

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **VIII.B.**

FROM: Bob Gresens, District Engineer

Meeting Date: August 21, 2008

Subject: Adopt Resolution 28-2008 Approving Certification of Water Master Plan Program EIR (Environmental Impact Report)

RECOMMENDATIONS:

- 1.) Open public hearing;
- 2.) Review Final Program EIR and Statement of Facts & Findings (Attached as Exhibit A to Resolution 28-2008) for Water Master Plan;
- 3.) Receive public input;
- 4.) Close public hearing;
- 5.) Approve and Certify the Program Environmental Impact Report subject to any revisions deemed appropriate following receipt of public testimony and related deliberations;
- 5.) Approve Resolution 28-2008 and associated Statement of Facts & Findings adopting the Final Program Environmental Impact Report for the Proposed Water Master Plan and Mitigation Monitoring Plan;
- 6.) Authorize the General Manager to sign the Notice of Determination on behalf of the District and to file the attached Notice of Determination, including the Final Program Environmental Impact Report and Mitigation Monitoring Reporting Checklist, with the County of San Luis Obispo and State Clearinghouse.

FISCAL IMPACT:

This work is part of a Master Engineering Services Agreement with RBF Consulting. To date, approximately \$191,000 has been authorized as part of this work. Subject to the findings of today's meeting, approximately \$26,900 has been estimated in additional funding to finalize remaining edits and filings. As an informational item only, an August 15, 2008 letter from RBF Consulting is attached to this staff report outlining their need for additional funding. A request for additional authorization to RBF will be presented as part of your September Board meeting.

DISCUSSION:

Water Master Planning has been completed in a phased manner in order to match available resources, and to allow prioritizing fire safety needs for the community. On July 24, 2003, your Board approved the first step in completing Water Master Plan Program Environmental Impact Report, which consisted of approving an agreement with RBF Consulting for the completion of an initial study and development of an environmental clearance strategy. This action had followed the receipt of a series of related engineering reports by Kennedy/Jenks. The following table summarizes the phased approach used in completing the Water Master Plan and includes reference to key engineering reports that have been incorporated by reference.

Task No.	Task	Description	Status
1	Land Use and Build-out 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.	Report entitled "Baseline Water Supply Analysis" completed on December 8, 2000.
3	Water and Recycled Distribution Systems	Detailed computer modeling of water distribution system to analyze fire-fighting needs. Conceptual recycled water distribution system for outdoor irrigation.	Final Task 3 Report entitled, "Potable Water Distribution System Analysis" completed on July 20, 2004. Final Task 3 Report entitled "Task 3: Recycled Water Master Plan" completed on July 21, 2004.
4	Water Resources Plan	Analysis of long-term supply options, including desalination, Nacimiento reservoir water, dams, and related alternatives.	Final Report entitled "Assessment of Long-Term Water Supply Alternatives" completed 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 a report entitled "Final Project Design Report, Desalination Project Management Services" dated 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 of this Program 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.

The District's Water Master Planning calls for improving the existing water distribution and tank storage system to improve fire fighting capabilities, a recycled water system for irrigation of outdoor landscaping using non-potable water, water conservation (i.e., demand management), and seawater desalination to augment the existing potable water supply. As part of the planning effort, the reduction in build-out potential was also studied and culminated with a "Buildout Reduction Program Report," that was completed by a Buildout Reduction Citizens Finance Committee. The citizens committee met for over one year prior to completing their final draft report, which was reported on during a public Town Hall meeting on May 16, 2006. A copy of the citizens committee's May 16, 2006 report is included within the Program EIR as Appendix 14.3.

The environmental clearance strategy for the Water Master Plan calls for completing a program-level Environmental Impact Report (EIR), which will serve as an umbrella environmental clearance document for all the various water projects being recommended. This approach will allow for further refinement of recommended projects as they proceed from a conceptual planning level to reality. Should certain CEQA exemptions exist, such as emergency projects, environmental clearances on those projects may also be treated separately. Funding sources and other factors may also influence the approach used in subsequent project-level environmental clearances. For example, a combined project-level EIR and Environmental Impact Statement (EIS) is anticipated for seawater desalination due to the need for both state-level CEQA, and federal-level NEPA, (National Environmental Policy Act), compliance.

Today's hearing is on the Water Master Plan's Program Environmental Impact Report (WMP PEIR) that has been prepared in conformance with the California Environmental Quality Act (CEQA). The Notice of Preparation (NOP) for this effort commenced on July 2, 2004 and ended on August 2, 2004. Two public scoping sessions followed the NOP and occurred on July 15, 2004 at the Cambria Vet's Hall. The draft Program Environmental Impact Report was made available for review over a 45-day period following its filing with the State Clearinghouse on February 29, 2008. At the close of the public review period, on April 14, 2008, the District received 29 written comments. In addition to the written comments received to date, public testimony heard today will also be entered into the public record.

Section 13 of the Final WMP PEIR contains the comments that were received during the public review period as well as response to comments. In a few cases, and where appropriate, corrections to the circulated WMP PEIR are also noted. One commentor, Mr. William Washburn (letter number 11), also pointed out that a more detailed attachment to an email he had transmitted on April 9, 2008 was not included within the bound comments. To address Mr. Washburn's concern, your attention is directed to Attachment B of this staff report, which contains Mr. Washburn's more detailed attachment along with a response to comment on each of the issues he has cited.

A brief presentation will also be made by RBF Consulting and staff to review the EIR documentation and processing, pursuant to CEQA and the District's CEQA Guidelines. Subject to the receipt of public testimony and further Board deliberations, staff recommends approval of the WMP PEIR by adopting Resolution 28-2008, which includes a Statement of Facts and Findings that are referenced and attached to Resolution 28-2008 as Exhibit A.

Attachments:

Attachment A – Information Item, August 15, 2008 letter from RBF Consulting on project budget (to be formally presented for consideration during the September 2008 Board meeting)

Attachment B - April 9, 2008 attachment to email received from William Washburn, (also see related Letter Number 11 within Section 13 of the Final WMP PEIR), and responses.

Attachment C – Resolution 28-2008, including Statement of Facts and Findings that are attached as Exhibit A

Attachment D – Notice of Determination

BOARD ACTION: Date _____ Approved: _____ Denied: _____
UNANIMOUS: ___ COBIN ___ CHALDECOTT___ CLIFT___ FUNKE-BILU ___ SANDERS ___

Attachment A

August 15, 2008 letter by RBF Consulting regarding project budget
(Informational only - to be discussed as part of September 2008 Board Meeting)



August 15, 2008

JN 10-100273

Mr. Bob Gresens, P.E.
District Engineer
CAMBRIA COMMUNITY SERVICES DISTRICT
1316 Tamson Drive, Suite 201
Cambria, California 93428

Subject: Contract Addendum for the Cambria Water Master Plan Environmental Impact Report

Dear Mr. Gresens:

RBF Consulting has submitted this Contract Addendum for task items not accounted for in our current Agreement for the Cambria Water Master Plan Environmental Impact Report (EIR). The additional funding will cover costs to complete the remaining tasks of the Final EIR which include: completion of the response to comments, Final EIR edits and printing, mitigation monitoring and reporting, findings/resolution, coordination and attendance at the certification hearing in Cambria on August 21, 2008. The cost breakdown for each Task is as follows:

- | | |
|--|---------|
| 1) Completion of Response to Comments | \$8,000 |
| 2) Final EIR | \$3,000 |
| 3) Mitigation Monitoring and Reporting | \$2,500 |
| 4) Findings/Resolution | \$2,200 |
| 5) Coordination | \$3,500 |
| 6) Final EIR Printing/Reproduction | \$3,700 |
| 7) Meeting Attendance August 21, 2008 | \$4,000 |

In order to cover our incurred costs, RBF has estimated the need for \$26,900 in additional funding. The request is based upon the status of the environmental review as of August 15, 2008 and does not account for any additional fluctuations that may occur in the work program through the remainder of the assignment.

We appreciate the opportunity to be of continued service to the Cambria Community Services District and look forward to the successful completion of this assignment. Please indicate your acceptance of this augmentation by signing the approval line below and returning the original to us. Please do not hesitate to call me at 949.855.3663 if you have any questions.

Sincerely,

Glenn Lajoie, AICP
Vice President
Planning/Environmental Services

Approved by _____
Name _____
Title _____
Date _____

Attachment B

Attachment to April 9, 2008 email by William Washburn and associated responses
(To be incorporated as part of Section 13 [Letter 11] of bound WMP Final PEIR)

TO: Cambria Community Services District (CCSD)

DATE: 9 April 2008

SUBJECT: Comments on Cambria Community Services District Water Master Plan Program Environmental Impact Report (EIR)

FROM: Will Washburn

I am submitting comments to Section 14.3 of the EIR, titled Buildout Reduction Program Information. My wife and I are Cambria property owners and have attended previous meetings on this subject, including the town hall meeting.

There are six issues that the Buildout Reduction Program (BRP) fails to address. They are:

Issue 1: The BRP specifies 65 additional water connections to be allowed beyond those already identified on the CCSD water wait list. These connections are not to be made in compliance with existing San Luis Obispo (SLO) County Growth Management Ordinance 26.01.070. This ordinance uniquely services all Cambria property owners, including those who have been on a separate County wait list for approximately 20 years. Specifically, this ordinance states:

"... At the point in the future when the existing community waiting list is exhausted, all future requests for new dwelling units shall be added to the county's waiting list on a first-come-first-served basis and all allocations for new dwelling units in the unincorporated county shall be made from the county waiting list. "

This ordinance creates a problem with the BRP, as the CCSD cannot achieve the sale of the new 65 water connections without getting County approval for these allocations. An unnecessary delay in implementing this program will occur if this issue is ignored.

Issue 2: The Executive Summary of the BRP identifies four sources of funding for the project:

1. Additional fee for new water connections
2. Water rate increase
3. Additional fee for remodels

4. Sale of unallocated water connections

It states that without the sale of unallocated water connections “the first three increases would have to be much higher”. This assertion was never challenged, and ignores other possibilities. It is possible to only increase the first funding source (new water connection fees) to offset the loss of revenue from not selling unallocated water positions. This would only have a financial impact on the property owners who are currently on the CCSD water wait list. This possibility needs to be thoroughly explored to understand what benefits it may produce to the entire Cambria community.

Issue 3: It can be shown that the Citizens Finance Committee formulated the BRP in a way that financially favors CCSD water wait list property owners over property owners on the SLO County wait list. This creates a conflict of interest with any Committee members, and possibly others who helped develop the BRP, if they themselves, family members or friends own properties that are on the CCSD wait list. The Committee presentation at the town hall meeting was intended to solicit community support for their preferred financial option. Only two financial options have ever been presented to the residents of Cambria. The first option (call it Option One) gained overwhelming community support over the second option (Option Two) because it provided a much smaller water rate increase to the residents of Cambria. This fact created an obvious bias against the only other option presented at the town hall meeting. Community support for Option One was never in doubt.

