Chapter 1. Executive Summary

East-West Ranch (Ranch) is a 430-acre open space property surrounded by the community of Cambria and bounded on the west by the Pacific Ocean. The Ranch has long been recognized for its scenic and habitat values. In its recent history, the Ranch has been used for cattle ranching, some crop production, and hiking. The Ranch is also beneficial to the Cambria Community Service District and fire agencies for emergency and utility service enhancement between the Park Hill, Marine Terrace, and West Lodge Hill neighborhoods.

The Management Plan is intended as a guidance document for the Ranch Manager in their stewardship of the property. The Plan sets forth the community's vision for the Ranch, and identifies objectives and methods for restoration and enhancement of biological communities and public access to the Ranch.

This document is the result of a yearlong effort to synthesize the objectives of the community and conservation agencies to preserve the Ranch as a natural scenic property while allowing passive public use with multiple trail access. The Ranch has some major restoration issues, as well as sensitive resources that need protection. In addition to the measures outlined in this Plan, a Conservation Easement was created for the Ranch to provide permanent protection for its open space character.

The Ranch is divided by the Hwy 1 corridor into portions referred throughout this document as the East Ranch and West Ranch. The Cambria Community Services District (CCSD) will manage both the East and West areas of the Ranch until such time that North Coast Small Wilderness Area Preservation (NCSWAP), or their successor in kind, exercises its option to assume management of the West Ranch.

The Plan begins in Chapter 2 with a historical narrative of the Ranch and description of the physical setting. In addition, the Vision for East-West Ranch is stated and the primary objectives this Plan intends to meet in successive chapters. An outline of the natural resources on the Ranch provides a brief introduction to the present biological setting. Opportunities and Constraints for Use & Access, Resources, and Hazards are discussed in this section as well.

Lists and descriptions of uses and improvements for the Ranch are in Chapter 3. Topics covered include Allowable, Regulated, and Prohibited Uses, Physical Improvements, and Resource Restoration.

Chapter 4 provides detailed descriptions of trail segments, user type designations, and general design standards for surfacing and widths. Trail routes, parking areas, and their accompanying improvements are discussed. This chapter also includes discussions on other access features and amenities, such as an interpretive program, signage, fences and gate types, and benches.

Natural resource protection and restoration objectives are in Chapter 5, organized by habitat type. This chapter includes methods for restoring any degraded areas, and recommended protection of sensitive areas from intrusion by people or domestic animals. Habitat types include

a riparian corridor, seasonal wetlands, oak or pine forests, grasslands, and coastal scrub and bluff.

Chapter 6 summarizes the cultural resources at the Ranch and provides suggestions on how to conserve and celebrate the heritage of the Cambria area, both prehistoric and historic.

Related to restoration work is the practice of vegetation management, as set forth in Chapter 7. The objective of vegetation management is to control and abate the spread of non-natives and invasive plants. In addition, these efforts strive to manage the growth of some plant types, namely grasslands and forest trees to reduce fire fuel loads, especially at the interface with homes. Grazing animals may be an important tool to use toward sound vegetation management practices.

Public Safety is part of planning for increased public access on the Ranch. Chapter 8 covers several public safety topics including the importance of trail maintenance and occasional closure; emergency access to the property for fire control and accident response; fire management coordination with the fire department; and signage to help educate visitors about preservation and safety issues on the Ranch.

Plan implementation, which is under the purview of the Ranch Manager, requires a “road map” of on-going responsibilities for maintenance and operations, as well as projects for the short term and long term. Chapter 9, Implementation provides these guidelines, prioritizes activities the Ranch Manager will need to oversee, and lists the necessary coordinating agencies. Suggested record keeping and monitoring methods are included.

In sum, this Plan fulfills the objectives and vision for East-West Ranch as established by the Cambria community, County, and State by providing long-term guidance to Ranch Managers for continued public access and resource protection.

Chapter 2. Background

A. Introduction

East-West Ranch is a 430-acre coastal open space property located in Cambria, an unincorporated community in the County of San Luis Obispo. The Ranch has a long history of human occupation dating to the native Chumash and Salinan tribes that once thrived in the region. The site was ideal for sheltered living and food was plentiful due to the productive ocean, forest, and creek resources. As the town of Cambria was settled by Europeans, the Ranch was used as a dairy by the Fiscalini family. Beginning at about the turn of the century, the Ranch included a cattle-grazing operation along with assorted dairy facilities. (The Ranch uses cattle grazing today and the old building foundations remnants remain.)

In the recent past, the Ranch's landowners sought to create a subdivision with homes and a school on the West Ranch. The community of Cambria, which had been using and enjoying the Ranch for many years for hiking and scenic open space, gathered to prevent the conversion of the property. After fighting the proposed development since its inception, Friends of the Ranchland (FRL) determined that the only way to save the Ranch was to purchase it as public open space. In May 1998, FRL engaged the American Land Conservancy in the effort, rallied public support, and established an acquisition fund for the purchase. The acquisition was accomplished through a collaborative funding effort by the State Coastal Conservancy, the American Land Conservancy, Caltrans, San Luis Obispo County, the Cambria Community Service District (CCSD), the Council of Governments, and many interest groups and individuals of Cambria.

Under the terms of the sale, the CCSD acquired ownership of the property and was obligated to form a Management Plan and Conservation Easement agreement, as well as appoint a management organization and Conservation Easement holder for the Ranch. The CCSD will be responsible for managing the East Ranch as described in this Plan, until such time that the management organization assumes responsibility.

The Management Plan was developed through a yearlong interactive process that included interviews with vested interest groups of Cambria, on-going facilitated decision making with the Working Group, and community workshops. During this time, the overall vision and objectives for the Ranch were formulated and the Plan created to reflect the desires of the community and meet the objectives of the funding conservancies.

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

B. Setting

West Ranch is enveloped on three sides by development: the Park Hill residential neighborhood to the north, the West Lodge Hill neighborhood to the south, and the town of Cambria to the east. The eastern portion of the Ranch is separated from the western portion by the Hwy 1 corridor,

which links Cambria to other communities along the coast. Sloping California marine terraces and lowlands within a creek corridor characterize the site. Natural habitats on the Ranch include mixed Cambria Pine and Oak forests, the Santa Rosa Creek corridor and its riparian areas, wetlands, coastal scrub and grasslands, and the coastal bluff.

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

C. Purpose of the Plan

This Management Plan covers several topics related to administration of the Ranch. The document:

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

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

The importance of protecting this property lies in the opportunity for the public to experience a unique coastal environment while safeguarding the various animal and plant communities it offers, including sensitive and endangered species. It is the overall philosophy of the Plan to allow the public to experience these natural resources in a safe and reasonable manner while protecting and restoring the more sensitive and valuable habitats of the Ranch. This Plan acknowledges that educating Ranch visitors is an important aspect of these efforts.

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

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

D. Vision and Plan Objectives

The owners and Ranch Manager of the East-West Ranch face many issues and choices in managing the land and its resources. One of the most problematic issues is distinguishing and deciding among competing priorities, particularly concerning conflicts over resource protection and public access. The Vision Statement below, composed by the Management Plan Working Group, defines the purpose upon which the owner and Ranch Manager are to base their decisions. The overall mission of the Plan is to balance public access with stewardship of natural resources.

Vision Statement

The Public Access and Resource Management Plan for East-West Ranch will ensure that public access is maintained in balance with minimum disturbance to, and protection of, sensitive natural habitats and unique scenic and cultural resources. Recreational opportunities will be limited to passive use of open space areas. Active recreation will be focused on the East Ranch Community Park area only. The Plan will accomplish the community of Cambria's goals for permanent conservation of open space and unique resources, as well as long-term management, operation, and maintenance of the Ranch. The Plan will be implemented commensurate with the financial and management resources, and obligations of the NCSWAP, or their successor in kind, and the CCSD (management entities), and be consistent with their operating agreement.

In response to the Vision, this Plan aims to accomplish the following objectives:

- Strive for minimum disturbance to the natural qualities of the Ranch while allowing appropriate public access.
- Protect sensitive habitats and species in all areas of the Ranch, including coastal bluffs, coastal terrace, pine forest, riparian and creek corridors, wetlands, and other unique and valuable resources.
- Create restoration, enhancement, and management guidelines for the long-term protection of natural resources.
- Create design standards and management guidelines for long-term public access improvements.
- Provide a method for environmentally sound vegetation management.
- Create management guidelines for allowed activities on the Ranch.
- Provide a public trail system that allows balanced and strategic access, and provides linkages to other local trail systems in the community and to the Coastal Trail.
- Site and design all improvements in ways that protect sensitive habitats and the scenic and visual quality of the Ranch.
- Identify a suitable area for an active community park on the East Ranch.

- Identify methods to access the Ranch, including ADA-compliant parking and transit service that provide necessary public access while avoiding undue impacts to surrounding neighborhoods.

- Reduce risk and hazards to Ranch users and surrounding neighbor properties, including fire protection, erosion, noise, trespassing, and litter.

- Provide guidance on implementation activities, including roles and responsibilities of CCSD and NCSWAP or their successor, operational and maintenance issues, and prioritization of activities.

E. Resource Inventory Summary

This section provides a brief introduction and summary of the biological resources found on the Ranch. For a more detailed description of habitats and species, please refer to Chapter 5, Natural Resource Restoration and Protection and the Resource Inventory and Constraints Report published by Rincon Consultants and RRM Design Group, March 2002. The Biological Constraints Map (Exhibit 3) shows the habitats on the Ranch, including riparian areas, creeks and drainages, seasonal wetlands, Monterey Pine forest, grassland, and Oak/Toyon woodland. These habitat types may provide habitat for special status species that will need to be considered prior to construction or implementation of management activities in these areas.

1. West Ranch

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

2. East Ranch

The 70-acre eastern side of the Ranch lies to the north and south of Santa Rosa Creek and east of Hwy 1, and consists largely of the stream channel, banks, and flood plain of the creek. Santa Rosa Creek is the major drainage feature on the East Ranch and a small portion of the West Ranch. The creek is confined to a natural channel approximately 100 feet wide, but much of the year it is confined to a low-flow channel that is roughly 15 feet wide. Most of the floodplain away from the Santa Rosa Creek riparian corridor is covered by grassland until it transitions into the seasonal wetland and riparian areas near Hwy 1 (refer to Exhibit 3). The southern boundary

of the East Ranch is a steep forest and coastal scrub covered hillside that extends from the creek floodplain (an elevation of approximately 33 to 43 feet) up to the 170-foot ridgeline. This hillside consists mainly of Monterey Pine forest and Coast Live Oak/Toyon woodland with small patches of coastal scrub. The southwestern portion of the East Ranch along Hwy 1 contains a seasonal wetland, which supports hydrophytic vegetation.

F. Opportunity and Constraints Summary

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

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

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

1. Existing Use and Access: Opportunities & Constraints

Land Use

Residential and commercial land uses surround the Ranch, with the exception of the western boundary bordered by the Pacific Ocean. Adjacent residential neighborhoods create planning challenges related to public access (entry sites and parking areas), private property protection, and safety.

Infrastructure, Utilities & Public Services

The Cambria Community Services District (CCSD) provides water supply and wastewater treatment, as well as fire protection, trash service, streetlights, and local public transit. The CCSD has utility easements on both sides of the Ranch, which provide two different opportunities for emergency access on the West Ranch from north to south. Having an alternate route will be necessary in case there is a problem at Windsor Bridge that would prohibit Ranch access from that direction. The service roads also provide an opportunity for a multi-use trail, in addition to maintenance access.

The CCSD water works is located next to the East Ranch in the creek flood plain. The facility includes a well, filtration station, pump station, maintenance supply building, office and repair shop, vehicle storage, and HAZMAT storage. The CCSD would like to relocate the maintenance and storage functions out of the flood plain onto the Ranch in the same general area.

Law enforcement services will be provided by SLO County Sheriff from a station at the California Department of Forestry (CDF) building on Weymouth. The California Highway Patrol (CHP) has a regular patrol on Hwy 1 and will enforce parking violations near the Ranch. Fire protection services are provided by the Cambria Fire Department and California Department of Forestry (CDF). CDF also provides ocean rescue service.

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

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

There are three prospects for improving the connection between the east and west portions of the Ranch. First, there are on-going discussions about installing one or two pedestrian bridges over Santa Rosa Creek parallel to the Hwy 1 bridge. If this proposal moves forward, it could provide connection to the West Ranch from the Cross Town Trail, as well as from the proposed Hwy. 1 staging area and parking lot at Cambria Drive. Second, the County of San Luis Obispo Hwy 1 flood control project includes plans to install a new traffic signal at Hwy 1 and Cambria Drive. This will provide traffic controlled crossing on Hwy 1 and will create a connection for the Cross Town Trail onto Main Street and from the proposed staging area to East Ranch. Ranch access could be improved with the expansion of Cambria Trolley service, which currently serves nearby areas in Cambria. The route could be expanded to include the proposed Hwy1 staging area pick-up and drop-off, as well as service to the Ranch from Windsor Boulevard (North). Finally, improved connections between the East and West Ranch may be provided by a pedestrian and bike underpass at the existing Hwy 1 bridge. As of the writing of this Plan, discussions are underway with Caltrans and the CCSD to plan this improvement.

