

Johnson Ranch Open Space Conservation Plan



City of San Luis
Obispo

**Natural Resources
Program**



Natural Resources Protection Program
City of San Luis Obispo
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Natural Resources Protection Program

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Conservation Plan for the Johnson Ranch Open Space

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Executive Summary

The Johnson Ranch Open Space (JROS) is a 242 acre natural area located about 1.5 miles south of the City of San Luis Obispo, on the west side of US Highway 101. Elevations on the property range from 80 feet above sea level at the southeasterly corner of the property to 761 feet above sea level atop the hill on the northern portion of the site.

Natural Features

JROS contains several natural habitat types and 8 sensitive and rare plant species. Serpentine bunchgrass and rock outcrops, annual grasslands, oak woodland, chaparral, wetland seeps and both ephemeral and seasonal drainages are found on the property.



Management Issues / Concerns Associated with JROS

There are several management issues that need to be addressed by the JROS Conservation Plan. These include: proper location and level of public access for passive recreation, issues associated with the access easement crossing a portion of the property, protection and enhancement of sensitive species and habitats located on the property, management of non-native vegetation, and restoration and

enhancement of the Dry Creek waterway and Forbes Pond area.

How the Conservation Plan Addresses These Issues

The balancing of public use and the preservation of sensitive habitats at JROS will be the primary focus of the Conservation Plan. Main efforts will include:

- Developing a system of loop trails to permit visitors to enjoy different parts of JROS and the views thereof;
- Controlling distribution and timing of use of the site by domestic livestock;
- Encouraging or requiring the relocation of the easement road away from Dry Creek and Forbes Pond;
- Discouraging access to the Forbes Pond area by trail location, signage, and fencing;
- Restoration of the riparian corridor of Dry Creek, and enhancement of Forbes Pond and adjacent seasonal wetlands;
- Maintaining the existing ranch buildings and grounds; and
- Providing for fire protection for the ranch complex and neighboring properties.

Photo-monitoring points have been established to ensure the resources are protected and monitored change over time.

1. Introduction

1.1 History

The property commonly known as the Johnson Ranch Open Space (JROS) is a 242-acre ranch that was in the ownership of a local family for over 100 years, being purchased in 1901 by Mark Johnson from the Sinsheimer family. The property included a small farm and ranch house, other outbuildings, vegetable garden, and some landscaping including fruit trees along with several other large trees including eucalyptus and at least one coast redwood. Many of these buildings remain today. The property was a small dairy operation for some years, but eventually this gave way to a beef cattle operation. For a short time in the early twentieth century a small rock quarry, known as the Dougherty Quarry, operated on a portion of the property along Dry Creek, and this quarry was accessed by a spur line from the narrow gauge Pacific Coast Railway, which connected Port Harford (now called Port San Luis) with the City of San Luis Obispo from about 1876 to 1938. The property fronted on the railroad and the San Luis Obispo-Avila County Road until the establishment of freeway standards on Highway 101 in that location. At that time (about 1950) the county road became South Higuera Street and the property accessed this street and its southerly continuation, Ontario Road, at a point on the southern boundary of the property. That is the reason for the long driveway paralleling the highway in this location.

At one time a rural school, known originally as the Belle View School, was located on the knoll just east of the

current access road to the Johnson Ranch farm house. That knoll is largely gone today, having been removed as part of the construction of Highway 101. It is not certain when the school itself was removed, but it was consolidated with the neighboring Santa Fe School to the south, which shows on USGS maps in 1952 as the Bellevue Santa Fe School.

In 2000, members of the Johnson family approached the City of San Luis Obispo regarding their interest in selling the property for conservation purposes. An option agreement was reached and the City successfully raised the \$1.6 million purchase price. The property was formally transferred from the family to the City in December 2001. Since that time the site has been held in a land bank status, pending the preparation of a Conservation Plan to guide its use and development.

Given the scale and nature of historical uses at JROS, an archeological inventory has not been undertaken, as it was believed that the effect of historical uses would likely have removed traces of prehistoric uses in those areas.

1.2 Background

As noted above, the Johnson Ranch had historically been a working ranch but since the City took ownership, nothing significant has changed. There is an active cattle lease on the property with limited public access. The balancing of more open public access with resource protection is the major focus of this conservation plan.

A biological inventory of the property was completed in the summer of 2007

and the results are summarized in Appendix B. Table 1 contains sensitive plant species encountered and Table 2 contains animal species encountered. A search of the California Natural Diversity Database (CNDDDB) sponsored by the California Department of Fish and Game (CDFG) revealed 1 sensitive species to have been reported on the property. This is not surprising since this property was in private holdings for so long and the City of San Luis Obispo has not conducted many in-depth surveys since the acquisition in 2001. The biological survey of the property was completed outside the optimum blooming period for many sensitive species so as other occurrences are documented, they will be submitted to the CDFG for inclusion in the CNDDDB.

1.3 Access

Currently, JROS is accessed from the public road system at the intersection of South Higuera Street and Ontario Road, about 1.5 miles south of the City of San Luis Obispo. One partially paved road accesses the farmhouse that has been located on this property for over 100 years and which is still used as a residence; another provides legal access to a neighboring property to the west. This access road is discussed in more detail in Section 2.3 below.

2. Inventory

2.1 Physical features

Area – 242 acres
Miles of roads – 1.3 miles
Miles of waterway – 0.87 miles
Access points – The access to JROS will be at the junction of South Higuera

Street and Ontario Road, about 1.5 miles south of San Luis Obispo.

2.2 Cultural/Historic Resources

A structural and cultural assessment of the buildings at the Johnson Ranch was completed in 2002 by Robert Vessely. There were five sheds, two barns, and one house still remaining on the property. A second house was removed due to poor structural condition. This collection and the general use of the property could have led to the name of a “rural farmstead”. The ranch house was built in the late 19th or early 20th century and is still leased as a residence by the City. This use is to preserve the historic quality of the ranch and prevent damage of the buildings. The “Old” and “New” Barns were built around 1900 and are still used for typical “barn” functions such as hay storage and housing of livestock. There are five sheds on the property ranging in use from a garage to water tank storage, to a dairy processing shed. The water tank shed burned down during the freeze of early 2007 due to a water pump that seized and caught fire. The other sheds still remain on the property. There is an ongoing cattle lease on the property and this retains the historic cultural feel of the property even as public land.

2.3 Legal Agreements

One important legal agreement has a significant bearing on the Johnson Ranch: this is an easement dated 1883 which permits vehicular access from Ontario Road across the Johnson Ranch to the Miramonte (or Avila) Ranch to the west. At the time of its creation this easement allowed for three parcel owners to cross the Johnson

Figure 1. Regional view of JROS.