A potential third option (Option Three) was not presented at the town hall meeting. It would have kept the same lower rate increase to current Cambria residents as in Option One, but would have meant higher connection fees to CCSD wait list holders (see Issue 2 above). Option Three would meet the requirements in County Ordinance 26.01.070, thus avoiding a potential conflict with SLO County. Without exploring other options, like Option Three, it will not be possible to eliminate the appearance of conflict of interest with Finance Committee members (and possibly others) who own properties with CCSD water positions, because their connection fees would be much lower if Option One prevailed.

Issue 4: Option One represents an unnecessary financial risk to the residents of Cambria because a less risky option is possible (Option Three). Option One assumes continued high valuation of the 65 water connection fees in the

distant future, to be sold at a rate of three per year. Changing real estate values of recent times amply demonstrate that these expected sales can only happen if our economy doesn't suffer a very serious recession, or even a depression during the 22 year period identified in the BRP. Option Three would greatly reduce this risk, as CCSD wait list connection fees would be much less, by approximately a factor of 10, than the expected cost of selling new connections. It is unreasonable to expect current residents of Cambria to bear the financial risk of future sales of high priced connection fees that may not occur when a better option can be identified.

Issue 5: Families who own property on the SLO County wait list have been paying property taxes that help support the residents of Cambria. Some owners have been doing this for as long as 40 years (or longer?). The CCSD has a fiduciary responsibility to provide water connections to these property owners if new unallocated connections are made available. If Option Three is ignored and Option One is pursued, this would represent an effort to take property rights from Cambria property owners on the County wait list.

Issue 6: If Option Three were to include allocating additional water connections from the County wait list, the resulting additional connection fees would help pay for the new water system. This could be done while maintaining the CCSD's stated goal of limiting buildout of Cambria to 4,650 connections. This financial analysis needs to be done before the CCSD can claim what actual costs would be incurred when considering another option like Option Three.

Thank you for the opportunity to provide comments to the CCSD Water Master Plan Program EIR.

Sincerely,

Will Washburn

Telephone: (805) 347-9604

Email: boothillwill@verizon.net

RESPONSE TO COMMENT LETTER NO. 11 ATTACHMENT:

(The attachment to letter 11 was originally transmitted on April 9, 2008 by Mr. William Washburn via email)

Issue 1

The commenter wrongfully assumes that the CCSD water planning and the County growth control ordinance and other zoning ordinances have to be consistent. The CCSD can consider existing zoning ordinances in its water planning but is not legally required to do so. As such it is the Board of Directors of the CCSD will determine how the additional 65 water connections will be allocated.

The commenter also wrongfully assumes that the County's ordinance would remain in effect in the same form until the decision to allocate these water connections is made. Applying the application of the county's growth control ordinance it would take over twenty years before these allocations could be made. Also, the current Board of Directors could adopt an ordinance today on how the allocations should be made but this decision could be changed by subsequent Boards during the same twenty plus year period.

Issue 2

This comment does not involve environmental impacts.

Issue 3

This comment does not involve environmental impacts.

Issue 4

This comment does not involve environmental impacts.

Issue 5

This comment does not involve environmental impacts.

Issue 6

This comment does not involve environmental impacts.

Attachment C

Resolution 28-2008 with attached Exhibit A, Statement of Facts and Findings



**BOARD OF DIRECTORS
CAMBRIA COMMUNITY SERVICES DISTRICT**

RESOLUTION NO. 28-2008

DATED: AUGUST 21, 2008

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
CAMBRIA COMMUNITY SERVICES DISTRICT
CERTIFYING THE ADEQUACY OF THE FINAL PROGRAM ENVIRONMENTAL IMPACT
REPORT (EIR) ADDRESSING THE CAMBRIA WATER MASTER PLAN
PROJECT AS REQUIRED BY SECTION 15091 OF THE STATE OF
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES**

WHEREAS, 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). The EIR was 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 the document are Sections 15120 through 15132 (Content of an EIR), and Section 15168 (Program EIR).

WHEREAS, the purpose of the 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.

WHEREAS, 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.”

WHEREAS, in accordance with Section 15121 of the *CEQA Guidelines*, the main purposes of the 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.

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

WHEREAS, the EIR 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. The 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*.

WHEREAS, 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.

WHEREAS, 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.

WHEREAS, the Draft EIR was circulated for review and comment to the public, agencies, and organizations. The Draft EIR was also circulated to State agencies for review through the State Clearinghouse, Office of Planning and Research. A notice of availability was placed in *The Cambrian* (newspaper). The 45-day public review period ran from February 29, 2008 to April 14, 2008. Comments received during the 45-day public review period have been incorporated into the Final EIR.

WHEREAS, The Final EIR allows the public and Lead Agency an opportunity to review revisions to the Draft EIR, the responses to comments, and other components of the EIR, such as the Mitigation Monitoring Program, prior to approval of the project. The Final EIR serves as the environmental document to support a decision on the proposed project.

WHEREAS, Pursuant to *CEQA Guidelines* Section 15090, the Lead Agency must make the following three certifications, after completing the Final EIR and before approving the project:

- ◆ *That the Final EIR has been completed in compliance with CEQA;*

- ◆ *That the Final EIR was presented to the decision-making body of the Lead Agency, and that the decision-making body reviewed and considered the information in the Final EIR prior to approving the project; and*
- ◆ *That the Final EIR reflects the Lead Agency's independent judgment and analysis.*

NOW, THEREFORE, BE IT RESOLVED THAT;

1. The Board of Directors of the CCSD does hereby certify that the Final EIR for said project has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and that said EIR adequately addresses the potential significant environmental effects of the proposed project and mitigation measures proposed to minimize the significant effects; and that said report does fully describe and comparatively evaluate a range of reasonable alternatives to the proposed project.
2. The Board of Directors of the CCSD does hereby certify that it has reviewed and considered the information contained in the Final EIR prior to considering the project and adopts the Statement of Facts and Findings provided in Attachment A, and further finds that the Final EIR reflects it's independent judgment.
3. The Board of Directors of the CCSD does hereby find and determine, based on the Final EIR, that the project, as modified to incorporate the mitigation measures stated below, will reduce potential environmental impacts to less than significant levels.
4. The CCSD hereby incorporates the Summary of Mitigation Measures provided in Attachment A and specifically adopts as part of the project the Mitigation and Monitoring Program provided in Section 12.0 of the Cambria Water Master Plan Environmental Impact Reported dated July 2008.
5. The District as lead agency hereby specifies that the District General Manager is the custodian of the documents and other material which constitute the record of proceedings upon which this decision is based. The location where these materials are located is the District Office at 1316 Tamson Drive, Suite 201, Cambria, CA 93428.

The foregoing Resolution was PASSED and ADOPTED this 21st day of August 2008.

President, Board of Directors

ATTEST:

Secretary, Board of Directors

**CAMBRIA COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS RESOLUTION NO. 28-2008**

EXHIBIT "A"

**STATEMENT OF FACTS AND FINDINGS
REGARDING THE ENVIRONMENTAL EFFECTS
FOR THE
CAMBRIA COMMUNITY SERVICES DISTRICT
WATER MASTER PLAN**

SCH NO. 2004071009

Lead Agency:

CAMBRIA COMMUNITY SERVICES DISTRICT
1316 Tamson Drive, Suite 201
Cambria, California 93428

Contact: Mr. Robert C. Gresens, PE
805.927.6223

August 2008

JN 10-100273

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STATEMENT OF FACTS AND FINDINGS

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires that a Lead Agency issue two sets of findings prior to approving a project that would generate a significant impact on the environment. The Statement of Facts and Findings is the first set of findings where the Lead Agency identifies the significant impacts, presents facts supporting the conclusions reached in the analysis, makes one or more of three findings for each impact, and explains the reasoning behind the agency's findings.

The following statement of facts and findings has been prepared in accordance with the California Environmental Quality Act (CEQA) and Public Resources Code Section 21081. *CEQA Guidelines* Section 15091 (a) provides that:

No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding.

There are three finding categories available for the Statement of Facts and Findings pursuant to Section 15091 of the *CEQA Guidelines*.

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The Statement of Overriding Considerations is the second set of findings. Where a project would cause unavoidable significant impacts, the Lead Agency may still approve the project where its benefits outweigh the adverse impacts. Further, as provided in the Statement of Overriding Considerations, the Lead Agency sets forth specific reasoning by which benefits are balanced against effects, and approves the project.

These findings are presented later in Sections V and VI.

The Cambria Community Services District (CCSD), the CEQA Lead Agency, finds and declares that the proposed Water Master Plan Program Environmental Impact Report (EIR) has been completed in compliance with CEQA and the *CEQA Guidelines*. The CCSD finds and certifies that the EIR was reviewed and information contained in the EIR was considered prior to approving the proposed Water Master Plan herein referred to as the "project."



Program Environmental Impact Report Cambria Community Services District Water Master Plan

Based upon its review of the EIR, the Lead Agency finds that the EIR is an adequate assessment of the potentially significant environmental impacts of the proposed project, represents the independent judgment of the CCSD, and sets forth an adequate range of alternatives to this project.

The Final EIR is composed of the following elements:

- Draft Water Master Plan Program Environmental Impact Report, February 26, 2008;
- Responses to Comments, July 2008; and
- Mitigation Monitoring Program.

The remainder of this document is organized as follows:

- II) Description of Project Proposed For Approval;
- III) Effects Determined To Be Less Than Significant in the Initial Study/Notice of Preparation;
- IV) Effects Determined To Be Less Than Significant;
- V) Effects Determined To Be Mitigated To Less Than Significant Levels;
- VI) Environmental Effects Which Remain Significant And Unavoidable After Mitigation; and
- VII) Alternatives to the Proposed Project.

II. DESCRIPTION OF PROJECT PROPOSED FOR APPROVAL

The CCSD's long-term water supply strategy (i.e., Water Master Plan) is proposed to consist of seawater desalination, recycled water, water demand management, and potable water distribution system improvements. These WMP elements are described as follows:

SEAWATER DESALINATION

In order to provide an additional water supply of up to 602 acre-feet during the dry season, the CCSD proposes to implement seawater desalination. The seawater desalination element consists of constructing a subterranean seawater intake, pumping and pipeline facilities to transport the seawater to a desalination plant, a reverse osmosis (RO) desalination treatment process, a groundwater blending system, and pumping facilities to pump the treated water into the distribution system. Seawater concentrate from the RO process would be conveyed in a separate pipeline to a subterranean system for disbursement back into the groundwater near its junction with the seawater.

Although seawater desalination is one of three primary components of the *Water Master Plan*, the level of analysis under this Program EIR focuses on the WMP's ability to provide a reliable source of water for the community and the potential to cause growth-inducing effects. This Program EIR serves as the master environmental documentation in order to properly tier from the programmatic analysis (refer to *CEQA Guidelines* Section 15152). The project level study



for the seawater desalination would provide the comprehensive construction and operations analysis. The study will also be subject to compliance with the *National Environmental Protection Act* (NEPA) Environmental Impact Statement (EIS) requirements due to anticipated federal funding. Thus, a joint EIR/EIS will be prepared specifically for the seawater desalination element. Consistent with NEPA requirements, the EIR/EIS will analyze various alternatives to the facility's location and operations.

The EIR/EIS shall include all elements of building and operating the desalination plant, including, but not limited to any physical operations involved in feasibility studies, and all piping connecting seawater intake and brine discharge to the desalination plant. Best available technology for power, including renewable power sources and state of the art filters shall be specified. The EIR/EIS shall also include a detailed plan for handling and disposal of hazardous materials resulting from the filtration process itself.

