

APPENDIX

General Golf Course Recommendations

1. Utilize the water reduction philosophy template for direction as to how to handle reducing turf across the golf course
2. Redesign irrigation system based on the approved golf course turf layout, utilizing the following details:
 - a. Convert all “edge” sprinklers to “part circle” sprinklers to conform to new edge of irrigation coverage
 - b. Investigate opportunity to leave existing “full circle” sprinklers in the ground for future use
 - c. Consider sub-surface irrigation for tee surfaces
 - d. Where entire turf limits are adjusted dramatically from the original design, budget proper resources for complete redesign of the sprinkler layout in these areas to maximize efficiency
3. Install artificial turf tee pads, approximately 5 feet by 10 feet, set perpendicular to the line of play
4. Rebuild existing putting green to lessen the severe slopes, and make more conducive to practice
5. Install new community putting course near clubhouse, combine with existing putting green
6. Rebuild/ improve existing short game area, fix drainage issues
7. If the existing range remains, regrade tee tops to improve site lines to the landing areas
8. If the existing range remains, rebuild current concrete tee line to improve drainage and site lines to landing areas
9. If the reduced water option is chosen, relocate the range to back of the existing clubhouse building to improve visibility, and access by patrons – design seating areas adjacent to the range tees
10. Install ‘Learning Center’ and/or Cal Poly Golf Team building adjacent to driving range.

El Chorro Park Amenity Recommendations

Please note, each park amenity noted below corresponds to the various use areas indicated on the graphic plans provided herein.

A. Park Core Area and Entry Loop

The primary design concept for the El Chorro Regional Park vision is to create a central hub to consolidate various existing and new operational and visitor serving functions, and to provide a launching point to explore and experience what the park has to offer.

At the heart of the new park core is the existing Dairy Creek clubhouse, and a reconfigured one-way entry loop road that will route all park visitors directly to it. This building will be remodeled to accommodate a park visitor center, where people can check in for camping, rent recreational equipment such as bocce balls or bikes, pay for certain amenities including mini-golf and go-carts, or ask general questions; these uses are in addition to its current functions as a pro-shop and restaurant. This concept is intended raise public awareness of the myriad recreational opportunities that the new park will include.

The space around the building will be improved in the following ways:

- Expanded restaurant patio and landscape terraces will provide a strong visual and physical connection to the existing golf course, and the proposed new driving range tees.
- The existing patio on the south side of the clubhouse is converted into a game area (table-tennis, bean bag toss, etc.) for families or teens.
- Short-term parking spaces are provided for check-in.
- Wayfinding and monument signage provide an opportunity to reinforce the park identity/branding.
- The existing pedestrian drop-off has been redesigned to become a roundabout that aids traffic flow and still permits the drop-off functionality.
- A new hammerhead turnaround will allow more convenient, safe deliveries to the restaurant.

The path network radiates out from the core, providing direct convenient access to many of the park's features, including cabins and campsites via golf-carts (as described in the following paragraphs).



Conceptual Plan of the Park Core Area with renovated clubhouse, and adjacent event area.

B. Special Event Area

Located immediately adjacent to the park core, this new amenity will provide a designated, reservable area suitable for private events such as weddings and family gatherings. It is designed to be an open, flexible space that can be configured in multiple ways. The surface material will be grass if water is available, or an alternative groundcover such as pea gravel or decomposed granite if not. Bocce courts are situated to one side of the space that could be used independently or as a part of an event. Integral to the success of this area is the partial interior and façade renovation to the end of the existing cart barn for use as a catering kitchen, restroom, or changing room.



A dedicated special event area can meet a community demand, and provide a revenue stream.

C. Go-Carts

An exciting new programming element for the park – and something new for the entire County Parks system – is a family oriented go-cart facility. The track will be created with minimal capital cost on the southern end of the existing asphalt parking lot – an area that is underutilized for much of the time. Electric carts are easy to drive and are relatively quiet, a main concern for the nearby camping and event areas. It is expected to be a very popular attraction, and a key component in the overall suite of park features. Reservations, payment, and check-in will be done at the new visitor center.



An electric go-cart track can be created on the existing parking lot asphalt.

D. Mini-Golf

A mini-golf attraction is located directly over the entry road from the clubhouse, and adjacent to parking. The terrain will provide opportunities for unusual challenging holes as the course winds around and over the hillside, and the elevated aspect will offer an outlook over the park core. Because of the potential visual impacts associated with constructing on hillsides, the design will be sensitively integrated into the site, and vertical elements will be strategically minimized. This is currently an underutilized part of the park, and the mini-golf will help to bring life to it. Reservations, payment, and equipment check-out will be done at the new visitor center.

E. Mountain Bike Area

Located on either side of the entry road, this amenity is intended to not only be functional, but to provide an eye-catching glimpse of the park's exciting facilities for first time visitors. There is no other facility of this kind in the county, and it is expected to become a popular destination and activate an otherwise under-utilized area of the site.



Constructed bike skill features will add a sculptural and active point of interest for park visitors.

F. Enhanced Entry

On either side of the existing park entrance off Highway 1, the plan envisions an enhanced landscape to create a striking entry statement. Low profile monument signage would be incorporated into a beautiful landscape consisting of native, low water requiring shrubs and trees.

G. Expanded RV Camping

Recreational Vehicle camping is becoming increasingly popular, with a seemingly inexhaustible demand for quality sites, especially along the coast. The programming plan calls for an expansion of the existing RV campground to the south, utilizing the existing roadways. Approximately 15 new sites can be added in this area, and would include gravel pads with water and electricity hook-ups.

H. Batting Cages

New batting cages are proposed adjacent to the existing softball fields. This rentable facility would be lighted for night use, and potentially included premium amenities such as pitching machines and automatic ball-return.



Example of batting cage facility with pitching machines. The ground is sloped to collect balls.

I. Day Use/Flex Space

This area already features several group picnic areas, some rock-climbing play features, and a restroom. The intent of the plan is to add more compatible uses between the existing – such as additional picnicking areas of various sizes and playgrounds.

J. Large Events Area

The size, topography, and distance from neighbors of El Chorro Regional Park, make it ideal for hosting large events, such as music festivals and concerts. The plan identifies an area around the existing range for this use based on a number of key criteria: proximity and accessibility to infrastructure and parking, the natural hillside/bowl for audience seating, and the spectacular backdrop of the Chorro Valley. There are several places that a temporary stage could be erected depending on the size of the event, prevailing winds and other climatic and logistical considerations. Areas that overlap the golf range will be irrigated, and the balance would be non-irrigated seasonal grasses. No permanent seating is anticipated, in favor of picnic chairs and blankets. Overflow parking for significant events can be accommodated at Cuesta College.

In the event of a multi-day event, it is expected that cabins and campsites will be highly sought after, and would offer visitors a unique opportunity to stay on-site and enjoy other park amenities.



El Chorro has the space and infrastructure to support large outdoor events.

K. Cabins

Cabin accommodations are a new use for El Chorro Regional Park, and represent a significant opportunity for revenue generation. The cabins are 10-feet by 20-feet, and require minimal site preparation. The cabins may have solar power, and potable water from existing golf course infrastructure.

A unique feature of the overnight accommodation system, is that personal vehicles will not be permitted at the cabins; instead, exclusive use of a golf cart will be included in the nightly rate. Logistic and operational details need to be further refined, but in concept guests will load up their gear in a modified golf cart in the parking lot, and drive out to their cabin on the existing cart path system. Furthermore, guests will keep their cart for the duration of their stay, and are free to use it to explore and enjoy the entire park.



Pre-manufactured cabins will enrich the camping experience at El Chorro

L. Tent Camping

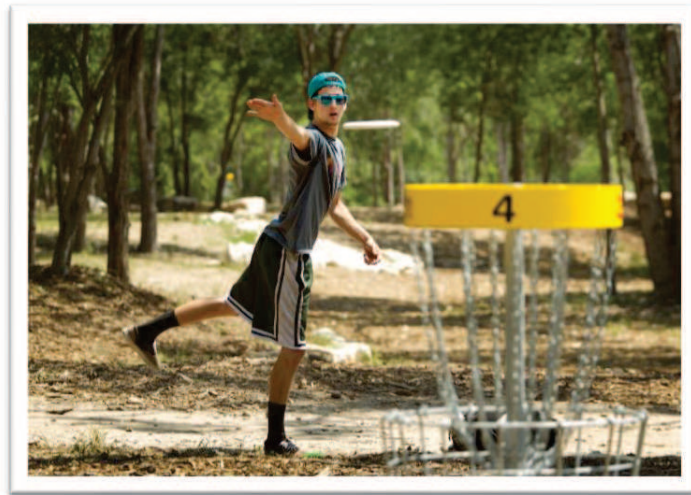
If the existing golf course is reduced in size in the future, up to 60 tent camping sites can be created along the western edge of the property, utilizing the relatively flat areas of the 4th and 5th fairways. Very little site preparation is required to create the sites, and the campground would utilize existing restroom facilities. Each site would have a fire ring, and potable water spigots would be shared amongst neighboring sites. Campers would not have vehicular access to their sites, but would be given access to a golf cart, like the process outlined in the cabin description above.

M. Play Area

While it is open to all park users, this play area is primarily intended to serve families that are camping, either in cabins or tents. The design of the play area will incorporate the natural slope, and be of an appropriate theme and style – such as a low ropes and bouldering course, or nature-inspired equipment.

N. Disc Golf

An 18-hole disc golf course is planned just north of the existing dog park on Dairy Creek Road. Each nine-hole grouping is distinctly different. The 'creek course' parallels Dairy Creek on either side, and is relatively flat and unobstructed. Contrastingly, the 'mountain course', laid out along the Eagle Rock Trail, is steep and challenging as it weaves in and out of the tree-line. Several holes at the top offer spectacular one-of-a-kind tees with 180-degree views and huge elevation drops.



Disc golf is a low impact, highly popular activity.

O. Group Camp

The group camp, located on Dairy Creek Road, features five 'dry' cabins in an array that are intended to be reserved as a block. No water infrastructure is in the vicinity, and restrooms would be portable. Access could either be by personal vehicle, or by golf-cart like the other cabins.

P. Equestrian Staging Area

The clearing immediately north of the Oak Woodlands trailhead along Dairy Creek Road will be developed into an equestrian staging area. This facility will feature permeable gravel paving, and will be sized to allow for horse trailer maneuvering. While some grading will be required to create a functionally flat area, minimal improvements are anticipated, on the assumption that users will bring their own water and other necessities. This area is located at the southern tip of the proposed zip

lining course, and will be designed to minimize conflicts between users. Eventually, this will be the primary point of departure for regional trail connections to the north, beyond the park boundary.

Q. Mountain Bike Expansion

An area at the northern end of Dairy Creek Road has been designated for potential expansion of the park's mountain biking facilities. This area would be designed in collaboration with users to complement the biking facilities near the park core. Because of the extra space, this area provides the opportunity simulate more realistic trail conditions for both beginners and advanced riders, and could include challenging skill-development features such as logs, ramps, boulders, and narrow boardwalks. These features could be incorporated into the loop trail system in the northern park area. This area would also be a potential site for hosting bike events and races. Like the equestrian staging area, this could potentially become a launching point for off-site regional trail connections to the north.



The mountain bike expansion area will provide an opportunity for larger skills areas incorporated into the park trail system.