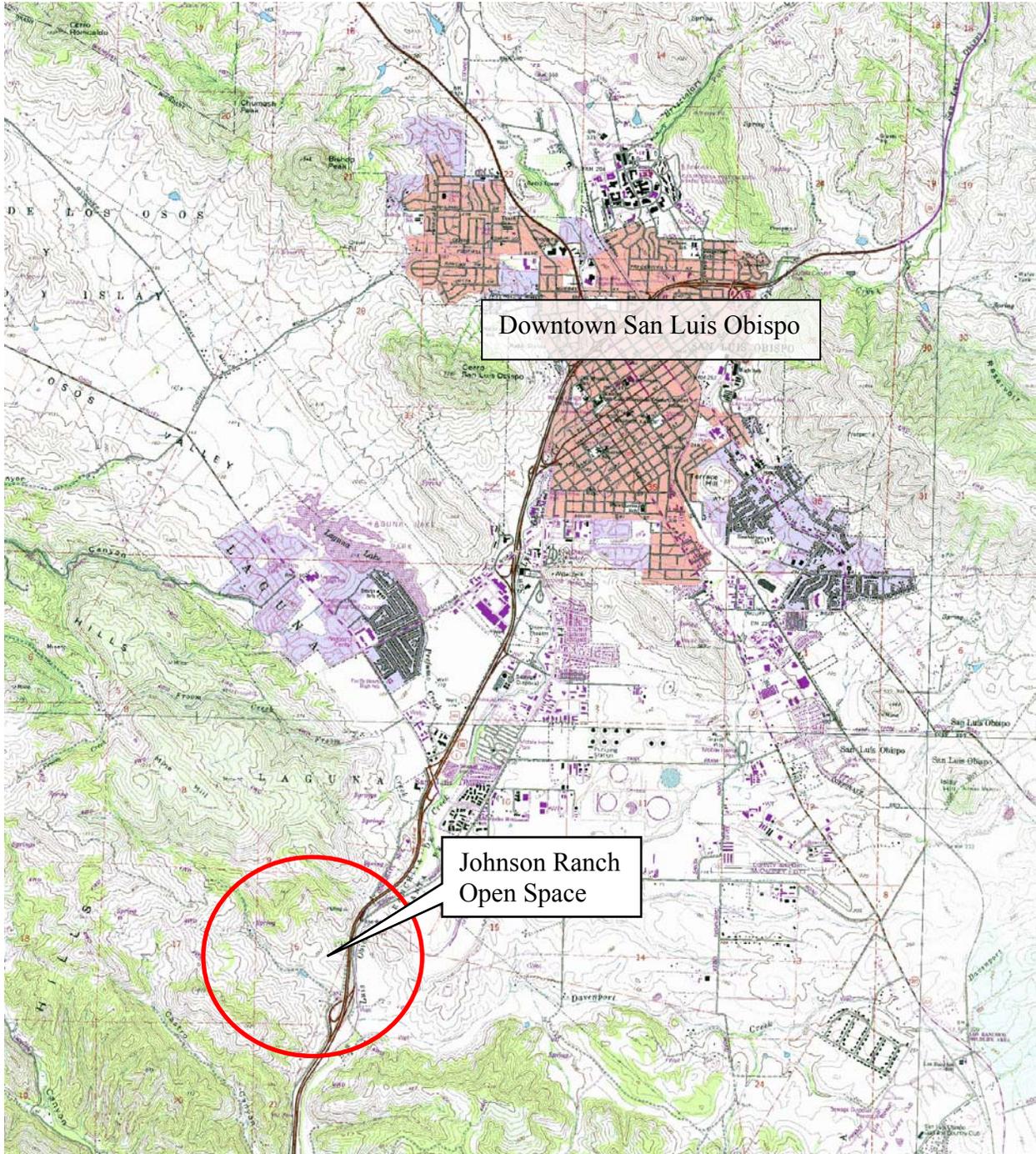


Figure 2. Topographic view of JROS.

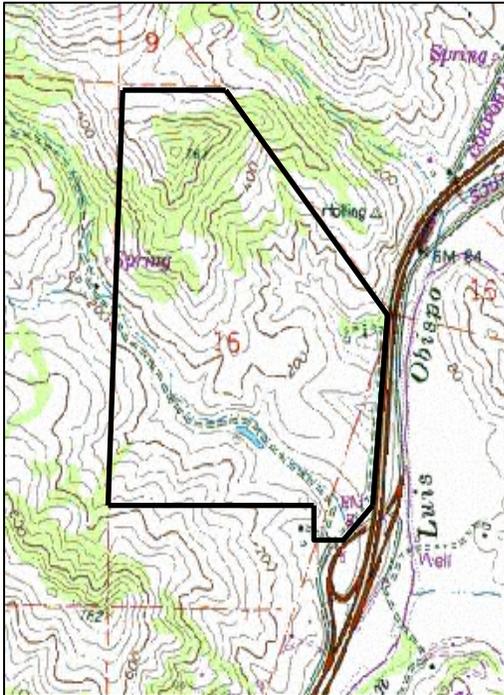


Figure 3. Aerial view of JROS with property line.



Ranch to access their respective properties. (The three ownerships have since merged into one.) The easement goes along the edge of Dry Creek a distance of approximately 0.75 miles to the western boundary of the Johnson Ranch. In one location it occupies the bed of the former Dougherty Spur of the Pacific Coast Railroad, which lay between the creek and a small quarry that operated in the early 1900's. This quarry is now an attractive pond, and the presence of the roadway has a deleterious effect on the pond, and the presence of the pond and creek constrain the ability to undertake widening or other improvements to the roadway. In 2005, new owners took control of the Avila Ranch and they are desirous of undertaking such widening and possibly increasing the level of use of the road. It remains to be seen whether such use is allowed under the terms of the easement, and whether widening of the road will be permitted by regulatory agencies such as the California Department of Fish and Game or the U. S. Army Corps of Engineers. The full text of the easement is included in Appendix D.

There are also two billboards on the property which were installed when the property was still in private ownership. The leases on these billboards run until 2013, at which time it is expected that the leases will not be renewed.

2.4 Soils

According to the Natural Resource Conservation Service's Soil Survey of San Luis Obispo County, California, Coastal Part (1984), about one-half of JROS consists of the Obispo-rock outcrop complex. This soil type is best

suited to wildlife habitat and watershed, having very limited agricultural value (even for livestock grazing) and presenting various engineering problems. The type's capability class is VIIe, meaning it is unsuitable for crops and characterized by high erosion hazard.

A soil map is attached as Figure 4 in Appendix A.

2.5 Water

Water resources on JROS are limited. The primary water source is Dry Creek, a small stream which enters JROS from the adjacent Miramonte Ranch on the west, and flows in a southeasterly direction for about 0.75 mile to the easterly boundary, where the stream then flows through four box culverts before reaching San Luis Obispo Creek. Dry Creek appears to actually be a perennial stream in a portion of JROS, but only seasonal further downstream. The Dougherty Quarry, which operated along Dry Creek for a short time in the early twentieth century, is now an attractive pond, which is filled seasonally from flows of Dry Creek. During the summer and fall, the level of the pond may drop significantly but is still a continuous water supply for wildlife. The pond has been named Forbes Pond by the City Council, in honor of Bert and Candice Forbes, who made a major cash contribution to the City of San Luis Obispo in 2001 to secure the purchase opportunity for JROS.

Several small springs and seeps occur to the northwest of the former Johnson family home on the property, and these water sources provide very limited flow

to a small unnamed stream in that area. Since the springs emerge from a patch of poison oak, it has been referred to as Poison Oak Spring.

2.6 Habitat Types

The wildlife survey for the JROS identified five habitat areas on the property. They included grassland, coastal scrub, mixed broadleaf woodland, riparian woodland, and non-native eucalyptus woodland habitats. Figure 5 in Appendix A identifies the locations of each habitat type.

2.6.1 Mixed Broadleaf Woodland

Mixed broadleaf woodland covers approximately 21 acres and is found on the northern slope of the unnamed peak and in several gullies that run through the property. Large toyon trees, a few oak trees, and several coastal scrub species comprise this habitat. Here is a list of common species encountered:

- Toyon (*Heteromeles arbutifolia*)
- California bay-laurel (*Umbellularia californica*)
- Coast Live Oak (*Quercus agrifolia*)
- Poison oak (*Toxicodendron diversilobum*)
- Coffeeberry (*Rhamnus californica*)

2.6.2 Annual Grassland

Annual grassland habitat is found covering a significant portion of the JROS property. With 153 acres covered, it is the predominant habitat type on the property. These habitat types are dominated by non-native Mediterranean annuals following farming or grazing; however, the JROS property still

includes a significant cover of native bunch grasses, particularly needlegrass (*Nasella spp.*). Plant species commonly encountered in grassland habitat on the site include:

- Milkweed (*Asclepias spp.*)
- Mustard (*Brassica spp.*)
- Bermuda grass (*Cynodon dactylon*)
- Soft chess (*Bromus mollis*)
- Needlegrass (*Nasella spp.*)
- Lupine (*Lupinus densiflorus*)

2.6.3 Coastal Scrub

There is a coastal scrub habitat located on the south east portion of the serpentine ridge that bisects the JROS property. The dominant species within this community were low growing trees and shrubs. Spineflowers, *Chorizanthe spp.*, are rare plant species with a List 4 determination and are found in rocky areas in serpentine sites within the coastal scrub habitat. Other plant species noted within coastal scrub habitat during the surveys include:

- Black sage (*Salvia mellifera*)
- Chamise (*Adenostoma fasciculatum*)
- Toyon (*Heteromeles arbutifolia*)
- Mountain mahogany (*Cercocarpus betuloides*)
- Coast live oak (*Quercus agrifolia*)
- Deerweed (*Lotus junceus*)
- Poison oak (*Toxicodendron diversilobum*)
- Bush monkeyflower (*Mimulus aurantiacus*)
- Brewer's spineflower (*Chorizanthe breweri*)
- Palmer's spineflower (*Chorizanthe palmeri*)