RECYCLED WATER SYSTEM

This element would involve utilizing recycled water for irrigation purposes at various locations within Cambria. The use of recycled water to meet non-potable demands would enable CCSD to reduce its potable water demand. 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. Currently, the treated wastewater effluent is percolated into the ground between the San Simeon well field and the Pacific Ocean to provide a "mound" of fresh water that slows the underflow of the San Simeon Creek aquifer towards the sea. During the dry summer season, flows through the plant average approximately 650,000 gallons per day (gpd).

During the critical dry season, the CCSD wastewater department estimates that approximately 250,000 gpd is required for percolation into the ground between the well field and ocean to maintain its hydraulic mound operation. This would leave approximately 450,000 gpd available for irrigation and/or seasonal storage of recycled water. However, it is not known how much of the approximately 450,000 gpd provides flow into the nearby lagoon and riparian areas. Therefore, a no net increase approach was developed within the Task 3 Report: Recycled Water analysis to determine how much of the future recycled water use was existing versus new demands. Existing demands would simply shift the use of water from the upstream potable well field to the downstream mound. Therefore, existing demands converted from potable to non-potable recycled water would have no net increase in the volume of water being diverted from the aquifer system. To further lower demands, the use of a proprietary Evaporative Control Systems® (ECS) irrigation system was also analyzed. The ECS system was recently installed at the new Cambria Elementary School.

The WWTP currently provides secondary treatment. Because the treated effluent from the WWTP would be used for unrestricted irrigation, the current level of secondary treatment would need to be upgraded to a disinfected tertiary level of treatment. The list of potential municipal users for the tertiary treated wastewater and demand associated with its use is relatively small, totaling approximately 161 to 184 acre-feet per year (AFY).

A detailed analysis of the recycled water distribution system, including system improvements, pipes, pumps, and reservoirs is presented in Task 3 Report: Recycled Water. The system consists of an advanced treatment process at the existing wastewater plant, two pumping



stations, tank storage, and a hydro-pneumatic storage system. The advanced treatment process would include means to reduce salt concentrations to background levels to ensure no degradation to the groundwater would occur from percolation through irrigated areas. The storage tank site and hydro-pneumatic pumping station area is planned for a location behind the Santa Lucia Middle School gymnasium. The hydro-pneumatic pump station would provide recycled water to the existing Santa Lucia Middle School as well as a back-up supply to the new elementary school's ECS system. The storage tanks would provide supply to the lower pressure zone.

WATER DEMAND MANAGEMENT

Demand management would consist of improvements to the current conservation program and regulations to reduce potable water use for landscaping. Although CCSD's current conservation practices have already reduced the average per capita potable water consumption below the state average, more efficient water demand management practices are proposed for further reduction in water consumption.

Future demand management measures may include greater emphasis on landscape irrigation. Such measures may include the addition of rain sensors to ensure irrigation systems shut-off during periods of rain. The installation of evapotranspiration (ET) controllers may also become part of future landscape irrigation efficiency improvement measures.

Water demand management would not have any water quality implications. It would simply allow available water to be used more efficiently. No significant additional infrastructure would be required for this alternative.

POTABLE WATER DISTRIBUTION SYSTEM IMPROVEMENTS

The Task 3 Report: Potable Water addresses system improvements focused on improving fire-fighting capabilities. Fire flows for existing single-family residential areas are being increased from approximately 1,000 gpm to approximately 2,500 gpm, based on recommendations of the Cambria Fire Department. In addition, increases to tank storage volumes are also being recommended as part of the Task 3 Report: Potable Water distribution system analysis.

Three levels of priority projects have been developed for incorporating distribution system improvements as part of a long-term capital improvement plan. To date, the CCSD has been completing the highest priority Level 1 projects, because they provide the greatest improvement to public safety. Priority Level 1 projects in various states of completion include: Pine Knolls Tank Replacement (completed); East-West Ranch Pipeline (completed); Leimert Fire Flow Improvements; and Supervisory Control and Data Acquisition (SCADA). Separate project-specific CEQA clearance documents (Initial Study/Mitigated Negative Declarations) have been prepared on the Pine Knolls Tank project and East-West Ranch Pipeline project. The remaining distribution system improvements projects are in various stages of planning or design.

III. EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT IN THE INITIAL STUDY/NOTICE OF PREPARATION

The CCSD conducted an Initial Study in June 2004 to determine significant effects of the proposed project. In the course of this evaluation, certain impacts of the proposed project were



found to be less than significant due to the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The following effects were determined not to be significant, and were not analyzed in the Final EIR, (refer to Appendix A, *Initial Study/Notice of Preparation*, in the Final EIR).

AESTHETICS

- Adverse effect on a scenic vista.

AGRICULTURAL RESOURCES

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- Conflict with existing zoning for agricultural use, or a Williamson Act Contract.
- Convert farmland to non-agricultural use.

AIR QUALITY

- Create objectionable odors affecting a substantial number of people.

BIOLOGICAL RESOURCES

- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

GEOLOGY AND SOILS

- Rupture of a known earthquake fault, as delineated on the most Recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault.
- Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

HAZARDOUS/HAZARDOUS MATERIALS

- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.
- For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area.
- For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.



- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

HYDROLOGY AND WATER QUALITY

- Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

LAND USE

- Physically divide an established community.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

MINERAL RESOURCES

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

NOISE

- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.
- For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

POPULATION AND HOUSING

- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

RECREATION

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.



TRANSPORTATION/TRAFFIC

- Increase traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).
- Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.
- Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

IV. EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT

The Water Master Plan Program EIR found that the proposed project would have a less than significant impact on a number of environmental topic areas listed below. A less than significant environmental impact determination was made for each of the following topic areas listed below. A detailed analysis of the topic areas is provided within the Final EIR.

Finding:

The CCSD Board of Directors finds that based on substantial evidence in the record, the following impacts, to the extent they result from the project, will be less than significant.

LAND USE

Cumulative Impacts. The Water Master Plan Project, combined with future development within the North Coast Area, could conflict with applicable land use plans, policies, or regulations. Future development would be evaluated on a project-by-project basis, in accordance with the San Luis Obispo County General Plan and Coastal Zone Land Use Ordinance. Analysis has concluded that impacts would be less than significant following the compliance with the established State and San Luis Obispo County Regulatory Framework.

AESTHETICS

Cumulative Impacts. The Water Master Plan Project, combined with future development in the North Coast Area, could result in aesthetic, light, and glare impacts. Compliance with San Luis Obispo County regulatory requirements on a project-by-project basis would reduce cumulative impacts to a less than significant level.

TRAFFIC AND PARKING

Long-Term (Operational) Impacts. The proposed Water Master Plan improvements would not cause a significant increase in traffic when compared to the existing capacity of the street system and would not cause an exceedance of an established level of service standard. Analysis has concluded that a less than significant impact would occur in this regard.



Cumulative Impacts. The proposed Water Master Plan improvements would generate a negligible volume of traffic, therefore, would not cause a cumulatively significant increase in traffic when compared to the existing capacity of the street system, and would not exceed an established level of service standard. Analysis has concluded that a less than significant impact would occur in this regard.

AIR QUALITY

Air Quality Conformance Analysis. The proposed Water Master Plan improvements would not conflict with or obstruct implementation of the APCD, CEQA, Federal Conformity Guidelines, San Luis Obispo County General Plan, or the 2004 Ozone Attainment Plan. Analysis has concluded that a less than significant impact would occur in this regard.

NOISE

Cumulative Impacts. The Water Master Plan Project, combined with future development within the North Coast Area, could increase the ambient noise levels. The impacts and mitigation measures would be determined on a project-by-project basis. Compliance with the San Luis Obispo County regulatory requirements on a project-by-project basis would reduce cumulative impacts to a less than significant level.

BIOLOGICAL RESOURCES

Cumulative Impacts. The Water Master Plan Project, combined with future development in the North Coast Area, could adversely affect the area's biological resources. Following implementation of the recommended mitigation and compliance with federal, State, and San Luis Obispo County regulatory requirements, on a project-by-project basis, impacts would be reduced.

CULTURAL RESOURCES

Cumulative Impacts. The Water Master Plan Project, combined with future development in the North Coast Area, could adversely affect cultural resources. Resources would be evaluated and mitigated on a project-by-project basis. Compliance with State and San Luis Obispo County regulatory requirements would reduce impacts to a less than significant level.

GEOLOGY AND SOILS

Cumulative Impacts. The Water Master Plan Project, combined with future development within the North Coast Area, could expose people or structures to potential adverse effects involving seismic hazards, and could result in substantial soil erosion. Cumulative impacts would be less than significant following compliance with federal, State, and San Luis Obispo County regulatory requirements, and implementation of recommended mitigation on a project-by-project basis.

HYDROLOGY

Cumulative Impacts. The Water Master Plan Project, combined with future development within the North Coast Area, could result in increased drainage, storm water quality impacts,



and risk of flooding. Compliance with the federal, State, and San Luis Obispo County regulatory framework on a project-by-project basis would reduce potential impacts to less than significant levels.

PUBLIC HEALTH AND SAFETY

Cumulative Impacts. The Water Master Plan Project, combined with future development within the North Coast Area, could increase the public's exposure to hazardous substances and/or wildland fires. Compliance with federal, State, and San Luis Obispo County regulatory requirements, on a project-by-project basis, would reduce cumulative impacts to a less than significant level.

PUBLIC SERVICES AND UTILITIES

Cumulative Impacts. The Water Master Plan Project, combined with future development within the North Coast Area, would result in an increase in the demand for fire and police protection services, and increased student, wastewater, and solid waste generation. Modifications to existing facilities or development of new facilities may be required. Future development would be evaluated and mitigation recommended on a project-by-project basis. Compliance with the State and County Code, and North Coast Area Plan standards, would be required.

WATER RESOURCES

Cumulative Impacts. The Water Master Plan project, combined with future development in the North Coast Area, could result in impacts to water resources. Compliance with federal, State, and San Luis Obispo county regulatory requirements on a project-by-project basis would reduce cumulative impacts to a less than significant level.

POPULATION, HOUSING, AND GROWTH

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.

V. EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT WITH MITIGATION

The CCSD having reviewed and considered the information contained in the Final EIR, the Technical Appendices and the administrative record, finds, pursuant to California Public Resources Code 21081 (a)(1) and *CEQA Guidelines* 15091 (a)(1) that changes or alterations have been required in, or incorporated into, the proposed project, which would avoid or substantially lessen to below a level of significance potentially significant environmental effects identified in the Final EIR. The potentially significant adverse environmental impacts that can be mitigated are listed below. The CCSD finds that these potentially significant adverse impacts can be mitigated to a level that is considered less than significant after implementation of mitigation measures identified in the Final EIR.



LAND USE

The project's potential impacts in regards to land use that can be mitigated or are otherwise less than significant are discussed in Section 5.1, Land Use, of the Final EIR. Identified impacts include consistency with the San Luis Obispo County General Plan and the Coastal Zone Land Use Ordinance.

