

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building		(2) MEETING DATE February 28, 2006		(3) CONTACT/PHONE Martha Neder, Current Planning (805) 781-4576	
(4) SUBJECT Hearing to consider the Planning Commission Recommended Draft detailing proposed amendments to the Cambria and San Simeon Acres community plans portions of the North Coast Area Plan, Cambria Design Plan, and the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County code.					
(5) SUMMARY OF REQUEST A request by the County of San Luis Obispo to 1) update and amend the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan (Part II of the Land Use Element and Local Coastal Plan, and part of the Circulation Element). The area plan is being updated to reflect current land use, transportation, population, environmental, and economic conditions and community desires within the communities of Cambria and San Simeon Acres. This planning area is bounded by the Monterey/San Luis Obispo County Line to the north, Point Estero to the south, and to the east, the Coastal Zone boundary below the main ridge or the Santa Lucia Range. The update includes a number of changes to goals, policies, programs, land use categories, combining designations, and planning area standards; 2) amend the Cambria Design Plan by a) revising and moving development standards to the area plan; and b) modifying various guidelines including those related to project design and the Moonstone Beach Drive streetscape; and 3) amend the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code; Sections 23.05.050 and 23.06.100 regarding water quality and drainage; Section 23.05.062 regarding tree removal; Section 23.07.170 regarding development within or adjacent to environmentally sensitive habitats; and Section 23.07.172 regarding mineral extraction in wetlands. Supervisorial District No. 2					
(6) RECOMMENDED ACTION Consider the Planning Commission recommendation and take tentative action to approve the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan, including related amendments to the Coastal Zone Land Use Ordinance and the Cambria Design Plan, as shown in Exhibits B, C, D, and E (these exhibits refer to documents on file with the clerk of the Board) based on the recommended findings in Exhibit A.; certify the Final Environmental Impact Report pursuant to the applicable sections of the California Environmental Quality Act (CEQA) Public Resources Code Section 21000 et seq with findings, as shown in the attached Exhibit G. Final action to occur at a subsequent hearing.					
(7) FUNDING SOURCE(S) Current Budget		(8) CURRENT YEAR COST \$162,494		(9) ANNUAL COST \$162,494	
(10) BUDGETED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> N/A <input type="checkbox"/> NO					
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): North Coast Advisory Council, California Coastal Commission, county departments and agencies, local service providers, school districts, resource agencies, agricultural and environmental organizations, other federal, state, and local agencies.					
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____					
(13) SUPERVISOR DISTRICT(S) 1st, <u>2nd</u> , 3rd, 4th, 5th, All			(14) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A		
(15) AGENDA PLACEMENT <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Hearing (Time Est. 120 min.) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)			(16) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input checked="" type="checkbox"/> N/A		
(17) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A			(18) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		

(19) ADMINISTRATIVE OFFICE REVIEW	<p>OK Leslie Brown</p> <p style="font-size: 2em; font-weight: bold;">CA</p> <p style="font-size: 2em; font-weight: bold;">2-28-06</p>
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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**TO:** BOARD OF SUPERVISORS  
**FROM:** MARTHA NEDER, AICP, SENIOR PLANNER  
**VIA:** JOHN EUPHRAT, AICP, DIVISION MANAGER, LONG RANGE PLANNING  
**DATE:** FEBRUARY 28, 2006

**SUBJECT:** Hearing to consider the Planning Commission Recommended Draft detailing proposed amendments to the Cambria and San Simeon Acres community plans portions of the North Coast Area Plan, Cambria Design Plan, and the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County code.

**RECOMMENDATION**

Consider the Planning Commission recommendation and take tentative action to approve the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan, including related amendments to the Coastal Zone Land Use Ordinance and the Cambria Design Plan, as shown in Exhibits B, C, D, and E (these exhibits refer to documents on file with the clerk of the Board) based on the recommended findings in Exhibit A.; certify the Final Environmental Impact Report pursuant to the applicable sections of the California Environmental Quality Act (CEQA) Public Resources Code Section 21000 et seq with findings, as shown in the attached Exhibit G. Final action to occur at a subsequent hearing.

**DISCUSSION**

The Planning Commission considered the above reference matter at public hearings on June 23, July 14, July 28, August 10, August 11, August 25, September 8, September 22, September 29, October 13, October 26, and November 10, 2005. At the November 10, 2005 meeting, on a motion of Commissioner Gibson, seconded by Commissioner Mehlschau, and carried on a vote of 4 to 1 with Commissioner Christie voting no, the Planning Commission recommended the Board of Supervisors adopt the changes to the North Coast Area Plan, Official Maps, Title 23, and the Cambria Design Plan as shown in exhibits LRP2004-00024:B, LRP2004-00024:C, LRP2004-00024:D, LRP2004-00024:E; based on the findings in Exhibit LRP2004-00024:A; and certify the Final EIR and adopt the findings listed in Exhibit LRP2004-00024:G in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

## **Project Description**

The Planning Commission Recommended Draft combines provisions from the existing plan, previous draft plans, and recommendations from the California Coastal Commission. Please see Attachment 9 for a summary of the project history. Where possible, the material was made current and updated with the most recent information available. Previously proposed land use changes requested by property owners, the County, and California Coastal Commission are also included. The Planning Commission Recommended Draft includes a number of proposed text and map changes to the Cambria and San Simeon Acres portions of the North Coast Area Plan, along with relevant background information to establish the setting based on updated information. No changes to the Rural Area standards, programs, or combining designations are proposed as part of this project. Also proposed are related text changes to sections of the Cambria Design Plan and the Coastal Zone Land Use Ordinance. Please see Attachment 10 for a detailed summary of proposed text and map changes.

## SETTING

The communities of Cambria and San Simeon Acres are located within the North Coast Planning Area of San Luis Obispo County. This planning area is bound by the Monterey/San Luis Obispo County Line to the north, Point Estero to the south, and to the east the Coastal Zone boundary below the main ridge of the Santa Lucia range. The Community Plan Update pertains to the areas within the Urban Reserve Line of Cambria, encompassing approximately 2,412 acres, and the Village Reserve Line of San Simeon Acres, encompassing approximately 80 acres.

## **ADDITIONAL REVISIONS RECOMMENDED BY STAFF**

In recognition of the severe shortage of affordable housing in Cambria, Smart Growth Principles which encourage development in already developed areas, implementation of the Housing Element and in efforts to alleviate one limitation to multi-family housing in a highly constrained area, staff recommends Residential Multi-Family Standard 1. Density Limitations (p. 7-58 of the Planning Commission Recommended Draft) which limits residential multi-family density to 15 units per acre be deleted. Residential multi-family density would instead be subject to the requirements of the Coastal Zone Land Use Ordinance which limit density to a maximum of 15, 26, or 38 units per acre dependent on certain characteristics. In reality, this change will have negligible effect on development in Cambria as the numerous site and resource constraints (such as water, forest habitat, and topography) are the limiting factors on development. The change would simply lift an artificial limitation to development in the unlikely event that all environmental impacts were addressed and services were available. In their June 20, 2005 comment letter the North Coast Advisory Council (NCAC) stated that they accept the limitations in the plan but support smart growth principles and would like to encourage the construction of efficient compact housing in multi-family and mixed use zones. Staff feels the proposed change is in accordance with their comments.



## OTHER AGENCY INVOLVEMENT

Staff has coordinated with the NCAC, staff of the California Coastal Commission, county departments and agencies, local service providers, school districts, resource agencies, agricultural and environmental organizations, other federal, state, and local agencies. As a result, staff believes that the Planning Commission Recommended Draft satisfies all major concerns.

Throughout the update process, staff has coordinated extensively with the NCAC and Coastal Commission. Staff has incorporated recommendations from the Commission's review of previous draft plans and periodic review of the San Luis Obispo County Certified Local Coastal Program into the Planning Commission Recommended Draft. On November 9, 2005, staff received a letter from Coastal Commission staff with comments on the May 2005 Public Hearing Draft of the Cambria and San Simeon Acres Community Plans (see Attachment 11). After several months of consideration, the Planning Commission recommended approval, with recommendations of the Public Hearing Draft on November 10, 2005 and asked staff to address Coastal Commission staff comments prior to hearings with the Board of Supervisors.

Staff responded to issues raised in the Coastal Commission letter (see Attachment 12) and recommends the Board of Supervisors make additional revisions to the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005 as detailed below and included in Exhibit LRP2004-00024:B Land Use Element and Local Coastal Plan.

1. **Revise** the last sentence of the third paragraph on page 3-10 as follows:

"In the near term, ~~2004 to 2006~~, the most feasible approaches appear to be conservation, retrofit programs, reclamation of waste water for irrigation, and desalination."

*Coastal Commission staff commented that a 1 year goal for completion of a desalinization project seems unrealistic. County staff recommends that the reference to a completion date be deleted since it is uncertain when this update, as well as a desalinization project, will be completed.*

2. **Revise** Cambria Monterey Pine Forest Habitat standard H. Clustering of Development Required on page 7-11 as follows:

"**H. Clustering of Development Required.** Clustering shall be required for new land divisions or multi-family residential development projects within the Monterey Pine Forest Habitat ~~forested~~ areas. When feasible, new development shall be restricted to slopes less than 20 percent."

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*Coastal Commission staff commented that in order for this standard to be effective, the term "forested areas" needs to be better defined. County staff recommends that the term "forested" be replaced with "Monterey Pine Forest Habitat", an Environmentally Sensitive Habitat (ESHA) Combining Designation defined in the North Coast Area Plan. Commission staff further comments that this standard raises consistency issues with Coastal Act policies that limit new developments in ESHA to resource dependent uses. However, this standard does not increase development potential in ESHA, it simply limits location. Any proposed project would be subject to all applicable regulations, including the County's General Plan and Local Coastal Plan which address development in ESHA.*

3. **Move** Cambria Residential Single Family standard 4. D. Erosion Control on page 7-63 to the Cambria Communitywide section as standard 3, **renumber** the rest of the Cambria Communitywide section, and **revise** the standard so that it reads as follows:

**"3. Erosion Control.** In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks, shall be collected and retained on site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or drainage system approved by the Public Works Department.

*Coastal Commission staff commented that the Residential Single Family standards related to topographic issues and erosion control measures do not apply to other land use designations. The topographic standards are specific to the Residential Single Family land use category as other areas have specific standards relative to the unique topographic issues characteristic of those areas. There are also topographic standards that apply to the entire Coastal Zone.*

*The Erosion Control standards in the Planning Commission Recommended Draft include minor revisions to the existing Erosion Control standards in the existing North Coast Area Plan. The majority of these standards are also required pursuant to Coastal Zone Land Use Ordinance Sections 23.05.020 et seq. for Grading (with 23.05.036 Sedimentation and Erosion Control as a subsection) and 23.05.040 et seq. for Drainage. Additional standards for grading within a Sensitive Resource Area are in Sections 23.07.160 et seq. Due to these redundancies, staff recommends the Erosion Control standard be modified as detailed above and that it apply to the entire area of Cambria.*

## **CORRESPONDENCE**

Comments on the Planning Commission Recommended Draft received prior to completion of the staff report package are included in Attachment 13. Many of the

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comments relate to minor editing changes. These changes are proposed in Exhibit LRP2004-00024:B.

Some topics discussed in comment letters relate directly to issues addressed by the Planning Commission in their review of the plan. These topics include: residential single family standards related to setbacks and size limitations, affordable housing program requirement, buildout reduction program, adoption of the decreased development alternative, 1% growth rate, and land use category change from Residential Suburban to Commercial Service on a 3.85 acre parcel in Cambria.

Topics raised in comment letters that were not specifically considered by the Planning Commission include: in-stream flow management study, the role of Highway 1 in the transportation system, and vacation rentals.

### **FINANCIAL CONSIDERATIONS**

The Planning Commission Recommended Draft and EIR documents were prepared under consultant contracts. Staff and other related costs for this county-initiated amendment have been covered by prior and current department budgets and grant funding.

### **RESULTS/IMPACT**

Approval of the Planning Commission Recommended Draft will enable submittal to the California Coastal Commission and, with their concurrence, result in a comprehensive revision of the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan, together with related amendments to the Cambria Design Plan and the Coastal Zone Land Use Ordinance.



## LIST OF ATTACHMENTS

1. Planning Commission Resolution
2. EXHIBIT LRP2004-00024:A Findings
3. EXHIBIT LRP2004-00024:B Land Use Element and Local Coastal Plan
4. EXHIBIT LRP2004-00024:C Official Maps
5. EXHIBIT LRP2004-00024:D Coastal Zone Land Use Ordinance
6. EXHIBIT LRP2004-00024:E Cambria Design Plan
7. EXHIBIT LRP2004-00024:F Final Environmental Impact Report
8. EXHIBIT LRP2004-00024:G CEQA Findings
9. Project History
10. Summary of Proposed Changes
11. Coastal Commission letter dated November 8, 2005
12. County response to Coastal Commission letter dated December 22, 2005
13. Correspondence
14. Planning Commission Minutes (on file with the Clerk of the Board of Supervisors)
15. Planning Commission Staff Reports (on file with the Clerk of the Board of Supervisors)

CEA

**EXHIBIT LRP2004-00024:A**

**FINDINGS – LRP2004-00024: CAMBRIA AND SAN SIMEON ACRES COMMUNITY PLANS OF THE NORTH COAST AREA PLAN, AMENDMENTS TO THE CAMBRIA DESIGN PLAN AND AMENDMENTS TO THE COASTAL ZONE LAND USE ORDINANCE**

- A. The proposed amendments are consistent with the Land Use Element and other adopted elements of the general plan because the proposed land use categories, combining designations, policies, programs, and planning area standards are consistent with the general goals in Framework for Planning, Coastal Zone, by protecting coastal resources such as environmentally sensitive habitats; protecting air quality by encouraging alternative forms of transportation; limiting buildout consistent with the capacities of water and public service resources; maintaining a clear distinction between urban and rural development through zoning and other measures; protecting the quality of residential areas by establishing standards and guidelines to address residential building size and design; protecting open space resources and maximizing public access to the coast; and by satisfying the provisions of the Coastal Act while protecting the rights of property owners.
- B. The proposed amendments are consistent with the Land Use Element and other adopted elements of the general plan because they will result in development that is consistent with the existing goals and policies in the general plan, consistent with the applicable purpose and character statements, compatible with the character of the general area, provides convenient access to a road system in the area that is adequate to accommodate the traffic generated, and protects prime agricultural soils.
- C. The proposed amendments are consistent with applicable general goals of the Land Use Element/Local Coastal Plan by maintaining and protecting a safe and healthful living environment; including standards and programs to preserve and protect air quality; encouraging an urban environment that is an orderly arrangement of building, structures and open space appropriate to the size and scale of development for each community; designating a pattern of strategically located commercial areas compatible with overall land use that is convenient to the public, realistically related to market demand and the needs of the community; preserving and enhancing visitor opportunities in appropriate locations as an important part of the coastal economy; and integrating land use and transportation planning.
- D. The proposed amendments will protect the public health, safety and welfare of the area residents by 1) providing for improvements to the circulation system, 2) allowing for development that is compatible with the existing development of the surrounding area by establishing standards and guidelines to assure compatible uses, protect neighborhood character, and encourage appropriately-scaled



development in urban areas, 3) identifying areas potential hazards, and 4) balancing potential development with available resources.

- E. Although the Board of Supervisors has certified a legally adequate EIR and made all the findings required by CEQA, it was not required to prepare an EIR in order to adopt this Local Coastal Plan amendment. CEQA does not apply to local government approvals necessary for the preparation and adoption of components of the local coastal program. (Santa Barbara County Flower & Nursery Growers Assn. v. County of Santa Barbara (2004) 121 Cal.App.4th 864, 873). The County does not waive this exemption by certifying and using this EIR.

CEQA

**EXHIBIT LRP2004-00024:B**

**LAND USE ELEMENT AND LOCAL COASTAL PLAN**

Amend the North Coast Area Plan, Part II of the Land Use Element/Local Coastal Plan as shown in the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005 and as revised as follows.

The Planning Commission Recommended Draft was provided under separate cover and is on file with the Clerk of the Board.

**Revisions to the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005 recommended by County staff:**

1. **Revise** Cambria Residential Multi-Family standard 1. Density Limitations as follows:

~~"1. **Density Limitations.** Residential density shall not exceed 15 units per acre."~~

**Revisions to the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005 based on comments received from California Coastal Commission staff:**

1. **Revise** the last sentence of the third paragraph on page 3-10 as follows:

"In the near term, 2004 to 2006, the most feasible approaches appear to be conservation, retrofit programs, reclamation of waste water for irrigation, and desalination."

2. **Revise** Cambria Monterey Pine Forest Habitat standard H. Clustering of Development Required on page 7-11 as follows:

**"H. Clustering of Development Required.** Clustering shall be required for new land divisions or multi-family residential development projects within the Monterey Pine Forest Habitat forested areas. When feasible, new development shall be restricted to slopes less than 20 percent."

3. **Move** Cambria Residential Single Family standard 4. D. Erosion Control on page 7-63 to the Cambria Communitywide section as standard 3, **renumber** the rest of the Cambria Communitywide section, and **revise** the standard as follows:

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**“3. Erosion Control.** In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, ~~the following erosion control standards apply:~~

- ~~1. Control Runoff of Water. all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks, shall be collected and retained on site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or drainage system approved by the Public Works Department.~~
- ~~2. Installation of Control Devices. Erosion control devices, including but not limited to French drains and straw waddles, shall be installed prior to, or concurrently with, on-site grading activities.~~
- ~~3. Grading. A sedimentation and erosion control plan shall be submitted in compliance with Coastal Zone Land Use Ordinance Section 23.05.036. Approved measures for erosion and sedimentation control shall be installed and inspected prior to commencement of grading activity.~~
- ~~4. Grading Limited. Grading, fill, and disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.~~
- ~~5. Protection of Disturbed Soil. Stockpiles and other disturbed soil shall be protected from rain and erosion by a perimeter defense, plastic sheets, or other covering.~~
- ~~6. Erosion Control Methods. All areas disturbed by grading shall be revegetated, temporarily or permanently, with a native seed mix, or protected with other erosion control measures.”~~

**Minor grammatical corrections to the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005 based on comments received from the public. Recommended changes are shown with double underlining:**



Board of Supervisors  
Cambria and San Simeon Acres Community Plans  
February 28, 2006

**EXHIBIT LRP2004-00024:C**

**OFFICIAL MAPS**

Amend the North Coast Area Plan, Official Maps, Part II of the Land Use Element/Local Coastal Plan as shown in the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005.

The Planning Commission Recommended Draft was provided under separate cover and is on file with the Clerk of the Board.

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Board of Supervisors  
Cambria and San Simeon Acres Community Plans  
February 28, 2006

**EXHIBIT LRP2004-00024:D**

**COASTAL ZONE LAND USE ORDINANCE**

Amend the Coastal Zone Land Use Ordinance, Title 23 of the County Code, as shown in the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005.

The Planning Commission Recommended Draft was provided under separate cover and is on file with the Clerk of the Board.

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Board of Supervisors  
Cambria and San Simeon Acres Community Plans  
February 28, 2006

**EXHIBIT LRP2004-00024:E**

**CAMBRIA DESIGN PLAN**

Amend the Cambria Design Plan, adopted by reference in the North Coast Area Plan, Part II of the Land Use Element/Local Coastal Plan, as shown in the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005.

The Planning Commission Recommended Draft was provided under separate cover and is on file with the Clerk of the Board.

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Board of Supervisors  
Cambria and San Simeon Acres Community Plans  
February 28, 2006

**EXHIBIT LRP2004-00024:F**

**FINAL EIR**

The Final EIR was provided under separate cover and is on file with the Clerk of the Board.

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Board of Supervisors  
Cambria and San Simeon Acres Community Plans  
February 28, 2006

**EXHIBIT LRP2004-00024:G**

**CEQA FINDINGS**

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*ATTACHMENT 1*

*Planning Commission Resolution*

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PLANNING COMMISSION  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, November 10, 2005

PRESENT: Commissioners Sarah Christie, Bruce Gibson, Eugene Mehlschau, Penny Rappa  
Chairperson Robert Roos

ABSENT: None

RESOLUTION NO. 2006-001

RESOLUTION RECOMMENDING AMENDMENT OF THE LAND USE  
ELEMENT/LOCAL COASTAL PLAN AND CIRCULATION ELEMENTS OF THE  
SAN LUIS OBISPO COUNTY GENERAL PLAN AND COASTAL ZONE LAND USE ORDINANCE,  
TITLE 23 OF THE COUNTY CODE

WHEREAS, State Law requires that a General Plan be adopted; and

WHEREAS, the Land Use Element and Circulation Element of the San Luis Obispo County General Plan was adopted by the Board of Supervisors on September 22, 1980, and is a proper element of the General Plan; and

WHEREAS, on March 1, 1988, the San Luis Obispo County Board of Supervisors adopted the Local Coastal Program as amendments and additions to the Land Use Element of the San Luis Obispo County General Plan, specifically incorporating the Land Use Plan of the Local Coastal Program into the Land Use Element of the General Plan hereinafter referred to as the "Land Use Element and Local Coastal Plan", and to the San Luis Obispo County Code Titles 19, 21, and 23; and

WHEREAS, public necessity, convenience and general welfare requires that the elements of a General Plan be amended from time to time; and

WHEREAS, a Public Review Draft of the Cambria and San Simeon Acres Community Plan portions of the North Coast Area Plan were prepared and made available for public review and comment in July 2004; and

WHEREAS, public meetings of the North Coast Advisory Council were held to discuss the issues addressed in the Public Review Draft of the Cambria and San Simeon Acres Community Plan portions of the North Coast Area Plan; and

WHEREAS, a Public Hearing Draft of the Cambria and San Simeon Acres Community Plan portions of the North Coast Area Plan were prepared and made available for public review and comment in May 2005; and



WHEREAS, public meetings of the North Coast Advisory Council and a Public Information Meeting were held to discuss the issues addressed in the Public Hearing Draft of the Cambria and San Simeon Acres Community Plan portions of the North Coast Area Plan; and

WHEREAS, a Draft Environmental Impact Report on the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan and related amendments was published in May 2005 and a Final Environmental Impact Report was published in October 2005; and

WHEREAS, the Planning Commission of the County of San Luis Obispo held a public hearing on June 23, July 14, July 28, August 10, August 11, August 25, September 8, September 22, September 29, October 13, October 26, and November 10, 2005, to consider the proposed amendment to the Land Use Element and Coastal Zone Land Use Ordinance of the San Luis Obispo County General Plan; and

WHEREAS, the public comments on the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan and related amendments have been reviewed, evaluated, and considered by the Department of Planning and Building and the Planning Commission; and

WHEREAS, the Planning Commission, at the conclusion of the public hearing, adopted findings for the amendment recommended for approval,

NOW, THEREFORE, BE IT RESOLVED that the San Luis Obispo County Planning Commission recommends to the Board of Supervisors of the County of San Luis Obispo, State of California, that the Land Use Element and Coastal Zone Land Use Ordinance of the County of San Luis Obispo General Plan be amended as follows:

1. Amend the Land Use Element/Local Coastal Plan and Coastal Zone Land Use Ordinance as appears on the exhibits which are listed below, and which are expressly referred to and incorporated herein as though fully set forth.  
LRP 2004-00024:B - Changes to the Area Plan  
LRP 2004-00024:C – Changes to the Official Maps  
LRP 2004-00024:D – Changes to Title 23  
LRP 2004-00024:E – Changes to the Cambria Design Plan
2. Approve the attached findings which are expressly referred to and incorporated herein as though fully set forth.
3. Review and consider the Final Environmental Impact Report and adopt the findings listed in exhibits LRP2004-00024:A and LRP2004-00024:G in accordance with the applicable provisions of the California Environmentally Quality Act, Public Resources Code Section 2100, et seq.

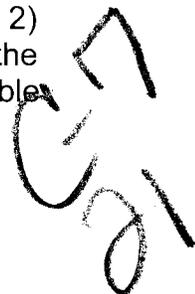




**EXHIBIT LRP2004-00024:A**

**FINDINGS – LRP2004-00024: CAMBRIA AND SAN SIMEON ACRES COMMUNITY PLANS OF THE NORTH COAST AREA PLAN, AMENDMENTS TO THE CAMBRIA DESIGN PLAN AND AMENDMENTS TO THE COASTAL ZONE LAND USE ORDINANCE**

- A. The proposed amendments are consistent with the Land Use Element and other adopted elements of the general plan because the proposed land use categories, combining designations, policies, programs, and planning area standards are consistent with the general goals in Framework for Planning, Coastal Zone, by protecting coastal resources such as environmentally sensitive habitats; protecting air quality by encouraging alternative forms of transportation; limiting buildout consistent with the capacities of water and public service resources; maintaining a clear distinction between urban and rural development through zoning and other measures; protecting the quality of residential areas by establishing standards and guidelines to address residential building size and design; protecting open space resources and maximizing public access to the coast; and by satisfying the provisions of the Coastal Act while protecting the rights of property owners.
- B. The proposed amendments are consistent with the Land Use Element and other adopted elements of the general plan because they will result in development that is consistent with the existing goals and policies in the general plan, consistent with the applicable purpose and character statements, compatible with the character of the general area, provides convenient access to a road system in the area that is adequate to accommodate the traffic generated, and protects prime agricultural soils.
- C. The proposed amendments are consistent with applicable general goals of the Land Use Element/Local Coastal Plan by maintaining and protecting a safe and healthful living environment; including standards and programs to preserve and protect air quality; encouraging an urban environment that is an orderly arrangement of building, structures and open space appropriate to the size and scale of development for each community; designating a pattern of strategically located commercial areas compatible with overall land use that is convenient to the public, realistically related to market demand and the needs of the community; preserving and enhancing visitor opportunities in appropriate locations as an important part of the coastal economy; and integrating land use and transportation planning.
- D. The proposed amendments will protect the public health, safety and welfare of the area residents by 1) providing for improvements to the circulation system, 2) allowing for development that is compatible with the existing development of the surrounding area by establishing standards and guidelines to assure compatible uses, protect neighborhood character, and encourage appropriately-scaled



development in urban areas, 3) identifying areas potential hazards, and 4) balancing potential development with available resources.