Course Profile:

Course Name: Dairy Creek Golf Course, Par 71

Location: San Luis Obispo, CA

Superintendent: Albert Nunes

Assistant Superintendent: David Wilkerson

Golf Course Equipment Mechanic: Scott Pagent

Staff: Matt Barnard, Kevin Qualey, Sean Gabriel

Maintenance budget (annually): \$1M

Director of Golf: Josh Heptig

Golf course architect: John Harbottle, 1997

Yardage/Rating/Slope:

Black: 6,548/ 72.7/ 134

Blue: 6,103/ 71.3/ 132

White: 5,561/ 68.2/ 120

Gold: 4,965/ 70.7/ 128

Rounds (annual): 26,000

Percentage of play walking: 40%

Pace of play average range: 3:45 - 4:15

Soil type(s): Serpentine clay

Average annual precipitation: 19 inches (16 inches from Nov- Mar)

Monthly average temperature:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
High	64	64	65	69	72	75	77	80	79	76	70	64
Low	41	42	44	45	48	51	54	55	54	49	44	40

Prevailing wind: 6mph from NW (22% average wind probability)

Total acreage of golf course site: 89 acres

Elevation: Clubhouse Base: 346

High point & elevation: 17 tees, 447

Low point & elevation: 8 tees, 269

Total Greens: 3.5 acres

Greens size avg.: 7000 sq. ft

Greens construction: USGA

Green turf type(s): SR 1020/Poa annua

Fairways: 40 Acres

Roughs: 30 Acres

Bunkers:

total #- 25

avg. size- 2000 sq. ft.

total size- 1.25 acres

of Greenside bunkers: 23

of Fairway bunkers: 0

of Practice bunkers: 2

Practice facility: 7 acre driving range, 2 chipping greens, 1 putting green

Irrigation: Pump capacity (GPM), # heads High Zone = 1200 GPM, Low Zone = 400 GPM; 1456 heads

Water source: CMC waste water

Water storage: 75 acre feet

Annual water use average: 257 ac.ft.

	Water Use (AF)	CMC Delivery (AF)
2010	211	193
2011	213	194
2012	258	187
2013	247	173
2014	170	99
2015	150	126

6 Year Average: 214.8 AF

Potable water source: 150,000 gallons for greens only. Also services the clubhouse, campground and botanical garden

Annual utility spend per year: \$53,000

Local tree species: Spanish Oak,

Local wildlife species:

Birds: Vaux's Swift, Long-Billed Curlew, Cooper's Hawk, Golden Eagle, Northern Harrier, Osprey, White-Tailed Kite, California Horned Lark, Tricolored Blackbird, Burrowing Owl

Mammals: Pallid Bat, Yuma Myotis, Monterey Dusky-footed Woodrat, American Badger,

Reptiles: Southwestern Pond Turtle, California Horned Lizard, Silvery Legless Lizard,

Community Links Plausibility Assessment:

- ☐ Trail Connection: Possible, and likely. Showed interest
- ☐ Exercise Stations: Possible.
- ☐ Lookout Points: Very possible. Very good locations in center of property.
- ☐ Educational Points of Interest: Yes.
- ☐ Foot Golf: Possible.
- ☐ Concert Accessibility: Very possible, on range.
- ☐ Beginner Golf Practice Areas/ Programs: Present. Could be expanded, forward tees
- ☐ Specified Multi-Use Area Indoor: Limited in clubhouse, but possible.
- ☐ Specified Multi-Use Area Outdoor: Very possible.
- ☐ Additional Sporting Areas: Possible. Bocce, bags, horse shoes
- ☐ Water Recreation Availability: Not very likely
- ☐ Community Garden Space: Yes, expand in botanical garden

Other:

Zero Waste Facility – opened in 2011

Currently – 20 tent camp sites, 40 RV sites with water, power and sewer

Potential for at least 60 RV more sites, 10-40 upscale cabin sites

El Chorro Regional Park additional amenities:

- Camp ground
- (2) Ball fields
- Botanical garden with community/event space
- Dog park
- Tot lot/Play ground
- Walking trails, limited to camp ground area
- County access road (Dairy Creek Rd) double as possible walking trail
- Access to open space to the NE

Water Use Summary

Table 1 noted below shows the actual water use numbers from the years 2010 to 2015, provided by the County:

Table 1

Year	Irrigated Acres	Water Use (AF)	AF/Ac
2010	89	211	2.37
2011	89	213	2.39
2012	89	258	2.90
2013	89	247	2.78
2014	36*	170	4.72
2015	36*	150	4.17
Average	71.3	208.17	2.92

*estimated

Clarifications of the above use numbers:

- The average water use over a six-year period is less than the approved amount in the original EIR.
- In years 2012, 2013 the golf course began flushing the soils on the course including the putting green in order to remove unwanted buildup of salts and other present minerals, causing the water use to increase.
- In years 2014, 2015, the golf course began to reduce the water use by reducing the number of total acres irrigated, only focusing on a “seasonal” golf course. This has caused the needed amount of water per acre to increase past the average use factor of 2.4 AF/Ac.

Water Use by Turf Area

Greens	3.5	8.4	2.4
Tees	4.0	9.6	2.4
Fairways	40.0	96.0	2.4
Roughs	30.0	72.0	2.4
Other	2.0	4.8	2.4
Total	79.5	190.8	

2016	16.2	52.164	3.22
In theory	33.3	100	3

Current Acreage of Greens and Tees Irrigation

Hole	Tee	Green	Total
	1	0.31	0.31
	2	0.16	0.25
	3	0.17	0.45
	4	0.32	0.47
	5	0.2	0.48
	6	0.48	0.33
	7	0.31	0.64
	8	0.3	0.27
	9	0.11	0.57
	10	0.23	0.38
	11	0.21	0.62
	12	0.17	0.45
	13	0.24	0.53
	14	0.32	0.55
	15	0.22	0.53
	16	0.2	0.42
	17	0.18	0.53
	18	0.33	0.54
Range	1.54		1.54
Practice Green 1		0.56	0.56
Practice Green 2		0.24	0.24
Clubhouse Area	1.1		1.1
Total	7.1	9.12	16.22 Total Acres

5.3 WATER RESOURCES

5.3.1 Existing Conditions

Water resources assessed herein include the surface and ground waters within the project area and in the Chorro Creek Valley. The project area water resources are limited to a several springs, intermittent flow in the drainages tributary to Dairy Creek, and to the Cuesta College storm drains. The Chorro Creek Valley water resources include surface water and ground water stored in the alluvial sediments. The Chorro Reservoir is the only significant in-stream surface water impoundment within the watershed. Imported water is brought into the valley and contributes to the water resources as a part of the treated wastewater discharged from the California Men's Colony (CMC) wastewater treatment plant. This section has been prepared by Cleath & Associates.

Project Area Water Resources

The project site is within the watersheds of three water courses within Chorro Creek watershed: Dairy Creek, the Cuesta College drainage, and Pennington Creek. The Cuesta College watershed portion of the project site is drained by an unnamed intermittently flowing drainage channel. This drainage channel empties into a small reservoir whose dam is upstream of Highway 1. This small reservoir goes dry during the summer. The water in the drainage channel and in the small reservoir is used for cattle watering.

The Dairy Creek watershed portion of the project site contains three minor tributaries feeding into Dairy Creek. The only Dairy Creek tributary in the project area that has flow most of the year is the northern tributary. This tributary carries spring flow (varying from less than one to several gallons per minute) from upstream of the project area to Dairy Creek. This spring was probably the source for the old dairy and ranch headquarters whose foundations still exist nearby. The flow in this tributary is currently used for watering cattle. There is also some riparian habitat which is associated with this tributary. The southern Dairy Creek tributary drains a landslide area in its upper reaches, which retains a small amount of water into early summer.

The portion of the project area draining to Pennington Creek has no drainage channels or tributaries; and runoff occurs as sheet flow. There are no ground water bearing geologic units underlying the project site.

Chorro Valley Water Resources

For the purposes of this analysis, Chorro Valley is divided into two main reaches: the upper Chorro Valley area and the lower Chorro Valley area (**Figure WR-1**). These two segments of the valley join upstream of where San Luisito Creek Valley enters Chorro Valley.

Ground water exists within the water bearing alluvial deposits that underlie the flood plains of Chorro Creek and its main tributaries. There is significantly more ground water in storage in the lower Chorro Valley area than in the upper Chorro Valley area.

The upper Chorro Valley area is characterized by incised stream channels, thin alluvial deposits and institutional land/water uses. The water production facilities include 5 active wells (Camp San Luis Wells #1, 2, and 3 and the Cal Poly Chorro Ranch Wells #1 and 2) and the Chorro Reservoir.

Chorro Reservoir is the furthest upstream source of water supply on the Chorro Creek system. The California Department of Water Resources estimated the dependable yield of the 103 acre foot reservoir to be about 166 acre feet per year. During the severe drought conditions in 1990, however, the yield was 134 acre feet. CMC water releases from Chorro Reservoir, for riparian uses, amount to half of the inflow during summer.

County Operations (Camp San Luis) Well #1, located at Kansas Avenue and Highway 1, produces water from the Chorro Creek alluvium and currently pumps about 70 acre feet per year for use at the County Jail, County Operations and Maintenance facilities, and the El Chorro Regional Park, and County Schools office.

Camp San Luis Wells #2 and 3, located in the area of the Camp maintenance yard and California Conservation Corps offices respectively, were placed into service for use by CMC and Camp San Luis in 1991 after being unused for some time. Well #3 produced about 100 acre-feet each in 1992 and 1993 while Well #2 produced less than 20 acre-feet during the same periods.

Reclaimed wastewater from the California Men's Colony wastewater treatment plant is discharged into Chorro Creek downstream of Pennington Creek. The wastewater received by the treatment plant comes from CMC, Camp San Luis, the County of San Luis Obispo, and Cuesta College facilities. A portion of the water used at these facilities is imported from Whale Rock and the remainder of the water is from Chorro Reservoir and Camp San Luis Wells #1, 2, and 3. Currently, the CMC wastewater treatment plant discharges treated effluent to Chorro Creek at a minimum rate of 0.75 cubic feet per second (cfs) or the entire flow volume during times when discharge from the plant drops below 0.75 cfs. The monthly and annual CMC wastewater treatment plant discharges for the period from 1985 to the present are shown on a graph included in the project impacts section.

Cal Poly's Chorro Valley Ranch has diverted between 64 acre-feet per year (AFY) and 144 AFY of reclaimed effluent for irrigation of corn during the last several years. The ranch has two storage reservoirs totaling 84 acre-feet (AF) in capacity, which is fed by the effluent discharge. These releases are subject to the discharged effluent

meeting the quality requirements of the Regional Water Quality Control Board regulated National Pollutant Discharge Elimination System (NPDES) permit.

In addition to the reclaimed wastewater used on the crops at the Cal Poly Chorro Ranch, the ranch uses two wells. Well #2 is just downstream of the CMC wastewater treatment plant discharge to Chorro Creek and #1 is near the ranch maintenance buildings. Norm Jacobson, the Cal Poly utilities manager has provided estimates for pumpage from these wells. The combined production from these wells has been typically about 15 to 20 AFY: in fiscal year 1990-91, 40 acre feet was pumped and in fiscal year 1993-94, 11.5 acre feet was produced from these wells. This production typically occurs from May to September.

Nearly all of the flow reaching from the upper Chorro Valley to the lower Chorro Valley occurs in Chorro Creek. Only a small fraction (less than 50 acre feet per year) occurs as underflow within the alluvial sediments. The Canet Road stream gage provides information related to streamflow downstream from the boundary between the two parts of the Chorro Valley.

The lower Chorro Valley area has a stream channel which becomes shallower as it approaches the estuary with thicker alluvial deposits underlying the valley floor. Land and water resources are used for agricultural and municipal/domestic purposes in the lower Chorro Valley. Water production facilities include City of Morro Bay wells, agricultural and domestic wells, and surface water diversions on Chorro Creek and the two main tributaries; San Luisito and San Bernardo Creeks.