2.6.4 Riparian Woodland

As Dry Creek crosses the property, the riparian corridor has been severely impacted by the cattle operation. Typical species associated with riparian systems are present but once riparian fencing is installed, the development will dramatically improve which will improve conditions for Steelhead trout, *Oncorhynchus mykiss*, which inhabit the creek. A small band of riparian habitat surrounds Forbes Pond as well. Typical riparian species along the corridor are:

- Sycamore (*Platanus racemosa*)
- Arroyo willow (*Salix lasiolepis*)
- Hummingbird sage (*Salvia spathacea*)
- Sedge (*Carex spp.*)

2.6.5 Eucalyptus Woodland

The eucalyptus woodland area is around the farmstead area. It may have been planted by the founders as these are non-native trees but have become a significant part of the landscape of the property. There is the potential for these trees to be used by monarch butterflies for overwintering. More study will be completed as part of this conservation plan to determine the monarchs inhabit this area. This is the smallest habitat area of the five identified, occupying only 3 acres of the property. Due to the allelopathic properties of the leaves and bark, some of the understory is quite bare. Other species are prevented from becoming established under the eucalyptus trees. This limits the amount of diversity in cover and available habitat for other animals and is considered undesirable. Planting of native species has added to the diversity and habitat value.

2.7 Plants and Wildlife

Due to the fact that the Johnson Ranch is disconnected from the urban environment, there is a significant amount of wildlife that can be observed on the property. Fifty five species of birds have been recorded on the property; fifteen species of mammals, eight reptile and amphibian species, and a large palette of plant species are located on the 242 acre property. Biological surveys were completed by TENERA Environmental in June 2003 and July through September 2007. The full report can be requested from City staff.

2.7.1 Plants

A list of sensitive plant species found on the property is provided in Table 1 (Appendix B). The botanical survey was completed in the summer which is not the optimal time for recording presence. More detailed floristic survey work will be ongoing.

2.7.2 Animals

A list of encountered animal species or signs of animals is provided in Table 2 (Appendix B).

3. Goals and Policies

The “*Conservation Guidelines for Open Space Lands of the City of San Luis Obispo*” describes City-adopted management guidelines and policies which are outlined in the City’s “*Conservation and Open Space Element*”.

Management of JROS will be undertaken by the City with the following goals:

3.1 To conserve, enhance, and restore natural plant communities; to protect sensitive endangered plant species and their habitats; and to maintain biodiversity of native plants and animals.

3.2 To provide the public with a safe and pleasing natural environment in which to pursue passive recreational activities, while maintaining the integrity of the resources and minimizing the impacts on the wildlife and habitats present in the Reserve.

3.3 To preserve and restore creeks, wetlands and ephemeral seeps or springs to a natural state, and provide suitable habitat for all native aquatic and riparian species.

3.4 To minimize the impacts of harmful activities, such as the release of pollutants, while maintaining the drainage systems as a means of conveying storm water into and within urban areas.

3.5 To protect and preserve native plant and animal species and enhance their habitats, in order to maintain viable wildlife populations within balanced ecosystems.

3.6 To maintain, protect, and improve aesthetic views as seen from Hwy 101.

Public Comment and Input

This conservation plan seeks to accommodate the wishes and desires of the general public while addressing the City's goals in the Open Space Element. A public meeting was held in April 2007 as well as meetings with other groups for input on the conservation plan, and comments received during the review/approval process (Planning

Commission, Parks and Recreation Commission, City Council) are located in Appendix D.

4. Conservation Plan

4.1 Naming

The name Johnson Ranch Open Space was agreed to by the City Council as part of the purchase agreement with the Johnson family.

4.2 Land Designations

Four land designations are identified for the JROS. These include Habitat (91 acres or 38%), Management/Trail Corridor (134 acres or 55%); Restorative (12 acres or 5%); and Historic/Cultural (5 acres or 2%).

4.2.1 Habitat Area

The area designated as habitat is essentially the inaccessible chaparral or area little used by livestock. It covers 91 acres or about 38% of the property. No trail construction or other land modifications are envisioned in this area.

4.2.2 Management Area/Trail Corridor

The Management Area/Trail Corridor is designated because it is primarily open grassland or oak woodland readily accessible to grazing livestock. Under the policies of the Conservation Guidelines, such areas are given this designation. At JROS this unit covers approximately 134 acres or 55% of the property. It is anticipated that livestock grazing will continue in these areas;

however, the timing of grazing will be modified to become seasonal, designed generally to avoid the winter months and to terminate in the summer or early fall when cover/fuel has been reduced to an appropriate level.

The easement accessing the neighboring property and the roadway accessing the farmhouse complex are also designated as management areas.

4.2.3 Restorative Area

The length of Dry Creek, the Forbes Pond area in the riparian pasture, and a small wetland area near the farmhouse, Poison Oak Spring, are identified as restorative areas in the Conservation Plan. These areas total about 12 acres or 5% of the property. The intent of this designation is to enhance the riparian corridor of Dry Creek, and the wetlands at Forbes Pond and Poison Oak Spring, all of which are currently impacted by grazing livestock. Once their restoration has been completed, these areas will be re-designated as habitat areas. These two aquatic habitats will be managed for native species.

It is also a goal of the Conservation Plan to relocate the easement road accessing the neighboring property outside of the creek corridor. This may take some time, but is expected to occur as a part of requested upgrading of the access by the neighboring landowners.

4.2.4 Cultural/Historic Area

The farmhouse complex, covering 5 acres or 2% of the property is designated as a cultural/historic area. For the life of the Conservation Plan (5-7 years) no change in the use of the

complex is anticipated. Activities designed to prevent or slow down deterioration of the buildings will continue to be undertaken, as will maintenance or restoration activities, as time and resources for such efforts are available.

Signage denoting the former site of the Bellevue School and site of the Dougherty Quarry will be installed; however no further efforts beyond such signage are proposed.

Resource Map

The Natural Resources Program and the City's GIS Department staff will be building a concise detailed map of the distribution of sensitive plants and animals located on the property. Once these areas are identified, the final trail system and interpretive signage can be designed in such a way to educate the users on the property and also keep these resources protected and allow them to flourish. With development still in the future for properties adjacent to the southern portion of JROS, the resource map will be updated as new property or trails are added to the system in place now.

Resource management and protection

There are several natural seeps present on JROS property that could be rehabilitated once cattle are excluded. The cattle use these areas for water and forage, sometimes damaging vegetation as they do so. Riparian fencing has been proposed for the property which will allow for the riparian corridor to be restored. Evidence that there would be a quick establishment of vegetation is

present all along the creek. Additional gates are proposed to allow cattle to access the southern portion of the property for grassland management. This is why that area will stay in management and not be habitat. Another consideration is that a trail is proposed to run along the southern property line and ultimately link up with a loop system from the northern portion. Additional plantings are proposed for the property from mitigation work on another City project. These plantings will be monitored for 5 years according to the mitigation plan to ensure their establishment and continued growth. Monitoring of "bootleg" trails to the top of the hill on the property to ensure no negative impacts are realized for that habitat area will also ensue.

Resource Enhancement

The JROS has been a working ranch to date and the cattle lease will continue to be allowed. Two major opportunities are present for enhancing the resources on the property. Dry Creek is a partly perennial, partly seasonal creek that runs through the property and does contain steelhead trout. A riparian fencing project will exclude the cattle from the creek channel and allow the natural plant community to re-generate. It is expected that within a short amount of time the riparian corridor will undergo significant regeneration. Some augmentation using native riparian species will be undertaken to speed this process.

The second opportunity is to seek to expand the occurrence of oaks on the site. Both coast live oak (*Quercus agrifolia*) and valley oak (*Quercus lobata*) are present on the property, and

their reproduction has likely suffered from many years of continuous livestock grazing. Indeed, there are no seedling valley oaks on the property at all. A program will be initiated to establish young oaks of both species and provide protection for them when young to provide for a new generation of trees on the property. This effort will presumably benefit from the controls proposed on the grazing program: however, additional protections such as tubing, gopher protection, and some supplemental watering will be needed for three to five years as these plants are established.

