

CALIFORNIA COASTAL COMMISSION

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Prepared March 30, 2007 (for April 11, 2007 hearing)

To: Commissioners and Interested Persons
From: Charles Lester, Deputy Director
Steve Monowitz, District Manager
Jonathan Bishop, Coastal Program Analyst

[Click here to go to the addendum \(with an additional exhibit\) appended to this report on April 10, 2007.](#)

Subject: San Luis Obispo County Local Coastal Program Major Amendment No. 1-06 (Part 1) Cambria and San Simeon Acres Community Plans. For public hearing and action at the California Coastal Commission's April 11, 2007 meeting to take place in Santa Barbara.

Summary

San Luis Obispo County proposes to amend its Local Coastal Program (LCP) by incorporating the Cambria and San Simeon Acres Community Plans into the North Coast Area Plan (NCAP) segment of the Land Use Plan (LUP). The proposed LUP amendment is a comprehensive update to the policies, programs, maps, and standards that guide and regulate development within the urban areas of Cambria and San Simeon Village Acres in concert with other elements of the certified LCP. The amendment updates the background information included in the existing NCAP regarding both urban and rural areas, but does not change existing standards or programs applicable to the rural areas.

The proposed update was prepared with partial funding provided by grants from the California Coastal Commission and the California Resources Agency. In recent years the Coastal Commission has addressed coastal resource protection and LCP planning in these communities through a review of the County's North Coast Area Plan Update submittal in 1998 and a comprehensive Periodic Review of the implementation of the SLO County LCP. The current submittal attempts to address many of the Commission's modifications made to the previous North Coast Update that were not accepted by the County, as well as a number of the recommendations included in the Commission's Periodic Review of the LCP, adopted in July 2001.

Coastal Act Consistency Issues

The submitted update is the result of many years of significant effort by the County, the public, and other significant stakeholders, such as the Cambria Community Services District. Based on this work, San Luis Obispo County has effectively addressed many of the outstanding issues in Cambria and San Simeon Acres. Nonetheless, certain modifications are required to fully address consistency with the requirements of the Coastal Act. **Therefore, staff is recommending that the update be approved if modified as recommended in this staff report.** In recent months, Commission staff has worked closely with County staff to reach agreement on many of these modifications, although some disagreements remain. Major modifications are summarized below.

Development and Public Services



California Coastal Commission

April Meeting in Santa Barbara

Staff: J. Bishop Approved by:

The County and the CCSD have taken significant strides to address public service limitations in Cambria, particularly concerning inadequate water supply. There is general acknowledgement that there is currently inadequate water supply to support significant new development in Cambria. The CCSD has declared a water emergency under the Water Code, and aggressively pursued a build-out reduction program to bring future development potential within existing resource constraints. The County's Resource Management System identifies current demand for water as equal to or exceeding available supply. The LCP submittal includes updated resource discussions and various changes and proposed programs to address limited public services in Cambria. Nonetheless, the proposed plans do not provide sufficient basis to fully address the requirements of Coastal Act section 30250, particularly concerning adverse cumulative impacts to the habitat and riparian values of Santa Rosa and San Simeon Creeks.

Modifications are needed to assure that new development in Cambria (and San Simeon Acres) does not exceed available public services, for example, through retrofitting of existing development to mitigate for increased water withdrawals, and to assure, among other things, the protection of the sensitive habitat of San Simeon and Santa Rosa creeks, which are the current water supply for Cambria. The proposed modifications anticipate that this limitation may be revised at such time as a new water supply project is approved to support new development in Cambria. Under the proposed modifications, such a project will also need to assure that the design capacity of the project will address both resource protection related to the creeks, and not induce growth beyond the capacity of other available public services. Finally, the CCSD has been pursuing a desalination plant to serve an identified build-out consistent with its build-out reduction program goals. Related to this potential development, modifications are recommended to address the Commission's concerns about the various resource issues related to desalination plants.

Environmentally Sensitive Habitat Area Protection

The update proposes various changes to improve protection of the native Monterey pine forest in Cambria that is already generally designated ESHA by the LCP, and to facilitate permit reviews of projects currently located in mapped Monterey pine forest ESHA. The County is also proposing a new landscaping standard that requires revegetation with native, drought and fire resistant species, and that prohibits non-native invasive species. The update changes are generally consistent with Coastal Act section 30240, but several modifications are recommended to assure that biological reviews adequate to identify Monterey pine forest and other ESHA on the ground are conducted.

Hazards

The County has proposed changes to programs and standards to address coastal hazards. However, staff is recommending significant modifications to address concerns and new information related to the adequacy of bluff setbacks, potential seawall development, and redevelopment of existing developments on blufftop lots. This includes modifications strengthening required setbacks and bluff stability analyses, prohibiting future shoreline structures for new development, and requiring conformance with current standards in major redevelopments.



Public Access and Recreation

The County has included a new Coastal Access chapter to the Cambria and San Simeon plans that includes a comprehensive inventory of existing public access and new policies related to the California Coastal Trail (CCT). The submittal is thus generally consistent with the Coastal Act requirement to provide maximum public access to and along the coast. Minor modifications are recommended to address CCT goals and objectives, and assure maximum public access in specific implementation and permit actions under the plan.

Marine Resources and Coastal Water Quality

The County has proposed minor changes to the erosion control standard of the community plans that do not fully address water quality issues related to non-point source pollution, implementation of site design and other BMP's or ocean outfalls. Therefore, modifications are recommended to assure maximum protection of water quality and marine resources through the implementation of a comprehensive set of water quality standards applicable to new development.

Conclusion

As submitted the Cambria and San Simeon Acres Update includes important new information, programs, and standards to address coastal resource protection. Nonetheless, modifications are necessary to fully meet the requirements of the Coastal Act. Therefore, Coastal Commission staff recommends that the LCP amendment be approved only if modified as suggested. With the suggested modifications, staff further recommends that the Commission find that the proposed Land Use Plan amendment is consistent with, and adequate to carry out the provisions of the Coastal Act.

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Use the first link below to go to Exhibit A,
the second link to go to Exhibits B through E, and the third
link to go to the Addendum and Exhibit F.

IV. Exhibits

- Exhibit A: County LUP Amendment Submittal - Cambria and San Simeon Acres Community Plans
- Exhibit B: County Board of Supervisors Resolution No. 2006-124
- Exhibit C: Proposed Changes to the LUP Official Maps
- Exhibit D: County/Coastal Commission Correspondence
- Exhibit E: Other Correspondence

See the addendum and additional exhibit appended to the report on March 10, 2007.



I. Staff Recommendation – Motions & Resolutions

Staff recommends that the Commission, after public hearing, certify the proposed amendment only if modified. The Commission needs to make two motions in order to act on this recommendation.

A. Denial of Land Use Plan Amendment as Submitted

***Motion (1 of 2).** I move that the Commission certify Land Use Plan Amendment SLO-MAJ-1-06 (Part 1) as submitted by the County of San Luis Obispo.*

Staff Recommendation to Deny. Staff recommends a **NO** vote. Failure of this motion will result in denial of the amendment as submitted and adoption of the following resolution and findings. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

Resolution to Deny. The Commission hereby **denies** certification of the Land Use Plan Amendment SLO-MAJ-1-05 (Part 1) as submitted by the County of San Luis Obispo and adopts the findings set forth below on the grounds that the amendment does not conform with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment would not comply with the California Environmental Quality Act because there are feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

B. Approval of Land Use Plan Amendment if Modified

***Motion (2 of 2).** I move that the Commission certify Land Use Plan Amendment SLO-MAJ-1-06 (Part 1) for the County of San Luis Obispo if it is modified as suggested in this staff report.*

Staff Recommendation to Certify with Suggested Modifications. Staff recommends a **YES** vote. Passage of the motion will result in the certification of the land use plan amendment with suggested modifications and adoption of the following resolution and findings. The motion to certify with suggested modifications passes only upon an affirmative vote of the majority of the appointed Commissioners.