Existing conditions in the lower Chorro Valley were addressed in the City of Morro Bay Water Management Plan (1994). The City of Morro Bay has been producing between 800 and 1200 AFY from the lower Chorro Valley for the past 20 years. This water is, in large part, used outside of the watershed of Chorro Creek. Water production for agriculture has increased over the past 20 years as the irrigated acreage has increased and there has been a changeover to water intensive types of crops.

The outflow of water through the Twin Bridges area from the lower Chorro Valley area is not gauged but estimates of outflow prepared by The Morro Group/Tenera Environmental Services, are as follows: 19,990.27 AF in a wet year, 5,574.81 AF in a normal year, and 2,223.9 AF in a dry year. Correspondingly, they estimated that Chorro Creek was dry at this location for 30 days in a wet year, 120 days in a normal year, and 126 days in a dry year. Cleath & Associates estimates that the flow at this location during drought year conditions would be significantly less than a dry year with no streamflow during 300+ days during the year.

Sea water intrusion into the lower Chorro Creek Valley ground water has been documented for several years during the 1980s, but winter recharge has been adequate to fill the ground water basin in every year except 1990.

5.3.2 Thresholds of Significance

Implementation of the proposed golf course and facilities would result in significant impacts if it results in a decrease in available water for existing water users, or if it adversely affects the riparian habitat and fauna.

5.3.3 Project Impacts

Potable Water

The project proposes to use 3.4 AFY of potable water from the County Operations Well #1. When State Water is available, it will replace Well #1 as the source of potable water. It is projected that the Chorro Valley pipeline, which will carry the State Water Project, will be completed in 1996. This is roughly the same time as the proposed project completion date (October 1996). The resulting impact of the proposed project's potable water supply would be a small increase in wastewater going to the CMC wastewater treatment plant (about 2 AFY).

Reclaimed Water

The impacts of the use of reclaimed water by the project are related to the change in Chorro Creek flow.

In order to determine the change in Chorro Creek flow, it is necessary to (1) define the use of reclaimed water by the proposed golf course, (2) assess the change in CMC discharge to Chorro Creek with diversion changes and increased wastewater flows with time, (3) consider how the State Water Project influences streamflow upstream of the stream discharge from the CMC wastewater treatment plant, and (4) determine what the streamflow would be downstream of the CMC wastewater treatment plant.

Proposed Reclaimed Water Use

The proposed project will use 212.5 AFY of reclaimed water for irrigation of the golf course and landscaping (Table WR-1). The County currently has a Joint Powers Agreement with CMC to receive a minimum of 100 acre-feet per year for use at the park, apportioned in even monthly increments throughout the year. Mr. George Rosenberger of County General Services stated that the even monthly increments included in the Joint Powers Agreement were provided as an example and could be modified to provide reclaimed wastewater on demand up to the limit of the agreement. The proposed project has provisions whereby less area is irrigated during drought conditions, if necessary. During drought years, the water requirement could be reduced to the 100 AFY minimum discharge diversion.

While there is an agreement between CMC and the County for the reclaimed water diversion, there has not been a change made to the CMC wastewater treatment

Table WR-1

**Estimated Water Use
El Chorro Park Golf Course**

MONTH	GOLF COURSE	
	Irrigation Effluent	Facilities State Water
January	0.0	0.1
February	0.0	0.2
March	7.1	0.2
April	17.7	0.2
May	28.4	0.3
June	33.3	0.4
July	35.4	0.5
August	35.4	0.5
September	28.4	0.4
October	21.2	0.3
November	5.6	0.2
December	0.0	0.1
TOTALS	212.5	3.4

permit allowing this diversion. This will be required prior to any diversion of reclaimed effluent, as will be a Regional Water Quality Control Board Order for Reclaimed Effluent Use per California Title 22 and Department of Health Services regulations.

Effect of Golf Course's Reclaimed Water Diversion on Discharge to Chorro Creek

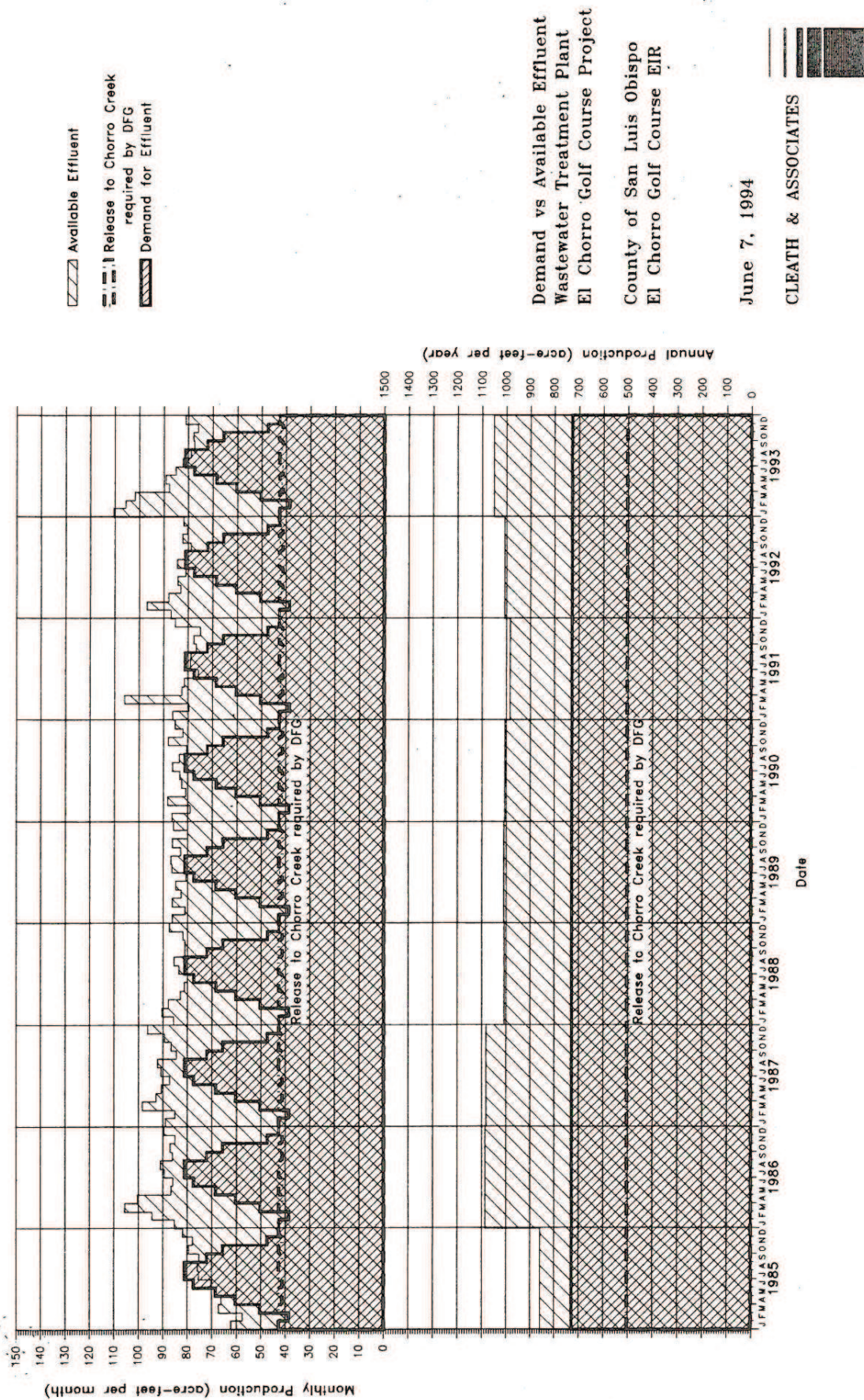
In consideration of the reduced diversion to Cal Poly (see the following paragraph), the diversion of 212.5 AFY of reclaimed effluent to the proposed golf course would result in a decrease of 198.5 acre feet or less in discharge to Chorro Creek from the CMC wastewater treatment plant. The projected demand is compared to historically available effluent on **Figure WR-2**. There has been adequate effluent available for the proposed project over the past 8 years.

Bill Cook of CMC and Norm Jacobson of Cal Poly have a verbal arrangement allowing Cal Poly to divert 50 acre feet or less per year from the wastewater treatment plant discharge (which historically has varied from 64 to 144 AFY). This will be allowed as the effluent is available after the golf course diversion is supplied and is projected to be taken during the months of December, January and February, or when additional reclaimed water is available. The discharge to Chorro Creek over this period of maximum reclaimed water diversion will be maintained at, or above, the minimum recognized by the Department of Fish and Game and required as a condition of the Clean Water Grant Agreement.

As existing facilities (i.e., Cuesta College and the County facilities) increase their water use, the discharge from the wastewater treatment plant will increase. Cuesta College and County Engineering project that water demand for the college and the County Jail and Operations facilities will increase by 222 acre-feet between 1995 and 2010. Since these demands are to be for domestic uses, the resulting wastewater would be discharged to the CMC wastewater treatment plant.

Effect of SWP Imported Water Use on Chorro Creek Flow Upstream from CMC Wastewater Treatment Plant

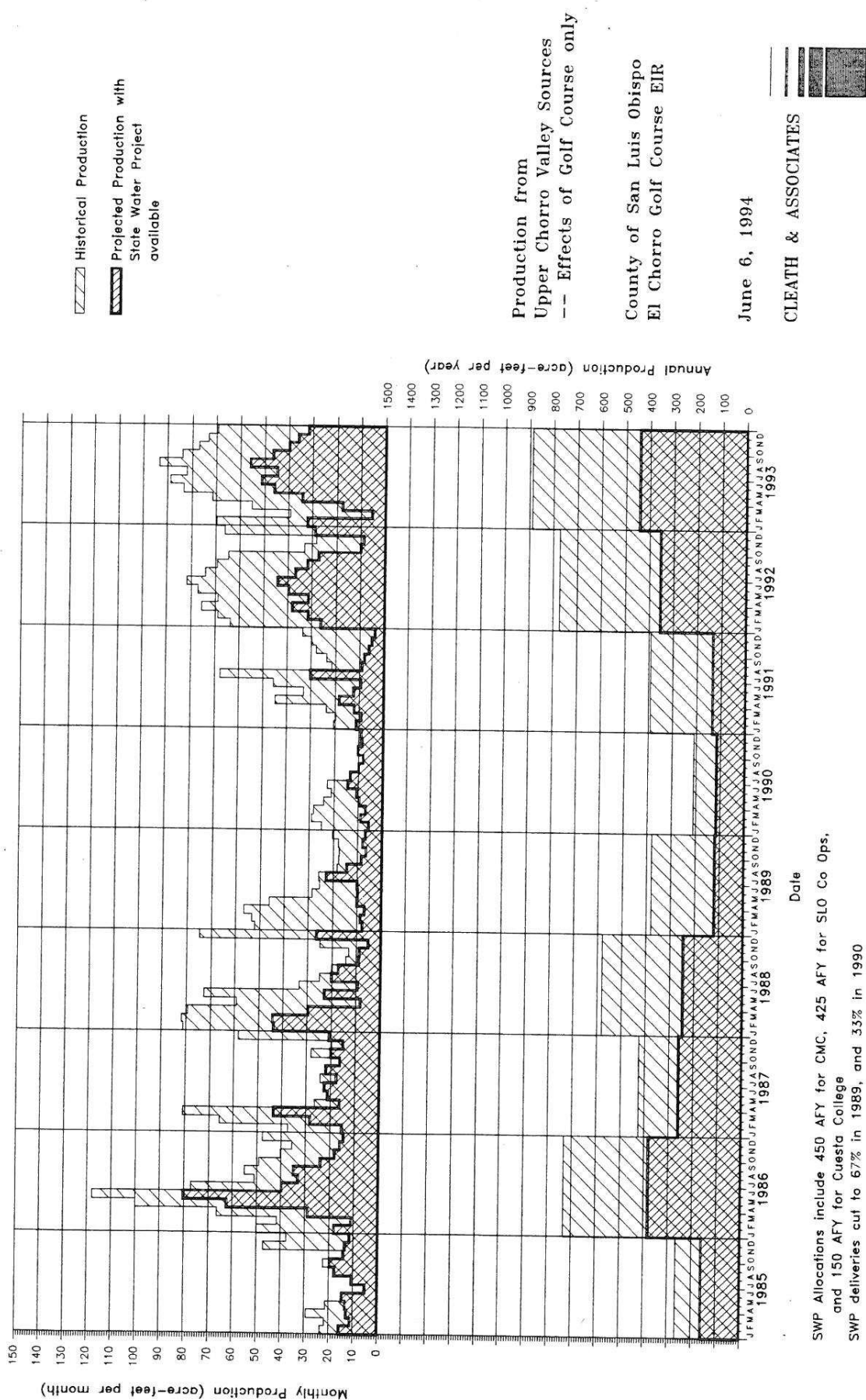
With or without the proposed golf course project, streamflow will increase upstream of the CMC wastewater treatment plant discharge point, starting at about the same time as the proposed project is to be constructed. This is because the SWP water will be used preferentially to the Chorro Reservoir and Camp San Luis Well #1 sources to serve CMC and the County facilities, due to cost considerations and water quality differences. During drought and severe drought years, SWP deliveries will be curtailed by 1/3 and 2/3, respectively. This was incorporated in our estimation of the projected production from 1989 (a drought year) and 1990 (a severe drought year) in **Figure WR-3**. The net differences in production from the water supply sources in the upper Chorro Valley area, if the SWP was used for the period from 1985 to 1993, are shown on **Figure WR-3**. The annual decrease in production, and corresponding increase in stream flow, would have ranged from about 90 acre-feet in 1990 to 450 acre-feet in 1993, if SWP water had been available.