As Forbes Pond fills during winter storm events and ultimately begins spilling, there is a small finger of water that runs across the field and ties back into Dry Creek. The City is requesting realignment of the access road to reduce the impacts to the creek and pond area and also make passage to the adjoining properties safer and easier. There is the potential for some enhancement work to expand the size of the pond/wetland area on the property with some minor grading. An expanded marsh planting area could be easily created, would be free from cattle intrusion, and greatly expand the riparian woodland. Local agency permits will be researched to determine what is required for this project.

Mitigation

JROS has significant potential as a mitigation site since it is already protected and is somewhat removed from the urban environment. The fact of this remoteness may limit the number of users of the property which would add to the preserved natural setting.

5. Implementation

The priority and order in which these tasks shall be implemented is detailed below. Each task has been designated to staff from the City's Natural Resources Program (NR), Parks and Recreation Department (PR) or other City staff as specified.

Ongoing Tasks

General maintenance activities in accordance with the adopted policies described in "*Conservation Guidelines for Open Space Lands of the City of San Luis Obispo*" and the "*Conservation Open Space Element*" shall be implemented on a regular or 'as needed' basis throughout the 5-7 years covered by this Conservation Plan (NR/PR).

Specific Tasks

Years 1-2

- Construct a new dedicated loop trail system and trailhead to support passive recreational uses.
- Install educational and informational signage at the JROS trailhead.
- Complete archaeological survey of the property to determine existence of prehistoric cultural resources.
- Install riparian fencing to limit impact of cattle in the Dry Creek and Poison Oak Spring areas.
- Begin planting trees along Hwy 101 for noise abatement.
- Install mitigation plantings along Dry Creek.
- Begin oak planting program.
- Establish license agreement for Filipponi access road along northern edge of the property.

Years 3-4

- Continue activities outlined above to completion.
- Monitor new trail alignment to ensure resource protection and adequate utilization.
- Monitor mitigation plantings to ensure success criteria are met.

Years 5-6

- Continue activities outlined above to completion.
- Remove billboards if leases are not extended.
- Refer fate of the Farmstead and outbuildings to the Cultural Heritage Commission for long-term future consideration.

Addressing the Issues

A functioning loop trail system will be developed that allows for public access but also discourages or restricts access to sensitive or restoration areas. Work will be done on the access roads on the property to reduce their impact on erosion, and ensure no diminishment for public and wildlife use occurs. Development of interpretive signs to educate visitors about the resources and values of JROS will be installed. Identification of the locations of the sensitive plant and animal species on the property partnered with enhancement actions to encourage natural propagation through time and removal of small "islands" of non-native grasses and shrubs and replacement with native vegetation. Develop ongoing monitoring programs to ensure sensitive areas and restoration areas are protected. To improve the visual aesthetics of the property, the billboards will be addressed and/or removed once each lease has expired. All these

actions, goals and recommendations will be achieved as staff and resources are available.

Wildfire Preparedness Plan

Due to the fact that the JROS is outside of the developed area of the City, if wildfire is to break out, the most attention would be to protecting the buildings on the property. Approximately 60% of the property is grassland and is grazed which limits the fuel available for fire, but there is chaparral located at the top of the ridge and a grove of eucalyptus trees is located adjacent to the buildings. An active fire hazard abatement program is underway around the buildings and forest litter from the eucalyptus trees is periodically removed to reduce the fuel loading in the area. Mechanical control of fires within the chaparral areas (i.e., Habitat Area) would not be undertaken, due to the steepness and relatively small size of the area. Rangeland fires can be easily contained on the borders of the chaparral.

Livestock Grazing

Livestock grazing is currently permitted at JROS, and this program is proposed to continue. This is currently a month to month lease and at this time the cattle have access to the entire property. An old pasture fence will be rehabilitated to create two pastures, and a new fence constructed to prevent livestock from accessing the riparian corridor. A third pasture will be established in the triangular area south of Dry Creek. Water troughs will be installed as necessary to provide water for livestock and wildlife. The general season of use for livestock will be from on or about

March 1 to November 1 of the year, adjusted as necessary due to water supply and forage conditions.

Vegetation management objectives for JROS will be to control the amount of residual dry matter (RDM) at the end of the growing season to approximately 1,200 - 1,400 pounds per acre. Numbers of livestock will be based upon recommendations from Natural Resource Conservation Service (NRCS) Soil Survey data for the area.

6. Fiscal Statement

Adoption of the conservation plan for the JROS will lead to implementation of the \$75,000 in Capital Improvement Funds approved for the property by the City Council in June 2007. Restoration actions like educational signage, riparian fencing, restoration of the creek corridor and Forbes Pond and installation of an integrated trail network are ready to go. Other infrastructure such as a parking area and directional signage are also planned.

7. Monitoring

A series of eight photo-points have been established at the JROS which include areas of degraded habitat, grasslands, restoration sites, proposed trail locations and existing erosion gullies. Figure 7 details where these monitoring points are located. New photos will be taken of improvements that are completed on the property if they are not evident in any of the current photo-points. These sites will be visited at least biannually and photographs taken from the same perspective. This will give a temporal record of the status of the resources

present at the JROS over time. Should examination of subsequent photographs suggest that the status of the resource is being negatively impacted (i.e. exceeding limits of acceptable change) by visitor activity or management decisions, permitted uses and management strategy will be re-evaluated. Attention for “unauthorized” trails to the top of the hill at the northern edge of the property will be ongoing.

Photo-point 1: This location is from the southern ridge on the property looking east and north to determine the effect of the southern pasture and the restorative zone.

Photo-point 2: This photo-point was established to monitor the western fence line and compare this portion of the pasture and may ultimately show the effect from the start of a loop trail system.

Photo-point 3: The view from this location will provide baseline pictures to record the potential road re-alignment and expansion of the pond into new marsh/wetland area.

Photo-point 4: This location is looking upstream from the road and will likely be the area where cattle will be allowed to cross the creek to access the southern pasture.

Photo-point 5: The creek downstream from the pond has historically been a trail for cattle but with the new fencing, this location will be monitored to record the riparian restoration.

Photo-point 6: This location is another view of Dry Creek downstream of the pond which has been impacted by the

presence of cattle and will provide baseline photos for future riparian growth and enhancement opportunities.

Photo-point 7: This photo-point is looking upstream from where Dry Creek leaves the property from the access road that serves the ranch buildings. Creek flow can be monitored over time from this point. This location is also a prime candidate for enhancement projects.

Photo-point 8: This location is to record the ranch buildings and the northern pastures and also the restoration potential from fencing off the small unnamed drainage that flows through the ranch house area.

Appendix A

Soil Map—San Luis Obispo County, California, Coastal Part
(Johnson Ranch Open Space)

MAP LEGEND

Area of Interest (AOI)	Very Stony Spot
Area of Interest (AOI)	Wet Spot
Soils	Other
Soil Map Units	Special Line Features
Special Point Features	Gully
Blowout	Short Steep Slope
Borrow Pit	Other
Clay Spot	Political Features
Closed Depression	Municipalities
Gravel Pit	Cities
Gravelly Spot	Urban Areas
Landfill	Water Features
Lava Flow	Oceans
Marsh	Streams and Canals
Mine or Quarry	Transportation
Miscellaneous Water	Ralls
Perennial Water	Roads
Rock Outcrop	Interstate Highways
Saline Spot	US Routes
Sandy Spot	State Highways
Severely Eroded Spot	Local Roads
Sinkhole	Other Roads
Slide or Slip	
Sodic Spot	
Spoil Area	
Stony Spot	

MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

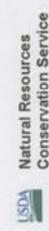
Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 10N

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Luis Obispo County, California, Coastal Part
Survey Area Data: Version 3, Dec 14, 2008

Date(s) aerial images were photographed: 9/3/1994; 9/15/1994

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Web Soil Survey 2.0
National Cooperative Soil Survey

9/25/2007
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Map Unit Legend

San Luis Obispo County, California, Coastal Part (CA664)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
131	Diablo and Cibo clays, 15 to 30 percent slopes	153.6	35.8%
132	Diablo and Cibo clays, 30 to 50 percent slopes	73.0	17.0%
144	Gazos-Lodo clay loams, 30 to 50 percent slopes	67.1	15.6%
148	Lodo clay loam, 15 to 30 percent slopes	54.3	12.7%
149	Lodo clay loam, 30 to 50 percent slopes	12.1	2.8%
164	Los Osos-Diablo complex, 15 to 30 percent slopes	1.7	0.4%
169	Marimel sandy clay loam, occasionally flooded	2.3	0.5%
178	Nacimiento silty clay loam, 30 to 50 percent slopes	0.9	0.2%
183	Obispo-Rock outcrop complex, 15 to 75 percent slopes	46.9	10.9%
197	Salinas silty clay loam, 0 to 2 percent slopes	17.2	4.0%
Totals for Area of Interest (AOI)		429.0	100.0%

Figure 5. Vegetation habitat areas of JROS.