- E. Although the Board of Supervisors has certified a legally adequate EIR and made all the findings required by CEQA, it was not required to prepare an EIR in order to adopt this Local Coastal Plan amendment. CEQA does not apply to local government approvals necessary for the preparation and adoption of components of the local coastal program. (Santa Barbara County Flower & Nursery Growers Assn. v. County of Santa Barbara (2004) 121 Cal.App.4th 864, 873). The County does not waive this exemption by certifying and using this EIR.

Handwritten signature or initials in black ink, located in the bottom right corner of the page. The signature appears to be 'CJ' with a flourish below it.

**EXHIBIT LRP2004-00024:B**

**LAND USE ELEMENT AND LOCAL COASTAL PLAN**

Amend the North Coast Area Plan, Part II of the Land Use Element/Local Coastal Plan as shown in the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005 and as revised as follows.

The Planning Commission Recommended Draft was provided under separate cover and is on file with the Clerk of the Board.

**Revisions to the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005 recommended by County staff:**

1. **Revise** Cambria Residential Multi-Family standard 1. Density Limitations as follows:

~~"1. **Density Limitations.** Residential density shall not exceed 15 units per acre."~~

**Revisions to the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005 based on comments received from California Coastal Commission staff:**

1. **Revise** the last sentence of the third paragraph on page 3-10 as follows:

"In the near term, ~~2004 to 2006~~, the most feasible approaches appear to be conservation, retrofit programs, reclamation of waste water for irrigation, and desalination."

2. **Revise** Cambria Monterey Pine Forest Habitat standard H. Clustering of Development Required on page 7-11 as follows:

**"H. Clustering of Development Required.** Clustering shall be required for new land divisions or multi-family residential development projects within the Monterey Pine Forest Habitat ~~forested~~ areas. When feasible, new development shall be restricted to slopes less than 20 percent."

3. **Move** Cambria Residential Single Family standard 4. D. Erosion Control on page 7-63 to the Cambria Communitywide section as standard 3, **renumber** the rest of the Cambria Communitywide section, and **revise** the standard as follows:



**3. Erosion Control.** In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, the following erosion control standards apply:

1. ~~Control Runoff of Water.~~ all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks, shall be collected and retained on site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or drainage system approved by the Public Works Department.
2. ~~Installation of Control Devices.~~ Erosion control devices, including but not limited to French drains and straw waddles, shall be installed prior to, or concurrently with, on-site grading activities.
3. ~~Grading.~~ A sedimentation and erosion control plan shall be submitted in compliance with Coastal Zone Land Use Ordinance Section 23.05.036. Approved measures for erosion and sedimentation control shall be installed and inspected prior to commencement of grading activity.
4. ~~Grading Limited.~~ Grading, fill, and disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
5. ~~Protection of Disturbed Soil.~~ Stockpiles and other disturbed soil shall be protected from rain and erosion by a perimeter defense, plastic sheets, or other covering.
6. ~~Erosion Control Methods.~~ All areas disturbed by grading shall be revegetated, temporarily or permanently, with a native seed mix, or protected with other erosion control measures."

**Minor grammatical corrections to the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005 based on comments received from the public. Recommended changes are shown with double underlining:**



## 2. Sewage Disposal (RMS)

~~Sewage disposal in rural and agricultural portions of the planning area is served entirely by septic tanks.~~ Sewage disposal in Cambria is provided by the Cambria Community Services District (CCSD). The San Simeon Acres Community Services District provides service for San Simeon Acres and Hearst San Simeon State Historical Monument. Sewage disposal in Cambria and San Simeon Acres is discussed in more detail in sections E.2 and F.2 below.

## 3. Solid Waste Disposal

Rural areas must rely on individual disposal for solid waste. Solid waste disposal is by franchise private contractors serving San Simeon State Park and Beach, Hearst Castle, Cambria U.S. Air Force Station, and San Simeon Acres. The Cambria Community Services District contracts for disposal service within the district boundary. The Los Osos Landfill has been closed since 1988, and the former disposal site located north of Cambria has closed several years before that. ~~and~~ All waste is now being hauled to the Cold Canyon Los Osos landfill site 7.5 miles south of San Luis Obispo. ~~A centralized transfer station is needed near Cambria. Consideration should be given to a new site within the planning area to avoid long trips and wasting energy.~~

A regional composting facility exists at to process greenwaste, including the disposal of significant amounts of cut trees and stumps exists at the Cold Canyon Landfill. Currently, greenwaste disposal is available in Cambria but not San Simeon Acres or rural area. As residential growth continues in the Cambria Monterey pine forest, trees are removed to accommodate new homes. Likewise, with increased awareness of dangerous tree situations and disease, more trees are likely to be cut. Infected material will need special attention to prevent further spread of diseases such as pine pitch canker and bark beetles.

## 4. Drainage

Drainage courses include many coastal streams leading from the mountains to the ocean. The more significant watersheds ones are Santa Rosa Creek, San Simeon Creek, Pico Creek, Little Pico Creek, Arroyo de la Cruz and San Carpoforo Creek. These are anadromous fish streams primarily known for steelhead which provide habitat for, among other species, steelhead trout (*Oncorhynchus mykiss*) and red-legged frog (*rana aurora draytonii*), a species listed by the federal government as threatened on the California south-central coast. Flood hazards exist during periods of intense or prolonged rainfall on portions of these watersheds. Santa Rosa Creek is the most significant in this regard because it passes through Cambria. Precautions must be taken with development in minor tributaries and swales ~~as well, for~~ because these areas also collect substantial runoff. Increased runoff in the urban areas can be expected with further development of paved streets and residential construction.

The Cambria CSD Fire Department provides fire protection within the CCSD boundaries. The California Department of Forestry and Fire Protection (CDF) and the San Luis Obispo County Fire Department (County Fire) provide fire protection to all unincorporated lands outside the CCSD boundaries. The station has one wildland engine, one structure engine and one rescue engine and is located at the north end of Cambria to serve the entire North Coast Planning Area. Response times within the North Coast Planning Area range from 5 to 30 minutes, varying with distance from the station. The CDF provides an additional fire engine during the declared wildland fire season, normally May through October. An automatic aid agreement exists between CDF and the Cambria CSD Fire Department. (The Cambria Fire Department is discussed in greater detail in the Cambria section below.)

Fire protection in San Simeon Acres is provided through a contract with CDF/County Fire in Cambria, an all-volunteer fire unit of the Community Services District. Equipment is maintained at the California State Department of Forestry CDF Station in Cambria.

## **7. Emergency Medical Services**

Emergency medical assistance is provided by all fire service organizations in the North Coast Planning Area. The majority of firefighters in the CDF/County Fire Department are EMT trained. Typically, the fire service units are on the scene prior to law enforcement and ambulance units because of the fire station locations. Response times range from 5 to 30 minutes.

County Service Area No. #15 provides ambulance service to the southern extremes of the North Coast planning area. The remainder of the entire North Coast Planning Area, and a portion of southern Monterey County, is served by the Cambria Community Hospital Health Care District which operates both in and out-patient clinic facilities and provides paramedic ambulance service. The CCHD provides one full-time ambulance at all times that is staffed with EMT personnel. At the current time, emergency medical service has been considered barely adequate. Expansion of service will be required as population growth and visitor influx create increased demand.

## **8. Human Services**

All County offices for provision of human services are located in the City of San Luis Obispo. A North Coast Regional Center in the Morro Bay area, to include the provision of human services, has been proposed as a long-range capital improvement project. Presently, in Morro Bay, there is a small health services center operated by the County. The decision as to which services or facilities will be built, and when, must will be reviewed and coordinated through the ongoing County Capital Improvements Program.

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## 9. Schools (RMS)

~~The North Coast Planning Area is part of the Coast Joint Union High School District. The district maintains a senior high school providing grades 9 through 12 for the coastal area extending north from Cayucos and including a large portion of the southern coastal area of Monterey County. The high school, located on the east side of the community on the north side of Santa Rosa Creek, presently serves around 267 students. Major improvements at the facility are being planned, no additional sites will be needed.~~

~~The Cambria Elementary School District provides education for grades K-8. The grammar school is located in the center of the community on Main Street. One additional school will be needed to serve the future population. In addition, may become necessary. The intermediate school is located on Schoolhouse Lane and serves grades 7 and 8. It can be expanded to accommodate projected growth. Students from the surrounding rural and agricultural areas are bused to these central locations in Cambria.~~

Prior to July 1, 1997, two school districts served the North Coast Planning Area: Cambria Union Elementary School District and Coast Union High School District. Effective on that date, the two districts were combined as the Coast Unified School District. Current facilities of the Coast Unified School District include the Cambria Grammar School, Santa Lucia Middle School, Coast Union High School and Leffingwell Continuation High School.

A new elementary school with a capacity of 500 students ~~opened will open~~ in 2005 with an enrollment of approximately 335 students. District offices will move into the main building of the former grammar school on Main Street after renovation. Future use of the other buildings has not been determined at this time.

School districts serving the North Coast Planning Area are shown in Figure 3-2.

## 10. Library

A new library was recently completed to serving the entire North Coast Planning Area The site is located on Main Street adjacent to the Joslyn Adult recreation Center in Cambria. Property has been purchased on Cornwall Street for the future site of a new library.



**Phase 2 - Water Supply Availability Analysis.** The Phase 2 work of the Water Master Plan update is summarized in a report entitled “Baseline Water Supply Analysis,” December 8, 2000, prepared by Kennedy/Jenks Consultants. This work included an assessment of the District’s existing water supply, an analysis of aquifer hydrology, the development of a water supply and demand model, and recommendations for water shortage emergency criteria. The supply and demand findings from this work effort were subsequently used during completion of phase 3 and 4 of the water master plan. For example, the baseline report included a statistical analysis that found at least 93 percent of the time, groundwater levels at the start of the dry season will be at elevation 15.2 feet or higher in San Simeon well field (a conservatively low elevation for the start of the dry season.) From the hydrologic model, elevation 15.2 also corresponded with a total dry season capacity of approximately 286 acre-feet at the CCSD’s San Simeon aquifer well field. In developing sizing recommendations for a supplemental water supply, the subsequent Phase 4 report uses a dry season capacity of 286 acre-feet from the San Simeon aquifer and zero acre-feet from the Santa Rosa aquifer. These are conservatively low aquifer capacities when compared to the CCSD’s permitted dry season capacity of 370 acre-feet from the San Simeon aquifer and 260 acre-feet from the Santa Rosa aquifer. However, the use of a conservatively low capacity value provides assurances that any new water supply will be adequately sized and less vulnerable to drought conditions as well as other unforeseen circumstances that could impact the existing supply.

**Phase 3 - Potable and Recycled Water Distribution System Analysis.** The Phase 3 work of the water master plan was split into two reports: one of the potable water distribution system; and one on a proposed recycled water distribution system. The potable water distribution system analysis focused on system improvements to improve fire fighting capabilities that are described in a report entitled: “Final Task 3 Report: Potable Water Distribution System Analysis,” dated July 2004. This report analyzed fire flow criteria that were approximately 250 to 350 percent higher than the current system capacity due to concerns over multiple fires from the high fuel loads and close proximity to adjacent structures in Cambria. Report recommendations resulted in three levels of priorities based on the value of the improvements towards improving fire-fighting capabilities. The highest priority level 1 recommendations have been incorporated into the CCSD’s capital improvement program and are in various stages of completion. For example, construction of a new distribution main across the west ranch area is **completing competing** construction. Replacement of the Pine Knolls storage tanks was recently bid but is currently on hold due to permitting concerns by the Coastal Commission. Because of the concern for public safety, the potable water distribution system analysis report was the first of the phased water master plan reports to be started. Therefore, this report also contains discussion on projected demands and multiple buildout scenarios. The four buildout projections are further described within the potable water distribution analysis report.

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through designated open space areas on all sides of the sub-area neighborhood, with the exception of the presently existing developed area development at Park Hill's junction with West Ranch.

## Residential Suburban

~~Two areas are identified for suburban residential development. Within Cambria, one area, located in the eastern portion of the community, is identified for residential suburban development the eastern portion of the community, between Main Street and Burton Drive on the south side of Santa Rosa Creek. It is presently in agricultural use, so small hobby farms ranging from one 1 acre to five 5 acres would be appropriate, along with residential uses. (Mod 18)~~

~~The second area is in the southwestern portion of the planning area. It serves as a transition from the denser portions of the community to the surrounding agricultural and rural areas. Particular care is essential in design of lots to suit the topography and setting. (Mod 18)~~

## Public Facilities

~~Numerous public uses are identified on the plan map.~~

~~Cambria Village includes a number of public uses facilities. The fire station, Community Services District offices and yards, library, and post office serve the entire community. The Cambria Community Health Care Hospital District provides maintains an in and out-patient clinic and ambulance service in for the area. As Cambria grows, additional health care facilities will be needed to serve both the tourists and the local population. village Two cemeteries located in Cambria include the original Catholic church and cemetery. in which a museum of local history is planned. The California State Department of Forestry and Fire Protection maintains a year-round fire station in at Happy Hill. Community meeting facilities are available at the Veterans Memorial Building, and Mid-State Bank, and complementary uses are found at the Joslyn Adult Recreation Center and Community Center., to include a proposed library in the adjacent area.~~

~~The Cambria Grammar School near Highway One opened will open in the fall of 2005. Future use of the former grammar school on Main Street has not been determined at this time. A number of community facilities will be needed to serve the anticipated population growth. Two elementary schools are is proposed, one of which may replace the existing school site on Main Street. If the elementary school relocates, future use of the site and the surrounding area for commercial purposes should be reconsidered through a general plan amendment. Neighborhood parks should be developed in conjunction with these school sites.~~

In San Simeon Acres, landscaping between the highway and frontage roads is recommended to improve community appearance. Because Highway One is a substantial barrier dividing the town, better vehicle and pedestrian crossing facilities are needed.

### **Arterial Roads**

Arterial Roads function to carry traffic between Principal Arterial roads, population centers, and to serve large volumes of traffic.

**Main Street.** Main Street was the former Highway One route through Cambria. It now serves as the main access to the central business district, and to nearby commercial and public uses. Limited operational improvements, such as signs, turn pockets, and bike and pedestrian ways, are necessary to accommodate traffic. The proposed Main Street Enhancement Plan should provide these improvements. Any improvements should maintain and enhance the character of the ‘streetscape’, while providing convenient access to businesses. Also, an off-street parking program, public transit and limited road widening are is needed in commercial areas to help alleviate traffic congestion.

### **Collector Roads**

Collector Roads function to connect arterial roads with smaller and less-traveled local or neighborhood streets.

**Ardath Drive and Windsor Boulevard.** This alignment provides the principal access to the extensive existing and proposed residential areas west of Highway One. A limited extension of Windsor Boulevard for pedestrian, bicycle and emergency access is planned to connect Marlboro Lane Street in the Marine Terrace area to Windsor Boulevard in the Park Hill area.

**Charing Lane, Buckley Drive, ~~Weymouth~~ Cambria Pines Road, etc.** These streets, together with planned future extensions, will provide a collector street system to serve ing the north Cambria residential area. Cambria Pines Road provides additional access to Highway One from the north side of Cambria.

**Windsor Blvd. Extension.** This extension is limited to emergency vehicles, bicycles, and pedestrians. The extension in the short term serves as an emergency/fire access road linking Lodge Hill and Park Hill. (Mod27)

**Burton Drive.** This collector road provides major access for Lodge Hill. Operational improvements are necessary to keep the level of service from deteriorating further as Lodge Hill develops with more homes.

~~**Fiscalini Ranch Road.** This proposed collector road is also planned to serve development on West Ranch and would extend from Lodge Hill to Highway One.~~

**Cambria Drive.** This collector extension is also located in West Village and is planned to links the west side of Cambria by a fourth access point to Highway One and the downtown areas. A signal is planned on Highway One at this intersection.

### **Local Streets**

Many of the streets within the Cambria Urban Reserve Line are unpaved, too narrow, poorly maintained, and lack proper drainage facilities. Numerous local public streets do not have vertical and horizontal clearances required by current fire code standards. These conditions will need to be corrected or improved through continuing street improvement programs, such as the cooperative road improvement program, and use of development impact fees.

The internal roads of San Simeon Acres are developed and maintained through by the local Community Services District and continued improvements should be completed in response to growth within the community.

## **5. Other Transportation Facilities.**

**★(The Rural Area is not part of this Plan Update.) ★**



## **D. Circulation Programs**

"Programs" are nonmandatory actions or policies recommended by the Land Use Element to achieve community or areawide goals and objectives identified in this Area Plan. The implementation of each LUE program is the responsibility of the community through the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the County should be based on consideration of community needs and substantial community support for the program, available funding, and its related cost.

The following circulation programs for the Planning Area are grouped under general headings indicating a community or other location in the Planning Area where they each apply. The approximate priority and suggested timing are also noted at the end of each program.

### **Areawide**

1. **Directional Signing.** The availability of tourist services such as food and lodging facilities, recreational areas, and coastal access should be clearly indicated by State or County highway signs consistent with the County's sign ordinance, near each access to reduce or eliminate the need for conspicuous on-site signs. (Medium priority/Long term) (Mod31)
  
2. **Trails.** ~~In areas where there is interest in establishing equestrian trails,~~ To maximize the provision of public trails, the County should work with interested equestrian groups, property owners, agriculturalists, and other groups to determine if access rights-of-way may be secured to serve this need while respecting adjacent uses and ownerships. Opportunity exists to establish a the California Coastal Trail, connecting each end of the Planning Area. More discussion on the Coastal Trail is found in Chapter 8: Coastal Access. (Medium priority/Long term)(Mod32)
  
3. **Highway One.** Highway One should be improved to ensure the safe flow of traffic, yet not detract from the scenic nature of the highway.
  - A. **Further Study and Improvement Funding.** The County, State, community, and other developers should cooperate to fund a study that will determine the actual origin and destination of Highway One users, and other related characteristics. The study should be the basis for appropriating fair shares of assessments to fund improvements, or other programs that might be necessary to offset the impact of new development on the highway. (Origin and destination funding alternatives)

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## A. Combining Designations

1. **Geologic Study Hillside Areas (GSA)**. This designation for rural areas basically includes moderate to high landslide risk areas and moderate to high liquefaction hazard areas as identified in the Seismic Safety Element. Two areas, however, were reevaluated by Envicom Corporation. The Environmental Data Base for Hearst Ranch removed some former high risk rated areas from the coastal lowlands. The Geologic Study Area for the Cambria Urban Area, ~~formerly identified as a moderately high risk area, is limited to those unsubdivided portions of the community where slopes are greater than 20%~~ encompasses the entire Cambria Urban Reserve Area. These areas of steep slopes must be evaluated for engineering problems associated with building ~~and access construction related to lot size~~ as well as possible aesthetic adverse visual impacts of caused by hillside grading for roads and building sites.
  
2. **Arroyo de la Cruz, San Carpoforo, Pico, San Simeon, Santa Rosa, and Perry, and Creeks (FH)**. These are identified areas of potential flood hazards; development and fill in the creeks should be avoided. ~~or incorporate mitigation measures.~~ Maintenance of the creek habitats is essential to protect many coastal resources. These creeks support a number of declining species, such as the Tidewater Goby, Striped Garter Snake, Western Pond Turtle, Red-legged Frog, and Steelhead Trout. (Mod43a)
  
3. **North Coast Shoreline (SRA)**. The entire shoreline is a valuable scenic and natural resource which must be protected from excessive and unsightly development. Most of the coastline consists of low marine terraces with accessible beaches and coves, interspersed with rocky shorelines and steep bluffs ~~providing for a variety of passive recreation uses~~. Offshore are found rocks, reefs, and kelp beds. 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 SeaClift Estates) northward through Monterey County. The rugged, Sierra Nevada, San Simeon and Piedra Blancas points are of significant visual and environmental importance. The entire North Coast between Ragged and San Simeon Point and Reef also sustains important are marine habitats, and provides for a variety of passive passing recreation uses. resources of particular importance. North of San Carpoforo Creek, steep-sloped mountains rise abruptly from the ocean, limiting public use to the scenic views from Highway One.
  
4. **Monterey Pine Forests (SRA)(TH)**. ~~Native Monterey Pines occur in only a few areas along the California coast from north of Santa Cruz south to Cambria, and on one of the Channel Islands off the Santa Barbara County Coast. While widely grown in the Southern Hemisphere as a commercial timber, the Monterey pine forest occurs in only~~

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10. **The Bucket of Blood Saloon (H).** The structure was built as a saloon in 1893 and has housed a blacksmith shop, a skating rink, an art studio, and a newspaper print shop. (Located on corner of Center and Bridge Streets, Reference APN 013-263-011).
11. **Louis Maggetti House (H).** The tiny blue house on Center Street was built in the early 1870's. It is named in honor of the gentleman who added the second story in 1900 to make room for his six children. (Located at 2261 Center Street, reference APN 013-263-010).
12. **The Red House (H).** This structure is located on what was once the site of Cambria's Chinese Community Center. The structure referred to generally as the "Red House" was assembled by combining several structures. One portion was the B.F. Franklin Building, used as Cambria's first high school around 1890. The portion commonly referred to as the "Joss House" is the only portion that remains on site. This portion, built in 1899, and is considered to be the oldest remaining Chinese temple in Southern California. (Located at 2264 Center Street, reference APN 013-264-014).
13. **The Bianchini House (H).** Also known as the Gutherie/Bianchini House, the original structure was built in the mid-1860's. ~~this structure was built~~ In 1882 the house was bought by a merchant named Samuel Gutherie. In 1914 he sold the house to Eugenio Bianchini, a Swiss immigrant who came to the country in 1878 in search of opportunity – and found it. After farming, mining, dairying, and running a butcher shop, he retired to this home. The structure is listed on the National Register of Historic Places. ~~The property has been unoccupied since 1970 due to legal problems and disagreement among the Bianchini heirs.~~ (Located at 2251 Center Street, ref: APN 013-263-007).
14. **Carroll's Blacksmith Shop (H).** This board and batten redwood building was built between 1895 and 1900 and is an example of the false-fronted shops that once lined the streets of Cambria and most other western towns. (Located at 4121 Center Street, reference APN 013-261-010).
15. **Heart's Ease (H).** Also known as the Taylor House, this building was constructed in the 1870's by G. W. Proctor, and is reminiscent of nineteenth century New England. During the 1870's Cambria was described as having a neat, New England appearance. There is a one hundred year old rose bush growing beside the house. The Taylor's, whose timber ranch was sold in 1927 to the Cambria Development Company and became Lodge Hill, Park Hill, Happy Hill, and the West Village, bought the house in 1880. (Located at 4101 Burton Drive, reference APN 013-261-010).

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**LEGEND**

**CIRCULATION**

EXISTING      PROPOSED

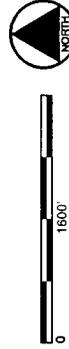
- Principal Arterial
- Arterial
- Collector
- Interchange

**COASTAL ACCESS**

**NOTE:** For existing and proposed coastal access see Chapter 8 of the North Coast Area Plan.

VP [ VP ] Vista Point

**SCALE**



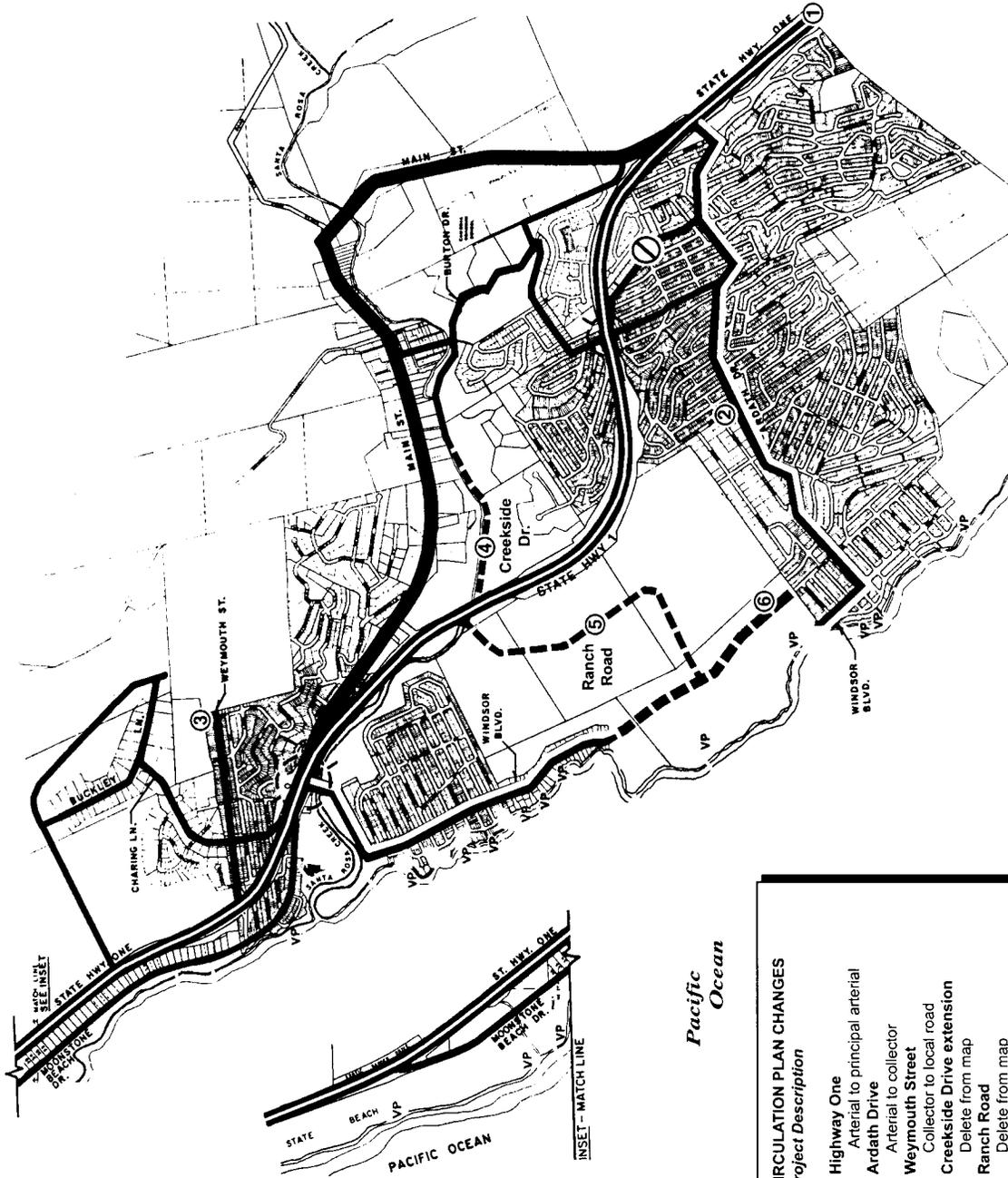
**NOTE:** This map represents official circulation information. Arrows are for planning purposes only, and do not imply that legal or physical access exists.

