



5.1 LAND USE AND PLANNING

The purpose of this Section is to identify the existing land use conditions in Cambria and land use policy requirements set forth by the County of San Luis Obispo (County) and the Cambria Community Services District (CCSD). Project consistency with planning policies is analyzed and mitigation measures are recommended, as necessary, in order to avoid or lessen the significance of potential impacts. RBF utilized ground and aerial photographs for the land use analysis, as well as the following reference documents:

- ◆ *Framework for Planning Coastal Zone*, Adopted March 1, 1988 (Revised September 10, 2003);
- ◆ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft EIR*, May 18, 2005;
- ◆ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Final EIR*, October 6, 2005;
- ◆ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan, Board of Supervisor's Approved Draft*, April 2006;
- ◆ *North Coast Area Plan Cambria and San Simeon Acres Portions Updated* (November 6, 2007);
- ◆ *San Luis Obispo County Code*; and
- ◆ *Coastal Zone Land Use Ordinance*.

EXISTING CONDITIONS

SAN LUIS OBISPO COUNTY GENERAL PLAN

The San Luis Obispo County General Plan expresses the County's development goals and embodies public policy relative to the distribution of future land uses. It identifies the County's land use, circulation, environmental, economic, and social goals and policies, as they relate to land use and development. The General Plan is comprised of a set of documents that meet the requirements of State General Plan law and the California Coastal Act. More specifically, the General Plan contains seven required elements (i.e., Land Use, Conservation, Noise, Circulation, Open Space, Safety, and Housing) and seven optional elements (i.e., Recreation, Historic and Esthetic, Energy, Off-shore Energy, Economic, and Agriculture). Due to the requirements of the Coastal Act, the *General Plan* includes a set of documents that implement the Local Coastal Program.

The Land Use Element (LUE) and Local Coastal Program (LCP) of the *General Plan* is not a single document, but a set of documents separated into two major groups and referenced as the "Land Use Plan" and the "Ordinances." Since the NCAP is a policy-level document, this subsection focuses on the documents that make up the Land Use Plan. The more specific Ordinances include the Coastal Zone Land Use Ordinance (CZLUO), Title 23 of the San Luis



Obispo County Code, and other related ordinances governing Water Wells, Building and Construction, and Real Property Division.

Organization of the Local Coastal Program (LCP)

The LCP is part of the County *General Plan* and Zoning Ordinance, and applies to those areas lying within the Coastal Zone. Consistent with State law, the County's LCP also functions as the mandatory Circulation and Land Use Elements of the *General Plan*. The LCP is organized into four documents: the LCP Policy Document; Framework for Planning; Coastal Zone Land Use Ordinance; and Area Plans.

LOCAL COASTAL PROGRAM POLICY DOCUMENT

The Local Coastal Program Policy Document provides overall policy direction for the management of land use within the coastal zone. The document contains 13 chapters that respond to policies contained in the California Coastal Act. Each of the following chapters discusses the relationship to Coastal Act policies and issues, and formulates locally based policies that implement the Act.

- ◆ Shoreline Access;
- ◆ Recreation and Visitor Serving;
- ◆ Energy and Industrial Development;
- ◆ Commercial Fishing;
- ◆ Environmentally Sensitive Habitats;
- ◆ Agriculture;
- ◆ Public Works;
- ◆ Coastal Watersheds;
- ◆ Scenic Resources;
- ◆ Hazards;
- ◆ Archeology; and
- ◆ Air Quality.

The following summarizes the Coastal Plan policies:

- ◆ Shoreline Access. The policies within the Coastal Plan encourage the restoration, enhancement, and protection of existing coastal access and that the provision of new access and maintenance of existing access, shall be provided with new development.
- ◆ Recreation and Visitor Serving Facilities. Coastal Plan policies encourage the preservation of existing recreational opportunities and the expansion of such opportunities where feasible. Visitor serving recreational facilities are given a priority over non-coastal dependent uses. The future road capacity of Highway 1 limits the expansion of recreation and visitor serving facilities in Cambria, where expansion is also limited by water supply. Currently, 20 percent of existing water supply is reserved for commercial and tourist-serving commercial uses.
- ◆ Energy and Industrial Development. The Coastal Plan recognizes the need to accommodate coastal-dependent industrial and energy development. However, policies



in the Plan encourage decision-makers to weigh the environmental consequences of allowing continued or expanded industrial and energy land uses.

- ◆ Commercial Fishing and Recreational Boating. Policies in the Coastal Plan encourage the protection of commercial and recreational boating facilities, and give priority, where feasible, to the expansion of such facilities.
- ◆ Environmentally Sensitive Habitats. Policies within the Plan protect and preserve coastal resources such as wetlands and riparian corridors from development, and where feasible, restore and enhance such resources.
- ◆ Agriculture. The Coastal Plan encourages the preservation of viable agricultural lands within the coastal zone.
- ◆ Public Works. For each community an Urban Reserve Line and Urban Services Line is established that denote the desired limits of the urban area and the areas currently being served by urban services, respectively. Public Works policies, including the Resource Management System, ensure the availability of adequate public facilities and provide for existing and anticipated development.
- ◆ Coastal Watersheds. The Coastal Plan contains policies to manage new development in order to maintain the long-term viability of coastal watersheds.
- ◆ Visual and Scenic Resources. The Coastal Plan provides guidance for new development relative to the protection of scenic resources, and encourages the preservation of existing resources. Cambria is recognized as a Special Community with unique, visually pleasing characteristics for which guidelines and standards are set to maintain those characteristics.
- ◆ Hazards. These policies provide guidance for the protection of lives and property from natural and human-made hazards within the coastal zone, including floods, unstable geology, erosion, fire, and sea-cliff retreat.
- ◆ Archaeology. The Coastal Plan contains policies relating to the identification and preservation of archaeological resources.
- ◆ Air Quality. The Coastal Plan encourages the preservation and enhancement of air quality through implementation of the policies and programs of the Air Quality Management Plan.

FRAMEWORK FOR PLANNING

Framework for Planning serves as an organizational document, linking land use, resource management, and circulation. It also provides general goals for County decisions on land use, development, and circulation. A key part is “Coastal Table O – Allowable Land Use Chart” that shows, which land uses are allowable in each of the 13 different land use categories. The primary components of the Framework for Planning are:

- ◆ Resource Management System (RMS). The Resource Management System inventories resources and community services that are impacted by growth and development such



as water supply, sewage disposal, schools, roads, circulation, and air quality in order to anticipate when capacity and supply thresholds would be reached.