San Luis Obispo County General Plan. The Water Master Plan Project could conflict with the land use plan, policies, and regulations set forth in the San Luis Obispo County General Plan. Analysis has concluded that impacts would be less than significant following compliance with San Luis Obispo County's regulatory requirements.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts from land use have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- LU-1 The CCSD shall comply with the County, State, and Federal requirements. Compliance with the following North Coast Area Plan Standards shall be required:

Cambria Urban Area

Community Wide (CW):

- CW-3 (Limitation on Residential Construction)
- CW-4 (Limitation on Development)
- CW-5 (Desalinization Plants)
- CW-6 (New Residential Land Divisions)
- CW-8 (Cambria Community Services District Review)
- CW-15 (Shoreline Development)
- CW-16 Santa Rosa Creek Frontage)
- CW-18 (Fiscalini Ranch)
- CW-19 (Cambria Commercial Design Plan Included by Reference)
- CW-20 (Commercial Districts)
- CW-21 (East-Village Area)
- CW-22 (Mid-Village Area)
- CW-23 (West-Village Area)
- CW-24 (Access Limitation)
- CW-25 (Setbacks – Main Street at Pineknolls Drive)



Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area Standards

Combining Designations (CD):

CD-10 (Site Planning – Development Plan Projects)

CD-11 (Site Design)

Areawide (AW):

AW-7 (Building Height)

AW-8 (Determination of minimum Lot Size and Density of Projects)

Category Specific (CS):

CS(REC)-1 (Permit Requirement)

CS(REC)-6 (Setbacks – Coastal)

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Coastal Zone Land Use Ordinance. The Water Master Plan Project could conflict with the land use plan, policies, and regulations set forth in the Coastal Zone Land Use Ordinance. Analysis has concluded that impacts would be less than significant following compliance with the State and San Luis Obispo County Regulatory Framework.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts from land use have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

LU-2 The CCSD shall comply with the regulatory requirements of the Coastal Zone Land Use Ordinance (Title 23), including the site design, site development, operational, combining designation, and special use standards.

LU-3 The CCSD shall obtain a Coastal Development Permit from the California Coastal Commission, pursuant to the provisions of Section 23.03.040(Z) (Coastal Commission Approval Required) for the proposed subterranean seawater intake and seawater concentrate return systems, and associated pipelines that are within the Coastal Commission's original permit jurisdiction.



AESTHETICS/LIGHT AND GLARE

The project's potential impacts in regards to aesthetics/light and glare that can be mitigated or are otherwise less than significant are discussed in Section 5.2, *Aesthetics/Light and Glare*, of the Final EIR. Identified impacts include short-term visual character, long-term visual character, scenic vistas and visual resources, and long-term light and glare.

Short-Term Visual Character. Grading and construction activities associated with the proposed Water Master Plan improvements would temporarily alter the existing visual character/quality of the construction sites and their surroundings. Analysis has concluded that impacts would be less than significant following implementation of the recommended mitigation and compliance with San Luis Obispo County regulatory requirements.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts from aesthetics/light and glare have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- AES-1 Construction materials and equipment staging areas shall be located away from existing residential uses and, when feasible, appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of the construction site.
- AES-2 Temporary construction-related security lighting shall be arranged such that direct rays do not shine on or produce glare for adjacent street traffic and residential uses. The light fixtures specified for the Project design shall comply with the standard of the Illuminating Engineering Society for full cutoff capability.
- AES-3 The CCSD shall comply with San Luis Obispo County policies and standards that mitigate construction-related visual impacts, including North Coast Area Plan Standard CW-12 (Landscaping).

Long-Term Visual Character. Implementation of the proposed Water Master Plan improvements could alter the visual character/quality of the sites and their surroundings. Analysis has concluded that a less than significant impact would occur following compliance with the San Luis Obispo County regulatory requirements and implementation of the recommended mitigation.



Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts from aesthetics/light and glare have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- AES-4 The CCSD shall comply with San Luis Obispo County policies and standards that mitigate impacts to the visual character. Compliance with Coastal Plan Policies 2 and 6, and the following North Coast Area Plan Standards shall be required:

Cambria Urban Area

Community Wide (CW):

CW-12 (Landscaping)

CW-15 (Shoreline Development)

CW-17 (Site and Project Design Development Within View of Highway One)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area Standards

Areawide (AW):

AW-5 (Application Contents - Land Divisions)

AW-6 (Site Selection)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Scenic Vistas and Visual Resources. Implementation of the proposed Water Master Plan improvements could impact a scenic vista or resource, including those along Highway 1. Analysis has concluded that a less than significant impact would occur following compliance with the San Luis Obispo County regulatory requirements and implementation of the recommended mitigation.



Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts from aesthetics/light and glare have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

Refer to Mitigation Measure AES-4.

Long-Term Light and Glare Impacts. The proposed Water Master Plan improvements could create a new source of substantial light and glare, potentially impacting views. With implementation of the recommended mitigation and compliance with San Luis Obispo County regulatory requirements, potential impacts would be reduced to less than significant.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts from aesthetics/light and glare have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

AES-5 Pursuant to Coastal Zone Land Use Ordinance Section 23.04.320 (Outdoor Lights), the CCSD shall comply with lighting standards for all outdoor night-lighting sources regarding:

- ◆ Illumination;
- ◆ Light directed onto lot;
- ◆ Minimization of light intensity;
- ◆ Light sources to be shielded;
- ◆ Ground illuminating lights;



- ◆ Elevated feature illumination;
- ◆ Height of light fixtures; and
- ◆ Street lighting.

AES-6 Compliance with North Coast Area Plan Standard CW-13 (Exterior Lighting) and relevant CS Standards shall be required.

TRAFFIC AND CIRCULATION

The project's potential impacts in regards to traffic that can be mitigated or are otherwise less than significant are discussed in Section 5.3, Traffic and Circulation, of the Final EIR. Identified impacts include short-term construction-related traffic.

Short-Term (Construction-Related) Impacts. Short-term construction-related activities associated with the Water Master Plan improvements would not cause a traffic increase that would be substantial in relation to the existing capacity of the street system. Construction-related traffic would not cause an exceedance of an established level of service standard. Access and circulation at the construction sites would be temporarily disrupted. Analysis has concluded that a less than significant impact would occur following compliance with the established San Luis Obispo County and State Regulatory Framework.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential traffic and circulation impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

TC-1 The CCSD shall comply with San Luis Obispo County and State regulatory policies and requirements. Compliance with County Code Section 13.08.070 (Safety Requirements) and Section 15.610.020 (Notice to Public of Temporary Restriction of Use of or Temporary Closing of Highway) shall be required.

AIR QUALITY

The project's potential impacts in regards to air quality that can be mitigated or are otherwise less than significant are discussed in Section 5.4, Air Quality, of the Final EIR. Identified impacts include short-term construction emission, long-term operation emissions, and cumulative emissions.



Short-Term Construction Emissions. Short-term emissions during site preparation and construction of the proposed Water Master Plan improvements would result in air quality impacts. Analysis has concluded that impacts would be less than significant following compliance with APCD's permitting requirements and implementation of the recommended mitigation.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential air quality impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- AQ-1 The CCSD shall implement the following Best Available Control Technology (CBACT) for diesel-fueled construction equipment, where feasible:
- ◆ Maintain all construction equipment in proper tune according to manufacturer's specifications.
 - ◆ Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with CARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
 - ◆ Maximize to the extent feasible, the use of diesel construction equipment meeting the CARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.
 - ◆ Install diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other District approved emission reduction retrofit devices (the number of catalysts or filters required and the equipment on which they should be installed shall be determined in consultation with APCD).
 - ◆ Electrify equipment where feasible.
 - ◆ Develop and implement a Diesel Emission Control Plan (DECP) that describes the diesel emission controls to be used during construction and specifies the use of DOCs and CDPFs, in consultation with APCD prior to the start of construction.
 - ◆ Substitute gasoline powered for diesel-powered equipment, where feasible.



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- ◆ Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
- ◆ Use equipment that has Caterpillar pre-chamber diesel engines.

AQ-2 The CCSD shall implement the following Dust Control Measures during construction, where feasible:

- ◆ Construction truck trips shall be scheduled, to the extent feasible, to occur during non-peak hours.
- ◆ The amount of disturbed area shall be minimized and on-site vehicle speeds shall be reduced to 15 mph or less.
- ◆ Water trucks or sprinkler systems shall be used in sufficient quantities during construction to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used.
- ◆ If stockpiling of fill material is involved, soil that is stockpiled for more than two days shall be covered, kept moist, or treated with soil binders daily to prevent dust generation.
- ◆ All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer).
- ◆ Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- ◆ Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- ◆ Future construction projects subject to the *California Environmental Quality Act* (CEQA) shall address potential diesel particulate matter toxic impacts related to construction activity.

AQ-3 Short-term construction emissions for the proposed desalination system shall be modeled utilizing the most recent URBEMIS or CARB approved model, to determine whether construction emissions would exceed APCD thresholds of 2.5 tons per quarter of ROG, NO_x, and PM₁₀ emissions. If emissions exceed the above noted thresholds, mitigation measures would be required to reduce the emission levels.

Long-Term Operation Emissions. Long-term mobile and area source emissions from the proposed Water Master Plan improvements could impact air quality, potentially exceeding APCD thresholds for criteria pollutants. Analysis has concluded that a less than significant



impact would occur following compliance with APCD's requirements and implementation of the recommended mitigation.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential air quality impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- AQ-4 The CCSD shall comply with Rule 417 (Control of Fugitive Emissions of Volatile Organic Compounds) regarding requirements for leak rates, and inspection and maintenance programs, and Rule 431 (Stationary Internal Combustion Engines) regarding limitations on NOX and CO emissions from stationary internal combustion engines.
- AQ-5 Long-term operational emissions for the proposed desalination system shall be modeled utilizing the most recent URBEMIS computer model or CARB approved model, to determine whether operational emissions would exceed APCD thresholds. If the seawater desalination facility emissions of ROG, NO_x, SO₂, and PM₁₀ are less than 10 pounds per day (lbs/day) and CO emissions are less than 50 lbs/day, impacts would be considered less than significant and no mitigation measures would be required. If emissions of any of ROG, NO_x, SO₂, or PM₁₀ were estimated at 10 to 24 lbs/day, Tier 1 mitigation measures would be required. If emissions of ROG, NO_x, SO₂, or PM₁₀ cannot be reduced to less than 25 lbs/day or CO emissions cannot be reduced to less than 550 lbs/day, Tier 2 and Tier 3 mitigation measures would be required. If CO emissions exceeded 550 lbs/day, CO concentrations should be modeled to determine whether or not the Project would cause an exceedance of the Federal or State standard.
- AQ-6 If the seawater desalination plant has the potential to emit toxic or hazardous air pollutants, the CCSD shall prepare a risk assessment to determine the potential level of risk associated with plant operations. Pursuant to the requirements of California Health and Safety Code Section 42301.6 (AB 3205) and Public Resources Code Section 21151.8, subd. (a)(2), if the Project site is located within 1,000 feet of a school, it shall be referred to the District for review.
- AQ-7 If electricity for the seawater desalination plant is not purchased from the power grid, further air quality analysis shall be conducted for on-site engines or pumps that are natural gas or diesel fired.