Improved Ranch access also requires providing places for people to park. In order not to congest any one area with parking and traffic impacts, parking areas should be dispersed at different locations. Opportunity sites for parking and staging include a central staging area at Cambria Drive and Hwy 1 (on the west side of the highway), and parking at the CCSD wastewater treatment Plant and East Ranch. In the future, visitors may be able to park and take the Cambria Trolley or hike to Ranch from these areas (see below).

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

When planning for future access, evaluation of impacts to sensitive areas should be considered. New linkages may be created from the East Ranch to the East Lodge Hill neighborhood and from

Rodeo Drive to Blue Bird Lane via the pedestrian/bike bridge associated with the Cross Town Trail. On-site trails may also be provided along the CCSD utility easements as described above. An additional new trail could be aligned with the CCSD Santa Rosa Creek maintenance road on the west side of the creek.

The trail system on the Ranch should strive to create linkages with other off-site trails, including the California Coastal Trail and the Cross Town Trail. The Santa Rosa Creek Trail West may extend to the north (off-site) along the creek to the wastewater treatment Plant at Windsor Bridge. This is discussed further in Chapter 4, Public Access.

Recreation and Open Space
The purchase of East-West Ranch underscores the importance of this land as an open space of state, regional, and local significance. As the largest public open space parcel in Cambria, the Ranch is an important local recreational and open space resource that may link to several of Cambria's local parks: Moonstone Beach and Shamel Park to the north and Harvey Street Beach Access to the south. In addition, a Community Park providing opportunities for active recreation is planned on East Ranch as a separate project.

2. Resources: Opportunities & Constraints

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

The Monterey Bay National Marine Sanctuary (MBNMS) has jurisdiction on the tidal lands north of the westernmost point on-site. Their mission is to protect the tidelands and ocean habitats, and to educate the public on the significance of coastal resources. The local office for the MBNMS could be a resource for the Ranch Manager on public education concerning the tidelands adjacent to the Ranch.

Some areas on the East and West Ranch have colonies of non-native plants, as well as invasive species. In order to protect and encourage native plant growth, these non-native and invasive colonies need to be removed. Currently, some non-native plants present a fire hazard in the summer months after they have died back. In addition, native grasses are significantly diminished after being grazed for so many years. Restoring the native grasses will take many years of gradual re-introduction of seeds and managed natural succession

Cultural Resources
Valuable historic and prehistoric resources are present on the Ranch. Prehistoric sites relate to settlements of the Chumash and Salinan tribes. These sites must be protected from human intrusion through such means as education and avoidance. Education could be in the form of interpretive signs or brochures describing their occupation on the Central Coast. No direct identification or labeling of sites should occur. On the West Ranch, there are historic sites that

are valuable examples of the early cattle industry's part in the local economy. Preservation of the former Fiscalini dairy barn building remnants is recommended.

3. Hazards

Hazards present on the Ranch include fire hazards (due to vegetation types), flooding in the Santa Rosa Creek corridor, and soil erosion. In addition, conflicts may arise if cattle are present on hiking trails. Hazards should be addressed for both the safety of Ranch users and the preservation of Ranch resources.

Fire

Some fire risk occurs through heavy accumulation of dead and downed vegetation, which occurs mostly in the Ranch's forests. The pine pitch canker disease and increased density of trees in the forest has also contributed to a very high fire risk rating for the forest. This condition is of particular and urgent concern for the fire department due to the interface of residential areas with the forest. Another risk area is the scrub areas at East Ranch, which have the potential to ignite (because of the dead debris) and then spread to the forest uphill. Ranch grasslands are considered a moderate fire risk.

Floods

The East Ranch is within the Santa Rosa Creek corridor flood plain and low-lying areas (below the 39-foot elevation) are inundated during 100-year storm events. Some flooding occurs on the west side of the Hwy 1 bridge, which may affect the proposed staging area at Cambria Drive. Flooding also affects the CCSD water works on Rodeo Drive; the CCSD has expressed interest in relocating some of these functions to higher ground. Community Park facilities planned for East Ranch should anticipate the possibility of periodic inundation. (For more information, refer to Resource Inventory & Constraints Report.)

Soil Erosion

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

Top Soil

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

Santa Rosa Creek Bank

Just north of the Hwy 1 bridge, bank erosion has threatened the stability of the CCSD sewer line near the creek on West Ranch. The line has been moved away from the creek, however, the banks remain steep and barren and subject to more erosion. If left in their current condition, the trail planned along the creek could be threatened. The creek banks will require repair, stabilization, and re-vegetation. The CCSD has obtained a grant for 800 feet of stream bank restoration on the property.

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

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

Chapter 3. Uses & Improvements

The East-West Ranch has a wide variety of natural habitats, including areas in need of restoration or that contain sensitive species. Habitat diversity necessitates limiting certain uses that may occur and the location they should occur on the Ranch. Allowable activities should reflect the Management Plan's vision and objectives. The vision allows for reasonable and safe public access, and limits uses in such a way as to protect resources.

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

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

A. Uses

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

1. Allowable Uses

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

Bicycling
Bicycle riding is allowed on trails that are marked for bicycle access. Bikes will share trails with pedestrians on these trails. There are no bicycle-only trails.

Dogs
Dogs must be under the control of their owner on all parts of the Ranch. The Ranch Manager has the authority to require leashes on any trail for safety purposes. A dog park may be provided on the East Ranch.

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

2. Regulated Uses

This Plan includes a recommended system for permits and/or agreements for some special users, including cattle grazing, equestrian groups, group assembly/public gatherings, and special studies. (Refer to Chapter 9, Implementation.)

Animal Grazing
See description under Resource Restoration, below.

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

Group Assembly / Public Gatherings
Gatherings will be allowed by special event permit or agreement issued by the Ranch Manager, as described in Chapter 9, Implementation.

Special Studies
Scientific observation and studies may be conducted by individuals or educational institutions with permission of the Ranch Manager. These studies may not alter the landscape in any way nor impede normally allowed public access. No harvesting of natural resources on the Ranch may occur, except for restoration purposes. Small plant and geologic samples may be taken for recording purposes. No native animals may be removed from their habitat. Any organization or individual requesting to study a portion of the Ranch must submit an outline of proposed procedures for the study, to be approved by the Ranch Manager. The researcher will share the results of the study with the Ranch Manager.

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

Cell Towers
Cell towers may be installed per County approved plans and permits. (See Physical Improvements, below.)

Utility / Service Facilities
Utility easements, access roads, utility construction, and the CCSD water works are allowed as specified in this Plan. (See Physical Improvements, below.)

County Storage Yard
The County storage yard as permitted in the lease agreement with CCSD until an approved alternative County storage yard is finalized. (See Physical Improvements, below.)

3. Prohibited Uses

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

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

B. Improvements

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

* With the exception of those vehicles allowed for Ranch management purposes as described in section A.

Allowed improvements include:

1. Physical Improvements

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

Gates and Stiles
Stiles or locked vehicle gates and bollards are allowed as designated in the Plan. Only those persons/ organizations approved by the Ranch Manager will be allowed to install or remove the gates.

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

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

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

Cell Towers
Cell towers must be located and designed to have little to no visual impacts or impacts on the natural features of the Ranch, so as not to not impede on public enjoyment of the Ranch.

Signs
Signs are allowed per the standards and locations set forth in this Plan.

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

2. Resource Restoration

Bank Stabilization
Bank stabilization methods must use bio-engineered methods described in Chapter 5, Soils section of this Plan. No grazing is allowed on creek banks or in the creek corridor except as specifically prescribed by the restoration procedures in the Management Plan.

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

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

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

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

Chapter 4. Public Access and Recreation

A. Introduction

This plan simultaneously strives to improve and assure safe public access, and to protect the natural resources of the Ranch. To that end, some trail alignments included in the PROS Commission trail plan were omitted from this Management Plan to avoid impacts on sensitive habitats and resources, including scenic views. Public access and recreation opportunities on the Ranch will generally be passive, and consist mainly of the Ranch's trail system.

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

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

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

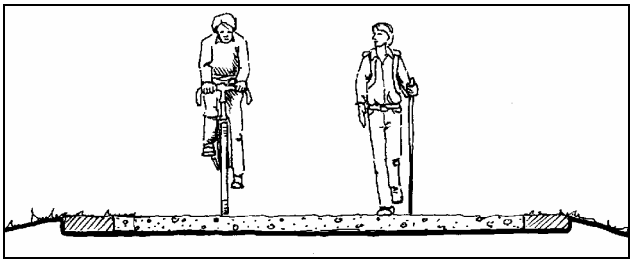
B. Ranch Trails

This section provides a description of each trail on the Ranch, types of users, proposed design treatment, and trail improvements. Access is planned for a variety of users including hikers, bikers, equestrians, and the physically challenged. Most trails already exist and have been used historically by the community. Many trails link together, forming hiking "loops" on the Ranch property, allowing experiences of differing environments and scenery.

1. Trail Designations

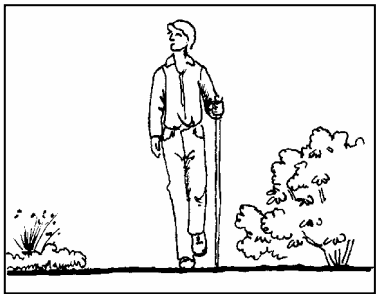
With increased use of the Ranch, it will be important to provide compatible uses on each trail to reduce user conflicts and increase safety by improving trail conditions. These objectives may be accomplished through visitor education, trail use regulations, improvements, and monitoring of trail conditions. Therefore, some trails have been designated for different users and will be signed accordingly. Trail designations are as follows:

Multi-use: Emergency Access, Hiking, and Biking
These trails follow the utility easements and will be designed for utility maintenance and ongoing public trail access purposes. They will be constructed as required by the Cambria Fire Department, in coordination with the Ranch Manager. This trail type will be accessible to equestrians as stipulated in this Plan.



Multi use trail with road base and graded shoulder.

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

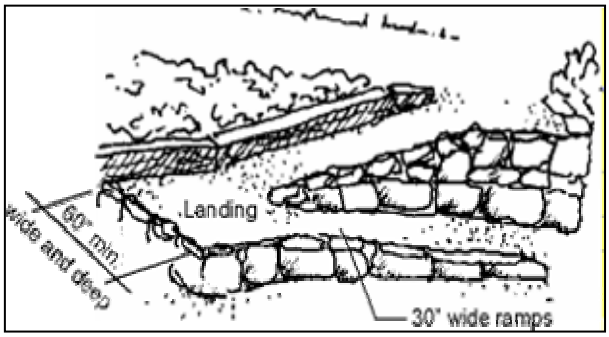


Hiking - 2' – 4' wide, natural surface trail.

Hiking and Biking
Some trails will serve both hikers and bicyclists. Use of this trail type will require cooperation between both users. Any newly surfaced trails will be given a temporary designation of "hiking-only" to allow surface compaction before other users are allowed. These trails may then be re-designated to allow other users as this Plan describes them.

ADA Accessible
Some trails will be accessible to handicapped persons and will meet ADA accessibility requirements. Trail width may vary depending on the trail location. (ADA accessible trails are identified on Exhibit 1.)

Note about Equestrians: Horse riders will be permitted to use the upper trails of the West Ranch, subject to Ranch Manager approval. This activity will be allowed on a group permit basis to prevent resource degradation and user conflicts. The objective is to allow for limited local equestrian use, but not to encourage regional attraction to the Ranch for all horse riders.



Example of ADA ramp with natural materials.

2. Trail Linkages and Access Points

Trails on the Ranch can help create a continuum of hiking experiences in Cambria as well as help to build a significant segment in the California Coastal Trail. Many access points are available to the Ranch. (See Exhibit 1)

The East Ranch is currently accessed from "volunteer" trails in the East Lodge Hill area and from Piney Way and Rodeo Drive.

The West Ranch may be accessed by foot from the CCSD maintenance road (along the western reach of Santa Rosa Creek), Huntington Drive, Windsor Boulevard North and South, Victoria Lane, and Trenton Drive. In the future, an entry may be provided at the Hwy 1 staging area.

To the extent feasible, trail access points should minimize impacts to adjoining properties. All trail segments and their access points are described further below.