- ◆ Public Service Considerations. This chapter contains goals and objectives for the coordination of service provision and comprehensive planning as well as descriptions of the planning and service area boundaries, including the Urban Reserve Lines, Urban Service Lines, and Village Reserve Lines, and that dictates the provision and expansion of services.
- ◆ Circulation Element. This chapter contains the countywide issues, goals, objectives, policies, and guidelines that provide the basis for discussion and recommendations in the Area Plans.
- ◆ Land Use Categories. This document contains descriptions of land use categories, and the population density and building intensity criteria that are used to evaluate individual development projects. These land use categories are mapped in the Official Maps and are further refined in the Area Plans. Coastal Table O defines the land uses that are allowed within a land use category in which a proposed development site is located. Coastal Table O identifies uses that are allowed within a category as either “allowed,” “principally permitted,” or “special standards required.” For those uses identified in the latter category, references are cited to the appropriate sections of the Coastal Zone Land Use Ordinance, which govern such special standards.
- ◆ Combining Designations. This document also explains the criteria for application of CDs to planning areas. CDs generally apply to those areas in which there are unique resources or potential hazards.

NORTH COAST AREA PLAN

The Area Plans replaced the former community general plans and provide goals, objectives, policies, programs, and standards unique to each area. The Area Plans work with the other elements of the LCP and County *General Plan*. The Coastal Zone of San Luis Obispo County is divided into four planning areas: North Coast, Estero, San Luis Bay, and South County. Cambria is located entirely within the boundaries of the North Coast Planning Area, and is addressed within the North Coast Area Plan (NCAP). The County Board of Supervisors approved the NCAP in 1988. The most recent update to the NCAP, the *North Coast Area Plan Cambria and San Simeon Acres Portions Updated*, was adopted November 6, 2007.

The North Coast Planning Area extends from the Monterey/San Luis Obispo County Line on the north, to Point Estero on the south, and inland generally to the main ridge of the Santa Lucia range. The planning area includes the communities of Cambria and San Simeon acres, and the rural North Coast. Several small tourist-oriented facilities are also located along Highway One, with Hearst Castle and the scenic shoreline being the principal attractions. The NCAP describes County land use policies for the North Coast Planning Area, including regulations that are also adopted as part of the Land Use Ordinances and LCP.

The NCAP allocates land use throughout the planning area by land use categories. The land use categories determine the varieties of land use that may be established on a parcel of land, as well as defining their allowable density and intensity. A list of allowable uses is provided in Chapter 7 of Framework for Planning (Coastal Table O).



Background Information

The NCAP provides information on population, land use, availability of resources and public services, and environmental characteristics. This information is the basis for many of the decisions made in the NCAP and is current at the time of the last update (November 6, 2007).

Resource Management System (RMS)

The NCAP also includes the use of the Resource Management System (RMS), which inventories the resources of water supply, sewage disposal, schools, roads/circulation, and air quality in the Planning Area. The RMS provides estimates of population thresholds at which potential resource capacity problems may occur within the Planning Area. The RMS estimates are updated annually and reviewed by the County Board of Supervisors.

Planning Programs

“Programs” are non-mandatory actions recommended to be initiated by the communities, the County, or other specified public agencies, to work toward addressing local issues of concern. They are also intended to support community objectives in implementing the *General Plan*. Because many recommended programs involve public expenditures, their initiation would be dependent upon the availability of funding.

Plan Maps

The land use, CD, and circulation maps are shown following Chapter 8 of the NCAP. They include the following:

- ◆ Land Use Categories. The land use categories determine the allowable uses for every piece of property, including the density and intensity of potential development. Table 5.1-1 (Cambria Land Use Acreage) summarizes the acreage for each land use category in Cambria. As indicated in Table 5.1-1, Cambria involves a total of approximately 1,790 acres.
- ◆ Chapter 4 (Land Use) of the NCAP describes the land use categories within the “urban” portion of Cambria, which is that area located within the urban reserve line (URL). The “rural” portions of the North Coast Planning Area involve those areas outside of the URL and San Simeon village reserve line (VRL).
- ◆ Combining Designations (CD) Overlays. Combining Designations (CD) are special overlay land use categories applied in areas of the County with potentially hazardous conditions or significant natural resources. The NCAP designates areas of hazards, sensitive resource areas, environmentally sensitive habitat areas, historic and archaeologically sensitive areas, and public facilities. In these areas, more detailed project review is needed to avoid or minimize adverse environmental impacts, or effects of hazardous conditions on proposed projects. The following CDs have been applied in Cambria:



**Table 5.1-1
Cambria Land Use Acreage**

Land Use Category	Acres
Agriculture	39.78
Rural Lands	00.00
Recreation	41.88
Open Space	515.02
Residential Rural	00.00
Residential Suburban	57.54
Residential Single-Family	893.99
Residential Multi-Family	70.73
Office and Professional	13.05
Commercial Retail	64.61
Commercial Service	21.81
Industrial	00.00
Public Facilities	72.06
Total (Net) Acres¹	1,790.47
Total Acres²	2,350.94
¹ Net acres reflect areas within individual property ownerships. This estimate is used to compute absorption capacity and buildout. ² Total acres are net areas plus areas within road rights of way plus beach areas along the bay or ocean. The difference between gross and net is 560.47 acres.	
Source: County of San Luis Obispo, <i>North Coast Area Plan Cambria and San Simeon Acres Portions Updated</i> , Table 4-1 (Land Use Acreage – North Coast Planning Area), November 6, 2007.	