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**CAMBRIA  
CIRCULATION  
Proposed Changes**

July 2004

San Luis Obispo County Department of Planning and Building



**CIRCULATION PLAN CHANGES**

Project Description
1. Highway One Arterial to principal arterial
2. Ardath Drive Arterial to collector
3. Weymouth Street Collector to local road
4. Creekside Drive extension Delete from map
5. Ranch Road Delete from map
6. Windsor Blvd Extension Realign to connect with Marlborough Lane

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Board of Supervisors  
Cambria and San Simeon Acres Community Plans  
February 28, 2006

**EXHIBIT LRP2004-00024:C**

**OFFICIAL MAPS**

Amend the North Coast Area Plan, Official Maps, Part II of the Land Use Element/Local Coastal Plan as shown in the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005.

The Planning Commission Recommended Draft was provided under separate cover and is on file with the Clerk of the Board.

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Board of Supervisors  
Cambria and San Simeon Acres Community Plans  
February 28, 2006

**EXHIBIT LRP2004-00024:D**

**COASTAL ZONE LAND USE ORDINANCE**

Amend the Coastal Zone Land Use Ordinance, Title 23 of the County Code, as shown in the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005.

The Planning Commission Recommended Draft was provided under separate cover and is on file with the Clerk of the Board.

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Board of Supervisors  
Cambria and San Simeon Acres Community Plans  
February 28, 2006

**EXHIBIT LRP2004-00024:E**

**CAMBRIA DESIGN PLAN**

Amend the Cambria Design Plan, adopted by reference in the North Coast Area Plan, Part II of the Land Use Element/Local Coastal Plan, as shown in the Planning Commission Recommended Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated November 2005.

The Planning Commission Recommended Draft was provided under separate cover and is on file with the Clerk of the Board.

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Board of Supervisors  
Cambria and San Simeon Acres Community Plans  
February 28, 2006

**EXHIBIT LRP2004-00024:F**

**FINAL EIR**

The Final EIR was provided under separate cover and is on file with the Clerk of the Board.

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Board of Supervisors  
Cambria and San Simeon Acres Community Plans  
February 28, 2006

**EXHIBIT LRP2004-00024:G**

**CEQA FINDINGS**

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**FINDINGS OF FACT AND STATEMENT OF OVERRIDING  
CONSIDERATIONS**

**FOR**

**The Cambria and San Simeon Acres Community Plans Update  
of the North Coast Area Plan**

**(ED04-503)**

**(SCH# 2004091020)**

Prepared By:

Department of Planning and Building County of San Luis Obispo

**February 2005**

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## PLANNING COMMISSION RECOMMENDED DRAFT

By virtue of the Planning Commission's changes, the Public Hearing Draft (the "Proposed Project" described in the EIR) has been revised to incorporate aspects of both the Public Hearing Draft and the Decreased Development Alternative. This "Planning Commission Recommended Draft" is within the range of alternatives considered in the EIR. The Planning Commission Recommended Draft's direction to further reduce buildout potential will generally result in fewer environmental impacts when compared to the Proposed Project.

### **Environmentally Superior Alternative**

The *Planning Commission Recommended Draft* is considered to be the *Environmentally Superior Alternative* because it would result in a smaller population than the Public Hearing Draft, placing less demand on the water supply and other natural resources and the traffic circulation system.

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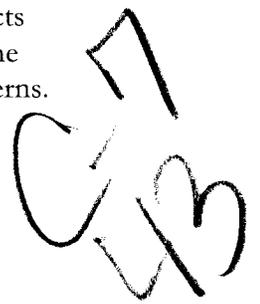
## FINDINGS OF FACT

### I. THE FINAL ENVIRONMENTAL IMPACT REPORT

The Board of Supervisors of the County of San Luis Obispo hereby certifies the Final Environmental Impact Report (State Clearinghouse Number 2004091020) for the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan which consists of the Draft EIR, the responses to comments on the Draft EIR, a list of persons and agencies commenting on the Draft EIR, the Mitigation Monitoring Program, these findings of fact, the Staff Reports, and any associated attachments (collectively referred to as the Final EIR).

- A. The Board of Supervisors finds that changes or alterations have been incorporated into the project to mitigate or avoid significant impacts. These changes or alterations include mitigation measures and project modifications outlined herein and set forth in more detail in the October 2005 Final EIR.
- B. Based on the consideration of the record as a whole, the Board of Supervisors finds that the benefits of the project as identified in the Final EIR outweigh the unavoidable adverse water and traffic impacts to the extent that the unavoidable adverse environmental impacts become “acceptable”.
- C. The Board of Supervisors finds that the project as approved includes an appropriate Mitigation Monitoring Program. This mitigation monitoring program ensures that measures that avoid or lessen the significant project impacts, as required by CEQA and the State CEQA Guidelines, will be implemented as described.
- D. The Board of Supervisors finds that the October 2005 Final EIR was prepared in accordance with CEQA and the State CEQA Guidelines. A Draft EIR was circulated for public review and comment from May 18, 2005 to July 6, 2005. All comments received have been responded to, and the responses and any resulting changes have been included in the Final EIR.
- E. The Board of Supervisors has received, reviewed, and considered the information contained in the Final EIR, all hearing and submissions of testimony from the public and other agencies and organizations.
- F. The Board of Supervisors further finds that the Final EIR reflects the Lead Agency’s independent judgment and analysis.

Therefore, the Board of Supervisors makes specific findings of overriding consideration pursuant to CEQA Guidelines, Section 15093[c]. Based on these findings, and in compliance with the California Environmental Quality Act, the County of San Luis Obispo finds the project may: 1) have a significant effect on the environment, 2) that these effects will not be eliminated or substantially lessened by feasible mitigation measures, and 3) the remaining significant effects that are unavoidable are acceptable due to overriding concerns.



## II. DESCRIPTION OF PROJECT

### **Project History - Progression from Public Hearing Draft to Planning Commission Recommended Draft**

The Public Hearing Draft of the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan (Public Hearing Draft) is part of the County's continuing efforts to update the North Coast Area Plan. The Public Hearing Draft is the "Proposed Project" described in the EIR. The Public Hearing Draft was prepared and circulated for public comment prior to the Planning Commission's consideration.

Through the Planning Commission's review, many changes were made to the Public Hearing Draft based on public comment and input from other agencies. Notable changes include those necessary to bring about consistency with known components of the Cambria Community Services District's (CCSD's) Buildout Reduction Plan. The CCSD's Buildout Reduction Plan will include an implementation program to permanently retire lots so that the maximum buildout will match its identified goal of 4,650 dwelling units.

By virtue of the Planning Commission's changes, the Public Hearing Draft (the "Proposed Project" described in the EIR) has been revised to incorporate aspects of both the Public Hearing Draft and the Decreased Development Alternative. This "Planning Commission Recommended Draft" is within the range of alternatives considered in the EIR. The Planning Commission Recommended Draft's direction to further reduce buildout potential will generally result in fewer environmental impacts when compared to the Proposed Project. The Planning Commission Recommended Draft is considered to be the Environmentally Superior Alternative because it would result in a smaller population than the Public Hearing Draft, placing less demand on the water supply and other natural resources and the traffic circulation system.

### **Project Description – Planning Commission Recommended Draft**

The Planning Commission Recommended Draft combines provisions from the existing plan, previous draft plans, and recommendations from the California Coastal Commission. Where possible, the material was made current and updated with the most recent information available. Previously proposed land use changes requested by property owners, the County, and California Coastal Commission are also included. The Planning Commission Recommended Draft includes a number of proposed text and map changes to the Cambria and San Simeon Acres portions of the North Coast Area Plan, along with relevant background information to establish the setting based on updated information. No changes to the Rural Area standards, programs, or combining designations are proposed as part of this project. Also proposed are related text changes to sections of the Cambria Design Plan and the Coastal Zone Ordinance.

### SETTING

The communities of Cambria and San Simeon Acres are located within the North Coast Planning Area of San Luis Obispo County. This planning area is bound by the Monterey/San Luis Obispo County Line to the north, Point Estero to the south, and to the east the Coastal Zone boundary below the main ridge of the Santa Lucia range. The Community Plan Update pertains to the areas within the Urban Reserve Line of Cambria,

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encompassing approximately 2, 412 acres, and the Village Reserve Line of San Simeon Acres, encompassing approximately 80 acres.

ASSESSOR PARCEL NUMBER: Numerous SUPERVISORIAL DISTRICT #: 2

### TEXT CHANGES

The Planning Commission Recommended Draft includes numerous changes to the text of the current plan. These are shown in underline and strikeout in the Planning Commission Recommended Draft. The most significant changes are summarized below.

*Buildout reduction measures:* The Planning Commission Recommended Draft reduces potential buildout from a maximum of approximately 12,000 units to a maximum of approximately 6,000 units based solely on standards. Programs in the plan - including lot consolidation and retirement, county-owned surplus lot programs to keep surplus lots in public ownership, and small lot-open space districts – will reduce potential buildout even further. Finally, the CCSD’s Buildout Reduction Plan will include an implementation program to permanently retire lots so that the maximum buildout will match its identified goal of 4,650 dwelling units.

*Addition of new goals for planning:* A section has been added to Chapter 1 to provide direction for the communities of Cambria and San Simeon Acres. These general goals, together with other parts of the Land Use Element and Local Coastal Program, provide the basic plan for the area for the next 20 years.

*Incorporation of modifications proposed by the Coastal Commission:* The Planning Commission Recommended Draft incorporates Coastal Commission recommended modifications to the plan originally submitted to the Commission in 1997. Also incorporated are recommendations made through Periodic Review. In order to identify the source of proposed revisions, special symbols are included at the end of most of the relevant paragraphs.

*Update of background data:* Population, economic, land use, water, sewage disposal, schools, air quality and other data have been updated to establish the setting from which future development will be analyzed.

*Programs:* “Programs” are non-mandatory actions or policies recommended to achieve community or area-wide goals and objectives identified in the plan. New programs and revisions to existing programs are proposed for public services, land use, circulation, combining designations, and public facilities.

*Programs and standards to reduce environmental impacts:* Programs and standards have been added or revised to implement measures identified to reduce environmental impacts associated with development. Some are the result of mitigation measures identified in the 1996 North Coast Area Plan EIR. Added or revised standards and programs include: landscape requirements; expanded SRA standards regarding point-source discharges, Monterey pine forest, flood hazards, and Santa Rosa Creek; standards for development within view of Highway One; lot consolidation and retirement, county-owned surplus lot program to keep

surplus lots in public ownership, and Small Lot – Open Space District, lot consolidation, and Transfer of Development Credits programs.

*New “Coastal Access” Chapter:* Chapter 8 of the Planning Commission Recommended Draft provides a list of County goals, policies, standards, and ordinances pertinent to coastal access in the planning area. This chapter works together with Appendix A to provide a comprehensive reference to existing and potential public access within Cambria and San Simeon Acres. Appendix A contains a Coastal Access Inventory which will be periodically revised so that the information remains current and relevant.

*Residential Design Criteria and Footprint and Gross Structural Area Limitations:* Footprint and Gross Structural Area limitations are included to reduce visual, drainage, and biological impacts of development. Residential Design Criteria are included to reduce residential building mass and maintain a small scale community character.

### MAPS

The Planning Commission Recommended Draft includes a number of changes to land use categories and combining designations. Please refer to the land use categories and combining designations maps located after Chapter 7 in the Planning Commission Recommended Draft. The most significant changes are described below.

#### Cambria Land Use Category Changes

*CCSD:* Change the land use category of a currently vacant 1.4-acre parcel from Residential Single Family (RSF) to Commercial Retail (CR), consistent with adjacent parcels.

*Connelly:* Change the land use category from Residential Multi Family (RMF) and Office Professional (O/P) to RMF and CR, resulting in approximately 1.5 acres of RMF and 2.25 acres of CR. This change retains RMF property while moving commercial area to a more appropriate location along Main Street to encourage pedestrian activity.

*Kreps/Meltzer:* Change the land use category from CR to RMF on all parcels in Tract 226 on approximately 4 acres on MacLeod Way, consistent with adjacent parcels.

*Rhodes/Crawford:* Change the land use category from RSF and RMF to Agriculture (AG) consistent with the remainder of the parcel on the east side of Highway One. Move the Urban Reserve Line (URL) to be co-terminus with the Urban Services Line (USL).

*J. Patrick House:* Change the land use category from RMF to Recreation (REC) on Burton Drive between Eton Road and Patterson Place, consistent with the current operation of the property as a bed and breakfast.

*State Parks:* Change the land use category on the state owned parking lot on the north side of Santa Rosa Creek from Open Space (OS) to REC to reflect existing use and development.

*East Ranch Flood Plain:* Change the land use category of a 47.4-acre parcel from REC to OS, an 18.1-acre parcel from RMF to REC, and a 10-acre parcel from CR to REC in accordance with the East West Ranch Management Plan and Conservation Easement.

*South Cambria:* Change the land use category on a 43-acre parcel from RS to Rural Lands (RL) and move the URL and USL so that the parcel is in the rural area.

*West Ranch:* Change the land use category on 170 acres located between Lodge Hill and Park Hill from RSF to OS, consistent with the East West Ranch Management Plan and Conservation Easement.

*MidState Bank:* Change the land use category on 1.5 acres located on Main Street near Cambria Drive from REC to CR to reflect the existing bank use.

*Santa Rosa Creek:* Change the land use category along Santa Rosa Creek from various categories to OS to protect the creek and riparian habitat.

*CCSD/Babringer:* Change the land use category on 6 acres located on Main Street from RMF to PF to reflect CCSD ownership and reduce buildout.

*CCSD small lot properties:* Change the land use category from seven small lots owned by the CCSD from RSF to REC to reflect CCSD ownership and reduce buildout.

#### Cambria Combining Designation Changes

*SRA and TH adjustment:* Expand the terrestrial habitat combining designation to include additional areas such as Happy Hill and Park Hill that are part of the Monterey pine forest area.

*Historic Combining Designations:* Add the Historic combining designation to structures greater than 50 years old that are identified by the Cambria Historical Society as potentially historic.

*Visitor-Serving Areas:* Move the visitor serving combining designation will be moved from two individual properties to the East and West Villages.

*Geologic Study Area:* Include the entire urban area of Cambria within the GSA Combining Designation, consistent with existing CZLUO and Safety Element standards.

*ESHA:* Designate an existing stream at the Eady Motel site as an Environmentally Sensitive Habitat due to the important habitat provided by the stream and riparian areas.

#### San Simeon Acres Land Use Category Changes

*Terminus of Balboa Avenue:* Re-designate one parcel northwest of the terminus of Balboa Avenue developed with an existing sewer plant from Residential Multi Family to Public Facility

*East and West of Highway One:* Re-designate one parcel west of Highway One and two parcels east of Highway One from Commercial Retail to Residential Multi Family to reflect current usage and provide more opportunity for needed multi-family housing.

#### San Simeon Acres Combining Designation Changes

*SRA Adjustment:* Remove the Sensitive Resource Area (SRA) designation from developed lots located between the shoreline and Arroyo de Padre Juan in the southwest area of San



Simeon Acres. The North Coast Shoreline is designated as an SRA because it consists of low marine terraces with accessible beaches and coves interspersed with rocky shorelines and steep bluffs. The SRA designation is proposed to be removed from the area between the shoreline and the Coastal Streams and Riparian Vegetation designation around Arroyo de Padre Juan because this area is already developed and no sensitive resources exist in the area.

#### CAMBRIA DESIGN PLAN

The Planning Commission Recommended Draft includes changes to the Cambria Design Plan. The Cambria Design Plan was adopted in May 2002. The Cambria Design Plan contains goals, visions, standards, and design guidelines for new development in Cambria's primary commercial districts, including the East Village, West Village, Mid-Village, and Moonstone Beach. Development standards contained in the Cambria Design Plan have been incorporated into the Planning Commission Recommended Draft. The Cambria Design Plan retains the goals, visions, and design guidelines, which are flexible in their meaning to allow for interpretation. Applications for development are required to include a statement explaining how the proposed project has met the intent of these goals, visions, and design guidelines.

#### COASTAL ZONE LAND USE ORDINANCE

The Planning Commission Recommended Draft includes changes to the Coastal Zone Land Use Ordinance. The proposed amendments to the Coastal Zone Land Use Ordinance (CZLUO) includes Sections 23.05.050 and 23.06.100 regarding water quality and drainage; Section 23.05.062 regarding tree removal; Section 23.07.170 regarding development within or adjacent to environmentally sensitive habitats; and Section 23.07.172 regarding mineral extraction in wetlands. Proposed CZLUO amendments apply to the entire Coastal Zone. These amendments were originally proposed as area plan standards that would apply only to areas within the urban areas of Cambria and San Simeon Acres. However, these amendments address Coastal Zone-wide environmental issues and are more appropriate in the CZLUO.



### III. PROCEDURAL FINDINGS

1. The County of San Luis Obispo prepared a Draft Environmental Impact Report ("Draft EIR") pursuant to the California Environmental Quality Act, Public Resources Code, Section 21000 et seq. (CEQA), and the CEQA Guidelines, California Code of Regulations, Title XIV, Section 15000 et seq.
2. A Notice of Preparation (NOP) of the Draft EIR was filed with the Office of Planning and Research on August 31, 2004 and was circulated for public comment from August 31, 2004 to November 1, 2004.
3. A Notice of Completion (NOC) and copies of the Draft EIR were distributed to the State Clearinghouse on May 18, 2005, to those public agencies that have jurisdiction by law with respect to the Project, and to other interested parties and agencies. The comments of such persons and agencies were sought.
4. An official forty-five (45) day public review period for the Draft EIR was established by the State Clearinghouse. The public review period began on May 18, 2005 and ended on July 6, 2005.
5. A Notice of Availability (NOA) was distributed to all interested groups, organizations, and individuals on May 18, 2005, for the Draft EIR. The Notice of Availability stated that the County of San Luis Obispo had completed the Draft EIR and that copies were available at the Department of Planning and Building County Government Center San Luis Obispo. The letter also indicated that the official forty-five day public review period for the Draft EIR would end on July 5, 2005.
6. A public notice was placed in the Tribune on May 18, 2005, which stated that the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft EIR was available for public review and comment. A public notice was posted with the San Luis Obispo County Clerk/Recorder's Office on May 18, 2005.
7. Following closure of the public comment period, the Final EIR was prepared to incorporate all comments received and the County's responses to the comments. The comments did result in changes to the Draft EIR text, however, the changes do not constitute significant new information as defined in CEQA Guidelines, Section 15088.5. Therefore, recirculation of the EIR is not required.
8. For the purposes of CEQA and the Findings set forth herein, the following information is incorporated by reference and made part of the record of proceedings for the County's decision on the Project:
  - A. The Draft EIR and Final EIR, all appendices, and all documents relied upon or incorporated by reference in any of these documents.
  - B. All public notices for the Draft EIR, including the NOP, NOC and NOA.
  - C. The Mitigation Monitoring Plan dated October 2005.
  - D. Testimony, documentary evidence and all correspondence submitted or delivered to the County, and all resolutions adopted by the Board of Supervisors, in connection with the Draft EIR, Final EIR, Mitigation Monitoring Plan or these Findings.

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- E. All staff reports, memoranda, maps, letters, minutes of meetings and other documents relied upon or prepared by County staff relating to the Project.
- F. Matters of common knowledge to the Planning Commission and Board of Supervisors which they consider, such as:
1. The County General Plan, including the land use maps and elements thereof;
  2. The text of the County Land Use Element (Coastal);
  3. The County Land Use Ordinance (Coastal);
  4. The California Environmental Quality Act and the State Guidelines implementing the act;
  5. The County Annual Resources Summary Report;
  6. The County Noise Element;
  7. The County Recycling & Waste Reduction Management Plan;
  8. The County Hazardous Waste Management Plan;
  9. The Clean Air Plan;
  10. The SLO County Public Facilities Financing Plan;
  11. The Countywide Settlement Pattern Strategy Phase 1 and 2 Reports;
  12. The Countywide Growth Management Ordinance, Title 26 of the County Code;
  13. County Energy Element;
  14. State Natural Diversity Database;
  15. Uniform Building Code;
  16. California's Health and Safety Code;
  17. County Seismic Safety Element;
  18. Report on Sludge Disposal in SLO County (Aug. 1989; Co. Public Works Dept.);
  19. Master Water and Sewer Study (1976; Co. Public Works);
  20. The County Coastal Plan Policies;
  21. The North Coast Circulation Study;
  22. Other formally-adopted County, State and Federal regulations, status policies, and ordinances; and,
  23. Additional documents referenced in the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Final EIR.

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The materials identified above are available for review and are in the custody of the Department of Planning and Building, located at the County Government Center, San Luis Obispo.

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#### IV. FINDINGS REQUIRED UNDER CEQA

The Environmental Impact Report for the Cambria and San Simeon Acres Community Plans Update of the North Coast Area Plan, prepared in compliance with the California Environmental Quality Act, evaluates the potentially significant and significant adverse environmental impacts that could result from adoption of the Project or alternatives to the Project.

Because the EIR indicates that implementation of the Project (or Project alternatives) would result in certain adverse impacts, the County is required under CEQA to make certain findings with respect to these impacts. CEQA Guidelines Section 15091 provides that before an agency can approve a project for which an EIR has identified significant environmental effects, the agency must first adopt “one or more written findings for each of these significant effects, accompanied by a brief explanation of the rationale for each finding.” For each effect, the agency’s findings must reach one or more of three permissible conclusions.

The first possible finding is that “[c]hanges 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.” (CEQA Guidelines, § 15091, subd. (a)(1).)

The second permissible finding is that “[s]uch 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.” (CEQA Guidelines, § 15091, subd. (a)(2).)

The third permissible finding is that “[s]pecific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.” (CEQA Guidelines, § 15091, subd. (a)(3).)

The required findings appear in the following sections of this document. This document lists all identified potentially significant and significant impacts resulting from implementation of the project, as identified in the EIR. The following identifies the significant impacts that can be reduced to less than significant levels due to implementation of mitigation measures and the significant impacts that cannot be avoided. These findings are supported by substantial evidence in the record of proceedings before the County as stated below.

All significant impacts that can be feasibly avoided have been eliminated or substantially reduced as determined through the findings set forth below. Based on the Final EIR and as described below, specific economic, social, and other considerations make infeasible other project alternatives identified in the Final EIR.

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**1. LESS-THAN-SIGNIFICANT IMPACTS**

Based on the record as a whole, the Public Hearing Draft (the “Proposed Project” described in the EIR) would not result in significant impacts to aesthetics, agricultural resources, biological resources, community services, cultural resources, flooding, population and housing, land use, noise, public policy, or soils, geology, and erosion. Therefore, no mitigation is proposed.

By virtue of the Planning Commission’s changes, the Public Hearing Draft (the “Proposed Project” described in the EIR) has been revised to incorporate aspects of both the Public Hearing Draft and the Decreased Development Alternative. This “Planning Commission Recommended Draft” is within the range of alternatives considered in the EIR. The analysis in the EIR and the record as a whole is adequate to conclude that the Planning Commission Draft would not result in significant impacts to aesthetics, agricultural resources, biological resources, community services, cultural resources, flooding, population and housing, land use, noise, public policy, or soils, geology, and erosion. Therefore, no mitigation is proposed.

**2. LESS-THAN-SIGNIFICANT IMPACTS WITH RECOMMENDED MITIGATION**

The Public Hearing Draft (the “Proposed Project” described in the EIR) would not result in significant impacts to the air quality of Cambria and San Simeon Acres. However, following are mitigation measures that, if implemented, would limit the effect of construction on short-term air quality. These mitigation measures are hereby incorporated into the description of the Project and their implementation will be tracked through the Cambria and San Simeon Acres Community Plans Update of the North Coast Area Plan Mitigation Monitoring Program.

By virtue of the Planning Commission’s changes, the Public Hearing Draft (the “Proposed Project” described in the EIR) has been revised to incorporate aspects of both the Public Hearing Draft and the Decreased Development Alternative. This “Planning Commission Recommended Draft” is within the range of alternatives considered in the EIR. The analysis in the EIR and the record as a whole is adequate to make these same findings for the Planning Commission Recommended Draft.

**A. IMPACT AIR QUALITY-1 Construction Effects on Short-Term Air Quality**

Less-Than-Significant Impact

The Community Plans Update itself will not result in significant impacts to the air quality of Cambria and San Simeon Acres. The air quality impacts come from the operational and construction phases of the individual future projects that are subject to the Plan. The operational phase air quality impacts are mitigated by the land use policies and transportation demand management guidelines within the Plan. Depending on the scale of an individual development project, the Air Pollution Control District (APCD) may suggest additional operational phase air quality mitigation measures to bring the project’s operational impacts to a level of insignificance.

Depending on the scale of an individual project, air quality impacts from its construction phase may also need to be mitigated. The APCD provides guidance on the level of mitigation required to bring a project's construction impacts to a level of insignificance. The following are construction phase mitigation used to limit the effects of construction activities on short-term air quality.

**Impact Air Quality-1:** Individual project-level construction would temporarily lead to higher nitrogen oxide (NO<sub>x</sub>) and PM<sub>10</sub> emissions levels.