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

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

Shamel Park
This park is an existing neighborhood park destination at the corner of Windsor Drive and the Lagoon. The park has a small playground, swimming pool, and picnic/BBQ area. The Cambria Trolley serves Shamel Park from the downtown area and should be coordinated to take riders to the East-West Ranch from this location.

Cross Town Trail
This is a separate project for a trail to be constructed along the Hwy 1 corridor and onto Main Street via Cambria Drive. The Cross Town Trail will provide direct access to the future Community Park on the East Ranch via the new Blue Bird Lane Bridge (pedestrian and bike only) that will cross the creek to the park. The trail will also provide a connection to the Ranch staging area at Cambria Drive and Hwy 1. The staging area at the Wastewater Treatment Plant will also provide access to the Ranch along the western reach of the creek.

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

Trenton Street
The CCSD owns several lots along Trenton at the Ranch boundary that provide access to the Forest Loop Trail.

Piney Way
This street could provide hiking and biking access to the East Ranch, subject to confirmation and/or establishment of appropriate easements.

3. Trail Segments

Existing trail segments have been previously described by the Cambria PROS Commission Trails Committee. Generally, those segments have been utilized in this Plan, with minor modifications to their name and alignments; however, some trails were omitted herein as they do not meet Plan objectives for habitat preservation. Most existing trails will be open for public access upon Plan adoption; however, some will require realignment to create an environmentally

superior route, and/or widening and surfacing to make them stable. Other trails will not be open until sensitive resources are protected.

Following is a description of trail segments and their related improvements. Refer to Exhibit 1: Public Access and Trails Map, for the locations of trail segments.

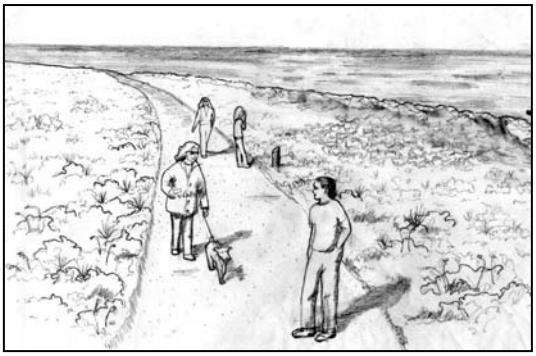
Note: Additional guidance for the construction of improvements is provided in the next section, Trail Design Standards.

Bluff Trail (Hiking only, ADA)

Description

It is anticipated this may be the most popular of all the Ranch trails because of its location on the coastal bluff adjacent to the ocean. This trail generally follows the shore and bluff, in a north to south direction. It is accessible from the end of Windsor Blvd. in the SeaClift neighborhood and from the south in the Marine Terrace neighborhood. Trail length is approximately one mile and is of compacted native soil. Terrain varies from flat to very mild slope in the northern area, and varies in width from 2 feet to approximately 4 feet. Portions of the trail pass through sensitive natural plant and animal communities. The southern entry area traverses a wetland area. Makeshift board walkways have been placed over muddy areas on the trail, and a timber bridge crosses a drainage swale that flows to the beach. Seasonal wetlands occur in four other drainage areas along this segment. The trail traverses one side of the coastal scrub community. Several offshoots from the trail extend to rock outcrops and vista points. (Please refer to the Chapter 5, Natural Resource Restoration for information on bluff edge stabilization and restoration adjacent to the trail.)

Bluff Trail



Bluff Trail after improvements.

Improvements

This trail will be designed to be ADA compliant. In the short term, a ramp will need to be graded into the slope adjacent to Windsor Boulevard North. This construction may require shoring the slope with a rock face to prevent soil migrating onto the path, and rock wheel stops along the outer edge of the path. The northern portion of this trail is bisected and will need to be widened and graded into one 6’ wide path.

Portions of the trail that pass through seasonal wetlands should be improved with a raised boardwalk (minimum 6’ wide). The boardwalk provides easy access for pedestrians and disabled persons over the wetlands and protects wetlands from compaction and destruction. That portion of the trail without a boardwalk should have ADA-compliant surfacing and be 6’ wide along the

entire length. Vegetation removal may be required in sections that require widening. Before widening may commence, a biologist must survey the proposed alignment for endangered plants. The trail alignment should be adjusted accordingly, to avoid these plants. To reduce conflicts between users, bicyclists and equestrians are restricted from the Bluff Trail.

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

Marine Terrace Trail (Multi-use)

Description

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

Improvements

Removable bollards should be installed at the trail entrance at Windsor Blvd. North, and a stile installed at the fence near this area to provide pedestrian and bike access from the Bluff Trail entrance. A locked gate for vehicle access should be provided at the north entrance and at Marlborough Street. The trail will be constructed suitable for CFD vehicle access, according to CDF standards. The existing fence may remain to keep grazing animals from the coastal bluff zone, if necessary.

Ridge Trail (Multi-use/ADA)

Description

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

Improvements

Where necessary, the trail should be surfaced with compacted soil and widened to 6 feet. A locked gate should be installed, and a stile installed for regular pedestrian access. This trail may be ADA accessible due to the flat terrain and compact surface (the ADA portion would end at the Forest Loop trail).

Forest Loop (Hiking/Biking)

Description

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

Improvements
Realignment will be required to remove foot traffic from the natural drainage and wetland area adjacent to the forest and grassland to the north. The trail should be realigned to the east of its current location. The trail should be improved to a width of 2-4 feet and have a compact soil surface. Wood chips may be used. Safety signs should be posted at the entry to alert bikes and pedestrians of the visibility concerns. During grazing operations, a temporary electric fence may be used, and should provide a passable gate at the trailhead. (Refer to Fencing in section F, below.)

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

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

Southside Link (Hiking/Biking)
Description
This new trail link will help create a continuous loop around the West Ranch. The segment begins at the Forest Loop trail and then traverses the western slope to the Marine Terrace Trail.

Improvements
A switchback course with a shallow incline should be created to provide easy access up and down the slope. The trail should be 2 to 4 feet wide and surfaced in compacted soil or decomposed granite, using erosion prevention methods where necessary.

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

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

Santa Rosa Creek-West (Multi-use)

Description

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

Improvements

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

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

Description

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

Improvements

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

Ramsey Trail (Hiking)

Description

This will be a new trail segment to create a link to the East Lodge Hill neighborhood. The trail will begin at the East Santa Rosa Creek Trail and traverse the east side of the wetland restoration area and up the hill to Ramsey Drive following an existing trail.

Improvements

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

Wallbridge to Ridge Trail (Hiking)

Description

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

Improvements

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

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

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

Tipton Trail (Hiking)
Description
This is a new access point to the Forest Loop Trail.

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

4. Trail Design Standards

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

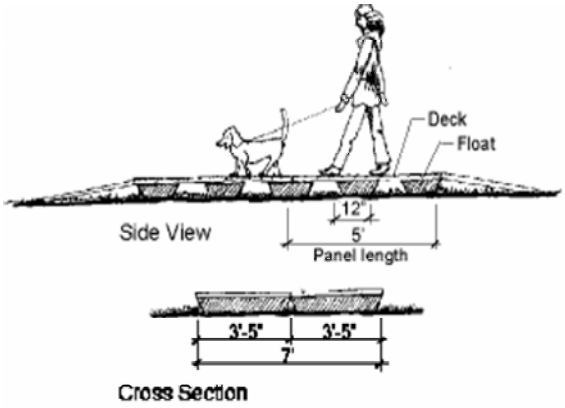
In order to preserve the natural experience of the existing trails, they will not be improved with hard surfaces such as asphalt or concrete. (See Exhibit 1) Trails for hikers and bikers should be easily distinguishable from animal trails.

Flat Surface
Pedestrian trails that traverse flat areas should be clear of vegetation to maintain the designated width. Depressions in the trail surface should be filled to prevent water accumulation. The soil should be compacted and repaired after the rainy season. Compaction may occur by visitor use. Multiuse trails should be open for pedestrian use only for the first year, or as needed after rainy weather events. Once the soil is compacted, bicycles may be allowed as designated in this Plan.

Sloped Surface
Trails that traverse slopes greater than 6% should be treated to minimize erosion. These trails may be surfaced with a polymer treatment added to decomposed granite to stabilize the surface yet maintain a natural appearance. As an alternative, water bars may be placed intermittently along the trail. Trail surface should be graded to slope slightly to allow drainage.

Emergency Road through Seasonal Wetlands
The emergency road will be graded and raised out of wetland areas. It will be necessary to install a drainage system under the road to allow water to flow on its natural course. The CCSD will be responsible for improving the road to CDF standards for emergency truck use.

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



Possible Boardwalk Design

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

C. East Ranch Community Park

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

D. Ranch Parking

To reach the Ranch, visitors will be directed to staging and parking areas located in outlying areas as shown in Exhibit 2. From these lots visitors may take the Cambria Trolley or hike to trailheads. Limited handicap parking spaces will be provided at the North and South Windsor Blvd terminuses and at the Huntington lot.

1. Ranch Parking

Parking will be provided for the East and West Ranch as described below. In order to reduce traffic and parking impacts on surrounding local streets, multiple access points are planned. Those parking areas within the Ranch ownership will be improved in phases, as funds become available. Parking areas are shown on Exhibit 2, Parking Areas.

2. Hwy 1/Cambria Drive Staging Area

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

- Parking
- Trolley pickup and drop off
- Information kiosk
- Trailhead connection to the planned pedestrian bridge

3. East Ranch Community Park

This parking area will need to be designed to accommodate Ranch visitors and park users. It should be located on the east side of the eucalyptus stand and will provide a restroom, trailhead for the East Santa Rosa Creek Trail, a Ranch information kiosk, and adequate area for possible Trolley service.

4. Huntington Lot

This lot is owned by the Ranch and will be surfaced with compacted gravel. The gate at the Ranch entrance should be replaced with a locked gate. One handicap space should be marked and reserved at this area. A trailhead sign should be installed at the trail entry.

5. Local County Parks

The Ranch Manager should try to coordinate parking at nearby County parks, especially Lampton Park and Shamel Park.

6. CCSD Waste Water Treatment Plant /Windsor Bridge

This lot will serve dual functions: as a staging area for the Cross Town Trail and for Ranch access via the Santa Rosa Creek West Trail. This lot may be used in the short term, before it is improved for the Cross Town Trail. Access facilities at this location should include a Ranch kiosk and directional signs with trailheads for the two trails. If possible, a restroom (either portable or permanent) should be accommodated. The Cambria Trolley should add this stop to its service route.

E. Other Access Improvements between East and West Sides

Currently, connection between the East and West Ranches occurs by walking or riding under the highway bridge in the Santa Rosa Creek bed. To enhance access between these sides, other options were examined and evaluated. Options include pedestrian bridge(s) at the Hwy 1 bridge,

a grade-separated path under Hwy 1, and the extension of the Cambria Trolley Service to the Ranch. Three major factors influence realization of these access improvements: timing and design of the County flood control project, elevating Highway1 in concert with that project, and installation of a new traffic signal at Cambria Drive and Hwy 1.

1. Hwy 1 Crossing (Pedestrian Bridges)

Explore the opportunity to install a pedestrian bridge adjacent to the highway bridge on the west side (see Exhibit 2). The bridge would be accessed from the staging area at Hwy 1 /Cambria Drive, west of the highway, and connect the staging area to the West Santa Rosa Creek Trail on the West Ranch. Since this improvement would be within the Caltrans right of way, it requires approval from Caltrans.

To enhance safe access between East and West another parallel pedestrian bridge on the east side of the Hwy 1 bridge may be necessary. Should this occur, hikers would be able to take the Santa Rosa Creek Trail East and cross the creek to the Mid-State Bank area and then cross at the Hwy 1/Cambria Drive signal.

2. Path under Hwy 1 bridge

As of the writing of this Plan, the CCSD is exploring design options for locating a path under the Hwy 1 bridge adjacent to the south abutment.

3. Cambria Trolley Service

To help meet the objective of reducing traffic on local streets, it is recommended that CCSD coordinate the expansion of the Cambria Trolley service to the Ranch. Potential service could include pick-up and drop off at the CCSD treatment plant lot, the staging area on Hwy 1, the East Ranch parking lot, including pick-up and drop-off at the Windsor Blvd. North dead end, and if possible at the South Windsor terminus in the future.

F. Other Access Features & Amenities

1. Interpretive Program

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

Ranch Docents
Docents may provide dual functions. They provide a valuable service to visitors and users as information sources, guides, and rule reminders, and can act as goodwill agents that assist visitors with interpretive questions about flora and fauna, history of the Ranch, trail usage, and other similar matters.