AQ-8 To meet the GHG reduction goals of Executive Order S-1-07, the project level EIR/EIS for the desalination project shall include an analysis on the use of renewable power sources to offset electrical demands.

Cumulative Emissions. The Water Master Plan Project, combined with future development within the North Coast Area, could result in cumulatively significant air emissions. Analysis has concluded that a less than significant cumulative impact would occur.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential air quality impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

Refer to Mitigation Measures AQ-1 through AQ-8.

NOISE

The project's potential impacts in regards to noise that can be mitigated or are otherwise less than significant are discussed in Section 5.5 Noise, of the Final EIR. Identified impacts include short-term construction noise and long-term operational noise.

Short-Term Construction Noise Impacts. Grading and construction associated with the Water Master Plan improvements could expose persons to or generate noise levels in excess of standards established in San Luis Obispo County's noise element or noise ordinance. Additionally, the Water Master Plan improvements could result in temporary/periodic increases in ambient noise levels. Following compliance with San Luis Obispo County Code requirements and implementation of the recommended mitigation, impacts are concluded to be less than significant.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.



Facts in Support of Findings

The potential noise impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- NOI-1 Construction activities shall comply with San Luis Obispo County Code Section 23.06.042 (Exceptions to Noise Standards), which prohibits construction activities before 7:00 AM or after 9:00 PM any day except Saturday or Sunday, or before 8:00 AM or after 5:00 PM on Saturday or Sunday.
- NOI-2 The contractor shall site all stationary noise-generating construction equipment, as far as possible from nearby noise-sensitive receptors. Where feasible, noise-generating construction equipment shall be shielded from nearby noise-sensitive receptors by noise-attenuating buffers. Stationary noise sources located within 1,000 feet of noise-sensitive receptors shall be equipped with noise reducing engine housings. Portable acoustic barriers shall be placed around noise-generating equipment that is located less than 200 feet from noise sensitive receptors.
- NOI-3 The contractor shall provide sound control devices on construction equipment powered by gasoline or diesel engines, which are at least as effective as those provided by the original equipment manufacturer (OEM). No equipment shall be permitted to have an un-muffled exhaust.
- NOI-4 Noise-generating mobile equipment and machinery shall be turned-off when not in use.
- NOI-5 Residences within 1,000 feet of a construction area shall be notified of the construction schedule in writing, prior to construction. The contractor shall designate a noise disturbance coordinator who shall be responsible for responding to complaints regarding construction noise. The coordinator shall determine the cause of the complaint and ensure that reasonable measures are implemented to correct the problem. A contact number for the noise disturbance coordinator shall be conspicuously placed on construction site fences and written into the construction notification schedule sent to nearby residences.
- NOI-6 The following measures shall be implemented for all drilling activities associated with the proposed seawater desalination system:
- ◆ During construction, noise blankets shall be used to fully enclose equipment associated with tunneling, if habitable structures or businesses are located within 500 feet of the construction site.
 - ◆ The equipment engine shall be covered and the contractor shall ensure that mufflers are in good working condition.



Long-Term Operational Noise. Operations and maintenance activities associated with the proposed Water Master Plan improvements could expose persons to or generate noise levels in excess of San Luis Obispo County's noise element or noise ordinance standards. Additionally, the Water Master Plan improvements could result in permanent increases in ambient noise levels. Analysis has concluded that implementation of the recommended mitigation and compliance with the San Luis Obispo County Code requirements would reduce impacts to less than significant.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential noise impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- NOI-7 Future water facilities shall be subject to compliance with San Luis Obispo County Code Sections 23.06.044 through 23.06.050, which establish standards for acceptable exterior and interior noise levels and describe how noise is to be measured.
- NOI-8 Pump stations located within 500 feet of sensitive receptors (i.e., residential homes, schools, or hospitals) shall be designed to not exceed the 50 dBA at the sensitive receptor property line, per San Luis Obispo County noise standards. (Note that these noise limitations are for steady-state, base load operations, and exclude startups, shutdowns, and off-normal or emergency conditions.)
- NOI-9 Prior to development permit approval, a subsequent noise assessment shall be prepared that evaluates the exterior noise impacts from the pump stations proposed within 500 feet of sensitive receptors. Said assessment shall demonstrate that adequate noise mitigation is provided to ensure that San Luis Obispo County standards are met, based on the actual pad elevations, and building and pump designs. The following noise attenuation features shall be implemented, as needed:
- ◆ Enclosing the pump within a concrete and masonry building that is fully grouted, with appropriate wall thickness.
 - ◆ Installing sound attenuating panel insulation on the roof.
 - ◆ Providing a ventilation system designed to mitigate the noise from normal pump operation.



- ◆ To the extent possible, the pump stations shall be oriented away from the nearest noise sensitive receptor.

NOI-10 To the extent possible, mechanical equipment and other seawater processing equipment shall be oriented away from the nearest noise sensitive receptor or be installed with a noise shield around the equipment to provide the proper acoustical shielding.

NOI-11 Prior to issuance of any grading permit for the seawater desalination plant, an acoustical analysis report and appropriate plans shall be prepared, describing the plant's stationary noise generation potential and noise mitigation measures (such as the installation of double walls, sound absorbing materials, acoustic barriers, sound control curtains, and sound baffles) to ensure that stationary noise equipment levels do not exceed San Luis Obispo County's noise standard of 50 dBA, at the nearest sensitive receptor property line.

BIOLOGICAL RESOURCES

The project's potential impacts in regards to biological resources that can be mitigated or are otherwise less than significant are discussed in Section 5.6, Biological Resources, of the Final EIR. Identified impacts include short-term construction, sensitive plant and wildlife species, sensitive habitats and resources areas, wildlife corridors, and consistency with the Cambria Forest Management Plan.

Short-term Construction. Construction activities associated with the proposed Water Master Plan improvements could impact sensitive plant and wildlife species. Analysis has concluded that impacts would be reduced following compliance with San Luis Obispo County Code and North Coast Area Plan standards, and State and Federal regulatory requirements, and implementation of the recommended mitigation.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential biological resource impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

BIO-1 If construction activities occur during the breeding season for migratory birds (typically considered to be March 15 through August 15), then a nesting bird survey shall be conducted prior to construction.



- BIO-2 If construction during the nesting season cannot be avoided and special status species are found to occur within 500 feet of the construction boundary, sound barriers shall be required to reduce noise levels generated during construction to acceptable levels (less than 60 dBA). Monitoring of noise levels during Project construction shall be required.
- BIO-3 The conceptual pipeline layouts shall be refined to further avoid potential impacts to the wildlife corridors by limiting their installation to previously disturbed and existing paved street areas, wherever feasible. The piping layouts shall also incorporate trenchless construction technology to further limit potential impacts to corridors, wherever feasible.
- BIO-4 Any graded areas within or immediately adjacent to riparian areas shall be landscaped, as soon after construction as feasible, with appropriate native species. Grading and construction activities shall be carried out in such a manner that sediments and debris do not enter the local creeks.
- BIO-5 Compliance with the following North Coast Area Plan Standards shall be required:

Cambria Urban Area

Public Service Program:

Program 11 (Water Master Plan for Cambria)

Combining Designations (CD):

CD-1 (Monterey Pine Forest Habitat (SRA) (TH) – Purpose)

CD-3 (Santa Rosa Creek (FH))

Community Wide (CW):

CW-1 (Marine Habitat Protection - Projects with Point-Source Discharges)

CW-4 (Limitation on Development)

CW-10 (Site Review)

CW-12 (Landscaping)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area

Combining Designations (CD):

CD-10 (SRA) (Site Planning - Development Plan Projects)

CD-11 (SRA) (Site Design)

CD-13 (Monterey Pine Forest SRA) Clustering)

CD-14 (Monterey Pine Forest SRA) Tree Preservation)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.



- BIO-6 Prior to construction, a biologist shall determine whether the American badger is present on the seawater desalination plant construction site. If an active burrow is found within the construction zone, in coordination with the California Department of Fish and Game, the burrow shall be excavated by hand during grading activities to ensure that no American badgers are buried or otherwise harmed by construction equipment. If an American badger is found, it shall be allowed to escape to other tunnels it is likely to have outside the disturbance area.
- BIO-7 Prior to construction, a qualified wildlife biologist shall search the seawater desalination plant site and construction area for red-legged frogs and southwestern pond turtles to confirm that no individuals of these species occur on the site. If any individuals of these species are found, they shall be relocated to nearby habitat.
- BIO-8 If compact cobwebby thistle is removed as a result of the proposed Project, the species shall be reestablished, in accordance with standard mitigation measures to be determined by a qualified botanist, in coordination with the CCSD and San Luis Obispo County, which is to include revegetation sites and ratios.

Sensitive Plant and Wildlife Species. Implementation of the proposed Water Master Plan improvements could impact sensitive plant and wildlife species. Analysis has concluded that impacts would be reduced following compliance with San Luis Obispo County, State, and federal regulatory requirements and implementation of the recommended mitigation.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to sensitive plant and wildlife species have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- BIO-9 Compliance with provisions of Coastal Zone Land Use Ordinance Section 23.07.170 (Environmentally Sensitive Habitats) is required. Such provisions apply to development proposed within or adjacent to (within 100 feet of the boundary of) an environmentally sensitive habitat as defined by Chapter 23.11 of the coastal Zone Land Use Ordinance, and as mapped by the Land Use Element Combining Designation Maps.

Refer also to Mitigation Measures BIO-1 through BIO-8.



Sensitive Habitats and Resource Areas. Implementation of the proposed water Master Plan improvements could adversely impact a riparian habitat or other sensitive natural community. Analysis has concluded that impacts would be reduced with implementation of the recommended mitigation and compliance with the North Coast Area Plan and Coastal Zone Land Use Ordinance Standards.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to sensitive habitats and resources have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

Refer to Mitigation Measures BIO-1 through BIO-9.

Jurisdictional Waters or Resources. Implementation of the proposed Water Master Plan improvements could impact wetlands or other jurisdictional waters of the U.S. Analysis has concluded that impacts would be reduced with implementation of the recommended mitigation and compliance with federal, State, and San Luis Obispo County regulatory requirements.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to jurisdictional waters or resources have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

BIO-10 Water Master Plan improvements shall incorporate compensatory mitigation for the loss of wetland or riparian function and values in compliance with the applicable regulatory programs, if necessary. Mitigation shall take one or more of the following forms: (1) avoidance or minimization of impacts; (2) compensation in the form of



habitat creation; or (3) compensation through participation in a mitigation bank. The first type of mitigation (avoidance or minimization of impacts) is preferred by the agencies and shall be investigated to the maximum extent possible. For any future WMP projects that impact riparian vegetation, it is preferred by the agencies that compensation through the creation of habitat be performed on-site and in kind (i.e., riparian woodland for riparian woodland; sandy bottom for sandy bottom). At the minimum, mitigation for jurisdictional impacts shall be at a 1:1 ratio; however, the exact requirements of any special permit conditions established for future projects shall be dictated by regulatory agencies, primarily the U.S. Army Corps of Engineers or the California Department of Fish and Game, following review of the formally submitted project application.