Finding

*The County finds that this change or alteration in the Project is within the jurisdiction of the County to require, and that this measure is appropriate and feasible.*

Facts in Support of Finding Although the impact would be less-than-significant, the mitigation measure listed below would ensure that project-level air quality impacts do not approach the County's thresholds of significance. The County shall implement the following mitigation measures to reduce impacts from project-level construction:

**Air Quality-1:** San Luis Obispo County Air Pollution Control District CEQA guidelines identify feasible control measures for construction activity that would reduce the impacts from NO<sub>x</sub> and PM<sub>10</sub> emissions. These guidelines should be adopted as a Coastal Land Use Ordinance amendment. Implementation of these measures would result in projects that have less-than-significant construction-related impacts to air quality. Each project must be evaluated and mitigated based on its emission levels and location to sensitive receptors.

Standard Mitigation Measures for Construction Equipment

- 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 ARB 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 ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.
- All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers of the 5 minute idling limit.

Best Available Control Technology for Construction Equipment (BACT)

- Install diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other APCD approved emission reduction retrofit devices. Work with the APCD to define the number and type of devices that are appropriate for the location and expected emission levels.

Discretionary Mitigation Measures for Construction Equipment

- Electrify equipment where feasible.
- Substitute gasoline-powered for diesel-powered equipment where feasible.
- Use alternatively-fueled construction equipment on site where feasible, such as compressed natural gas (CNG), liquid natural gas (LNG), propane or biodiesel.
- Implement activity management techniques as described below.

Activity Management Techniques

- Develop a comprehensive construction activity management plan designed to minimize the amount of large construction equipment operating during any given time period.
- Schedule construction truck trips during non-peak hours to reduce peak hour emissions.
- Limit the length of the construction work-day period, if necessary.
- Phase construction activities, if appropriate.

**3. SIGNIFICANT IMPACTS WHICH CAN BE AVOIDED IN THE EIR**

This section identifies the significant impacts that can be reduced through mitigation measures to a less-than-significant level. These mitigation measures are hereby incorporated into the description of the Project and their implementation will be tracked through the Cambria and San Simeon Acres Community Plans Update of the North Coast Area Plan Mitigation Monitoring Program.

By virtue of the Planning Commission's changes, the Public Hearing Draft (the "Proposed Project" described in the EIR) has been revised to incorporate aspects of both the Public Hearing Draft and the Decreased Development Alternative. This "Planning Commission Recommended Draft" is within the range of alternatives considered in the EIR. The analysis in the EIR and the record as a whole is adequate to make these same findings for the Planning Commission Recommended Draft.

**A. IMPACT TRAFFIC-1 LOS of Intersection of Highways 1 and 46**

Significant Impact

**Impact Traffic-1:** The intersection of Highway 1 and Highway 46 would operate at LOS F during the PM peak hour, resulting in a potentially-significant impact.

Finding

*The County finds that this change or alteration in the Project is within the responsibility of another public agency and not the agency making the finding. Such changes can and should be adopted by such other agency.*

Facts in Support of Finding

The significant impact listed above would be reduced to a less-than-significant level with the implementation of the following mitigation measure:

TRAFFIC-1: A signal at the intersection of Highway 1 and Highway 46 should be constructed. A comprehensive traffic warrants analysis should be performed prior to signal installation. The existing lane layout at the intersection should be retained.

Implementation of the above recommended mitigation measures would reduce impacts to a ***less-than-significant*** level.

**B. IMPACT TRAFFIC-2 LOS of Intersection of Highway 1 and Burton Drive**

Significant Impact

**Impact Traffic-2:** The intersection of Highway 1 and Burton Drive would operate at LOS F during the PM peak hour, which would result in a potentially-significant impact.

Finding

*The County finds that this change or alteration in the Project related to Burton Drive is within the jurisdiction of the County to require, and that this measure is appropriate and feasible. The County finds that this change or alteration in the Project related to Highway 1 is within the responsibility of another public agency and not the agency making the finding. Such changes can and should be adopted by such other agency.*

Facts in Support of Finding

The significant impact listed above would be reduced to a less-than-significant level with the implementation of the following mitigation measure:

TRAFFIC-2: The east and westbound Burton Drive approaches to Highway 1 should be widened to accommodate separate turning lanes at the intersection of Highway 1 and Burton Drive. The wide shoulder on Highway 1 should be re-stripped to include right-turn pockets.



Implementation of the above recommended mitigation measures would reduce impacts to a *less-than-significant* level.

#### 4. SIGNIFICANT IMPACTS WHICH CANNOT BE AVOIDED

This section of these Findings identifies the significant impacts that cannot be reduced to a less-than-significant level through mitigation measures. These impacts are considered significant and unavoidable.

By virtue of the Planning Commission's changes, the Public Hearing Draft (the "Proposed Project" described in the EIR) has been revised to incorporate aspects of both the Public Hearing Draft and the Decreased Development Alternative. This "Planning Commission Recommended Draft" is within the range of alternatives considered in the EIR. The analysis in the EIR and the record as a whole is adequate to make these same findings for the Planning Commission Recommended Draft.

##### A. WATER-1 Water Supply in Cambria

Existing policy controls on water use shall continue until the Cambria CSD has secured an additional water supply. These controls include the present system of water permit allocation, the County of San Luis Obispo management limitation restriction in the Cambria community, and the current recommended Level of Severity III in the County's Resource Management System. However, these policy controls are not sufficient to address additional demand allowable under the Community Plans Update. Conservation measures included as mitigation measures below would lessen demand on water supply but would not result in reductions that would match demand to supply. Therefore, even after conservation measures are applied, impacts to water supply would be significant and unavoidable.

##### Significant and Unavoidable Impact

**Impact WATER-1:** Buildout projections for the Community Plans Update would lead to an increase in water demand in Cambria, up to approximately 1,685 acre feet per year. This would be beyond the current permitted groundwater supply of 1,230 acre feet per year available to the Cambria CSD.

##### Finding

*The County finds that changes or alterations have been required in, or incorporated into, the Project that reduce the significant environmental impact listed above as identified in the EIR, and the County further finds that this change or alteration in the Project is within the jurisdiction of the County to require, and that this measure is appropriate and feasible. However, these changes would not fully mitigate or avoid the significant environmental impacts as identified in the EIR.*

Facts in Support of Finding

The County will implement the following mitigation measures to lessen water demand from buildout of the Plan:

WATER-1a: In order to obtain a construction permit, applicants should submit evidence that anticipated water use of a development would be completely offset through the retrofit of existing water fixtures, or other verifiable actions to reduce existing water use in the service area and submit documentation from the CCSD stating that the applicant has complied with CCSD Ordinance 1-98. CCSD documentation shall be accompanied by written confirmation from the CCSD that any in-lieu fees 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.

WATER-1b: In accordance with the Uniform Building Code, ultra low flow toilets (1.6 gallons per flush) should be installed in all new development in Cambria.

WATER-1c: Drought-tolerant landscaping should be used in all new developments whenever feasible. All new development in the planning area should be required to utilize water conserving models of any appliances installed at the time of construction.

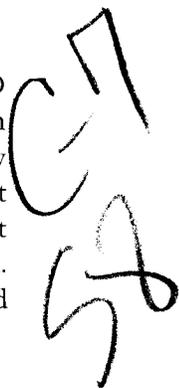
WATER-1d: New development in Cambria should achieve a system-wide “zero net increase” in water consumption by implementing water conservation techniques, such as on-site use of grey water for flushing toilets or irrigating landscaping, or both, until an additional water supply is identified.

WATER-1e: The CCSD and SSCSD should consider pursuing a joint venture to develop new water sources. The CCSD and SSCSD should investigate the feasibility of new water conservation methods to reduce water consumption in existing and new development.

Implementation of the above recommended mitigation measures would not result in reductions that would match demand to supply, resulting in a ***significant and unavoidable*** impact.

**B. WATER-2 Water Supply in San Simeon Acres**

Restrictions on increases in water consumption, such as existing San Simeon CSD policy controls on water use shall continue until the District has secured an additional water supply. These controls include the current moratorium on new water service, the current incremental system of water conservation measures that are triggered within the District based on water levels within its wells, and the current recommended Level of Severity III in the County's Resource Management System. However, these controls are not sufficient to address additional demand allowed



under the Community Plans Update. Conservation measures included as mitigations measures below would lessen demand on water supply but would not result in reductions that would match demand to supply. Therefore, even after conservation measures are applied, impacts to water supply would be significant and unavoidable.

Significant and Unavoidable Impact

**Impact WATER-2:** Buildout projections for the Community Plans Update would lead to an increase in water consumption in San Simeon Acres, up to approximately 265 acre feet per year. This would be beyond the current groundwater supply of approximately 130 acre feet per year available to the San Simeon CSD.

Finding

*The County finds that changes or alterations have been required in, or incorporated into, the Project that reduce the significant environmental impact listed above as identified in the EIR, and the County further finds that this change or alteration in the Project is within the jurisdiction of the County to require, and that this measure is appropriate and feasible. However, these changes would not fully mitigate or avoid the significant environmental impacts as identified in the EIR.*

Facts in Support of Finding

The County will implement the following mitigation measures to lessen water demand from buildout of the Plan:

Mitigation Measure WATER-2a The SSCSD should continue its water connection moratorium until adequate water supplies are developed.

Mitigation Measure WATER-2b: The CCSD and SSCSD should consider pursuing a joint venture to develop new water sources. The CCSD and SSCSD should investigate the feasibility of new water conservation methods to reduce water consumption in existing and new development.

Implementation of the above recommended mitigation measures would not result in reductions that would match demand to supply, resulting in a **significant and unavoidable** impact.

**C. IMPACT TRAFFIC-3 LOS of segment of Highway 1 between Main Street and Ardath Drive**

Significant and Unavoidable Impact

**Impact Traffic-3:** The segments of Highway 1 between Main Street and Ardath Drive operate at LOS E during the PM peak hour, which would result in a significant impact.

### Finding

*Past plans for widening the highway to accommodate more traffic have been rejected to preserve sensitive coastal resources and the existing scenic character of the route. In addition, this change or alteration in the Project is not within the jurisdiction of the County to require.*

### Facts in Support of Finding

Due to the need for multi-agency involvement in mitigating for this condition through a highway widening project and the potential environmental impacts associated with widening the Highway this is a **significant and unavoidable** impact.

## 5. REJECTION OF ALTERNATIVES

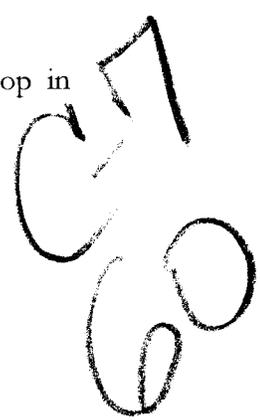
CEQA mandates that every EIR evaluate a no-project alternative, plus a range of alternatives to the Project or its location. Alternatives provide a basis of comparison to the Project in terms of beneficial, significant, and unavoidable impacts. This comparative analysis is used to consider reasonable, feasible options for minimizing environmental consequences of a project.

By virtue of the Planning Commission's changes, the Public Hearing Draft (the "Proposed Project" described in the EIR) has been revised to incorporate aspects of both the Proposed Project and the Decreased Development Alternative. This "Planning Commission Recommended Draft" is within the range of alternatives considered in the EIR. The Planning Commission Recommended Draft's direction to further reduce buildout potential will generally result in fewer environmental impacts when compared to the Proposed Project. *The Planning Commission Recommended Draft is considered to be the Environmentally Superior Alternative* because it would result in a smaller population than the Proposed Project, placing less demand on the water supply and other natural resources and the traffic circulation system.

For the reasons documented in the EIR and summarized below, the County finds that approval and implementation of the Project as approved is appropriate, and rejects each one and any combination of project alternatives. The evidence supporting these findings is presented in Chapter 5 of the Draft EIR.

### A. Alternative A: Existing Plan Alternative

Under the Existing Plan Alternative, Cambria and San Simeon Acres would develop in accordance with the currently adopted regulations of the 1988 North Coast Area Plan.



Finding

*Resource constraints in the planning area make infeasible the Existing Plan Alternative identified in the EIR and described above.*

Facts in Support of Finding

Since the *Existing Plan Alternative* describes a level of population and housing that would be difficult to sustain environmentally and lacks potential open space protection, it would not fulfill the project objectives such as maintaining and protecting Cambria’s environment, orderly and sustainable development and preservation of open space.

**B. Alternative B: Increased Development Plan Alternative**

This alternative includes the same land use described in the Proposed Plan, but with no assumptions applied regarding growth rates. However, the same programs and policies would be included that are in the Community Plans Update.

Finding

*Resource constraints in the planning area make infeasible the Increased Development Plan Alternative identified in the EIR and described above.*

Facts in Support of Finding

Since the *Increased Development Plan Alternative* does not include a growth rate, which would facilitate sustainable and orderly development, it would not fulfill the project objectives such as maintaining and protecting Cambria’s environment, orderly and sustainable development and preservation of open space.

**C. Alternative C: Decreased Development Plan Alternative**

This alternative would add 650 additional dwelling units to the existing number of dwelling units in Cambria and would apply a one percent growth rate to dwelling units in San Simeon Acres and to motel and commercial development in both Cambria and San Simeon Acres. This alternative assumes that a land trust would be formed to purchase development rights from residential land that did not meet the site criteria for developability.

Finding

*While the Decreased Development Plan Alternative achieves the project goals and is Environmentally Superior to the project initially described in the EIR, it is not environmentally superior to the project as revised by the Planning Commission.*

Facts in Support of Finding

The *Decreased Development Plan Alternative* would achieve the project goals. However, as described in Chapter 5 of the EIR, it would not substantially lessen any of the significant impacts of the Proposed Plan. While the *Decreased Development Plan Alternative* would result in slightly less traffic and would place less demand on water supply than the proposed project, the impacts to water and traffic would still be considered significant and unavoidable.

**D. Alternative D: No Growth Alternative**

This alternative supposes that no further development occurs in Cambria and San Simeon Acres beyond the existing condition.

Finding

*Specific economic, social, or other considerations make infeasible the No Growth Alternative identified in the EIR and described above.*

Facts in Support of Finding

Since the *No Growth Alternative* would not involve any future development, there would be no opportunity to achieve the goals described in the EIR such as providing for a sustainable rate of orderly development, encouraging an urban environment that is an orderly arrangement of buildings, improvements, and open space appropriate to the size and scale of development for each community, and designating commercial and/or industrial areas that are compatible with overall land use. For these reasons, the *No Growth Alternative* would not further the project goals.



## STATEMENT OF OVERRIDING CONSIDERATIONS

The Board of Supervisors has balanced the economic, social, cultural and other benefits and considerations of the Planning Commission Recommended Draft against the unavoidable water supply and traffic impacts identified in Section IV of the above Findings, and finds that these Planning Commission Recommended Draft benefits and considerations outweigh these impacts, for the reasons set forth below.

Substantial evidence in the record demonstrates that the Planning Commission Recommended Draft will have significant economic, social, cultural and other benefits, both in the Cambria and San Simeon Acres, and on a regional basis.

The majority of the project area consists of extensive tracts of subdivided residential land. These residential subdivisions were created largely during the 1920's, when many thousands of small lots, typically 25 feet by 70 feet, were platted. The proposed Project includes provisions to relieve environmental impacts associated with these existing subdivision patterns. These provisions include:

- Shoreline Erosion Management Plan program for protection of the shoreline
- Monterey Pine Forest standards and programs for protection of the Monterey Pine forest
- Open Space District program to retire development potential of existing lots
- Standards prohibiting point-source discharges into the marine habitat
- Design criteria to maintain community character and reduce visual impacts
- Development limitations to protect riparian and other sensitive resource areas

The proposed Planning Commission Recommended Draft includes provisions to promote the development of affordable housing in the communities of Cambria and San Simeon Acres.

The proposed land use categories, densities, programs and standards will encourage slow and steady growth to the urban areas which would provide more County services due to the increased revenues from additional property and sales tax. This growth will also result in more employment opportunities for construction and new business employment. This, in turn would have a positive economic benefit.

The foregoing benefits and considerations outweigh the unavoidable water supply and traffic impacts identified in Section IV of the above Findings. For this reason, the Board of Supervisors finds that the unavoidable water supply and traffic impacts identified in Section IV of the above Findings are acceptable.



***ATTACHMENT 9***

*Project History*

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## PROJECT HISTORY

Efforts to update the North Coast Area Plan began in 1991. In 1993, a public review draft was distributed. The full North Coast Area Plan update was approved by the Planning Commission and Board of Supervisors in 1995-96 and a Final Environmental Impact Report (EIR) was certified in December 1996. The update was submitted to the California Coastal Commission for review and certification in 1997. After litigation, the County decided to reconsider some of the decisions regarding major development, and amended the submittal. The process culminated with the first public hearing by the California Coastal Commission in January 1998 in San Luis Obispo. The Commission recommended approval with 138 suggested modifications.

After a number of public hearings, the County was not able to accept the suggested modifications, which resulted in their expiration on October 15, 1998. Considering that most of the plan was not at issue, and the substantial investment by the County, California Coastal Commission, the community, and property owners, a number of hearings were held to discuss alternatives to the County/State process. One alternative pursued was not including major issue areas (certain properties) in the revised update - hopefully reducing the number of potential modifications, and 'locking in' much of the plan not at issue.

A "segmented" draft plan was prepared and distributed for public review. This plan did not include East/West Ranch, North Cambria, and Hearst Ranch. The result was substantial opposition from the stakeholders, resulting in the County Planning Commission refusing to hear it, and instead referring it back to the Board of Supervisors.

After further deliberation and substantial public input, the Board of Supervisors authorized a new and more comprehensive effort on March 2, 1999. The Board directed staff to "sew the plan back together", seek advisory council review and comment, and complete the update process. Following this direction, staff published the North Coast Area Plan Update Project Description - January 2000 which received advisory council review and comment soon after.

On June 12, 2001, the Board approved funding to allow the Update to go forward and directed staff to prepare it in two phases, an amendment to the March 1999 authorization. During the meeting, the Board expressed concern on the timing of the update and the affect that the California Coastal Commission's Periodic Review may have on the update. The authorization included only Phase 1 - data gathering and other technical tasks.

A consultant contract was subsequently approved on January 15, 2002. The consultant prepared a draft Environmental Constraints analysis in March 2002, which was finalized in March 2003. On May 6, 2003, the Board of Supervisors directed staff of the Department of Planning and Building to update the



Community Plans for Cambria and San Simeon Acres separately from the remainder of the North Coast Area Plan.

In July 2004, a "Public Review Draft" was released for public review and comment. The Public Review Draft combined provisions from the existing plan, previous draft plans, recommendations from the California Coastal Commission (from the Commission's review of previous draft plans and periodic review of the San Luis Obispo County Certified Local Coastal Program), recommendations from the North Coast Advisory Council, standards from the Cambria Design Plan, and concepts from the Draft Cambria Residential Design Plan. Where possible, the material was made current and updated with the most recent information available. Previously proposed land use changes requested by property owners, the county, and California Coastal Commission were also included. The scoping period for the EIR also took place at this time.

Comments on the Public Review Draft were incorporated into the Public Hearing Draft. This Public Hearing Draft serves as the project description for the Draft EIR. The Public Hearing Draft and Draft EIR were released for public review on May 18, 2005. Through the Planning Commission's review, many changes were made to the Public Hearing Draft based on public comment and input from other agencies. Notable changes include those necessary to bring about consistency with known components of the Cambria Community Services District's (CCSD's) Buildout Reduction Plan. The CCSD's Buildout Reduction Plan will include an implementation program to permanently retire lots so that the maximum buildout will match its identified goal of 4,650 dwelling units.

By virtue of the Planning Commission's changes, the Public Hearing Draft has been revised to incorporate aspects of both the Proposed Project described in the Draft EIR and the Decreased Development Alternative described in the Draft EIR. This "Planning Commission Recommended Draft" is within the range of alternatives considered in the EIR. The Planning Commission Recommended Draft's direction to further reduce buildout potential will generally result in fewer environmental impacts when compared to the Proposed Project. The Planning Commission Recommended Draft is considered to be the Environmentally Superior Alternative because it would result in a smaller population than the Proposed Project, placing less demand on the water supply and other natural resources and the traffic circulation system.

A handwritten signature or set of initials in black ink, located in the bottom right corner of the page. The signature is stylized and appears to consist of several loops and a vertical stroke.

***ATTACHMENT 10***

*Summary of Proposed Changes*

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## **SUMMARY OF PROPOSED CHANGES**

### TEXT CHANGES – NORTH COAST AREA PLAN

The Planning Commission Recommended Draft includes numerous changes to the text of the current plan. These are shown in underline and strikeout in the Planning Commission Recommended Draft. The most significant changes are summarized below.

**Buildout reduction measures:** The Planning Commission Recommended Draft reduces potential buildout from a maximum of approximately 12,000 units to a maximum of approximately 6,000 units based solely on standards. Programs in the plan - including lot consolidation and retirement, county-owned surplus lot programs to keep surplus lots in public ownership, and small lot-open space districts – will reduce potential buildout even further. Finally, the CCSD's Buildout Reduction Plan will include an implementation program to permanently retire lots so that the maximum buildout will match its identified goal of 4,650 dwelling units.

**Addition of new goals for planning:** A section has been added to Chapter 1 to provide direction for the communities of Cambria and San Simeon Acres. These general goals, together with other parts of the Land Use Element and Local Coastal Program, provide the basic plan for the area for the next 20 years.

**Incorporation of modifications proposed by the Coastal Commission:** The Planning Commission Recommended Draft incorporates Coastal Commission recommended modifications to the plan originally submitted to the Commission in 1997. Also incorporated are recommendations made through Periodic Review. In order to identify the source of proposed revisions, special symbols are included at the end of most of the relevant paragraphs.

**Update of background data:** Population, economic, land use, water, sewage disposal, schools, air quality and other data have been updated to establish the setting from which future development will be analyzed.

**Programs:** "Programs" are non-mandatory actions or policies recommended to achieve community or area-wide goals and objectives identified in the plan. New programs and revisions to existing programs are proposed for public services, land use, circulation, combining designations, and public facilities.

**Programs and standards to reduce environmental impacts:** Programs and standards have been added or revised to implement measures identified to reduce environmental impacts associated with development. Some are the result of mitigation measures identified in the 1996 North Coast Area Plan EIR. Added or revised standards and programs include: landscape requirements; expanded SRA standards regarding point-source discharges, Monterey pine forest, flood



hazards, and Santa Rosa Creek; standards for development within view of Highway One; lot consolidation and retirement, county-owned surplus lot program to keep surplus lots in public ownership, and Small Lot – Open Space District, lot consolidation, and Transfer of Development Credits programs.

New “Coastal Access” Chapter: Chapter 8 of the Planning Commission Recommended Draft provides a list of County goals, policies, standards, and ordinances pertinent to coastal access in the planning area. This chapter works together with Appendix A to provide a comprehensive reference to existing and potential public access within Cambria and San Simeon Acres. Appendix A contains a Coastal Access Inventory which will be periodically revised so that the information remains current and relevant.

Residential Design Criteria and Footprint and Gross Structural Area Limitations: Footprint and Gross Structural Area limitations are included to reduce visual, drainage, and biological impacts of development. Residential Design Criteria are included to reduce residential building mass and maintain a small scale community character.

#### MAPS

The Planning Commission Recommended Draft includes a number of changes to land use categories and combining designations. Please refer to the land use categories and combining designations maps located after Chapter 7 in the Planning Commission Recommended Draft. The most significant changes are described below.

#### *Cambria Land Use Category Changes*

CCSD: Change the land use category of a currently vacant 1.4-acre parcel from Residential Single Family (RSF) to Commercial Retail (CR), consistent with adjacent parcels.

Connelly: Change the land use category from Residential Multi Family (RMF) and Office Professional (O/P) to RMF and CR, resulting in approximately 1.5 acres of RMF and 2.25 acres of CR. This change retains RMF property while moving commercial area to a more appropriate location along Main Street to encourage pedestrian activity.

Kreps/Meltzer: Change the land use category from CR to RMF on all parcels in Tract 226 on approximately 4 acres on MacLeod Way, consistent with adjacent parcels.

Rhodes/Crawford: Change the land use category from RSF and RMF to Agriculture (AG) consistent with the remainder of the parcel on the east side of Highway One. Move the Urban Reserve Line (URL) to be co-terminus with the Urban Services Line (USL).

CR  
CR

J. Patrick House: Change the land use category from RMF to Recreation (REC) on Burton Drive between Eton Road and Patterson Place, consistent with the current operation of the property as a bed and breakfast.

State Parks: Change the land use category on the state owned parking lot on the north side of Santa Rosa Creek from Open Space (OS) to REC to reflect existing use and development.

East Ranch Flood Plain: Change the land use category of a 47.4-acre parcel from REC to OS, an 18.1-acre parcel from RMF to REC, and a 10-acre parcel from CR to REC in accordance with the East West Ranch Management Plan and Conservation Easement.

South Cambria: Change the land use category on a 43-acre parcel from RS to Rural Lands (RL) and move the URL and USL so that the parcel is in the rural area.

West Ranch: Change the land use category on 170 acres located between Lodge Hill and Park Hill from RSF to OS, consistent with the East West Ranch Management Plan and Conservation Easement.

MidState Bank: Change the land use category on 1.5 acres located on Main Street near Cambria Drive from REC to CR to reflect the existing bank use.

Santa Rosa Creek: Change the land use category along Santa Rosa Creek from various categories to OS to protect the creek and riparian habitat.

CCSD/Bahringer: Change the land use category on 6 acres located on Main Street from RMF to PF to reflect CCSD ownership and reduce buildout.

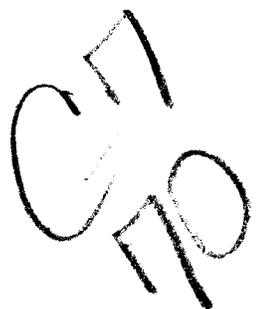
CCSD small lot properties: Change the land use category from seven small lots owned by the CCSD from RSF to REC to reflect CCSD ownership and reduce buildout.

