



5.13 POPULATION, HOUSING, AND GROWTH

Section 15126.2(d) of the *CEQA Guidelines* (Growth-Inducing Impact of the Proposed Project) requires that an EIR discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. In compliance with CEQA, provided below is an analysis of the Project's potential to induce growth or to remove obstacles to population growth. Mitigation has been recommended, as necessary, to avoid or lessen potential impacts in this regard. Information in this section is based on data obtained from the following sources:

- ◆ *Framework for Planning Coastal Zone*, Adopted March 1, 1988 (Revised September 10, 2003).
- ◆ U.S. Census 1990 and U.S. Census 2000.
- ◆ *San Luis Obispo County Local Coastal Program Periodic Review*, July 12, 2001, as Revised August 24, 2001.
- ◆ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft EIR*, May 18, 2005.
- ◆ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Final EIR*, October 6, 2005.
- ◆ *Buildout Reduction Program Report Town Hall Meeting Final Draft*, May 16, 2006.
- ◆ *Growth Management Ordinance of the County of San Luis Obispo (Title 26 of the San Luis Obispo County Code)*, Revised July 1, 2006.
- ◆ *Population and Housing Estimates for Cities, Counties, and the State, 2001-2007, With 2000 Benchmark*, May 2007.
- ◆ *Population Projections For California and Its Counties 2000-2050*, July 2007.
- ◆ *North Coast Area Plan Cambria and San Simeon Acres Portions Updated*, November 6, 2007.

EXISTING CONDITIONS

REGULATORY SETTING

The County of San Luis Obispo (County) and the California Coastal Commission (CCC) regulate land use in Cambria. In addition, the Cambria Community Services District (CCSD) is a major landowner in Cambria, as the result of local initiatives to conserve open space and assist land conservancies in defraying the cost of the long-term lot maintenance. The policies and regulatory provisions affecting population, housing, and growth in Cambria are summarized below.



County of San Luis Obispo

NORTH COAST AREA PLAN

The North Coast Area Plan (NCAP) allocates land uses throughout the planning area by land use categories. The NCAP, in conjunction with the County's Framework for Planning Coastal Zone, determine the variations of land use that may be established on a parcel of land, as well as defining their allowable density and intensity.

General Goals

The general goals presented in the NCAP, together with other parts of the Land Use Element (LUE) and the Local Coastal Program (LCP), provide the basic plan for Cambria (and the entire North Coast Planning Area) for the next 20 years. The goals also function as criteria to help determine consistency of a development proposal with the LUE/LCP. The following are the general goals for planning in Cambria that are relevant to population, housing, and growth:

2. Orderly Development. Provide for an environmentally and economically sustainable rate of orderly development within the planned capacities of resources and services by:
 - A. Developing and maintaining information on supply and demand for resources such as water and population growth rates.
 - B. Establishing a growth management system that protects communities and resources from the adverse effects of growth.
 - C. Establishing a growth rate consistent with the protection of coastal resources.
 - D. Providing the lead-time necessary to fund and implement the public services necessary to support population growth consistent with the protection of coastal resources, considering the County's and taxpayers' financial ability to provide them.
4. Location and Timing of Urban Development. Plan for a land use pattern and population distribution that is consistent with the ability of communities to provide and maintain necessary services and facilities by:
 - A. Encouraging the phasing of urban development in a compact manner and maintaining the "hard edge" between urban and rural uses on the perimeter of Cambria and San Simeon Acres.
 - B. Encouraging the voluntary transfer of potential development from antiquated subdivisions, agricultural lands, environmentally sensitive habitat areas, and hazard lands to areas identified in the TDC program appropriate for development.
5. Location and Timing of Development within Cambria.
 - C. First, infill development from the CCSD water waiting list.
 - D. Second, infill on existing vacant parcels within the Urban Services Line, including transfers of water meters out of forested areas.



- E. Third, on other parcels suitable as “receiver areas,” accepting development from sender areas through a Transfer of Development Credits Program.
- F. Encouraging establishment of a Park or Open Space District to purchase small substandard lots in Cambria in order to reduce overall buildout and the corresponding need for costly new services and infrastructure.

Background and Projections

The NCAP provides background information and projections about population and housing in Cambria. Specifically, the following is noted regarding Cambria:

The year 2005 population for Cambria is approximately 6,400. The population of San Simeon Acres in 2005 is estimated to be 250. The rural population is between 800 and 900 persons.

POPULATION PROJECTIONS

With existing shortages of important resources such as water and public services, and the adverse impacts posed to the natural environment associated with population growth, there are significant unresolved issues regarding appropriate levels of development within the North Coast Area during the 20-year term of the Plan.

1. **Land Use and Growth.....** *growth rates in Cambria and San Simeon Acres have decreased during the last ten years. This reduction in growth rates is due primarily to resource constraints and development restrictions, as there is still an ample supply of existing vacant lots, within both Cambria and San Simeon. While additional growth is theoretically possible, it is dependent upon the resolution of resource constraints such as water supply, traffic capacity, and public facility limitations.....*

During the CCSD Board of Director’s July 24, 2003 meeting, a motion by the Board confirmed a maximum of 4,650 [residential] connections as the ultimate buildout of Cambria. This total was based on 3,812 existing [residential] connections as of the end of 2002 plus 165 connections in process at that time, plus 670 future connections from the CCSD wait list. The CCSD’s Buildout Reduction Plan will include an implementation program to permanently retire lots so that the maximum buildout will match their identified goal of 4,650 dwelling units. Based on historic population rates for Cambria, this would result in a population between 7,724 and 10,469 people.

2. **Growth Management and Anticipated Growth Rates.** *The current county growth rate for dwelling units is set annually, pursuant to the County’s Growth Management Ordinance, which is not a part of the certified LCP. Countywide, the number of new dwelling units allowed yearly is generally 2.3 percent of the existing county dwelling units.....During some years, fewer allocations may be allowed due to water shortages. Since 1999, the County limited the allocations for Cambria to a maximum 1.0 percent rather than 2.3 percent. However, after reviewing the reliability conclusions of the Cambria Community Services District’s Water Supply analysis during a November 15, 2001 meeting, the Cambria Community Services District Board declared a Water Code 350 emergency and enacted a moratorium for new*



connections with an exception for certain “pipeline projects” that were already in process. As a result of this action, and other related actions taken by the Coastal Commission and the County in response to the critical water supply situation, actual growth in Cambria has been well under the 1.0 percent cap established by the County pursuant to its Growth Management Ordinance.

A. **Cambria.** There were approximately 4,000 dwellings in 2005¹, with approximately 7,900 potential additional units allowed by the prior 1988 plan presuming that public service constraints could be resolved and other resource protection requirements of the LCP could be met.

With the public purchase of Fiscalini Ranch and the elimination of the Residential Single Family land use designation established by the 1988 Area Plan over portions of the Ranch, approximately 738 potential dwellings were removed. . Additionally changes to the 1988 Area Plan established by the 2006 Update to this Plan may result in an approximately 31% decrease in the hypothetical buildout potential of 7,900 dwelling units.

Should the plan never be updated again, the theoretical buildout would be approximately 6,130, again presuming that public service constraints can be resolved and other resource protection requirements of the LCP can be met. Based on historic population rates for Cambria, this would result in a population between 10,180 and 13,790 people. However, through the standard development review process and future plan updates, development levels must match available resources such as water and public services.

Water is one of the most important limiting factors to growth in Cambria. The CCSD has begun efforts to reduce water demand and to secure a reliable water supply. During the CCSD’s Board of Director’s July 24, 2003 meeting, a motion by the Board confirmed a maximum of 4,650 connections as the ultimate buildout of Cambria. This total was based on 3,812 existing connections at the end of 2002, 165 connections in process at that time, and 670 future connections from the CCSD wait list. This also approximates the number of dwelling units to be served by a proposed desalination project that was the subject of an August 2000 advisory ballot.

As summarized in detail in Chapter 3 [of the NCAP], Cambria Water Supply, the CCSD has embarked on a phased approach toward updating its Water Master Plan and improving upon its water system. The Water Master Plan EIR will include a Buildout Reduction Program, which is the tool to cap the maximum number of potential water service connections within the CCSD service area to 4,650. Based on historic population rates for Cambria, this would result in a population between 7,724 and 10,469 people.

HOUSING

..... The Area Plan works with the Housing Element to further the housing goals of the County.....

¹ The actual number of dwellings in Cambria in 2007 was 3,786 units.



..... *This Plan designates land in both Cambria and San Simeon Acres for multi-family residential use. Both communities have ample land area and encourage mixed-use development projects, such as projects which provide rear-lot apartments behind a commercial frontage. While resource constraints such as water have been and continue to be a problem, this Plan allocates specific percentages of available water supplies to affordable housing projects and programs within the urban areas of Cambria and San Simeon Acres.....*

Cambria has approximately 50 acres of vacant and partially developed land in the Residential Multi-family and Commercial Retail categories, with the potential for 616 additional dwelling units within these land use categories, provided that public service constraints can be resolved and LCP resource protection policies can be met by such development.

Refer to the *Population* and *Housing* sections below for further discussion regarding existing and projected population and housing in Cambria.

Planning Area Programs

Programs are for general planning guidance only and not to be used as a basis for approval or disapproval of development or land division proposals. The NCAP Programs are presented below according to the location in the planning area where they apply (i.e., North Coast Area or Cambria Urban Area). The NCAP Programs regarding population, housing, and growth that are relevant to the proposed Project are:

Public Service Programs

North Coast Area – Water Supply:

2. Overall Water Supply. The Communities Services Districts should continue to look for new water sources sufficient for, but not exceeding, the growth anticipated by the Local Coastal Plan or the environmentally sustainable yield of the area water sources....

North Coast Area – Sewage Disposal:

5. Water Recycling – Restored Wetlands and Park Irrigation Use. The Communities Services Districts should work with property owners, public agencies and developers in the Cambria/San Simeon Acres areas to explore possibilities for using treated wastewater from sewage treatment plants.