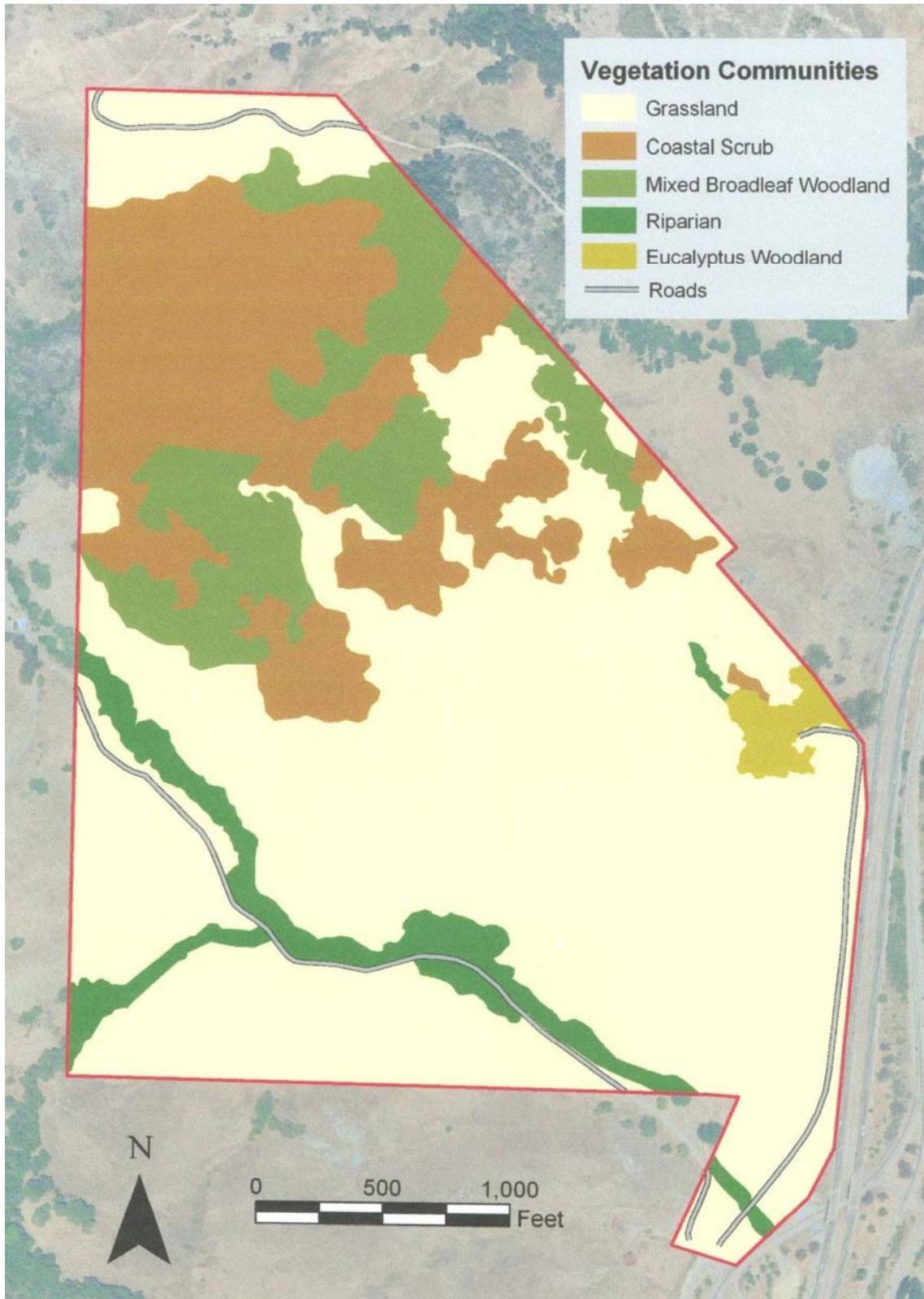


Figure 6. Landuse Map of JROS.

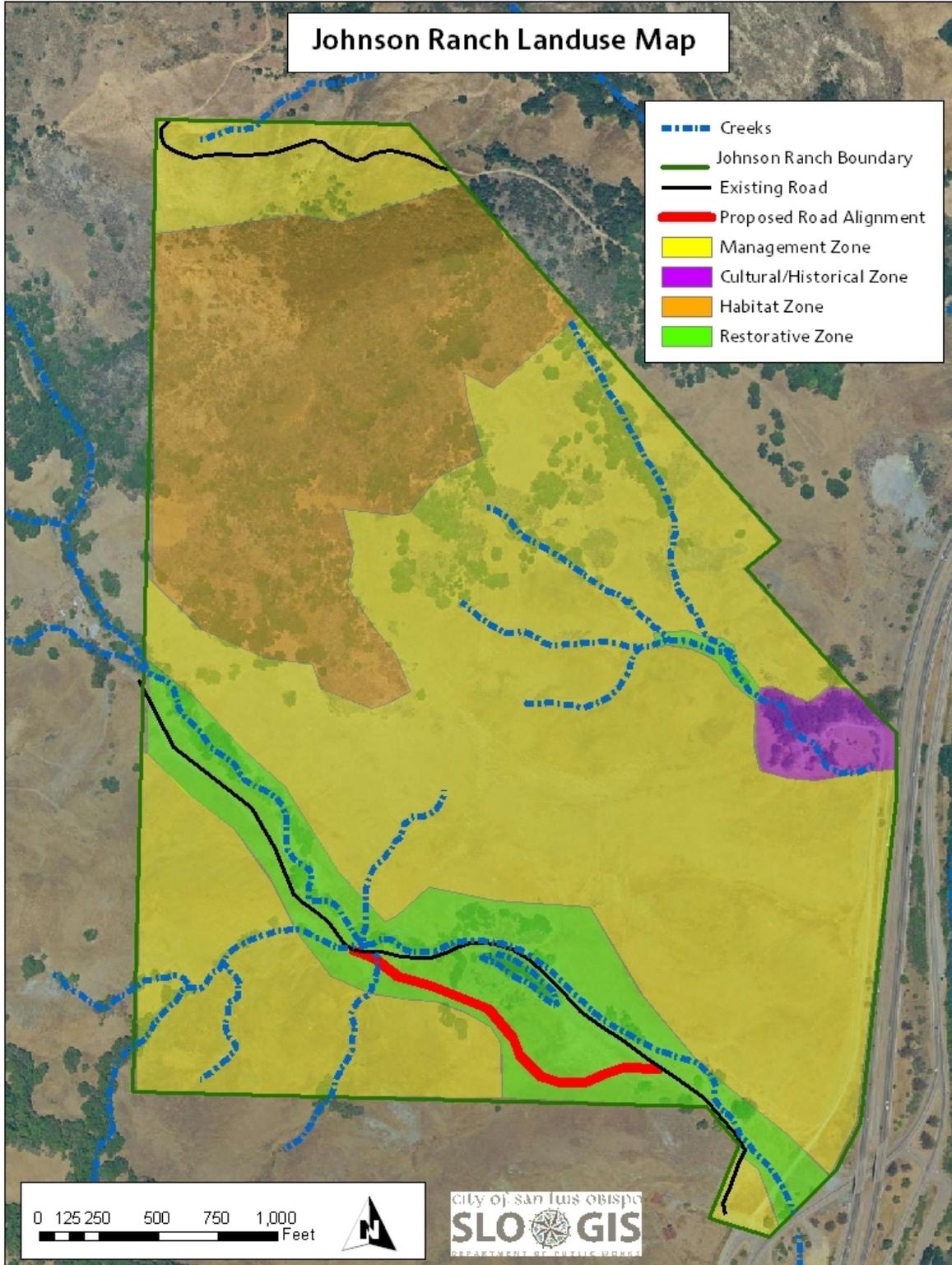


Figure 7. Aerial view with photo-monitoring points identified.