- Geologic Study Area (GSA). This designation includes moderate to high landslide risk areas and moderate to high liquefaction hazard areas as identified in the Seismic Safety Element. The Geologic Study Area for the Cambria Urban Area, encompasses the entire Cambria URL. These areas of steep slopes must be evaluated for engineering problems associated with building, as well as possible adverse visual impacts caused by hillside grading.
- Arroyo de la Cruz, San Carpofo, Pico, San Simeon, Santa Rosa, Perry, and Arroyo Del Padre, and Juan Creeks (FH). These are identified areas of potential flood hazards; development and fill in the creeks should be avoided. Maintenance of the creek habitats is essential to protect many coastal resources. These creeks support a number of declining species....
- North Coast Shoreline (SRA).¹ The entire shoreline is a valuable scenic and natural resource, which must be protected from excessive and unsightly development.... The Monterey Bay Marine Sanctuary provides protection for the rich offshore marine habitat, and extends from 35 degrees 33 minutes North latitude (a point on the West Ranch in Cambria, approximately 1600 feet south of SeaCliff Estates) northward through Monterey County.... The entire North

¹ SRA = Sensitive Resource Area.



Coast also sustains important marine habitats, and provides for a variety of passive recreation uses....

- Monterey Pine Forests (SRA)(TH). While widely grown in the Southern Hemisphere as a commercial timber, Monterey pine forest occurs in only three areas of its native California. The southernmost stand in California is the 2,500 acres surrounding Cambria, with another isolated 500 acres at Pico Creek. These stands are extremely important as a “gene pool,” due to genetic variations found there that protect some trees from pine pitch canker, a disease that is causing rapid loss of Monterey pine trees. Relatively undisturbed stands occur on the Cambria fringe area and in isolated pockets to the north. Monterey pine forests cover most of the Cambria Urban Area. The larger remaining stands in undeveloped areas should be retained intact as much as possible, by designing cluster development at very low densities in open areas or areas of sparse tree cover. Preservation of finer specimen stands is recommended through the use of open space easements, avoidance by development, and direct purchase. The introduction of hybrid species of pines is discouraged in the forest.
- North Coast Creeks (SRA)(ESHA). Portions of Santa Rosa, San Simeon, Pico, and Little Pico, Arroyo de la Cruz, Arroyo del Padre Juan, and San Carpoforo Creeks are anadromous fish streams, which should be protected from impediments to steelhead migration and spawning. Adjacent riparian and wetland areas provide important wildlife habitat. Ground water and surface waters are linked, and maintenance of the creek habitats is essential to protect many coastal resources. These creeks support a number of declining species.....
- Local Coastal Program (LCP). The Coastal Zone encompasses all lands within the North Coast Planning Area. The LCP CD identifies specific programs to ensure that access to the shoreline is provided and that coastal resources are protected in accordance with the policies of the LCP.
- Bluff Erosion (GSA). Portions of the coastline where bluff erosion poses a concern for siting new development have been noted. Development should be located so that it can withstand 100 years of bluff erosion, without the need for a shoreline protection structure that would substantially alter the landform, affect public access, or impact sand movement along the beach.
- Archaeologically Sensitive Areas (AS). The Archaeologically Sensitive CD identifies urban and rural areas known for the potential to contain cultural resources. Applicants of development proposals in these areas are required to obtain a records check and possibly a surface search prior to approval. Standards to protect resources are described the LCP Policy Document and Chapter 7 (Combining Designation Standards) of the CZLUO.
- Visitor Serving Areas (V). The commercial and recreation land use categories along Main Street in Cambria possess unique, visually pleasing characteristics, which serve as visitor destination points.



- San Simeon Creek Lagoon (SRA). This estuary is located within San Simeon State Beach, and is composed of several biotic communities including salt and freshwater marshes, grasslands, Monterey pine forest, as well as estuarine habitat. The creek supports steelhead trout and other fish species. The area is a major waterfowl feeding and nesting site....
- San Simeon Point (SRA). This picturesque setting includes Monterey pines, cypress trees, tilted rock formations, and excellent views of the bay and ocean shoreline. While not biologically unique, the combined sensitivity of vegetation and viewshed make an SRA designation appropriate. Nonetheless, proposed development could be sited so as not to damage either the vegetation or viewshed through appropriate mitigation measures.
- Historic (H). There are numerous structures and sites identified as potential historic resources. Historic designations are meant to protect the historic structure or resource, and the site directly related to the resource. Typical repair and maintenance activities are usually exempt from the standards and permit requirements. Permit requirements for development affecting historic sites are found in Chapter 23.03 (Permit Requirements) and Section 23.07.100 (Historic Site) of the CZLUO.
- Public Facilities (PF). The Land Use Element designates approximate locations of major proposed public facilities as CD. These include schools, parks, water and sewage treatment works, and other facilities necessary to serve the population proposed in the Plan. Full review of projects, which might be proposed to implement these facilities, is necessary, because a CD does not assume that a project will be found consistent with the LCP and other environmental policies and regulations.

Circulation

The NCAP designates highways, streets, and roads, according to their existing and proposed transportation function. The NCAP includes issues and objectives about circulation in the North Coast Planning Area, taken from the Regional Transportation Plan (RTP) adopted by the San Luis Obispo Area Coordinating Council.

Planning Area Standards

The NCAP contains special "standards" for the North Coast Planning Area, which are mandatory requirements for development, designed to handle identified problems in a particular rural area, or to respond to concerns in an individual community. The NCAP standards that are relevant to land use and planning are presented below according to the location in the planning area where they apply (i.e., Cambria Urban or Rural). The criteria for application of the Planning Area standards are:

Cambria Urban Area

- ◆ Combining Designation (CD) standards apply to lands in the LCP combining designations;
- ◆ Community Wide (CW) standards apply to all lands within the Cambria URL; and



- ◆ Category Specific (CS) standards apply only to lands within each respective land use category within the Cambria URL (e.g., standards for commercial developments apply only to lands within the Commercial land use category).

Rural Area

- ◆ Areawide (AW) standards apply to all lands within the Rural Area land use categories.
- ◆ Combining Designation (CD) standards apply to lands in the LCP and SRA combining designations.
- ◆ Category Specific (CS) standards apply only to lands within each respective land use category within the Rural area (e.g., standards for commercial developments apply only to lands within the Commercial land use category).

The NCAP standards² regarding land use and planning that are relevant to the proposed Project are:

Cambria Urban Area

Community Wide (CW):

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

CW-4 Limitation on Development.