Resolution to Certify with Suggested Modifications. The Commission hereby certifies the Land Use Plan Amendment SLO-MAJ-1-06 (Part 1) for the County of San Luis Obispo if modified as suggested and adopts the findings set forth below on the grounds that the Land Use Plan amendment with suggested modifications will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan amendment if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment.



II. Suggested Modifications

The Commission suggests the following modifications to the proposed LCP amendment, which are necessary to make the requisite Coastal Act consistency findings. If San Luis Obispo County accepts and agrees to each of the suggested modifications within six months of Commission action (i.e., by October 11, 2007), by formal action of the Board of Supervisors, the LCP amendment will become effective upon Commission concurrence with the Executive Director's finding that this acceptance has been properly accomplished. Where applicable, text in ~~cross-out~~ format denotes text to be deleted and text in underline format denotes text to be added.

CHAPTER 1 – INTRODUCTION & GOALS

1

pg. 1-3. General Goals for Cambria and San Simeon. Revise introductory paragraphs:

~~“The goals of this section provide the direction for the communities of Cambria and San Simeon Acres. These general goals, together with other parts of the Land Use Element (LUE) and Local Coastal Program (LCP), provide the basic plan for the area communities of Cambria and San Simeon for the next 20 years. The goals also further refine the goals found in Coastal Zone Framework for Planning. Proposed amendments and updates to the plan must be consistent with the Chapter Three policies of the California Coastal Act and should also carry out these goals.”~~

“The goals also function as criteria to help determine consistency of a development proposal with the policies, ordinances and standards of the LUE/LCP, which take precedence over these goals. New development should be located, designed and built in a manner that furthers these general goals, and shall comply with all other applicable regulations. The following are the general goals for planning in Cambria and San Simeon Acres:”

2

pg. 1-3 Goals for the Environment. Revise Goal 1.F. and add new Goals 1.H., 1.I., and 1.J.:

1. Environment. Maintain and protect a living environment that is safe, healthful, and pleasant for all residents by:

...

F. Preserving and protecting water quality by avoiding and mitigating ~~where feasible,~~ potential adverse water quality impacts of new residential, commercial, and recreational development, among other ways through the implementation of low impact site designs that protect natural drainage courses, maximize opportunities for on-site percolation or detention and reuse of stormwater, and treat and filter runoff as necessary to remove sediments and contaminants.

...

H. Protecting cultural, archaeological, and paleontological resources.

I. Avoiding new development in hazardous areas and, where feasible, removing development threatened by hazards.



3

pg. 1-4. Goals for Orderly Development. Revise goals 2.C. and 2.D.:

2. Orderly Development. Provide for an environmentally and economically sustainable rate of orderly development within the planned capacities of resources and services by:

...

C. Establishing a growth rate consistent with the ~~growth management ordinance and the anticipated population provided for in this plan~~ protection of coastal resources.

D. Providing the lead time necessary to fund and implement the public services necessary to support population growth consistent with the protection of coastal resources, considering the County's and taxpayers' financial ability to provide them.

4

pg. 1-4. Goals for the Distribution of Land Uses. Revise Goal 3.A.:

3. Distribution of Land Uses. Encourage 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 by:

A. Maintaining a stable urban/rural boundary and a clear distinction between urban and rural development.

5

pg. 1-4. Goals for Location and Timing of Urban Development. Revise Goal 4.B.:

4. Location and Timing of Urban Development. Plan for a land use pattern and population distribution that is consistent with the ability of communities to provide and maintain necessary services and facilities by:

...

B. Encouraging the voluntary transfer of potential development from antiquated subdivisions, agricultural lands, environmentally sensitive habitat areas and hazard lands to areas identified in the TDC program appropriate for development.

6

pg. 1-6. Goals for Residential Design in Cambria. Revise and supplement Goals 8.C. and 8.E.:

C. Preserve the native forest ecosystem. ~~(RDP)~~

...

2. Design structures to avoid significant trees, maintain natural drainages and habitat corridors, and accommodate the extent of upper- and lower-story canopy trees, their density and age structure. Mitigate unavoidable impacts to trees and native habitats.



...

E. Residential Setbacks and Open Areas.

...

4. Orient open areas in order to maximize opportunities for on-site percolation of stormwater or detention and reuse of stormwater.
5. Provide adequate setbacks and open areas to accommodate water quality best management practices both during and after construction.

7

pg. 1-9. Goals for Circulation. Add Goal 12.E, 12.F., and 12.G:

- E. Recognize that Highway One is to remain a scenic two lane road in rural areas. Transportation improvements within the urban area, as well as new development within the urban area, should be designed and limited accordingly.
- F. Protect coastal access and recreation opportunities that rely on Highway One and other public rights-of-ways, among other ways by limiting new development to that which maintains adequate levels of service along these routes.
- G. Transportation improvements needed to accommodate new development must be designed and implemented consistent with applicable LCP and Coastal Act requirements, and should be permitted and in place before such development occurs.

8

pg. 1-14. Features of the North Coast Area Plan. Revise text of Features 1, 4, 5, and 7 as follows:

1. Background Information. The North Coast Area Plan provides information on population, land use, availability of resources and public services, and environmental characteristics. This information is the basis for many of the decisions mad in the Plan and is current at the time of the last update. Decisions made under this plan shall be based on the best available information and an assessment of resources at the time of application.

4. Plan Maps. Land Use, combining designation, and circulation maps are shown following Chapter 7. They include the following:

- A. Land Use Categories. The land use categories determine the allowable uses for every piece of property, including the maximum density and intensity of potential development.

...

5. Planning Area Standards. Specific development standards are included in Chapter 7: Planning Area Standards to address special issues and conditions relevant to individual communities. Chapter 7 standards provide criteria for detailed evaluation of proposed development projects that must be applied in conjunction with all other applicable policies contain in the LCP. The text of this Plan may also be used ~~as a basis for~~ to guide decisions concerning development and subdivision



applications. Careful reading of the planning area standards will assist in creating projects that are consistent with adopted policies and regulations.

7. Coastal Access. Chapter 8 of this Plan provides a list of County goals, policies, standards and ordinances pertinent to coastal access in the Planning Area. In addition, Chapter 8 provides a map of preferred access locations and alignments forming critical segments of a California Coastal Trail for the urban areas of Cambria and San Simeon.

9

pg. 1-16. Relationship of the NCAP to the LCP. Add sentence to 3.D. as follows:

D. Area Plans. The Area Plans replace the former community general plans, and provide goals, objectives, policies, programs, and standards unique to each area. ... In the event of conflict between the provisions of the Area Plans and the countywide standards of the Coastal Zone Land Use Ordinance or the Coastal Plan Policies Document, the Area Plan Standards shall control.