#### *Cambria Combining Designation Changes*

SRA and TH adjustment: Expand the terrestrial habitat combining designation to include additional areas such as Happy Hill and Park Hill that are part of the Monterey pine forest area.

Historic Combining Designations: Add the Historic combining designation to structures greater than 50 years old that are identified by the Cambria Historical Society as potentially historic.

Visitor-Serving Areas: Move the visitor serving combining designation will be moved from two individual properties to the East and West Villages.



Geologic Study Area: Include the entire urban area of Cambria within the GSA Combining Designation, consistent with existing CZLUO and Safety Element standards.

ESHA: Designate an existing stream at the Eady Motel site as an Environmentally Sensitive Habitat due to the important habitat provided by the stream and riparian areas.

*San Simeon Acres Land Use Category Changes*

Terminus of Balboa Avenue: Re-designate one parcel northwest of the terminus of Balboa Avenue developed with an existing sewer plant from Residential Multi Family to Public Facility

East and West of Highway One: Re-designate one parcel west of Highway One and two parcels east of Highway One from Commercial Retail to Residential Multi Family to reflect current usage and provide more opportunity for needed multi-family housing.

*San Simeon Acres Combining Designation Changes*

SRA Adjustment: Remove the Sensitive Resource Area (SRA) designation from developed lots located between the shoreline and Arroyo de Padre Juan in the southwest area of San Simeon Acres. The North Coast Shoreline is designated as an SRA because it consists of low marine terraces with accessible beaches and coves interspersed with rocky shorelines and steep bluffs. The SRA designation is proposed to be removed from the area between the shoreline and the Coastal Streams and Riparian Vegetation designation around Arroyo de Padre Juan because this area is already developed and no sensitive resources exist in the area.

CAMBRIA DESIGN PLAN

The Planning Commission Recommended Draft includes changes to the Cambria Design Plan. The Cambria Design Plan was adopted in May 2002. The Cambria Design Plan contains goals, visions, standards, and design guidelines for new development in Cambria's primary commercial districts, including the East Village, West Village, Mid-Village, and Moonstone Beach. Development standards contained in the Cambria Design Plan have been incorporated into the Planning Commission Recommended Draft. The Cambria Design Plan retains the goals, visions, and design guidelines, which are flexible in their meaning to allow for interpretation. Applications for development are required to include a statement explaining how the proposed project has met the intent of these goals, visions, and design guidelines.

COASTAL ZONE LAND USE ORDINANCE

The Planning Commission Recommended Draft includes changes to the Coastal Zone Land Use Ordinance. The proposed amendments to the Coastal Zone Land Use Ordinance (CZLUO) includes Sections 23.05.050 and 23.06.100



regarding water quality and drainage; Section 23.05.062 regarding tree removal; Section 23.07.170 regarding development within or adjacent to environmentally sensitive habitats; and Section 23.07.172 regarding mineral extraction in wetlands. Proposed CZLUO amendments apply to the entire Coastal Zone. These amendments were originally proposed as area plan standards that would apply only to areas within the urban areas of Cambria and San Simeon Acres. However, these amendments address Coastal Zone-wide environmental issues and are more appropriate in the CZLUO.

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*ATTACHMENT 11*

*Coastal Commission Letter  
November 8, 2005*

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Jonathan Bishop  
<jbishop@coastal.ca.gov>  
11/09/2005 04:51 PM

To "Martha Neder (E-mail)" <mnedr@co.slo.ca.us>  
cc  
bcc  
Subject Comments on Cambria \_ San Simeon Plans

Here are our comments. We appreciate you passing them onto your Planning Commission. A fax of the same is on the way.

Jonathan

<<Cambria\_San Simeon Community Plan comments 11.8.2005.doc>>



Cambria\_San Simeon Community Plan comments 11.8.2005.doc

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**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4863  
FAX: (831) 427-4877



November 8, 2005

Martha Neder  
SLO County Planning and Building Department  
County Government Center, Rm. 310  
San Luis Obispo, CA 93408-2040

Subject: *Cambria and San Simeon Acres Community Plans*

Dear Ms. Neder:

Thank you for forwarding the above-referenced community plans to our office for review. The plans are a request by the County to update and amend the community plan portions of the North Coast Area Plan and the Coastal Zone Land Use Ordinance (CZLUO) of the certified Local Coastal Program (LCP). Given the critically important coastal resource issues involved, we appreciate the chance to work with the County in the local review process.

We have provided a series of comments regarding the May 2005 draft plans and their relation to the California Coastal Act, current LCP Policies and Ordinances, and other planning concerns of the Coastal Commission staff. Because the Coastal Commission has to approve the community plans consistent with the California Coastal Act, we offer the following comments. The comments below are written in two sections: overall comments on some of the most significant Coastal Act and LCP issues raised by features in the plans, and other more text specific comments.

### **I. Coastal Act and LCP Issues**

#### **A. New Development and Public Services (Coastal Act Section 30250)**

The Coastal Act includes several policies that address the location, type, and intensity of new development to ensure the protection of coastal resources. Overall, these requirements reflect a fundamental goal of the Coastal Act: protection of coastal resources by concentrating new development in existing developed areas able to accommodate it.

#### **CAMBRIA**

We have concerns regarding the Cambria Community Plan as it affects new development and the availability of adequate public services. We are encouraged by the programs and standards presented in the plan dealing with the huge disparity between vacant building sites and limited water supplies in Cambria. However, we believe some of the new programs and standards, particularly those dealing with priority uses, growth management, the allocation of residential permits, and service extensions outside of the Urban Services Line (USL), do not adequately support the Coastal Act.

The new programs and standards included in the submittal attempt to address the disparity between growth and available services, but don't appear to address the root problem of assuring

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sustainable water supplies in Cambria. Chapter 3 (Services and Resources) concedes that safe yields in Cambria, particularly during low rain years, are likely inadequate. Chapter 3 provides valuable data covering the current status of public facilities, services, and resources. However, we feel that estimating water availability for new urban uses based on existing entitlements, wait lists, and future allocation patterns, are only some of the factors that need to be considered in the discussion of sustainable water resources. Determining the true amount of water available for new development must be based on a more informed analysis of safe yield balanced with the need to protect riparian and wetland habitats, and must include provisions for current and potential agricultural uses in the two watersheds. Only after this type of analysis is completed can the amount of water for sustainable new development in Cambria and San Simeon be adequately estimated.

We encourage the County to review available water information for area creeks based on below average rainfall years, and begin a study of instream flow requirements for these creeks. Although this issue in Cambria is addressed under Cambria Service Program 10A (page 3-43), the program is non-binding with an "on-going" timetable for completion. A more protective approach should be examined for Cambria that requires time-certain completion of instream flow studies with development restrictions for non-completion. This is the approach currently required for San Simeon Acres under the proposed plan and should be seriously considered for Cambria as well (see San Simeon Communitywide Standard 1C, page 7-99).

As described below, other development standards do not appear to support the Coastal Act.

Communitywide Standard 1 – Reservation of Service Capacity (page 7-14). This standard reserves on a yearly basis 20% of the sewer and water capacity to visitor-serving and commercial uses. Five percent of this 20% may be allocated to affordable housing projects. In addition to concerns about conflicts with the priority use policies of the Coastal Act, this standard raises two other important questions: 1) What happens to the allocation if all of it is not used in a particular year; and, 2) How will this policy be implemented? It appears that this standard relies on the CCSD for implementation. In such a case, it must be demonstrated that the CCSD has adequate implementation measures consistent with Coastal Act policies for priority uses.

Communitywide Standard 2 – Growth Management and Allocation of Residential Permits (page 7-14 through 7-16). This standard is one of the most important new standards proposed in the Cambria plan. This standard limits the issuance of water letters to no more than 1% of the existing number of dwellings within the URL per year and codifies the Title 26 Growth Management Ordinance (GMO). A maximum number of 125 residential permits per year is allowed under subsection B of the standard. In addition, this standard allows the CCSD to provide services outside of the USL or URL under limited circumstances, requires new subdivision projects to retire an equivalent number lots, and ensures that future desalinization plants be owned and operated by the CCSD.

In general, this standard is problematic because the GMO has not been certified as part of the LCP and therefore it is unclear if the GMO can be effective in the coastal zone. We suggest that if the County wants the proposed standard be effective, Title 26 should be submitted separately

for certification, or be included in its entirety for review within the community plan document.

Another primary issue raised by this proposed standard is the concept that water allocation letters not issued in any given year, can be allocated in any following year. This system allows allocations to “stockpile” or “accrue” for use in a later year (Communitywide Standard 2.A.3. page 7-14). This policy would render the 1% growth cap ineffective, with the result that growth in Cambria could accelerate rapidly in a short amount of time once the water moratorium is lifted and all of the accrued water commitments are developed. It is possible under this scenario that the rate of development would outpace the availability of public services such as water supply. We urge the County to consider not allowing allocations to be issued or to accrue during the water moratorium. At such a time when a reliable water resource is established, water hook-ups could then be issued at 1% annually. As proposed, it does not appear this new standard is adequate to address the critical issue of limited water supply in Cambria.

Section 2.C. of this proposed standard allows the CCSD to provide services outside of the USL or URL under certain circumstances. The overriding concern with this standard is the potential for new development to occur outside of existing developed areas and further weaken the “hard edge” of the urban area. The plan should more fully address the cumulative effects of the standard on Cambria’s service capacities and natural landscape through a detailed mapping and inventory of the specific sites that would fall into the exception categories listed in the standard.

Section 2.D. requires that new residential land divisions retire an “equivalent legal lot”. While this new standard appears to be a positive step in eliminating additional development potential through land divisions, the term “equivalent legal lot” needs to be better defined. It should be clear that this means not only an equivalently sized parcel, but the parcel proposed for retirement should also be equivalent in terms of actual development potential. The retirement of equivalent legal lots under this provision should consider other factors on the parcels such as the presence of ESHA, steep slopes, scenic views, or other development constraints to ensure an equitable retirement.

#### Transfer of Development Credits (TDC)

The TDC program is one method to address the problem of existing small lots in Cambria. The transfer of building potential to other areas of Cambria, however, raises concerns about the cumulative impacts of increased development in these receiving areas, including issues of community character and nonpoint source pollution.

The updated standards for the TDC program in Chapter 7 seem to improve upon the existing program through expanded participation and limitations on the use of TDC’s when larger homes have the potential adversely impact resources. While the TDC program seems improved under the update, additional standards should be considered. As detailed in the 2001 Periodic Review Recommendation 2.18, one idea for the County to consider is a standard to address the minimum area of native landscape that must be preserved, regardless of lot size.

Communitywide Standard C.3 Resale Provision (page 7-73): This new TDC provision establishes a resale option to support additional land purchases. While this may be acceptable in

some cases, more information is needed regarding implementation. Specific measures should be included that ensure maximum resource protection. The term “appropriately sited building sites” should be articulated and clear performance standards should be detailed in the provision.

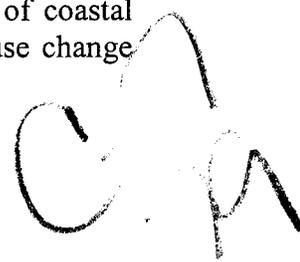
### Land Use Changes

The community plans propose changes to existing land use designations that will change the type, location, and intensity of development in the urban areas of Cambria. The nature of particular land use designation changes determines which Coastal Act and LCP policies are relevant. Major land use changes with potentially significant impacts are discussed in the following section:

- 1) Cambria CSD #3 Main Street: Residential Single-Family to Commercial Retail. This vacant 1.4 acre parcel is located in the West Village of Cambria and is designated RSF. Under the proposed plan, the County would change the land use designation to CR. Any development would displace informal parking, require building in the flood hazard area, and be subject to potential geologic hazard from the steep slopes at the rear of the site. Traffic levels on Main Street could also increase. As discussed at length in the NCAPU, this proposed change appears inconsistent with Coastal Act sections 30250 and 30253.
- 2) Connelly and Childs: Residential and Office/Professional to Commercial Retail. This site is located on the south of Main Street and slopes gently south towards Santa Rosa Creek. The easterly approximately one-third of the site is zoned Office Professional; the westerly approximately two-thirds is designated Residential Multi-Family. A mobile home park is located on the southern part of the westerly two-thirds of the site. The County is proposing to maintain roughly 1.5 acres in the rear of the property for RMF and designate the remaining 2.25 acres to Commercial Retail use. Issues related to this proposed change are future development in a flood hazard area and increasing traffic on Main St. Recently, issues have been raised regarding the closure and conversion of mobile home parks and the retention or replacement of affordable housing units (see A-3-SLO-05-046). In terms of existing patterns of development and location, it makes sense to change the O/P designation to Commercial Retail. However, the RMF designation should be retained for the area of the existing mobile home park, and other residential uses should not be allowed. In any event, the issue of replacement affordable housing units and future use of the mobile home park is one that should be carefully reviewed for consistency with 30250, 30251, and 30253. In addition, the land use change should be reviewed for consistency with Section 23.04.092 of the CZLUO.
- 3) Aiken: Residential Suburban to Commercial Service. This 3.85-acre parcel is characterized by steep to gently rolling slopes with grasslands and Monterey pine forest habitat. In addition to habitat protection, issues are raised by the geologic hazard presented by the steep slopes on the rear of the parcel and the potential for increased traffic on Burton Drive and other streets in the vicinity. According to the land use maps, approximately 60 percent of the site is covered by a geologic study overlay, recognizing the potential hazard to development below the steep slopes. The potential for increases in

water use should also be evaluated. A detailed evaluation of consistency with section 30250 is necessary.

- 4) Kreps/Meltzer: Commercial Retail to Residential Multi-Family. This four-acre site is surrounded by residential areas and contains 34 existing lots. According to the data provided in the NCAPU, the proposed change could accommodate roughly 104 multi-family residential units, with a potential of 225 persons. At this time, even buildout of existing lots of record are of concern in Cambria. Given the current lack of sustainable water supplies, increases in the number of lots could be problematic. However, commercial use may not be the best for this site given its location in an otherwise completely residential area, and being less than one-half mile from the commercial core of the East Village. As discussed in the NCAPU, a more suitable residential use of the site may be single-family residential in order to reduce the overall number of units and persons. Another option would be to change the land use designation to RSF and encourage re-subdivision of the property. Ideally, such a re-subdivision would be accompanied by lot reduction elsewhere on Lodge or Park Hills. Thus, we encourage the County to consider a land use change to RSF (not RMF) with appropriate site design to be consistent with the surrounding area.
- 5) Newman/Londonderry: Residential Multi-Family to Residential Single-Family. This is a 4-acre site comprised of numerous small lots in east Lodge Hill. Some of the lots are already developed with residential units. Issues raised are related to the change in neighborhood character that would come with a change from attached RMF units to detached RSF units. With the proposed change there would be a slight reduction in total potential number of building sites and dwellings. Because of this decrease in development intensity and current land use in the area, the proposal appears consistent with Coastal Act section 30250. Future residential development of the site should be clustered to avoid excessive ground disturbance, tree removal, and scattered residential development.
- 6) South of Cambria Properties: Residential Suburban to Rural Lands (43 acres) and Residential Suburban to Agriculture (32 acres). Proposed land use changes in this area affect parcels totaling approximately 75 acres. The proposal also shifts the USL to exclude the properties from receiving urban services. In the case of the 32 acre parcel, the proposed plan shows a change from Residential Suburban (RS) to Agriculture (AG). In this case, however, a more appropriate land use designation is Open Space (OS) due to the presence of sensitive Monterey pine forest habitat and the embedded recreational use of Camp Ocean Pines. The Coastal Commission recently approved an LCP amendment changing the land use of the 32 acre property from Residential Suburban (RS) to Open Space (OS) (see SLO-MAJ-1-04 Part 2). The 43-acre parcel is to be changed from Residential Suburban (RS) to Rural Lands (RL). On the surface, both of these changes appear to reduce the amount of future development potential to the benefit of coastal resources. With the modification to OS for the 32-acre property, the land use change appears consistent with Coastal Act Sections 30240 and 30250.



- 7) Mid-State Bank: Recreation to Commercial Retail (portion) and removal of Visitor-Serving Combining Designation. The proposed land use change would result in 1.5 acres of the site to be changed from Recreation (REC) to Commercial Retail (CR). Flooding on the site and the potential to exacerbate flooding in the West Village are major issues with any development of this site. As stated in the NCAPU, specific requirements for this site may be inadequate to address the overall flooding potential on this site and in the West Village. The NCAPU recommended denial of a commercial land use change in this area due to inconsistencies with Section 30253 of the Coastal Act. More information will be necessary to find a commercial project on this site consistent with the Coastal Act. The removal of the visitor-serving combining designation for this site is also an issue. There is little information included in the plan showing that the visitor-serving (V) combining designation is no longer necessary or would be better served in a different village location. Thus, the combining designation change may be inconsistent with Section 30222 of the Coastal Act, which requires land suitable for visitor-serving commercial facilities have priority over general commercial.

## SAN SIMEON ACRES

### Land Use Changes

There are four land use changes proposed in San Simeon Acres. The first would appropriately designate the wastewater treatment plant as a Public Facility (PF). For three properties (Ramey - 2.2 acres; Sansone - 2 acres; and Sansone Vista Del Mar - .52 acres) the land use designation would be changed from Commercial Retail (CR) to Residential Multi-Family (RMF). Under the proposed plan, approximately 5 acres of commercial retail area would be lost to residential uses. It is possible that these land use change would decrease the amount of water use and traffic generated. However, these land use changes must consistent with the Coastal Act, which gives visitor serving uses priority over residential uses. Additional information will be required to fully analyze these land use changes for consistency with the Coastal Act. Specifically, this information should demonstrate why the CR land use designation is no longer necessary at these locations, or if this land use can be supported elsewhere in the community. San Simeon Acres is a largely visitor-serving destination area and maintaining land for visitor-serving and commercial uses is important. Thus, these changes appear problematic whether they provide consistency with the Coastal Act.

### **B. Environmentally Sensitive Habitat Areas (ESHA's) (Coastal Act Sections 30240, 30230, 30231, and 30250a)**

One of the primary objectives of the Coastal Act is to preserve, protect, and enhance environmentally sensitive habitat areas (ESHA). In both Cambria and San Simeon Acres ESHA's are abundant. Identified ESHA areas include: marine habitats, streams and riparian habitats, wetlands, and terrestrial habitats.

As discussed in both the NCAPU and the Periodic Review of 2001, the Combining Designation maps do not effectively delineate all locations of potential ESHA, and therefore should not be

relied upon to identify the particular areas where biological evaluations are needed. The LCP definition of ESHA should be revised to conform to Coastal Act section 30107.5. It should also be clarified that application of the ESHA protection standards is not limited to the areas mapped as Combining Designations (Rec. 4.1 p.124).

The Periodic Review also recommends updating the requirements for biological investigations and reports. CZLUO Section 23.07.170 should be revised so that biological reports are prepared for all development within or adjacent to ESHA and not just those sites that have been mapped as ESHA. The submittal appears to weaken the application content requirements of CZLUO Section 23.07.170(a) by adding the following language:

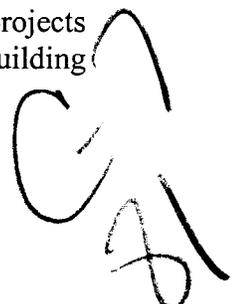
*a. Application content. Unless a comprehensive program or list of standards already exists, and mitigation measures have already been identified that will reduce potential impacts to less than significant levels, and the proposed project will incorporate all feasible mitigation measures, a land use permit application for a project on a site located within and adjacent to an Environmentally Sensitive Habitat shall also include a report by a biologist approved by the Environmental Coordinator that:...*

It is unclear if the “list of standards” and “mitigation measures” would be adequate to protect ESHA consistent with the LCP and Coastal Act. How would these list or mitigation measures be established? How would they be deemed adequate? It is also unclear if this new language addresses new information and changes to habitat areas over time. It seems possible that the lists of standards and mitigation measures may not reflect current on the ground conditions or changed circumstances. More information would be needed to approve this revision consistent with the amended CZLUO.

Monterey pine forest (SRA) (TH) Combining Designation Standard (page 7-7 through 7-11). Although this standard attempts to reduce redundancy and provide consistency in the planning process, Section 2.B. still relies on CZLUO Section 23.07.170 to determine where a biological report is required. As discussed above, biological reports should be prepared for all development within or adjacent to ESHA, not just those areas mapped in the LCP.

Combining Designation Areawide Standard 8 – Clustering of Development Required. This standard requires clustering for new land divisions and multi-family residential projects within forested areas. The standard limits, when feasible, new development to slopes less than 20%. For this standard to be effective, the term “forested areas” needs to be better defined. It is unclear if this term is an ESHA designation or not. If so, this standard raises consistency issues with Coastal Act policies that limit new developments in ESHA to resource dependent uses.

Communitywide Standard 8 (A-C) - Santa Rosa Creek Frontage (page 7-17). These standards should include measures to address lighting and noise impacts on riparian habitats. Past projects in this area have used window treatments, low profile lighting fixtures, and specialized building materials to reduce noise emissions.



### **C. Water Quality and Marine Resources (Coastal Act Section 30230 – 30231)**

The Coastal Act includes numerous policies to protect water quality and marine resources. Marine resources are to be protected, maintained, and where feasible, restored. The biological productivity of coastal waters, including streams, estuaries and wetlands, must be maintained. Requirements include controlling runoff and waste discharges to protect water quality, maintaining groundwater supplies and stream flows in order to sustain the biological productivity of coastal waters, and minimizing the alteration of riparian habitats and streams.

One major proposed change to the Cambria and San Simeon community plans is the inclusion of combining designation standards for projects with point-source marine discharges (Combining Designation Standard 1 – Projects with Point Source Discharges (Cambria page 7-5 and San Simeon page 7-97)). The proposed standard may not provide consistency with Coastal Act Sections 30230-30231. Specifically, detailed biological studies prior to construction, as well as long term monitoring provisions are lacking in the proposed amendment. In addition, this amendment should also consider a suite of standards, much like those included for the Monterey pine forest (TH) that detail the types of resource protection measures that must be in place during construction of any marine outfall project.

#### **CAMBRIA**

Urban development proposed under the Cambria plan has the potential to impact water quality and marine resources. Residential development and road construction have led to increased runoff from impervious surfaces, resulting in a higher rate and volume of runoff, and possible changes in flow patterns and rates of sedimentation into streams.

The proposed plan updates water quality standards for single-family residential development but does not include similar update standards to Multi-Family Residential and Commercial development categories. For example, Residential Single Family Standards 4 and 5 address topographic issues and erosion control measures, but the proposed amendment does not apply these measures to other land use designations. As discussed in the Periodic Review of 2001, one of the main areas where the LCP needs to be updated is in addressing ongoing runoff from all development. The amendment should incorporate measures to address ongoing nonpoint source pollution, regardless of location, type or size of the development. In addition, specific performance standards to ensure that water quality is adequately protected should be included when erosion control and drainage plans are required.

#### **TDC Program**

As described in the Periodic Review of 2001, the current LCP contains no policy limiting the quantity of TDC use in any one area. Concerns are raised over the scale of development that should be allowed on any given property versus the property's ability to absorb and drain water. Although surveys have shown buildings that have used TDC's are distributed widely throughout Lodge Hill, there are a few areas where TDC use has been concentrated. The more concentrated the TDC use, the greater the impact may be on water absorption and erosion. Specific standards addressing the location and concentration of TDC receiver sites should be considered.

On major change proposed under the new community plan is an increase in maximum footprint and GSA allowed under Table 7-1. It appears that in each category, the allowable footprint and GSA is increased (with the exception of the GSA for 25' wide lots). Beyond the baseline increases allowed under Table 7-1, the TDC program would allow even more impervious footprint and square footage to be added to residential developments. For example, Table 7-1 increases the maximum footprints allowed by 400 square feet on triple lots (75' wide). Combined with an additional 400 square feet of TDC credit, questions are raised about cumulative impacts and the role of the TDC program. Contrary to the direction taken under the proposed community plan, it may be necessary to revise the allowable development standards downward for small lots in Cambria. The plan does not include the information needed to evaluate whether the proposed standards will effectively carry out the objective of providing maximum protection of water quality and marine resources. In order to address this issue, we suggest a comparative analysis of the impacts to resources posed by the buildout allowed under the existing TDC program, and that under the proposed TDC program.

#### **D. Scenic and Visual Resources (Coastal Act Section 30210, 30251, 30252, and 30253(5))**

An important aspect of the plans' conformance to Coastal Act standards will be their ability to protect highly scenic areas and the special character of each community. The applicable Coastal Act policies call for the protection of scenic and visual qualities of coastal areas; the provision and protection of maximum public access, including visual access; and, the preservation of special communities and neighborhoods with unique characteristics that are popular destinations for visitors.

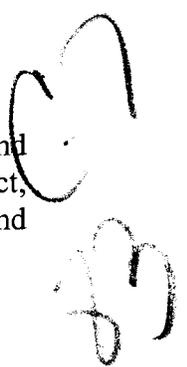
#### **CAMBRIA**

Communitywide Standard 9 (A through F) - Development Within View of Highway One (pages 7-17 through 7-18). This standard establishes a suite of guidelines to address new development within view of Highway One. While this standard appears to provide positive steps to minimize visual impacts and landform alterations, this standard should be expanded to include protection of views from other important public viewing areas, such as public beaches, neighborhood parks, and public access trails. We also suggest that the County consider a prohibition on new subdivisions within the Highway One viewshed and other highly scenic areas.

Moonstone Beach Standard 4 (I) Site Coverage – View Corridors Required (page 7-52). The intent of this standard is to maximize view corridors to the shoreline. The existing side setback standard for contiguous lots should not be optional. Given the fact that this standard addresses such a small land area with a limited number of lots, we suggest a more detailed analysis that pinpoints and describes the best size and location of setbacks to maximize the size and extent of view corridors.