Cambria Urban Area

11. Water Master Plan for Cambria. The Cambria Community Services District should avoid issuing intent to serve letters for new development, which relies on additional water supplied by San Simeon or Santa Rosa Creeks until the following tasks have been completed:
 - A. In-stream Flow Management Study. An in-stream flow management study for Santa Rosa and San Simeon Creek should be conducted. The study should



identify a sustainable amount of withdrawals for new development that may be accommodated, which will not adversely affect riparian and wetland habitat or agricultural activities.

- B. Water Management Strategy. A water management strategy, which includes water conservation, reuse of wastewater, alternative water supply (e.g., desalinization), and potential off-stream impoundments should be completed. The amount of new development should be limited to that which can be supported by the implementation of the strategy.
- a. Small lot reduction ballot measure. The County and CCSD should cooperate to place a small lot reduction ballot measure before the Cambria electorate.

Land Use Programs

Cambria Urban Area – Residential Single-Family and Multi-Family:

2. Affordable Housing. The County and the CCSD should work together to ensure that affordable housing project proposals are allocated adequate capacity of available water supplies.
4. Transfer of Development Credits Program. The County, the CCSD, local nonprofit organizations and the local Land Conservancy should promote expansion of the TDC Program to include more areas within the community of Cambria. Sensitive habitat areas should have the first priority for inclusion as sending sites for transferring development credits. Possible agencies that could participate include The Land Conservancy of San Luis Obispo County, Greenspace, Department of Fish and Game, U.S. Fish and Wildlife Service, Cambria Parks and Recreation Commission and County Parks Division.
5. Buildout Reduction Program. The County, other agencies, and the community should work together with the CCSD in their implementation of the CCSD's Buildout Reduction Program. The Buildout Reduction Program will identify various programs in which the County could provide assistance.

Along with other buildout reduction measures identified in the CCSD's Buildout Reduction Program, a program should be initiated to encourage lot consolidation through voluntary mergers and other mechanisms and to retire vacant lots through acquisition. An open space district should be formed through a cooperative effort between the County, the community of Cambria and others, to begin purchasing small and substandard lots. The objective of this district would be to retire development rights, protect resources, preserve the forest, reduce the number of potential homes, improve fire clearance and reduce impacts on limited resources. Purchased lots could also be considered for a variety of purposes, such as pocket parks, viewsheds, habitat preservation and other uses to benefit the community.



Combining Designation Programs

Cambria Urban Area:

11. County-Owned Surplus Lots (LCP). To reduce impacts on traffic, water use and the Monterey pine forest, substandard lots acquired by the County in the small lot subdivisions, such as Park Hill, Happy Hill and Lodge Hill areas, should be kept in public ownership and developed as a public access resource if appropriate. If such development is not appropriate, lots shall be offered for sale to adjacent owners when merged with existing lots to be used as yard areas or open space or transferred to appropriate public agencies or non-profit groups to be kept in permanent open space.

15. Small Lot – Open Space District (LCP). As one component of a larger buildout reduction program, the County, CCSD, the community of Cambria and other stakeholders should work together to establish an Open Space District to begin purchasing and maintaining many of the small and substandard lots in Cambria. The objective of the CCSD would be to preserve the Forest from being physically displaced as small lots are developed with residential units. Secondary benefits would include lower building density, better fire clearance, more privacy between homes, larger yards and more landscaping in neighborhoods.

Opportunity exists to begin a program to purchase and provide ongoing maintenance for some of the small substandard lots in Lodge Hill, Happy Hill and Park Hill on an annual basis, and then commit them to open space. In conjunction with the Forest Management District, the lots could be used for a variety of purposes such as pocket parks, viewsheds, habitat preservation and other uses beneficial to the community. The program would enhance the value of properties located near open space lots, as well as reduce crowding of buildings, traffic congestion and demand for water and other services.

16. Lot Consolidation for Monterey Pine Forest Protection (SRA)(TH). The County should review its procedures and, where necessary, suggest legislative changes to encourage lot consolidation with subdivisions that contain substandard lots.

17. Transfer of Development Credit Program. The Transfer of Development Credits Program has the objective of reducing potential buildout in the Special Project Areas for residential single-family development by transferring the development potential of these areas to the remainder of Cambria small lot divisions.

Planning Area Standards

The NCAP contains special “standards” for the North Coast Planning area that are mandatory requirements for development, designed to handle identified problems in a particular rural area, or to respond to concerns in an individual community. The criteria for application of the Planning Area standards are discussed in detail in Section 5.1 (Land Use and Planning). The NCAP standards are presented according to the location in the planning area where they apply (i.e., Cambria Urban or Rural). The NCAP Standards² regarding population, housing, and growth that are relevant to the proposed Project are:

² It is noted that the sub-sections of the NCAP Standards that are not relevant to this issue area have been presented in summary form; refer to the 2007 NCAP for the text in its entirety.



Cambria Urban Area

Community Wide (CW):

CW-2 Reservation of Service Capacity. The Cambria Community Services District (CCSD) shall reserve available water and sewage treatment capacity for the following priority uses:

- A. Visitor-Serving Uses. To preserve and allow for continued growth of visitor-serving facilities, 20 percent of water and sewer capacity shall be reserved and maintained for visitor-serving and commercial uses.
- B. Affordable Housing – Program Required. The CCSD shall reserve sufficient water and sewer capacity to serve affordable housing.

Prior to issuance of any further water will-serve letters, the CCSD shall propose to the County a program to accommodate a limited number of affordable housing units each year. The program shall be consistent with definitions of affordable housing in the County Housing Element. The exact number shall be determined based on unmet housing needs and availability of water.

CW-3 Limitation on Residential Construction. In accordance with the Environmental Protection Agency's concern for environmental protection (as expressed in the condition on the sewer treatment facility expansion permit), and the terms of CCC Coastal Development Permit #428-10 (an amendment to CDPs 132-18 and 132-20, conditions 2 and 4 respectively), the maximum number of residential permits shall not exceed 125 per year. This shall remain in effect as long as the EPA requires this condition, and unless and until the conditions of Coastal Development Permit #428-10 are amended or superseded by action of the CCC.

CW-4 Limitation on Development.

- A. Water Service in Cambria. Until.....
- B. Water Conservation Requirements. Unless this requirement is otherwise modified through a Coastal Development Permit authorizing a major public works water supply project for Cambria, new development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the Cambria Community Service District's service area, or through other verifiable actions to reduce existing water use in the service area (e.g. the replacement of irrigated landscaping with xeriscaping). Accordingly, all coastal development permits authorizing such development shall be conditioned to require applicants to provide to the Planning Director (or the CCC Executive Director where applicable) for review and approval prior to construction, written evidence of compliance with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and modified on November 14, 2002, and as codified in CCSD Code Chapter 4.20 in 2004; however, no retrofit credits may be obtained by extinguishing agricultural water use, or funding leak detection programs. Such permits



shall also be conditioned to require written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.

C. Supplemental Water Supply Standards. Any major public works water supply project to support new development within the CCSD service area shall be subject to the following approval standards and findings:

1. Maximum Capacity. The maximum service capacity of the project will not induce growth inconsistent with the protection of coastal resources and public access and recreation opportunities.....
7. Build Out Reduction. That reasonable progress is being made to implement a build out reduction program within the boundaries of the CCSD.

D. Desalination Standards. Desalination facilities must:

1. Be public;
2. Avoid.....
3. Be consistent with all LCP and Coastal Act policies, including those for concentrating development, supporting priority coastal uses, and protecting significant scenic and habitat resources;
4. Be designed and sized based upon adopted community planning documents, which may include General Plans, Urban Water Management Plans, Regional Water Supply Plans, Local Coastal Programs, and other approved plans that integrate local or regional planning, growth, and water supply/demand projections;
5. Use technologies.....
8. Be designed and limited to assure that any water supplies made available as a direct or indirect result of the project will accommodate needs generated by development or uses consistent with the kinds, location, and densities specified in the LCP and Coastal Act, including priority uses as required by PRC 30254, and;.....

CW-6 New Residential Land Divisions. Projects creating new residential lots shall be required to permanently retire an equivalent legal building site located within the Cambria URL on a 1:1 basis. Determination of equivalent legal lot would occur through the discretionary land use and environmental review process with a consideration of factors including, but not limited to: habitat areas, topography, public views, development potential, and other site characteristics. Proof of the required retirement shall be submitted prior to recordation of the final parcel or subdivision map. Retired lots shall have an open space or conservation easement recorded against the title of the property to prohibit development in



perpetuity. Easements may be held by the County or the County may grant them to another public agency or qualified non-profit organization.

CW-8 Cambria Community Services District Review. Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the CCSD. A water and sewer service condition compliance letter from the CCSD shall be provided to the Department of Planning and Building prior to final building inspection.

CW-20 Commercial Districts. The standards outlined in the NCAP for Commercial Districts apply to the West Village, Mid-Village and East Village areas, as illustrated in Figure 7-6 of the NCAP (Cambria Commercial Districts Location Map). In particular, the following provision within this Standard is relevant to population and housing:

A. Mixed Use Projects. To encourage housing, and in particular affordable housing projects, in the downtown commercial districts from East Village to Moonstone Beach, multi-family dwellings are allowed on the upper story or rear half of the lot.

Category Specific (CS):

Residential Single-Family Land Use Category

CS-7C Transfer of Development Credits. The Transfer of Development Credit Program may be used to transfer allowable footprint and GSA [Gross Structural Area] for lots within certain areas to more suitable sites within Cambria.

1. Eligible Purchasers of TDC'S. Purchasers of TDC's may include the following:
 - a. Owners of Small Lots Within Lodge Hill. Through the transfer of development credits (TDC's), owners of property on Lodge Hill (Specifically those areas identified as West Lodge Hill and East Lodge Hill) may be allowed an increase in the allowable footprint and gross structural area on their property.
 - b. Owners of Other Small Lot Properties Within the Cambria Urban Reserve Line. Properties with sewer or water service by the CCSD, may participate in the TDC Program (may include Park Hill and Happy Hill).
 - c. Other Properties. Owners of properties that have been required by planning area standards, conditions of development approval, or other provisions of the Local Coastal Program to offset impacts of development through purchase of TDC's may also participate.