CHAPTER 2 – POPULATION, HOUSING & ECONOMY

10

pg. 2-8. Population Projections. Modify the text of the introductory paragraph, as well as subsections C.1., C.2., C.2.A, and C.2.B. as follows:

C. Population Projections

~~With countywide growth management provisions, existing shortages of important resources such as water and public services, and the inability of adverse impacts posed to the natural environment associated with population growth to sustain full buildout, there are significant unresolved issues regarding appropriate levels of North Coast Planning Area is not expected to reach buildout of the land use described by this plan in development within the North Coast Area during the 20-year term of the plan.~~

1. Land Use and Growth. Historic growth rates in the North Coast have been higher than the Countywide average. However, like the county-wide average, growth rates in Cambria and Simeon Acres have decreased during the last ten years. This reduction in growth rates is due primarily to resource constraints and development restrictions as there is still an ample supply of existing vacant lots, within both Cambria and San Simeon. [Delete paragraph break.]

~~While buildout additional growth is theoretically possible, it is not very likely because dependent upon the resolution of resource constraints such as water supply, traffic capacity, and public facility limitations. Development of the large amounts of water capacity necessary to sustain a large population would be very costly, difficult, and time consuming. The environmental sensitivity and location within the Coastal Zone makes permitting and implementation of infrastructure projects difficult.~~

...



2. Growth Management and Anticipated Growth Rates. The current county growth rate for dwelling units is set annually, pursuant to the County's Growth Management Ordinance, which is not a part of the certified LCP. Countywide, the number of new dwelling units allowed yearly is generally 2.3 percent of the existing county dwelling units. There are a few types of housing that are not subject to this limitation, such as farm worker housing and affordable housing projects. During some years, fewer allocations may be allowed due to water shortages. Since 1999, the County limited the allocations for Cambria to a maximum 1 percent rather than 2.3 percent. ~~This one percent limit will continue due to Cambria's water shortages. Due to limited water supplies and the community's support over the years for growth control, it is assumed that the average growth rate over the life of this Plan would be a maximum of one percent. The CCSD is currently in the preliminary stages of a lengthy process to permit, build, and implement a desalination plant. Once a desalination plant is implemented, it would accommodate 650 additional units in Cambria. The remaining buildout potential in Cambria is to be retired through implementation of the CCSD's Buildout Reduction Plan. Requests for allocations to build new units for San Simeon Acres and the rural area are calculated as part of the County total.~~

However, after reviewing the reliability conclusions of the Cambria Community Services District's Water Supply analysis during a November 15, 2001 meeting, the Cambria Community Services District Board declared a Water Code 350 emergency and enacted a moratorium for new connections with an exception for certain "pipeline projects" that were already in process. As a result of this action, and other related actions taken by the Coastal Commission and the County in response to the critical water supply situation, actual growth in Cambria has been well under the one percent cap established by the County pursuant to its Growth Management Ordinance. The Cambria Community Services District is currently pursuing a desalination project to provide an additional water supply for Cambria. A permit to conduct Geotechnical and Hydrogeologic Investigation Activities for a desalination project is currently under review by the Coastal Commission.

- A. Cambria. There were approximately 4,000 dwellings in 2005, with approximately 7,900 potential additional units allowed by the existing prior 1988 plan, presuming that public service constraints could be resolved and other resource protection requirements of the LCP could be met. Theoretically, all of this growth has the potential to occur during the life of the existing plan since the existing plan does not include growth rates.

With the public purchase of Fiscalini Ranch and ~~change the elimination of developable acreage~~ the Residential Single Family land use designation established by the 1998 Area Plan over portions of the Ranch to Recreation and Open Space, approximately 738 potential dwelling units were removed. Further reductions are proposed to Additional changes to the 1998 Area Plan established by the 2006 Update to this Plan may result in an approximately 31% decrease in the hypothetical buildout potential of 7,900 dwelling units, from the total potential

Should the plan never be updated again, the theoretical buildout would be approximately 6,130, again presuming that public service constraints can be resolved and other resource protection requirements of the LCP can be met. Based on historic population rates for



Cambria, this would result in a population between 10,180 and 13,790 people. However, through the standard development review process and future plan updates, development levels ~~would continue to~~ must match available resources such as water and public services. ~~For example, verification of water and sewer service from the CCSD is required prior to acceptance of an application for processing.~~

...

B. San Simeon Acres. There were approximately 320 dwelling units in San Simeon Acres in 2005. There are sufficient numbers of existing lots that are vacant or partly developed to allow approximately 530 additional dwelling units, provided that public service constraints can be resolved and other resource protection requirements of the LCP can be met. ~~Taking into account growth management at a 2.3% rate per year, the proposed plan projects a total of 530 units in San Simeon.~~ ...

11

pg. 2-11 – 2-12. Housing. Modify D.3, D.3.A.2. and D.3.B. as follows:

D.3. Housing Approaches in This Plan. ...

This Plan designates land in both Cambria and San Simeon Acres for multiple-family residential use. Both communities have ample land area and encourage mixed-use development projects, such as projects which provide rear-lot apartments behind a commercial frontage. ~~While resource constraints such as water have been and continue to be a problem in the past, this Plan allows a limited number of water previously allocated to visitor serving uses to be reallocated to affordable housing projects in Cambria~~ allocates specific percentages of available water supplies to affordable housing projects and programs within the urban areas of Cambria and San Simeon Acres. ...

D.3.A. Ensuring that there is sufficient land designated for multi-family housing is an important objective of this Plan.

...

2. Cambria. ~~This Plan allows a potential for 975 additional residential units to result under the 20 year term of the plan.~~ Cambria has approximately 50 acres of vacant and partially developed land in the Residential Multi-family and Commercial Retail categories, with the potential for 616 additional dwelling units within these land use categories, provide that public service constraints can be resolved and LCP resource protection policies can be met by such development.

D.3.B. Mixed Use Development. Standards in this plan allow mixed use development in the downtown areas of ~~both Cambria and San Simeon Acres.~~ ...

12

pg. 2-18. Economy Goals and Objectives. Revise Goal 2.B.2.:

2. Goals and Objectives. The following section reiterates the general goals for Cambria and San



Simeon Acres in this Plan concerning economics:

...

B. Visitor Serving, Recreation and Resort Development. Preserve and enhance visitor opportunities in appropriate locations as an important part of the economy by:

...

2. Requiring that new destination resorts and recreational development such as hotels, conference centers and outdoor recreation to be located within or adjacent to urban village areas, ~~or to existing visitor destination points.~~

...

CHAPTER 3 – PUBLIC FACILITIES, SERVICES, & RESOURCES

13

pg. 3-2. Relationship to Planning Goals, Policies and Programs. Revise section A.1. and A.3.:

A. Relationship to Planning Goals, Policies and Programs. The General Plan and Local Coastal Program contain goals that apply to public facilities, services, and resources. Several goals of the plan are:

1. ~~Balancing g~~ Growth and resources. ~~Balance the capacity for~~ Limit growth potentially allowed by the Land Use Element and Local Coastal Plan consistent with the sustained availability of resources.

...

3. Planning and resource management. Avoid the use of public resources, services, and facilities beyond their renewable capacities. Plan for and monitor new development through the Resource Management System and Growth Management Strategies to ensure that resource demands will not exceed existing and planned capacities or service levels.

14

pg. 3-18. Recreation Services. Revise third sentence of first paragraph:

The goal of the California Coastal Trail is to provide ~~one continuous~~ a network of trails that provide continuous lateral access for a range of users along the entire coast of the State of California.

