



1.0 Introduction and Purpose



1.0 INTRODUCTION AND PURPOSE

1.1 PURPOSE OF THE EIR

The Cambria Community Services District (CCSD) is the Lead Agency under the California Environmental Quality Act (CEQA), and is responsible for preparing the Program Environmental Impact Report (EIR) for the Water Master Plan project (State Clearinghouse No. 2004071009). This EIR has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et seq.), the *CEQA Guidelines* (California Code of Regulations, Title 14, Section 15000 et seq.), and the rules, regulations, and procedures for implementation of CEQA, as adopted by the CCSD. The principal *CEQA Guidelines* sections governing content of this document are Sections 15120 through 15132 (Content of an EIR), and Section 15168 (Program EIR).

The purpose of this Program EIR is to review the existing conditions, analyze potential environmental impacts, and identify feasible mitigation measures to reduce potentially significant effects. The proposed project involves an update to the CCSD Water Master Plan (WMP), which includes a water demand management program, recycled water, a seawater desalination facility and improvements to the potable water distribution system. Refer to Section 3.0 (Project Description) for additional information.

This EIR has been prepared as a Program EIR in accordance with Section 15168 of the *CEQA Guidelines*. Section 15168 states the following:

- “(a) *General. A Program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large Project and are related either:*
- (1) *Geographically,*
 - (2) *As logical parts in the chain of contemplated actions,*
 - (3) *In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or*
 - (4) *As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.*
- (b) *Advantages. Use of a Program EIR can provide the following advantages. The Program EIR can:*
- (1) *Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,*
 - (2) *Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,*
 - (3) *Avoid duplicative reconsideration of basic policy considerations,*
 - (4) *Allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and*
 - (5) *Allow reduction in paperwork.*



- (c) *Use with Later Activities. Subsequent activities in the program must be examined in the light of the Program EIR to determine whether an additional environmental document must be prepared.*
- (1) *If a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.*
 - (2) *If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the Project covered by the Program EIR, and no new environmental document would be required.*
 - (3) *An agency shall incorporate feasible mitigation measures and alternatives developed in the Program EIR into subsequent actions in the program.*
 - (4) *Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operations were covered in the Program EIR.*
 - (5) *A Program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the Project described in the Program EIR, and no further environmental documents would be required."*

The *CEQA Guidelines* Section 15168 describes the proper process for Program EIRs as follows (emphasis added):

"Use of the Program EIR also enables the Lead Agency to characterize the overall program as the Project being approved at that time. Following this approach when individual activities within the program are proposed, the agency would be required to examine the individual activities within the program to determine whether their effects were fully analyzed in the Program EIR. If the activities would have no effects beyond those analyzed in the Program EIR, the agency could assert that the activities are merely part of the program which had been approved earlier, and no further CEQA compliance would be required. This approach offers many possibilities for agencies to reduce their costs of CEQA compliance and still achieve high levels of environmental protection."

In accordance with Section 15121 of the *CEQA Guidelines*, the main purposes of this EIR are to:

- ◆ Provide decision-makers and the public with specific information regarding the environmental effects associated with the proposed Project;
- ◆ Identify ways to minimize the significant effects of the Project; and
- ◆ Describe reasonable alternatives to the Project.

Mitigation measures are provided that may be adopted as conditions of approval to minimize the significance of impacts resulting from the Project. In addition, this EIR is the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed Project.



The CCSD, which has the principal responsibility of processing and approving the project, and other public agencies (i.e., responsible and trustee agencies; refer to Section 1.5 of this EIR) that may use this EIR in the decision making or permit process will consider the information in this EIR, along with other information that may be presented during the CEQA process. Environmental impacts are not always mitigatable to a level considered less than significant; in those cases, impacts are considered significant unavoidable impacts. In accordance with Section 15093(b) of the *CEQA Guidelines*, if a public agency approves a project that has significant impacts that are not avoided or substantially lessened (i.e., significant unavoidable impacts), the agency shall state in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record for the project. This is termed, per Section 15093 of the *CEQA Guidelines*, a “statement of overriding considerations.”