Guided walks are the best way to learn about the natural and cultural environment that exists on East-West Ranch. Docents trained in the ecology and history of the Ranch, as well as ongoing vegetation management efforts, can make the experience a meaningful and educational one. Regularly scheduled walks may focus on different aspects of the Ranch, such as focusing on the grasslands or Santa Rosa Creek, or offered with seasonal emphasis. If a regular program is desired, walks should be advertised in local papers and websites, and actively promoted through coordination with other non-profits with similar missions.

Educational Pamphlets
Distribution of educational pamphlets may help to inform Ranch visitors. Use of pamphlets are designed to minimize the need for physical interpretive exhibits and signs. The following are suggested topics for inclusion in this aspect of the Interpretive Program.

"Tide Pool Tips"
Information on tide pools can be supplied by the MBNMS to help protect these areas from trampling and souvenir collecting. This information may also be incorporated in the habitat pamphlets as described below.

Habitats
Educational pamphlets may be created and distributed to visitors by Ranch Docents, or made available at the Kiosks. Pamphlets should describe the unique plants and animals that live on the Ranch, and emphasize "Look, don't touch." Habitat discussions should include Santa Rosa Creek corridor, Wetlands, Pine & Oak Forest, Coastal Bluff, and Coastal Grasslands.

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

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

Fiscalini Ranch. This information may be in the form of a plaque commemorating the Fiscalini dairy era, posted near the building remnants, or it may be discussed in the educational pamphlet.

2. Signage
Signs should be used to inform trail users of trail names and routes, what may be expected on the trail, safety, and other information. The objective is to state rules without a negative directive and without creating visual clutter. This section describes the different types of signs that should be

in various locations or occasions and what kind of information they should contain. Signs related to safety are further described in the Chapter 8, Public Safety.

Trail Information and Etiquette
As part of informing and educating visitors to the Ranch, the Ranch Manager should post a trail map and "etiquette" notice at trail entry points. Consider creating a trail map brochure with information about recreational opportunities, staging and parking areas, access points, trolley access, and trail etiquette. Brochures should be made available at the Chamber of Commerce, through the hospitality industry, and at local stores (once parking areas have been installed).

Trail etiquette/regulations should include the following points:
- Stay on the trail (in sensitive habitat areas).
- Pedestrians have the right-of-way (over cyclists).
- Bicycles must respect the "Walk-only" zones. They must dismount and walk their bike through these areas. Alert of approach from behind, either by voice or a bell. Observe safe speed limits.
- Dogs must be under the control of their owners at all times.

Sign Types and Locations
East-West Ranch Signs
The purpose of these signs is to guide the public to the different Ranch access points. These signs should be posted at off-site parking areas. The sign should be designed to be visible at eye level from a passing car.

Trailheads
Trailhead signs should include the trail name (per the map), and user designation (hiking, biking, ADA, or multi-use). Sign and post materials should be of recycled products or natural materials. Trailhead signs should stand 30-36 inches high.

Trailhead signs should be placed at the following locations:
- Bluff Trail - both entries
- Huntington - at the stile for the Ridge Trail
- Forest Loop at northern forest edge
- Santa Rosa Creek trails - at both ends of both trails,
- Staging Area(s) - East Ranch parking lot near trail, CCSD Wastewater Treatment lot, Hwy 1/Cambria Drive near proposed pedestrian bridge
- Wallbridge, Marlborough, Victoria, Tipton, Trenton entries

Trail intersections
Trail signs should be installed at trail intersections, and should provide trail names and directional arrows. These signs should be the same style as trailhead signs, but with a lower height of 18."

Information Kiosk
Kiosks should include interpretive exhibits or pamphlets, trail map, trail etiquette, Ranch rules, and current project descriptions. (Also, see design standards in Public Safety.) The kiosk should have a roof to protect the information board, and the board should be protected by a window. The kiosk should be constructed of recycled or natural materials to blend with the natural environment. Kiosks should be located at:

- Bluff Trail: Both entries
- Staging areas: East Ranch near the trail, and Hwy 1/Cambria Drive, near the planned pedestrian bridge

Trail Closures
Signs should include a brief explanation of the purpose and duration of the closure and be approximately 18" height. See standard in Chapter 8, Public Safety, section C.

3. Fences and Gates

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

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

Ranch Perimeter / Boundary
Existing barbed wire fences should be maintained and repaired on the perimeter boundary as needed.

Temporary Cattle Fencing
An electric single wire with T posts may be used by the cattle operator i.e., at the forest edges. A gate shall be provided where it crosses a public trail.

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

Gate Types
Pedestrian Gates / Stiles
Existing pedestrian gates should be replaced by stiles in grazing areas. Stiles should be installed at all Ranch access points except North and South Windsor Blvd.

Emergency & Maintenance Access Gates

- Huntington - Existing gate should be replaced with a locking gate for emergency access, restoration work, and for grazing operations.
- Marlborough - A locking gate at SeaClift and Marlborough for regular maintenance or emergency access at the Marine Terrace Trail.
- East Ranch – A locking gate will need to remain at the East Ranch entrance until the Community Park is installed.

Bollards

Removable bollards should be installed at the entrance to the Marine Terrace Trail at Windsor North, and at the Bluff Trail north and south to allow for bike and pedestrian access while keeping automobiles out. Bollards should be constructed of recycled products or natural materials.

4. Benches

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

Existing Benches

The existing benches are rustic and handmade of drift wood, wood slabs and large rocks. These should remain on the Ranch.

New Benches

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

Chapter 5. Natural Resource Restoration and Protection

A. Introduction

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

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

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

The overall mission of the Management Plan is stewardship of Ranch resources and planning for strategic public access. This involves protecting and sustaining the resources in perpetuity. This chapter discusses restoration of the diverse habitat zones of the Ranch, erosion control and repair, water quality protection, and soil protection guidelines.

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

- Protect and enhance habitat for special status plant and animal species.

- Prevent or minimize impacts, including erosion, invasion of non-native species, disruption of natural water flows, degradation of water quality, trampling of vegetation, and displacement of wildlife.

- Monitor changing conditions and the effectiveness of resource management practices, and alter them as necessary.

- Use native materials occurring on-site or on similar sites for vegetation replacement or enhancement projects.

- Protect riparian areas and wetlands where grazing may occur.

- Manage vegetation in grasslands to maintain and enhance biodiversity and achieve a high representation of native plants. Strive for expansion of native grasses and wildflowers.

B. Natural Resources Summary

The following discussion focuses on the habitat types delineated on the Biological Constraints Map (Exhibit 3) and briefly describes plants and animals common to these habitats. The Appendix includes a regulatory constraints checklist highlighting all listed habitat types and the respective jurisdictional agency.

1. Habitat Types

Elements of nine habitat types typical of coastal central California and the Cambria area are represented on the East-West Ranch, including riparian woodland; riparian scrub; seasonal wetland; Monterey pine forest; oak / toyon woodland; coastal scrub; seabluff scrub; grassland; and ruderal / anthropogenic (human created/disturbed). Santa Rosa Creek traverses the property and is under the jurisdiction of the U.S. Army Corps of Engineers. Furthermore, wetland plants dominate a number of areas on the East-West Ranch and would likely fall under the regulation of the California Coastal Commission as Environmentally Sensitive Habitat Areas (ESHAs) as described in the California Coastal Act of 1976. The Ranch contains introduced eucalyptus groves and windbreaks, as well as a planted windbreak of Monterey cypress.

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

Grassland

East-West Ranch is predominated by non-native annual grassland; however, small, localized areas of perennial grass species such as purple needlegrass and California oat grass occur throughout the grassland habitat identified on the West Ranch. Accurately mapping areas dominated by native perennial grasses and native grassland plant species would be an important step in managing the coastal grassland areas on the West Ranch. California Department of Fish and Game (CDFG) identifies coastal and valley needlegrass grassland as a special-status biological community.

Monterey Pine Forest

Monterey Pine forest habitat covers a significant portion of the East-West Ranch. CDFG identifies native Monterey Pine forest as a community of special concern. A known pathogen, pine pitch canker, is a threat to the forest's continued health. Implementation of the Forest Management Plan (Jones and Stokes, 2002) in cooperation with the Cambria Forest Committee should enhance and sustain this plant community and provide the long-term management concepts and techniques needed to combat this pathogen.

Riparian Corridor

The riparian community along Santa Rosa Creek from the Ranch to where it empties into the ocean is for the most part a well-developed, diverse corridor of forest vegetation. Arroyo willow *(Salix lasiolepis),* the most abundant species, forms dense thickets in many places along the creek. Black cottonwood *(Populus balsamifera ssp. trichocarpa),* sycamore *(Platanus racemosa),* white alder *(Alnus rhombifolia),* and blue gum eucalyptus *(Eucalyptus globulus)* are

all common species observed in the riparian corridor. Common understory species vary along the creek, but usually include native species such as California blackberry (*Rubus ursinus),* stinging nettles *(Urtica dioica ssp. holosericea),* and poison oak *(Toxicodendron diversilobum);* and non-native species such as German or cape ivy *(Senecio mikanioides),* and periwinkle (Vinca major). Santa Rosa Creek's riparian woodland traverses portions of the Ranch that have been heavily grazed or have been in agriculture. As a result, these areas show signs of disturbance (i.e., steeply cut creek banks devoid of vegetation) and contain numerous non-native, invasive plants.

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

Seasonal Wetland

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

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

Seabluff and Coastal Scrub

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

Seabluffs and their ecotones with the grasslands of the coastal terraces are the habitat of the rare compact cobwebby thistle *(Cirsium occidentale var. compactum).* This species occurs along the sea bluffs, next to the edge of the bluffs and back into the grassland for a few meters. Currently,

a thick cover of non-native annual grasses now dominates locations of this species, as mapped by the Coastal Resources Institute.

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

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

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

Oak / Toyon Woodland
Most of the forested areas of the Ranch have coast live oak as a major component of the canopy or understory, but are primarily associated with the Monterey Pine forest habitat.

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

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

2. Special Status Plants

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

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

3. Special Status Wildlife

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

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

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

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

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

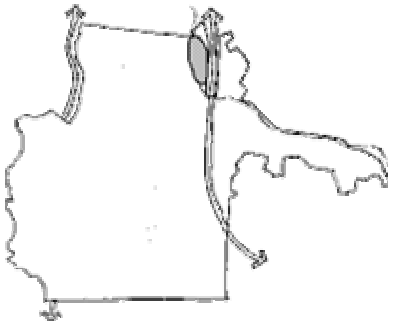
C. Resource Protection and Restoration Program

This section identifies five habitat zones on the Ranch that will be the subject of restoration and protection efforts. Identified habitat zones are Riparian, Seasonal Wetlands, Forest, Coastal Bluff, and Grasslands. It is important to recognize that these zones support different biological communities and that management methods may not be the same for each community within the zone. The proposed strategy is to use a mix of methods that cater to the specific biological community.

1. Riparian Corridor

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

People are also attracted to riparian areas but can cause problems from trampling, soil compaction, and general destruction of vegetation. For these reasons, signs should be used to advise Ranch visitors to stay on provided trails in sensitive areas, such as those in the riparian corridor. The corridor should also be protected from human and cattle intrusion by the methods proposed below. Installation of riparian habitat protection fencing will have the dual purposes of keeping Ranch visitors and grazing animals from disturbing the stream and riparian woodlands habitat. Removal of riparian habitat on the East-West Ranch should be avoided during trail or infrastructure construction or maintenance activities, and a sufficient setback required by County standards should be incorporated in any construction designs.



Key Map 1: Riparian Corridor (Grey Area)

Recommended riparian enhancement activities include:

Non-Native Plant Removal

Controlling non-native vegetation along the creek banks is a fundamental aspect of restorative efforts. Due to the sensitivity of the plants and adjacency to water, chemical methods for weed control should not be used. Two methods of invasive plant removal in creek bank areas are by hand or by strategic small animal grazing (this may include the use of goats or sheep). In areas where invasive plants are sparse, removal should occur by hand in the spring season before seeds mature and fall to the ground. Removal of non-natives and revegetation efforts should be avoided prior to or during the rainy season to minimize erosion problems. In areas where invasive plants have heavier coverage, small animal grazing should be practiced for a short duration in the spring and be supervised to protect desirable plants. Refer to the Vegetation Management section for more details on grazing.

The main non-natives/invasives slated for removals are German or cape ivy *(Senecio mikanioides)*, periwinkle *(Vinca major),* Fennel, Poison hemlock, Curly dock, Milk thistle, Stinging nettle, and Italian thistle.

Creek Bank Stabilization
Bio-engineering methods approved and practiced by the California Department of Fish and Game Salmon Stream Habitat Restoration Manual should be used to stabilize critical areas along Santa Rosa Creek. Stabilization efforts should be coordinated with the California Conservation Corps, who have been trained in these restoration techniques. Methods may include tree trunk, boulder, and native plant wattling. This is an intensive method used to prevent further loss of land for those areas of a stream that are subject to high velocity flows during storm events. It requires temporary re-channelizing of the stream flow and mechanical excavation at the toe of bank.