- BIO-11 Compliance with Coastal Zone Land Use Ordinance Section 23.07.172 (Wetlands) is required. Development proposed within or adjacent to (within one hundred feet of the upland extent of) a wetland area shown on the environmentally sensitive habitat maps shall satisfy the requirements of Section 23.07.172 to enable issuance of a land use or construction permit.

Refer also Mitigation Measures BIO-1 through BIO-9.

Wildlife Corridors. Implementation of the proposed Water Master Plan improvements could interfere with established wildlife corridors. Analysis has concluded that impacts would be reduced following implementation of mitigation measures and compliance with San Luis Obispo County regulatory requirements.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to wildlife corridors have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- BIO-12 The conceptual pipeline layouts illustrated on Exhibit 3-2 (Preliminary Seawater Desalination Facilities) shall be refined to further avoid potential impacts by limiting their installation to previously disturbed and existing paved street areas, wherever feasible. The piping layouts shall also incorporate trenchless construction technology to further limit potential impacts to the wildlife corridors, wherever feasible.

Refer also to Mitigation Measures BIO-1 through BIO-11.



Cambria Forest Management Plan. Implementation of the proposed Water Master Plan improvements could conflict with the provisions of the Cambria Forest Management Plan. Analysis has concluded that impacts would be reduced with implementation of the recommended mitigation and compliance with the North Coast Area Plan and Coastal Zone Land Use Ordinance Standards.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential Cambria Forest Management Plan impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

Refer to Mitigation Measure BIO-1 through BIO-12.

CULTURAL RESOURCES

The project's potential impacts in regards to cultural resources that can be mitigated or are otherwise less than significant are discussed in Section 5.7, Cultural Resources, of the Final EIR. Identified impacts including archaeological/historical resources, paleontological resources, and burial sites.

Archaeological/Historical Resources. Implementation of the proposed Water Master Plan improvements could cause an adverse change in the significance of an archaeological and/or historical resource. Implementation of the recommended mitigation and compliance with San Luis Obispo County standards, would reduce impacts to a less than significant level.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to archaeological/historical resources have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.



Mitigation Measures:

- CUL-1 The CCSD shall comply with Coastal Zone Land Use Ordinance Sections 22.07.102, 22.10.040, and 23.05.036, and CZLUE archaeological policies, which pertain to permitting requirements for construction activities within a historic site combining designation or when cultural resources are discovered.
- CUL-2 Compliance with the following North Coast Area Plan Standards shall be required:

Cambria Urban Area

Combining Designations (CD):

CD-4 (Historical Preservation (H))

Community Wide (CW):

CW-14 (Archaeological Resource Protection)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area Standards

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Paleontological Resources. Implementation of the proposed Water Master Plan improvements could cause an adverse change in the significance of a paleontological resource. Implementation of the recommended mitigation and compliance with San Luis Obispo County standards would reduce impacts to a less than significant level.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to paleontological resources have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

Refer to Mitigation Measure CUL-1 and CUL-2.



Burial Sites. Implementation of the proposed Water Master Plan improvements is not anticipated to disturb unknown locations of human remains. Implementation of the recommended mitigation and compliance with State regulatory requirements, impacts would be reduced to a less than significant level.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to burial sites have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

CUL-3 The CCSD shall comply with Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the California Public Resources Code, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard would be considered less than significant.

GEOLOGY AND SOILS

The project's potential impacts in regards to geology and soils that can be mitigated or are otherwise less than significant are discussed in Section 5.8, *Geology and Soils*, of the Final EIR. Identified impacts include seismic hazards and erosion and sedimentation.

Seismic Hazards. Implementation of the proposed Water Master Plan improvements could expose people/structures to potential risks involving fault rupture, strong seismic ground shaking, ground failure/ liquefaction, landslides, or tsunamis. Implementation of the recommended mitigation and compliance with state and San Luis Obispo County regulatory requirements would reduce impacts to a less than significant level.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to seismic hazards have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.



Mitigation Measures:

GEO-1 The CCSD shall comply with San Luis Obispo County's Building and Construction Ordinance (Title 19) regarding site preparation, construction activities, quality of materials, occupancy classifications, and the location and maintenance of buildings and structures. All future water facility improvements shall also comply and Coastal Zone Land Use Ordinance Section 23.07.080, requiring preparation of a geotechnical study for projects within a Geology Study Area.

GEO-2 Compliance with the following North Coast Area Plan Standards shall be required:

Cambria Urban Area

Community Wide (CW):

CW-15 (Shoreline Development)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area Standards

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Erosion and Sedimentation. Implementation of the proposed Water Master Plan improvements could result in soil erosion or sedimentation impacts. Analysis has concluded that impacts would be less than significant following compliance with NPDES regulatory requirements, the San Luis Obispo County Stormwater Pollution Prevention Plan, and Coastal Zone Land Use Ordinance and North Coast Area Plan standards.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to erosion and sedimentation have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

GEO-3 The CCSD shall comply with the NPDES regulatory requirements, and San Luis Obispo County's SWPPP (including implementation of BMPs) and Coastal Zone Land Use Ordinance Sections 23.05.022 through 23.05.039, which establish



standards for grading and excavation activities to minimize hazards to life and property, protect against erosion and the sedimentation of watercourses, and protect the safety, use, and stability of public rights-of-way and drainage channels. All future water facility improvements shall also comply with Coastal Zone Land Use Ordinance Sections 23.07.160 et. seq., which establish additional standards for grading within a sensitive resource area.

GEO-4 Pursuant to Code Section 23.04.118 (All Blufftop Setbacks), new development or expansion of existing uses proposed to be located adjacent to a beach or coastal bluff shall be located in accordance with the setbacks provided by this section.

GEO-5 Compliance with the following North Coast Area Plan Standards shall be required:

Cambria Urban Area

Community Wide (CW):

CW-11 (Erosion Control)

CW-15 (Shoreline Development)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area Standards

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

HYDROLOGY AND WATER QUALITY

The project's potential impacts in regards to hydrology and water quality that can be mitigated or are otherwise less than significant are discussed in Section 5.9, Hydrology and Water Quality, of the Final EIR. Identified impacts include storm water quality, hydrology and drainage, and flooding.

Storm Water Quality – Construction. Grading, excavation, and construction activities associated with the proposed Water Master Plan improvements could impact storm water quality due to sheet erosion of exposed soils and subsequent deposition of particles and pollutants in drainage areas. Impacts are considered less than significant following compliance with federal, State, and San Luis Obispo County regulatory requirements.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.



Facts in Support of Findings

The potential impacts to construction storm water quality have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

HYD-1 The CCSD shall comply with the relevant Federal, State, and San Luis Obispo County guidelines and standards, including the NPDES regulatory requirements and implementation of BMPs, the County's SWPPP, and the Coastal Zone Land Use Ordinance (Sections 23.05.022 through 23.05.039 regarding grading and excavation activities, Section 23.07.160 regarding grading within a sensitive resource area, and Section 23.05.036 regarding sedimentation and erosion control).

HYD-2 Compliance with the following North Coast Area Plan Standards shall be required:

Cambria Urban Area

Community Wide (CW):

CW-1 (Marine Habitat Protection - Projects with Point-Source Discharges)

CW-11 (Erosion Control)

CW-15 (Shoreline Development)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area Standards

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Hydrology and Drainage. Implementation of the proposed Water Master Plan improvements could alter the existing drainage pattern or the rate/amount of surface runoff at the development sites. Impacts are considered less than significant following compliance with federal, State, and San Luis Obispo County regulatory requirements.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to hydrology and drainage have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.



Mitigation Measures:

HYD-3 Unless exempted by San Luis Obispo County Engineer, all proposed Water Master Plan components shall prepare a drainage plan that provides protection from storm water runoff. The CCSD shall also comply with the Federal, State, and County guidelines and standards, including the NPDES regulatory requirements and implementation of BMPs, the County's SWPPP, and Coastal Zone Land Use Ordinance (Sections 23.05.022 through 23.05.039 regarding grading and excavation activities, Section 23.07.160 regarding grading within a sensitive resource area, Section 23.05.036 regarding sedimentation and erosion control, and Sections 23.05.040 through 23.05.050 regarding drainage plans).

HYD-4 Compliance with the following North Coast Area Plan Standards shall be required:

Cambria Urban Area

Combining Designations (CD):

CW-2 (Flood Hazard (FH))

CW-3 (Santa Rosa Creek (FH))

Community Wide (CW):

CW-15 (Shoreline Development)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area Standards

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Refer also to Mitigation Measure HYD-1 and HYD-2.

Storm Water Quality – Long-Term. Implementation of the proposed Water Master Plan improvements could result in long-term impacts to the quality of storm water and urban runoff. The proposed desalination facility could impact the quality of ocean water. Impacts would be reduced to less than significant following compliance with federal, State, and San Luis Obispo County regulatory requirements. The proposed desalination facility could impact the quality of ocean water.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.



Facts in Support of Findings

The potential impacts to long-term storm water quality have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

Refer to Mitigation Measures HYD-1 and HYD-2.

Flooding. Implementation of the proposed Water Master Plan improvements could expose people or structures to risk involving flooding. Impacts would be reduced to less than significant levels following compliance with San Luis Obispo County Coastal Zone Land Use Ordinance and North Coast Area Plan Standards, and the Cambria Flood Control Project.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to flooding have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

Refer to Mitigation Measures HYD-3 and HYD-4.

PUBLIC HEALTH AND SAFETY

The project's potential impacts in regards to public health and safety that can be mitigated or are otherwise less than significant are discussed in Section 5.10, Public Health and Safety, of the Final EIR. Identified impacts include hazardous materials, recycled water/wastewater treatment plant, local hazard mitigation plan, and wildand fires.

Hazardous Materials. Implementation of the proposed Water Master Plan improvements would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or conditions involving accidental release of hazardous materials. The proposed project would not create a significant hazard to the public or the environment by being located on a site, which is included on a list of hazardous materials sites. A less than significant impact is anticipated following implementation of the recommended mitigation, and compliance with the San Luis Obispo County and State regulatory framework.



Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to hazardous materials have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- PHS-1 Prior to implementation of the proposed Water Master Plan improvements, qualified personnel shall conduct, as needed, a formal Phase I Environmental Site Assessment following the most recent Standards of the American Society for Testing and Materials.
- PHS-2 Plant operations at the existing WWTP and the proposed seawater desalination plant shall be subject to San Luis Obispo County EHD regulations regarding storage and reporting of hazardous materials, pursuant to State and Federal requirements. The CCSD shall comply with relevant County, State, and Federal regulatory requirements regarding hazardous materials.

Recycled Water/Wastewater Treatment Plant. Implementation of the proposed Water Master Plan improvements could create a risk to the public from exposure to recycled water. Compliance with the federal, State, and San Luis Obispo County regulatory requirements would result in less than significant impacts.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential recycled water/wastewater treatment plant impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- PHS-3 The CCSD shall comply with relevant Federal, State, and San Luis Obispo County regulatory requirements regarding the use of recycled water, including California



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Water Code (Division 7) and California Administrative Code (Titles 17 and 22) regarding production, discharge, distribution, and use of recycled water.