#### **E. Hazards (Coastal Act Section 30235)**

The Coastal Act requires that new development be sited and designed to minimize risk to life and property specifically in areas of high geologic, flood and fire hazard. Under the Coastal Act, development is required to be sited and designed to assure stability and structural integrity and



neither create nor contribute significantly to erosion or require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs (Section 30253). Section 30235 allows the construction of shoreline protective devices where existing development is threatened from erosion and when designed to eliminate or mitigate impacts on shoreline sand supply.

There are a variety of measures that the County should incorporate into the community plans to avoid or minimize the risks of erosion or wave attack and avoid the need for future shoreline armoring. These are discussed at length in the Periodic Review of 2001 and include in part:

- Defining more specifically what existing structures are for purpose of allowing future shoreline armoring.
- Prohibiting new subdivisions or lot splits or lot legalization that creates new lots in high wave hazard areas.
- Modifying the standards to require as a condition of new development that the applicant assume the risk of building in a hazardous area without assurances that future armoring will be allowed.

The Cambria Community Plan addresses the stability and structural integrity of new development primarily through the use of a residential setback standard. Standard 8.A.1. (page 7-76) requires that all residential lots with a coastal bluff be setback to withstand bluff erosion and wave action for a period of 75 years, and that in any case the setback shall not be less than 25 feet. As discussed in the Periodic Review of 2001, it may be appropriate to change the setback requirement to be based on a 100-year economic life of the development rather than 75 years.

## SAN SIMEON ACRES

In San Simeon Acres, there is a minimum bluff setback of 25 feet, which may be required to be greater. However, this setback requirement does not equate to a specific number of years of erosion. Thus, we suggest that Communitywide Standard 2 (page 7-100) be modified to require that structures be setback to withstand bluff erosion and wave action for a period of 75 years (and possibly 100 years), with an absolute minimum setback of 25 feet from the bluff edge.

## II. Text Specific Comments

- (page 7-3) - Combining Designations Standard 2 Lateral Access Dedication – Park Hill. This lateral access standard appears missing from the draft Cambria community plan. Is this intentional? If so, why? Is it addressed in a different section of the plan? Or, could it be that the beach area is already in public ownership?
- (page 3-11) – The intro paragraph of this page discusses near term approaches for supplemental water supplies. The paragraph lists desalinization as a near term project in the years “2004 to 2006”. This should be amended, as a 1 year goal for completion of a

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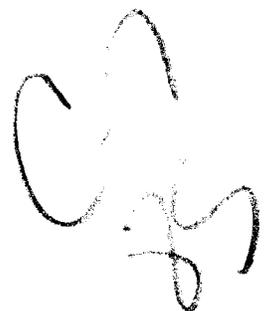
desalinization project seems unrealistic.

- (page 6-3) Combining Designations. - Why are Little Pico, Arroyo de La Cruz, and San Carpoforo Creeks omitted? Has their status changed?
- (page 6-17) – Standard 17A. Should passive recreation be listed as “Restoration?” Perhaps better listed as an “Enhancement” goal?
- (page 7-21) – Communitywide Standard 10 East/West Ranch. It is unclear why residential uses (one caretaker residence and residential accessory uses) would be allowed on East/West Ranch.
- (page 7-58) – Standard 5 Tract 226 – There is no Standard 6 as referenced.
- (page 7-59) - Park Hill Lateral Access – Why is this deleted? Is it addressed elsewhere?
- (page 7-66) - RSF Standard 8 Building Size. - Why are Tract 358, Tract 384, Tract 420, tract 44, and Tract 112 excluded from the maximum footprint and GSA requirements of Table 7-1?
- (page 7-66) A. Use of Table. -There is number missing in the allowable GSA calculation. Should read ( $1200 \times 1.09 = 1,308$ ).
- (page 7-72) Figure. - Notation on Figure 7-24 does not match Figure 7-25 “Fern Canyon” and Figure 7-26 “visible Hillside”

In conclusion, we recognize the significant efforts made by the County to consider a wide variety of interests while protecting valuable coastal resources. Increased population growth and new development pressures, combined with the recognition of limited resources in Cambria and San Simeon, make urban planning within these communities a challenging prospect. We appreciate the opportunity to comment in the development stage of the community plans. As the County moves forward with its review, the issues identified above, as well as any other relevant coastal issues identified upon further analysis, should be considered in light of the provisions of the Coastal Act. We may have more comments as the planning process moves forward. If you have any questions, please do not hesitate to call me at (831) 427-4863.

Sincerely,

Jonathan Bishop  
Coastal Program Analyst  
Central Coast District Office



***ATTACHMENT 12***

*County Response to  
Coastal Commission Letter  
December 22, 2005*

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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

December 22, 2005

Jonathan Bishop, Coastal Program Analyst  
California Coastal Commission  
725 Front Street Suite 300  
Santa Cruz, CA 95060

SUBJECT: Cambria and San Simeon Acres Community Plans of the North Coast Area Plan

Dear Mr. Bishop;

Thank you for your comments on the May 2005 Public Hearing Draft of the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan received November 9, 2005. After several months of consideration, the Planning Commission recommended approval, with recommendations, of the Public Hearing Draft on November 10, 2005.

The Planning Commission's recommendations have been incorporated into the November 2005 Planning Commission Recommended Draft. This draft has been distributed to your office for review. You will find that many of your comments on the May 2005 Public Hearing Draft have been addressed in this Planning Commission Recommended Draft.

It is important to note that the proposed update to the community plans should not be reviewed in a vacuum, but rather as a part of a comprehensive review framework that includes, but is not limited to the County's General Plan, Local Coastal Program (LCP), the California Environmental Quality Act (CEQA), and other laws and regulations. The plan does not authorize development; any proposed development would not only have to be consistent with the plan standards, but would also have to be consistent with all other requirements.

The following are brief responses to the issues raised in your comments on the Public Hearing Draft:

New Development and Public Services – Cambria: The Planning Commission Recommended Draft Plan recognizes resource limitations, including but not limited to water supply, and does not allow for development potential beyond what is allowed under the current plan. In fact, the Planning Commission Recommended Draft includes many programs, policies, and standards to reduce the amount of potential buildout in Cambria from approximately 12,000 to 6,130 dwelling units.

The Cambria Community Services District's (CCSD's) Water Master Plan and other on-going studies provide detailed water information for the area. This information indicates that water supplies are very limited. As such, the Planning Commission Recommended Draft recommends

measures to reduce potential buildout to the greatest extent feasible, while still allowing a reasonable use of the land and fulfilling a fundamental goal of the Coastal Act: protection of coastal resources by concentrating new development in existing developed areas able to accommodate it.

Communitywide Standard 1 – Reservation of Service Capacity: The existing standard requires 20% reservation of water and sewer capacity for visitor-serving uses. This would be implemented consistent with how it is implemented currently. The proposed modification to allow for a percentage to be used for affordable housing requires a program to be reviewed and approved. This program would detail how the policy would be implemented and would be reviewed for consistency with Coastal Act policies.

Communitywide Standard 2 – Growth Management and Allocation of Residential Permits: This standard has been modified by the Planning Commission. Please see p. 7-15 of the Planning Commission Recommended Draft. The currently proposed standard does not allow allocations to “stockpile” or “accrue”. Service extensions outside of the USL or URL are only to allow the CCSD to meet current commitments. Finally, determination of “equivalent legal lot” would occur through the discretionary review and environmental review process with consideration of a number of factors, including habitat, development potential and other site characteristics.

Transfer of Development Credits: In addition to Transfer of Development Credits, there are numerous policies, programs, and standards proposed in the plan to address potential impacts to resources. These policies, programs, and standards included, but are not limited to Monterey Pine Forest Habitat standards, Small Lot-Open Space District program, and Santa Rosa Creek standards.

Communitywide Standard C.3 Resale Provision: This standard has been modified by the Planning Commission to include provisions for maximum resource protection. See page 7-73 of the Planning Commission Recommended Draft.

#### Land Use Changes

- 1) **Cambria CSD #3 Main Street RSF to CR:** The proposed land use designation change does not authorize development. Regardless of land use category designation, development would have the potential to result in impacts. Any proposed development would need to meet requirements regarding parking, flood hazard, geologic hazards, and traffic. The Commercial Retail land use category is more appropriate than RSF Main Street, in the West Village Commercial District, a visitor-serving area.
- 2) **Connelly and Childs: RMF and OP to RMF and CR:** Again, this land use category change does not authorize development. Section 23.04.092 of the CZLUO applies only to the types of projects detailed in 23.04.092a. The mobile home park would be allowed to remain as a legal non-conforming use. The proposed land use category configuration would retain approximately the same



amount of land in the RMF category while allowing CR uses to be located along Main Street. Through the coastal development permit review process, any proposal for development of the property would be reviewed for consistency with all applicable regulations.

- 3) **Aiken: RS to CS:** The Planning Commission has recommended this remain RS.
- 4) **Kreps/Meltzer: CR to RMF:** Because of lot configuration, ownership patterns, and planning area standards the RMF designation would not result in a significant change in the number of units allowed under the RSF designation. However, the RMF designation would allow and encourage development patterns that may result in units that would typically sell at a lower market rate than standard residential single family development. Further, proposed planning area standards address issues such as access, circulation, design, and maintenance.
- 5) **Newman/Londonderry: RMF to RSF:** The Planning Commission has recommended this remain RMF because many of the lots have already been developed with multiple units.
- 6) **South of Cambria Properties:** The Planning Commission has recommended this 32- acre parcel land use category change proposal be deleted from this effort consistent with the recently approved Coastal Commission LCP amendment.
- 7) **Mid-State Bank: REC to CR:** This site is already developed and flooding potential has been addressed. The proposed change is simply to make the land use category consistent with approved development. Further, the visitor-serving designation is not removed from the site. The V symbol is moved to the West Village area on the map to more generally indicate that the visitor-serving designation applies to all CR and REC land use categories along Main Street rather than appearing to apply to a single property.

San Simeon Acres CR to RMF: Most of the land within San Simeon Acres is in the CR land use category. The vast majority of employment in San Simeon Acres is in the visitor-serving, service sector industry, resulting in a large need for multi-family housing. The proposed land use category changes are to help meet this need.

Environmentally Sensitive Habitat Areas: Please note that the proposed Estero Area Plan update includes amendments to the definition of ESHA in the CZLUO. These changes, if approved, would be affective Coastal Zone-wide and therefore have not been duplicated in this proposed update.

The "list of standards" and "mitigation measures" would be reviewed for adequacy on a project by project basis. For example, for a specific development on a specific property, the standards for construction practices and vegetation replacement may be determined through the coastal



development permit and environmental review process to be adequate. While, because of the characteristics of another project, the standards may be determined to not be adequate and additional mitigation measures applied through the development and environmental review process.

Monterey Pine Forest Combining Designation Standard: Please see Communitywide Standard #5 on page 7-17 of the Planning Commission Recommended Draft. This standard for site review is located in the Communitywide section because it applies to the entire community, not just properties with the ESHA designation.

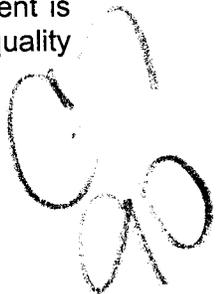
Combining Designation Standard 8 – Clustering of Development Required: This is a Monterey Pine Forest Habitat (SRA) (TH) standard and requires certain types of development proposed on a property within a TH to be clustered and restricted to slopes less than 20 percent in order to reduce impacts on the Monterey pine forest habitat. The Board of Supervisors may consider changing “forested areas” to “the Monterey pine forest habitat” through their review of the Planning Commission Recommended Draft.

Communitywide Standard 8 Santa Rosa Creek Frontage: Lighting and noise impacts would be addressed through coastal development permit and environmental review.

Water Quality and Marine Resources: The Planning Commission Recommended Draft includes numerous programs, policies, and standards to protect water quality and marine resources. Proposed development would not only have to be consistent with the area plan standards, but would also have to be consistent with all other requirements of the LCP and CEQA. While the proposed Combining Designation Standard 1 would include specific requirements for projects with point source discharges, these projects would also be subject to biological studies, monitoring, and numerous other requirements.

Water Quality and Marine Resources - Cambria: CZLUO Sections 23.05.042 through 23.05.050 provide standards for the control of drainage and drainage facilities to minimize effects of runoff and resulting inundation and erosion. These standards were updated in 2004 and address ongoing runoff from all development. The erosion control standards included in the RSF section are existing standards originally written specifically for issues related to the Lodge Hill area. The Board of Supervisors may consider deleting these standards so it would be clear that development is subject to the recently updated requirements of CZLUO Sections 23.05.042 through 23.05.050, leave the standards as proposed, or revise them so they apply areawide.

TDC Program: Please note that only the maximum allowable footprint is proposed to increase, not GSA. Maximum allowable GSA would stay the same as in the current Table G. The proposal to increase the maximum allowable footprint is in response to community concern over the massive, boxy appearance of homes and the need for more single story living by the community’s residents, many of whom are elderly. Again, please note that all development is subject to the numerous policies, programs, and standards of the LCP that protect water quality and marine resources.



Scenic and Visual Resources: The Planning Commission Recommended Draft includes many policies, programs, and standards to protect the scenic and visual qualities of the coastal areas, provide and protect public access, and preserve special communities and neighborhoods.

Cambria Communitywide Standard 9 – Development within View of Highway One: Proposed development would not only have to be consistent with the area plan standards, but would also have to be consistent with all other requirements of the LCP and CEQA which include requirements for the protection of visual resources. These standards were developed specifically for Highway One through the review of many development proposals along this corridor. The County has developed effective requirements previously applied on a project by project basis into standards. Protection of views from development proposed in other areas would also be evaluated on a project by project basis and appropriate view protection measures would be applied. Cambria is already subdivided, mainly into small, substandard lots. A prohibition on new subdivisions would not significantly affect view protection.

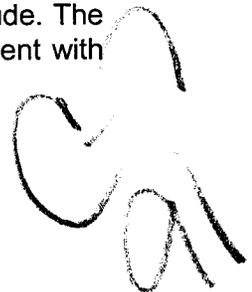
Moonstone Beach Standard 4 – View Corridors Required: This is an existing standard. Many of the lots are developed and the flexible standard allows application to be based on specific proposals (remodel, demolition and replacement, addition, etc) and site characteristics.

Hazards: Development is subject to the requirements of the LCP regarding hazards. Proposed shoreline protective devices are also subject to the requirements of the LCP. Further, the Planning Commission Recommended Draft includes a program to address shoreline erosion and bluff management. This program includes a plan that focuses on annual bluff erosion rates and sand supply; bluff retreat and setbacks; emergency armoring procedures; and shoreline protection structure design, engineering, monitoring, and maintenance.

San Simeon Acres Communitywide Standard 2: This standard has been modified by the Planning Commission. See page 7-100 of the Planning Commission Recommended Draft.

Text Specific Comments:

- **Combining Designations Standard 2 Lateral Access Dedication – Park Hill.** This standard is proposed for deletion as it is redundant with requirements of CZLUO Section 23.04.420 Coastal Access Required.
- **P.3-11.** Comment noted. The Board of Supervisors may consider a revised completion goal.
- **P. 6-3. Combining Designations.** Please see page 6-3 of the Planning Commission Recommended Draft.
- **P. 6-17 – Standard 17A.** It's unlikely that this distinction is of much consequence since the list refers to things the 'to be prepared' Creek Enhancement Plan may include. The plan may identify an appropriate level of passive recreation use that is consistent with the restoration efforts.



- **P. 7-21 – Communitywide Standard 10 East/West Ranch.** The caretaker residence and residential accessory uses would be to house a caretaker employed on the site for security and maintenance purposes.
- **P. 7-58. Standard 5 Tract 226.** Please see page 7-59 of the Planning Commission Recommended Draft.
- **7-59. Park Hill Lateral Access.** This standard is proposed for deletion as it is redundant with requirements of CZLUO Section 23.04.420 Coastal Access Required.
- **P. 7-66. RSF Standard 8 Building Size.** These are large lot subdivisions that do not have the lot size limitations of properties within the small lot subdivisions.
- **P. 7-66. A. Use of Table.** Please see page 7-66 of the Planning Commission Recommended Draft.
- **P. 7-72 Figure.** Please see page 7-71 and 7-72 of the Planning Commission Recommended Draft.

Thank you for your comments on the Public Hearing Draft. Please use this information in review of the Planning Commission Recommended Draft. We look forward to receiving comments on the Planning Commission Recommended Draft prior to the beginning of public hearings with the Board of Supervisors. These hearings are tentatively scheduled to begin on February 28, 2006. Please contact me at (805) 781-4576 should you have any questions or concerns.

Sincerely,



Martha Nader, AICP, Planner  
Department of Planning and Building



# *ATTACHMENT 13*

## *Correspondence*

### **Government Agencies**

- Andrew Mutziger; APCD; January 13, 2006
- Tammy Rudock, General Manager; CCSD; January 13, 2006
- James Kilmer; CalTrans; January 18, 2006
- Ross Swenerton, Chief; State Water Resources Control Board; February 9, 2006

### **Community Groups**

- Wayne Ryburn, Chair; North Coast Alliance; January 18, 2006
- John MacKinnon, President and Robert Clark, Sec/Treas; Moonstone Beach Association; January 26, 2006
- Bill Allen, President; North Coast Alliance; February 8, 2006

### **Private Individuals**

- Robert Horvath; Cypress, CA; December 30, 2005
- Jesse Arnold; Cambria, CA; January 7, 2006
- Doug Buckmaster; Cambria, CA; January 11, 2006
- Martin Verhaegh; Cambria, CA; January 18, 2006
- Mark and Sally DiMaggio; Cambria, CA; January 16, 2006
- Anne Wyatt; Cambria, CA; February 6, 2006

A handwritten signature or set of initials in black ink, located in the bottom right corner of the page. The signature is stylized and appears to consist of several loops and curves, possibly representing the initials 'CAB' or a similar name.



Andrew  
Mutziger/APCD/COSLO  
01/13/2006 04:35 PM

To Martha Neder/Planning/COSLO@Wings  
cc Aeron Arlin Genet/APCD/COSLO@Wings, Sandra  
Lee/APCD/COSLO@Wings  
bcc

Subject North Coast Area Plan - No further APCD Comments

History:  This message has been replied to.

Hi Martha,

I reviewed the Planning Commission Recommended Draft (Nov 2005) of the Cambria And Sam Simeon Acres Community Plans of the North Coast Area Plan and the October 6, 2005 FEIR for the Area Plan that I found on your web site.

Thank you for incorporating the comments from the APCD July 13, 2005 letter into the Area Plan and FEIR. These documents looks good from the Air District's perspective and we have no additional comments.

Our July letter commended this Area Plan for its forward thinking land use policies and transportation demand management techniques. The APCD would like to specifically commend this Area Plan for the allowance of mixed use and secondary dwellings inside the Cambria URL and the restriction of TDCs to receiver sites inside that URL. These are excellent examples of land use policies that are consistent with our Clean Air Plan, Smart Growth Principles, and they can help improve the local job/housing balance.

Thank you Martha and I hope you have a great long weekend.

Andy Mutziger  
Air Quality Specialist  
San Luis Obispo County Air Pollution Control District  
(805) 781-5912

OIS: 2906-3

# MARTIN



## Cambria Community Services District

P.O. Box 65 • 1316 Tamson Drive Suite 201 • Cambria CA 93428  
Telephone (805) 927-6223 • Facsimile (805) 927-5584

# Fax

To: *Chris, SLO Co. Planning* From: *Bob Geesens*

Fax: *781-5624* Pages: *11*

Phone: \_\_\_\_\_ Date: *1-13-2006*

Re: *Comments to Cambria San Simon Acres Comm. Plans*

- Urgent
- For Review
- Please Comment
- Please Reply
- Original to Follow by Mail

*Please forward to Meetha.  
Thank you!*



January 13, 2006

Ms. Martha Neder, AICP  
Planner III, Project Manager  
Department of Planning and Building  
**COUNTY OF SAN LUIS OBISPO**  
County Government Center  
San Luis Obispo, California 93408

**DIRECTORS:**

Gregory Sanders  
*President*

Donald Villeneuve  
*Vice President*

Peter Chaldercott  
*Director*

Joan Cobin  
*Director*

Ilan Finkel-Bilu  
*Director*

**OFFICERS:**

Tammy Redlock  
*General Manager*

Archer R. Monzandon  
*District Counsel*

Kathy Chuate  
*District Clerk*

**Subject:** November 2005 Planning Commission Recommended Draft  
Cambria and San Simeon Acres Community Plans of the NCAP

Dear Ms. Neder:

Our District is in receipt of the above subject report and appreciates your efforts to date in considering our earlier comments. The following points are offered to further refine and clarify our District's position regarding past comments you may have received, as well as more current information.

- 1) *Re: Page 3-43; In-stream flow management study for San Simeon and Santa Rosa Creeks (MOD107)*

This is a bit of a moot point, since our District is currently under a moratorium and has planned on a future seawater desalination facility to be in place prior to allowing future connections. However, for the record, our District abides by diversion permits issued by the State Water Resources Control Board (SWRCB). We believe the SWRCB is the appropriate regulatory agency to define conditions associated with our District's water rights and diversion permits.

Related to the above, we traced the rationale for the in-stream flow condition on San Simeon Creek to a discussion contained within a Coastal Commission periodic review document (July 12, 2001, as revised August 24, 2001 to incorporate changes from the addendum and hearing of July 12, 2001). In reviewing page 85 of this document, we noticed that the San Simeon Creek is incorrectly characterized as a "perennial" stream. This misrepresentation has apparently occurred from taking statements from a past D.W. Alley report out of context. Attachment A to this letter contains Figure 1 from this same D.W. Alley report that shows the lower reach of the San Simeon Creek as "dry." The upper reaches of the creek that flow perennially are further upstream from our well field, and are labeled reaches R1, R2, and R3. Our District's San Simeon well field is located along the lower reach of San Simeon Creek, which flows seasonally, and is subterranean during the summer months.

The seasonal characteristic of the lower reach of San Simeon Creek is further documented by historic stream flow records from the Palmer Flats gauging station, as well as past modeling by the USGS (1998 USGS Report 98-4061). Attachment A to this letter summarizes historic stream gauge records indicating the periods when there was no flow in the lower reach of the San Simeon Creek during the summer months. The no-flow periods

Ms. Martha Neder  
January 13, 2006  
Page 2 of 3

occurred prior to the installation of the CCSD wells in 1979. In addition, computer modeling completed by the USGS have found the lower reaches of the creek to run subterranean with and without municipal pumping. Page 82 of the USGS reports states, "In the San Simeon Basin, there were natural dry-season water-level declines throughout the valley because water moved downvalley only as subsurface flow." Because the creek runs subterranean in this area, we believe the in-stream flow management study for San Simeon Creek should be stricken. Our District also intends to fully abide by the existing appropriation permits issued by the SWRCB. The SWRCB issued permits include compliance with the Endangered Species Act (ESA). Ensuring compliance with the ESA appears to be the underlying concern of the past Coastal Commission periodic review recommendation.

2) *Re: Page 3-43, Item C. Small lot reduction ballot measure.*

We recommend rephrasing this program item to completion of a "build out reduction program." Our District is currently completing a comprehensive build-out reduction program, which will not be limited to a ballot measure.

3) *Re: Page 7-15; Item 1.B. Affordable Housing - Program Required.*

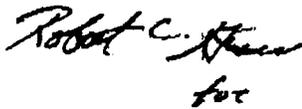
We believe there may be conflicting goals by State agencies due to the County being asked by the State Department of Housing and Community Development to provide affordable housing, while the State Coastal Commission is recommending a reduction in build-out potential in Cambria (Coastal Commission Recommendation 2.16). In addition, we could not find where the Community Plan addresses the Housing Element policies of being near areas of employment and transportation systems. We believe affordable housing should be part of the current plan and not a future condition placed upon our District. With regard to this community-wide standard, we propose the following for consideration:

- A. The Community Plan should be updated to include a specific definition of exactly what constitutes affordable housing. Because there has been a historic shortfall in the number of Lower and Very Low Income as well as Moderate Income Units, we recommend basing the total number of allowable units on those specific categories. In addition, long-term protections should be in place to ensure affordable housing remains affordable over the long-term (per County white paper).
- B. Construction of affordable housing should not be allowed in critical resource areas and areas subject to high fire risk from a wild-land fire. For example, we are concerned over constructing mixed use housing units in areas that may back up to Santa Rosa Creek. Although the current community plan references minimum creek set backs, it also refers to the Coastal Zone Land Use Ordinance that allows for adjusting the allowable setback to allow for the "principal permitted use of the property" and similar exceptions (see CZLUO 23.07.174 d.2). In related sections of the CZLUO (CZLUO 23.07.174.e.6), it further allows for removal of riparian vegetation along the creek.
- C. Within the multi-family, Office and Professional, and Commercial Retail land use categories allow for a maximum limit of 200 affordable housing units, as defined by item A above. This would be contingent upon the CCSD receiving an allowed variance to the 1981 Coastal Development permit by the Coastal Commission for including such uses within the required 20-percent water capacity set aside for Public Commercial and Recreational Use (commonly referred to as "visitor serving").
- D. The affordable housing program required of the CCSD in the second paragraph would be limited in scope to accounting for water connections.

Ms. Martha Neder  
January 13, 2006  
Page 3 of 3

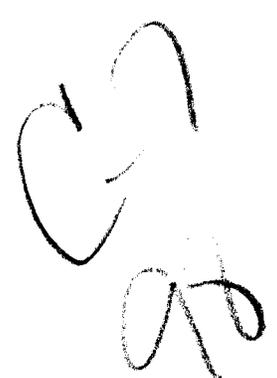
In closing, the CCSD appreciates the opportunity to comment on the Planning Commission Recommended Draft of the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan. We look forward to continued discussion and collaboration as the plan develops.