This document analyzes the environmental effects of the Project to the degree of specificity appropriate to the current proposed actions, as required by Section 15146 of the *CEQA Guidelines*. The analysis considers the activities associated with the Project to determine the short-term and long-term effects associated with their implementation. This EIR discusses both the direct and indirect impacts of this Project, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future Projects.

The CCSD intends to utilize this Program EIR as the tiering document for further project level CEQA review in accordance with Section 15152 of the *CEQA Guidelines* which is as follows:

15152. TIERING

- (a) “Tiering” refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.*
- (b) Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.*
- (c) Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project*



of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.

(d) Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.

(e) Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.

(f) A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.

(1) Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR, that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.

(2) When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).

(3) Significant environmental effects have been "adequately addressed: if the lead agency determines that:

(A) They have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or

(B) They have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site-specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.

(g) When tiering to used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or



negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.

(h) There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:

- (1) General Plan EIR (Section 15166).*
- (2) Staged EIR (Section 15167).*
- (3) Program EIR (Section 15168).*
- (4) Master EIR (Section 15175).*
- (5) Multiple-family residential development/residential and commercial or retail mixed-use development (section 15179.5).*
- (6) Redevelopment project (Section 15180).*
- (7) Projects consistent with community plan, general plan, or zoning (Section 15183).*

1.2 COMPLIANCE WITH CEQA

PUBLIC REVIEW OF DRAFT EIR

The Draft EIR is subject to a 45-day review period by responsible and trustee agencies and interested parties. In accordance with the provisions of Sections 15085(a) and 15087(a)(1) of the *CEQA Guidelines*, as amended, the CCSD, serving as the Lead Agency shall (1) publish a Notice of Availability (NOA) to the public of a Draft EIR; and (2) prepare and transmit a Notice of Completion (NOC) to the California State Clearinghouse. (Proof of publication is available at the offices of the Lead Agency.)

Any public agency or members of the public desiring to comment on the Draft EIR must submit their comments in writing to the lead agency at the address indicated on the document's NOC prior to the end of the public review period. The Lead Agency will evaluate and prepare responses to all relevant written comments received from both citizens and public agencies during the public review period.

FINAL EIR

The Final EIR will consist of the Draft EIR, revisions to the Draft EIR, and responses to comments addressing concerns raised in the comments of responsible agencies and reviewing parties. After the Final EIR is completed and at least ten days prior to its certification, a copy of the response to comments made by public agencies on the Draft EIR will be provided to the commenting agencies.

1.3 EIR SCOPING PROCESS

In compliance with the *CEQA Guidelines*, the CCSD has maximized opportunities for the public to participate in the environmental review process. During preparation of the Draft EIR, efforts were made to contact various Federal, State, and local government agencies and other interested parties to solicit comments on the proposed Project. This included the distribution of an Initial Study and Notice of Preparation (NOP) on July 2, 2004.



INITIAL STUDY

In accordance with Section 15063 of the *CEQA Guidelines*, as amended, the District undertook preparation of an Initial Study. The Cambria Water Master Plan Initial Study (Initial Study) determined that the Cambria Water Master Plan Project could impact a number of environmental issue areas. As a result, the Initial Study determined that the Draft EIR should address the Project's significant impacts on the environmental issue areas that are addressed in Section 5.0 of this EIR, as follows:

- ◆ Aesthetics/Light and Glare;
- ◆ Air Quality;
- ◆ Biological Resources;
- ◆ Cultural Resources;
- ◆ Geology and Soils;
- ◆ Hazards and Hazardous Materials;
- ◆ Hydrology and Water Quality;
- ◆ Land Use and Planning;
- ◆ Noise;
- ◆ Population and Housing;
- ◆ Public Services;
- ◆ Transportation/Traffic; and
- ◆ Utilities and Service Systems.