15

pgs. 3-24 – 3-25. Cambria Water Supply. Revise fifth paragraph on page 3-24 and first two paragraphs on page 3-25:

The California Coastal Commission adopted an allocation plan which provides that 20 percent of the CCSD's permitted water production capacity be reserved for visitor-serving and commercial uses. This plan identified the maximum number of units the 1,230 acre-feet per year could serve to be a total of 5,250 units (according to coastal development permit 4-28-10). ~~As future permits are considered, this~~



~~number may be reevaluated to address changes in annual per capita use, percentage of leakage or other factors which may identify changes in the number of persons or units which could be served. Since that time, it has become evident that the existing water demands of 4,000 units exceed available supplies in light of on-going habitat concerns for San Simeon and Santa Rosa Creeks.~~

~~The condition established by the Coastal Commission requiring the 20 percent reserve for nonresidential use, leaves 504 acre feet for residential use during the dry season. Based on CCSD's Water Master Plan Phase 2 Report, the average residential use per connection is approximately 144 gallons per day. Applying this water consumption figure to the total dry season residential allocation of 504 acre feet, indicates that the total number of dwelling units served would be approximately 4,120. This represents an increase of 120 units above the 4,000 units total for January 2005, as reported by the CCSD.~~

Accordingly, after reviewing reliability conclusions of the CCSD's Water Supply Analysis during a November 15, 2001 meeting, the CCSD Board declared a Water Code 350 emergency and enacted a moratorium for new connections with an exception for certain projects that were already in process. These "pipeline" projects amounted to approximately 202 EDU's at the time of the November 15, 2001 moratorium. ~~Since then, In April 2006, it was estimated that approximately 80 EDUs out of the 202 EDUs have been connected.~~

16

pg. 3-28. Phase 3 – Potable and Recycled Water Distribution System Analysis. Revise the seventh sentence of the first paragraph:

~~Replacement of the Pine Knolls storage tanks was recently bid but is currently on hold due to permitting concerns by the Coastal Commission underway.~~

17

pg. 3-36. San Simeon Acres Water Supply. Revise last paragraph:

~~The theoretical buildout capacity of San Simeon Acres, based on the maximum densities allowed by the residential land use provisions in this Land Use Element, is 1,229 people. This assumes that public service constraints can be resolved, and the resource protection requirements of the LCP can be met by such development. The necessary water supply to support this population would be 160 acre-feet per year. Total build-out of both visitor-serving uses and residential growth will consequently create a substantial deficit over the allowed withdrawal of 140 acre-feet per year and the estimated safe yield of 130 acre-feet per year¹. Projected water demand, based on the hypothetical buildout scenario described above, is shown in Figure 3-5.~~

18

pg. 3-38. San Simeon Acres Sewage Disposal. Revise last paragraph:

~~Based on the projected potential increase in residential units and tourist facilities and a corresponding~~

¹ ~~This safe-yield estimate is based on the preliminary studies undertaken by the Department of Water Resources in the 1950's. Given the preliminary nature of these studies, their age, and the fact that effects on habitat were not considered, the resulting safe-yield must be viewed with caution and cannot be relied on for planning purposes.~~



increase in sewage flow from the Hearst Castle Visitors' Center, it is estimated that average dry-weather flow at the maximum hypothetical buildout allowed by the land use designations would equal or exceed the current capacity of the treatment plant. An increase in the rate of flow per capita or per motel room could result in peak flows 25 percent higher than the plant's capacity.

To handle these peak flows, that would result from the maximum hypothetical buildout under this Plan, expansion of the existing plant, or constructing a new plant at a different location, will be necessary. With modifications and upgrades, it has been estimated that the current system could handle 400,000 gpd. The hypothetical buildout flow could be accommodated by a plant of this size. However, the location of the existing treatment plant is threatened by coastal erosion, and alternative locations for the plant must therefore be pursued. If a larger plant should be needed in the future, the Master Water and Sewerage Plan identifies two alternatives: 1) a new plant designed to serve San Simeon Acres (within the Village Reserve Line); and, 2) joint use and expansion of the Cambria wastewater treatment plant. Final sizing of plant expansion or replacement plant should be limited to that needed to serve San Simeon Acres, Hearst Castle, and Department of Parks and Recreation staging area facilities. In addition, beneficial use of treated effluent should be considered rather than continuing use of the outfall line. Projected sewage flow associated with the hypothetical maximum density of development allowed by the San Simeon Acres land use designations is indicated in Figure 3-6.

20

pg. 3-42. Cambria Services Programs. Revise Program 13:

13. Fern Canyon Recreation Improvements. The County should work with the CCSD, willing land-owners, and other appropriate entities to help the CCSD acquire or obtain access easements through the remaining lots in Fern Canyon for development as a of public access trails that link to the open space trail system.

CHAPTER 4 – LAND USE

21

pg. 4-15. San Simeon Acres Land Use. Revise second paragraph:

The Village Reserve Line (VRL) encompasses approximately 80 net acres. The surrounding areas are devoted to grazing. Future residential, commercial, and ~~motel~~ visitor-serving development can occur within the presently subdivided area, provided that current limitations on public service capacities can be resolved, and such development complies with relevant LCP and Coastal Act requirements.

22

pg. 4-15. San Simeon Acres Commercial Retail. Revise last sentence of second paragraph:

Landscaping the highway frontage with trees and shrubs that are native to the area, and providing better highway crossings and pedestrian paths, would provide an attractive unifying element to the area.

23

pg. 4-15. San Simeon Acres Public Facilities. Revise Public Facilities description:



The only public facility in San Simeon Acres is the existing sewage treatment plant. No additional public facilities, other than the potential relocation of this plant, are anticipated.

24

pg. 4-16. Cambria Residential Single-Family and Multi-Family Programs. Revise Programs 1 & 2:

1. Tract 226. The County should work with the property owners in Tract 226 to resubdivided the lots (with no net addition of lots) for a multi-family or mixed use project that can be sustained by available public services and complies with LCP resource protection requirements, particularly regarding drainage and erosion control.

2. Affordable Housing. The County and the Cambria Community Services District should work together to ensure that affordable housing project proposals are ~~not unnecessarily delayed because of water allocation issues~~ allocated adequate capacity of available water supplies.

25

pg. 4-18. San Simeon Acres Village Programs. Modify Community program 1:

1. ~~Frontage road~~ View corridors and landscaping. The County should work with property owners to ~~improve the~~ protect, restore, and enhance coastal and inland views from Highway One, to the frontage road, and other public areas. with ~~Sidewalks, native street trees from local stock, and decorative street lights along the frontage road are encouraged, provided that they do not block views, impact sensitive habitats, or detract from the natural scenic landscape.~~ [Revise description of this program in Table 4-2 on page 4-19 accordingly.]

CHAPTER 5 – CIRCULATION ELEMENT

26

pg. 5-1 – 5-2. Introduction. Revise the introduction to Chapter 5:

Land use and transportation planning support each other so that development is served by a defined system of circulation. Highways, roads, airports, railroads, bikeways, walking paths, and other methods of transportation make up the circulation system in the County and provide the means by which the public gains access to the coast and its unique recreational opportunities.

...

The overall goal for circulation in Cambria and San Simeon Acres is to provide a comprehensive, integrated, multi-modal transportation system that allows convenient, flexible, and efficient use of all transportation alternatives. Transportation improvements shall comply with LCP resource protection requirements and maximize public access to the coast, among other means, by facilitating the provision or extension of transit service and providing for and enhancing non-automobile circulation.