**Demand vs. Available Effluent Wastewater Treatment Plant
El Chorro Golf Course Project**

Figure WR-2





SWP Allocations include 450 AFY for CMC, 425 AFY for SLO Co Ops, and 150 AFY for Cuesta College
 SWP deliveries cut to 67% in 1989, and 35% in 1990

Production from Upper Chorro Valley Sources--
 Effects of Golf Course Only

Figure WR-3

ENVICOM CORPORATION

Change in Streamflow Downstream of the Wastewater Treatment Plant Discharge

As a result of the decrease in wastewater discharge and the reduced extraction of upper Chorro Creek valley water resources, there will be an increase in streamflow in Chorro Creek during drought and average conditions. Under average conditions, the 198.5 AF reduction in wastewater treatment plant discharge should be completely offset by the reduction in water extractions upstream (such as 1988, when the reduction in water extractions upstream would have been about 320 AF). Under drought or severe drought conditions, the golf course project plans to reduce its discharge use to as low as 100 acre-feet, to avoid significant impacts to downstream users. Once again considering the reduction in Cal Poly diversion of at least 14 acre feet per year, there would be a small increase in annual Chorro Creek streamflow downstream of the treatment plant (86 AFY reduced discharge less 90 AFY of increased streamflow). This increased total annual streamflow downstream of the treatment plant would become larger in later years, since there would be increases in wastewater discharge resulting from increased projected usage at the college and County facilities. Seasonal Chorro Creek streamflow at Canet Road was simulated for the proposed project using a computerized flow simulation model and compared to historic recorded streamflow at the Canet Road gage. The simulated flow and the historic flow for the period from 1987 to 1991, overlaid on Figure WR-4, show that the simulated streamflow is greater than the recorded streamflow in every quarter of the years simulated.

In conclusion, the use of reclaimed water for the proposed project, would have no significant adverse impact to existing levels of total annual and quarterly Chorro Creek flow, even during drought conditions, as long as the reduction in reclaimed water usage occurs during drought conditions. Under average conditions, with the full delivery of State Water Project water, there will be a beneficial impact on water resources, as streamflow will increase throughout the year. The proposed project will not have a significant adverse impact on ground water users downstream of the project. Appropriate permits will be required to allow the reclaimed water diversion to the proposed project.

5.3.4 Cumulative Impacts

The completion of the proposed project along with other reasonably foreseeable projects within the vicinity of the project would result in a change in ground water and surface water stored and flowing in Chorro Valley. The impacts of the individual projects and a cumulative impacts assessment are described below.

The related projects include an effluent reclamation project at CMC for toilet flushing; projects within the El Chorro Regional Park (the campground and park expansion and a botanical garden); the Chorro Flats project (reducing agricultural acreage and establishing a sediment trap near the mouth of Chorro Creek); urban development in the City of Morro Bay (the Cloisters, Creekside Center, and Cypress



**Simulated vs. Actual Stream Flow Chorro Creek at
Canet Road Gage and SWP**

Figure WR-4



Plaza Redevelopment projects); the City of Morro Bay Appropriative Groundwater Use Permit, Chorro Creek Basin; and the State Water Project pipeline.

The effluent reclamation project at CMC will reuse about 250 acre-feet of treated effluent from the wastewater treatment plant and result in a corresponding decrease in effluent discharge to Chorro Creek. The CMC effluent reclamation project would be third in line to tap the treated effluent stream, behind the downstream obligations and the proposed golf course.

The campground and park expansion would include 80 additional camp sites and improving the existing facilities at El Chorro Regional Park. This expansion would require additional potable and non-potable water. The potable water (18.7 AFY) would be provided from the State Water Project and a large portion of this water would flow to the wastewater treatment plant, assuming that the park would connect to the wastewater line from the golf course. The non-potable water for irrigation of landscape, amounting to about 18.8 AFY, would be obtained from the CMC wastewater treatment plant and would be supplied only if sufficient reclaimed effluent is available for meeting downstream obligations, the El Chorro Regional golf course, and the CMC reclaimed effluent project. The potable water deliveries should provide much of the wastewater flow to be used for the expansions' reclaimed water demand.

The Botanical Garden is in a similar position to the El Chorro Regional Park additional camp sites in that potable water would be obtained from the State Water Project and 25 AFY of reclaimed effluent would be used for irrigation purposes. Currently there is no formal agreement to provide reclaimed effluent to this project and the supply of reclaimed effluent would be subservient to downstream obligations, the proposed golf course project, the CMC reclaimed effluent project, and the campground and park expansion. There will be some domestic wastewater generated from visitors to the Botanical Garden which would be disposed to an onsite disposal system.

The Chorro Flats project, located in the lower Chorro Valley area, will reduce the number of acres in irrigated crops and therefore reduce water required. The Chorro Flats project would result in a decrease of about 50 acres of irrigated crops, with a reduced water consumption of about 50 AFY. This would in part be offset by an increase in riparian habitat, with associated water consumption.

The urban development projects in the City of Morro Bay will not result in additional water demand on the City wells in Chorro Valley, according to the City of Morro Bay Public Works Director. This is because the City requires toilet retrofits offsetting the water uses of potential projects and because the City has contracted for State Water to provide for additional future water demands. Wastewater from these projects would be disposed of to the City's wastewater treatment plant which is located outside of the Chorro Valley watershed.

The City of Morro Bay Appropriative Ground Water Use Permit, Chorro Creek Basin will not necessarily change the amount of water extracted from Chorro Basin. The State Water Resources Control Board could adopt the permit or it could reduce the amount of water produced by the City of Morro Bay. Until such time as the Division of Water Rights makes a public finding regarding this permit application, we must assume that the City will continue using water as it has for more than 20 years.

The Chorro Valley pipeline project and the appurtenant flow in the pipeline will increase the amount of water used in the Chorro Valley watershed and at the same time should reduce the demand on local water sources due to the likelihood that the purveyors contracting for this water would use the imported water preferentially. The pipeline project, which would include the construction and maintenance of the pipeline (disregarding the water transmitted by it) should have a minimal impact on water resources in Chorro Valley.

Summary of Cumulative Impacts

There are two impacts which will result from the cumulative projects: there will be inadequate reclaimed effluent for the proposed project and the related projects, and there will be a reduction in water resources within Chorro Valley.

Effluent Demand

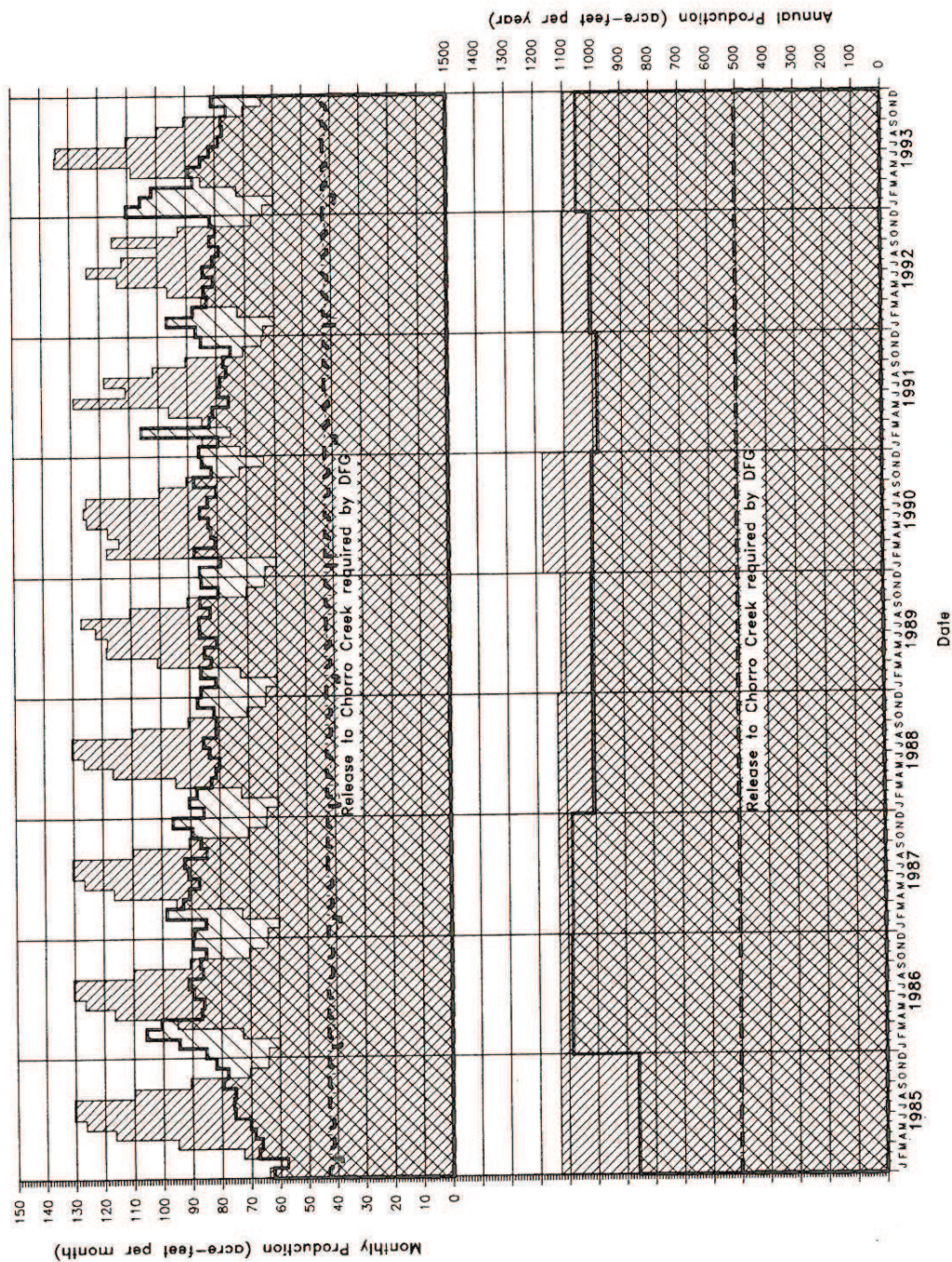
The cumulative project scenario demand for reclaimed effluent exceeds the total available of reclaimed water for most years on record (by as much as 53 AFY in 1991) and, when viewed on a month to month demand, the over subscription is even more noticeable (Figure WR-5).