The Program EIR focuses primarily on changes in the environment that would result from the proposed project. The Program EIR identifies potential impacts resulting from the construction and operation of the proposed project and provides measures to mitigate potential significant impacts. Those impacts, which cannot be mitigated to levels less than significant, are also identified.

Based on the Initial Study, no impacts and/or less than significant impacts upon mineral resources and recreation are anticipated as a result of the proposed development. Refer to Section 9.0 (Effects Found Not To Be Significant) for a discussion of these topics and impacts.

NOTICE OF PREPARATION

Pursuant to the provision of Section 15082 of the *CEQA Guidelines*, as amended, the CCSD circulated a Notice of Preparation (NOP) to public agencies, special districts and members of the public who had requested such notice for a 30-day period, commencing July 2, 2004, and ending August 2, 2004. The purpose of the NOP was to formally announce that the CCSD is preparing a Draft EIR for the Water Master Plan, and that, as Lead Agency, was soliciting input regarding the scope and content of the environmental information to be included in the EIR. The Initial Study was circulated with the NOP. The NOP and Initial Study are provided in Appendix 14.1, and NOP responses are provided in Appendix 14.2.

EARLY CONSULTATION (SCOPING)

During the NOP circulation period, the CCSD advertised a public scoping meeting. Two separate scoping meetings were held at 12:30 PM and at 6:30 PM on July 15, 2004 at the Veteran's Memorial Building located at 1000 Main Street in Cambria and were intended to



facilitate public input. The meetings were held with the specific intent of affording interested individuals/groups and public agencies a forum in which to orally present input directly to the Lead Agency in an effort to assist in further refining the intended scope and focus of the EIR as described in the NOP and Initial Study.

NOP AND SCOPING RESULTS

The specific environmental concerns outlined below were raised by responses to the NOP for the Project. It is important to note that a subsequent project-level EIR will address several of the specific questions and concerns noted, due to the limited information available at this time regarding the proposed desalination facility design and operations. The numerical reference in parenthesis is the EIR section in which the analysis is provided.

- ◆ Potential environmental impact of returning concentrated seawater from the proposed desalination facility to the ocean and effects on marine organisms; refer to Section 5.6 (Biological Resources) and Section 5.9 (Hydrology and Water Quality).
- ◆ Sufficient analysis and review regarding Cambria's primary water source based on a Watershed Study Report on San Simeon Creek; refer to Section 3.0 (Project Description), Section 5.9 (Hydrology and Water Quality), and Section 5.12 (Water Resources).
- ◆ Potential activity that might divert or obstruct natural flows, or change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or riparian resources; refer to Section 5.6 (Biological Resources), Section 5.8 (Geology and Soils), and Section 5.9 (Hydrology and Water Quality).
- ◆ Incorporation of the San Luis Obispo County General Plan, Coastal Zone Land Use Ordinance, Coastal Plan Policies, Cambria and San Simeon Acres Community Plans of the North Coast Area Plan; refer to Section 1.0 (Introduction), Section 3.0 (Project Description), and Section 5.0 (Environmental Setting, Impacts, and Mitigation Measures).
- ◆ Detailed description of the basis for the assumptions for the residents per household and water usage; refer to Section 3.0 (Project Description) and Section 5.13 (Population and Housing).
- ◆ Analysis on the potential effects to marine life caused by the design of the desalination plant; refer to Section 5.6 (Biological Resources).
- ◆ Include State Water Resources Control Board (SWRCB) permit #1624 and the implications of water diversion; refer to Section 5.9 (Hydrology and Water Quality).
- ◆ Reference Habitat Conservation Plan requirements for Cambria; refer to Section 5.6 (Biological Resources).
- ◆ Include the hydrogeology and water resources of the Cambria area, San Luis Obispo County, and any analysis of water use and availability in the Santa Rosa Creek



watershed; refer to Section 5.9 (Hydrology and Water Quality) and Section 5.12 (Water Resources).