Local Hazard Mitigation Plan. Implementation of the proposed Water Master Plan improvements would not impair implementation of or physically interfere with the San Luis Obispo County Local Hazard Mitigation Plan. Compliance with the State and San Luis Obispo County regulatory requirements would result in less than significant impacts.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential local hazard mitigation plan impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- PHS-4 To prevent closure of Highway 1, piping shall be bored and jacked under the Highway, wherever feasible.
- PHS-5 The CCSD shall comply with San Luis Obispo County Code requirements, including Code Section 13.08.070 (Safety Requirements) and Section 15.610.020 (Notice to Public of Temporary Restriction of Use of or Temporary Closing of Highway) regarding the placement of adequate warning signs and devices, and the County's Local Hazard Mitigation Plan.

Wildland Fires. Implementation of the proposed Water Master Plan improvements would not expose people or structures to a significant risk involving wildland fires. A beneficial impact is concluded in this regard.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential wildland fire impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.



Mitigation Measures:

PHS-6 Compliance with the following North Coast Area Plan Standards shall be required:

Cambria Urban Area

Community Wide (CW):

CW-4 (Limitation on Development)

CW-12 (Landscaping)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area Standards

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

PUBLIC SERVICES AND UTILITIES

The project's potential impacts in regards to public services and utilities that can be mitigated or are otherwise less than significant are discussed in Section 5.11, *Public Services and Utilities*, of the Final EIR. Identified impacts include fire protection, police protection, schools, parks and recreation, wastewater, and solid waste.

Fire Protection. Implementation of the proposed Water Master Plan improvements would not directly impact existing fire protection services or require new facilities. The proposed improvements would directly benefit fire protection by increasing available fire flows and fire storage. The increase in residential connections would increase the demand for fire protection services, potentially requiring new or modified existing facilities. Implementation of the recommended mitigation measures and compliance with State and San Luis Obispo County Fire Code and North Coast Area Plan Provisions, would reduce impacts to less than significant.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential fire protection impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.



Mitigation Measures:

- PSU-1 The CCSD shall comply with State and County Codes and Ordinances regarding fire and safety requirements, including the California Fire Code and the San Luis Obispo County Building and Construction Ordinance (Title 19 of the San Luis Obispo County Code).
- PSU-2 The CCSD shall comply with the following North Coast Area Plan Standards:

Cambria Urban Area

Community Wide (CW):

- CW-4 (Limitation on Development)
- CW-9 (Cambria Fire Department Review)
- CW-12 (Landscaping)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area Standards

Category Specific (CS): The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Police Protection. Implementation of the proposed Water Master Plan improvements would not directly impact existing police protection services or require new facilities. The increase in residential connections would increase the demand for police protection services, potentially requiring new or modified existing facilities. The increase in residential connections would increase the demand for police protection services, potentially requiring new or modified existing facilities. With implementation of the recommended mitigation and compliance with North Coast Area Plan Standards, impacts would be reduced to less than significant.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential police protection impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- PSU-3 Prior to submittal of land use and building permit applications to San Luis Obispo County, the CCSD shall review the development applications to ensure that police,



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schools, parks/recreation, and solid waste facilities, services, and resources are adequate to support the increased demands associated with new development.

PSU-4 The CCSD shall comply with the following North Coast Area Plan Standards:

Cambria Urban Area

Community Wide (CW):

CW-4 (Limitation on Development)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area Standards

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Schools. Implementation of the proposed Water Master Plan improvements would not directly impact existing schools or require new facilities. The increase in residential connections would increase the demand for school facilities potentially requiring new or modified existing facilities. Implementation of the recommended mitigation and compliance with North Coast Area Plan Standards would reduce impacts to less than significant.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to schools have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

Refer to Mitigation Measures PSU-3 and PSU-4.

Parks and Recreation Services. Implementation of the proposed Water Master Plan improvements would not create a demand for new recreational facilities. The increase in residential connections would increase the demand for parks and recreation services potentially requiring new or modified existing facilities. The proposed seawater desalination facility would result in temporary construction-related impacts to the State campgrounds and shoreline access. Less than significant impacts would occur following implementation of the recommended mitigation and compliance with the North Coast Area Plan Standards.



Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to parks and recreation services have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

Refer to Mitigation Measures PSU-3 and PSU-4.

Wastewater. Implementation of the proposed Water Master Plan improvements would not directly impact the capacity at the existing wastewater treatment plant. The increase in residential connections would increase wastewater generation. With implementation of the recommended mitigation and compliance with North Coast Area Plan Standards, impacts would be reduced to less than significant.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential wastewater impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

PSU-5 The CCSD shall comply with the following North Coast Area Plan Standards:

Cambria Urban Area

Community Wide (CW):

- CW-2 (Reservation of Service Capacity)
- CW-3 (Limitation on Residential Construction)
- CW-4 (Limitation on Development)
- CW-8 (Cambria Community Services District Review)

Category Specific (CS):



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The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area Standards

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Solid Waste. Implementation of the proposed Water Master Plan improvements would not directly impact landfill capacity. The increase in residential connections would increase solid waste generation. With implementation of the recommended mitigation and compliance with state and San Luis Obispo County regulatory requirements, impacts would be reduced to than significant.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential solid waste impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

Refer to Mitigation Measures PSU-3 and PSU-4.

WATER RESOURCES

The project's potential impacts in regards to water resources that can be mitigated or are otherwise less than significant are discussed in Section 5.12, *Water Resources*, of the Final EIR. Identified impacts include surface and groundwater supplies, potable water quality, and water treatment facilities.

Surface and Groundwater Supplies. Implementation of the proposed Water Master Plan improvements would affect available surface and groundwater supplies. The Water Master Plan project would not cause substantial depletion of groundwater supplies or substantial interference with groundwater recharge. Impacts are considered less than significant with adherence to the state and San Luis Obispo County regulatory requirements.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.



2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to surface and groundwater supplies have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

- WR-1 The CCSD shall comply with all relevant Federal, State, and County requirements; refer also to Section 5.9 (Hydrology and Water Quality) and Section 5.10 (Public Health and Safety).
- WR-2 Unless otherwise permitted by future State regulatory policy amendments, to not exceed background aquifer concentrations, nanofiltration (low pressure reverse osmosis) or other suitable means shall be implemented to reduce the TDS concentration of recycled water as part of the treatment train process.
- WR-3 The CCSD shall comply with the following North Coast Area Plan Standards:

Cambria Urban Area

Public Service Program:

Program 11 (Water Master Plan for Cambria)

Community Wide (CW):

CW-2 (Reservation of Service Capacity)

CW-4 (Limitation on Development)

CW-5 (Desalinization Plants)

CW-8 (Cambria Community Services District Review)

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Rural Area

Category Specific (CS):

The CS Standards that are specific to each land use category; refer to Chapter 7 (Planning Area Standards) of the NCAP.

Potable Water Quality. Implementation of the proposed Water Master Plan improvements would not violate any potable water quality standards. A less than significant impact is anticipated following compliance with the federal, State, and San Luis Obispo county regulatory framework.



Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to potable water quality have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

WR-4 The CCSD shall comply with all relevant Federal, State (DHS), and San Luis Obispo County requirements regarding potable water quality, including drinking water regulations governing the treatment requirements for utilization of the groundwater source as potable water and all Primary and Secondary MCLs.

Water Treatment Facilities. The Water Master Plan proposes modifications to the existing wastewater treatment plant and construction of a new seawater desalination facility. A less than significant impact is anticipated following implementation of the recommended mitigation and compliance with the regulatory framework.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to water treatment facilities have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

Mitigation Measures:

Refer to the mitigation measures outlined in Section 8.0 (Inventory of Mitigation Measures).

POPULATION, HOUSING, AND GROWTH

The project's potential impacts in regards to population, housing, and growth that can be mitigated or are otherwise less than significant are discussed in Section 5.13, Population, Housing, and Growth, of the Final EIR. Identified impacts include growth-inducing impacts.



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.

Findings

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. The effects identified in the Final EIR have been determined not to be significant.

Facts in Support of Findings

The potential impacts to growth inducing impacts have been eliminated or substantially lessened to a level of less than significant by virtue of the mitigation measures identified in the Final EIR.

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.

VI. ENVIRONMENTAL EFFECTS WHICH REMAIN SIGNIFICANT AND UNAVOIDABLE AFTER MITIGATION

The proposed project would not result in instances where environmental impacts would remain significant and unavoidable after mitigation. All impacts would be reduced to a less than significant level with implementation of the recommended mitigation measures and compliance with local, State, and federal regulatory requirements.

VII. ALTERNATIVES TO THE PROPOSED PROJECT

The Final EIR addresses the environmental effects of alternatives to the proposed project. A description of these alternatives, a comparison of their environmental impacts of the proposed project, and the CCSD's findings are listed below.

A. "NO PROJECT" ALTERNATIVE

The No Project Alternative assumes that CCSD's existing water distribution, storage, and treatment facilities would remain in their current condition. With this Alternative, the proposed



Water Master Plan (WMP) would not be adopted. CCSD's long-term water supply strategy, which consists of potable and recycled water distribution system improvements, water demand management, and seawater desalination (i.e., the proposed WMP elements) would not be adopted.

Findings

With this Alternative, it is assumed none of the WMP's proposed improvements would be implemented. The recycled water system would not be improved; therefore, recycled water would not be used to augment potable supplies and a non-potable source of water would not be available for irrigation purposes. The potable water distribution system improvements would not be made; therefore, the identified hydraulic and storage deficiencies would not be alleviated. The water demand management improvements to the current conservation program and regulations, in order to reduce potable water use for landscaping would not be implemented. Seawater desalination would not be implemented.

Overall, the volume of supplemental water needed by the CCSD during the dry season (i.e., 602 AF) would not be supplied. The CCSD's water shortage emergency and new connection moratorium would remain in effect. Cambria would have to continue to rely primarily on CCSD's aggressive water conservation program and rate setting as a means for controlling demand.

B. SURFACE WATER FROM LAKE NACIMIENTO ALTERNATIVE

To date, there are at least two basic options for CCSD to obtain Nacimiento water: (1) use of an independent CCSD Nacimiento pipeline; and (2) use of the proposed County regional Nacimiento pipeline and an independent CCSD pipeline from the regional system.

The Surface Water From Lake Nacimiento Alternative would involve the use of surface water from Lake Nacimiento. This Alternative would involve an independent CCSD Nacimiento pipeline project that would pump water from Lake Nacimiento over the Santa Lucia mountain range. Once over the ridgeline, water would be discharged into one of the drainage basins supplying water to CCSD.

The following facilities would be required at the intake site: HDPE pipe extending to the lake bottom, including some submarine pipeline through the Las Tablas arm; an intake screen; fish screens and strainers with backwash to a small drying bed; a closed 30,000 gallon holding tank; and three booster pump stations. In order to provide vehicular access, new roads leading to the facility would be constructed. The pipeline routes would require eight to ten miles of steel pipe with welded joints and construction of access roads. Energy dissipaters and erosion control facilities would be required at the point of release into the creek. This would involve concrete and riprap. At Palmer Flats, two new extraction wells with 175 horsepower pumps would be required and 2.7 miles of ten-inch PVC pipe would be required to carry the water to the San Simeon well field located downstream. The extracted groundwater would enter the distribution system at this location. An additional well may be required if dewatering of the wastewater percolation pond is necessary to prevent intrusion into the well field.