The amount of reclaimed water demand exceeding the amount of available treated effluent would need to be compensated for by either reducing the demand on the wastewater effluent or by augmenting the existing reclaimed water source with another reclaimed water source. As described earlier, future wastewater flows to the CMC treatment plant can be expected to increase about 80 acre feet by the year 2000. If the implementation of the related projects coincide with this availability, the available reclaimed water from the CMC wastewater treatment plant could accommodate all of the cumulative projects.

Water Resources Change

The use of the maximum available water from the CMC wastewater treatment plant and the change in the water production upstream will result in a reduction in total water resources in Chorro Valley.

The uses of Chorro Creek Reservoir and Camp San Luis Well #1 would be curtailed slightly more than in the project impact analysis due to the additional use of



Demand from all projects in area, including CMC conservation retrofit, El Chorro Campground expansion, Botanical Garden, and Poly Ranch diversions

Demand vs Available Effluent
Wastewater Treatment Plant
Cumulative Projects

County of San Luis Obispo
El Chorro Golf Course EIR

June 7, 1994

CLEATH & ASSOCIATES

Demand vs. Available Effluent Wastewater Treatment Plant Cumulative Projects

Figure WR-5



reclaimed water for the CMC water conservation project, resulting in a natural increase in flow within the surface water and ground water of Chorro Valley (about 115 AF in a drought year and 660 AF in a year such as 1993) (Figure WR-6).

The overall cumulative water resources impact of the proposed project and the reasonably foreseeable projects is most significant during drought years. The water resources in Chorro Creek valley would decrease by about 190 AF for a year such as 1990 as a result of the cumulative projects (assuming the golf course diversion is reduced to 100 AF for that year).

The water resources reduction is primarily Chorro valley ground water in storage. As can be seen in the simulated vs. actual streamflow, there will be little change in the streamflow (Figure WR-7). The impacts on the lower Chorro Creek valley would be partially offset by a 50 acre-foot reduction in irrigation from the Chorro Flats project. The greatest impact would occur immediately because the inflow to the wastewater treatment plant is projected to increase in the future.

5.3.5 Mitigation Measures

Mitigation measures shall be required if reclaimed water is to be provided to the proposed project and the related projects.

Proposed Project

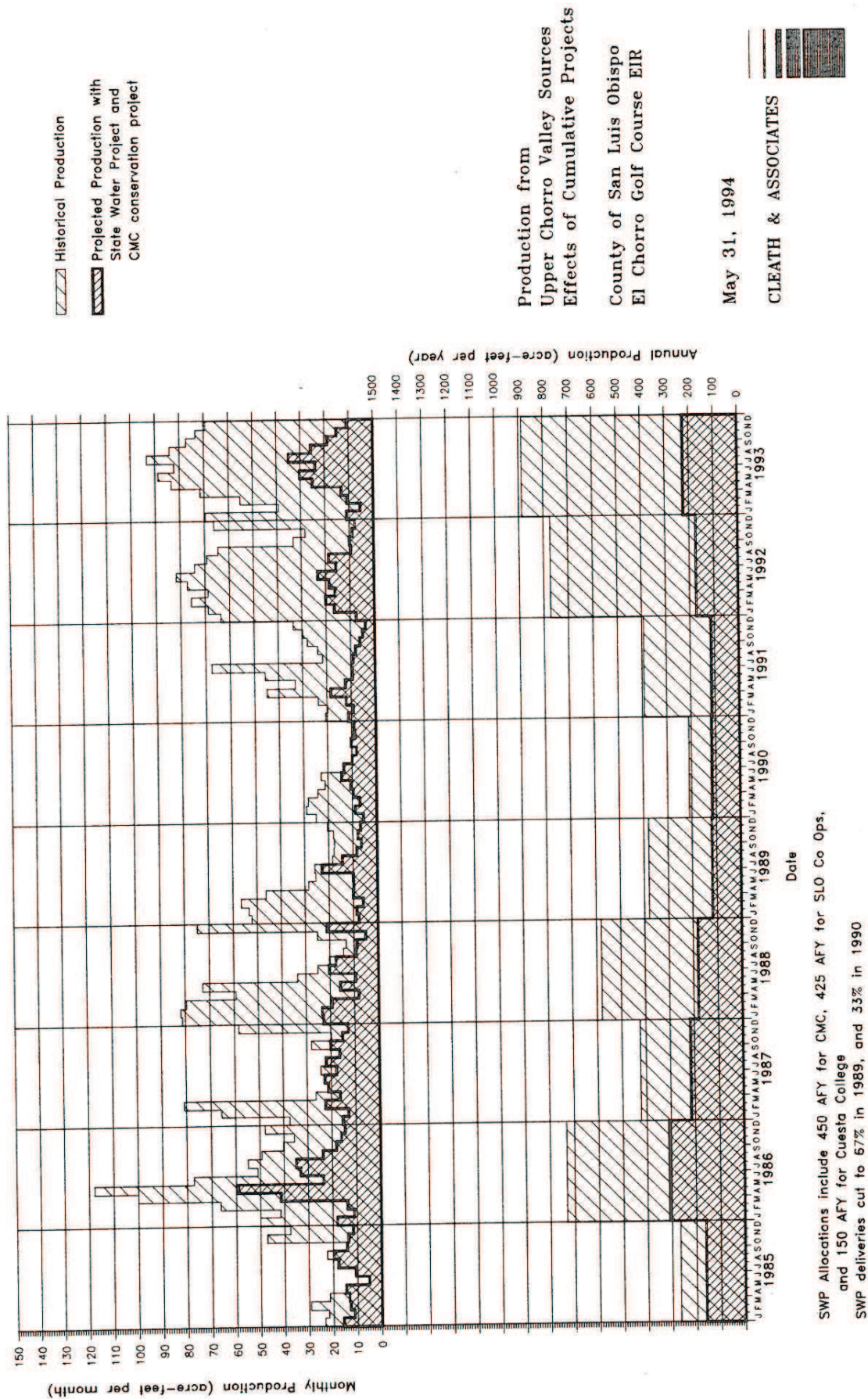
[WR-1] The time at which the golf course's reclaimed water use would be reduced to the 100 AFY level shall correspond with the time at which the State Water Project deliveries are reduced due to drought conditions. Fluctuating State Water Project deliveries during non-drought periods shall be accommodated through a corresponding reduction in golf course irrigation.

[WR-1A] The County shall consider developing the golf course and its related facilities in phases to correlate with delivery of State Water to the region.

Related Projects

As each related project is planned, the availability of reclaimed effluent and the impacts to Chorro Valley streamflow or ground water dependent concerns shall be assessed. Mitigation measures shall be taken to compensate for the over-subscription of available CMC wastewater treatment plant effluent and to offset decreases in streamflow.

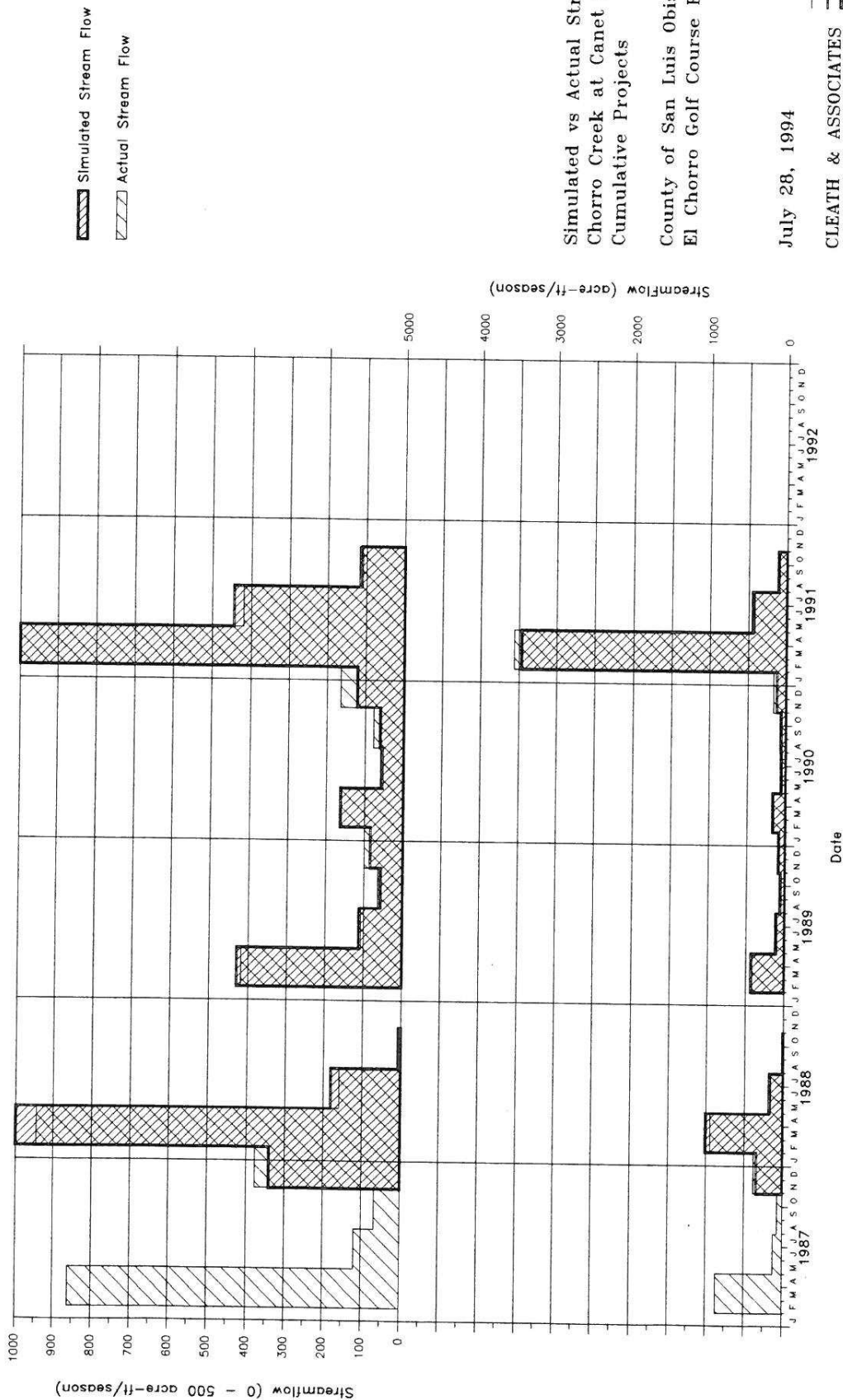
[WR-2] The golf course shall maintain potable and non-potable water use records for use in future proposed Chorro Valley project assessments.



Production from Upper Chorro Valley Sources
Effects of Cumulative Projects

Figure WR-6





Actual data from SLO County Engineer's Office
 Simulated data based on WWTP diversion for El Chorro Golf Course
 and cumulative projects, with increased flow due to SWP

Simulated vs Actual Stream Flow
 Chorro Creek at Canet Road Gage
 Cumulative Projects

County of San Luis Obispo
 El Chorro Golf Course EIR

July 28, 1994

CLEATH & ASSOCIATES

Simulated vs. Actual Stream Flow Chorro Creek at
 Canet Road Gage Cumulative Projects

Figure WR-7



Measures which could contribute to mitigation of the lack of available effluent and any reduced streamflow or ground water resources are described below.