- ◆ Consider expanding above ground storage steel tanks and treating wastewater into potable water as alternatives; refer to Section 3.0 (Project Description) and Section 6.0 (Alternatives to the Proposed Project).
- ◆ Analyze potential long-term impacts to energy requirements that will cause pollution in areas not associated with the project; refer to Section 5.4 (Air Quality).
- ◆ Analyze the infrastructure to support increased use of local parks and recreational use; refer to Section 5.11 (Public Services and Utilities).
- ◆ Analyze the proposed project water demands of at least the size of the maximum allotted size permitted by the CCC; refer to Section 3.0 (Project Description), Section 5.9 (Hydrology and Water Quality), Section 5.12 (Water Resources), and Section 5.13 (Population and Housing).
- ◆ If a subsurface seawater intake is considered as part of the project, proper analysis should be included in the EIR; refer to Section 3.0 (Project Description) and Section 5.0 (Environmental Setting, Impacts, and Mitigation Measures).
- ◆ Proper analysis of the rupturing of a known earthquake fault; refer to Section 5.8 (Geology and Soils).
- ◆ Consider potential impacts to ocean water, endangered species, and to nearby wetlands and endangered species habitats; refer to Section 5.6 (Biological Resources) and Section 5.9 (Hydrology and Water Quality).
- ◆ Impacts to existing and future water supplies; refer to Section 5.9 (Hydrology and Water Quality) and Section 5.12 (Water Resources).
- ◆ Consider a local native plant restoration program; refer to Section 5.6 (Biological Resources).

1.4 FORMAT OF THE EIR

The Draft EIR is organized into 15 sections, as follows:

- ◆ Section 1.0 (Introduction and Purpose) provides CEQA compliance information.
- ◆ Section 2.0 (Executive Summary) provides a brief project description and summary of the environmental impacts and mitigation measures.
- ◆ Section 3.0 (Project Description) provides a detailed Project description indicating Project location, background and history, and Project characteristics, phasing and objectives, as well as associated discretionary actions required.



- ◆ Section 4.0 (Basis for the Cumulative Analysis) describes the approach and methodology for the cumulative analysis.
- ◆ Section 5.0 (Description of Environmental Setting, Impacts, and Mitigation Measures) contains a detailed environmental analysis of the existing conditions, project impacts, recommended mitigation measures and unavoidable adverse impacts.
- ◆ Section 6.0 (Alternatives to the Proposed Project) describes a reasonable range of alternatives to the Project or to the location of the Project that could avoid or substantially lessen the significant impact of the project and still feasibly attain the basic Project objectives.
- ◆ Section 7.0 (Effects Found Not to Be Significant) provides an explanation of potential impacts, which have been determined not to be significant.
- ◆ Section 8.0 (Inventory of Mitigation Measures) lists mitigation measures proposed to minimize the significant impacts.
- ◆ Section 9.0 (Inventory of Significance After Mitigation) describes those impacts, which remain significant following mitigation.
- ◆ Section 10.0 (Organizations and Persons Consulted) identifies all Federal, State or local agencies, other organization, and individuals consulted.
- ◆ Section 11.0 (Bibliography) identifies reference sources for the EIR.
- ◆ Section 12.0 (Mitigation Monitoring Program) will be included in the Final EIR and will identify responsibilities for monitoring mitigation.
- ◆ Section 13.0 (Comments and Responses) will be included in the Final EIR and will provide comments and responses pertaining to the Draft EIR.
- ◆ Section 14.0 (Appendices) contains technical documentation for the Project.