27

pg. 5-3. Circulation Issues and Objectives. Revise first sentence and sections 1.A. and 2.B.:



The circulation system for the North Coast Planning Area, as described in this chapter, is intended to accommodate growth anticipated by this Plan, in a manner that enhances public access to the coast and is consistent with the protection coastal resources.

...

1.A. Monitoring. Monitor roadway capacities and land use to insure that future growth does not contribute to the erosion of safe and convenient traffic levels. Coordinate proposed development with monitoring by the Resource management System, and ~~phase necessary improvements as growth occurs~~ limit new development to that which can be accommodated by a transportation system that protects coastal resources and public access. Strive to maintain or improve levels of service as the area grows.

...

2.B. Proposed visitor-serving development such as hotels, motels, visitor-attractions, and other resort development should provide non-automobile forms of access (e.g., public transit, shuttle systems, trail connections), and improve ensure adequate roadway capacity when development occurs. Where resource constraints limit opportunities to accommodate roadway improvements, development densities shall be restricted accordingly.

28

pg. 5-11. Highway One. Revise last sentence of third paragraph and delete last sentence of fourth paragraph:

In order to maintain the scenic quality of the highway, and to protect the State scenic highway status, only minor safety improvements are proposed, such as adding signals, and channelizing traffic, ~~and adding a limited number of passing lanes.~~

~~...Because the highway also carries a substantial amount of local traffic in the urban area, the installation of passing lanes, where possible, is recommended in the *North Coast Circulation Plan*.~~

29

pg. 5-12. Windsor Blvd. Extension. Revise:

This extension is limited to emergency vehicles, bicycles, and pedestrians, ~~The extension in the short term~~ and serves an emergency/fire access road linking Lodge Hill and Park Hill.

30

pg. 5-14. Figure 5-1. Revise Figure 5-1: Existing Roadways & Proposed Windsor Blvd. Extension to delete reference to “new street”.

31

pg. 5-15. Circulation Programs. Modify the text of Areawide Circulation Programs 1, 2, and 3:

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, ~~to reduce or eliminate the need for conspicuous on-site signs.~~ (Medium priority/Long Term)

2. Trails. To maximize the provision of public trails, the County should work with interested property owners, agriculturalists, and other groups to determine if access may be secured to serve this need while respecting adjacent uses and ownerships. Opportunity exists to establish the California Coastal Trail system, connecting each end of the Planning Area. More discussion is found in Chapter 8: Coastal Access. (Medium priority/Long Term)

3. Highway One. Highway One shall remain a two-lane highway in rural areas, and should be improved to ensure safe flow of traffic, yet not detract from the scenic nature of the highway nor cause adverse impacts to sensitive coastal resources.

CHAPTER 6 – COMBINING DESIGNATIONS

32

pg. 6-1. Combining Designations. Add the following sentence to the end of the introductory paragraph:

The precise location and extent of Combining Designations shall be determined based on the best available information and an assessment of site conditions at the time of application.

33

pg. 6-2. North Coast Creek (FH). Include Arroyo Del Padre Juan in list of North Coast creeks subject to potential flood hazards.

34

pg. 6-3. North Coast Creeks (SRA)(ESHA). Include Arroyo Del Padre Juan in list of North Coast creeks as ESHA.

35

pg. 6-3. Bluff Erosion GSA. Modify text of Bluff Erosion (GSA) #7 as follows:

7. Bluff Erosion (GSA) Portions of the coastline where bluff erosion poses a concern for siting new development have been noted. Development should be accompanied by slope stability studies and located so that it can withstand ~~75~~ 100 years of bluff erosion.

36

pg. 6-11. Combining Designation Program 1 for Shoreline Access – Vista Points. Revise 1.A. (allowed improvements):

A. Non-Structural Bluff Protection Stabilization. Bluff revegetation with native plants of local stock.



37

pg. 6-12. Coastal Bluffs. Modify Combining Designation Program 5:

5. Coastal Bluffs. The County Planning and Building Department should seek grant funding for and prepare a program to remove unnecessary armoring where feasible, avoid permanent armoring of the shoreline, and minimize impacts to the shoreline in developed areas using a long-term, comprehensive approach. The program should include preparation of an area shoreline erosion and bluff management and restoration plan focusing on ~~annual~~ bluff stability, erosion rates, and sand supply; bluff retreat and setbacks; emergency armoring procedures; ~~and~~ shoreline protection design, engineering, monitoring, and maintenance; and options for relocating development away from hazardous areas (shoreline retreat) and restoring areas that have been impacted by shoreline armoring.

CHAPTER 7 – PLANNING AREA STANDARDS

A1. SUGGESTED MODIFICATIONS TO CAMBRIA URBAN AREA STANDARDS

38

pg. 7-5. Combining Designations. Modify Combining Designations header²:

The following standards apply to ~~areas of special concern as shown on official maps~~ lands in the Local Coastal Plan (LCP) combining designations, as listed below.

39

pg. 7-5. Cambria Urban Area Combining Designation Standard 1. Modify Standard 1 as follows:

1. Marine Habitat (SRA) – Projects with Point-Source Discharges. The richness, sensitivity, and unspoiled character of the marine habitats ~~within the~~ in Cambria ~~URL~~ demand particularly rigorous measures to ensure the protection of these special resources. Accordingly, no surface point-source discharges into the marine environment are allowed, except as follows:

Exceptions:

- A. Cambria Community Services District. ~~Any capacity expansions needed to serve permitted growth within the existing~~ Discharges by the Cambria Community Services District (CCSD) service areas, provided that any new outfall that have been properly permitted by the County, the California Coastal Commission (CCC), Regional Water Quality Control Board (RWQCB), State Lands Commission (SLC), Environmental Protection Agency (EPA), and is consistent with Monterey Bay National Marine Sanctuary (MBNMS) provisions.

² The text in the Combining Designation header box contained in the submittal does not accurately reflected the County’s proposed change to the existing text of the LCP. The proper representation of the County’s proposed change is: “The following standards apply ~~only~~ to lands ~~in the Local Coastal Plan (LCP) combining designation, as listed below~~ as shown on official maps”.



~~B. Proposed CCSD desalination project. Any brine~~ Any discharge of brine from desalination facilities provided that: directly into the marine environment shall be prohibited unless the following criteria have been satisfied:

1. ~~The brine discharge is consistent with MBNMS, Environmental Protection Agency (EPA) and Regional Water Quality Control Board (RWQCB) regulations~~ receives all necessary approvals from the agencies listed above.
2. The discharge point is located south of San Simeon Point, and where it will not adversely impact any kelp bed or intertidal habitat.
3. The discharge point is designed to maximize rapid mixing of the brine with ambient seawater in order to minimize hypersaline conditions.
4. Other locations or types of discharges (e.g., subsurface discharges, co-locating new discharges with existing discharges) are infeasible or more environmentally damaging.
5. The discharge sustains the biological productivity of coastal waters and maintains healthy populations of all species of marine organisms.
6. The adverse effects of discharges are minimized and mitigated.

B. Stormwater Outfalls. Stormwater outfalls that discharge to the beach, intertidal area, or marine environment are prohibited unless it has been demonstrated that it is not possible to detain the stormwater on-site, or direct the stormwater to pervious land areas or the street, without causing flooding problems or erosion hazards. In such instances, stormwater outfalls shall include filtration and treatment systems necessary to protect coastal water quality; be screened from public view using underground pipes and/or native vegetation of local stock; and receive all necessary approvals from the agencies listed above Consolidation of existing outfalls shall be pursued where feasible.