- [WR-3] Reduce the amount of reclaimed water used by the proposed and related projects to the amount available. The total amount of treated effluent available for reclamation will increase as Cuesta College and County facilities increase their disposal to the wastewater treatment plant.
- [WR-4] Replace some of the reclaimed water used on the golf course or related projects with imported water such as State Project Water or Whale Rock water to the extent that the streamflow is maintained. Utilize a portion of the County's State Water Project allocation for non potable purposes, or trade a portion of the County's State Water Project allocation to CMC for a portion of the reclaimed water to be used by the CMC wastewater reclamation project.
- [WR-5] Use the Chorro Reservoir to modify streamflow variations by storing winter flows and recharging the creek during months when the streamflow is low.
- [WR-6] Recharge the stream with imported water/imported reclaimed wastewater during periods when flow is diminished.

5.3.6 Residual Impacts

The residual impacts of the proposed project on the Chorro Valley water resources are not significant. Mitigation measures for cumulative impacts could offset the decrease in streamflow in the dry summer months resulting from the combined effects of the proposed project and related projects. Based on the fact that there are potential feasible mitigating measures, this is a Class II level of impact for both project and cumulative impacts.

TABLE S-1

Summary of Impacts and Mitigation

Issue	Description of Impact	Mitigation	Residual Impacts
CLASS I IMPACTS¹			
Biological Resources	<p>Implementation of the proposed project would result in the direct and significant loss of 156 acres of grassland habitat which supports a number of sensitive plant and animal species, namely: California horned lizard, white-tailed kite, Cooper's hawk, American badger, Blochman's dudleya and club-haired mariposa lily. Approximately one acre of seasonal wetland is also expected to be lost during the construction of storage ponds. Significant, indirect impacts to off-site habitats and associated wildlife species (such as the California red-legged frog) would also occur as a result of the increased human population on-site and at El Chorro Park. The alteration of Chorro Creek streamflow as well as the potential for chemical pollution may indirectly impact downstream species. The introduction of non-native species which would out compete the natives is also a significant concern. Rodent trapping or poisoning on-site may also kill non-target animals on-site.</p>	<ul style="list-style-type: none"> • The loss of seasonal wetland shall be offset at a minimum 1:1 replacement ratio through an on-site salvage, restoration and revegetation program. • Redesign golf course to avoid mapped populations of Blochman's dudleya and club-haired mariposa lily. In the event of loss, a plan for salvage, propagation and translocation of these species elsewhere within the Park shall be prepared and implemented. • Golf course water features shall be monitored for bullfrogs by a qualified biologist. When bullfrogs or their eggs are observed, they will be removed and destroyed. • Applicant shall redesign golf course where feasible to minimize loss of California horned lizard habitat. • The use of Dursban shall be prohibited on the golf course. Biological control methods, such as the use of the bacterial strain (Bt) shall be utilized instead. 	Significant

¹ Class I impacts are unavoidable significant impacts (the decision-maker must issue a "Statement of Overriding Considerations" under Section 15092" of the State EIR Guidelines if the project is approved).

TABLE 5 - (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Biological Resources (cont.)		<ul style="list-style-type: none"> • A rodent management plan shall be developed identifying extermination methods which avoid trapping or poisoning. • Implementation of Mitigation Measures WR-3 and WR-6 would reduce indirect impacts to white tailed kite, Cooper's hawk and American badger. In addition, Upper El Chorro Park Natural Area shall be maintained as primary wildlife habitat. • To protect on-site or adjacent habitats, golf ball retrieval by unauthorized personnel shall be prohibited in these areas. Split rail fences and signage shall be used to discourage entry into these areas. Furthermore, both a temporary (construction) and a permanent buffer zone shall be established adjacent to the riparian habitats of Pennington and Dairy Creek. • Stocking of large mouth bass, bullheads or other common exotic game fish in the golf course ponds shall be prohibited. 	

TABLE S-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
CLASS II IMPACTS²			
Geologic Hazards/Site Alteration	<p>Golf course development on certain oversteepened bedrock units would be susceptible to rock falls.</p> <p>Excessive cut slopes associated with golf course development are proposed in six course locations, at water features, and along the upper portion of the clubhouse roadway. These slopes may be subject to instability if there is daylighted bedding or if contacts between units are exposed.</p> <p>The added weight of fill materials on existing sloping surfaces, the disturbance of existing local drainage and the potential new irrigation may result in unstable conditions because the underlying material is inherently weaker.</p> <p>The potential exists that heavy equipment activity could occur in non-development areas of colluvium and alluvium/terrace deposits and exotic blocks such that mobility could be impaired.</p> <p>Construction of the proposed clubhouse and cart barn will be across a cut/fill boundary which could lead to differential settlement. The maintenance building is to be built over a small amount of fill.</p> <p>A portion of the proposed lake water feature is underlain by a trash fill. In addition, 20 foot high fill will be required to create the southernmost water feature adjacent to Highway 1 which may be subject to saturation and possible failure.</p>	<ul style="list-style-type: none"> No construction shall be allowed on slopes greater than 50 percent without the written approval of a qualified soils engineer and/or engineering geologist. Grading shall be consistent with Land Use Ordinance Section 22.05.032. A qualified soils engineer shall determine if there are areas where the static or seismic stability of surficial soils/colluvium near permanent structures are a concern. In cut slope areas exposing bedded or jointed bedrock, a determination of the stability of the slope shall be made during grading by a qualified soils engineer and/or engineering geologist. Comply with Earth Systems Consultants' recommendations re-grading fill placement on slopes, including drains to remove water from the base of the fill. 	Less than Significant

² Class II impacts are significant environmental impact that can be mitigated (the decision-maker must make "findings" under Section 15091[a] of the State EIR Guidelines if the project is approved.

TABLE 5-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Geologic Hazards/ Site Alteration (cont.)		<ul style="list-style-type: none"> • Prepare a grading and drainage plan designed to minimize erosion, sedimentation, and flooding potential during and after construction. • Accommodate probable earthquake groundshaking levels by conformance with the UBC. • Rock outcroppings and other rock resources lying outside the approved construction area shall not be mined or otherwise disturbed. • Obtain proper permits prior to blasting. • Minimize surface disturbance during construction. • Implement all final recommendations of the project soils engineer and engineering geologist regarding golf course and water feature design. 	

TABLE S-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Drainage, Erosion & Sedimentation	<p>Golf course development would result in increased vegetative cover and the removal of grazing, reducing overall soil loss. However, specific design elements (such as, grading and construction of ponds in the vicinity of drainage channels) as well as an increase in paving could potentially result in localized increased erosion and sedimentation impacts. Increased erosion and sedimentation could also be expected during construction.</p> <p>Specifically, the 14th green is located in an existing area of poor drainage; the graded slope below the fairway for hole 11 encroaches on an existing drainage channel and would be subject to erosion; and the increased runoff generated by the clubhouse and paved roads would result in increased gully erosion along project roadsides.</p> <p>The green at hole 3 is to be placed directly over the exiting drainage channel, and a graded fill slopes for holes 1 and 2 encroach on the drainage channel. If not properly protected, these drainage channels could experience increased erosion.</p> <p>Berm failure is a concern for the water feature which would receive inflow during storms.</p>	<ul style="list-style-type: none"> Establish setbacks of at least 100 feet from Dairy and Pennington Creeks and 50 feet from smaller channels or deep-rooted vegetation from stream channels at Holes #1, 2, 3, 4, 11, 16 and 18 where fill slopes encroach and excessive runoff can be expected to occur. Place a drain pipe beneath Hole #3 where natural drainageway is being covered. Install drainage facilities on portions of Holes #5, 8, 10, 11, 13, 14, 15, 16 and 18. Control runoff with paved roads with curbs and gutters. Conduct on-site hydrologic studies of the water feature's berm. Provide erosion control measures during construction and schedule construction during periods of low rainfall. <u>Re-seed and mulch soils which remain exposed at the onset of the rain season. All drainage features must be functional at the beginning of the rain season.</u> 	Less than Significant

TABLE 5 - (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Water Resources	<p>Development of the proposed golf course would create a demand for 3.4 acre-feet per year (AFY) of potable water and 212.5 AFY of reclaimed water for irrigation purposes. The potable water would be provided at first by County Operations Well #1 and then by the Chorro Valley Pipeline (which will carry State Water) as soon as it is completed. The reclaimed water would be diverted from Chorro Creek discharges of the California Men's Colony wastewater treatment plant. During drought conditions, the golf course would reduce its reclaimed water use to 100 AFY.</p> <p>The increase in regional demand for potable water generated by the proposed project is not considered to be significant because the State Water supply will be available to serve this project. The extraction of reclaimed water from Chorro Creek is not considered to be a significant impact because the net diversion would be offset by increases in wastewater generated at the CMC and County facilities, and reductions in reclaimed water demand during drought conditions.</p>	<ul style="list-style-type: none"> The golf course shall reduce its reclaimed water use to 100 AFY at the time when State Water Project deliveries are reduced due to drought conditions. When State Water Project deliveries are reduced during non-drought periods, golf course irrigation shall be reduced correspondingly. The County shall consider developing the golf course and its related facilities in phases to correlate with State Water delivery. 	Less than Significant

TABLE S-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Traffic/Circulation	<p>The proposed golf course is expected to generate 678 trips per week day, 764 trips on Saturdays and 750 trips on Sundays. 65 percent of golf course traffic is expected to originate from San Luis Obispo vicinity and 35 percent is expected from Morro Bay vicinity. The proposed project would increase traffic volumes by 2.4 percent. This increase would not affect the current Level of Service B, even in combination with the cumulative projects.</p>	<p>No project-related mitigation is required. However, the following measures are recommended:</p> <ul style="list-style-type: none"> • Provide bike racks in a visible, safe location near the clubhouse area. • Provide for a bus stop, with schedule and service information, at the within the project site, near the clubhouse, end of the circular driveway. 	<p>Less than Significant</p>
Visual Resources	<p>Development of the proposed golf course would somewhat alter the character of the existing project site by introducing trees, a prominent lake feature and year-round irrigated turf to a currently treeless annual grassland. Golf course structures would be visible from Highway 1, from the existing campground and from hiking trails in the vicinity.</p>	<p>The project has incorporated a number of components to reduce visual impacts. They include: the use of berms, native landscaping, rural-like architectural motifs, no grading of ridgelines, and the use of natural vegetation between fairways.</p> <p>The following additional mitigation measure is recommended:</p> <ul style="list-style-type: none"> • Minimize the structure massing of the new development by reducing the color contrast between the proposed development and the surrounding environment. 	<p>Less than Significant</p>

TABLE S-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Hazardous Materials/ Public Safety	<p>The probability of encountering unexploded ordnance on the project site is low but cannot be excluded because recent sweeps have not included the entire project site. Construction-related excavation and grading of soils down to 10 feet as well as maintenance of golf turf areas and planting of trees and shrubs are activities which could encounter unexploded ordnance.</p> <p>Operation of the golf course would involve the use of agricultural chemicals, and hazardous cleaning and maintenance solvents and batteries, all of which may cause injury to humans and animals if storage, use and disposal of these chemicals is conducted improperly.</p>	<ul style="list-style-type: none"> • The northern portion of El Chorro Park shall be excluded from any type of use during construction of the golf course. • Amend construction health and safety plan to address procedures for handling UXO, USTs, drums or other containers that may be encountered. The plan shall include: <ul style="list-style-type: none"> - information on types of material discovered in park, and signs that indicate possible presence; - stop work procedures when signs are encountered; - identification of UXO/hazardous waste response contacts; - emergency response procedures. • Train and educate all construction workers prior to starting construction and periodically thereafter. • Removal of UXO or hazardous wastes shall be performed by trained personnel. • Hazardous chemicals and hazardous waste must be handled according to Federal regulations for pesticide use and hazardous waste or, if more stringent, according to County guidelines. 	Less than Significant

TABLE S-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Hazardous Materials/ Public Safety (cont.)		<ul style="list-style-type: none"> • Develop a chemical waste minimization program which includes: <ul style="list-style-type: none"> - An agricultural chemical plan; - The use of pesticide rinse water for mixing future batches; - Triple rinsing chemical containers <u>less than 28 gallons in size</u>; - Maintaining the onsite inventory of pesticides, herbicides and other chemicals to a volume sufficient for one year or less. • Provide secondary containment for above ground storage tanks. • Mark sinks and drains regarding the appropriateness of disposing chemicals in the sanitary sewer system. • Store all chemicals in chemical storage areas or appropriate lockers. Do not store incompatible chemicals without proper segregation. <u>Warning signs shall be posted pursuant to pesticide regulations.</u> • Implement mitigation measures WP-1, WP-3 and WP-5. 	