1.5 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to Sections 15381 and 15386 of the *CEQA Guidelines*, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency” means a public agency which proposes to carry out or approve a Project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “responsible agency” includes all public agencies other than the Lead Agency which have discretionary approval power over the Project. (Section 15381)



“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a Project which are held in trust for the people of the State of California. Trustee Agencies include.... (Section 15386, part)

Responsible and Trustee Agencies that may use this EIR in their decision-making process or for informational purposes include, but may not be limited to, the following:

- ◆ Army Corps of Engineers;
- ◆ California Coastal Commission;
- ◆ California Department of Fish and Game;
- ◆ California Department of Forestry;
- ◆ California Department of Parks and Recreation;
- ◆ California Department of Transportation;
- ◆ California State Regional Water Quality Control Board;
- ◆ Cambria Community Healthcare District;
- ◆ Coast Unified School District;
- ◆ County of San Luis Obispo Department of Planning and Building;
- ◆ Monterey Bay National Marine Sanctuary;
- ◆ National Marine Fisheries Service;
- ◆ Regional Water Quality Control Board;
- ◆ San Luis Obispo County Parks/Recreation;
- ◆ San Luis Obispo Council of Governments (SLOCOG);
- ◆ San Simeon CSD;
- ◆ South Coast Air Quality Management District;
- ◆ State of California Department of Water Resources;
- ◆ State Department of Health Services;
- ◆ U.S. Fish and Wildlife Services; and
- ◆ U.S. Forest Service.

In addition, service providers and local interest groups, which include The Gas Company, Pacific Gas and Electric, The Nature Conservancy, Land Conservancy of San Luis Obispo, the North Coast Alliance, Greenspace, as well as other interest groups in Cambria, may refer to and utilize information in this EIR.

1.6 INCORPORATION BY REFERENCE

Pertinent documents relating to this EIR have been cited in accordance with Section 15150 of the *CEQA Guidelines*, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents, which are available for public review at the CCSD, are hereby incorporated by reference into this EIR. Information contained within these documents has been utilized for each section of this EIR. These documents are available for review at the CCSD offices located at 1316 Tamson Drive, Suite 201, Cambria, California, 93428. A brief synopsis of the scope and content of these documents is provided below.



SAN LUIS OBISPO COUNTY GENERAL PLAN LAND USE ELEMENT (1994)

The General Plan Land Use Element (LUE) for San Luis Obispo County is a policy-planning document, which describes county land use policies for a 20-year time frame, including regulations adopted as part of the Coastal Zone Land Use Ordinance (CZLUO) and Local Coastal Program (LCP). The general goals of this document, together with other parts of the LUE and LCP provide the basic plan for the future of the area. The goals further function as criteria to help determine consistency of a development proposal with the LUE/LCP.

SAN LUIS OBISPO COUNTY GENERAL PLAN LAND USE ELEMENT DRAFT EIR (1994)

The San Luis Obispo County General Plan Land Use Element Draft EIR addresses potential environmental impacts on land use, traffic/circulation, aesthetics, water resources, wastewater, air quality, noise, biological resources, public service, drainage/flooding, geology, cultural resources, and agricultural resources. Each issue area is analyzed with regard to both project and cumulative impacts including potential growth-inducing impacts. The purpose of the Draft EIR was to recognize changed conditions, accommodate any change in direction needed for the planning area, and bring relevant data up to current levels of accuracy.

LOCAL COASTAL PROGRAM DOCUMENTS

In accordance with the 1976 Coastal Act, the County of San Luis Obispo has been implementing a Local Coastal Program (LCP). The policies and guidelines within the LCP are intended to protect coastal resources. The County's LCP is part of the County General Plan and Zoning Ordinance, and applies to those areas lying within the Coastal Zone. Generally, the County applies its Coastal Zone Land Use ordinance (CZLUO) while reviewing and evaluating projects within areas subject to the Coastal Act. Since early 2000, the California Coastal Commission (CCC) began the process of completing a review of the County's LCP. Consistent with State law, the County's LCP also functions as the mandatory Circulation Element and Land Use Element of the General Plan. Key LCP documents that are incorporated by reference within this Program EIR include the following, as amended:

- ◆ *Local Coastal Program Policy Document* provides overall policy direction for the management of land use within the coastal zone.
- ◆ *Framework for Planning* serves as an organizational document, linking land use, resource management, and circulation. It also provides general goals for County decisions on land use, development, and circulation.
- ◆ *Coastal Zone Land Use Ordinance (CZLUO)* supplements the established Coastal Zone Land Use Element. The CZLUO also provides provisions typically found in zoning ordinances, including permit and appeal requirements, site design, development and operational standards, and enforcement provisions.
- ◆ *Area Plans* work with the other elements of the LCP and County General Plan. The Area Plans replaced the former community general plans and provide goals, objectives, policies, programs, and standards unique to each area. Key provisions found in the Area Plans are land use maps, programs, and standards guiding development. The



Coastal Zone of San Luis Obispo County is divided into four planning areas: North Coast, Estero, San Luis Bay, and South County. Cambria is located entirely within the boundaries of the North Coast Planning Area, and is addressed within the Cambria and San Simeon Acres Community Plans portion of the *North Coast Area Plan*.

NORTH COAST AREA PLAN

The CCSD is located within San Luis Obispo County as well as the Coastal Zone jurisdictional area of the CCC. After the development of a Land Use Plan in the early 1980s, the North Coast Area Plan (NCAP), which forms a part of the Land Use and Circulation Elements of the County General Plan, was adopted on March 1, 1988 by the County Board of Supervisors and certified by the CCC on February 25, 1988. The County assumed permitting authority for the area on March 31, 1988, following subsequent negotiations and modifications between the two agencies. The NCAP describes County land use policies for the North Coast Planning Area, including regulations that are also adopted as part of the Land Use Ordinances and Local Coastal Program. The NCAP allocates land use throughout the planning area by land use categories. The most recent update is the *North Coast Area Plan San Simeon and Cambria Portions Updated* (adopted November 6, 2007).

Cambria and San Simeon Acres Community Plan Update

The San Luis Obispo County Board of Supervisors directed staff of the Department of Planning and Building to update the Community Plans for Cambria (and San Simeon Acres) separately from the remainder of the NCAP. The following summarizes key historic planning documents associated with the NCAP update process:

- ◆ *North Coast Area Plan Update Environmental Constraints Analysis* (March 2003) included a summary of the known environmental constraints in the Planning area, based on a review of the existing available documents.
- ◆ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Public Hearing Draft Revised Project Description* (May 2005) was a continuation of the County's efforts to update the NCAP. The County prepared this document in order to guide development in Cambria and San Simeon Acres over the next 20 years. The Plan addressed the areas within the Urban Reserve Line (URL) of Cambria and the Village Reserve Line of San Simeon Acres.¹ Principal concerns reflected by the proposed changes were the County's ability to reduce development potential to match resource availability regarding water supply, traffic capacity, and housing, as well as availability of services at an affordable cost and protection of the natural environment.
- ◆ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft Environmental Impact Report* (May 18, 2005) provided an assessment of the potential environmental consequences of implementation of the proposed *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Public Hearing Draft Revised Project Description*.

¹ The Rural Area includes all those lands outside the Cambria URL. No changes to the Rural Area standards, programs, or combining designations were proposed as part of the May 2005 or subsequent April 2006 updates.



- ◆ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Final Environmental Impact Report* (October 6, 2005) responded to the comments on the Draft EIR and made revisions to the Draft EIR, as necessary, in response to these comments. The responses to comments, together with the Draft EIR, constitute the Final EIR.
- ◆ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Board of Supervisor's Approved Draft* (April 2006) combines provisions from the existing plan, previous draft plans, and recommendations from the CCC. Where possible, the material was made current and updated with the most recent information available. Previous proposed land use changes requested by property owners, the County, and CCC were also included. This document includes a number of proposed text and mapping changes to the Cambria and San Simeon Acres portions of the NCAP.
- ◆ *North Coast Area Plan Cambria and San Simeon Acres Portions Updated* (November 6, 2007) combines provisions from the existing NCAP, the April 2006 update, and recommendations from the CCC (June 21, 2007 Staff Report and July 10, 2007 Staff Report and Addendum). The proposed Water Master Plan Project is evaluated for consistency with this document.