Appendix B

Table 1. Sensitive plant species encountered on JROS*.

Common Name Scientific Name	Grassland	Coastal Scrub	Mixed Broadleaf Woodland	Riparian
Palmer's spineflower <i>Chorizanthe palmeri</i>	√	√		
Brewer's spineflower <i>Chorizanthe breweri</i>	√	√		

* - Plant surveys were not conducted during the appropriate blooming times for most sensitive plant species. Updated information will be added to this plan as new species are encountered.

Table 2. Animal species encountered on JROS.

Common Name Scientific Name	Grassland	Coastal Scrub	Mixed Broadleaf Woodland	Riparian
Pacific-slope flycatcher <i>Empidonax difficilis</i>				√
Brewer's blackbird <i>Euphagus cyanocephalus</i>				√
American kestrel <i>Falco sparverius</i>	√			
American coot <i>Fulica americana</i>				√
Common yellowthroat <i>Geothlypis trichas</i>				√
Barn swallow <i>Hirundo rustica</i>	√			√
Dark-eyed junco <i>Junco hyemalis</i>	√			√
Acorn woodpecker <i>Melanerpes formicivorus</i>			√	√
Northern mockingbird <i>Mimus polyglottis</i>		√		√
Ash-throated flycatcher <i>Myiarchus cinerascens</i>			√	
Black-crowned night heron <i>Nycticorax nycticorax</i>				√
Lazuli bunting <i>Passerina amoena</i>			√	√
Cliff swallow <i>Petrochelidon pyrrhonota</i>	√			√
Phainopepla <i>Phainopepla nitens</i>		√		

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Downey woodpecker <i>Picoides pubescens</i>			√	
Nuttall's woodpecker <i>Picoides nuttallii</i>				√
California towhee <i>Pipilo crissalis</i>	√	√		√
Spotted towhee <i>Pipilo maculatus</i>		√	√	
Bushtit <i>Psaltriparus minimus</i>		√	√	√
Black phoebe <i>Sayornis nigricans</i>			√	√
Western bluebird <i>Sialia mexicana</i>	√			
Western meadowlark <i>Sturnella neglecta</i>	√			
European starling <i>Sturnus vulgaris</i>	√			√
Bewick's wren <i>Thryomanes bewickii</i>		√		√
California thrasher <i>Toxostoma redivivum</i>		√		
Red-winged blackbird <i>Agelaius phoeniceus</i>				√
Rufous-crowned sparrow <i>Aimophila ruficeps</i>	√			
Sage sparrow <i>Amphispiza belli</i>		√		
Mallard duck <i>Anas platyrhynchos</i>				√
Western scrub jay <i>Aphelocoma californica</i>		√	√	√
Great blue heron <i>Ardea herodias</i>	√			√
Plain (oak) titmouse <i>Baeolophus inornatus</i>			√	√
Great horned owl <i>Bubo virginianus</i>			√	
Red-tailed hawk <i>Buteo jamaicensis</i>	√			
California quail <i>Callipepla californica</i>		√		√
Anna's hummingbird <i>Calypte anna</i>		√		
Lesser goldfinch <i>Carduelis psaltria</i>		√	√	

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American goldfinch <i>Carduelis tristis</i>		√		
Great egret <i>Casmerodius albus</i>	√			√
Turkey vulture <i>Cathartes aura</i>	√			
Brown creeper <i>Certhia americana</i>			√	
Wrentit <i>Chamaea fasciata</i>		√		
Killdeer <i>Charadrius vociferus</i>				√
Lark sparrow <i>Chondestes grammacus</i>		√		√
American crow <i>Corvus brachyrhynchos</i>	√			
Yellow-rumped warbler <i>Dendroica coronata</i>			√	√
Townsend's warbler <i>Dendroica townsendi</i>				√
White-tailed kite <i>Elanus leucurus</i>	√			
Western kingbird <i>Tyrannus verticalis</i>	√			
Mourning dove <i>Zenaida macroura</i>	√			√
Golden-crowned sparrow <i>Zonotrichia atricapilla</i>		√		
Golden eagle <i>Aquila chrysaetos</i>	√			
Ringneck pheasant <i>Phasianus colchicus</i>		√	√	√
North American Wild Turkey <i>Meleagris gallopavo</i>	√			√
Greater Roadrunner <i>Geococcyx californianus</i>				
Coyote <i>Canis latrans</i>	√	√		
Bat Order: Chiroptera	√			√
Bobcat <i>Felis rufus</i>	√	√		
Striped skunk <i>Mephitis mephitis</i>				√
Dusky-footed woodrat <i>Neotoma fuscipes</i>		√	√	

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Mule deer <i>Odocoileus hemionus</i>	√	√	√	√
California pocket mouse <i>Perognathus californicus</i>		√		
Brush mouse <i>Peromyscus boylii</i>		√		√
California mouse <i>Peromyscus californicus</i>		√		
Raccoon <i>Procyon lotor</i>				√
Western harvest mouse <i>Reithrodontomys megalotis</i>		√		
California ground squirrel <i>Spermophilus beecheyi</i>	√			
Brush rabbit <i>Sylvilagus bachmani</i>	√	√		
Botta's pocket gopher <i>Thomomys bottae</i>	√	√		
Gray fox <i>Urocyon cinerogargenteus</i>			√	
Pacific rattlesnake <i>Crotalus viridis</i>	√			
Southwestern pond turtle <i>Emys marmorata pallida</i>				√
Southern alligator lizard <i>Elgaria multicarinatus</i>	√			√
Gopher snake <i>Pituophis melanoleucus</i>	√			
Western fence lizard <i>Sceloporus occidentalis</i>	√	√	√	√
Black-bellied slender salamander <i>Batrachoseps nigriventris</i>	√		√	√
Pacific treefrog <i>Pseudacris regilla</i>	√			√
Bullfrog <i>Rana catesbeiana</i>				√
Honey bee <i>Apis mellifera</i>	√			
Monarch butterfly <i>Danaus plexippus</i>	√	√	√	√
Pacific coast tick <i>Dermacentor occidentalis</i>	√	√		
Stink beetle <i>Eleodes spp.</i>	√			

Chorro shoulderband snail <i>Helminthoglypta morroensis</i>	√	√		
Big Sur shoulderband snail <i>Helminthoglypta umbilicata</i>	√			√
Field cricket <i>Gryllus pennsylvanicus</i>	√			
Tarantula hawk wasp <i>Hemipepsis</i> spp.	√			
Tarantula <i>Aphonopelma</i> spp.	√			
Red swamp crayfish <i>Procambarus clarkii</i>				√
Callippe fritillary <i>Speyeria callippe</i>	√	√		

Appendix C

Text of Miramonte (Avila) Ranch Easement

Charles McEntee et al to Antonio Stannicich et al.

This indenture made and entered into on this 2nd day of March, AD 1883 between Charles McEntee the party of the first part, (J.B?) Bandy the party of the second, Andrew Peterson the party of the third part, and Antonio Stannacich (?) the party of the fourth part. Witnesseth , that whereas the parties hereto are the owners of land lying and being on a creek known as dry creek in Township 31 South of Range 12 East of Mount Diablo Meridian in San Luis Obispo County California and whereas they have laid out and constructed a private road commencing on the line of the public road leading from the City of San Luis Obispo to Avila nearly opposite the place of E. A. Atwood and running thence up dry creek westerly across the lands of the parties hereto of the first, second, and third parts to the line of the lands of the party of the fourth part. Now in consideration of twenty five dollars to him in hand paid by the other parties hereto the said party of the first part hereby grants to the said parties of the second, third, and fourth parts the right of way for a private road over and across his said land owned by him as aforesaid and along the route of the private road constructed as aforesaid and the said party of the second part hereby grants to the parties of the third and fourth part the right of way for a private road over and across the said lands owned by him and along the route of the road constructed as aforesaid and the said party of the third part hereby grants to the party of the fourth part the right of way for a private road over and across the said land owned by him as aforesaid along the line of the said road constructed as aforesaid. It being distinctly understood that each of the parties hereto shall have the right to construct and maintain such gates across the said road as are necessary for his own lands. The intention hereof being to make and dedicate the said road constructed as afore-said as a private road for the use of the said parties hereto. In Witness Whereof the said parties have hereunder set their hands and seals this day and year first above written.