TABLE 5 - (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Water Pollution	<p>Agricultural chemical usage on the proposed golf course would include the use of fungicides, herbicides, insecticides, rodenticides (only when populations become extreme), fertilizers, and miscellaneous amendments.</p> <p>The project includes an integrated pest management system. In addition, irrigated turf areas are proposed to be set back from drainage ways and containment ponds are proposed in the Cuesta College Drainage. Polluted runoff from the Pennington Creek watershed is not significant. However, runoff from the 9 holes of the golf course located in the Dairy Creek Drainage are not currently planned to be contained.</p> <p>Septic systems are proposed for the golf course restrooms and drinking fountains. Because these areas are underlain by low permeability soils, sewage disposal could generate significant surface water quality impacts and would contribute to some increased salt load to the local soils.</p> <p>Reclaimed water use on the golf course would increase the salt load in Dairy and Pennington Creeks.</p>	<ul style="list-style-type: none"> Limit the application of all fungicides, herbicides, insecticides and fertilizers to specific areas of the golf course. As proposed by project required by the County Agricultural Commissioner, no spraying within 20 feet or greater of drainages, streambanks and natural seeps. In addition, avoid areas that have slopes equal or greater than 25 percent. Apply chemicals only to target areas, do not apply on windy days, do not over apply, do not apply to surface water, riparian areas or seasonally seeping areas. Add settling ponds to the drainage before entering Dairy Creek. Develop a water quality monitoring program for Dairy Creek, involving quarterly measurements at locations upstream off-site, on-site and downstream off-site. Implement mitigation measures HM-5, HM-6, HM-7, HM-8 and HM-9. 	Less than Significant

TABLE S-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impact
Air Quality	<p>Implementation of the proposed golf course would result in potentially significant short-term and cumulatively significant long term impacts to air quality. Short-term air quality impacts would be generated during construction. Daily construction emissions would not be significant; however, quarterly PM10 emissions would exceed APCD's threshold. Long term emissions would primarily be generated by vehicular traffic. Minor emissions would be generated by natural gas and electricity use in the clubhouse and accessory buildings. The number of daily vehicle trips exceeds APCD's threshold and therefore would generate significant long-term air quality impacts.</p> <p>The proposed project is considered to be consistent with Clear Air Plan policies.</p>	<ul style="list-style-type: none"> • Dust Control Measures Include: <ul style="list-style-type: none"> - Use water trucks or sprinklers to prevent airborne dust from leaving site. - Spray dirt stockpiles daily. - Implement permanent dust control measures immediately following completion of soil disturbing activities. - Sow fast-germinating native grass seed in exposed areas which will be re-worked at dates greater than a month. - Stabilize all disturbed soils not subject to revegetation using approved chemical soil binders, jute netting or other, APCD approved methods. - Use water trucks/sprinkler systems in sufficient quantities on haul roads. Increase watering frequency whenever wind speeds exceed 15 mph. - Pave all roadways, driveway, sidewalks, etc. as soon as possible. Lay all building pads as soon as possible. • Best Available Control Technology (BACT) for construction vehicles shall be utilized as <u>necessary and feasible</u>, including: <ul style="list-style-type: none"> - Injection timing retard; 	Less than significant

TABLE 5-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impact
Air Quality (cont.)		<ul style="list-style-type: none"> - Installation of high pressure injectors; - Use of reformulated diesel fuel; - Use of Caterpillar pre-chamber diesel engines; - Use electrified equipment where possible; - Maintain equipment in tune; - Substitute gasoline-powered for diesel-powered equipment; - Minimize the number of large construction equipment operating during any given time period; - Schedule construction truck trips during non-peak hours; - Limit the length of the construction work-day period; - Phase construction activities if appropriate. • Incorporate passive solar design and solar hot water heating into clubhouse design. • Prepare an aggressive tree planting and landscape plan. • Golf course/facility maintenance equipment <u>should</u> <u>shall</u> <u>primarily</u> be powered by electricity, CNG or propane. 	

TABLE S-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Air Quality (cont.)		<ul style="list-style-type: none"> • Power all golf carts by electricity, CNG or propane. • Utilize alternative transportation for clubhouse events. • Implement Mitigation Measures T-1 and T-2. • Consideration should be given to providing green fee discounts to golfers who carpool or use an alternative transportation mode. 	

TABLE 5 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Cultural Resources	<p><u>Prehistoric Resources</u> The proposed golf holes have been designed to avoid most, if not all, of the prehistoric sites. However, because of the lack of subsurface boundaries, the nature of the resources themselves, and the nearness of the golf course facilities to surface boundaries, all of the prehistoric cultural resources could be impacted. Impacts could be generated by grading of native soil, and compaction during the filling over of cultural deposits, possibly displacing or breaking cultural materials.</p> <p><u>Historic Resources</u> The proposed project would adversely impact one of two historic sites, either by grading of native soil or by filling over cultural deposits, possibly displacing or breaking cultural materials. In addition, the context of these cultural resources will be visually impacted.</p>	<ul style="list-style-type: none"> Confirm southern boundaries of the archaeological site SLO 1684 with a series of small test pits. Stake these boundaries during construction. Furthermore, install the tee using techniques which minimize subsurface disturbance. Archaeological monitoring shall be conducted for all grading within 30 meters of archaeological site. Confirm western boundaries of site SLO-1648 with a series of small test pits. Stake these boundaries during construction. Archaeological monitoring shall be conducted for all grading within 30 meters of the archaeological site. Confirm western boundaries of site SLO-1649. Stake these boundaries during construction. Furthermore, install the tees using techniques which minimize subsurface disturbance. Archaeological monitoring shall be conducted for all grading within 30 meters of archaeological site. 	Less than Significant

TABLE S-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Cultural Resources (cont.)		<ul style="list-style-type: none"> Confirm northwest boundaries of site SLO-iso-77. Stake these boundaries during construction. Furthermore, install this portion of the fairway using techniques which minimize subsurface disturbance. Archaeological monitoring shall be conducted for all grading within 30 meters of archaeological site. Confirm eastern boundaries of site SLO-iso-78. Stake these boundaries during construction. Archaeological monitoring shall be conducted for all grading within 30 meters of archaeological site. Confirm eastern boundaries of site SLO-iso-25. Stake these boundaries during construction. Archaeological monitoring shall be conducted for all grading within 30 meters of archaeological site. 	

TABLE 5-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Cultural Resources (cont.)		<ul style="list-style-type: none"> • The following measures are necessary for impacts to SLO-1383H: <ul style="list-style-type: none"> - Redesign two golf holes in order to minimize grading to this site. If grading of any part cannot be avoided, develop a data recovery program and complete it prior to construction activity; - Carefully evaluate the site by a historic archaeologist to determine contents, significance and appropriate recommendations; - Document original landscape using modern photographs; - Obtain oral histories from the families that lived in the houses and operated the dairies; - Conduct subsurface testing to document the nature of the foundations and prepare detailed maps of all cultural materials; - Archaeological monitoring shall accompany all construction excavation in this area; - Reconstruct the visual setting of this historic resource using historic pictures. 	

TABLE S-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
CLASS III IMPACTS ³			
Agricultural Resources	<p>The proposed project would withdraw 224 acres of low density cattle grazing use, equivalent to the loss of less than one percent of the potential production for the entire watershed. The concomitant loss of agricultural soils is also considered to be less than significant.</p> <p>Replacement of the existing cattle-grazing operation with a golf course is not expected to generate incompatibilities with continuing cattle grazing on northern park properties, other surrounding rangeland properties nor existing outdoor recreation and educational uses to the east.</p>	None Identified.	Less than Significant

³ Class III impacts are other environmental impacts that are potentially adverse but not significant.

TABLE 5-2 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
CUMULATIVE IMPACTS⁴			
Geologic Hazards/Site Alteration	Most of the nine cumulative projects will have only minor geologic hazards that can be mitigated satisfactorily with standard techniques following complete technical studies and recommendations. However, the proposed project would contribute to a cumulatively significant impact with respect to site alteration.	Same as project specific mitigation.	Less than Significant
Drainage, Erosion & Sedimentation	The proposed project, in combination with the cumulative projects, would result in a reduction in erosion within the Chorro Creek watershed. The proposed project, in combination with the Chorro Flats project, would reduce flood flow levels reaching downstream, thereby avoiding significant cumulative impacts.	Same as project specific mitigation.	Less than Significant

⁴ Cumulative impacts include advisory information to be considered by the decision-maker.

TABLE S-1 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Water Resources	Implementation of the proposed project in conjunction with the related projects would result in a combined reclaimed water demand which would exceed that currently available from the CMC wastewater treatment plant, resulting in an estimated 190 AFY decrease in Chorro Creek Valley water resources during drought years.	<ul style="list-style-type: none"> • Maintain potable and non-potable water use records for use in future proposed Chorro Valley project assessments. • Reduce the amount of reclaimed water used by the proposed and related projects to the amount available. • Replace some of the reclaimed water used on the golf course and related projects with imported water. • Use the Chorro Reservoir to recharge the creek when streamflow is low. • Recharge the stream with imported potable or reclaimed water during periods when streamflow is low. 	Less than Significant
Water Pollution	The proposed project, in conjunction with the cumulative projects, would result in an increase in chemical usage on irrigated acreage in the watershed, some of which would reach Chorro Creek or the alluvial groundwater reservoir. However, the concentration of dissolved solids in the water of Chorro Valley will probably not significantly increase as it will be blended with imported water from the Chorro Valley pipeline.	Same as project-specific mitigation.	Less than Significant

TABLE 5-2 (Cont.)