Sincerely,



for  
Tammy A. Rudock  
General Manager

Attachments (1)



**Attachment A**

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**D.W. ALLEY & Associates**

**aquatic biology**

**Comparison of Juvenile Steelhead Production in 1994-99 for  
San Simeon Creek, San Luis Obispo County, California,  
With Habitat Analysis and an Index of Adult Returns**



**Prepared for**

**Cambria Community Services District  
Post Office Box 65  
Cambria, California 93428**

**By**

**Donald W. Alley, Aquatic Biologist**

**With Assistance from**

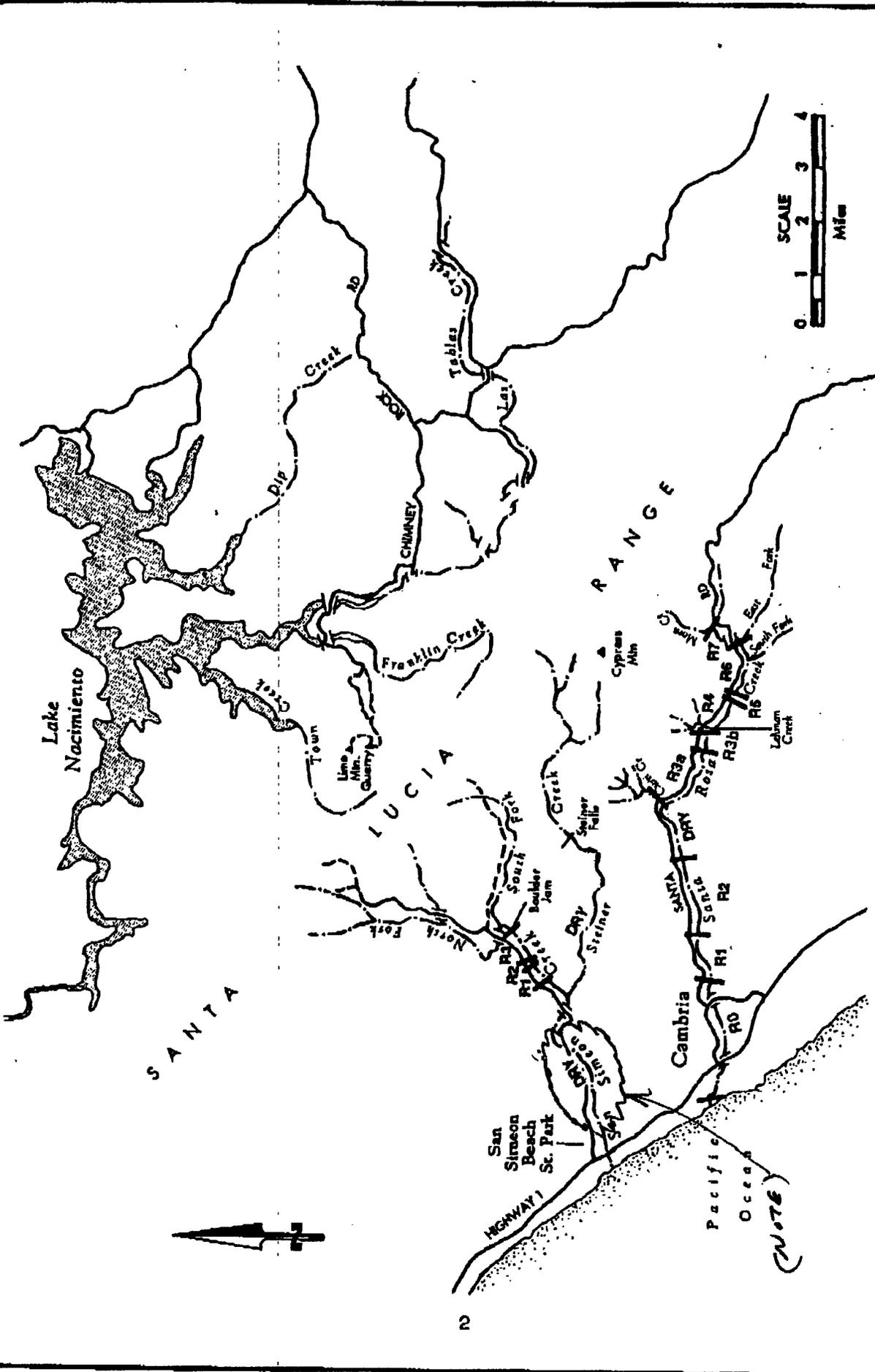
**Sean S. Grauel, C.C.S.D. Biologist  
Bryan Mori, Wildlife Biologist**

**August, 2000**

**Project Number 100-09**

(4)

Handwritten signature and initials: W84.C and a circled M.



D.W. ALLEY & Associates  
 P.O. Box 200 • Brookdale, CA 95007

FIGURE 1 - Santa Rosa and San Simeon Creek Drainages with Reach Designations.  
 San Luis Obispo County, September 1998

*Handwritten signature/initials*



# Hydrogeology, Water Quality, Water Budgets, and Simulated Responses to Hydrologic Changes in Santa Rosa and San Simeon Creek Ground-Water Basins, San Luis Obispo County, California



**U.S. GEOLOGICAL SURVEY**  
Water-Resources Investigations  
Report 98-4061

Prepared in cooperation with the  
**SAN LUIS OBISPO COUNTY FLOOD  
CONTROL AND WATER CONSERVATION DISTRICT**

100

27S/8E-24N2 and decreased downstream to about 2 ft at well 27S/8E-21R3.

Municipal pumpage decreased dry-season water levels throughout the San Simeon Basin by quantities ranging from 1 ft at the upper end of the valley (27S/8E-11C1) to 7 ft in the CCSD well field (27S/8E-9J4). Unlike agricultural pumpage, municipal pumpage also affected winter water levels, at least in the well field. Municipal pumping rates that remained high in winter prevented ground-water levels from recovering completely. The water levels remained about 3 ft below the level of the creek throughout the winter of 1989.

A significant amount of dry-season water-level decline is not the result of pumpage but of natural drainage processes. Winter water levels at the upper ends of the valleys cannot be maintained without continued recharge from the creeks. As soon as the creeks dry up in summer, ground water in those areas drains downvalley. In the simulation with no pumpage, these natural dry-season water-level declines were between 21 and 25 ft, or about 75 percent as large as the declines that occurred with pumping in 1988 (fig. 24). In the Santa Rosa Basin, much of the water draining out of the upper end of the valley seeped into the creek and became available to offset dry-season declines in downvalley areas. Consequently, there was almost no dry-season water-level decline under predevelopment conditions downstream of about well 27S/9E-19H2. In the San Simeon Basin, there were natural dry-season water-level declines throughout the valley because water moved downvalley only as subsurface flow.

### Occurrence and Effects of Drought

The water supply for the Cambria area is vulnerable to drought because the ground-water basins provide the only supply of water during the dry season and because ground-water storage capacity is small relative to the demand for water. The amount of usable ground-water storage capacity above sea level is about 3,800 acre-ft in the Santa Rosa Basin and 1,000 acre-ft in the San Simeon Basin. Total annual pumpage during 1988-89 was about 30 and 101 percent of the storage capacity in the two basins, respectively. Data for Pico Creek (Cleath, 1986) indicate that total annual pumpage was about 230 percent of storage.

For the purpose of water-supply evaluation, droughts were grouped into three categories: (1) a long dry season between two winters in which the basins are

completely recharged, (2) a single winter during which the basins are not fully recharged, and (3) two or more successive winters of incomplete recharge.

### Single Long Dry Season

In most years, the creeks stop flowing in summer. When flow stops, the quantity of water available until the following winter is limited to the quantity of ground water stored in the basins plus a slow but steady inflow of ground water from bedrock. The quantity of water in storage at the beginning of the dry season usually is about the same each year, but the length of the dry season is quite variable. If the dry season were exceptionally long and pumping continued unabated, wells could go dry or subsidence or seawater intrusion could occur before recharge begins the following winter. Partly for these reasons, there are legal limitations on annual and seasonal quantities of municipal pumpage for both basins.

The frequency distribution of the duration of the summer dry season was estimated from streamflow records for Santa Rosa Creek near Cambria and San Simeon Creek at Palmer Flats. A persistent trickle of summer base flow in Santa Rosa Creek resulted in a non-normal distribution of dry-season duration. This trickle, which is relatively insignificant from a water-supply standpoint, was omitted from the analysis by counting days in which streamflow was less than 0.5 ft<sup>3</sup>/s as days of no flow. The resulting frequency distribution for 1959-89 could be adequately approximated by a normal distribution with a mean of 146 days and a standard deviation of 69 days. Normality was tested using the probability plot correlation coefficient test (Looney and Gullidge, 1985). The probability distribution indicated that the 100-year maximum dry-season duration (that is, the maximum dry-season duration likely to occur once in 100 years) is 307 days. For comparison, the longest dry season in the streamflow record for Santa Rosa Creek (289 days in 1977) has an estimated recurrence interval of about 52 years.

Summer base flow is less persistent in San Simeon Creek and was not omitted from the analysis. For the period of streamflow record (1971-89), the average duration of the dry season was normally distributed with a mean of 164 days and a standard deviation of 64 days. The 100-year dry-season duration is 312 days; the longest dry season on record for San Simeon Creek (269 days in 1977) has an estimated recurrence level of about 20 years.

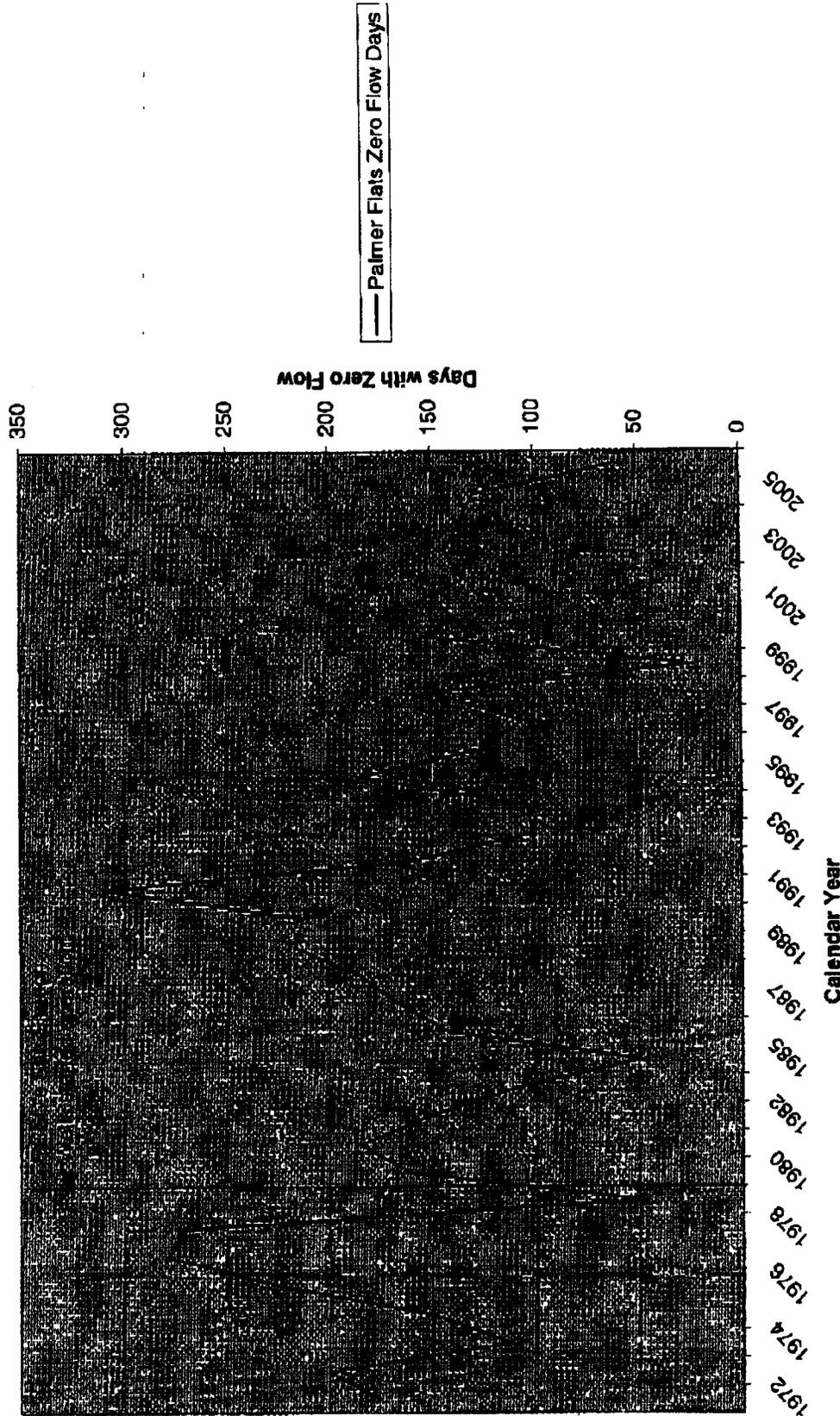
**Summary of No Flow Days at Palmer Flats Gauging Station**

**San Simeon Creek**

**From CCSD Operating Records**

CS  
104

San Simeon Creek @ Palmer Flats Gage



103

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3101  
FAX (805) 549-3329  
TDD (805) 549-3259  
<http://www.dot.ca.gov/dist05/>



January 18, 2006

Post-it® Fax Note 7671		Date 1/18/06	# of pages 3
To Martha Nader	From Virginia Kirk		
Co./Dept.	FAXED		
Phone #		Phone # 549-3800	
Fax # 781-1242		Fax #	

Martha Nader, AICP  
Planning/County Planning & Building Department  
County Government Center, Room 300  
San Luis Obispo, CA 93408-2040

Dear Ms. Nader:

REVIEW OF PLANNING COMMISSION RECOMMENDED DRAFT OF CAMBRIA AND SAN SIMEON ACRES COMMUNITY PLAN UPDATE

The California Department of Transportation (Caltrans) has reviewed the above-referenced document and offers the following comments for your consideration.

We would like to see the following perspective regarding transportation matters incorporated in the Community Plan:

1. State Route (SR) 1 is the lifeline route for coastal communities north of Harmony (SR 46). While Main Street runs parallel in Cambria as do Hearst and Castillo Drives in San Simeon Acres, no continuous parallel route accompanies SR 1 through the North Coast Area. Neither does any intersecting route north of SR 46 provide access to another major route such as US 101.
2. SR 1 accommodates interregional trips between US 101 in San Luis Obispo and the Monterey Peninsula.
3. SR 1 accommodates regional trips between communities and attractions within the North Coast Area and San Luis Obispo County communities outside the North Coast Area. These include trips by residents of Cambria and San Simeon Acres to jobs, shopping, and professional services as well as trips to Cambria and San Simeon Acres for employment and leisure activities including shopping, dining, and recreation.
4. SR 1 accommodates local trips within Cambria and San Simeon Acres and between these communities and the Hearst Castle.
5. Caltrans' long-range (20-year) concept for SR 1 from the end of the freeway north of Cayucos to the Carmel River Bridge in Monterey County is for a two-lane facility.
6. Community Plan Policies should encourage regional travel by alternatives to single-occupant vehicles.

Martha Neder  
January 18, 2006  
Page 2

7. Community Plan Policies should encourage travel by transit, carpool, vanpool, or bicycle between the communities and Hearst Castle.
8. Community Plan Policies should encourage local travel by transit shuttle, bicycle, and foot within the two communities.
9. Non-motorized transportation should be addressed more prominently in the Community Plan. Not only is the North Coast Area pleasant and accommodating for recreational non-motorized travel by residents and tourists, these modes also have potential to substitute for motor vehicle trips – especially within Cambria.
10. The installation of passing lanes in the two communities would not be consistent with the District's Draft Transportation Concept Report (TCR), the long-range planning document for the route.
11. On p. 5-3, please change objective 1.C. from "Expanding road capacity" to "Managing roadway capacity" and add objective 1.D. "Developing/promoting alternatives that reduce travel by single-occupant vehicle."
12. The designation of the North Coast portion of SR 1 as an All-American Road under the FHWA's Scenic Byways Program will have implications for the two communities as well as the highway. The San Luis Obispo North Coast Corridor Enhancement Plan (CEP) identifies strategies for interpreting, marketing, and improving the byway. The CEP should be referenced in the Community Plan.
13. Cambria is home to a significant number of artists, writers, and telecommuters. The Plan should identify the potential for local support services including telecommunications facilities that would reduce the need for such workers to travel to a larger center.
14. Recent decisions with respect to development of land long-held by the Hearst Corporation have implications for the economies and transportation systems serving the two communities. These implications should be identified in the Plan.
15. The transit center proposed for Cambria (p. 5-18) should be introduced earlier and integrated with policies related to commercial and residential land use.

We offer the following comments on matters other than transportation

1. Page. 2-2, B. Population, 1. Historic Population Growth. The first sentence ("The North Coast Planning Area, like the other coastal areas, has grown at a faster rate than the county average.") is misleading, as is the comparison of the two communities with the County and state in Table 2-2. Other unincorporated communities such as Nipomo and Templeton have

Martha Neder  
January 18, 2006  
Page 3

grown rapidly over the past 35 years. The "story" for Cambria for the past several years has been the building cap.

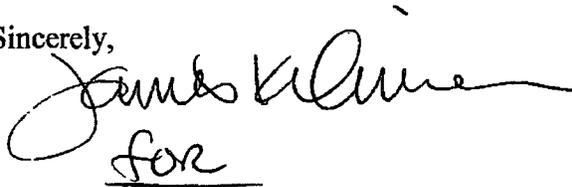
Tables 2-1 and 2-2 appear to include both whole and "rounded" (1980) numbers. All should be rounded to the nearest "50".

Table 2-3 displays a variety of 5-year and 10-year age cohort intervals for the adult population.

- 2. Please consider preparation of a Safety Element fully describing, assessing and addressing hazards such as fire, landsliding and erosion, tsunamis, and earthquakes.

Thank you for the opportunity to comment on the North Coast Area Plan. If you have any questions, please contact Gina Kirk of this office at (805) 549-3800.

Sincerely,



for

DAVID MURRAY, Chief  
Regional Planning and Development Review





"Ross Swenerton"  
<RSWENERTON@waterboards.ca.gov>

02/09/2006 01:55 PM

To <mnedr@co.slo.ca.us>

cc

bcc

Subject Comments on Cambria and San Simeon Acres Community Plans and Related Final EIR

Martha,

Please see attached comments on the Final EIR and proposed plan updates. In particular, please make sure that the County Board of Supervisors fully understands that the State Water Board would not concur with any Statement of Overriding Considerations adopted by the County that would lead to adopting plan updates that would authorize or otherwise promote increased pumping of shallow groundwater in the San Simeon Creek, Santa Rosa Creek or Pico Creek Basins in violation of the current State Water Board limits imposed by the water right permits issued to Cambria CSD and San Simeon Acres CSD.

Let me know if you have any questions. Thanks.

Ross Swenerton, Chief  
Watershed Unit 1  
Water Rights Permitting Section  
Division of Water Rights  
State Water Resources Control Board  
1001 I St., P.O. Box 2000  
Sacramento, CA 95812-2000  
Phone: (916) 341-5398  
FAX: (916) 341-5400  
Email: RSwenerton@waterboards.ca.gov



Comments on EIR for Cambria-San Simeon Acres Community Plans.doc

CS  
109



# State Water Resources Control Board



Alan C. Lloyd, Ph.D.  
Agency Secretary

**Division of Water Rights**  
1001 I Street, 14<sup>th</sup> Floor ♦ Sacramento, California 95814 ♦ 916.341.5300  
P.O. Box 2000 ♦ Sacramento, California 95812-2000  
FAX: 916.341.5400 ♦ www.waterrights.ca.gov

Arnold Schwarzenegger  
Governor

In Reply Refer  
to:332:RAS:19095

**EMAILED February 9, 2006**

Martha Neder, AICP, Planning  
County of San Luis Obispo  
County Planning & Building Department  
County Government Center, Rm. 300  
San Luis Obispo, CA 93408-2040

Dear Ms. Neder:

COMMENTS ON THE FINAL ENVIRONMENTAL IMPACT REPORT (FINAL EIR) FOR  
THE CAMBRIA AND SAN SIMEON ACRES COMMUNITY PLANS OF THE NORTH  
COAST AREA PLAN (OCTOBER 6, 2005)

Thank you for the opportunity to review and comment on the Final EIR prepared by the County of San Luis Obispo (County) for the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan. Staff of the State Water Resources Control Board (State Water Board), Division of Water Rights (Division) has completed its review. Our comments follow:

By letter dated October 28, 2004, the Division requested that specific information be included within the scope of the Draft EIR in order to meet the Division's information needs as responsible agency for any new water rights that both Cambria Community Services District (CCSD) and San Simeon Acres Community Services District (SSACSD) would likely need to obtain pursuant to the plan update. While Chapter 4.14 (Water Supply) in the Final EIR presents a fair discussion of the significant water supply issues and addresses some of the issues identified in the Division's October 28, 2004 letter, it fails to explain that any proposed increases in pumping of shallow groundwater aquifers in the San Simeon Creek Basin, Santa Rosa Creek Basin or Pico Creek Basin to support new development under the plans will not likely be allowed by the State Water Board if such pumping exceeds the diversion limits currently set in the water right permits issued by the State Water Board to CCSD and SSACSD. This explanation should be included in any Final EIR that is certified by the County.

With regard to the proposed findings of fact and Statement of Overriding Considerations (SOC) at the back of the Final EIR, the Division understands that these findings and SOC have been superseded, but we have not been provided with any information on what specific changes have been proposed for actual adoption. Please be advised, however, that the Division would not concur with any SOC adopted by the County concluding that there are overriding considerations which outweigh unavoidable water supply impacts involving violation of the diversion limits currently set in the CCSD and SSACSD water right permits for diversion from the San Simeon Creek Basin, Santa Rosa Creek Basin or Pico Creek Basin.

**California Environmental Protection Agency**

Martha Neder

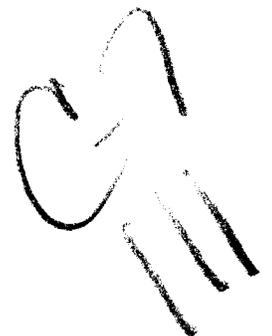
-2-

In conclusion, please consider the above Division comments prior to certifying the Final EIR, adopting the SOC or updating the community plans. Further, please send me a complete copy of : (1) any amendments made to the Final EIR prior to certification, (2) the adopted SOC, (3) the Notice of Determination, and (4) the adopted community plan updates.

If you have any questions, please contact me by telephone at (916) 341-5398 or by email at [RSwenerton@waterboards.ca.gov](mailto:RSwenerton@waterboards.ca.gov) .

Sincerely,

Ross Swenerton, Chief  
Watershed Unit 1

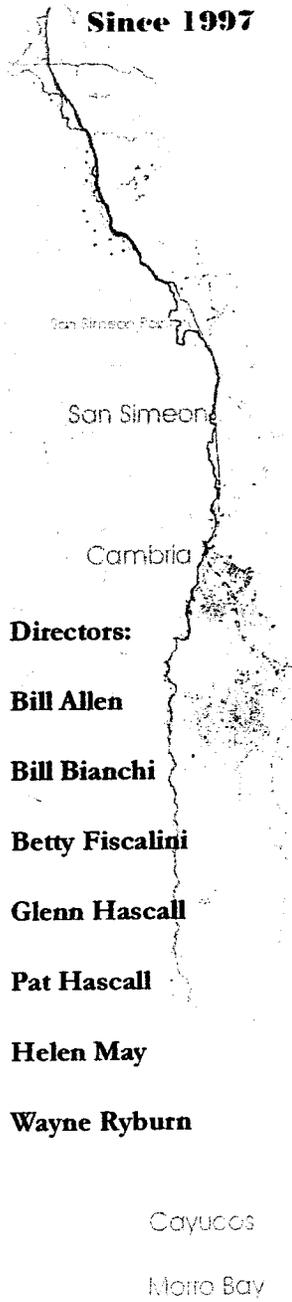
A handwritten signature in black ink, appearing to read "RSW", is located in the bottom right corner of the page.

# NORTH COAST ALLIANCE

Post Office Box 762  
Cambria, California 93428

Fax (805) 924-0503

**Preserving the Heart  
of the North Coast  
Since 1997**



**Directors:**

**Bill Allen**

**Bill Bianchi**

**Betty Fiscalini**

**Glenn Hascall**

**Pat Hascall**

**Helen May**

**Wayne Ryburn**

January 18, 2006

San Luis Obispo County Board of Supervisors

Re: Cambria Community Plan Update and DEIR

After reviewing these documents and attending your Planning Commission sessions, we conclude the following elements are essential to the Plan Update.

Decreased Plan Alternative

San Luis Obispo County's proposed Plan Alternative projects a cumulative total of 4,975 housing units (water connections) in Cambria during the next twenty years. This projection is 325 more water connections than the Cambria Community Services District (CCSD) has planned for in its Water Master Plan (WMP).

The CCSD's Decreased Plan Alternative will accommodate a cumulative total of 4,650 residential connections through the conservation, desalination plant and Buildout Reduction Plan (BRP) components of its WMP. *It is significant that 325 additional water connections equate to approximately 50% more connections than are currently wait listed on the CCSD water wait list.*

The DEIR concludes that the 325 additional water connections in the Proposed Plan Alternative will have no more environmental impact than the CCSD's Decreased Plan Alternative. *We believe this conclusion is not valid due to the obvious impacts this increased development will have upon:*

- WATER DEMAND      WASTE WATER DEMAND      TRAFFIC CONGESTION
- AIR POLLUTION      NOISE POLLUTION      INCREASED FOREST FIRE DANGER
- INCREASED HABITAT DEGRADATION
- INCREASED IMPACTS UPON OUR ALREADY DEFICIENT INFRASTRUCTURE.

1% Growth Rate

Continuation of Cambria's 1% growth rate currently set by your Board and included in the Plan Update and DEIR is crucial to the success of the CCSD's BRP component of its WMP. It should remain until both the desalination plant and the BRP are operational. Thereafter, the growth rate would be set annually by your Board as part of your Resource Management System.

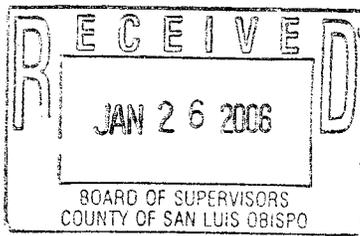
In summary, the Decreased Plan Alternative and 1% growth rate should be viewed as crucial components of the Plan Update.