- Water Service in Cambria. Until such time as may be otherwise authorized through a coastal development permit approving a major public works project involving new potable water sources for Cambria, new development not using CCSD connections or water service commitments existing as of November 15, 2001 (including those recognized as "pipeline projects" by the CCC on December 12, 2002 in Coastal Development Permits A-3-SLO-02-050 and A-3-SLO-02-073, shall assure no adverse impacts to Santa Rosa and San Simeon Creeks;
- Water Conservation Requirements. Unless this requirement is otherwise modified through a coastal development permit authorizing a major public works water supply project for Cambria, new development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the Cambria Community Service District's service area, or through other verifiable actions to reduce existing water use in the service

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



area (e.g. the replacement of irrigated landscaping with xeriscaping). Accordingly, all coastal development permits authorizing such development shall be conditioned to require applicants to provide to the Planning Director (or the CCC Executive Director where applicable) for review and approval prior to construction, written evidence of compliance with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and modified on November 14, 2002, and as codified in CCSD Code Chapter 4.20 in 2004; however, no retrofit credits may be obtained by extinguishing agricultural water use, or funding leak detection programs. Such permits shall also be conditioned to require written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.

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

1. Maximum Capacity. The maximum service capacity of the project will not induce growth inconsistent with the protection of coastal resources and public access and recreation opportunities.
2. Creek Withdrawals. The project shall....
3. Priority Uses. The project shall demonstrate that water capacity is available and allocations are reserved for Coastal Act priority uses.
4. Fire Safety. The project shall....
5. Other Public Service Capacities. The maximum level of development supported by the project shall not exceed that supported by other available public services, including wastewater treatment capacity and road capacity. The project shall not induce growth beyond that level necessary to maintain acceptable road Levels of Service and circulation to protect coastal access and recreation opportunities, and provide for public safety (e.g., fire evacuation).
6. Water Supply Management Planning. The project shall....
7. Build Out Reduction. That reasonable progress is being made to implement a build out reduction program within the boundaries of the CCSD.

D. Desalination Standards. Desalination facilities must:

1. Be public;
2. Avoid or....



3. Be consistent with all LCP and Coastal Act policies, including those for concentrating development, supporting priority coastal uses, and protecting significant scenic and habitat resources;
4. Be designed and sized based upon adopted community planning documents, which may include General Plans, Urban Water Management Plans, Regional Water Supply Plans, Local Coastal Programs, and other approved plans that integrate local or regional planning, growth, and water supply/demand projections;
5. Use technologies that are energy-efficient. Estimates of....
6. Use, where feasible, sub-surface feedwater intakes (e.g., beach wells) instead of open pipelines from the ocean, where they will not cause significant adverse impacts to either beach topography or potable groundwater supplies;
7. Use technologies and processes that eliminate....
8. Be designed and limited to assure that any water supplies made available as a direct or indirect result of the project will accommodate needs generated by development or uses consistent with the kinds, location and densities specified in the LCP and Coastal Act, including priority uses as required by PRC 30254, and;
9. Be an element (where economically and environmentally.....

CW-5 Desalinization Plants. Desalinization plants constructed to serve development within the service boundaries of the CCSD shall only be permitted if owned and operated by the CCSD. Private desalinization plants are prohibited.

CW-6 New Residential Land Divisions. Projects creating new residential lots shall be required to permanently retire an equivalent legal building site located within the Cambria URL on a 1:1 basis....

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

CW-15 Shoreline Development. New development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff are subject to the following standards:

- A. Application Content. In addition to the application requirements of the Coastal Zone Land Use Ordinance and other Cambria Urban Area Plan Standards, applications for new development or expansion of existing uses



proposed to be located on or adjacent to a beach or coastal bluff shall include the following:

1. An analysis of beach erosion....
 2. Measurements for the form, mass, scale, and roofing and yard features (such as fencing). To the maximum extent feasible, new development shall be compatible with the character of the surrounding neighborhood.
 3. Surveyed location of all property lines and the mean high tide line by a licensed surveyor along with written evidence of full consent of any underlying land owner, including, but not limited to the County, State Parks, and State Lands. If application materials indicate that development may impact or encroach on tidelands or public trust lands, the County shall consult with CCC staff regarding the potential need for a Coastal Development Permit from the CCC.
 4. A preliminary drainage, erosion, and sedimentation plan....
- B. Bluff Setbacks. The bluff setback is to be determined by the engineering geology analysis required in A.1. above adequate to withstand bluff erosion and wave action for a period of 100 years. In no case shall bluff setbacks be less than 25 feet. Alteration or additions to existing non-conforming development that equals or exceeds 50 percent of the size of the existing structure, on a cumulative basis beginning July 11, 2007, shall not be authorized unless the entire structure is brought into conformance with this setback requirement and all other policies and standards of the LCP. On parcels with legally established shoreline protective devices, the setback distance may account for the additional stability provided by the permitted seawall, based on its existing design, condition, and routine repair and maintenance that maintain the seawall's approved design life. Expansion and/or other alteration to the seawall shall not be factored into setback calculations.
- C. Seawall Prohibition. Shoreline and bluff protection structures shall not be permitted to protect new development. All permits for development on blufftop or shoreline lots that do not have a legally established shoreline protection structure shall be conditioned to require that prior to issuance of any grading or construction permits, the property owner record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development, and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235 and the San Luis Obispo County certified LCP.
- D. Liability. As a....

CW-16 Santa Rosa Creek Frontage.

- A. Development on any site adjacent to Santa Rosa Creek shall be designed to face the creek as well as the street. Buildings on sites adjacent to the creek



shall have activity centers and facades facing the creek that are designed to at least the same level of detail as the facades that face the street.....

CW-18 Fiscalini Ranch. The standards regarding Permit Requirement, Application content, and Public Improvements apply to the area designated on Figure 7-5 of the NCAP as Fiscalini Ranch.

CW-19 Cambria Commercial Design Plan Included by Reference. The Cambria Commercial Design Plan, and any amendments thereto, were incorporated into the Land Use Element. Development Standards contained in the Cambria Commercial Design Plan were incorporated into the standards in the relevant sections.

CW-20 Commercial Districts. The standards regarding the following topics apply to the West Village, Mid-Village, and East Village areas, as shown in Figure 7-6 of the NCAP (Cambria Commercial Districts Location Map):

- A. Mixed Use Projects;
- B. Signs; and
- C. Public Restrooms Required.

CW-21 East-Village Area. The standards regarding the following topics apply to the East Village Area, as designated on Figure 7-7 of the NCAP (East Village Area Location Map).