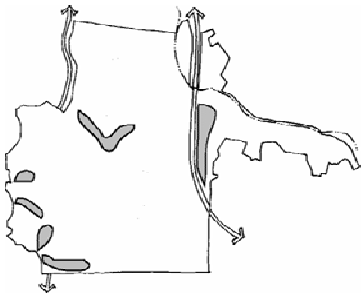
Any creekbank stabilization projects should be planned around the steelhead migration season to avoid impacts to the trout. Restoration or stabilization work will need to be permitted per California Department of Fish and Game requirements. Record keeping and monitoring should follow standards set forth by the Department of Fish and Game.

Revegetation
In areas altered by storm erosion or by stabilization efforts, creek banks should be revegetated by hand. Hand revegetation includes dispersing seeds of native riparian plants or transplanting native seedlings, saplings, or willow sticks. Refer to CA Department of Fish and Game Salmon Stream Habitat Restoration Manual on the appropriate planting techniques such as spacing and watering requirements, etc.

Habitat Protection
In order to protect the riparian corridor from grazing animals and human impacts (due to trails close by), it may be necessary to provide fencing. Fencing should be designed according to Fencing standards of the Public Access section F. Generally, fencing should be located at top of bank adjacent to the tree canopy of the riparian woodlands on the eastern and western reaches of the creek corridor where trails are proposed adjacent to the creek or at the edge of other wetland areas or site needing protecting.

2. Seasonal Wetlands

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



Key Map 2: Wetlands (Grey Areas)

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

West Ranch
There are five separate areas of seasonal wetlands on the coastal terrace of the West Ranch. Methods for restoration include removal of invasive plants and allow for the natural progression of native plants. All seasonal wetlands should be avoided by trails. An elevated boardwalk will provide access over the wetlands, to allow it to restore and provide protection from trampling. Please refer to the Trail section in Chapter 4 for further description of the boardwalk.

East Ranch
Generally, wetland natural ecological processes should be allowed to function undisturbed on the East Ranch. Gradually remove the eucalyptus trees along the creek bank and Fern Canyon drainage as they die and remove the seedlings as they form, then replace with trees indigenous to the natural riparian woodland. The Eucalyptus grove at the County Yard should be removed as recommended by the Community Park Master Plan. If necessary, for example, in those areas severely trampled by cattle, re-introduce indigenous wetland vegetation to help restore the wetlands to their more natural state. Revegetation of wetlands should be done by hand spreading of seeds gathered from the existing plant population on-site.

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

3. Forests

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

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

Generally, the forest should be protected from grazing (fenced off at edge during grazing rotation). If grazing is employed in the Ranch, required fencing should be placed outside the forest area allowing a buffer for incremental expansion of the Monterey Pine forest. Maintain public access to and through the forest along the existing Loop Trail only. Improve the Loop Trail by removing hazards such as fallen tree limbs and low branches. Move the Forest Loop

trail out of the northern drainage. (For further description, see Chapter 4, Public Access, Trail section.) To protect animal habitats, do not improve other existing trails, i.e., animal trails. If necessary, post signs to direct people to stay on the Loop Trail.

4. Coastal Bluff

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

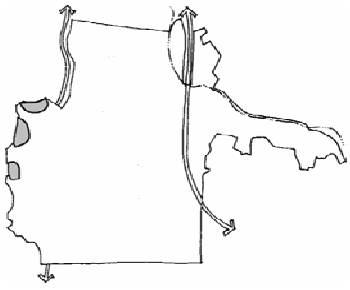
The following methods should be used in the treatment of the coastal bluffs:

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

Revegetation
Wetlands should be restored by preventing disturbance from animals and people. Methods for restoration include reintroduction of native hydritic plants either as seed or as planting. Revegetation of wetlands should include hand spreading of seeds gathered from the existing plant population on-site.

Wetlands Protection
Wetlands should be protected from animal intrusion during grazing by temporary fencing or tethering. Limited and strategic access through the wetlands for public access trail purposes may be allowed. An elevated boardwalk will separate pedestrian walkways from the wetlands to allow the wetlands to restore in a natural progression. (Refer to the Chapter 4, Trail section for further description of the boardwalk.)

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



Key Map 3: Coastal Bluff (Grey Areas)

5. Grasslands

Grasslands should be managed for a number of reasons:

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

Grassland management is described below according to whether the grassland is located on the east or west side of the Ranch because treatment methods differ for the respective areas.

West Ranch Coastal Grasslands

The coastal grasslands on the West Ranch have been subject to grazing for many years. Non-native annual grasses dominate, but small areas of perennial grass species also occur throughout the grassland habitat, including the native purple needlegrass and California oat grass.

Treatment methods for the West Ranch Coastal Grasslands include:

Grazing

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

Non-native Plant Removal

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

"Spot Grazing"

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

East Ranch Grassland

The area east of Hwy 1, including the Mid State Bank open space, is in the floodplain of the Santa Rosa Creek, and has been historically subject to grazing. Extensive stands of non-native and invasive plants are established in the grassland areas and need to be removed to allow for native plant succession. The thick buildup of thatch in these areas also poses a fire threat in the dry summer months.

Treatment methods for East Ranch grasslands include:

Non-Native Plant Removal

Mechanical removal, herbicide application, or small animal grazing of invasive plants may be used independently or in conjunction. Non-natives predominant on the east side that should be removed are:

- Silybum mariamon *(Milk thistle)*

- Carduus pycnocephalus *(Italian thistle)*
- Cenista monspessulana *(French broom)*
- Xanthium spinosum *(Spiny clotbur)*
- Convolvulus arvensis *(Bindweed)*

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

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

D. Other Resource Restoration and Protection

1. Water Resources

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

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

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

A portion of the CCSD water works facilities, such as the office and storage building, should be moved away from the Santa Rosa Creek, and the County storage yard relocated off site of the Ranch. Both of these uses should be screened from public view from Rodeo Drive, Ranch parking area, and the future park. Native landscaping and wood fencing should be used as materials for screening.

The CCSD has plans for future development of a separate water line for recycled treated water to be used as irrigation water on the future park playfields of the East Ranch.

Water Quality
The CCSD will continue to conduct ongoing water quality monitoring. The National Marine Sanctuary conducts annual water quality sampling of the creek waters during an event called "Snap Shot Day." These are both good sources for the Ranch Manager to use if water quality

data is needed. Water quality of the creek and ocean will be further protected by implementing the bank and gully stabilizations as described in this section.

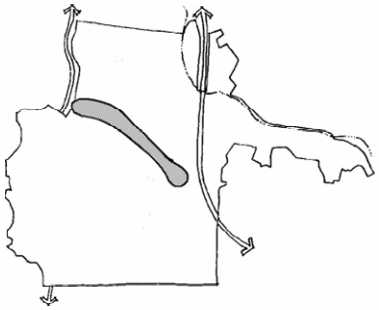
2. Soils

Loss of topsoil due to erosion is a statewide concern. Three areas of the Ranch are subject to erosion: the stream bank along portions of Santa Rosa Creek, gully formations on the West and east facing slopes of the West Ranch, and the sea bluffs. Santa Rosa Creek erosion and stabilization is discussed in the Riparian Corridor Restoration section above. Two methods of stabilization for gullies are discussed below.

West Ranch "SeaClift" Gully

This gully has formed east of the SeaClift neighborhood. The gully started at the lower elevation and cut up-slope, and over time, progressively formed a small canyon. Cattle traversing the gully seeking water at the culvert appear to have caused further erosion. A drainage culvert drains to the ocean under Windsor Blvd.

Erosion is so severe in this area that both methods propose mechanical intervention. Care must be taken during construction to avoid adjacent wetland areas; wetlands should be fenced off during construction activities. In both alternatives, the drainage culvert under Windsor Blvd. will require upgrading with engineering and construction by the County Engineering Department, since it is not on the Ranch property.



Key Map 4: SeaClift Gully (Grey Area)

The Natural Resource Conservation District has recommended the following two methods; however, further analysis should be performed to determine the best long-term solution.

Alternative 1

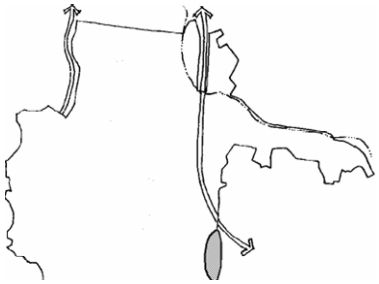
This method would require the grade and backfill of the entire gully with imported material from construction sites in Cambria and the region. Fill material may consist of boulders and large rocks at the bottom with subsoil fill over the boulders. The final fill should be top soil to a depth adequate for planting. Finish grade the topsoil, stabilize with straw matt or bundles, and seed with native grasses and flower mix. Fence restoration areas and allow plants to establish for two years before opening to public access or grazing. This will require monitoring the revegetation to replace vegetation where plants have died.

Alternative 2

Alternative 2 would require less fill material. Grade the gully banks back to a minimum of 2:1 slope and back fill the upper cut entirely to prevent further cutting into the upper reach of the slope. Install boulders and logs along the course of the drainage to slow water velocity but provide a drainage channel or stream to the culvert. Plant the slopes with grass and other native plants to stabilize the soils. The stream channel should be vegetated with wetland hydritic plants to replicate natural stream vegetation of the region. The area of the restoration should be fenced-off temporarily until the plants are established (approximately 2 years).

West Ranch "Warren/Trenton" Gully

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



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

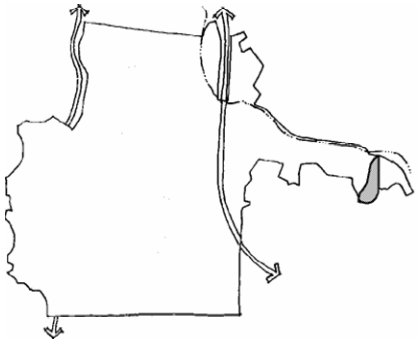
Coastal Bluff Stabilization

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

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

East Ranch - Piney Way

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



Key Map 6: Piney Way Drainage (Grey Area)

Chapter 6. Cultural Resources

A. Introduction

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

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

B. Prehistoric-Chumash

There is evidence of Chumash and Salinan use and settlement on the West Ranch. In order to protect these areas for their historic importance, these sites should remain anonymous. No direct labeling of these sites should occur. However, there are opportunities to educate the public on the native culture in the form of interpretive signs or brochures illustrating their occupation on the central coast. This should be done in coordination with the Chumash and Salinan Tribal Council and an archeologist, who may help to produce the brochure. It should be noted that the Chumash are seeking a location for a Native American Museum in Cambria, which may contain relics significant to the Ranch history.

C. Historic-Fiscalini Ranch

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

If feasible, historic plaques may be posted to describe the building and their previous functions. This could include photographs of the buildings in their "glory days," which may be available through the Fiscalini Family or local historical society. Alternatively, if funds become available for historic preservation purposes, one of the significant buildings could be rebuilt to commemorate this important piece of history in Cambria. Reconstruction may be conducted by volunteer labor with the guidance of a historic preservation expert.

Chapter 7. Vegetation Management

A. Introduction

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

The intent of vegetation management efforts is to meet the following objectives:

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

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

Passive management differs from active methods in that it leaves an area untouched, but protects a plant community from further detriment so that natural restorative processes may occur. Examples of passive methods include regulating the uses allowed in sensitive areas, creating a buffer zone, and / or restricting or excluding public access for some areas (refer to the Chapter 5, Natural Resources).

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

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

Fire management will likely be practiced and conducted by the California Department of Forestry and the Cambria Fire Department, in coordination with the Ranch Manager. Due to the proximity of residential neighborhoods to the Ranch, controlled burns are not recommended as a standard vegetation management method. The risk of fire spreading in the forest and to the adjacent neighborhoods is great. Furthermore, the Air Pollution Control District is phasing out this method due to air quality impacts.

In the short term, before the Vegetation Management Plan can be implemented, in coordination with the fire departments, the minimum management methods would include maintaining cattle for fuel reduction purposes, and fire management methods employed for fuel reduction adjacent to neighborhoods.

B. Background

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

- Hand/ chemical removal of invasive/non-native plants
- Mechanical; mowing, disking, or weed whipping
- Holistic range management (cattle)
- Goat or sheep grazing
- Horse grazing
- Controlled burns

Each method was evaluated for the pros, cons, and costs. Methods were also measured against objectives created by the Working Group specific to the Vegetation Management Plan. Other issues addressed for vegetation management included: financing, compatibility between cattle, wildlife, people and dogs, fencing repair expenses, liability, water sources and infrastructure for cattle, and revenue. Additionally, it was important to avoid methods that were harmful to sensitive habitats and species.