The document is then signed and witnessed.

Scan of the actual deed language.

Charles H. Entler et al. Antonio Stammers et al.
 This Indenture made and subscribed unto on this 2nd day of
 March A.D. 1885 between Charles H. Entler the party of the
 first part, J. C. Bandy the party of the second part, Andrew
 Brown the party of the third part and Antonio Stammers,
 the party of the fourth part Witnesses, that whereas the parties
 hereto are the owners of land lying and being on a certain Homestead
 as dry creek in Township 31 south of Range 14 East of Mount
 Diablo Meridian in San Luis Obispo County California
 and whereas they have laid out and constructed a private road
 commencing on the line of the public road leading from the
 City of San Luis Obispo to Arroyo nearly opposite the place
 of C. C. Wood and running thence up dry creek, Westwardly
 across the lands of the parties hereto of the first second and
 third parts to the line of the lands of the party of the fourth
 part. Now in consideration of twenty five Dollars to
 him in hand paid by the other parties hereto the said party
 of the first part hereby grants to the said parties of the second
 third and fourth parts the right of way for a private road

Appendix D

- 1.1 Below are the comments and responses to issues raised at the City Planning Commission meeting of November 14, 2007. Most items related to clarifications or minor changes or additions to activities proposed within the Conservation Plan, proposed by various Commissioners. The only substantive public comment came from public testimony from a co-owner of the adjacent Miramonte Ranch, as related in a letter from Ms. Pamela Denney, General Counsel to JB Enterprises, owners of Miramonte Ranch, and a letter from Don Dollar. Most discussion centered around the Miramonte Ranch access easement; other comments were minor.**
- 1.2 Staff Response to Comments received at the Planning Commission Meeting of November 14, 2007, are presented below.**

1.1 Comment

Commissioner Ashbaugh – Recommend inclusion of a discussion and course of action addressing the road at the northern edge of the property.

1.2 Staff Response

Concur. This ranch road has been in that location for a long time, and is believed to represent an accommodation between the previous owners of the Johnson Ranch and the owners of the adjacent property, Herb and Diane Filipponi, and Jo Anne (Filipponi) Denbow. This will be researched and a recommended course of action put forward.

1.3 Proposed Change

The use of this road will be memorialized in appropriate fashion; and this task will be included in the tasks to be accomplished in Years 1 and 2 of the Plan.

2.1 Comment

Commissioner Multari – People want to go to the highest point; so perhaps the Plan should allow for that with a trail to the top of the hill.

2.2 Staff Response

Building a trail to the top of the hill would involve considerable brush removal and grading, so staff does not see it as necessary or desirable at this time. However, if monitoring reveals that an unauthorized trail is developing, steps will be taken to address that impact. This may include blockage of the unauthorized trail, or construction of a proper trail.

2.3 Proposed Changes

Language reflecting the above will be included in the final version of the document.

3.1 Comment

Commissioner Carpenter – Questioned the nature of the entrance.

3.2 Staff Response

The open space entry area has adequate room for parking of privately owned vehicles with only minimal changes, including laying a gravel base, realigning fencing, and installing informational signage. Staff does not anticipate installation of either restroom facilities or garbage cans; these have generally not been installed at such locations within the City's open space system.

3.3 Proposed Changes

None.

4.1 Comment

Commissioner Ashbaugh – Requested that the policy regarding the billboards be stronger, stating that they will be removed at the conclusion of the lease term.

4.2 Staff Response

Staff notes that there may be relocation obligations involved in such an action; however, staff concurs in the goal.

4.3 Proposed Changes

Language reflecting the goal of eliminating the billboards at the end of the lease term or as soon as practical thereafter will be included in the final version of the document.

5.1 Comment

Commissioner Stevenson – Noted that the easement road leads to a house and may not be exempt from County regulations as an agricultural feature.

5.2 Staff Response

Noted.

5.3 Proposed Changes

None.

The following items summarize comments or suggestions from Don Dollar:

6.1 Comment

Work to clarify easement conditions.

6.2 Staff Response

This is a recommendation of the Plan.

6.3 Proposed Changes

None.

7.1 Comment

Seek early annexation of the property, to ensure that City open space regulations apply.

7.2 Staff Response

Concur; however, such an action requires annexation of the intervening landowner, and is not a matter that the City can undertake on its own.

7.3 Proposed Changes

None in the document.

8.1 Comment

Identify as much as possible of the property as Habitat designation.

8.2 Staff Response

The primary difference between the Habitat and Management Area designations at Johnson Ranch is the occurrence of livestock grazing. This is identified largely by changes in vegetation that are not conducive to livestock utilization. Therefore, the areas designated as Habitat are primarily those which livestock do not enter, or which are or will be fenced off, such as the Dry Creek riparian pasture. Thus the Habitat designation may have an importance more perceived than real.

8.3 Proposed Changes

None.

9.1 Comment

Be cautious in opening the property to the public.

9.2 Staff Response

Concur; staff feels that this is what the Plan is doing.

9.3 Proposed Changes

None.

10.1 Comment

Install a single loop system; prohibit mountain bikes and horses.

10.2 Staff Response

Staff has anticipated a double loop system in the basic outline of a figure eight. This does not entail much more than a single loop and provides reasonable access to more of the open space. Staff feels that the site is appropriate for mountain bikes, but is too small to be attractive to equestrians.

10.3 Proposed Changes

None.

11.1 Comment

Grazing should not be an objective.

11.2 Staff Response

Concur; however, there is an issue of fuel management over such a large area of fine fuels. Therefore, staff feels that some livestock grazing remains desirable at the site. This will, however, be reduced in area, and converted to a seasonal operation.

11.3 Proposed Changes

None.

12.1 Comment

Protect and restore the creek, riparian, and wetland areas.

12.2 Staff Response

Concur; staff feels that this is what the Plan is doing.

12.3 Proposed Changes

None.

13.1 Comment

Plant trees for noise abatement purposes along the highway.

13.2 Staff Response

Concur.

13.3 Proposed Changes

This will be added as a Task in Years 1 and 2.

14.1 Comment

Refer the fate of the Farmstead to the Cultural Heritage Commission regarding the long-term future of those structures.

14.2 Staff Response

Concur.

14.3 Proposed Changes

This will be added as a Task in Years 5 and 6, as a new or updated Plan is prepared.

The following items summarize comments or suggestions from a Miramonte Ranch representative and a letter from attorney Pamela Denney, general counsel for the Miramonte Ranch owners.

15.1 Comment

The plan as proposed inappropriately implies and concludes that restriction in the use of the easement is allowable.

15.2 Staff Response

The commenter seems to suggest that there is no limitation on what the easement holder may do. The easement agreement itself, however, is clearly a contract between four parties, each one allowing the party(ies) beyond it to cross its property, and is limited to those four parties. It is also stated in the easement that it applies to the road “constructed as aforesaid”, since it was evidently built before the easement agreement was completed. This appears to restrict both the scope and the nature of the easement. Nothing contained within the agreement suggests that it may be enlarged or added onto, or that new parties may be served, without agreement of all concerned.

15.3 Proposed Changes

None.

16.1 Comment

The plan as proposed inappropriately implies and concludes that restrictions to repair or restore the roadway are allowable.

16.2 Staff Response

Staff bases its recommendations on the fact that, in the very restricted area between the bed of Dry Creek and the Forbes Pond, it is not possible to “repair or restore” the roadway without impacting one or the other or both of the natural resources mentioned. As landowner, the City does not see such impacts to its lands as desirable. Furthermore, in order to undertake such repair, permits from the California Department of Fish and Game, Regional Water Quality Control Board, and U. S. Army Corps of Engineers would be needed. These permits could conceivably be denied. Staff therefore feels that it is in the best interest of all parties to work together to relocate the easement into a less sensitive alignment that does not entail such risk.

16.3 Proposed Changes

None.

17.1 Comment

The plan as proposed inappropriately implies and concludes that the City can require the easement holders to relocate the easement at their costs.