- A. Building Height;
- B. Front Setbacks;
- C. Side Setbacks;
- D. Building Facades;
- E. Pedestrian-Oriented Detailing;
- F. Roofs;
- G. Exterior Materials;
- H. Limitation on Uses;
- I. Parking;
- J. Curb Cuts; and
- K. Development on Sloping Sites.

CW-22 Mid-Village Area. The design standards regarding the following apply to the area of Cambria designated as Mid-Village, as shown on Figure 7-8 of the NCAP (Mid-Village Area Location Map).

- A. Building Orientation;
- B. Building Height;
- C. Setbacks;
- D. Roofs;
- E. Service Areas;
- F. Parking;
- G. Drive-up Windows;
- H. Storage;
- I. Development on Sites with Greater than Ten Percent Slopes; and



J. Mid-State Bank Site.

CW-23 West Village Area. The standards regarding the following topics apply to the West Village, as shown on Figure 7-18 of the NCAP (West Village Area Location Map). The standards in this section apply to all new development in order to maintain architectural character and pedestrian orientation of the West Village.

- A. Front Setbacks;
- B. Side Setbacks;
- C. Fire Walls;
- D. Building Facades;
- E. Limitation on Use;
- F. Curb Cuts; and
- G. Drive-up Windows.

CW-24 Access Limitation. Commercial development shall not use access from Pine Knolls Drive.

CW-25 Setbacks – Main Street at Pineknolls Drive. Because of special site constraints, Parcel 2 of Parcel Map CO 72-362 located between Main Street and Pineknolls Drive is allowed a four (4) foot setback from Main Street.

Category Specific (CS):

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

Rural Area Standards

Combining Designations (CD):

CD-10³ Site Planning - Development Plan Projects. Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Native vegetation is to be retained as much as possible.

CD-11 Site Design. Development and recreational uses, especially on bluff top, shall be designed and situated to minimize adverse impacts on marine resources. Access shall be permitted when compatible with protection of marine resources.

Areawide (AW):

AW-7 Building Height. Unless a different maximum height is required by the standards for a specific area, structures on the west side of the highway shall be limited to 22 feet.

AW-8 Determination of Minimum Lot Size and Density of Projects. For purposes of determining minimum lot size and density of projects, portions of the property that lie seaward of the top of the bluff shall be excluded.

³ CD-10 and CD-11 apply to Sensitive Resource Areas (SRA).



Category Specific (CS):

CS(REC)-1 Permit Requirement. Development Plan approval is required for all proposed developments in the Recreation (REC) land use category, including any proposed expansion of existing facilities.

CS(REC)-6 Setbacks - Coastal. New structures are to be located a minimum of 50 feet from the high tide line or the upper edge of defined bluffs, whichever is greater. Where a geology report prepared in accordance with the CZLUO recommends a lesser setback, new structures may be placed to not less than 25 feet of the defined shoreline bluff; provided that the reduced setback shall not interfere with the obtaining or maintenance of coastal access of a minimum width of ten feet (10') as required in the Local Coastal Program.

COASTAL ZONE LAND USE ORDINANCE

The CZLUO Coastal Zone Land Use Ordinance (CZLUO) supplements the established Coastal Zone Land Use Element. The County is responsible for regulating and permitting projects within the Coastal Zone. The CZLUO also provides provisions typically found in zoning ordinances. They include permit and appeal requirements, site design, development and operational standards, and enforcement provisions. The provisions of CZLUO apply to all land use and development activities within the unincorporated areas of the County located in the Coastal Zone. As stated in Section 23.01.031 (Land Use and Coastal Development Permits Required), "no person shall establish, construct, alter or replace any use of land, structure or building without first obtaining all permits required by Chapter 23.03 or other applicable section. Approval of a land use permit pursuant to the CZLUO also constitutes approval of a Coastal Development Permit in compliance with the San Luis Obispo County LCP and California Coastal Act."

The CZLUO determines the type of land use permit required to authorize establishment of land uses and activities allowed by the Land Use Element. Also, the CZLUO requires the use of the plot plan, minor use permit, or development plan review processes, based upon the potential effects of a use on its site and surroundings. The permit requirements apply to land uses identified as "A," "S," or "P" uses in the Land Use Element allowable use charts (Coastal Table O, Part I of the Land Use Element).

Following is a summary of the various provisions/standards specified in Title 23 that are applicable to development within the coastal zone:

- ◆ Section 23.03.040(2) (Coastal Commission Approval Required). According to this Section, all applicants for development proposed or undertaken within the coastal zone within the following areas shall obtain a Coastal Development Permit from the CCC in addition to any permits required by Title 23:
 - (A) Tidelands;
 - (B) Submerged lands;
 - (C) Public trust lands whether filled or unfilled; and
 - (D) State university or college.



- ◆ Chapter 23.04 (Site Design Standards). Specifies the standards that apply to all new land uses required to have a permit pursuant to Title 23.
- ◆ Chapter 23.05 (Site Development Standards). This chapter establishes standards for the preparation of sites for development and construction activities, to protect the health, safety and welfare of persons living on or near a project site by protecting against unwarranted or unsafe grading, or soil erosion resulting from grading; by defining appropriate circumstances for tree removal; by providing for adequate drainage and fire protection facilities; and by identifying appropriate standards for other aspects of site development.
- ◆ Chapter 23.06 (Operational Standards). This chapter establishes standards to be applied to the operation and conduct of land uses after their establishment, and on a continuing basis. These standards are established to protect residents from the adverse effects of excessive or objectionable emissions of noise or air contaminants that may be generated by land uses, activities, processes, or equipment. The purpose of this chapter is also to identify acceptable levels of noise and other emissions in various land use categories, and to set forth procedures for coordinating the review of development projects with the air pollution control district and regional water quality control board.
- ◆ Chapter 23.07 (Combining Designation Standards). The purpose of combining designation standards is to require project design that will give careful consideration to the land features, structures, and activities identified by the combining designations. These standards provide for more detailed project review where necessary to support public safety or proper use of public resources, or to satisfy the requirements of the California Coastal Act and the local coastal plan.
- ◆ Chapter 23.08 (Special [S] Uses). Standards in this chapter are related to the special characteristics of the uses discussed and unless otherwise noted, apply to developments in addition to all other applicable standards of Title 23, and all applicable planning area standards of the land use element. Any land use subject to this chapter shall comply with the provisions of this chapter for the duration of the use. More specifically, Section 23.08.288 (Public Utility Facilities) specifies the requirements that apply to public utility facilities where designated as S-13 uses by Coastal Table O, Part I of the Land Use Element. Public utility facilities for other than electric and communications transmission and natural gas regulation and distribution, require development plan approval pursuant to Section 23.02.034.⁴ The following development standards are applicable to public utility facilities:
 - (1) Environmental Quality Assurance. An environmental quality assurance program covering all aspects of construction and operation shall be submitted prior to construction of any project component. This program will include a schedule and plan for monitoring and demonstrating compliance with all conditions required by the development plan. Specific requirements of this environmental quality assurance program will be determined during the environmental review process and development plan review and approval process.

