

4.0 GROWTH INDUCEMENT

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Section 6.2 of the Cambria Desalination Facility Final EIR was prepared pursuant to CEQA Guidelines Section 15126(g). This analysis concludes that the facility is not considered growth inducing, because the proposed action reacts to an existing deficiency and would accommodate service needs for the current population and future population increases, based on County projections. The analysis references future projections which are based upon limitations set forth in the County Land Use Element and Local Coastal Plan. The Final EIR document also references the County Growth Management Ordinance No. 2477 and the CCSD's growth control limitation, based upon water and sewer permits, which is approximately 2.3 percent per year. The basis for the ultimate build-out projection is based upon the County's Draft North Coastal Area Plan Update.

As stated on page 16-67 of the Final EIR, any growth beyond 2.3 percent would only occur provided the County Growth Management Ordinance and growth controls were repealed. It should also be noted that the Annual Summary Report prepared in 1993 and updated in 1994 by the San Luis Obispo County Department of Planning and Building states that Cambria is considered a Level of Severity III (level of severity in which exist water demand equals or exceeds the dependable supply). The report contains a recommendation that the CCSD continue to pursue the development of additional water sources. The proposed project shows that the District and County concur in resolving the issue of water availability for the community.

It should be noted that the Final EIR addresses a 1.008 mgd allocation to the CCSD. The capacity increase to 1.15 mgd referenced in this Addendum is a direct response to the proposed allocation to the SSCSD. The CCSD does not propose to increase their established 1.008 mgd share. As previously stated, the CCSD has proposed the desalination facility as a reliable water source in response to the County's projections and the CCSD will not exceed the County's growth projects.

The participation by the SSCSD including the necessity to increase plant capacity, requires the SSCSD to perform their own CEQA documentation requirements to provide water to their facilities. The SSCSD has completed a Draft Mitigated Negative Declaration/Initial Study for public review. The report provides the following response regarding growth inducement:

Several regulatory restrictions and/or conditions exist which serve to limit growth in San Simeon. Development in SSCSD is subject to limitations outlined by the County and Local Coastal Plan. SSCSD will require more water in the future than the domestic water supply system can currently provide. The proposed project would augment the existing water supply for the community. It is not the intention of this project to foster additional unplanned growth, but to provide an adequate water supply for existing and future residents of San Simeon as projected by the County of San Luis Obispo's Land Use Element.

The existing allowable land uses in San Simeon are established in the current North Coast Area Plan. This is a part of the Comprehensive Zoning and General Plan adopted in 1980 as the County LUE/LUO. A Final EIR was certified by the Board of Supervisors in 1980. Since 1980, there have been updates, including the 1988 adoption of ordinances and general plan elements to implement the LCP. No significant changes have been made to the allowable land use category since the 1980 LUE/LUO. The County is currently in the process of updating the North Coast Area Plan. A Draft Plan Update has been prepared and a Draft EIR has been prepared and circulated for comment. The Draft Plan proposes no changes to the existing land use categories in San Simeon except to designate the existing San Simeon Community Services District office and wastewater treatment plan sites as public facilities, i.e., maintain the status quo for the uses of those properties.

San Simeon has been under a building moratorium since 1986. The Pico Creek basin is estimated to have a safe yield of 120-130 acre feet per year. The County Health Department permit for the District allows for extraction up to 140 acre feet per year. Although the Draft North Coast Area Plan does not increase the amount of land dedicated to residential or commercial uses, the build-out of the existing residential and commercial land within the SSCSD boundaries would allow for up to 1,378 persons. The majority of this additional water demand would be created by an additional 876 residents living in the community at build-out. The Draft Area Plan Update EIR states that it would be necessary therefore, to have a water supply of approximately 200 to 250 acre feet per year.

The SSCSD is requesting to share in the Cambria Desalination facility to a maximum of 150,000 gallons per day. This amount of water would allow the District to provide an emergency backup water supply in the event of a problem in the existing water

system. This action is consistent with recommended mitigation cited in the Draft North Coast Area Plan Update EIR which states in Mitigation Measure 5.3.3.2.a.11: "The SSCSD should continue efforts to develop new water supplies and should continue its efforts to pursue a joint venture with the CCSD to develop new water sources. The SSCSD and CCSD should also investigate the feasibility of new water conservation methods to reduce water consumption in existing and new developments."

It should also be noted that the existing County Growth Management Ordinance and the County Resource Management System act as existing mitigation policies to control population and housing projections in San Simeon. The Growth Management Ordinance sets a maximum County-wide growth cap on new residential dwellings at 2.3%. The adopted County Resource Management System has mandatory requirements for implementation of mitigation measures, including moratoria or limitations on further building if there is an anticipated resource shortage. Thus, if future development would adversely impact traffic, air quality, schools, etc., steps are mandated by the County Resource Management System to reduce such impacts to levels of insignificance. These mandatory requirements range from a Level 1 (resource capacity problem) to Level 3 (resource capacity met or exceeded). As stated in the North Coast Draft EIR Plan Update, San Simeon is in a Level 3 resource capacity designation because of the water and under current County requirements, San Simeon is to be taking steps to augment its supply to eliminate this resource deficiency.