C. Passthrough Discharges. Aquaculture seawater passthrough discharges that are consistent with LCP requirements, and provided that:

1. Discharge is consistent with CCC, SLC, MBNMS, EPA, RWQCB and California Department of Fish and Game (CDFG) laws and Rregulations.

...

D. Seawater Passthrough Devices. Seawater passthrough devices for public aquaria, and for scientific research facilities that are consistent with LCP requirements, and provided that:

1. Discharge is consistent with CCC, MBNMS, EPA, CDFG, SLC, and RWQCB, laws and Rregulations.

...

E. Water Quality Enhancement. Discharges to streams, for the purposes of hydrologic replenishment and/or stream water quality enhancement, that are consistent with LCP



requirements, and provided that:

...

40

pg. 7-7. Monterey Pine Forest Habitat (SRA)(TH). Modify Cambria Urban Area Combining Designation Standard 2 as follows:

2. Monterey Pine Forest Habitat (SRA) (TH) - Purpose: The following standards and procedures ~~provide guidance~~ are required for development in the Monterey Pine Forest in Cambria. The purpose of these standards is to minimize tree removal and avoid impacts to the sensitive Monterey Pine Forest habitat. While the intent of these standards is to reduce redundancy and provide consistency in the planning process, a biological report may be required pursuant to the Coastal Zone Land Use Ordinance and Communitywide Standard 8 - Mandatory Site Review.

~~A. The project applicant shall demonstrate that no native vegetation outside the "project limit area" shall be removed, except for removal consistent with fire safety standards or trees identified as hazardous by a qualified professional.~~

All development within Monterey pine forest (TH) shall include the following minimum standards:

A. A "project limit area" shall be established in a manner that avoids Monterey pine forest impacts to the maximum extent feasible, is located on the least sensitive portion of the site, and safeguards the biological continuance of the habitat. Particular attention must be given to locations which are part of larger contiguous undisturbed forested areas, show signs of forest regeneration, include a healthy assemblage of understory vegetation, support other sensitive species, provide a solid tree canopy and species nesting areas, and that will minimize loss of Monterey Pines, oaks, and forest habitat. The project limit area shall include all areas of the site where vegetation will need to be trimmed or removed for fire safety purposes.

~~B. Where a report is required by CZLUO Section 23.07.170, the required topics shall be supplemented with an analysis and map of the site constraints that should be considered, and a recommendation of alternative design measures that will minimize loss of Monterey Pines, oaks and forest habitat~~

B. Applications for new development within the Monterey pine forest shall demonstrate that no native vegetation outside the "project limit area" shall be removed, except for trees identified as hazardous by a qualified professional. New development shall be sited to ensure that any required vegetation removal will be done fully on private property and will not encroach on any public lands or sensitive habitat areas. If development cannot be sited to avoid encroachment within sensitive habitat areas, such encroachments shall be minimized to the maximum extent feasible and appropriate mitigation in support of habitat restoration shall be required.

C. Plan Requirements. ...



1. The “project limit area” shall include all areas of grading (including cut and fill areas, utility trenching and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance ~~within the “project limit area”~~) necessary fire clearances and staging areas for all construction activities, the location of those activities, and areas for equipment and material storage.

...

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 areas. New land divisions or multi-family residential development shall ensure that all future development shall be located entirely outside of ESHA and necessary buffers. All of the ESHA and buffers shall be retained and protected as Open Space. When feasible, new development shall be restricted to slopes less than 20 percent.

41

pg. 7-11. Flood Hazards and Santa Rosa Creek (FH). Revise Standard 3 and 4.B., and add standard 4.E.:

3. Flood Hazards (FH). New development shall comply with Coastal Plan Policies for Hazards and the Flood Hazard provisions of the Coastal Zone Land Use Ordinance, and shall be reviewed for its relation to the Cambria Flood Mitigation Project. ~~Approval of No new or expanded development shall be contingent upon a finding that the proposed development will not interfere with~~ occur within Flood Hazard areas prior to implementation of the Cambria Flood Mitigation Project.

4. Santa Rosa Creek (FH). The following standards affect all land use categories in and adjacent to Santa Rosa Creek, as shown on Figure 7-2.

...

B. ~~Except for minor fill for public serving activities or uses (e.g., trails, roads, stream bank restoration, County flood mitigation projects, and utilities, e~~Channelization or fill in the undeveloped floodway (active channel) and floodway fringe (flood plain) of Santa Rosa Creek shall be prohibited unless such development is consistent with Coastal Act Section 30236³ and other applicable provisions of the LCP (see Figure 7-2).

...

E. West Village. No new development except necessary public services shall be approved until the County has certified and implemented Phase I of a flood analysis and management plan for the West Village in a manner that is consistent with the protection of the coastal stream.

³ Section 30236 states “Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.”



42

pg. 7-15. Reservation of Service Capacity. Modify Cambria Communitywide Standard 1 as follows:

1. Reservation of Service Capacity. The Cambria Community Service District (CCSD) shall reserve available water and sewer treatment capacity ~~on a yearly basis~~ for the following priority uses:
 - A. Visitor-Serving Uses. To preserve and allow for continued growth of visitor-serving facilities, 20 percent of water and sewer capacity shall be reserved and maintained for visitor-serving and commercial uses.
 - B. Affordable Housing - Program Required. The CCSD shall reserve sufficient water and sewer capacity to serve affordable housing. ~~If consistent with other permits, an amount not to exceed 25 percent of the Visitor-Serving reservation may be allocated to a qualified affordable housing program.~~

Prior to issuance of any further water will-serve letters, the District shall propose to the County a program to accommodate a limited number of affordable housing units each year. The program shall be consistent with definitions of affordable housing in the County Housing Element. The exact number shall be determined based on unmet housing needs, and availability of water. Under this program and to meet the need of affordable housing units, the District may divert part of the water which otherwise would have been allocated to the ~~Visitor-Serving, Commercial,~~ or Multi-Family Residential water waiting list.

43

pg. 7-15. Limitation on Residential Construction. Modify Cambria Urban Area Communitywide Standard 2 as follows:

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

44

pg. 7-16. Service Extensions Outside the USL/URL. Delete Cambria Urban Area Communitywide Standard 3.