⁴ According to Code Section 23.02.034, development plan approval is required for any new facility or modification of any existing facility in the agriculture, rural lands, residential, office and professional, and commercial land use categories.



- (2) Clearing and Revegetation. The land area exposed and the vegetation removed during construction shall be the minimum necessary to install and operate the facility. Topsoil will be stripped and stored separately. Disturbed areas no longer required for operation will be regraded, covered with topsoil, and replanted during the next appropriate season.
- (3) Fencing and Screening. Public utility facilities shall be screened on all sides. An effective visual barrier will be established through the use of a solid wall, fencing, and/or landscaping. The adequacy of the proposed screening will be determined during the land use permitting process.
- (4) Limitation on Use, Sensitive Environmental Areas. Uses shall not be allowed in sensitive areas such as on prime agricultural soils, sensitive resource areas, environmentally sensitive habitats, or hazard areas, unless a finding is made by the applicable approval body that there is no other feasible location on or off-site the property. Applications for public utility facilities in the above sensitive areas shall include a feasibility study prepared by a qualified professional approved by the environmental coordinator. The feasibility study shall include a constraints analysis and analyze alternative locations.

EXISTING SETTING

Overview of Cambria

The unincorporated community of Cambria is located along the central California coastline, in the northern portion of San Luis Obispo County. Cambria is located along Highway 1, approximately 35 miles north of San Luis Obispo and approximately four miles south of San Simeon. Cambria is generally bound by San Simeon on the north, Harmony on the south, the Santa Lucia Mountains on the east, and the Pacific Ocean on the west. The primary transportation corridor that bisects Cambria is Highway 1, which bisects the community in a north-south orientation.

Cambria lies within the Santa Rosa Creek Valley. Its neighborhoods, which were subdivided in the 1920's with 25-foot lots, are interspersed in the surrounding pine-covered hills. It is these small residential lots, which have contributed to the village atmosphere that exists in the community. The southern neighborhoods experience significant views of the pine forest, Fern Canyon, and the Pacific Ocean. The northern portion of the community consists of the central business district, including the East Village, which contains the historic core of the community. The West Village contains the newer shopping complexes and buildings. The outlying areas, which surround Cambria, are devoted to agricultural uses, primarily grazing.

Land Uses

Cambria's URL 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. Cambria primarily consists of residential uses with combinations of commercial and public institutional uses along Main Street. The surrounding outlying areas are devoted to agricultural uses, primarily grazing, which contribute to the unique setting of Cambria. Following is a description of the existing land uses in Cambria.



- ◆ *Open Space.* Open space areas in Cambria include the State-owned floodplain and riparian vegetation at the mouth of Santa Rosa Creek west of Highway 1, and portions of Fiscalini Ranch. The shoreline west of the proposed Windsor Boulevard emergency extension, flood-prone areas along Santa Rosa Creek, and significant pine stands, much of which are on slopes too steep for residential development, are open space.
- ◆ *Commercial Retail.* Commercial activities in Cambria are concentrated around the East and West Villages, connected by the mixed-use area of the Mid-Village. The East Village is Cambria's principal shopping and service center, while the West Village, conveniently located next to and visible from Highway 1, caters primarily to tourists. A mix of uses, large parcel sizes, and a lack of building presence on Main Street characterize the Mid-Village. Santa Rosa Creek flows along the southern edge of the Mid-Village area.
- ◆ *Office and Professional.* Two areas along Main Street have the Office and Professional land use category. On the south side of Main Street, across from the Cambria Community Health Care District office, are several medical offices. Additional professional offices should be developed. The second area designated for professional office development is located in the largely vacant transition area between the two commercial centers along Main Street.
- ◆ *Commercial Service.* Most commercial service uses are dispersed within the East Village along Village Lane where there is a cluster of construction-related businesses.
- ◆ *Recreation.* Substantial areas of Cambria are designated for Recreation uses to provide for the combination of tourist food and lodging facilities. The ocean shoreline, creek sides, and forests offer various passive and active forms of recreation throughout the area. There are State beaches, a County-run community park and swimming pool, two campgrounds, and a privately run resort in Cambria.
- ◆ *Residential Multi-Family.* Only a few areas designated for multiple family units are presently located in Cambria. Much land previously zoned for multiple-family development has been developed with single-family dwellings. Multiple family units provide an alternative housing option that may be appropriate in several areas of Cambria. The NCAP recognizes that Residential Multi-Family category plays an important role in providing opportunities for affordable housing. In and adjacent to the downtown (Main Street), and East and West Lodge Hill areas, there are multi-family residential uses such as apartments and condominiums.
- ◆ *Residential Single-Family.* The primary land use in Cambria is residential single-family residences. Extensive tracts of subdivided residential lands are the dominant feature of Cambria outside of the East Village and West Village commercial areas.
- ◆ *Residential Suburban.* Within Cambria, one area, located in the eastern portion of the community, is identified for residential suburban development. It is presently in agricultural use.
- ◆ *Public Facilities.* Numerous public uses in Cambria include community meeting facilities, a fire station, the Community Service District offices, facilities, and yards, a library, a post office, a hospital, and two cemeteries. The Cambria Grammar School near



Highway 1 opened in the fall of 2005. Future use of the former grammar school on Main Street has not been determined at this time.

- ◆ *Agriculture*. Within Cambria, one area, located in the eastern portion of the community, is designated as the Agricultural land use category.