2005 COMMUNITY PLANS OF THE NORTH COAST AREA PLAN EIR

The Draft EIR provides an assessment of the potential environmental consequences of implementation of the proposed *Cambria and San Simeon Acres Community Plans of the NCAP*



(NCAP 2005). The four alternatives to future development that were analyzed in the 2005 NCAP are:

- ◆ *The Existing Plan Alternative.* Under this alternative Cambria and San Simeon Acres would develop in accordance with the currently adopted regulations of the 1988 NCAP.
- ◆ *Increased Development Plan Alternative.* This alternative includes the same land use described in the Proposed Plan, but with no growth rates applied. Therefore, complete buildout is assumed to occur during the 20-year life of the Plan.
- ◆ *Decreased Development Plan Alternative.* This alternative would add a maximum of 650 additional dwelling units to the existing number of dwelling units in Cambria and would apply a 1.0 percent growth rate to dwelling units in San Simeon and to motel and commercial development in both Cambria and San Simeon.
- ◆ *No Growth Alternative.* This alternative supposes that no further development would occur in Cambria and San Simeon Acres beyond the existing condition.

The development projections associated with the proposed Plan are described in Section 4.0 (Basis of Cumulative Analysis) Although the *No Growth Alternative* has the least amount of environmental consequences, the *Decreased Development Alternative* was found to equal the environmental effects to the 2005 Community Plan's Update.

The EIR includes a discussion of the Transfer of Development Credits Program in order to reduce environmental impacts, demand for public services and development potential. The EIR also references standards for new residential land divisions that have been either revised or added to the Plan, resulting in changes to allowed uses and development potential. The Population and Housing section of the Draft EIR summarizes information for housing and population in Cambria. Regarding the existing regulatory setting, the EIR notes that:

- ◆ *Growth in Cambria [and San Simeon] is constrained by available water supply and other resources that have not expanded capacity due to the water shortage. County regulations ensure that new development can be accommodated within available supply.*
- ◆ *The County's Growth Management Ordinance is the primary regulation applying to both Cambria and San Simeon regarding residential growth. Adopted in 1990, the Growth Management Ordinance requires that the County set a target growth rate on an annual basis. For most of the 1990s, the number of new dwelling units allowed had been 2.3 percent of existing dwelling units. In late 1999, the rate was set at one percent due to long-term water supply constraints. This target growth rate is effective to the present. There are a few types of housing that are not subject to this limit, such as farm worker and affordable housing projects. Growth management rates are not applicable to commercial recreational, institutional, or industrial uses.*

The Final EIR concluded the Community Plans Update would result in less than significant impacts on population and housing.³

³ County of San Luis Obispo, *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Final Environmental Impact Report*, October 6, 2005.



SAN LUIS OBISPO COUNTY CODE

Title 26 (Growth Management Ordinance)

This title is known as the Growth Management Ordinance of the County of San Luis Obispo, Title 26 of the San Luis Obispo County Code. Title 26 was adopted in 1990 due to concerns over new growth out pacing available resources. These regulations were established to:

- ◆ To implement the County General Plan by establishing an annual rate of growth that would give further guidance to the future growth of the county in accordance with that plan;
- ◆ To establish an annual rate of growth that is consistent with the ability of community resources to support the growth, as established by the Resource Management System (RMS) of the County General Plan;
- ◆ To establish a system for allocating the number of residential construction permits to be allowed each year by the annual growth rate set by the County Board of Supervisors; and
- ◆ To minimize adverse effects on the public resulting from a rate of growth, which would adversely affect the resources necessary to support existing and proposed new development as envisioned by the County General Plan.

Following is a summary of the relevant Title 26 Sections.

Section 26.01.070(a) (Maximum Number of New Dwelling Units Allowed). The Maximum Annual Allotment shall be limited to an amount sufficient to accommodate an annual increase of 2.3 percent in the number of dwelling units, unless otherwise specified. The number of new dwelling units to be allowed shall be based on the number of existing County unincorporated housing units, as defined by the most recent estimate provided by the State Department of Finance.

Section 26.01.070(h) (Communities With Existing Waiting Lists). Cambria has a waiting list for development. The Cambria Community Services District administers this list and the issuance of Allocations by the County shall be in accordance with the provisions of the local waiting list, as specified below.

(1) Cambria. The Cambria Community Services District (CCSD) has an existing waiting list for water service permits. The CCSD is allocating resources in compliance with its own resource management policies and ordinances, so as to be compatible with the Resource Management System of the County General Plan and to carry out the County's purposes, goals and objectives. In recognition of the management policies in place, the allocation of dwelling units in Cambria shall be conducted as follows:

(a) Allocation Limit. The annual number of new dwelling units to be allocated shall not exceed 2.3 percent of the total number of dwelling units within the community services district boundary within the Urban Reserve Line as designated in the County General Plan. The dwelling units to be allocated shall be taken from those applicants next in line on the community waiting list. The number of allocated units



may be reduced if the resources are not available to support the maximum number of potential allocations, as described below. Any dwelling unit allocations not utilized by Cambria shall become available for countywide allocation in accordance with the provisions of Title 26. However, the annual allocation for Cambria shall be placed on a deferred list to be available at the time that the water emergency is resolved at which time the Cambria Community Services District may issue Intent to Serve letters for all or a portion of the deferred allocations. The Intent to Serve letter can be applied toward the deferred allocations on a first-come, first-serve basis. All deferred allocations will be retained on the waiting list through June 30, 2007, at which time all unused allocations will be considered expired.

- (i) Allocation for the Years July 1, 2006 Through June 30, 2009. Based on the County 2005 Resource Management System (RMS) Annual Report approved by the Board of Supervisors on December 20, 2005, the Maximum Annual Allocation shall be set at zero percent (0%) per fiscal year for the period from July 1, 2006 through June 30, 2009, resulting in no new allocation or allotment requests other than those accompanied by an intent-to-serve letter from the Cambria Community Services District for transferred meters and eight (8) grandfathered Allocations for new residences in Cambria each fiscal year in the period from July 1, 2006 through June 30, 2009.
- (ii) "Grandfathered" Units in Cambria. Of the total number of dwelling units to be allowed in Cambria each year, the Cambria Community Services District shall reserve eight (8) allocations for parcels certified by the district as having "grandfathered" right to water service and "will serve" letters will be issued to such applicants on a first-come-first-served basis. These grandfathered units shall be allocated as follows: four (4) units for Tract 1804 and four (4) for the remaining units on the grandfather list. This increase shall be re-evaluated once the Cambria Community Services District has lifted the current moratorium on development that is not considered as grandfathered or active meter status.

Transfer of Allocations in Cambria. Residential allocations may be transferred within the CCSD, as long as any such transfer conforms with District Ordinance 1-93, as may be amended from time to time by the District relating to retirement of development rights.

An annual Resource Management System (RMS) report (i.e., 2005 Annual Resource Summary Report) has been developed by County staff for purposes of administering the Growth Management Ordinance by tracking the availability of key resources in comparison with their demands. Each year, the County Board of Supervisors reviews the RMS report and sets a maximum allowable growth rate for various areas. The findings of the 2005 Report are presented in Section 5.12 (Water Resources).

Chapter 22.24 (Transfer of Development Credits)

The provisions of this chapter implement the voluntary transfer of development credits (TDC) program established by the Land Use Element by providing a procedure to allow the voluntary transfer of development credits from one parcel of land to another.



Section 23.04.048 (Lot Consolidation)

According to this Code Section, in any residential or rural lands land use category, any single ownership of two or more adjoining vacant lots with continuous frontage, shall be considered a single parcel of real property and a single building site. In general, the Code provides for consolidation of adjacent lots under one ownership. Property owners with contiguous frontage can retire their development rights to ensure a permanent buffer between their property and adjacent properties. This consolidates the lots into a single parcel of real property with a single building site. Property holdings of two to three contiguous lots comprise the majority of property holdings in Cambria's small lot subdivisions.

California Coastal Commission

The Cambria service area is within the Coastal Zone and therefore within the jurisdiction of the California Coastal Commission (CCC), a state agency with the primary purpose of protecting coastal resources. The potential impact on such resources has led to recommendations from the CCC for further reducing buildout potential in Cambria. According to CCC Coastal Development Permit #2810 issued to the CCSD, the maximum number of residential permits shall not exceed 125 per year.

PERIODIC REVIEW FINAL RECOMMENDATIONS

The CCC staff completed a Periodic Review evaluation of the San Luis Obispo County Local Coastal Program (LCP) in 2001. Under the California Coastal Act of 1976, local government implementation of an LCP is the primary mechanism for achieving the resource protection goals of the Coastal Act. Section 30519.5 of the Coastal Act, though, requires that the CCC periodically review every certified LCP to determine whether they are being implemented effectively in conformity with the Coastal Act. Section 30519.5 gives the CCC an opportunity to identify beneficial changes to an LCP, based on an evaluation of local implementation and in light of changed environmental, social and economic circumstances that may have occurred since an LCP was first certified. Periodic Review allows for the incorporation of new knowledge into an LCP and the adjustment of existing policies, programs and implementation practices, informed by lessons learned about what works in the coastal management in California. The 2001 Periodic Review contained recommendations for the County and the CCSD to implement a Buildout Reduction Program in Cambria. The following are excerpts from the 2001 Periodic Review:

LCP Recommendation 2.13

Continue implementation of the 1% growth rate in Cambria until 1/1/02, after which time coastal development permits for new development that would require a new water connection or that would otherwise create additional water withdrawals from Santa Rosa or San Simeon Creeks should not be approved unless the Board of Supervisors can make findings that (1) water withdrawals are limited to assure protection of instream flows that support sensitive species and habitats⁴; (2) there is adequate water supply

⁴ The CCC's 2001 Periodic Review of the LCP references the San Simeon Creek as being perennial. However, the lower reaches of San Simeon Creek do not flow year-round, as indicated by historical flow records predating the CCSD potable well field installation. The 1988 USGS report by Gus Yates, et al., indicated that portions of the creek flow subterranean during the dry season, both with and without any pumping occurring. Therefore, instream flows do not exist within the lower reaches of San Simeon Creek during the dry season.



reserved for the Coastal Act priority uses of agricultural production, and increased visitors and visitor-serving development; (3) a water management implementation plan is incorporated into the LCP, including measures for water conservation, reuse of wastewater, alternative water supplies, etc., that will assure adequate water supply for the planned buildout of Cambria or that will guarantee no net increase in water use through new water connections (e.g., by actual retrofitting or retirement of existing water use); (4) substantial progress has been made by the County and the CCSD on achieving implementation of buildout reduction plan for Cambria; and (5) there is adequate water supply and distribution system capacity to provide emergency response for existing development.