Findings

CCSD has an allocation of 2,000 AFY of water from Lake Nacimiento. This Alternative was originally designed for 1,200 AFY during the dry season (approximately May 1 through October 31) with the option for extended pumping for the full allocation. However, with a 2.5 cfs flow rate, only 900 AFY would be pumped from Nacimiento during the dry season. With the 0.5 cfs loss due to the riparian environment in San Simeon Creek, only about 730 AFY of the 900 AFY would be available for CCSD use. Based on the projected future water demand, this Alternative would be sufficient to meet total and dry season demands for 4,650 total connections with a 50 percent quality of life increase.

Regarding the reliability of this Alternative, analysis concluded it probable that water supply from Lake Nacimiento may be limited during the same period when the CCSD would require it most (i.e., critically dry water years). According to Table ES.1 of the NWP Final EIR (*Tentative Nacimiento Water Project Allocations*), CCSD's allocation of 2,000 AFY is not included in the 13,575 AF allocated to water purveyors. As a result, Surface Water From Lake Nacimiento Alternative involves an independent CCSD Nacimiento pipeline project that would pump water from Lake Nacimiento over the Santa Lucia mountain range.

C. "WHALE ROCK EXCHANGE" ALTERNATIVE

As previously noted, the Whale Rock Exchange Alternative is one option for CCSD to obtain Nacimiento water. This Alternative involves use of the proposed County regional Nacimiento pipeline (Nacimiento Water Project) and an independent CCSD pipeline. The Whale Rock Exchange Alternative would involve an exchange of Lake Nacimiento water for water from Whale Rock Reservoir. The source of the Whale Rock water is run-off from Santa Rita and Cottontail Creeks that is captured by the Whale Rock Dam.

Findings

Based on future total and dry season demand, the 1,000 AFY option would provide sufficient supplemental water supply if used in conjunction with the existing groundwater sources to meet the projected water demands, with a 50 percent quality of life increase. The 700 AFY option would also be sufficient to meet CCSD's projected water supply requirements.

The Whale Rock Reservoir Alternative, from a hydrologic perspective, is considered a reliable source. Although the recharge of the Reservoir is rainfall dependent, safe yields have been established to protect the availability. Because this Alternative involves an exchange of water rights, reliability may be affected by water levels at Lake Nacimiento. Accordingly, the supply available during the dry season may be restricted when water levels at Lake Nacimiento drop.

D. "HARD ROCK DRILLING" ALTERNATIVE

Hard Rock Drilling would involve development of groundwater supplies from fractured bedrock, which has typically not been explored for potential water supplies. Typically, developing groundwater supplies from fractured bedrock consists of three phases of development. Phase 1 involves reviewing the subsurface geology, evaluating yield, identifying potential locations for exploration, acquiring permits for test bores, and drilling test bores to predict actual production capacity. Phase 2 includes test pumping and evaluating water quality of test bores to predict



actual production capacity. Phase 3 includes drilling of production wells and delivery of water to the customer's distribution system.

In June 1993, several wells were drilled, however, the location did not appear to have sufficient potential to provide a viable source of groundwater and exploration activities were stopped. Before exploration activities ceased, an area near a sandstone ridge was found to yield 100 to 200 gallons per minute (gpm). Therefore, this Alternative would involve pursuing a new hard rock drilling location by exploring the four-square mile area 0.5-mile north of Santa Rosa Creek westward to the coast. Further, Phase 1 testing would be required to explore this region in more detail.

This Alternative would require construction of a new pipeline connecting the new well with the existing CCSD distribution system. A treatment plant may also be necessary depending upon the groundwater quality.

Findings

This Alternative is insufficient to meet the projected dry season water demands of the CCSD with the 50 percent quality of life increase.

Typically, the drilling company evaluates the water supply for long-term reliability. They perform a yield analysis and do not mine aquifers beyond the expected recharge rate. During the pump testing that occurs in Phase II, the drilling company staff observes nearby springs and wells to evaluate the impacts of pumping on overall water levels. Thus, the reliability of this Alternative is unknown until further phases of the hard rock drilling project are complete.

E. "VAN GORDON DAM AND RESERVOIR" ALTERNATIVE (SAN SIMEON CREEK DAM-2)

The Van Gordon dam site is located on the east tributary of the Van Gordon Creek tributary. Specifically, the site is located along upper San Simeon Creek, upstream of the confluence with Steiner Creek. This Alternative would involve the construction of a dam and reservoir for the collection of storm water from the watershed. The earth-filled dam would be 123 feet high, with a crest length of 800 feet. The approximately 40-acre reservoir would have an expected depth of 55 feet, a storage capacity of 2,000 AFY, and a safe yield of 500 AFY. A straight chute in the right abutment of the dam would provide spillway into Van Gordon Creek. Approximately 30 feet of bottom excavation would be required for the dam, which would have a spillway capacity of approximately 3,000 cfs and five feet of gross freeboard.

An 880 gpm pump station and eight-inch pipeline would be required to convey excess groundwater from the San Simeon well field to the reservoir during the wet season. One-hundred horsepower would be required to overcome the 165 feet of head and 150 feet of friction losses. Releases from the dam would back-flow through the pipeline to the well field at San Simeon Creek. From there, a valve system would route the water past the well field to an additional eight-inch pipeline, which would convey the water to the recharge point in San Simeon Creek. Total pipeline length would be 6,000 feet. Santa Rosa groundwater would be conveyed to the San Simeon well field through CCSD's existing distribution system and then to the reservoir in the same manner as San Simeon groundwater.



The reservoir would be filled with the remaining wet season entitlement from the San Simeon and Santa Rosa groundwater basins. This supply would be achieved by constant pumping of the San Simeon and Santa Rosa wells during the wet season. The amount not needed to meet immediate demands would be pumped to the reservoir for storage. The water would be released into Van Gordon Creek during the dry season, where it would recharge the aquifer. The reservoir would have a storage capacity of 2,000 AFY and a safe yield of 500 AFY. After transit losses and upstream pumping, only 250 AFY would be available for CCSD use. This Alternative would have limited reliability and require the relocation of one house and 2.5 miles of San Simeon Creek Road.

Permitting, design, construction, and startup of the dam and reservoir proposed under this Alternative are likely to require approximately three years.

Findings

The Van Gordon Dam is considered more reliable than the other proposed dams because it is not dependent upon collection of run-off and rainfall. The groundwater sources utilized in this Alternative have already been established to ensure future availability, increasing the reliability. However, this Alternative is still restricted by available wet season supply. Therefore, if the basin is not fully recharged, a limited amount would be available for storage. Accordingly, supply from this Alternative would be limited when demand is highest (i.e., critically dry water years).

This Alternative is expected to store 1,000 AF and is expected to provide 700 AF per year from the San Simeon Basin and Santa Rosa Basin. This supply would be achieved by constant pumping of the San Simeon and Santa Rosa wells during the wet season. The amount not needed would be pumped into the reservoir for storage. Approximately 500 AF per year would be available for storage assuming current demands; however, with a projected wet season demand increase, about 200 to 300 AF from both basins would be available for storage. This amount would not be sufficient to meet projected water demand for the CCSD during the dry season, particularly when losses from evaporation, evapotranspiration, and siltation are also considered. It is noted that the intensified pumping of the San Simeon groundwater wells may draw down the aquifer impacting the reliability of this Alternative.

F. “JACK CREEK DAM AND RESERVOIR” ALTERNATIVE

This Alternative consists of the construction of a 95-foot high on-stream dam located on Jack Creek in Dover Canyon. The reservoir, with a storage capacity of 4,705 AF, would collect run-off from the Dover Canyon watershed during the wet season. The watershed has an average run-off of 1,655 AFY. Releases would be made during the dry season, and would need to be pumped over the divide, which separates Dover Canyon and Santa Rosa Creek. All flow of Dover Canyon during the dry season would be released to Jack Creek and therefore to Santa Rosa Creek, for recharge of the groundwater basin.

This Alternative would require construction of a dam, reservoir, pump station, pipeline, two new extraction wells, and a treatment facility. An earth filled dam approximately 95 feet high with a crest length of 700 feet would need to be constructed. Approximately 15 feet of bottom excavation would also be required. The dam is expected to have a spillway capacity of 12,500 cfs and ten feet of gross freeboard. The reservoir depth is expected to be 80 feet. Minimal



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slope stabilization would be required at the dam site. A 567 gpm pump station would be required to pump the release over the divide and into Santa Rosa Creek. With 1,000-foot elevation and 189-foot line losses, a total of 225 hp would be required. It is anticipated that the pump station would operate 300 days per year. The pipeline route would consist of 17,000 feet of eight-inch pipeline from the reservoir site over the divide to the release point at Santa Rosa Creek. Construction of the pipeline route is expected to be difficult, due to the steep terrain through landslide sensitive area. Two new extraction wells in the Santa Rosa Basin would be required to pump the increased supply. A filtration and chlorination treatment plant would also be required.

Findings

This Alternative was designed to supply 700 AFY, which is considered sufficient to meet future total and dry season demand for the CCSD, with the 50 percent quality of life increase, when used in conjunction with the existing groundwater sources. As discussed above, all flow from Dover Canyon during the dry season would be released to Jack Creek and therefore to Santa Rosa Creek, increasing the supply reliability.

Attachment D

Notice of Determination to be executed by General Manager

Notice of Determination

FORM C

To: X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Cambria Community Services District
P.O. Box 65
Cambria, CA 93428

X County Clerk
County of San Luis Obispo

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title

Cambria Community Services District Water Master Plan

State Clearinghouse Number: 2004071009

Lead Agency Contact: Mr. Robert Gresens, P.E., District Engineer, 805.927.6223

Project Location:

Cambria is an unincorporated community located in the coastal region of central California, in the northwestern portion of San Luis Obispo County. Cambria is located along Highway 1, approximately 35 miles north of San Luis Obispo. The Coastal Zone of San Luis Obispo County is divided into four planning areas. Cambria is located entirely within the boundaries of the North Coast Planning Area. Cambria's Urban Reserve Line (URL) (i.e., the urban portion of Cambria within the North Coast Planning Area) encompasses approximately 2,351 gross acres, with a net acreage of approximately 1,790 acres, not counting the land in the road rights of way and beach areas along the bay or ocean.

Project Description:

The Cambria Community Services District (CCSD) is an independent special district that provides water, wastewater, fire and other community services to its customers. The CCSD has developed a phased completion of its Water Master Plan Update, which calls for potable water distribution system and related improvements for improving fire fighting capabilities; a recycled water system for non-potable landscape irrigation; additional water conservation, and seawater desalination to augment the potable water supply. These recommendations comprise the Water Master Plan (WMP) components that were evaluated within a program-level Draft and Final EIR.

This is to advise that the Cambria Community Services District Lead Agency Responsible Agency has approved the above-described project on August 21, 2008 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A Statement of Overriding Considerations [was was not] adopted for this project.
5. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report with comments and responses and record of project approval is available to the General Public at the locations listed below during regular business hours:

- Cambria Community Services District, 1316 Tamson Drive, Suite 201, Cambria, CA 93428
- CCSD's website: www.cambriacsd.org

Signature

Ms. Tammy Rudock
General Manager

Date Received for Filing: _____