CAMBRIA DESALINATION FACILITY EIR (December 1994)

The 1994 Cambria Desalination Facility EIR summarizes potential environmental impacts on geology, soils, and seismicity; hydrology, drainage, and groundwater; terrestrial biological resources; marine resources; cultural resources; land use and relevant planning; aesthetics, light and glare; noise; air quality; human health/risk of upset; transportation and utilities; and public services. Each issue area is analyzed with regard to both project and cumulative impacts including potential growth-inducing impacts. The proposed desalination plant would be a maximum size of 2,000 square feet and would include intake transmission facilities and outfall piping from the facility located in the San Simeon basin to the ocean.

WATER MASTER PLAN UPDATE REPORTS

The CCSD began its Water Master Plan Update with the solicitation of engineering proposals in 1998. However, the subsequent fees proposed for a comprehensive Water Master Plan update were beyond available funding at the time. In addition, the discovery of a Methyl-tert-butyl-ether (MtBE) contamination plume in 1999 caused the CCSD to reallocate its resources to an emergency well and wellhead treatment plant project. As a result, the CCSD developed a phased Water Master Plan update process, which is summarized in Table 1-1 (Summary of District Water Master Planning Tasks).

Phase 1 – Land Use and Buildout Analyses. The District completed an extensive initial base mapping effort in order to obtain an accurate map of its service area. The base mapping effort consisted of completing an aerial survey, post-flight processing of the aerials to convert images into digital-orthogonally corrected images, and digitization of key map features into a geographic information system (GIS). After the GIS information was gathered, the CCSD developed a model to assess the likely and non-likely buildable vacant lots for use in a subsequent Buildout Reduction Plan. The base map was also updated to indicate controversial versus non-controversial land use changes proposed in the 2000 North Coast Area Plan Update. In addition, and due to a lack of resolution in the general land use descriptions used by the County, (e.g., the "Recreation" category can include undeveloped State park land, hotels, and



active community parks) more detailed land use subcategories were developed and expanded under Phase 1, and used as part of the Buildout Reduction Program.

**Table 1-1
Summary of District Water Master Planning Tasks**

| Task No. | Task | Description | Status |
|----------|---|---|---|
| 1 | Land Use and Buildout Analysis | Analysis of future water needs based on detailed mapping of water facilities, lots, land use, and geographic features. | Mapping completed and used to support Task 3. |
| 2 | Water Supply and Availability Analysis | Assessed existing groundwater supplies and impact of future water commitments. Developed water supply and demand model. | <i>Baseline Water Supply Analysis</i> (Kennedy/Jenks Consultants, December 8, 2000). |
| 3 | Potable and Recycled Water Distribution Systems | Detailed computer modeling of water distribution system to analyze fire-fighting needs. Conceptual recycled water distribution system for outdoor irrigation. | <i>Final Task 3 Report: Potable Water Distribution System Analysis</i> (Kennedy/Jenks Consultants, July 20, 2004). <i>Final Task 3 Report: Recycled Water Distribution System Master Plan</i> (Kennedy/Jenks Consultants, July 21, 2004). |
| 4 | Water Resources Plan | Analysis of long-term supply options, including desalination, Nacimiento reservoir water, dams, and related alternatives. | <i>Final Task 4 Report: Assessment of Long-Term Water Supply Alternatives</i> (Kennedy/Jenks Consultants, June 2004). |
| 5 | Financing Study | Analysis and recommendations for financing of long-term supply options. | Task 5 was never completed by the CCSD. However, a rate analysis was completed in the <i>Final Project Design Report, Desalination Project Management Services</i> (April 13, 2000). This earlier analysis will require an update based on the CCSD's latest project cost estimates and their ability to obtain outside grant funding. |
| 6 | Habitat Conservation Plan | Habitat Conservation Planning (HCP) was envisioned as part of the CCSD's original 1998 request for proposals. HCPs are required if a project could result in the "incidental take" of a threatened species. | Task 6 was never completed because the recommendations in Task 4 had not indicated that an incidental taking of threatened species was needed. Additional discussion on habitat is also described in Section 5.6 (Biological Resources) of this EIR. Should Project-specific environmental study of the pending desalination project indicate the potential for an incidental take, the need for a HCP would be reassessed at that time. |