17.2 Staff Response

If the easement did not pass through such a sensitive site, the statement above might be true. However, the ability of superior agencies to require such relocation would seem to be unquestionable. Furthermore, changes to the physical roadway, or a development request on the Miramonte Ranch, may trigger other approval requirements, for example from the County of San Luis Obispo. That is what City staff anticipate, based upon past experience, and is a primary basis for the recommended policy statement.

17.3 Proposed Changes

None.

18.1 Comment

The plan as proposed inappropriately implies and concludes that the easement road has a deleterious effect on the pond and the creek.

18.2 Staff Response

Staff bases its observations on the obvious presence of fill in the creek bed, placed presumably in order to stabilize the road bed and repair past damage or failure.

18.3 Proposed Changes

None.

19.1 Comment

The plan as proposed inappropriately implies and concludes that public use of the easement is allowable in violation of the expressed exclusivity of the easement.

19.2 Staff Response

The Conservation Plan makes no statements about the use of the easement either as a trail or a public right of way. Minor public use is likely for a short distance near the entrance where there is no alternative. It is possible that some incidental use by visitors might occur elsewhere; however, this is not the intent of either the Plan or its recommended activities. Moreover, so long as such use doesn't interfere with or otherwise negatively affect the easement, the City retains the rights of ownership of its property not inconsistent with the easement. This includes the right to invite other to cross over or upon its lands.

19.3 Proposed Changes

None.

20.1 Comment

The plan as proposed inappropriately implies and concludes that the cause of the road failure as something other than as poor maintenance and cattle.

20.2 Staff Response

The Plan observes that there are problems with the road, without speculating as to causes. However, it seems likely that the high energy creek bed area is a major contributor simply on the basis of location. This is supported by evidence of past fill placement as well.

20.3 Proposed Changes

None.

21.1 Comment

The plan as proposed inappropriately implies and concludes that there are no impacts on adjacent property owners.

21.2 Staff Response

Staff is not aware of any potential impacts on adjacent property owner by legal use of the Johnson Ranch. Unauthorized or illegal uses will be dealt with accordingly by the City.

21.3 Proposed Changes

None.

22.1 Comment

The plan as proposed inappropriately implies and concludes that the conclusions regarding rights and obligations under the agreements are legal.

22.2 Staff Response

The plan sets forth no legal conclusions, but merely sets forth policy recommendations for the proper management of City lands. Staff is not recommending any affirmative action that rests upon the presumed legalities of the rights or obligations of any party to the referenced agreements.

22.3 Proposed Changes

None.

23.1 Comment

The plan as proposed inappropriately implies and concludes that the legal documents referred to in the Plan are correct.

23.2 Staff Response

Staff has only recited the existence and content of legal documents attached to the subject property and does not intend for the policy to reach any conclusion regarding the legality or correctness of any such document.

23.3 Proposed Changes

None.

24.1 Comment

There is no discussion as to when, how, or by whom the site was surveyed for identified habitats or sensitive species.

24.2 Staff Response

Qualified City Natural Resources staff, and a qualified consultant undertook the surveys over a period of about one year prior to publication of the Plan, plus additional inventory work done at various times since the property was acquired in 2001.

24.3 Proposed Changes

A brief explanation of the preparation of this report and supporting materials will be included in the final document.

25.1 Comment

There is no consideration of restoration of the road as opposed to realignment.

25.2 Staff Response

The plan calls for the ultimate relocation of the road to a location that is not in the middle of a sensitive habitat and which is not regularly threatened with damage or disruption by natural forces. Retaining the road in this location exposes the road to both of these problems. Furthermore, work done on the road by the Miramonte Ranch owners to date seems to indicate a desire not to “restore” the road to some presumed earlier condition, but to widen it considerably. This is not consistent with the language of the easement, with goals of the City, or with the goals of superior agencies with jurisdiction over such areas. Therefore realignment of the road out of this problematic location is considered an appropriate policy recommendation. Notwithstanding that policy, staff is not recommending any affirmative action regarding such relocation without a negotiated agreement with affected parties or proper legal authority to act in the absence of such an agreement.

25.3 Proposed Changes

None.

26.1 Comment

There is no establishment of baseline thresholds of significance.

26.2 Staff Response

The standard Initial Study form used by the City of San Luis Obispo in all matters of environmental compliance allows for the writer, who is presumably qualified to make such judgments, to determine whether the Plan will result in either no effect; an effect of less than significant; an effect significant unless mitigated; or an effect of significance that cannot be reduced to a level of less than significant. In this instance such judgment was done by qualified City personnel in the preparation of the Plan.

26.3 Proposed Changes

None.

1.3 Staff Response to Comments received at the Parks and Recreation Commission Meeting of December 5, 2007, are presented below.

27.1 Comment

Commissioner Dollar--Dry Creek and Forbes Pond should be managed for native aquatic species.

27.2 Staff Response

Concur.

27.3 Proposed Changes

Elimination of exotic species within Forbes Pond, and an ongoing control effort for such species in Dry Creek shall be included in the final Conservation Plan.

28.1 Comment

Commissioner Dollar--Monitor flow of Dry Creek, to observe for unnatural changes.

28.2 Staff Response

Concur

28.3 Proposed Changes

Monitoring of the flow of Dry Creek in an appropriate qualitative fashion will be identified as one of the regular activities of the Plan's monitoring program.

29.1 Comment

Commissioner Wolf--The billboards should be removed at the end of the lease terms for them.

29.2 Staff Response

Staff notes that there may be relocation obligations involved in such an action; however, staff concurs in the goal.

29.3 Proposed Changes

Language reflecting the goal of eliminating the billboards at the end of the lease term or as soon as practical thereafter will be included in the final version of the document.

30.1 Comment

Commissioner Dollar--The Miramonte easement acts to diminish the values for which the property was purchased, namely, environmental conservation and appropriate public use and enjoyment. This constitutes adequate justification to seek the relocation of the easement and limitation of its scope.

30.2 Staff Response

Concur.

30.3 Proposed Changes

The final version of the Plan document will include the above statements as part of the rationale for seeking relocation and limitation of the scale of the easement.

Staff Response to Written Comment from the Native American Heritage Commission is presented below:

31.1 Comment

The Native American Heritage Commission recommends several steps to be taken to adequately assess and mitigate project-related impacts to archeological resources.

31.2 Staff Response

Concur. An archeological survey is planned as one of the first actions of the Plan once approved. Historical and archeological conservation and interpretation are one of the main goals of the Conservation Plan.

31.3 Proposed Changes

None.

Appendix E

RESOLUTION NO. 9954 (2008 Series)

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN LUIS OBISPO ADOPTING THE CONSERVATION
PLAN FOR THE JOHNSON RANCH OPEN SPACE**

WHEREAS, the City of San Luis Obispo has adopted policies for protection, management, and public use of open space lands acquired by the City; and

WHEREAS, the City of San Luis Obispo has acquired and manages eleven open space areas totaling approximately 2,500 acres, including the 242 acre Johnson Ranch Open Space; and

WHEREAS, the City Council desires to have the policies for management of City-owned open space lands applied in an appropriate and consistent manner; and

WHEREAS, the Planning Commission, Parks and Recreation Commission, and the general public have commented upon the plan as it has moved through a Council-directed approval process, and the plan reflects those comments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Luis Obispo hereby:

1. Finds that the implementation of the Conservation Plan as presented to the City Council this date, and as mitigated, will not have a negative impact on the environment;
2. Adopts as City policy the “Conservation Plan for the Johnson Ranch Open Space” as presented to the Council this date; and
3. Directs the City Administrative Officer to undertake all actions necessary and appropriate to carry out this resolution.

On motion of Council Member Settle, seconded by Council Member Mulholland, and on the following roll call vote:

AYES: Council Members Carter, Mulholland and Settle, Vice Mayor Brown and Mayor Romero
NOES: None
ABSENT: None

R 9954

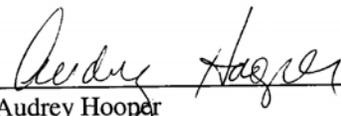
Resolution No. 9954 (2008 Series)
Page 2

The foregoing resolution was adopted this 22nd day of January 2008.



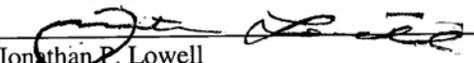
Mayor David F. Romero

ATTEST:



Audrey Hooper
City Clerk

APPROVED AS TO FORM:



Jonathan P. Lowell
City Attorney