LCP Recommendation 2.16

The LCP needs to be amended to address long-term development potential in Cambria. The County should work to expand the TDC Program by identifying other sensitive areas that would benefit from transfer of potential development to more suitable locations. Expansion should include Special Project Area #2, as well as watershed areas, other scenic corridors and other small lot tracts in undeveloped areas that support significant coastal resources, particularly contiguous blocks of sensitive pine forest habitat. More aggressive policy options should be considered as well, including development of an Assessment District to retire lots, create open space and promote forest protection. Other mechanisms should be evaluated such as the ability to use mitigation fees or erosion control fees to address long-term buildout. Further attention could be focused on alternatives for reducing development potential on single and double lots and creating incentives for the minimum lot size of 7,000 square feet. As part of this process, the County should establish a task force charged with identifying management options and strategies for reducing buildout in Cambria by a specific deadline.

Cambria Community Services District

The CCSD has worked closely with the County in response to the CCC's 2001 Local Coastal Program recommendations to further reduce buildout potential in Cambria, and in the development of a Buildout Reduction Program. The discussion that follows provides a background on existing measures in place. The description of the Buildout Reduction Program is provided in the *Population Growth Impacts* discussion below.

The CCSD administers residential, multi-family, and commercial water wait lists in coordination with the allowable growth rate established by the County that determines the number of new connections allowed each year. The CCSD closed its current residential wait list in 1990 when the County adopted its Growth Management Ordinance. Today, there are approximately 701 positions on the CCSDs residential water waiting list (666 single-family and 35 multi-family positions).

WATER CODE SECTION 350 EMERGENCY DECLARATION

In 2001, the CCSD Board of Directors declared a Water Code Section 350 water emergency based upon inadequate supply and delivery problems. As part of their 2001 action, with exception of a few development projects that were in process at the time, no new water connections are allowed. Since 2001, there has been a building moratorium in CCSD that has curtailed new development in the community.



EXISTING CCSD POLICY AND PROGRAMS

The following describes various CCSD ordinances and Code requirements that encourage buildout reduction. In addition, the enforcement of certain fire code requirements further promotes lot reduction through the Subdivision Map Act merger process.

Water Meter Transfers

CCSD Code Section 8.04.100 allows property owners the privilege of transferring single-family residential water meters or single-family residential water meter wait-list positions between two lots. These transfers are allowed on the condition that the applicant agrees to permanently retire the development rights on the lot from which the water meter or water meter wait-list position was transferred, or an alternate building site, per the CCSD code.

Water Conservation and Retrofit Program

Under the current Program, construction of new homes and the resale of old homes require retrofitting the homes with specific fixtures. The number of homes that must be retrofitted is determined by a point system dependent upon the number of bathrooms and the size of the parcel of the new home. To further reduce water consumption, a tiered water rate structure is utilized. During critically dry periods, the CCSD also invokes water conservation surcharge rates. Recent CCSD efforts to expand upon demand management practices have included the addition of front-loading washers to the Retrofit Program, meter replacement throughout the community, and a water loss notification program.

Code Section 8.04.040(G)

The CCSD's Code Section 8.04.040(g) provides that no new commitments shall be made and no wait list position shall be transferred to parcels where such service would be in violation of real property covenants or restrictions. Due to this prohibition, several parcels are restricted from receiving service. The following parcels and types of parcels are subject to these restrictions:

- ◆ Parcels Subject to Covenants and Agreements With the CCSD That Restrict the Use of Said Parcels; and
- ◆ Parcels Subject To Deed Restrictions And CC&Rs Where The Authority To Enforce These Restrictions Lies With Other Property Owners.

Ordinance No. 2-2005

Through research conducted by the CCSD, it was determined that approximately 1,500 future residential units could be eliminated from earlier County buildout estimates by limiting water service to no greater density than what is permitted in existing deed restrictions and service agreements for particular areas. This finding resulted in the CCSD adopting Ordinance No. 2-2005, which restricts water service to these areas at no greater density than allowed by existing deed restrictions and service agreements.



Fire Code Plan Check Enforcements

The Cambria Fire Department routinely reviews plans for new homes and remodels to ensure compliance with fire codes. As part of this review process, the CCSD checks proposed projects for compliance with Uniform Fire Code (UFC) IIII.1, which further references the Building Code requirement for no openings and a fire rated wall when a structure is less than three feet from a property line (California Building Code Section 503.2.1). In cases where an underlying lot line exists due to the property not having been merged, the Department advises the owner of the need to either merge the properties or provide a fire rated wall. The enforcement of this provision of the UFC during such plan reviews continues to serve as a direct incentive for certain property owners to merge multiple lots into one building site.

MEASURE P-06

This measure, which was approved by the voters within the CCSD service area during November 2006, requires the following:

The CCSD Board of Directors shall not authorize the extension of water service except nonpotable water for agricultural and irrigation purposes outside of the District boundaries, as the boundaries exist at the enactment of this ordinance, for residential, industrial, or commercial purposes without first completing environmental review under the California Environmental Quality Act or its successor statute, amending the Water Master Plan, and then submitting the question for approval to the voters of the District. The property owner seeking water service will pay the costs of the application and election in advance.

INFRASTRUCTURE AND SERVICE PROVIDER FINDINGS

Phase 1 of the Buildout Reduction Program (i.e., *Phase 1 Buildout Reduction Study*) focused a considerable effort on researching data sources, map production, and making service/utility findings. Verification of the data, methodology, and consolidation of information was a critical first step in concluding the findings. The discussion presented below summarizes the key findings of the Phase 1 work effort.

Infrastructure Findings

Chapter 5.0 (Infrastructure Findings) of the Phase 1 Buildout Reduction Study provides an analysis of the existing conditions for water, wastewater, stormwater, and roadways. The analysis concluded that existing infrastructure systems in the community have noted deficiencies, irrespective of any future development. Following is a summary of the infrastructure findings:

WATER

Existing Water Supply

It was determined that the current groundwater supply was marginal to inadequate to provide a 90 percent level of reliability for water demands in the year 1999 (3,796 connections) and was inadequate to provide a 95 percent reliability level for the same water demand. Furthermore, it was determined that the basins are not adequate to provide a 90 percent or 95 percent level of



reliability for water demands greater than 10 percent of the 1999 demands (4,176 connections). Thus, the basins cannot reliably meet the increased demands of the waiting list and grandfathered connections (4,650 existing and future residential connections) without an additional water source.

In addition, the dry season operating practice from 2002 raises questions over the reliability of well SR-4 during the dry season due to potential habitat impacts. Because MtBE is still being remediated up gradient from wells SR-1 and SR-3, those wells cannot be relied upon for summertime production. Because, CCSD's current water supply is limited, a supplemental source is required to further augment the Santa Rosa supply during the summer months.

Existing Distribution System

Water is distributed into an existing network of eight pressure zones via the system of groundwater well pumps and three intermediary pumping stations. The majority of CCSD's system is supplied through a gravity system. The existing distribution system was designed for a typical residential fire flow of approximately 1,000 gallons per minute (gpm). Because the service area is within an urban wildland fire interface area, and has a high fuel load between existing structures, the Cambria Fire Chief has recommended fire flows that are substantially higher than the existing system was designed to accommodate. In response to the need for higher fire flows, water distribution system improvements have been planned by the CCSD to increase fire storage, eliminate hydraulic piping bottlenecks, and increase key pumping system capacities. The CCSD is currently implementing various system improvements to address fire flow deficiencies.

WASTEWATER

There are no current deficiencies or capacities problems to note for the wastewater system.

STORMWATER

The combination of the area's steep topography, lack of underground drainage facilities, and location of residential parcels below the street grade has resulted in localized poor drainage and/or flooding around some residences, buildings and roadways. The magnitude of flooding varies by the districts in Cambria and by location in each district.

ROADWAYS

Highway 1 and a network of arterial, collector and local streets serve Cambria. Many of the streets are unpaved, too narrow, poorly maintained, and lack proper drainage facilities. Numerous local public streets do not have vertical and horizontal clearances required by current Fire Code standards.

The analysis indicates that all of the study intersections operate at acceptable levels of service during existing average and summer traffic conditions, except for the Highway 1/Cambria Road intersection (LOS F during the summer PM peak hour). Signalization of the intersection of Highway 1/Cambria Road is planned. This intersection warrants signalization to operate at an acceptable LOS during the summer season. The analysis of the existing roadway segments indicates acceptable LOS for all the study segments during existing average and summer traffic conditions.



Service Provider Findings

The following discussion notes existing conditions for service providers including fire, law enforcement, emergency medical, schools, and parks/recreation.

FIRE PROTECTION

The public safety issue facing Cambria now and into the future is the threat of fire, both in local neighborhoods as well as throughout the community. The existing conditions in the community and nature of the North Coast Area continue to present challenges for the Fire Department, irrespective of any future development. The following discussion details the issues and challenges:

Topography/Chimney. The area's topographic diversity of hillsides and canyons creates significant dangers that contribute to fire safety. Steepness, buildup of fuel, accessibility and proximity of residences signify the danger evident in most neighborhoods.

Urban/Wildland Interface. Neighborhoods throughout Cambria interface directly with wildland areas, creating fire safety challenges. The condition goes hand-in-hand with accessibility, topography and the amount of fuel at the interface.

Pitch Canker. Pitch Canker is a disease of conifers that has been affecting Monterey Pines in Cambria. The dead limbs and trees can add to an area's fire danger hazard.

