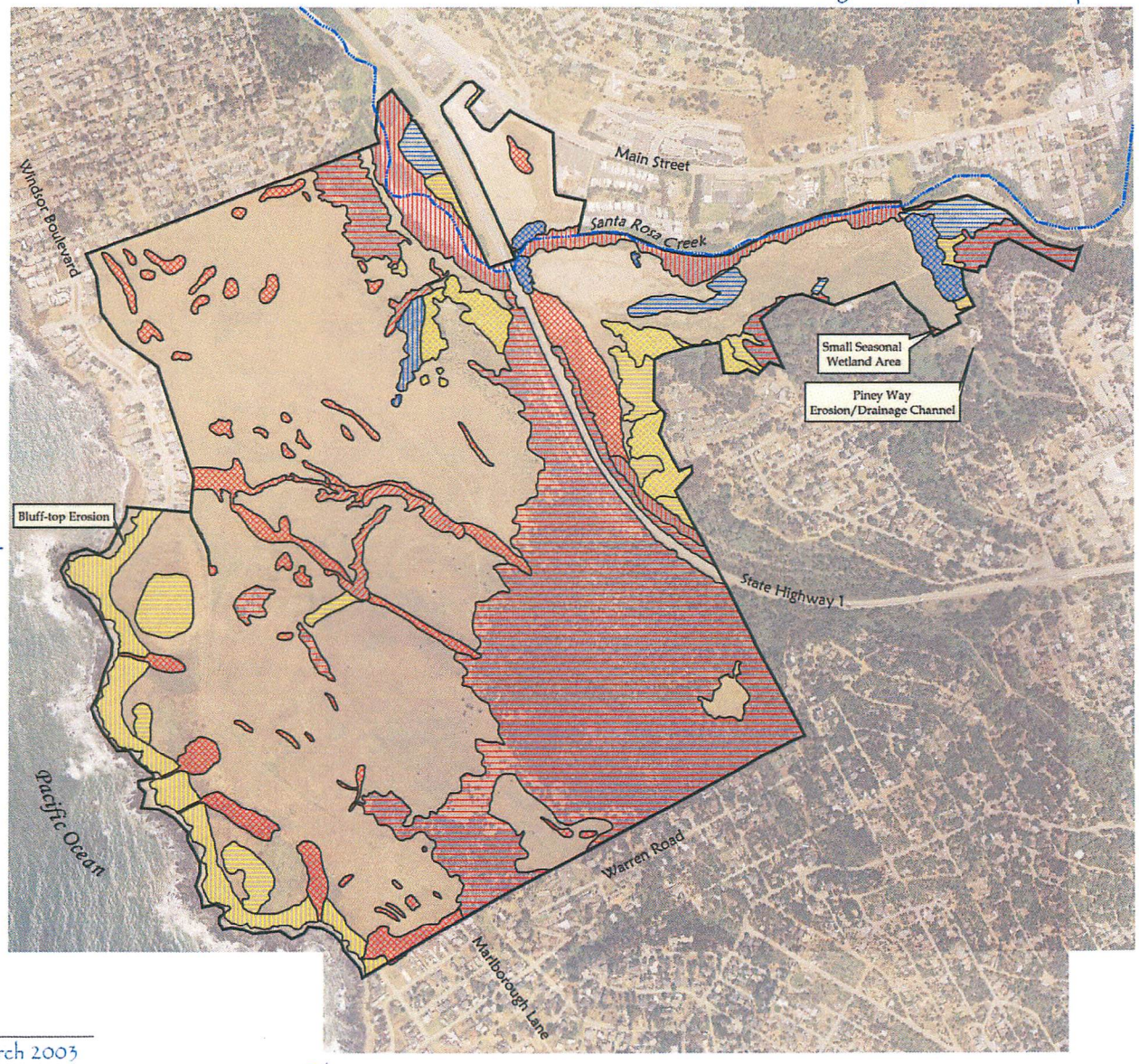
N

500 250 0 500

Feet

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).



Biological Constraints

Exhibit 3

March 2003

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:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
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

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 FACILITYON 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 OF200 FOOT OF CREEK BANK AND INSTALLATION OF HABITAT STRUCUTRES FOR SHEETHEAD TROUT. INSTALLATION OF 400 FEET OF RECREATONAL 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

Parcel Summary Report For Parcel # 013-121-025

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

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, ENHACING 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

Parcel Summary Report For Parcel # 013-121-025

San Luis Obispo County Department of Planning and Building
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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