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

C. The Program

The following program describes recommended vegetation management methods for each of the Ranch "zones," which are based on their respective habitat or biological community. Methods support the established objectives as described above. This vegetation management plan should be considered "adaptive," therefore it may be modified in the future depending on the results of the proposed program, and necessary changes may be made by the Ranch Manager to meet Plan objectives. Separate zones will use a different method or combination of methods per zone to observe the effects of each method. At the end of the test period (generally a year or two), the Ranch Manager may decide the preferred set of methods to be employed for the entire Ranch.

Common to all the Ranch zones will be invasive and non-native plant removal, including those areas where no grazing occurs. Removal should be conducted by hand or mechanically (weed whipping) in areas close to wetlands or waterways. Chemical removal should only be used as a last resort when this method is not successful.

1. Management Zones & Methods

This approach is to manage the Ranch by describing the landscape as 5 areas or "zones" comprised of the following communities. Exhibit 5 shows the proposed Management zones discussed below:

Coastal Bluff
This zone encompasses all that area west of the fence at the utility easement on the marine terrace. The coastal bluff area is a sensitive habitat area and should generally be left to evolve naturally, with little or no cattle grazing employed. Annual removal of non-native plants should occur according to Chapter 5. If grassland grazing should occur in the future, protection measures should be employed for the coastal scrub habitat, wetlands, and the Cobwebby thistle.

Grasslands
This is the area above the coastal bluff area and separated by the SeaClift drainage gully. This area encompasses all the grassland from Park Hill neighborhood to the Santa Rosa Creek Trail, and north and west of the pine forest to West Lodge Hill. (The gully will be restored and fenced off as described in Chapter 5, section D). The Ranch Manager will select the most appropriate vegetation management methods to meet stated objectives for this area.

Monterey Pine Forest
The Monterey Pine forest sits at the ridge of the West Ranch and along the north-facing slope of the East Ranch. If grazing is employed, the forest should be protected with installed fencing at its interface with the grasslands. The Forest Loop Trail should be located behind the fence. The Forest Management Plan should be consulted as a guide for restoration efforts within the forest. The forest should be allowed to naturally expand beyond the current forest edge, placing a fence away from the forest edge is suggested.

Fire prevention methods may be employed by the Fire Department to protect neighborhoods adjacent to the forest. Please refer to Chapter 8, Public Safety, section E, for a description of fire prevention and hazard reduction methods.

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

Mixed Woodland
Two areas of mixed woodlands occur on the Ranch: on the east-facing slope of the West Ranch and on the northwest-facing slope of the East Ranch near the highway. The mixed woodlands should be allowed to expand in their natural course and should be protected from grazing by fencing, if grazing is employed. Non-native plants should be removed mechanically (weed whipping) or by hand. Chemical removal should only occur if these other methods are not successful.

2. Fencing and Gates

Permanent fencing will be necessary for protection of restoration areas including the riparian corridor, and wetlands. The fence type should be an open design to reduce visual impacts. Three or four wire and T post construction, 4' high is recommended. Where the fence crosses a trail, stiles or locked gates will need to be installed for hiking and biking access. Refer to Exhibit 6 Managed Grazing Plan & Fencing, for fence locations.

3. Grazing

Grazing may be an important vegetation management method to achieve stated objectives. There are a number of issues that should be addressed when considering a grazing program. If grazing is to be used for vegetation management purposes, the Ranch Manager should prepare a grazing management program to address the following:

- The grazing program should be based on "holistic grazing management" principles (refer to Appendix 4 for more information.)
- Livestock should be kept out of sensitive environmental areas and restoration areas (creeks, wetlands, forests, coastal bluffs, etc.).
- The grazing operation should be assessed periodically to evaluate the effectiveness of improving grassland health and prevention of erosion.
- Minimize adverse impacts to trail use through an information program, and fence and gate system.
- Develop a "prescription" for the appropriate number of cattle in selected grazing areas.
- Provide necessary support facilities such as water, loading areas, fences, feeding, etc.

4. Monitoring Plan

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

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

The monitoring plan should include the following components:

- Baseline documentation of existing conditions with photographs and notes. The baseline document for the natural resource restoration and protection effort, or as required by the Conservation Easement agreement, may be used instead.

- Observations log, per zone, which should include:
    - Vegetation type and area of cover (square feet or acres)
    - Date of observation, and name of the person doing the recording
    - Seasonal photographs of each zone (taken from the same vantage point) to record changes
- Annual evaluations that measure the progress of the vegetation management program against objectives. The evaluation is intended to inform the Ranch Manager of the effectiveness of operations and to determine if modifications to the Program are necessary to improve achievement of objectives.

Monitoring may be conducted by volunteers such as Cal Poly students or others who have been trained in evaluating resource conditions. Monitoring may also be coordinated with the task of mapping the native perennial grasslands and plant species native to grasslands as recommended in Chapter 5, Natural Resource Restoration.

Chapter 8. Public Safety

A. Introduction

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

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

Many public safety efforts will be implemented by other agencies, such as the San Luis Obispo County Sheriff and the Cambria Fire Department. While some public safety efforts will not be implemented by the Ranch Manager, ensuring public safety on the Ranch will require cooperation with responsible agencies. For example, certain trails may require closure to accommodate fire safety improvements. Public education and safety information will also help provide for the safety of Ranch visitors, so this chapter discusses public safety signage as a component of the public safety program as well.

B. Trail Maintenance

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

General trail maintenance is described below for the two primary trail environments, woodland and grassland trails.

1. Woodland Trails

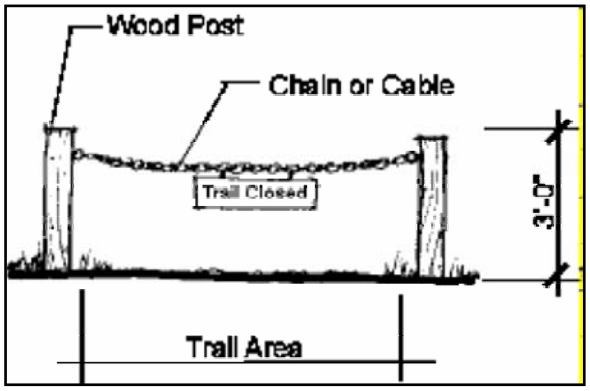
Maintenance work will include trimming tree limbs that arch over or fall on the trail, and removal of large debris on the trail surface. Shrub trimming should provide clearance for at least the width of the trail. Not all healthy ground-level limbs or roots need to be removed as these provide interesting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

2. Grassland Trails

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

C. Trail Closures

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



D. Emergency Access

Emergency access through the West Ranch from Park Hill to Marine Terrace and West Lodge Hill neighborhoods is essential. The existing utility easement, which extends from Windsor Boulevard North to Marlborough Street, provides a route for emergency access. This road should be improved by the CCSD with an all-weather surface. Bollards should be installed across the road at the Windsor Blvd. entrance to prevent cars from access but allow bike and pedestrian access. (Exhibit 7)

E. Fire Management and Prevention

The Ranch is within a high fire hazard area and has been targeted by the Cambria Fire Department (CFD) and the California Department of Forestry for fire prevention intervention. The CFD monitors vegetation communities, including the grasslands and the forest, for fuel load conditions. The CFD will determine the most effective means to correct problem areas. Corrective measures will be tailored to address the specific area or zone on the Ranch.

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

During periods of high fire hazard, the CFD may require posting of red flags at staging areas to warn visitors to be very careful. No fire of any kind, including smoking, will be allowed on the Ranch. The Ranch Manager will be required to cooperate with these fire agencies during fire

prevention work. Trails may be temporarily closed during this effort to eliminate conflicts.

F. User Conflicts

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

1. Bicycles versus Pedestrians

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

2. Dogs versus Pedestrians, Bicycles, Cattle, and Wildlife

Many potential conflicts arise from off-leash dogs: dogs may chase wildlife (which is in conflict with the resource protection objectives of the Plan), dogs may chase cattle (which can be dangerous to hikers), dogs may frighten or attack other people, and finally, dogs may attack other dogs (on a leash) beyond the control of their owners. In order to meet the safety objectives of this Plan, the Ranch Manager may restrict dogs to leashes or prohibit dogs on any or all of the Ranch trails.

G. Beach Areas

In order to protect visitors from soil instability at the bluff areas of the Ranch, warning signs should be posted at all historic access points along the bluffs.

H. Signage Program for Public Safety and Special Information

The use of signage is an effective way to provide information to Ranch visitors. In addition to other trail and access signs described in Chapter 4, safety and special information signs are planned for use at East-West Ranch as described below. Careful attention should be given not to clutter the Ranch or viewshed with notices. Signs should be constructed of natural materials (e.g. stone, wood, etc.) or recycled products and be kept below eye level (generally 18' to 36").

1. Safety Signage

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

Safety messages

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

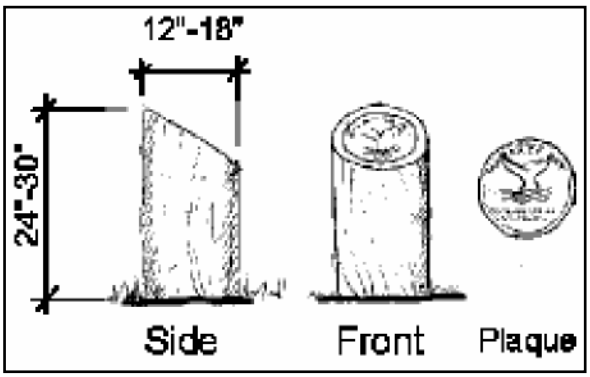
Universal symbols
Universal symbols for ADA and / or bicycles should be incorporated on signs at trails identified for these users.

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

2. Special Information Signs

State Coastal Conservancy / American Land Conservancy Commemorative
The American Land Conservancy (ALC) and State Coastal Conservancy (SCC) have designed and created a sign that indicates the Ranch is open for public access and made possible by funding from these organizations and the Cambria community. The location for the sign will need to be determined by the Ranch Manager in cooperation with these organizations.

Monterey Bay National Marine Sanctuary Boundary (MBNMS)
This sign should be a plaque designed and provided by the National Marine Sanctuary (NMS) foundation and installed near the southernmost point of the sanctuary, which is on the Ranch. The Ranch Manager will need to coordinate with the NMS on the size, location, and installation.



Example type sign for Ranch.

Chapter 9. Implementation

A. Introduction

The Cambria Community Services District (CCSD) will manage both the East and West areas of the Ranch until adoption of the Management Plan and recordation of the Conservation Easement, after which the North Coast Small Wilderness Area Preservation (NCSWAP), or their successor, may exercise their option to assume management of the West Ranch.

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

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

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

Restoration Coordinator
This person or persons will oversee non-native plant removal and stabilization and restoration projects, including labor and agency permitting coordination, and monitor the cattle operation.

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

Public Outreach Coordinator
Oversee volunteer and docent training, fund raising, brochure and pamphlets production and design, sign design and production, large group permitting, and Ranch walks. Upon selection of one or more coordinators the name and contact information should be listed with the CCSD.

The Action Plan included in section D below focuses on the first few years after Plan adoption. The Action Plan remains fluid, with the understanding that environmental and political conditions change, which may lead to changes in priorities. The timing of funding for specific projects may also change priorities. However, some paramount projects deserve urgent status and are discussed in the Phased Improvements section below.

Guidance is provided on administrative tasks; including budgeting, funding, record keeping, an ongoing Action Plan for annual operations of the Ranch, and long and short-term phased improvements. This includes timeframes, physical improvements, and staffing resources. A list of federal, state, and local agencies is provided in section F. Some Ranch restoration and

improvement projects will require coordination with these agencies before and during improvements.

A program has been designed for permitting and/or entering into agreements with equestrian, large groups, and cattle grazing operators using the Ranch. This program may be a source of revenue as well as an access control method during implementation of vegetation management activities. Enforcement coordination is also briefly discussed.

B. Open Space Conservation Easement

When East-West Ranch was purchased, there were certain activities and uses of the land that the community envisioned for the property and other activities and uses that were considered undesirable. As previously described, two of the main objectives for purchasing the Ranch were the protection of open space and the continuation of public access and passive recreation opportunities on the coast. It was important to the community, and to the people and agencies that helped acquire East-West Ranch, that the passive use of the property would be officially recognized as an allowable right of the people of the state. A Conservation Easement is necessary to preserve this right and to protect the Ranch against development in the future.

Conservation Easements are legal documents used to protect the conservation value of property, and which permanently limit the allowable uses and rights attached to the property under its scope. The Conservation Easement for the Ranch is based on the uses and operations as described in this Management Plan. Furthermore, the Easement, as adopted by the Cambria Community Service District in cooperation with the Conservancies, clearly identifies the allowable and prohibited uses of the Ranch. NCSWAP or their successor will be the holder of the Easement as part of their administrative scope for the entire Ranch.