Narrow Roads/Access. Accessibility is a key concern in Cambria with regard to responses to a fire event. There are examples throughout the community of narrow roads, substandard accessibility, and related problems, which affect response time and the ability to mobilize fire-fighting apparatus.

Overgrowth Onto Roads. The vegetation densities in certain neighborhoods have created accessibility concerns. Vegetation overgrowth into the road right-of-way contributes to the safety hazard.

Power Lines. Throughout the community, overhead utility lines are situated along local roadways, in areas where lines are precariously positioned, and in several incidences, the lines "criss-cross" the roadways. Many lines have vegetation overgrowth and some occur in the rear area of residences at the wildland interface. A great concern for the fire department is the downing of lines onto the roadways, creating a fire and access hazard.

Response Times. The Cambria Fire Department's response times can be compromised when access is constrained by parked cars and roadway deficiencies.

Water Availability. Fire flow and locations of fire hydrants have been deficient in some areas of the community.

Defensible Space/Densities and Setbacks. Examples occur throughout the community where residences utilizing wood materials are constructed in close proximity. Over 40 "Pole" houses occur in areas of considerable slope and limited access. Examples of dense cover and dead vegetation in proximity to residences are evident.



LAW ENFORCEMENT

The California Highway Patrol, State Park Rangers, and County Sheriff provide law enforcement services for Cambria. The criteria for determining law enforcement requirements is based on a model set forth by the Federal Bureau of Investigation (FBI), which has established the standard of one officer per 750 persons. The County Sheriff's Department's current ratio is one deputy per 1,140 persons, which does not meet FBI's established standard. Thus, there is an existing deficiency with respect to the provision of law enforcement services in Cambria.

EMERGENCY MEDICAL

The Cambria Community Health Care District (CCHD) provides ambulance service to the entire North Coast. At the current time, emergency medical service has been considered barely adequate.

SCHOOLS

The Coast Unified School District (CUSD) serves the entire North Coast Area, including Cambria. Overall, the CUSD anticipates that enrollment figures will be static.

PARKS/RECREATION

The County's Parks and Recreation Master Plan (adopted in 1988) identifies recommended standards for park acreage in relation to population. The park standards, per 1,000 persons are: mini park 0.5 acres; neighborhood park 1.0 acre; community park 5.0 acres; and regional park 15 to 20 acres. Based on these standards and Cambria's estimated 2007 population of approximately 6,284 persons, the community's demand for parkland is between 135 and 167 acres, including 3.14 acres of mini parks; 6.28 acres of neighborhood parks; 31.42 acres of community parks; and 94.26 acres of regional parks. In consideration of the existing park facilities, Cambria does not currently meet the standards for neighborhood or regional parks.

Summary of Infrastructure and Service Provider Findings

As is evidenced by the findings presented above, the analysis concluded that the infrastructure systems and service providers in Cambria have noted existing deficiencies, irrespective of any future development.

POPULATION

San Luis Obispo County

The Project area is located along the central California coast in the northern portion of the County of San Luis Obispo. The County is bordered by Monterey County to the north, Santa Barbara County to the south, Kern County to the east and the Pacific Ocean to the west. The County's 2000 population was an estimated 246,681 persons, 14 percent more than its 1990 population of 217,162 persons; refer to Table 5.13-1 (Population, Housing, and Employment Estimates). As of January 2007, the County's population was an estimated 264,900 persons.



The County's population is projected to increase to 269,734 persons by 2010 and to 293,540 persons by 2020.⁵

**Table 5.13-1
Population, Housing, and Employment Estimates**

Year	San Luis Obispo County	Cambria ¹
POPULATION		
1990 ²	217,162	5,382
2000 ³	246,681	6,232
1990 – 2000 Change	+14%	+16%
2007	264,900 ⁴	6,284 ⁵
HOUSING		
1990 ²	90,200	3,081
2000 ³	102,275	3,752
1990 – 2000 Change	+13%	+22%
2007	114,703 ⁴	3,786 ⁶
EMPLOYMENT (CIVILIAN LABOR FORCE)		
1990 ¹	102,797	2,491
2000 ²	116,580	2,933
1990 – 2000 Change	+13%	+18%
2007	NA ⁷	NA

Notes:

1. Data from the U.S. Census 1990 and U.S. Census 2000 are for the Cambria CDP. CDP is the abbreviation used in the Census for Census Designated Place, which is a statistical entity, comprising a densely settled concentration of population that is not within an incorporated place, but is locally identified by a name. The Community Plan is based on Cambria CDP Census data.
2. U.S. Census Bureau, Census 1990.
3. U.S. Census Bureau, Census 2000.
4. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2007, With 2000 Benchmark*. Sacramento, California, May 2007.
5. Based on 3,786 existing dwelling units, 75.1 percent occupancy rate, and 2.21 persons per household (U.S. Census 2000).
6. *Buildout Reduction Program Report* Citizen's Finance Committee, May 16, 2006.
7. NA = Not Available.

Cambria

As indicated in Table 5.13-1 and for purposes of discussion, Cambria's existing population (2007) is approximately 6,284 persons. The population projections for Cambria at buildout, according to various plans/permits, are outlined in Table 5.13-2 (Cambria Population Projections – Relevant Planning Documents). As indicated in Table 5.13-2, Cambria's population at buildout, based on the 2005 NCAP would be between 8,257 and 10,995 persons, representing an increase of approximately 31 percent over existing conditions. Similarly, based on the currently adopted 2007 NCAP, Cambria's population at buildout would be between 10,174 and 13,547 persons, representing an increase of approximately 62 percent over existing conditions. These theoretical buildout estimates presume that public service constraints can be resolved and other resource protection requirements of the LCP can be met. It is noted that these

⁵ State of California Department of Finance, *Population Projections for California and Its Counties 2000-2050*. Sacramento, California, July 2007.



population projections for buildout of Cambria are based on County land use designations and standards. Thus, the 2005 and 2007 NCAP buildout capacities are only estimates, since the actual buildout would be influenced by various factors including resource constraints, desirability, local business development, etc. Further, they are based on a 100 percent occupancy rate, which would not be reflective of Cambria's role as a recreational/vacation community, with a large portion of the housing stock serving as second homes.

**Table 5.13-2
Cambria Population Projections – Relevant Planning Documents**

Relevant Planning Document	Dwelling Units	Population Projection (DU 75.1% Occupied) ¹	Population Projection (DU 100% Occupied) ²
2005 Cambria and San Simeon Acres Community Plans of the NCAP (2005 NCAP)			
Existing	3,786	6,284	8,367
2005 NCAP Buildout	4,975	8,257	10,995
<i>Difference</i>	1,189	1,973	2,628
<i>% Change</i>	31%	31%	31%
2007 North Coast Area Plan (2007 NCAP)			
Existing	3,786	6,284	8,367
2007 NCAP Buildout	6,130	10,174	13,547
<i>Difference</i>	2,344	3,890	5,180
<i>% Change</i>	62%	62%	62%
Notes:			
1. The population projection is based on 75.1 percent occupancy of the dwelling units at buildout and an average household size of 2.21 persons (U.S. Census 2000). The population projection is based on 100 percent occupancy of the dwelling units at buildout and an average household size of 2.21 persons (U.S. Census 2000).			

HOUSING

San Luis Obispo County

According to the U.S. Census 2000, the housing stock in the County was an estimated 102,275 housing units, with an average household size of 2.49 persons⁶ and a vacancy rate of 9.3 percent. The County's inventory of housing in 2000 represented an increase of approximately 13 percent over the estimated 90,200 housing units reported in the U.S. Census 1990; refer to Table 5.13-1. As of January 2007, the County's housing stock was an estimated 114,703 housing units, with an average household size of 2.395 persons and a vacancy rate of 9.29 percent.⁷

Cambria

According to the U.S. Census 2000, the housing stock in Cambria was an estimated 3,752 housing units, with an average household size of 2.21 persons and a vacancy rate of 24.9

⁶ Average per is obtained by dividing the number of people in households by the total number of households (or occupied housing units).

⁷ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2006, with 2000 Benchmark*. Sacramento, California, May 2006.



percent. The average household size, when including both occupied and non-occupied housing units, was 1.66 persons per housing unit. Approximately 93 percent of the housing units in Cambria are single-family homes. The 2000 housing inventory represented an increase of approximately 22 percent over the 3,081 housing units estimated in the U.S. Census 1990; refer to Table 5.13-1. Comparatively, the average household size in Cambria in 2000 (2.21) was slightly less than the County's average of 2.49 and the vacancy rate was more than double the County's rate of 9.3 percent. This reflects the retiree population in Cambria and the fact that approximately 20 percent of residences in Cambria are second homes and not full-time households.⁸ Cambria's existing (2007) housing stock is an estimated 3,786 housing units; refer to Table 5.13-1.

Cambria's housing inventory at buildout, based on the 2005 NCAP would be 4,975 dwelling units, representing an increase of 1,189 dwelling units over the existing inventory; refer to Table 5.13-2. Buildout projections for Cambria under the currently adopted regulations of the 2007 NCAP would involve a total of 6,130 dwelling units, representing an increase of 2,344 dwelling units over the existing inventory (3,786 units).⁹

EMPLOYMENT

San Luis Obispo County

In 2000, the civilian labor force in San Luis Obispo County totaled approximately 116,580 persons; refer to Table 5.13-1. An estimated 3.4 percent (6,911 persons) of the County's civilian labor force was unemployed at the time of the Census. Most of the County's labor force (approximately 34.3 percent) was employed in management, professional, and related occupations; the next highest concentration of the labor force (approximately 25.3 percent) was in sales and office occupations.

Cambria

The economy of the North Coast Area is oriented to serving the surrounding agricultural areas and tourists visiting the central California coast. Economic development is oriented to tourism and recreation. Motels, restaurants, and specialty retail shops serving visitors to the central coast have been developed. According to the U.S. Census 2000, the civilian labor force in Cambria totaled approximately 2,930 persons. An estimated 1.9 percent (104 persons) of Cambria's civilian labor force was unemployed at the time of the Census. Most of Cambria's labor force (approximately 33.9 percent) was employed in management, professional, and related occupations; the next highest concentration of the labor force (approximately 28.9 percent) was in sales and office occupations. The largest industry sector in Cambria is arts, entertainment, recreation, accommodation, and food services, according to the U.S. Census 2000. This is reflective of Cambria's role as a resort and retirement community, which has grown steadily.