Issue	Description of Impact	Mitigation	Residual Impacts
Biological Resources	Implementation of the related projects, in conjunction with the proposed project, would result in the cumulatively significant, direct loss of habitat, as well as indirect impacts resulting from increased human access, introduction of non-native plants and animals, and increased noise and night-lighting.	Same as project-specific mitigation	Significant
Agricultural Resources	Because the related projects are not located on prime agricultural soils, the proposed project would not generate a cumulatively significant impact.	None Required.	Less than Significant
Traffic/Circulation	The proposed project, in combination with the cumulative projects, would result in an 11 percent increase in area traffic levels. However, operating conditions would still remain at LOS B.	Same as project specific mitigation.	Less than Significant
Air Quality	The proposed project, in combination with the cumulative projects, would generate cumulatively significant increase in vehicular and fugitive dust emissions which would delay the County's attainment of State PM ₁₀ and Ozone Standards.	Same as project-specific mitigation.	Less than Significant
Hazardous Materials/ Public Safety	The proposed project, in conjunction with the cumulative projects, is not expected to generate cumulatively significant hazardous materials and public safety impacts.	Same as project-specific mitigation.	Less than Significant
Visual Resources	The proposed project, in combination with the cumulative projects, would not generate a significant cumulative impact on visual resources.	Same as project specific mitigation.	Less than Significant
Cultural Resources	Because development of the cumulative projects would not result in significant unavoidable adverse impacts to cultural resources, the project would not contribute to a significantly adverse cumulative impact.	Same as project specific mitigation.	Less than Significant

El Chorro Regional Park Programming Plan Scenarios

Costs Estimates are Based on Full Operation - Year 3

Amenities Included in All Plans

Plan Key	Park Amenity	Construction	Contingency (15%)	Soft Costs (10%)	TOTAL BUDGET	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr	Timeline	
A	Park Core Exterior/Clubhouse Imp	\$ 638,000	\$ 95,700	\$ 66,200	\$ 833,500	\$ 833,500	\$ 1,500	\$ -		\$ (1,500)	12-18 months	For maintenance materials
B	Special Event Area/Bocce Courts	\$ 229,500	\$ 34,425	\$ 22,950	\$ 286,875	\$ 286,875	\$ 48,000	\$ 50,000	1,721	\$ 2,000	6-9 months	4 Seasonals
C	Remodel Cart Barn for Events	\$ 20,000	\$ 3,000	\$ 2,000	\$ 25,000	\$ 25,000	\$ 24,000	\$ 30,000	50	\$ 6,000	3 months	2 Seasonal
D	Existing Parking										Existing	Existing Golf Budget
E	Go Carts	\$ 142,000	\$ 21,300	\$ 14,200	\$ 177,500	\$ 177,500	\$ 120,000	\$ 265,000	15	\$ 145,000	4-6 months	.5 FT Mechanic, 4 Seasonal-Mat
F	Mini Golf	\$ 300,000	\$ 45,000	\$ 30,000	\$ 375,000	\$ 375,000	\$ 72,000	\$ 320,000	18	\$ 248,000	12-18 months	5 Seasonals, Materials
G	<i>Bike Pump Track *</i>	\$ 25,000	\$ 3,750	\$ 2,500	\$ 31,250	\$ 31,250	\$ 15,000	\$ -		\$ (15,000)	Partnership	1 Seasonal - materials
G	<i>Bike Skills Park *</i>	\$ 25,000	\$ 3,750	\$ 2,500	\$ 31,250	\$ 31,250	\$ 3,000	\$ -		\$ (3,000)	Partnership	Materials
H	Enhanced Entry	\$ 125,500	\$ 18,825	\$ 12,550	\$ 156,875	\$ 156,875	\$ 3,000	\$ -		\$ (3,000)	6-12 months	Materials
I	RV Camping Expansion Area	\$ 180,000	\$ 27,000	\$ 18,000	\$ 225,000	\$ 225,000	\$ 50,000	\$ 96,000	59	\$ 46,000	12-18 months	.5 Ranger
J	Batting Cages	\$ 100,000	\$ 15,000	\$ 10,000	\$ 125,000	\$ 125,000	\$ 15,000	\$ 50,000	43	\$ 35,000	3 months	1 Seasonal - materials
K	Day Use/Flex Area										Existing	Existing
M	9 Cabins - knoll	\$ 180,000	\$ 27,000	\$ 18,000	\$ 225,000	\$ 225,000	\$ 101,000	\$ 226,000	22	\$ 125,000	4-9 months	1 FT Ranger, materials
N/O	<i>Disc Golf</i>	\$ 18,000	\$ 2,700	\$ 1,800	\$ 22,500	\$ 22,500	\$ 3,000	\$ -		\$ (3,000)	Partnership	Materials
P	Group Camp (5 cabins)	\$ 100,000	\$ 15,000	\$ 10,000	\$ 125,000	\$ 125,000	\$ 12,000	\$ 125,000	13	\$ 113,000	4-9 months	1 Seasonal
Q	<i>Equestrian Staging Area *</i>	\$ 120,000	\$ 18,000	\$ 12,000	\$ 150,000	\$ 150,000	\$ 1,500	\$ -		\$ (1,500)	Partnership	materials
R	Mountain Bike Expansion Area										Partnership	
S	<i>Zip Lining *</i>		\$ -	\$ -	\$ -	\$ -		\$ 75,000	0	\$ 75,000	Con - 6-12 mo	
T	<i>Golf Learning Center - **</i>	\$ 250,000	\$ 50,000	\$ 25,000	\$ 325,000	\$ -		\$ -		\$ -	Cal Poly	
	Park Entry Fees						\$ 116,000	\$ 330,000		\$ 214,000	6-12 months	1 FT Employee TBD, materials
	Entry Loop Road	\$ 630,063	\$ 94,509	\$ 63,006	\$ 787,578	\$ 787,578	\$ 10,000	\$ -		\$ (10,000)	12-18 months	Materials
	<i>Trails *</i>	\$ 15,000	\$ 2,250	\$ 1,500	\$ 18,750	\$ 18,750	\$ 15,000	\$ -		\$ (15,000)	Partnership	Materials
	Bike Rentals	\$ 8,000	\$ 1,200	\$ 800	\$ 10,000	\$ 10,400	\$ 15,000	\$ 35,000	6	\$ 20,000	3 months	1 Seasonal - materials
	Utilities/misc		\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	0	\$ (60,000)		1 Seasonal materials
	Total for All Options	\$ 3,106,063	\$ 478,409	\$ 313,006	\$ 3,931,078	\$ 3,606,478	\$ 685,000	\$ 1,602,000		\$ 917,000		
L	250 Acre Foot Option Additional Items	Construction	Contingency 15%	Soft Costs 10%	Total Budget	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr		
	<i>Golf Course/Drive Range/Concerts</i>	\$ 858,750	\$ 128,813	\$ 85,875	\$ 1,073,438	\$ 1,073,438	\$ 1,504,842	\$ 1,593,436	145	\$ 88,594	4-8 months	Includes Golf 6 FTE
	<i>Additional Purchased Water for GC</i>				\$ -	\$ -	\$ 225,000		0	\$ (225,000)		
	<i>Profit from other GC</i>							\$ 387,495	0	\$ 387,495		
	<i>Golf Cart Rentals - camping</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,520	\$ 36,135	0	\$ 21,615	3 months	
	250 Acre Foot Option Sub Total	\$ 858,750	\$ 128,813	\$ 85,875	\$ 1,073,438	\$ 1,073,438	\$ 1,744,362	\$ 2,017,066		\$ 272,704		
	Total 250 AF Option incl Amenities	\$ 3,964,813	\$ 607,222	\$ 398,881	\$ 5,004,516	\$ 4,679,916	\$ 2,429,362	\$ 3,619,066		\$ 1,189,704		
L	160 Acre Foot Option Additional Items	Construction	Contingency 15%	Soft Costs 10%	Total Budget	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr		
	<i>Golf Course Drive Range/Concerts</i>	\$ 1,651,000	\$ 247,650	\$ 165,100	\$ 2,063,750	\$ 2,063,750	\$ 1,421,137	\$ 1,065,988		\$ (355,149)	4-8 months	Includes Golf 6 FTE, reduced seasonals,materi
	<i>Additional Purchased Water for GC</i>					\$ -	\$ 90,000		0	\$ (90,000)		
	<i>Profit from other GC</i>							\$ 269,181	0	\$ 269,181		
	<i>Golf Cart Rentals - camping</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,520	\$ 36,135	0	\$ 21,615	3 months	
	160 Acre Foot Option Sub Total	\$ 1,651,000	\$ 247,650	\$ 165,100	\$ 2,063,750	\$ 2,063,750	\$ 1,525,657	\$ 1,371,304		\$ (154,353)		
	Total 160 AF Option incl Amenities	\$ 4,757,063	\$ 726,059	\$ 478,106	\$ 5,994,828	\$ 5,670,228	\$ 2,210,657	\$ 2,973,304		\$ 762,647		
L	120 Acre Foot Option Additional Items	Construction	Contingency 15%	Soft Costs 10%	Total Budget	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr		
	<i>Golf Course Drive Range/Concerts</i>	\$ 1,845,750	\$ 276,863	\$ 184,575	\$ 2,307,188	\$ 2,307,188	\$ 1,332,175	\$ 808,175		\$ (524,000)	12-18 months	Includes Golf 5 FTE, reduced seasonals,materi
	<i>Cabins - this option (20 add Cabins)</i>	\$ 400,000	\$ 60,000	\$ 40,000	\$ 500,000	\$ 568,750	\$ 224,000	\$ 502,000	25	\$ 278,000	4-9 months	
	<i>Tent Camping</i>	\$ 205,000	\$ 30,750	\$ 20,500	\$ 256,250	\$ 256,250	\$ 91,000	\$ 273,000	17	\$ 182,000	6-12 months	
	<i>Childrens Play Area</i>	\$ 300,000	\$ 45,000	\$ 30,000	\$ 375,000	\$ 375,000	\$ 3,000			\$ (3,000)	4-9 months	
M	<i>Additional Purchased Water for GC</i>				\$ -	\$ -	\$ 30,000		0	\$ (30,000)		Materials
U	<i>Profit from other GC</i>							\$ 410,032	0	\$ 410,032		
V	<i>Golf Cart Rentals - camping</i>				\$ -		\$ 97,680	\$ 243,090	0	\$ 145,410	3 months	
	120 Acre Foot Option Sub Total	\$ 2,750,750	\$ 412,613	\$ 275,075	\$ 3,438,438	\$ 3,507,188	\$ 1,777,855	\$ 2,236,297		\$ 458,442		
	Total 120 AF Option incl Amenities	\$ 5,856,813	\$ 891,022	\$ 588,081	\$ 7,369,516	\$ 7,113,666	\$ 2,462,855	\$ 3,838,297		\$ 1,375,442		
L	100 Acre Foot Option Additional Items	Construction	Contingency 15%	Soft Costs 10%	Total Budget	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr		
	<i>Golf Course Drive Range/Concerts</i>	\$ 1,387,250	\$ 208,088	\$ 138,725	\$ 1,734,063	\$ 1,734,063	\$ 1,318,808	\$ 777,204		\$ (541,604)	12-18 months	Includes Golf 5 FTE, reduced seasonals,materi
	<i>Cabins - this option (20 add Cabins)</i>	\$ 400,000	\$ 60,000	\$ 40,000	\$ 500,000	\$ 568,750	\$ 224,000	\$ 502,000	25	\$ 278,000	4-9 months	
	<i>Tent Camping</i>	\$ 205,000	\$ 30,750	\$ 20,500	\$ 256,250	\$ 256,250	\$ 91,000	\$ 273,000	17	\$ 182,000	6-12 months	
	<i>Childrens Play Area</i>	\$ 300,000	\$ 45,000	\$ 30,000	\$ 375,000	\$ 375,000	\$ 3,000			\$ (3,000)	4-9 months	
M	<i>Additional Purchased Water for GC</i>				\$ -	\$ -	\$ -			\$ -		Materials
U	<i>Profit from other GC</i>							\$ 426,774	0	\$ 426,774		
V	<i>Golf Cart Rentals - camping</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,680	\$ 243,090	0	\$ 145,410	3 months	
	100 Acre Foot Option Sub Total	\$ 2,292,250	\$ 343,838	\$ 229,225	\$ 2,865,313	\$ 2,934,063	\$ 1,734,488	\$ 2,222,068		\$ 487,580		
	Total 100 AF Option incl Amenities	\$ 5,398,313	\$ 822,247	\$ 542,231	\$ 6,796,391	\$ 6,540,541	\$ 2,419,488	\$ 3,824,068		\$ 1,404,580		

* Some or most of the work for this feature is completed through partnerships an/or donations

** All of the costs associated with this feature are provided by others

3 FT Rangers
2 FT TBD
26 Seasonals

Partnership - to be completed by volunteer or other groups at any time
Existing - existing area or feature of the park

EL CHORRO COMMUNITY LINKS Site Notes 8/22/16



100AF = 35-40 AC of turf.
Range = 10 AC. (Artificial turf?)
Current Golf Course = 89 AC of turf.