45

Pg. 7-16 Limitation on Development. Add new Communitywide Standard 3 as follows:



1. **Water Service in Cambria.** Until such time as may be otherwise authorized through a coastal development permit approving a major public works water supply project for Cambria, new development not using CCSD connections or water service commitments existing as of November 15, 2001 (including those recognized as “pipeline projects” by the Coastal Commission on December 12, 2002 in coastal development permits A-3-SLO-02-050 and A-3-SLO-02-073, shall assure no adverse impacts to Santa Rosa and San Simeon Creeks.
2. **Water Conservation Requirements.** Unless this requirement is otherwise modified through a coastal development permit authorizing a major public works water supply project for Cambria, new development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the Cambria Community Service District’s service area, or through other verifiable actions to reduce existing water use in the service area (e.g. the replacement of irrigated landscaping with xeriscaping). Accordingly, all coastal development permits authorizing such development shall be conditioned to require applicants to provide to the Planning Director (or the Coastal Commission Executive Director where applicable) for review and approval prior to construction, written evidence of compliance with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and modified on November 14, 2002; however, no retrofit credits may be obtained by extinguishing agricultural water use, or funding leak detection programs. Such permits shall also be conditioned to require written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.
3. **Supplemental Water Supply Standards.** Any major public works water supply project to support new development within the CCSD service area shall be subject to the following approval standards and findings:
 - a. **Maximum Capacity.** The maximum service capacity of the project will not induce growth inconsistent with the protection of coastal resources and public access and recreation opportunities.
 - b. **Creek Withdrawals.** The project shall assure that CCSD water withdrawals from Santa Rosa and San Simeon Creeks will be sufficiently limited to protect: (1) adequate instream flows necessary to support sensitive species and other riparian/wetland habitats; (2) underlying groundwater aquifers; and (3) agricultural resources.
 - c. **Priority Uses.** The project shall demonstrate that water capacity is available and allocations are reserved for Coastal Act priority uses.
 - d. **Fire Safety.** The project shall demonstrate that water storage and delivery systems will be adequate to meet the fire safety and other public health and safety needs of new development supported by the project, consistent with the protection of other coastal resources.
 - e. **Other Public Service Capacities.** The maximum level of development supported by the project shall not exceed that supported by other available public services, including wastewater treatment capacity and road capacity. The project shall not induce growth



- beyond that level necessary to maintain acceptable road Levels of Service and circulation to protect coastal access and recreation opportunities, and provide for public safety (e.g., fire evacuation).
- f. **Water Supply Management Planning.** The project shall demonstrate that it is an element (where economically and environmentally appropriate) of a balanced water supply portfolio that also includes other supply alternatives, including conservation and water recycling to the maximum extent practicable.
 - g. **Build Out Reduction.** That reasonable progress is being made to implement a build out reduction program within the URL of Cambria.
4. **Desalination Standards.** Desalination facilities must: a) Be public; b) Avoid or fully mitigate any adverse environmental impacts to coastal resources; c) Be consistent with all LCP and Coastal Act policies, including those for concentrating development, supporting priority coastal uses, and protecting significant scenic and habitat resources; d) Be evaluated based upon adopted community planning documents, which may include General Plans, Urban Water Management Plans, Regional Water Supply Plans, Local Coastal Programs, and other approved plans that integrate local or regional planning, growth, and water supply/demand projections; e) Use technologies that are most energy-efficient. Estimates of the projected annual energy use and the environmental impacts that will result from this energy production, and evidence of compliance with air pollution control laws for emissions from the electricity generation, should be submitted with permit applications; f) Use, where feasible, sub-surface feedwater intakes (e.g., beach wells) instead of open pipelines from the ocean, where they will not cause significant adverse impacts to either beach topography or potable groundwater supplies; g) Use technologies and processes that eliminate or minimize the discharges of hazardous constituents into the ocean and ensure that the least environmentally damaging options for feedwater treatment and cleaning of plant components are selected. Opportunities for combining brine discharges with other discharges (e.g., from a sewage treatment facility or power plant) should be considered and the least environmentally damaging alternative pursued. Applicants should provide information necessary to determine the potential impacts to marine resources from the proposed intake and discharge. Obtaining this information may require new or updated engineering, modeling and biological studies, or in some cases may be obtained from pre-operational monitoring, monitoring results from other desalination facilities, and pilot studies conducted before building a full-scale facility; h) Be designed and limited to assure that any water supplies made available as a direct or indirect result of the project will accommodate needs generated by development or uses consistent with the kinds, location and densities specified in the LCP and Coastal Act, including priority uses as required by PRC 30254, and; i) Be an element (where economically and environmentally appropriate) of a balanced water supply portfolio that also includes conservation and water recycling to the maximum extent practicable.

46

Pg. 7-16. Cambria Urban Area Communitywide Standard 5. Modify Standard 5 as follows:

5. New Residential Land Divisions. Projects creating new residential lots shall be required to



permanently retire an equivalent legal building site located within the Cambria URL on a 1:1 basis. Determination of equivalent legal lot would occur through the discretionary land use and environmental review process with a consideration of factors including, but not limited to: habitat areas, topography, public views, development potential, and other site characteristics. Lots that are not comparable with such factors are not considered equivalent. Proof of the required retirement shall be submitted prior to recordation of the final parcel or subdivision map. Retired lots shall have an open space or conservation easement recorded against the title of the property to prohibit development in perpetuity. Easements may be held by the County or the County may grant them to another public agency or qualified non-profit organization.

47

pg. 7-17. Site Review. Modify Urban Area Communitywide Standard 8 as follows:

8. Site Review. ~~Based on the results of a site review, all projects determined to have the potential to adversely impact a sensitive resource may be subject to discretionary review. If discretionary review is triggered, a biologic assessment report consistent with Coastal Zone Land Use Ordinance Section 23.07.170 may be required.~~ All projects which have the potential to adversely impact an ESHA, as defined in Coastal Act section 30107.5 based on the best available information, will be subject to mandatory biological assessment, whether or not located within a previously mapped SRA. Such review shall be conducted by a qualified expert, shall be based on filed observations during the season of the year most likely to result in successful observation of the sensitive species, and shall be documented in a written report that identifies the plants, animals, and habitat types observed on the site. If the site of the proposed development is determined by the County to potentially contain ESHA, a full biological report prepared in conformance with the Coastal Zone Land Ordinance shall be required, which identifies possible impacts and recommends measures to avoid such impacts and mitigate the impacts to ESHA that cannot be avoided.

48

pg. 7-17. Erosion Control. Modify Cambria Urban Area Communitywide Standard 9 by moving RSF Standards 10A and 10D (1& 2) from pg. 7-80 to pg. 7-17.

9. Erosion Control. In addition to other applicable requirements of the CZLUO, 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 filtration system approved by the Public Works Department. The following guidelines shall be followed to the maximum degree feasible:

A. Impermeable Surfaces. Impermeable surfaces should be minimized in order to maximize the amount of on-site runoff infiltration.

B. Drainage. Drainage systems should be designed to retain water on-site encourage infiltration when feasible.

C. Natural Drainage Patterns. Natural drainage patterns should be retained and remediated if retention



is infeasible on-site.

D. Downhill Sites. On downhill sites, encourage drainage easements on lower properties so that drainage can be released on the street or other appropriate land area below.

49

pg. 7-19. Site and Project Design Development Within View Of Highway One. Revise the introductory paragraph of Cambria Areawide Standard 13:

New development shall be screened from view from Highway One in accordance with the criteria below, and shall preserve and enhance views if the ocean, shoreline, or other scenic areas. ...

50

pg. 7-23. Fiscalini Ranch Open Space Areas. Revise Standard 2 regarding allowable within the Open Space Land Use Category on the Fiscalini Ranch:

Uses shall be limited to ~~Outdoor Sports and Recreation,~~ Passive Recreation, Crop Production & Grazing, ~~Communications Facilities,~~ Coastal Accessways, Temporary Events, ~~One Caretaker Residence,~~ residential accessory use, ~~water wells & impoundments,~~ and pipelines and transmission lines.