⁸ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft EIR*, May 18, 2005, Page 4.10-3.

⁹ It is noted that the County Board of Supervisors approved the 4,650 housing units plan alternative within the NCAP.



SIGNIFICANCE CRITERIA

Appendix G of the California Environmental Quality Act (CEQA) Guidelines contains the Initial Study Environmental Checklist Form, which includes questions relating to population and housing. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this section. Accordingly, a project may create a significant environmental impact if it would:

- ◆ Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- ◆ Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; refer to Section 7.0 (Effects Found Not To Be Significant).
- ◆ Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere; refer to Section 7.0 (Effects Found Not To Be Significant).

Section 15126 of the *CEQA Guidelines* requires that an EIR discuss the project's potential to foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The *CEQA Guidelines* also indicate that it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment. This section analyzes potential growth-inducing impacts, based on criteria suggested in the *CEQA Guidelines*.

In general terms, a project may foster spatial, economic, or population growth in a geographic area if it meets any one of the following criteria:

- ◆ Removal of an impediment to growth (e.g., establishment of an essential public service and provision of new access to an area);
- ◆ Fostering of economic expansion or growth (e.g., changes in revenue base and employment expansion);
- ◆ Fostering of population growth (e.g., construction of additional housing), either directly or indirectly;
- ◆ Establishment of a precedent-setting action (e.g., an innovation, a change in zoning and general plan amendment approval); or
- ◆ Development of or encroachment on an isolated or adjacent area of open space (being distinct from an in-fill project).

Should a project meet any one of the above-listed criteria, it may be considered growth-inducing. The potential growth-inducing impacts of the proposed Project are evaluated below against these criteria.

Note that the *CEQA Guidelines* require an EIR to "discuss the ways" a project could be growth-inducing and to "discuss the characteristics of some projects that may encourage...activities



that could significantly affect the environment.” However, the *CEQA Guidelines* do not require that an EIR predict (or speculate) specifically where such growth would occur, in what form it would occur, or when it would occur. The answers to such questions require speculation, which CEQA discourages; refer to *CEQA Guidelines* Section 5145.

IMPACTS AND MITIGATION MEASURES

GROWTH-INDUCING IMPACTS

- ❖ **IMPLEMENTATION OF THE PROPOSED WATER MASTER PLAN COULD FOSTER POPULATION GROWTH IN CAMBRIA, WHICH WOULD BE CONSISTENT WITH POPULATION GROWTH PROJECTIONS ANTICIPATED IN THE NORTH COAST AREA PLAN. ANALYSIS CONCLUDES THAT IMPLEMENTATION OF THE PROPOSED WATER MASTER PLAN WOULD NOT RESULT IN AN UNREGULATED AMOUNT OF GROWTH, FOLLOWING IMPLEMENTATION OF THE RECOMMENDED MITIGATION (I.E., BUILDOUT REDUCTION PROGRAM) AND COMPLIANCE WITH SAN LUIS OBISPO COUNTY AND CCSD GROWTH MANAGEMENT POLICIES. THE PROPOSED PROJECT WOULD RESULT IN LESS THAN SIGNIFICANT CUMULATIVE GROWTH-INDUCING IMPACTS.**

Impact Analysis:

Potable and Recycled Water Distribution Systems

The Project involves implementation of various conjunctive water supply alternatives that would address the community’s existing water supply shortage, as well as provide additional water supplies, which may allow opportunities for new development. Based on the factors discussed below, Project implementation would result in less than significant growth-inducing impacts:

Impediments To Growth. As discussed in Section 5.12 (Water Resources), the CCSD was forced to shutdown its historic Santa Rosa supply wells (Wells SR-1 and SR-3) because Methyl tert-Butyl Ether (MtBE) was detected. Due to the lack of sufficient recharge during the drought periods and the influx of summer tourists, CCSD’s water supply could be exhausted during an extended drought. Further, analysis “determined that the current groundwater supply was marginal to inadequate to provide a 90 percent level of reliability for water demand in the year 1999 (3,796 connections).”¹⁰ The existing water supply shortage resulted in a building moratorium that has curtailed new development in the community. Thus, limited water has been the major constraint to development in Cambria. Implementation of the proposed Water Master Plan (WMP) would meet the community’s existing needs and would provide additional water supplies, which may allow opportunities for new residential and business development. Removing the existing constraint to development by providing additional water supplies has the potential to affect the rate of growth in Cambria. Consequently, permits to connect to the CCSD water system would be issued facilitating new development, potentially including residential uses that would induce population growth in the area.

Without adopted growth management policies, the availability of additional water supplies would remove an obstacle to growth, potentially leading to increased growth in Cambria. However, the

¹⁰ Kennedy/Jenks Consultants, *Final Task 4 Report: Assessment of Long-Term Water Supply Alternatives*, March 2004, Page 12.



WMP has emerged out of the basic need for replacement of the lost water supply and attainment of the established reliability criterion goals. Implementation of the proposed WMP would not result in an unregulated amount of growth. All future development would be subject to continued compliance with the existing CCC, County, and CCSD adopted growth management policies described in the *Existing Conditions* discussion above. Also, the CCSD has confirmed a maximum of 4,650 existing and future residential connections, as the ultimate buildout of Cambria. This would represent an increase of 864 connections over the 3,980 existing and in process connections. In coordination with the WMP program, as well as earlier CCC recommendations, the CCSD's Buildout Reduction Program (BRP) would mitigate the WMP's potential for growth-inducing impacts (i.e., the increased water supply and availability). To ensure that the long-term demand for residential water connections in Cambria (primarily single-family homes) does not exceed 4,650 existing and future residential connections, this EIR has incorporated the BRP as mitigation. In order to ensure that the limit of residential connections is not exceeded, the CCSD would adopt a program to retire and reduce the potential number of residential building sites, as described below.

The overall goal of the BRP is to retire and/or merge enough potential building sites in Cambria so that the remaining number of suitable building sites roughly matches the 864 (total) additional outstanding residential water connections that have been approved by the CCSD. To accomplish this goal, 3,357 residential lots would need to be retired and/or merged; refer to Table 5.13-3 (*Summary of Buildout Reduction Program*). Potential building sites, not all vacant lots, would be targeted because many lots do not qualify for development, since they are too small to acquire water rights. The BRP anticipates continued implementation of current CCSD and County programs to retire and/or merge residential lots. Table 5.13-3 outlines the main features of the BRP and indicates that of the 3,357 residential lots that remain undeveloped, an estimated 1,526 total lots are non-buildable. In addition, the high cost of developing certain lots and certain permitting hurdles would discourage development on lots that are steeper than 30 percent and those in "fire chimneys" (i.e., forested valleys that have a configuration that tends to draw fire up). The BRP also estimates that 879 total residential lots would be retired and/or merged voluntarily by the lot owner. These lots include the retirement of potential building sites with deed restrictions/conservation easements and merging vacant lots with existing built-up lots. The BRP involves the purchase of the remaining 879 lots that are part of potential building sites. Compliance with the BRP would serve as the tool to cap the maximum number of potential water service residential connections within the CCSD service area to a maximum of 4,650.

The general goals for planning in Cambria presented in the NCAP (i.e., Goal 2 [Orderly Development], Goal 4 [Location and Timing of Urban Development] and Goal 5 [Location and Timing of Development Within Cambria]) function as criteria to determine consistency of the WMP with the LUE/LCP. Implementation of the BRP as mitigation for the proposed WMP would be in furtherance of these identified goals. Compliance with the provisions specified in the BRP would provide for a sustainable rate of development within the planned capacity of the proposed WMP. The WMP system capacity is sized to be commensurate with the planned level of development proposed in the BRP (a maximum of 4,650 residential connections). Compliance with the BRP would enable the CCSD to provide and maintain water services. Additionally, through compliance with the BRP, new water services would be allocated in such a manner that would minimize the adverse growth-inducing impacts.

As discussed in the *Infrastructure and Service Provider Findings* section above, various infrastructure and service deficiencies exist in Cambria, involving stormwater facilities,



roadways, fire protection, law enforcement, emergency medical, schools, and parks and recreation. Limiting the existing and future residential connections to a maximum of 4,650 would further reduce the affects of development upon existing deficiencies, when compared to the buildout projections cited in the existing planning documents, as described above.

**Table 5.13-3
Summary of Buildout Reduction Program**

Description	Residential Lots
Existing Vacant Lots	5,085
2 Lots Per 864 Approved New Water Connections	1,728
<i>Residential Lots to Remain Undeveloped (Residential Lots to be Retired/Merged/Acquired)</i>	3,357
Non-Buildable Lots	
Lots Already Retired	289
Lots Owned By Conservation Entities (But Not Retired)	36
Surplus Lots Owned By County	30
Lots In Special Project Area 1 ¹	579
Lots In Special Project Area 2 ¹	337
Orphaned Lots ²	255
<i>Total Non-Buildable Lots</i>	1,526
<i>Remaining Residential Lots to be Retired/Merged/Acquired</i>	1,831
Voluntary/Program Lots³	
Retirements contingent on transfer of commercial EDUs	16
Voluntary/Program retirements ⁴	542
Mergers of vacant lots with existing built lots ⁵	394
<i>Total Voluntary/Program Lots</i>	879
Remaining Residential Lots to be Acquired	879
Source: <i>Buildout Reduction Program Report Town Hall Meeting Final Draft, May 16, 2006.</i>	
Notes:	
<ol style="list-style-type: none"> 1. Special Project Areas #1 and #2 are special planning areas designated by the County because of: trees and habitat for Area #1, and viewshed and habitat for Area #2. 2. Orphaned lots are below the minimum size required for development, are surrounded by previously developed properties and are not in common ownership with adjacent properties. Therefore, their likelihood of being merged with an adjacent property to make a legally sized building site is considered remote. 3. It is anticipated that some lot owners would voluntarily retire potential building sites with deed restrictions or conservation easements. To promote specified conservation goals (i.e., forest and habitat protection), conservation easements restrict what can happen on a lot, typically prohibiting building construction. 4. Historically, five percent (5%) per year of the waitlist move a meter to another property and participate in the TDC program. With this as a basis, over the 22 years of the BRP, it is anticipated that 542 lots would be retired voluntarily. 5. There are an estimated 1,360 lots that are part of groups of lots that are in common adjacent ownership (CAO). If it is assumed that ALL of these CAO groups merged into single lots, a total of 986 vacant lots would be merged. Based on an analysis of the various CAO ownership scenarios that exist (e.g., single vacant lots that are attached to built lots, vacant lot groups that have "odd" numbers of lots such that they are unlikely to be divisible into more than one legal building site, etc.), it has been conservatively projected that 394 voluntary mergers would occur (i.e., 40 percent of the theoretical maximum of 986 lots). 	