Thank you for your support,

Wayne Ryburn  
Chair, North Coast Alliance

Cayucos

Morro Bay



TO: MARTHA NEDER

The Moonstone Beach Association

POST OFFICE BOX 1737 . . . . . MOONSTONE BEACH DRIVE  
CAMBRIA, CALIFORNIA 93428



January 25, 2006

Shirley Bianchi, Supervisor – District 2  
County Government Center  
San Luis Obispo, CA 93408

Dear Ms. Bianchi:

The Board of Directors of the Moonstone Beach Association met on Jan. 25, 2006, to discuss the UPDATE of the North Coast Area Plan. This letter is being sent as a result of that meeting.

The MBA has a very strong objection to a proposed change in the "Sign Standard" section found on Page 7-53, No. 12, of the North Coast (proposed) Update dated November 2005.

We are distressed to find that there is a proposal to delete a section, which has been in the Plan for over 30 years.

It is our request that the previous wording be retained or re-instated as follows:

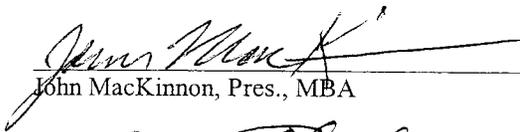
"Sign Standards. Signs are to be designed, located, and constructed to preserve views of the ocean from highway One. They are to be constructed of native materials, AND TO BE EXTERNALLY LIGHTED WITH SHIELDED LIGHTS."

In the very beginning of forming the LCP, the MBA had considerable input to County officials regarding the special character of the Moonstone Beach Area. The result was a RECREATION designation designed to meet the unique needs of this one area. We were very happy with the County cooperation and response to our needs resulting in the Ordinance at that time.

We do not believe that the standards for Moonstone Beach should be changed merely to be consistent with all other recreation areas in the county. Moonstone Beach Drive is a very unique place.

We request the aid of the planning staff and the Board of Supervisors in reestablishing the Sign Standards that were so carefully developed and that have proven to be of greatest satisfaction to property owners here.

Sincerely,

  
John MacKinnon, Pres., MBA

  
Robert Clark, Sec/Treas., MBA

February 8, 2006

# NORTH COAST ALLIANCE

Post Office Box 762  
Cambria, California 93428

Fax (805) 924-0503

San Luis Obispo County  
Board of Supervisors

Re: Cambria and San Simeon Acres Community Plans  
and FEIR of the North Coast Area Plan

Preserving the Heart  
of the North Coast  
Since 1997

We are asking for your approval of two essential elements in the Cambria section of the May 2005 Public Hearing Draft that have been recommended by your Planning Commission.

1. Establish a zero growth rate until the Cambria Community Service District's November 2001 moratorium on water connections is rescinded upon operation of the proposed desalination plant and Buildout Reduction Plan components of its Water Master Plan. Thereafter, the growth rate would be set annually by your Board as part of your Resource Management System.
2. Revise the Proposed Project described in the Final Environmental Impact Report to incorporate aspects of the Decreased Development Alternative to more accurately reflect the Cambria Community Service District's Water Master Plan. This Plan revision will accommodate a cumulative total of 4,650 residential water connections through the conservation, desalination plant capacity and Buildout Reduction Plan components of the Water Master Plan.

Directors:

Bill Allen

Bill Bianchi

Betty Fiscalini

Glenn Hascall

Pat Hascall

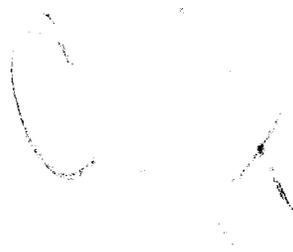
Helen May

Wayne Ryburn

Thank you for your support,



Bill Allen, President  
North Coast Alliance



6183 Lawrence Street  
Cypress, CA. 90630  
December 30, 2005

Martha Neder, AICP, Planning  
County Planning & Building Dept.  
County Government Center  
San Luis Obispo, CA 93408-2040

RE: Comments on Cambria Community Plan-NCAP Planning Commission  
Recommended Draft November 2005

Dear Ms Neder:

I appreciate the opportunity to comment on the Cambria Community Plan. My wife and I have owned a lot in the Park Hill area on the CCSD wait list for fourteen years, and have followed the development of the residential design standards for the last several years. These design standards are very important to us, as we can see how they will significantly impact the house we have planned.

With regard to Chapter 7, I have the following comments:

1. Some of the more prescriptive and subjective standards for residential single family construction, such as second story square footage and second floor setbacks, have been removed since the last draft, and I support these changes. However, there is a new requirement on "Building Face Height and Setback" for sloped lots (part 8.C, page 7-78) that presents similar problems. The standard provides new height limits and second story setbacks on downslope faces. This is obviously intended for visual aesthetics; it has no practical purpose, and is entirely subjective. It's apparent that whoever conceived this pictured a downslope face on the street side where it would be very visible. However, in many cases, especially on Park Hill, most of the lots face streets sloping to the side. This new required "visual element" would generally be visible only to the one downhill neighbor if he/she looked up from the second story, not a very compelling reason for such a restriction. Our own lot on Park Hill slopes both sideways and downward from the street. Since this compound slope doesn't fit your nice neat picture, it may not be clear which is the downslope face. Moreover, the lowest corner of the lot is at the back of another home, and the downslope portion of the house will be visible only to the adjacent homeowner through trees! This is the problem with such one-size-fits-all restrictions; there are too many situations where an arbitrary restriction serves no purpose. I object to the new standard entirely because of its subjective nature, but if adopted, it should only apply if there is a downslope face on the street side.

2. With regard to the same section, there is a requirement to limit eaves to projecting three feet into the required second floor setback. One of the classic styles of California coastal architecture is the Monterey style (consult, for example, the Architecture Guide at

  
**RECEIVED**

JAN 03 2006

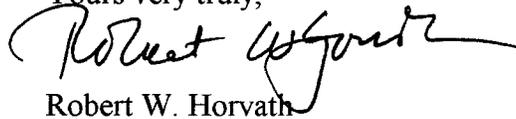
Planning & Bldg

www.realtor.org/rmomag.nsf/pages/archindex?OpenDocument). A defining element of this style is a covered balcony or verandah with the roof extended to posts that are incorporated with the railings. Your standard prohibits this style! This is precisely the reason to avoid subjective architectural standards such as those contained in Part 8.C. The author has one thing in mind that pleases his or her taste, but it inevitably has unintended, counterproductive consequences.

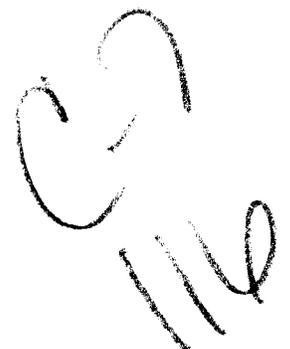
3. I strongly support the change made to eliminate the one percent limit that formerly appeared under Growth Management and Allocation of Residential Permits. Any future growth will be limited by CCSD's ability to provide water, the overall County growth limit of 2.3%, the County's "banking" of permits during the CCSD moratorium, and the Coastal Commission limits. There is no need to incorporate a special limit for Cambria in this long term plan. It would only invite confusion and potential litigation when the County and other agencies take any future actions regarding growth.

4. In Table 7-1.B, Standards for Building Sites, the Gross Structural Area limit of 2,000 sq ft for a typical 3,500 sq ft lot is overly restrictive, when you consider that a normal 2 car garage takes about 500 sq ft, leaving 1,500 sq ft for living space. That may have been the typical size for a house in the 1950's (I own one), but is inadequate for a modern house that includes common features such as larger bathrooms, a laundry room, or a family room/den. It is recommended that the 2,000 sq ft limit apply to living space exclusive of garage. The plan requires two off street parking spaces, and two car garages should be the encouraged approach, but the GSA limit will discourage dedicating space to a two car garage when it means sacrificing a bedroom. Similarly, a single Monterey Pine should not define a "forested lot", resulting in the loss of 200 sq ft of GSA (a bedroom and more lost!) if construction can be planned to avoid impacting the tree.

Yours very truly,



Robert W. Horvath



1-7-06

Dear Martha Neder:

These are my comments regarding the Cambria portion of the North Coast Area Plan.

I refer to the section "Historic Combining Designations", 6-5.

The text refers to the Sull House as being "among the first" in Cambria. In fact, General Hamilton in "Where the Highway Ends," says that the Sull House, also known as the Grant-Sull House, is the oldest house in Cambria. And it is probably the oldest 2 story wood frame house in any of the towns in our county.

The text refers to the Arthur Beal House as "Nit Wit" ridge. I believe Art used his own spelling and called it Nitt Witt Ridge. Please check.

Finally, as part of Historic Preservation in Cambria I suggest there be a section in the Plan that gives the historic pronunciation of CAMBRIA. Please see enclosed flier.

Thank you.

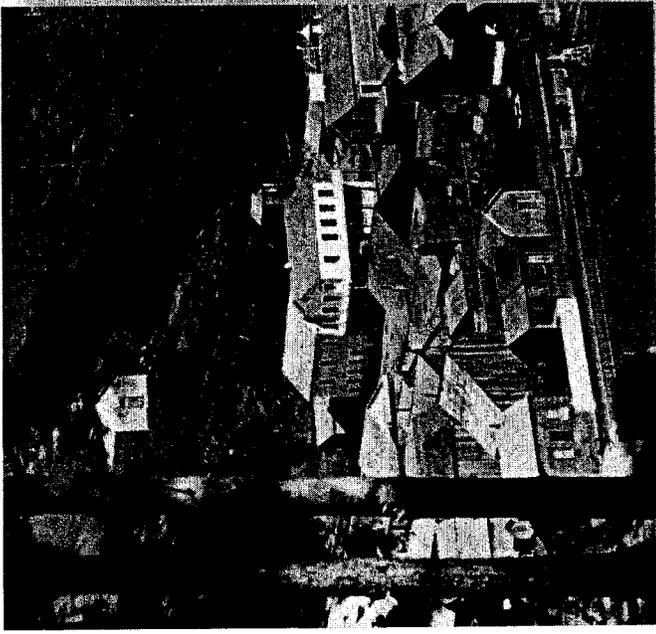
Mr. Jesse Arnold  
P.O. Box 1211  
Cambria  
CA 93428

“ It has been suggested that the pronunciation of the name of Cambria, as accepted and officially recorded by the Cambria Chamber of Commerce, be brought to the attention of the readers at this point. The soft a is used and pronounced as in man. ”

Geneva Hamilton  
*Where the Highway Ends,*  
Introduction  
1974

118

# Say CAM-bria



as in *Camelot*

not CAME-bria,  
as in came and went

Research: *Jesse Arnold*  
Design: *Ginny Monteen*

For more copies of this brochure,  
please call Jesse Arnold, 927-3096

# Say Cam-bria

Cambria is a spot whose perfection is marred only by the mispronunciation of its name. Most locals believe it sounds a bit bizarre to say CAMEbria, as in came and went.

When the original settlers of Cambria decided to name their town, they submitted the name – Santa Rosa – to the Post Master General, because the town is on Santa Rosa Creek.

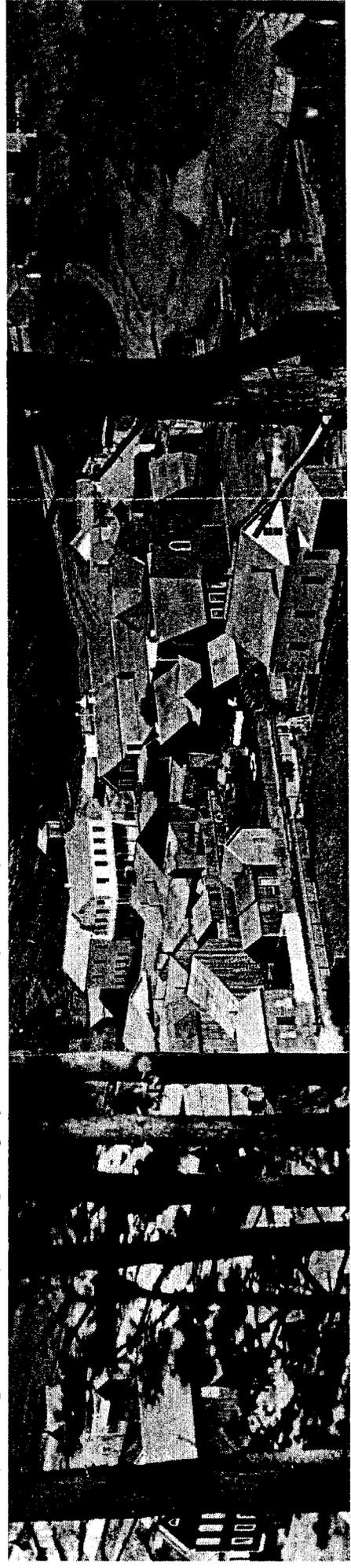
Post Office regulations required that they submit second and third choices. Their second choice was Rosaville, and their third choice was San Simeon.

Santa Rosa was rejected because Santa Rosa in Sonoma County already had that name. Rosaville was also turned down because it was too much like Roseville, near Sacramento.

So the people had to settle for San Simeon, a third choice they never thought they would have to accept. The early settlers knew they didn't want their town

1905

In this early 1870s photo, the early mining village of Cambria is seen from Lodge Hill.



# as in Camelot

to be called San Simeon, but they couldn't agree on another name. The name that was finally agreed upon, after a year of deliberations, was Cambria.

Although there is apparently no documentation as to who suggested the name of Cambria, Geneva Hamilton in her book, *Where the Highway Ends*, supports the story that mining engineer Peter A. Forrester came up with the idea. She explains that he had visited a small mining town named Cambria in his home state of Pennsylvania.

The name Cambria goes back to the Roman invasion of Wales in the British Isles when the name Cambria was given to the country now called Wales. Webster's *New World Dictionary of the American Language* lists Cambria as a poetic word for Wales.

Regardless of who actually suggested the name Cambria, Geneva Hamilton points out that the settlers of Cambria were a well educated group of

# not Came-bria

people, such as Forrester. So it's not surprising that the pioneers adopted the dictionary pronunciation for their town: Cam'-bri-a

The Cambria Historical Society has also confirmed the pronunciation by interviewing descendants of pioneer families.

According to lifelong resident and local historian Wilfred Lyons, there never was any question about the way to say Cambria until the Cambria Pines Development Company came to town in 1928. When the company began subdividing Happy Hill, Park Hill and Lodge Hill, they advertised lots for sale on the radio during the 1930s in Los Angeles and the Central Valley. The problem? They used the *incorrect* pronunciation. The development company said CAMEbria, instead of CAMbria.

We can all make Cambria a 'more congenial spot' by honoring our pioneers, retaining their style, and saying Cambria as in Camelot.



Doug Buckmaster  
<dougback@sbcglobal.net>  
01/11/2006 11:16 AM

To mneder@co.slo.ca.us  
cc  
bcc  
Subject Response to Land Use Element - LCP Draft

NOTE: This may be a "second sending" but if not, please accept these comments on the Draft of the LUE - LCP for the Cambria and San Simeon Community Plans. Thank you. Doug

Dear Ms. Neder:

Following are the comments of Friends of the RanchLand concerning the Planning Commission Recommended Draft of the Land Use Element - LCP for the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan.

3-8 Table 3-1 This should reflect that the new Grammar School in Cambria is indeed open.

3-13, Para. 3, Line 1 -- remove "at"

3-15, Para. 1, Line 4 -- wildland is one word  
Para. 4, Line 7 -- add "will" to be required  
3-16, Para. 4, Line 1 -- change "will open" to opened

3-28, Phase 3, Line 14 -- "competing construction" should be "has been completed." The balance of this paragraph needs to be updated, re tanks

3-29, Phase 4, Para. 2. Cisterns and/or tanks should be incorporated in all new construction to capture roof runoff.

3-32, 3, Para. 3 -- Main Street Enhancement has been completed. There are only two lanes of traffic and limited left-turn lanes.

3-33, 5, Para. 1, Line 5 -- It should read "Greenspace, the Cambria Land Conservancy,"  
Para. 2, Line 1 -- The County's Parks and Recreation Master Plan, adopted in 1988 "and currently being updated,"

3-36, 1. Line 6 -- There is an inconsistency between the safe yield of 120 to 130 acre feet and the "Total production capacity....over 500 acre-feet per year discussed in Para. 2, Page 3-37.

3-39, 2. This area needs to mention the myriad spills of raw sewage from the San Simeon wastewater treatment facility in 2004-5. This must be remedied. Highest priority.

4-6, Line 1. The "Windsor Boulevard emergency extension" actually is a road linking Windsor Boulevard North to Marlborough Lane.

4-7, Para. 2, Line 5 -- smallscale

4-14, Para. 3, Line 7 -- the museum of local history will be in the Guthrie-Bianchini House, not the original Catholic Church.

Para. 4, Line 1 -- the school opened in the fall of 2005

5-3, 1. When Hearst Ranch construction begins, Highway One will be heavily impacted by construction vehicles and commuting workers who cannot live in the local area, hence Highway 46 also will be impacted.

1. C., Line 4 -- Highway One cannot be widened by law. It also is now a Scenic Highway (state) and has federal protection as well.

5-6, Para. 1 -- Again, traffic caused by Hearst Ranch construction must be factored into any Highway One level of service.

5-8, C., Line 10 -- "In most cases.....acceptable levels of service can be maintained." However, not on Highway One.

5-12, Para. 5, Line 4 -- It is Marlborough Lane (not Marlboro Street)

5-13, Cambria Drive. It already links the West Village to Highway One; remove "is planned to link".

5-15, 2. Trails. Line 5 -- The letter "a" is superfluous

5-17, 3. Cambria Pines Road Extension. -- There is no extension planned or possible for this existing road.

5. East/West Ranch - Emergency Circulation. Windsor Boulevard is to be linked to Marlborough Lane to connect Park Hill and Lodge Hill.

5-20, Cambria. 3 -- Remove "Extension" from Cambria Pines Road.

6-2, 3., Line 12 -- It should be "passive" and not passing.

6-7, 13., Lines 1 and 3 The Bianchini House. Also known as the Guthrie/Bianchini House. (Not Guthrie)

7-13. Remove RSF on all three sections of West Ranch. West Ranch is entirely Open Space.

7-23, 1. and 2. -- Line 4 of each -- Remove "One Caretaker Residence" in both. None is provided in the Management Plan.

7-63, D. 1. Cisterns and/or tanks should be required on all new construction.

7-85 to 7-96. This section is to be deleted.

Cambria Map 8. Remove RSF and Residential Single Family from West Ranch

Cambria Map 11. There will be no Ranch Road collector. There will be no Creekside Drive collector. The Arterial shown is incorrect. The route goes from Windsor Boulevard North to Marlborough Lane, not Windsor Boulevard South.

8-5. Continuous Coastal Trail designation is confusing. It will run along the blufftop and/or first street from the bluff from north of Leffingwell Landing to Lampton Park. The northern "arrow" should be west of Highway One, not east of it.

8-7 to 8-10. We applaud this section!

Coastal Access Inventory. Cambria Number 46. Portion of beach, Windsor Boulevard Between West Ranch and Wedgewood (not Fiscalini Ranch)

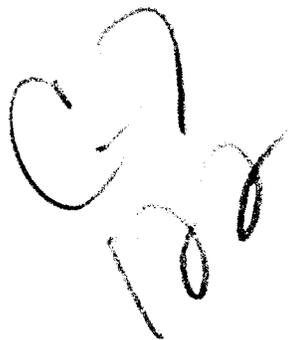


Coastal Access - Item 46. The map identification of WARREN Road is in error. It is Wedgewood Street. (Warren deadends at Victoria Way several blocks east of the ocean.) Also, "Fiscalini Ranch" needs to be removed from ADDRESS and "West Ranch" inserted.

The above concludes our suggestions. Thank you for the opportunity to comment on the Draft.

Sincerely,

Doug Buckmaster  
President  
Friends of the RanchLand  
927-4206

A handwritten signature in black ink, appearing to read "Doug Buckmaster", located in the bottom right corner of the page.

**NCAC Meeting 18 January 2006, Cambria Community Plan draft.**

**To: Anne Wyatt, Chairwoman of the North Coast Advisory Council.  
Subject: Cambria and San Simeon Community Plan Draft update, Meeting  
1-18-06.**

**Hello Anne,**

**In response to your 1-9-2006 e-mail, I am forwarding proposed additions and changes to the subject Community Plan draft. These items have been arrived at after considerable deliberations among a large group of concerned residents regarding transient rentals in our Single-Family neighborhoods.**

**On page 1-5, under item 6-B, General Goals for Cambria and San Simeon Acres, revise the existing statement to read:**

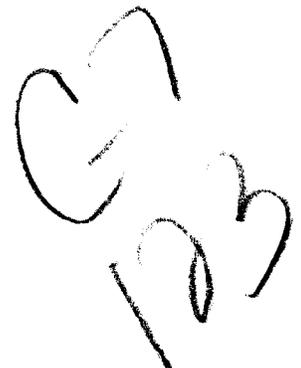
**"Protecting residential areas from incompatible land uses, and protecting the residential character of single-family areas".**

**Also, on page 4-18, under item D. Land Use Programs, Residential Single-Family en Multi-Family, add the following new item, and renumber the existing item 7 under Recreation:**

**"7. Single-family residential areas. The community and the County should work together to preserve and protect the residential character of single family areas, which has been affected in many single-family areas by the increasing presence of transient rental facilities. As of December 2005, Cambria has 239 transient rental facilities, with concentrations of 15-20 percent of the homes in some areas. (The Cambrian, December 29, 2005)."**

**Purely as a matter of interest, it would appear to be an omission on page 2-23, both in the text and the table, to leave out more than 239 transient rentals (vacation rentals and home-stays) in Cambria.**

**Martin Verhaegh, 551 Dorset Street, Cambria**

Handwritten signature and date "1/23" in the bottom right corner.

January 16, 2006

Martha Neder  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA  
93408

Dear Martha,

We have discussed the zoning of our parcel on Village Lane. As you know, when we purchased the land in December of 2004, it was slated to be changed from Rural Residential to Commercial. Then, in December of 2005, the Planning Commission reversed that change, and the land is now slated to remain Residential Suburban.

The telephone message you left last week indicated that if we chose to request that the Board of Supervisors change it back to Commercial, then we would have the opportunity to change it back any time before the Coastal Commission made their final determination on the North Coast Plan. You also advised that if the land did change to Commercial, that we, or any party we might sell the land to, would be allowed to continue grazing horses and using the meadow as a small horse ranch.

Given that advice, we have decided that we would indeed like to request that the Board of Supervisors change the zoning on our land so that it will become Commercial. This letter is sent to ask you to put this matter on the Supervisor's agenda so that it may be accomplished. If there is anything more you need from us, or if we can assist in any way, please contact us. Thank you for your help with this.

Sincerely,

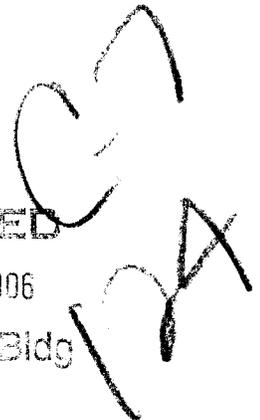


Mark DiMaggio



Sally L.S. DiMaggio

RECEIVED  
JAN 19 2006  
Planning & Bldg





anne wyatt  
<wyattonbridge@yahoo.com>

02/06/2006 10:44 PM

To Tom Christian <tom-christian@sbcglobal.net>, Steve Cole  
<bleufrog@earthlink.net>, Mike Thompson  
<hnybrs@aol.com>, craig smith <rsmith@jps.net>, Keith  
cc Martha Neder <mneder@co.slo.ca.us>

bcc

Subject Community Plan review

To: NCAC Community Plan Review Committee: Christian, Hinrichsen, Smith, Herman,  
Thompson and Cole  
From: Anne Wyatt  
Re: Community Plan Review notes for 13 Feb. meeting  
CC: Neder  
Date: 1/29/06

Hello All,

Sorry I'll miss the committee meeting on 13 Feb. Am heading out of town Tues. 7th. Following are comments I have received and my comments for consideration prior to your meeting. As you will see, comments are limited.

While I have been frustrated that CCSD and NCA desired build-out number of 4650 units has appeared in this version of plan, it is there. I'm hoping they are right and I'm wrong, and it will have been a good move. No further opposition in that regard from me. Mostly below, you'll find my comments on comments received.

**Comments received to date:**

- CCSD: My response: ok
- Say "CAM-bria": My response: no, outside realm of development plan
- Vacation Rental: Verhaegh, Rybun, many others: My response: want to support limits on vacation rentals, but do not like putting things like "residential character" in plan. Messy. What is that? Maybe we can think of some other way to support limits in plan? I do support one recommendation made in letter, that the number of vacation rentals be included in lodging table on page xx. There should be mention of rentals and restrictions, issues, but not sure where/how appropriate.
- North Coast Alliance: My response: ok
- Suggestion on inclusion of CC&Rs (oral comment): My response: no

**Nit-picking (spelling/punctuation):**

3-1: "Sam" Simeon to "San" Simeon

5-15, D-2: Opportunity exists to establish "a" the California Coastal...: eliminate "a"

**My suggestions:**

- Strongly support plan's emphasis on mixed-use projects, including affordable housing opportunities, in downtown zones
- Accessory units and guest houses could be made clearer
- Support Multifamily residential zone minimum density requirements to provide potential for more affordable housing (not currently in plan)
- Shift allotment from number of units as measurement device to actual usage of units (which is affected by size, design and type of unit, especially exterior landscaping)

**Questions:**

- Tract 226?
- Ocean Pines inclusion in URL/USL? Can't tell. Clarify?

It will help Carol get letter written if your committee comments/recommendations are written up in advance. Thanks.

See you Wednesday. -Anne

A handwritten signature in black ink, appearing to be 'Anne', located in the bottom right corner of the page.