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

C. Ranch Administration

Successful implementation of the Management Plan depends upon having clear understanding of areas of responsibility as well as close coordination between CCSD and the Ranch Manager. Following is an outline of responsibilities that CCSD and NCSWAP or its successor needs to address in the ongoing administration of the Plan. Many responsibilities overlap so it is likely that some crossover will occur among the management team. Good communication and a clear understanding of the task will prevent duplication of efforts and will ensure that delegation has occurred for that effort.

A central physical location should be established for Ranch management operations and records, so that information is readily accessible to the management team. For example, to ensure recordation of restoration efforts and/or improvements performed on the property, a centralized

location is more expedient for the responsible party. The following is a list of typical administrative duties that will be required in the administration of this Plan and management of East-West Ranch:

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

1. Record Keeping (Non-Fiduciary)

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

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

There are common features recommended for each log/record for the different improvements and operations. A few tasks merit additional customized record details. These details are provided following the tasks described in this section, and are referred to as “record keeping.”

Features common to most records are:

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

2. Amendments

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

The following amendment process should be followed:

- The Ranch Manager or Easement Holder will write a request to amend the Plan stating the chapter, section, and paragraph number to be changed, reiterating the existing language, and stating the revised text.
- The amendment request will be submitted to the CCSD General Manager and the State Coastal Conservancy Project Manager. These agencies will review the request for consistency with the intent of the Plan and policies.
- If the amendment is approved, a signature from both agencies is required.
- The amendment will be attached to the front of the document in a separate section for amendments.

D. Annual Action Plan

The Action Plan provides for the orderly and coordinated execution of the Plan. It represents the needs and objectives of the Plan based on the desires of the community and the fiscal constraints of the management entity. The responsibility to carry out these actions should be divided among a team of trained associates under the Ranch Manager's directive. The Action Plan should be updated annually to report progress, make adjustments, and include proposed new actions.

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

1. Vegetation & Restoration Management

The Ranch Manager will oversee the resource management and restoration efforts as described in Chapters 5 and 7. Briefly, vegetation management efforts will include tasks such as preparation of a "Baseline Document," regulating cattle grazing, scheduling fire prevention intervention, non-native plant removal, native plantings, and soil stabilization projects. The Ranch Manager may also need to limit areas of use and/or determine appropriateness of trail closure. Habitat enhancement projects will require a more formal monitoring program conducted by biology experts.

A record keeping log should be developed and maintained to track vegetation management efforts. The log should be organized by vegetation zone (tabulated) and include habitat types within the zones. The log should track areas being restored, revegetated, or under observation, as well as methods used for restoration or revegetation, including non-native removal. Maps should be used to portray information. Other useful information may include the party (ies) that

performed the work and costs associated with the project. See Chapter 7, Vegetation Management section for more details on monitoring techniques.

2. Trail Maintenance

Trail maintenance is necessary to keep trails in good condition, improves safety, and prolongs its accessibility. Informal trail inspections and observations by trail users, docents, volunteers, and maintenance crews can help to identify needed improvements, and are most effective when documented in a consistent place and format. Trail repair should occur within a week after the notice has been received, if possible. Repairs may be contingent upon the priority of the problem, and availability of labor and financial resources. If the problem is a safety issue, and the management team is unable to correct the problem in a reasonable timeframe, the trail should be closed temporarily. (For guidelines on methods of maintenance and construction, see Chapter 4.).

The Trail Log should be divided by trail segments (binder tabs), including trail maps with identification of segments in need of improvement. Include a checklist of type of improvement needed, the repair party, and date completed.

3. Sign Installation and Maintenance

The sign program, described in the Public Access and Public Safety chapters, will require installation schedules, maintenance monitoring, and implementation. The coastal climate is harsh on natural materials, and therefore, they will require more maintenance and replacement expenditures. These should be considered when choosing materials for the signs, keeping in mind durability and tamper proofing. Signs should be maintained to ensure readability and scheduled for replacement if stolen or vandalized.

As stated in the Grant agreement from the Coastal Conservancy, The American Land Conservancy is responsible for providing and installing a sign on the Ranch that identifies the East-West Ranch areas for public use and acknowledge the sources of funding assistance. The style of the sign has been chosen by these two agencies and will be erected on the Ranch in coordination with the Ranch Manager.

Other signs to be maintained by the Ranch Manager are as follows:

- Welcome to East-West Ranch
- Marine Sanctuary Boundary (provided by the MBNMS)
- Acknowledgement of private funding sources
- Trailhead signs as described in the Trail section
- Safety signs at the bluff edge and trails
- Closure signs posted and removed

4. Refuse Management

Trash removal will be important for both public safety and aesthetic purposes. Waste receptacles should be provided at convenient locations on the Ranch to provide disposal containers for Ranch visitors. These receptacles should be provided at all staging and entry points, and parking lots. In order to prevent animals from accessing trashcans and debris from blowing away, the

receptacles shall include lids. Trash removal should take place on a regularly scheduled basis. The Ranch Manager will be responsible to arrange for, or haul waste to the appropriate landfill.

5. Parking Area Maintenance

Regular usage of the Ranch will necessitate ongoing maintenance of parking facilities provided on-site. Parking areas composed of crushed granite may require weed control and occasional replacement of the gravel surface. Weed control methods should include bio-degradable herbicide application (when not located near a creek or wetland), or mechanical means.

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

6. Fence Repair and Installation

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

7. Interpretive Program Coordination

East-West Ranch is a community treasure, and as such, visitors to the Ranch should be informed of the diverse natural resources and history of the property. Educational pamphlets that describe ecosystems should be made available. In addition, historical information describing the unique history of East-West Ranch up to and including its acquisition for public use may be featured. This involves coordination of the design and production of the pamphlets (also described in Chapter 4, Public Access and Recreation).

8. Trail Brochures Production

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

9. Docent Training

Docents represent the Ranch Manager and as such, it will be important that they be trained in consistent fashion as to the appropriate and allowable uses, and on the Ranch management objectives and efforts. Consistency will be essential so that each docent has the same knowledge level and authority to act on behalf of the Ranch Manager. Regular training sessions may be setup during the year to train new docents and inform all docents on current projects.

10. Volunteer Coordination for Labor

The Ranch Manager may rely on other nonprofit organizations and volunteers as a source of information and labor. All volunteers should be familiarized with, and trained for, trail maintenance and proper practices. Vegetation Management techniques are provided in the Appendix, and should be both explained to and made available to, volunteers helping with the vegetation management efforts so that all volunteers receive consistent and reliable information.

Sources of volunteers include Friends of the Ranchland, PROS Trails Committee, Green Space, the SLO Land Conservancy, NCSWAP, Sierra Club, CA Conservation Corp. (CCC), Americorps, and Cal Poly University Community Services (Environmental Council).

11. School Group Activities or Tours Coordination

Occasionally, school groups visit East-West Ranch for organized field trips. There should be a point person to coordinate the scheduling of group visits to the Ranch and to coordinate a "greeter" to meet the group and introduce the Ranch. The greeter should give a brief history, explain ongoing restoration efforts, and explain trail etiquette.

E. Phased Improvements

This section provides a summary of the programs and activities that need to be accomplished to meet Management Plan objectives. Activities have been arranged according to short-term, mid-term, and long-term priorities, and are grouped by Resource Enhancements, Access Improvements, and Public Safety within each term.

The purpose of prioritizing is to give the Ranch Manager direction on what work to accomplish foremost and in a timely manner. The Phasing Plan remains flexible since the timing of funding sources is not predictable. The Ranch Manager should refine this list during implementation of the Action Plan in consideration of costs, and the availability of funding. Priority status may be changed at the discretion of the Ranch Manager.

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

1. Short-term Actions

Resource Enhancement

- SeaClift gully restoration
- Vegetation management program
- Santa Rosa Creek - west bank stabilization and trail installed
- Fire defense zone established
- Special status species surveys and mapping
- Baseline Inventory -monitoring for Vegetation Management Plan (photos)
- Removal of non-native plants east side

Access Improvements
- Information kiosks built and installed at Wastewater Treatment Facility staging area and bluff trail
- Open most trails
- Signs - handicap parking only at Windsor dead ends and Huntington; courtesies - dogs on leash, pick up after dogs, bikes, no smoking, red alert days
- Work out shared parking at Wastewater Treatment Facility (Cross Town Trail), Shamel Park
- Coordinate trolley route extension to staging area and Ranch
- Public pamphlet - trails map, where to park, etiquette
- Bluff trail - install ramp, widen and grade, construct boardwalk

Public Safety
- Emergency access road installed- Windsor to Marlborough
- Gates-stiles and locking gates at Marine Terrace and Huntington
- Repair fences
- Sanitation arrangements- trash receptacles

Miscellaneous
- Set up record keeping system
- Relocate County storage yard
- Set up volunteer program
- Apply for grant funding
- Trail signs - trail names & user types

2. Medium to Long-term Actions

Resource Enhancement
- Fence repair
- Remove invasive species
- Install Riparian fence - Santa Rosa Creek
- Interpretive pamphlets
- Interpretive program for docents
- Vegetation Management program

Access Improvements
- Monterey Bay National Marine Sanctuary signs
- Staging area improves at Cambria Drive and Hwy 1
- Information kiosk at staging area-East Ranch
- Parking at Huntington parcel
- Pedestrian bridges at Hwy 1
- Refined/updated public brochure
- New trail improvements/maintenance
- Wallbridge to Ridge trail installed
- Southside Link trail - Forest Loop to Marine Terrace

- Ramsey trail to East Lodge Hill
- Rodeo Drive surfacing / parking lot
- Santa Rosa Creek trails E/W

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

Miscellaneous
- New benches
- Historic preservation – Fiscalini

F. Agency Coordination and Jurisdiction

Implementation of the Management Plan will be dependent on the coordination with a number of organizations and /or agencies. For instance, the Ranch Manager will need to coordinate permitting with several agencies for restoration work, Hwy 1 staging area improvements, or trail improvements on the Ranch. The following is a list of those agencies and their relevance to the process. A separate agency/activity matrix provided in Appendix 5 as a reference when preparing for a restoration or other improvement.

Cambria Community Services District (CCSD)
The Cambria Community Services District (CCSD) will manage both the East and West areas of the Ranch until adoption of the Management Plan and recordation of the Conservation Easement, after which the North Coast Small Wilderness Area Preservation (NCSWAP), or their successor, may exercise their option to assume management of the West Ranch.

The Ranch Manager will be responsible for reporting to the CCSD on an annual basis, on work accomplished and objectives for the coming year. CCSD will carry the liability insurance as owner of the Ranch. The District will provide water and wastewater service to all approved facilities on the Ranch, according to applicable policies and regulations. CCSD will coordinate District improvements with the Ranch Manager including: water works relocation, fire loop road, fire flow lines and emergency access road installation, recycled water irrigation system to Park, lease agreement with County storage yard, and Trolley service expansion.

Cambria Parks, Recreation and Open Space Commission (PROS)
Cambria PROS is an advisory body to the CCSD on parks, recreation, and open space issues.

Cambria Fire Department (CFD)
Cambria Fire Department, assisted by the California Department of Forestry, will provide labor and coordination of fire prevention measures to implement the Fire Safety Plan. CFD will provide emergency fire protection services to the Ranch.

San Luis Obispo Council of Governments (SLOCOG)
SLOCOG will be a funding resource for various projects encompassed in this Plan including Hwy 1 pedestrian bridge funding, car pool staging area funding, and associated beautification funding. In addition, SLOCOG can assist with issues relating to the "American Roadway / Scenic Byway" designation coordinator for Hwy 1.

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

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

U.S. Fish and Wildlife (USFWS)
Projects were there is the potential to impact endangered or threatened species ("takes") will require USFWS involvement. Chapter 5 lists several special status plants and wildlife found on the Ranch. New physical improvements or activities in those areas may negatively affect these species, thus prior coordination with USFWS is required.

California Department of Fish and game (CDFG)
The CDFG regulates projects within the active floodplain and/or associated riparian habitat of wash, stream, or lake that provides benefit to fish and wildlife that affect the flow, channel, or banks of rivers, streams, and lakes. CDFG will be involved for projects that alter the Santa Rosa Creek streambed and gullies, including vegetation. CDFG will need to be noticed before construction begins for any of the following projects that:

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

US Army Corps of Engineers (ACOE)
The ACE is responsible for administering Section 404 permits, which deal with projects in waterways, wetlands, areas subject to the ebb and flow of tides, and generally any navigable waters.