SIGNIFICANCE CRITERIA

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

- ◆ Physically divide an established community; refer to Section 7.0 (Effects Found Not to be Significant).
- ◆ Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- ◆ Conflict with any applicable habitat conservation plan or natural community conservation; refer to Section 5.6 (Biological Resources).

IMPACTS AND MITIGATION MEASURES

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.**

Impact Analysis:

Potable and Recycled Water Distribution Systems

These Project components would not require redesignations to the existing land use categories that would alter the intensity of potential new development. Due to their nature and scope, the proposed improvements are found to be consistent with the goals, objectives, and policies that are set forth in the *County General Plan*, including the LCP, which functions as the Circulation and Land Use Elements.

Future potable and recycled water system improvements would be subject to the County's discretionary review through the established procedures. Also, compliance with the relevant NCAP Standards and County, State, and Federal regulatory policies and provisions, would be required. The proposed improvements would not conflict with the land use plan, policies, and



regulations set forth in the *General Plan*. A less than significant impact would occur in this regard.

According to the Local Coastal Program (LCP) CD, the Coastal Zone encompasses all lands within the North Coast Planning Area, including Cambria. The Project would be subject to compliance with the specific programs identified for the LCP CD to ensure that access to the shoreline is provided and that coastal resources are protected, in accordance with the policies of the LCP. Refer to the following sections for additional discussions involving the CDs that are applied within Cambria:

- ◆ Section 5.2 (Aesthetics/Light and Glare) for discussions regarding the North Coast Shoreline (SRA) CD, Visitor Service Areas (V) CD, and San Simeon Point (SRA) CD.
- ◆ Section 5.6 (Biological Resources) for discussions regarding the North Coast Shoreline (SRA) CD, Monterey Pine Forests (SRA) (TH) CD, North Coast Creeks (SRA) (ESHA) CD, and United States Army Corps of Engineer (ACOE) permitting requirements.
- ◆ Section 5.7 (Cultural Resources) for discussions regarding the Archaeologically Sensitive Areas (AS) CD and the Historic (H) CDs.
- ◆ Section 5.8 (Geology and Soils) for discussions regarding the Geologic Study Areas (GSA) CD and Bluff Erosion (GSA) CD.
- ◆ Section 5.9 (Hydrology and Water Quality) for a discussion regarding the Arroyo de la Cruz, San Carpoforo, Pico, San Simeon, Santa Rosa, Perry, and Arroyo Del Padre, and Juan Creeks (FH) CD, and the National Pollutant Discharge Elimination System (NPDES) requirements.
- ◆ Section 5.11 (Public Services and Utilities) for a discussion regarding the Public Facilities (PF) CD.

Water Demand Management

The water demand management component involves improvements to the current conservation program and regulations, which would not conflict with the land use plan, policies, and regulations set forth in the County *General Plan*. A less than significant impact would occur in this regard.

Seawater Desalination

The North Coast Planning Area Rural Land Use Category & Combining Designation Map (Revised 12/21/07) illustrates the Rural Area land use categories, SRA's, and CDs. The proposed seawater desalination system components are categorized as follows, according to the Map:

- ◆ On-shore desalination treatment facility: Agricultural (AG) category.⁵

⁵ Telephone Communication: Mr. Bob Gresens (CCSD) and Ms. Martha Miller (San Luis Obispo County Planning), February 8, 2008.



- ◆ Connecting pipelines between the on-shore treatment facility and subterranean intake and concentrate return facilities: Recreational (REC) and Agricultural (AG) categories.
- ◆ Subterranean intake and subterranean concentrate return wells located on the seaward side of the mean high tide line: Depending upon geological investigation findings, the actual well screens may be located outside of the jurisdictional boundary of the County's NCAP. These facilities will be further described and analyzed within a future project-specific EIR/EIS after geological data is obtained.
- ◆ Subterranean intakes, if located on the landward side of the mean high tide line: Recreational (REC) category. As with wells located on the seaward side of the mean high tide line, additional geologic investigation is needed to further define this feature as part of future project-specific EIR/EIS.

The County's Land Use Element is described within its Framework for Planning document. This document defines each of the land uses and references Table O (Allowable Land Use Chart), which indicates the land uses that are allowable within specific land use categories.

On-Shore Desalination Treatment Facilities. The on-shore desalination treatment facilities are defined as a "Public Utility Facility" land use (J5 definition), which is allowed within the AG category by special use that is subject to special standards and/or processing requirements, unless otherwise limited by a specific planning standard. The special standards that apply to this land use are provided in Section 23.08.280, *Transportation, Utilities, and Communication*, of the CZLUO.

Connecting Pipelines. The connecting pipelines are defined as "Pipelines and Transmission Lines" land use (J4 definition), which are allowed within the AG and REC categories by special use that is subject to special standards and/or processing requirements, unless otherwise limited by a specific planning standard. The special standards that apply to this land use are provided in Section 23.08.280 of the CZLUO.

Subterranean Intake and Concentrate Return Wells Seaward Side of Mean High Tide Line. The District is currently developing alternatives for a subterranean intake system and seawater concentrate return system. Depending upon the geology of the area, the intake and concentrate return may be located offshore from the mean high-high tide elevation, which would place permitting and land use under the auspices of the CCC, State Lands Commission, and the Monterey Bay National Marine Sanctuary. Thus, for wells located seaward from the mean high tide line, Table O may not apply due to this area being outside the jurisdictional boundary of the County's NCAP.

Subterranean Intake and Concentrate Return Wells Landward Side of Mean High Tide Line. Pipelines between the on-shore desalination treatment facilities and the subterranean intake and concentrate return systems would likely traverse the Recreation (REC) land use category. The pipelines are defined as "Pipelines & Transmission Lines" land use (J4 definition), which are allowed within the REC category by special use that is subject to special standards and/or processing requirements, unless otherwise limited by a specific planning standard. The special standards that apply to this land use are provided in Section 23.08.280 of the CZLUO.

The municipal water wells are defined as "Public Utility Facilities" land use (J5 definition), which may not be construed as an allowable use within the REC category. However, NCAP Standard



CW-4.D.6 (Desalination Standards) refers to the preferred use of sub-surface feedwater intakes (e.g., beach wells) instead of open pipelines from the ocean. Thus, it would appear that a potential inconsistency exists between Table "O" and NCAP Standard CW-4.D.6. A future project-specific EIR/EIS would need to further discuss consistency after more details become known regarding the desalination system.