As previously noted, the Programs specified in the NCAP are non-mandatory policies recommended to achieve the goals and objectives identified in the Plan. Through development of its WMP and BRP, the CCSD has furthered the objectives of the Programs identified in the NCAP (refer to the *Existing Conditions* section above for a description of the relevant Programs):



2007 North Coast Area Plan Programs

The proposed WMP is in compliance with the NCAP Public Service and Land Use Programs regarding population, housing, and growth, as follows:

Public Service Programs

- ◆ Program 2 (Water Supply, Overall Water Supply). The WMP has identified water supply alternatives capable of meeting, but not exceeding, the water demands anticipated by the Local Coastal Plan; refer also to the *Population Growth* discussion below.
- ◆ Program 5 (Sewage Disposal, Water Recycling – Restored Wetlands and Park Irrigation Use). CCSD operates a 1.0 million gallon per day (MGD) extended aeration wastewater treatment plant (WWTP), which provides treatment to wastewater from Cambria and the San Simeon State campgrounds. The Recycled Water System component of the WMP involves the use of recycled water to augment potable supplies by providing a non-potable source of water for irrigation at various locations within Cambria. This Project component would require treatment upgrades to the WWTP, as well as a recycled water distribution system. Exhibit 3-3 (Recycled Water Distribution System) illustrates the proposed recycled water distribution system and Table 3-7 (Potential Recycled Water Users and Demands) outlines the potential recycled water users, their irrigable areas and non-potable demands.
- ◆ Program 11 (Water Master Plan for Cambria). The CCSD will commission an In-Stream Flow Management Study for Santa Rosa and San Simeon Creeks in order to identify a sustainable amount of withdrawals, which would not significantly impact biological resources or agricultural activities; refer to Mitigation Measure BIO-5.

The proposed WMP, which represents the CCSD's water management strategy includes water conservation, reuse of wastewater, alternative water supply (i.e., desalinization), as described in Section 3.0 (Project Description). The WMP system capacity is sized to be commensurate with the planned level of development proposed in the BRP (a maximum of 4,650 residential connections).

In furtherance of Program 11's small lot reduction ballot measure provision, the BRP specifically addresses small lots. Many of the 3,357 residential lots that would remain vacant under the BRP are too small to acquire water rights. As indicated in the BRP, Land Trusts in the Program would have flexibility in choosing lots for purchase and retirement, as long as transactions retire a potential building site. Among the factors they could consider are: 1) Adjacency to other retired lots; 2) Least cost for greatest benefit; and 3) Strategic importance for habitat or open space protection.

Land Use Programs

- ◆ Program 2 (Affordable Housing). In compliance with NCAP Standard CW-2B, the CCSD would reserve sufficient water and sewer capacity to serve affordable housing. Prior to issuance of any further water will-serve letters, the CCSD would develop a program to accommodate a limited number of affordable housing units each year.



- ◆ Program 4 (Transfer of Development Credits Program). The BRP anticipates continued implementation of current CCSD and County programs to retire and/or merge residential lots, including the TDC Program, in furtherance of Program 4. The CCSD's BRP is outlined in the *Buildout Reduction Program Report Town Hall Meeting Final Draft* (May 16, 2006). The overall goal of the BRP is to retire and/or merge enough potential building sites in Cambria so that the remaining number of suitable building sites roughly matches the 864 (total) additional outstanding residential water connections that have been approved by the CCSD. To accomplish this goal, 3,357 residential lots would need to be retired and/or merged. Potential building sites, not all vacant lots, would be targeted because many lots do not qualify for development, since they are too small to acquire water rights. The BRP anticipates continued implementation of current CCSD and County programs to retire and/or merge residential lots. The BRP estimates that 1,526 total lots are non-buildable including: 289 lots already retired; 36 lots owned by conservation entities (but not retired); 30 surplus lots owned by County; 579 lots in Special Project Area 1; 337 lots in Special Project Area 2; and 255 orphaned lots. The BRP also estimates that 879 total residential lots would be retired and/or merged voluntarily by the lot owner. The BRP involves the purchase the remaining 879 lots that are part of potential building sites. It is further noted that the economic study prepared by Hausrath Economics Group (1996) concluded that some parcels would never develop because of physical constraints. In Cambria, some parcels are subject to serious physical constraints, most notably steep, unstable slopes, including some lots with slopes in excess of 40 percent with no feasible building area. Previous studies commissioned by San Luis Obispo County have presumed that 10 percent of Cambria's buildout potential would never be developed. Although relying on development constraints as a component contributing to the BRP may have merit, the reasoning for applying a percentage was considered somewhat arbitrary. Development constraints were not considered when identifying calculations for development reduction. The CCSD Board of Directors has identified a 22-year horizon goal under the BRP. Refer also to the *Impediments to Growth* discussion above.

- ◆ Program 5 (Buildout Reduction Program). As described in the *Impediments to Growth* and *Program 11 (Water Master Plan for Cambria)* discussions above, the BRP is in compliance with this Program, since it proposes lot consolidation through voluntary mergers and other mechanisms, and the retirement of vacant lots through acquisition.

Combining Designation Programs

- ◆ Program 11 (County-Owned Surplus Lots). Under the BRP's adopted cap of 4,650 existing and new residential connections, 3,357 residential lots would remain vacant, including 30 surplus lots owned by the County.

- ◆ Program 15 (Small Lot – Open Space District). Refer to the *Program 11 (Water Master Plan for Cambria)* discussion above.

- ◆ Program 16 (Lot Consolidation for Monterey Pine Forest Protection). Of the 3,357 residential lots that would remain vacant under the BRP, 579 lots are in Special Project Area 1 and 337 lots are in Special Project Area 2. These Special Project Areas are special planning areas designated by the County because of trees and habitat (Special Project Area 1), and viewshed and habitat (Special Project Area 2).



- ◆ Program 17 (Transfer of Development Credit Program). Refer to the *Impediments to Growth* and *Program 11 (Water Master Plan for Cambria)* discussions above.

To further mitigate the potential for growth-inducing impacts, Standards identified in the NCAP regarding housing, population, and growth are referenced, as follows

- ◆ Standard CW-2 (Reservation of Service Capacity). The CCSD's water wait-list administration process and utility billing system would be modified, as necessary, to track affordable housing units as a separate use category apart from the visitor-serving and commercial uses.
- ◆ Standard CW-3 (Limitation on Residential Construction). The 22-year horizon goal under the BRP has applied the County's current one percent (1%) growth rate. Based on this growth rate, the number of residential permits would not exceed the 125 per year limitation imposed by the EPA.
- ◆ Standard CW-4 (Limitation on Development). The CCSD currently administers a Water Conservation and Retrofit Program, as described above. The CCSD would continue administering the Program and may expand future demand management measures to include greater emphasis on landscape irrigation. The proposed WMP would be in compliance with the provisions for Water Conservation Requirements.

Refer to the *Program 11 (Water Master Plan for Cambria)* discussion above. Additionally, as concluded in the *Population Growth* discussion below, the population growth projected by the proposed WMP would be less than the 2005 and 2007 NCAP, proposing reductions of approximately 7 and 24 percent, respectively. Therefore, the proposed WMP would be consistent with the adopted community planning document (i.e., NCAP). The increased water availability resulting from the proposed WMP would not alter the types of land uses, their locations, or densities, as specified in the LCP.

- ◆ Standard CW-6 (New Residential Land Divisions). Refer to the *Program 11 (Water Master Plan for Cambria)* discussion above.

Residential development in Cambria would be subject to compliance with the County's Transfer of Development Credit Program; see Code Chapter 22.24 (Transfer of Development Credits). Consistent with Standard CW-6, the BRP specifies that through lot retirement, a parcel would become permanently ineligible for a water connection using zoning restrictions and/or title restrictions (i.e., a conservation easement or a covenant not to build or seek water service). All lots acquired through the BRP would be retired using strict legal restrictions to prohibit future building. In addition, the CCSD Code does not allow for the provision of water service at densities greater than what a property may be limited to through existing deed restrictions.

- ◆ Standard CW-8 (Cambria Community Services District Review). The CCSD would provide a water and sewer service condition compliance letter for new development when sufficient water supplies become available to meet the demands created by such development.
- ◆ Standard CW-20 (Commercial Districts). The BRP estimates 38 multi-family lots would be developed, including three pending connections and 35 existing CCSD waitlist positions. Refer to the *Standard CW-2* discussion above regarding affordable housing.



- ◆ Standard CS-7C (Residential Single-Family Land Use Category - Transfer of Development Credits). Refer to the *Standard CW-6* discussion above. As previously noted, the BRP anticipates continued implementation of current CCSD and County programs to retire and/or merge residential lots. Specifically, this option is anticipated to increase voluntary density reduction, since it provides property owners assistance and financial incentives.

Development in Cambria would be subject to review (through the County’s established development review process) for consistency with Title 26 (Growth Management Ordinance), Chapter 22.24 (Transfer of Development Credits) and Code Section 23.04.048 (Lot Consolidation). Following compliance with the recommended mitigation, and the provisions of the County Code and NCAP, implementation of the proposed WMP would result in less than significant growth-inducing impacts regarding impediments to growth.