Phase 2 – Water Supply Availability Analysis. The Phase 2 work of the Water Master Plan update is summarized in the *Baseline Water Supply Analysis* (Kennedy/Jenks Consultants, December 8, 2000) (*Baseline Analysis*). This work included an assessment of the District's existing water supply, an analysis of aquifer hydrology, the development of a water supply and demand model, and recommendations for water shortage emergency criteria. The supply and demand findings from this work effort were subsequently used during completion of Phases 3 and 4 of the Water Master Plan.

Phase 3 – Potable and Recycled Water Distribution Analyses. The Phase 3 work of the Water Master Plan was divided into two reports: the first on the potable water distribution system and the second on a proposed recycled water distribution system. The potable water distribution system analysis focused on system improvements to improve fire-fighting capabilities that are described in the *Final Task 3 Report: Potable Water Distribution System Analysis* (Kennedy/Jenks Consultants, July 2004). This report analyzed fire flow criteria that were approximately 250 to 350 percent higher than the current system capacity due to concerns over multiple fires from the high fuel loads and close proximity of adjacent structures in Cambria. Report recommendations resulted in three levels of priorities based on the value of the improvements towards improving fire-fighting capabilities. The highest priority Level 1 recommendations have been incorporated into the CCSD's Capital Improvement Program and are in various stages of completion.

The second Phase 3 report, *Final Task 3 Report: Recycled Water Distribution System Master Plan* (Kennedy/Jenks Consultants, July 2004), consisted of a recycled water distribution report that analyzed the reuse of highly treated wastewater effluent for landscape irrigation. Candidate sites for recycled water use include the elementary and middle schools, future park sites, and larger commercial landscaped areas.

Phase 4 – Assessment of Long-Term Supply Alternatives. The Phase 4 report, *Final Task 4 Report: Assessment of Long Term Water Supply Alternatives* (Kennedy/Jenks Consultants, March 2004) (Task 4 Report), reviewed all the various supply alternatives developed by the CCSD over a period of approximately 20 years. Two levels of screening were developed based on tangible and intangible factors. In addition, sizing recommendations considered four levels of unit demand for residential customers for improved "quality of life" allowances to provide current and future customers a level of relief from existing water shortage restrictions. The increases in residential demands considered were 10, 20, 30, and 50 percent above the existing consumption level of 0.161 acre-feet per residential connection identified in the Baseline Analysis. The total estimated supply requirement also allowed for the existing CCC permit requirement of at least 20 percent of the CCSD's supply being available for commercial retail and recreational uses (i.e., visitor serving uses).

The Task 4 Report recommendations included increased conservation efforts, use of recycled water for landscaping, and seawater desalination. Summary tables presented within the report allow some flexibility in determining the size of a desalination facility, based on desired buildout capacity and increase in unit consumption above the current baseline consumption rate. For example, a buildout scenario limited to 4,650 existing and future dwelling units with a 50 percent increase in residential demand, requires a desalination system capacity of about 602 acre-feet during the dry season. These are the same conditions the CCSD Board of Directors instructed staff to pursue during a July 24, 2003 meeting.



**DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
GEOTECHNICAL/HYDROGEOLOGIC INVESTIGATION ACTIVITIES FOR THE
PENDING DESALINATION PROJECT (OCTOBER 2005)**

This Initial Study evaluated the environmental impacts of the proposed Geotechnical and Hydrogeologic data collection project that was commissioned by the CCSD to collect subsurface data to aid in the assessment of design alternatives that would be the subject of subsequent environmental clearance documentation on the CCSD's proposed Seawater Desalination Facility. The data collection project consists of three phases: Phase I involves the completion of seven exploratory soils borings; Phase II involves the installation of monitoring wells; and Phase III involves the completion of soil borings and other elements.