The placement of a subterranean pipeline between the high tide line and bluff face would be subject to compliance with rural area NCAP Recreation Standard CS-6 (Setbacks – Coastal), which specifies a minimum 50-foot setback from the high tide line. Although Standard CS-6 appears to reference concerns that are associated with restricting surface access to the beach area, past permitting appeals on the CCSD's geological investigation permitting have raised issue with this concern. Therefore, a Local Coastal Plan amendment could conceivably be required for the proposed desalination intake and concentrate return facility at San Simeon Creek state beach area due to the setback requirements of Standard CS-6. However, as noted above, NCAP Standard CW-4.D.6 (Desalination Standards) refers to the preferred use of sub-surface feedwater intakes (e.g., beach wells) instead of open pipelines from the ocean. A future project-specific EIR/EIS would need to further discuss consistency with the goals, objectives, and policies that are set forth in the County General Plan.

County approval and CCC concurrence would be required for implementation of the proposed plant. Also, compliance with NCAP Standard CW-5 (Desalination Plants) would be required to establish consistency with the NCAP. A future project-specific EIR/EIS would need to further discuss consistency with the County's General Plan after more details become known regarding the desalination system. Additionally, the EIR/EIS would analyze alternative desalination facility sites. Refer to Section 3.6 (Agreements, Permits, and Approval) for a complete outline of the necessary agreements, permits, and approvals. Refer to Section 5.6 (Biological Resources) for a discussion regarding the Monterey Bay National Marine Sanctuary.

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 (Desalination 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.

Level of Significance: Less Than Significant With Mitigation Incorporated.

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.**

Impact Analysis:

Potable and Recycled Water Distribution Systems

The County issues three types of land use permits in the Coastal Zone: Plot Plan; Minor Use Permit; and Development Plan. Through the County's development review process, future potable and recycled water system improvements would be evaluated to determine the appropriate land use permit for authorizing their use and the conditions for their establishment and operation.

Future potable and recycled water system improvements would be subject to the County's discretionary review through the established land use permit procedures. Compliance with Title 23 standards and County and State regulatory policies and regulations would be required. The proposed improvements would not conflict with the land use plan, policies, and regulations set forth in the CZLUO and a less than significant would occur in this regard.

Water Demand Management

The water demand management component involves improvements to the current conservation program and regulations, which would not conflict with the land use plan, policies, and regulations set forth in the CZLUO. A less than significant impact would occur in this regard.



Seawater Desalination

Similar to the potable and recycled water distribution systems discussion above, the proposed seawater desalination system improvements would be evaluated through the County's development review process to determine the conditions for their establishment and operation. The proposed seawater desalination system improvements would require Development Plan approval. The proposed improvements would be subject to the County's discretionary review through the established land use permit procedures. Compliance with Title 23 standards and County, State, and Federal regulatory policies and regulations would also be required. The proposed improvements would be analyzed for consistency with the land use plan, policies, and regulations set forth in Section 23.08.280 of the CZLUO, among others.

Pursuant to Section 23.03.040(2), the proposed subterranean seawater intake and seawater concentrate return systems, and associated pipelines that are within the CCC's original permit jurisdiction would require a Coastal Development Permit from the CCC, in addition to any permits required by Title 23. A project-specific EIR/EIS would further discuss consistency with the CZLUO, after more details become known regarding the desalination system.

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.

Level of Significance: Less Than Significant With Mitigation Incorporated.

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 COMPLIANCE WITH THE ESTABLISHED STATE AND SAN LUIS OBISPO COUNTY REGULATORY FRAMEWORK.**

Impact Analysis: As outlined in Table 4-1 (2005 NCAP Update Development Summary), the 20-year cumulative development projection of the 2005 NCAP is 5,505 dwelling units, 2,590 motel rooms, 996,965 square feet (SF) of commercial retail uses, and 315,645 SF of other uses. The Draft EIR concluded Community Plans Update would result in the same distribution and mix of land uses in Cambria and San Simeon Acres, as currently exists. It would not result in any conflicts or inconsistencies with existing land use, policies, or plans. The land use designations referenced in the NCAP further the goals of environmental sustainability through the



redesignation of land to non-urban uses, thereby decreasing the demand for resources, and through the creation of permanently protected open space.

Table 4-2 (North Coast Area Land Use Acreage – 2007 NCAP) summarizes the acreage for each land use category, in accordance with the 2007 NCAP. As indicated in Table 4-2, the theoretical buildout of the North Coast Planning Area based on the 2007 NCAP includes approximately 1,061 acres of residential uses and approximately 295 acres of other uses (i.e., office/professional, commercial, and public facilities). These estimates involve approximately 6,980 dwellings (including approximately 6,130 existing and future dwellings in Cambria and approximately 850 existing and future dwellings in San Simeon).⁶

Through the standard development review process, development levels would continue to match available resources for water and public services. Further, the CCSD has confirmed a maximum of 4,650 existing and future residential connections, as the ultimate buildout of Cambria. This EIR includes a Buildout Reduction Program, which is the tool to cap the maximum number of potential water service connections within the CCSD service area to 4,650; refer also to Section 5.13 (Population, Housing and Growth).

Cumulative development in the North Coast Area could result in new infrastructure uses, as well as new residential, commercial, recreational, and institutional uses. Implementation of the proposed WMP would not result in any cumulative land use impacts, as other projects are implemented in the North Coast Area. Projects would be evaluated on a project-by-project basis. Each proposed project would undergo a review process and would be required to demonstrate compliance with the *General Plan* land use planning policies and standards, and with the relevant provisions of the CZLUO. Each project would be analyzed independent of other land uses, as well as within the context of existing and planned developments to ensure that the goals, policies, and standards of the General Plan and CZLUO are consistently upheld. Analysis has concluded that impacts are less than significant and no mitigation is required.

Mitigation Measures: No mitigation measures are recommended beyond compliance with the State and San Luis Obispo County regulatory requirements on a project-by-project basis.

Level of Significance: Less Than Significant Impact.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

No unavoidable significant impacts related to land use and planning have been identified from implementation of the proposed Project.

⁶ County of San Luis Obispo, *North Coast Area Plan Cambria and San Simeon Acres Portions Updated*, November 2007, Page 2-7.