Economic Expansion

Implementation of the proposed WMP would not induce direct economic growth in Cambria, because it does not involve the construction of new businesses. However, implementation of the proposed WMP components would address the community’s existing water supply shortage, as well as provide additional water supplies, which may allow opportunities for business development; refer to the *Impediments to Growth* discussion above.

Population Growth

Implementation of the proposed WMP would not induce direct population growth in Cambria, because it does not involve the construction of new housing. However, implementation of the proposed WMP components would address the community’s existing water supply shortage, as well as provide additional water supplies, which may allow opportunities for population growth. The BRP has been incorporated into this EIR as mitigation, thus, would serve as the tool to limit the maximum number of potential water service connections within the CCSD service area to a maximum of 4,650 residential connections (864 new and 3,786 existing); The population projections for Cambria at buildout, in consideration of the BRP mitigation (i.e., 4,650 residential connections) are outlined in Table 5.13-4 (Cambria Population Projection – BRP Mitigation Limit). As indicated in Table 5.13-4, Cambria’s population under the proposed BRP would be between 7,718 persons (75.1 percent occupancy) and 10,277 persons (100 percent occupancy), representing an increase of approximately 23 percent over existing conditions.

**Table 5.13-4
Cambria Population Projections – BRP Mitigation Limit**

Relevant Planning Document	Dwelling Units	Population Projection (DU 75.1% Occupied) ¹	Population Projection (DU 100% Occupied) ²
Buildout Reduction Program: Limit of Residential Connections			
Existing	3,786	6,284	8,367
Buildout Reduction Program	4,650	7,718	10,277
<i>Difference</i>	864	1,434	1,910
<i>% Change</i>	23%	23%	23%
1. The population projection is based on 75.1 percent occupancy of the dwelling units at buildout and an average household size of 2.21 persons (U.S. Census 2000). 2. The population projection is based on 100 percent occupancy of the dwelling units at buildout and an average household size of 2.21 persons (U.S. Census 2000).			



Potential growth-inducing impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. Population growth in Cambria has been anticipated in the 2005 NCAP and 2007 NCAP. The 2005 NCAP projected a population growth of approximately 31 percent over existing conditions; refer to Table 5.3-2. In contrast, the population growth projected by the proposed WMP would be less than the 2005 NCAP, proposing a reduction of approximately seven (7.0) percent; refer to Table 5.13-5 (Population Projection Summary). Similarly, the 2007 NCAP projected a population growth of approximately 62 percent over existing conditions; refer to Table 5.13-2. In contrast, the population growth projected by the proposed WMP would be significantly less than the 2007 NCAP, proposing a reduction of approximately 24 percent; refer to Table 5.13-5.

**Table 5.13-5
Population Projection Summary**

Description	Dwelling Units	Population (DU 75.1% Occupied) ¹	Population (DU 100% Occupied) ²
Buildout Reduction Program (BRP)	4,650	7,718	10,277
BRP : 2005 Cambria and San Simeon Acres Community Plans of the NCAP (2005 NCAP)			
2005 NCAP	4,975	8,257	10,995
<i>Difference BRP : 2006 NCAP</i>	-325	-539	-718
<i>% Change BRP : 2006 NCAP</i>	-7%	-7%	-7%
BRP : 2007 North Coast Area Plan (2007 NCAP)			
2007 NCAP	6,130	10,174	13,547
<i>Difference BRP : 2007 NCAP</i>	-1,480	-2,456	-3,271
<i>% Change BRP : 2007 NCAP</i>	-24%	-24%	-24%
Notes:			
1. The population projection is based on 75.1 percent occupancy of the dwelling units at buildout and an average household size of 2.21 persons (U.S. Census 2000).			
2. The population projection is based on 100 percent occupancy of the dwelling units at buildout and an average household size of 2.21 persons (U.S. Census 2000).			

Precedent-Setting Action

The proposed WMP would facilitate new development, potentially including residential uses that would induce population growth in the area. However, compliance with the BRP would serve as the tool to limit the maximum number of potential water service connections within the CCSD service area to a maximum of 4,650. Additionally, population growth in Cambria has been anticipated by the 2007 NCAP, which limited growth to 6,130 dwelling units. In consideration of these existing factors, which would limit development potential in Cambria, Project implementation would not result in a precedent-setting action that would induce further growth in the community.

Development/Encroachment On Open Space

The opportunities for growth created by the additional water supplies generated by the proposed WMP may result in development of or encroachment on an isolated or adjacent area of open space. However, development in Cambria has been anticipated in the NCAP; refer to the *Population Growth* discussion above. Table O of the County's Framework for Planning document is very restrictive with regard to the type of development that is allowable within the Open Space land use categories. (e.g., coastal accessways, passive recreation, etc...). All future development would be subject to compliance with NCAP Standard CC-1 (Monterey Pine



Forest Habitat [SRA] [TH]), which outlines procedures intended to guide development in the Monterey Pine Forest in Cambria. The purpose of this standard is to minimize tree removal and impacts to the sensitive pine forest habitat. Compliance with NCAP Standard CD-3 (Santa Rosa Creek [FH]) would be required. Specifically, NCAP Standard CD-3 requires that all new development be set back a minimum of 100 feet from the upland edge or riparian vegetation. It is further noted that Measure P-06 prohibits the extension of water service outside of the CCSD boundaries, for residential, industrial, or commercial purposes without first completing environmental review under CEQA. In consideration of the recommended mitigation (e.g., Buildout Reduction Program), which would limit future development in Cambria, and required compliance with County provisions (i.e., Table O and NCAP Standards) and CCSD Measure P-06, Project implementation would not result in significant impacts regarding development/encroachment on open space.

Conclusion

Overall, the proposed WMP would be responding to the community's basic need for replacement of the lost water supply and attainment of the established reliability criterion goals. The proposed WMP would be providing opportunities for growth that was previously planned, rather than enabling unrestrained development of unplanned and unforeseen uses and services. Implementation of the proposed WMP would not result in an unregulated amount of growth, following compliance with the recommended mitigation (i.e., Buildout Reduction Program), and continued compliance with existing County and CCSD adopted growth management policies and established County provisions (i.e., Table O and NCAP Standards). Implementation of the BRP would also be in compliance with the CCC's recommendation in their 2001 periodic review of the County's LCP to reduce Cambria's buildout potential. In consideration of the existing and proposed growth management policies, growth-inducing impacts are concluded as less than significant. Finally, it is noted that the WMP proposes implementation of features that would further minimize potential growth-inducing impacts:

- ◆ The WMP system capacity is sized to be commensurate with the planned level of development proposed in the BRP (a maximum of 4,650 existing and future residential connections).
- ◆ The long-term growth-inducing impacts of the proposed improvements are assessed in this EIR.
- ◆ Project approval would be coordinated with regional growth management goals. The water supplies made available through the proposed WMP would not exceed the levels necessary to support development potentially allowable under the relevant growth management plans. The proposed WMP would not interfere with the long-term County goals for growth control in Cambria.
- ◆ Consistent with the 2007 NCAP and the recently approved Measure P-06, the BRP specifies that no future potable water service expansions would be provided outside the existing service boundary.

Water Demand Management and Seawater Desalination

As components of the proposed WMP, the proposed Water Demand Management system and Seawater Desalination facility would be contributing factors in the WMP's ability to provide



additional water supplies, which may allow opportunities for new development. Removing the previous constraint to development by providing additional water supplies has the potential to affect the rate of growth in Cambria. However, the WMP system capacity, which incorporates the water supplies associated with the proposed Water Demand Management system and Seawater Desalination facility, is sized to be commensurate with the planned level of development proposed in the BRP (a maximum of 4,650 existing and future residential connections). Further, as discussed in the *Potable and Recycled Water Distribution Systems* section above, implementation of the proposed WMP would not result in an unregulated amount of growth, following compliance with the recommended mitigation (i.e., Buildout Reduction Program), and continued compliance with existing County and CCSD adopted growth management policies and established County provisions (i.e., Table O and NCAP Standards). In consideration of the existing and proposed growth management policies, growth-inducing impacts are concluded as less than significant.

Mitigation Measures:

- PHG-1 The CCSD shall adopt a Buildout Reduction Program consistent with the *Buildout Reduction Program Report Town Hall Meeting Final Draft* (May 16, 2006); refer to Appendix 14.3 (Buildout Reduction Program Report).
- PHG-2 The CCSD shall prepare an annual progress report providing status information on the Buildout Reduction Program.

Level of Significance: Less Than Significant With Mitigation Incorporated.

CUMULATIVE IMPACTS

- ❖ **THE PROPOSED WATER MASTER PLAN PROJECT, COMBINED WITH FUTURE DEVELOPMENT IN THE NORTH COAST AREA, COULD INCREMENTALLY INDUCE POPULATION GROWTH. ANALYSIS HAS CONCLUDED THAT IMPACTS ARE LESS THAN SIGNIFICANT.**

Impact Analysis: The *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft EIR* (May 18, 2005) and Final EIR (October 6, 2005) concluded that buildout of the North Coast Area, which involved a total of 5,505 dwelling units (4,975 dwelling units in Cambria and 530 in San Simeon) and a population projection of approximately 12,166 persons (10,995 persons in Cambria and 1,171 persons in San Simeon), would not result in significant impacts regarding population and housing. Further, the Draft EIR concluded that if the Community Plans Update were approved, it would not induce any other significant development in the area.¹¹

Comparatively, the population growth projected by the proposed WMP would be less than the NCAP, proposing a reduction of approximately seven percent; refer to Table 5.13-5. The potential increase in Cambria's population attributed to cumulative development would not be considered substantial, because it was anticipated by both the 2005 and 2007 NCAP; refer to Table 5.13-2. Further, the WMP, combined with development in San Simeon, would result in

¹¹ Design, Community & Environment, *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft EIR*, May 18, 2005, Page 6-2.



less development than anticipated in the NCAP. Therefore, Project implementation would result in less than significant cumulative impacts regarding population, housing, and growth.

Mitigation Measures: No mitigation measures are recommended beyond compliance with the established regulatory requirements on a project-by-project basis.

Level of Significance: Less Than Significant Impact.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

No unavoidable significant impacts related to population, housing, and growth have been identified, following implementation of the recommended mitigation.