National Marine Fisheries Service (NMFS)
NMFS is responsible for protection of the ESA-listed marine species and anadromous fishes, in this case the Tidewater Goby and Steelhead trout of the Santa Rosa Creek. The Army Corps will coordinate approvals with NMFS. This applies to streambed alteration due to restoration work.

CA Coastal Commission (CC)
The Coastal Commission regulates activities in the state coastal zone. Approvals from the Coastal Commission may be necessary for improvements for trails and parking lots, restrooms in the coastal zone. Other activities requiring their approval are projects with impacts to Santa Rosa Creek, drainages, seasonal wetlands, and areas defined as an Environmentally Sensitive Habitat Areas (ESHA). ESHA habitats include rare or unique habitats (including Monterey Pine forest), habitats that support special-status species in coastal streams, and wetlands. Virtually any project requiring discretionary approval may be appealed to the Coastal Commission.

SLO County Department of Planning & Building / Public Works
East-West Ranch is within the SLO County Local Coastal Plan / North Coast Planning Area. The County Planning and Building Department is responsible for administering the Coastal Zone Land Use Ordinance and for permitting per that ordinance. Coordination with the Planning & Building Department is necessary for activities needing grading or building permits, such as grading (based on cubic yards), tree removal (above 6 inches diameter), drainage improvements, and building construction. Additionally, coordination will be required with County Public Works on flood control project and handicap parking signs.

Air Pollution Control District (APCD)
Projects involving construction of new parking lots, roads, and restoration work may need APCD consultation and approval.

CA Dept. of Transportation (Caltrans)
Caltrans is the state agency responsible for highway improvements. Plan projects that will require coordination with Caltrans include the flood improvement project (coordinated with County Public Works) and the pedestrian bridge at the Hwy 1 bridge. Caltrans also needs notice of any trails proposed in the view corridor exemption parcels adjacent to Hwy 1 on the Ranch. Only habitat restoration work or trails are allowed on these parcels.

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

G. Enforcement

Volunteers
Trail problems involving safety or security issues may be reported by users and/or by volunteers. Volunteers assigned to trail monitoring should report to the Ranch Manager on a regular basis.

Sheriff
The County Sheriff will be responsible for Law enforcement on the Ranch.

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

Handicap Parking Violations
The CA Highway Patrol (CHP) is responsible for administering handicap-parking violations.

H. Permits & Agreements

The Ranch Manager should develop an agreement for grazing, a permit for short-term spot grazing, and costing system associated with each of these.

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

Grazing Agreement
This agreement would allow grazing for vegetation management purposes as described in Chapter 7. It should include the name of the party managing the grazing, the specified duration as dates, the fee for the permit, and a signature line for the approving party.

Appendices

Appendix 1
Glossary of Terms

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

Conservation Easement- Conservation Easements are legal documents used to protect the conservation value of a property, and which permanently limit the allowable uses and rights attached to property under its scope.

Holistic Grazing- A grazing management technique which strives to use animals to work with the cycles of nature, of growth and decay, and to imitate the benefits of natural herding animals which moved in rotations across the landscape. The territory is divided into smaller pods and prescribed an appropriate herd size and grazing duration per the yield of the grasslands within each pod. The heard is rotated through the pods on an annual cycle by weeks or months.

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

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

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

Ranch Manager- Party or parties appointed by the property owner and responsible for implementing the Public Access and Resource Management Plan.

Stile- A pass-through type gate built to require a pedestrian to move in a side-to-side direction to get to the other side. It should prohibit cattle from passing through.

Special Status Plants or Wildlife- those species of plant or animal that are a state or federally listed endangered species.

Small Animal Grazing- Small animals refer to goats or sheep. These are particularly effective for intensive short term grazing to remove non-native plants. Should be conducted in the early spring before the thistle develops thorns but a seed pod is developed. They should be controlled by tether or fenced enclosure.

Appendix 2
East West Ranch
Vegetation Management Methods Summary

I. Introduction

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

1. Vegetation Management Objectives

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

The following matrix summarizes the vegetation management methods and whether they meet the objectives described above. Each method was evaluated against the objectives for the vegetation management plan, as established by the Working Group. Methods are checked on the matrix if they meet an objective. Immediately following this matrix are detailed evaluations of each method. At the end of this document are suggested treatments per zone. It is important to note that the potential treatment program represents one possible solution to meet the above objectives.

METHODS \ OBJECTIVES	Reduce Erosion	Restore Riparian	Reduce Conflicts	Reduce Fire	Min. Liability	Min. Cost	Remove Invasives	Restore Natives	Forest Growth
1. No Management	✓	✓			✓	✓		?	✓
2. Hand/Chemical Removal	✓	✓	✓	✓	✓		✓	✓	
3. Mechanical Mowing	✓	✓	✓	✓	✓	?			✓
4. Holistic Range Management[1]	✓	✓	✓	✓	✓	✓	✓	✓	✓
5. Horse Grazing[2]			✓	✓	✓	✓			✓
6. Control Burn	✓	✓		✓	✓	✓	✓	?	
7. Discing	✓	✓		✓	✓		✓		

1 Holistic = Cows/sheep/goats in cells/short-term intense. Various purposes and vegetation zones

2 Horses = Free range, perimeter fence only.

? Depends on variables such as vegetation type and who is responsible party.

J. Vegetation Management Alternative Methods

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

1. No Management

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

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

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

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

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

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

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

3. Mechanical Mowing

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

Does the management technique help to accomplish the following objectives?
- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

4a. Holistic Range Management (cattle)

Method	Pros	Cons	Costs
a) Holistic cattle grazing	Based on seasonal need and biology. Easy to control. Use mobile temporary fence, one cell at a time. Helps restore natives. Less conflicts with humans. Soil erosion and compaction is less.	Do not eat all non-natives. May require trail closure for each "cell". Eat close to ground.	Income from lease arrangement = approx $12/head/month x 30 head x 12 months = $10,800/year. Liability rests with lessee. (5-10 acres per head)

Does the vegetation management technique help to accomplish the following objectives?
- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

4b. Holistic Range Management (goats or sheep)

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

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

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

5. Horse Grazing

Method	Pros	Cons	Costs
Horse grazing	Eating habit is more shallow than cows, less destruction of grasses. Income from leasing.	Require fencing, conflicts with dogs. Soil disruption in winter. May jump fence. Have limited types of vegetation they will eat.	Fencing costs. Income from leasing.

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

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

6. Control Burn

Method	Pros	Cons	Costs
Control burn – piled or wide area burns	Eliminates vegetation, brings nutrients to soil. Reduces thick undergrowth.	May not stay in control. Risk to homes, smoke pollutes air and homes. Fire Dept. is phasing out per APCD. Visual impacts.	No cost. CDF and Fire Dept. organize.

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

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

7. Disking

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

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

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

8. Perimeter Fuel Break

Method	Pros	Cons	Costs
Perimeter fuel break	Creates defensible area for fire dept. of 50' to 100' on perimeter. Reduces fire ladder. The remaining area goes "natural".	Alters natural state of existing forest, reduces habitat. Short grassland in a strip only.	CDF coords = no cost.

Does the vegetation management technique help to accomplish the following objectives:
- Reduce erosion and improve water quality
- Restore wetlands and riparian areas
- Reduce conflicts with users (increased public access)
- Reduce wild land fire threat
- Minimize liability and cost to CCSD
- Remove invasive, non-native vegetation
- Restore natural grasses in the long term
- Promote forest regeneration

K. Potential Vegetation Management Program

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

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

Coastal Bluff- *West Ranch, from Windsor to Windsor and west of the sewer easement fence*
This zone includes coastal scrub, seabluff scrub, grassland and wetland communities. Vegetation management methods may include (1) hand removal of non-natives to allow native grasses to flourish; holistic grazing (4) of the greater grassland areas to keep the scrub expansion in check; restore the wetlands by protecting from disturbance by animal and people. Bluff erosion may be stabilized by native plantings (1).

Coastal Grassland- *the large expanse west of the bluff area*
Biodegradable chemical removal of invasives (1), holistic range management (4), mechanical stabilization of the gullies and replant with native grass seed (1).

East Ranch Grassland-*the area east of Hwy 1 (not including the Community Park)*
Mechanical (3) removal or holistic grazing (4) of invasive plants (thistle), and grassland, restore riparian area along Hwy by creating a slight depression for water to pond and allow wetland plants to expand.

Monterey Pine Forest- *the major forest at the ridge and the forest along the steep slopes*
Follow guidelines in the Forest Management Plan for public access, tree health and regeneration, and fire prevention (8). No grazing allowed.

Riparian Corridor- *Santa Rosa Creek and adjacent to Hwy 1*
Remove non-natives along the creek banks and bed with small animal holistic grazing (4). Stabilize erosion with native planting or wattling, etc. (1).

Mixed Woodland – *the east-facing slope of the West Ranch and the northwest-facing slope of the East Ranch near Hwy 1*
Allow woodlands to expand naturally (1), and protect from grazing with fencing, if grazing is employed in adjacent areas. Remove non-native plants either mechanically (weed whipping) or by hand (2, 3). Only employ chemical removal methods if other methods are unsuccessful.

Appendix 3

Conservation Easement

Appendix 4
Example Grazing Program

A. Introduction

If it is feasible and desirable to employ grazing on the Ranch, the Ranch Manager should consider using holistic range management techniques. The example grazing program outlined below is based on a more intense method of "Holistic Range Management" and may be revised to adjust for problems and deficiencies as necessary. The Ranch Manager may want to offer local educational institutions to study the effects of the grazing method on the environment and animals of the Ranch.

The program would create separate smaller plots of the greater grasslands. Temporary electric fencing may be used to create the smaller plots. Implementation of this example program will need to be employed in conjunction with Natural Resource Restoration methods as described in Chapter 5 and summarized below.

B. West Ranch

The approach is to divide the West Ranch into six (6) areas or "plots" as follows:

1. Coastal Grasslands

The coastal grassland area is the largest area to manage and may be divided into three plots:

Coastal bluff plot--*all that area west of the fence at the utility easement*
All the restoration methods in Chapter 5 will be implemented in this plot. The coastal bluff area should generally be left to evolve naturally, with no grazing. Protection measures should be taken for the coastal scrub habitat and the Cobwebby thistle if grassland grazing should occur in the future. Grazing should be for grassland management purposes and may require small animals instead of cattle.

Southern grassland terrace--*east of the fence, west of the forest, south of the drainage gully*
The southern terrace plot should be left ungrazed and allowed to evolve naturally. This allows for observation and monitoring of the progression of the habitat. The only alteration to the southern grasslands will be removal of invasive and non-native plants, as described in Chapter 5, Restoration section, and mowing a 50' wide strip at the perimeter for fire safety purposes.

Northern grassland terrace plot--(*encompasses all the grassland from SeaClift neighborhood to the Santa Rosa Creek Trail, and north of the forest*
The western side of the creek trail should be fenced temporarily with electric fence to keep animals out of the creek during grazing. Cattle should be employed to graze the northern terrace plot by a local rancher. This should be scheduled for an appropriate duration on a rotational basis to keep the grass fuel load down. The specific duration will be based on the grazing program as created by a grazing expert and as delineated in the operation program description.

During the time animals are present, the Ranch Manager has the option to keep the trails open or to close them. If the trails remain open, visitors will be required to keep their dogs on leashes in the grazing area.

2. Other West Ranch Plots:

Monterey Pine Forest
The Monterey Pine forest should be managed according to the Forest Management Plan. The forest will be allowed to naturally expand beyond the current forest edge. It should be fenced with a temporary electric fence, when grazing occurs for the northern grasslands. A gate should be provided at a trail. Fire prevention methods may be employed by the Fire Department to protect adjacent neighborhoods. Please refer to Chapter 8 Public Safety for more methods on fire prevention and hazard reduction.

Santa Rosa Creek Corridor
The Santa Rosa Creek corridor should be fenced along the access road/trail on the western side of the creek to protect riparian areas from cattle and people. The creek corridor also requires bank stabilization and restoration, as well as removal of non-native plants as described in Chapter 5.

Mixed Woodland
The Mixed Woodland should be allowed to expand in its natural course and should be protected from grazing with electric fencing.

C. East Ranch

East Ranch grasslands will be treated as two plots: one at the Mid State Bank area, and all the grasslands south of the creek corridor.

The grassland should be grazed as determined appropriate by a grazing consultant on a rotational basis. No grazing will be allowed in the wetland restoration areas which should be fenced off with electric fencing during grazing. Some small animal grazing may be considered in the creek corridor to keep down non-native plants.

The area for the proposed Community Park will remain as grassland and managed under this plan until the Park is developed by another agency.

D. Fencing

Two fence types should be used according to their purpose as stated above. These fences are further described in Chapter 5, Natural Resource Restoration.

a. Restoration and riparian protection areas: wire and T post 4' high.

b. Forest protection: single wire electric, solar powered, removable.