51

pg. 7-48. Shoreline Development. Add new Communitywide Standard 22 regarding shoreline development:

22. Shoreline Development. All development along bluff tops and shorelines must comply with the following standards:

A. Application requirements. Applications for the development of a new structure on a blufftop or ocean fronting lot, or the increase of an existing structure's square footage or value by fifty percent or more⁴, shall include, at a minimum, all information required by the Coastal Zone Land Use Ordinance as well as the following:

1. An analysis of beach erosion, wave run-up, inundation and flood hazards prepared by a licensed civil engineer with expertise in coastal engineering and a slope stability analysis, prepared by a licensed Certified Engineering Geologist and/or Geotechnical Engineer or Registered Civil Engineer with expertise in soils, in accordance with the procedures detailed by Appendix A1 of this Plan. These reports shall analyze the proposed development in relation to the following:

- a) Surveyed location of all property lines;
- b) Delineation of the top of bluff;
- c) The profile of the beach;

⁴ Increases in square footage and value attributable to new development shall accumulate from the date on which this Plan Update becomes effective.



- d) Surveyed locations of mean high tide lines acceptable to the State Lands Commission;
- e) The area of the project site subject to design wave run-up, based on design conditions;
- f) Foundation design and drainage requirements;
- g) The need for a shoreline protection structure over the life of the project;
- h) The long-term effects of proposed development on sand supply and adjacent properties;
- i) The FEMA Base Flood Elevation and other mapped areas (A,B, or V zones);
- j) Future projections in sea level rise;
- k) Quantitative slope stability and bluff erosion rate determination performed as outlined in Appendix A1;
- l) Tsunami hazards;
- m) The availability of public access to the beach;
- n) Project alternatives designed to avoid or minimize impacts to public access.

2. A site map that shows all easements, deed restrictions, "Offers to Dedicate", and any other dedication for public access or open space. In the event that any such encumbrances exist on the property, a copy of the recorded document shall be included with the application.

3. Written evidence of a review and determination from the State Lands Commission relative to the proposed project's location to or impact upon the boundary between public tidelands and private property.

If application materials indicated that development may impact or encroach on tidelands or public trust lands, the County shall consult with Coastal Commission staff regarding the potential need for a Coastal Development Permit from the Coastal Commission.

B. Setback Requirements. Shoreline and bluff top setbacks are to be based on a projected 100-year economic life and shall include a safety factor either as a multiplier or as a set distance. In no case shall bluff setbacks be less than 25 feet. Bluff and shoreline setbacks must be sufficient to avoid the need for a shoreline protective device for the life of the development. For non-conforming structures located on a blufftop or on the beach that do not comply with the setbacks required for new development on a blufftop or beach, additions that increase the size of the structure by 50 percent or more, shall not be authorized unless such structures are brought into conformance with the policies and standards of the LCP, including this setback requirement. On bluff top or shoreline parcels with legally established shoreline protective devices the setback distance may account for the additional stability provided by the permitted seawall, based on its existing design and condition (i.e., any future expansion and/or alteration to the seawall other than routine repairs that maintain its approved design life shall not be factored into setback calculations).



C. Seawall Prohibition. Shoreline and bluff protection structures shall not be permitted to protect new development. All permits for new development (including demolition and rebuilds, and increases in the square footage or value of an existing structure by fifty percent or more) on blufftop or shoreline lots that do not have a legally established shoreline protection structure shall be conditioned to require that prior to construction of the development, the property owner record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development approved, and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235 and the San Luis Obispo County certified LCP.

D. Seawall Evaluation Requirements. When submitted in conjunction with applications for new development (including demolition and rebuilds, and increases in the square footage or value of an existing structure by fifty percent or more) on blufftop or shoreline lots with a legally established shoreline protective device, the technical reports required above shall describe the condition of the existing seawall; identify any impacts it may be having on public access and recreation, scenic views, sand supplies, and other coastal resources; and evaluate opportunities to modify or replace the existing armoring device in a manner that would eliminate or reduce these impacts. The reports shall also evaluate whether the development, as proposed or modified, could be safely established on the property for a one hundred year period without a shoreline protective device.

E. Construction Requirements. The approval of development on or near sandy beach or bluffs, including the construction of any permitted shoreline protective device, shall be conditioned to require that:

- 1) No stockpiling of dirt or construction materials shall occur on the beach;
- 2) All grading shall be properly covered and sandbags, ditches, or other Best Management Practices (BMPs) shall be used to prevent runoff and siltation;
- 3) Measures to control erosion, runoff, and siltation shall be implemented at the end of each day's work;
- 4) No machinery shall be allowed in the intertidal zone at any time. If such activities are unavoidable, authorization from the Coastal Commission is required;
- 5) All construction debris shall be removed from the beach daily and at the completion of development.
- 6) The site shall be restored to its preconstruction condition immediately upon project completion.

F. Ancillary/Accessory Structures. No shoreline protection structure shall be permitted for the sole purpose of protecting an ancillary or accessory structure. Accessory structures, include but are not limited to, patios, stairs, recreational facilities, landscaping features, and similar design elements shall be constructed and designed to be removed or relocated in the event of threat from erosion, bluff failure or wave hazards.

G. No permanent structures other than shoreline armoring approved in accordance with Coastal Act and



LCP requirements shall be permitted on a bluff face, except for engineered stairways or accessways to provide public beach access where no feasible alternative means of public access exists.

H. As a condition of approval of development on a beach or shoreline which is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, the property owner shall be required to execute and record a deed restriction which acknowledges and assumes said risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

52

pg. 7-50. Bridge Repairs/Replacements. Add new Communitywide Standard 23 as follows:

23. Bridge Replacement and Repair projects shall evaluate designs that provide adequate space for bikes and pedestrians. Class 2 bikeway connectors shall be analyzed and provided if feasible for bridge replacements at Leffingwell Landing and Windsor Blvd.

53

pg. 7-60. Tract 226. Modify the text for Tract 226 and add 5C as follows:

A. Permit Requirement – Tract 226. Prior to development or land division in Tract 226, a Development Plan or Specific Plan shall be approved for the entire tract, including each ownership within the tract. The Development Plan or Specific Plan application is to include specific provisions for resolving the following issues:

...

C. Drainage Plan Required. All development within Tract 226 shall avoid causing flooding of downhill lots, erosion, and water quality impacts through the use of on-site methods (ex. percolation and detention). All drainage plans are subject to the review and approval of the County Public Works Department.

A2. SUGGESTED MODIFICATIONS TO CAMBRIA LAND USE CATEGORY MAP #8

54

#2) Connelly & Childs – Remain RMF & O/P

55

#12) West Ranch – To remain outside of the USL

A3. SUGGESTED MODIFICATIONS TO CAMBRIA CIRCULATION MAP #11

56

#6. Windsor Blvd. Extension. Delete Windsor Blvd. Extension from Map #11



B1. SUGGESTED MODIFICATIONS TO SAN SIMEON ACRES VILLAGE STANDARDS

57

pg. 7-97. Marine Habitat (SRA). Modify San Simeon Acres Village Combining Designation Standard 1 as follows:

- 1. Marine Habitat (SRA) – Projects with Point-Source Discharges. The richness, sensitivity, and unspoiled character of the marine habitats in San Simeon Acres demand particularly rigorous measures to ensure the protection of these special resources. Accordingly, no surface point-source discharges into the marine environment are allowed, except as follows:

Exceptions:

A. San Simeon Acres Community Services District. ~~Any capacity expansions needed to serve permitted growth within the existing Discharges by the San Simeon Acres Services District (CCSD) service areas, provided that any new outfall have been properly permitted by the County, the California Coastal Commission (CCC), Regional Water Quality Control Board (RWQCB), State Lands Commission (SLC), Environmental Protection Agency (EPA), and is consistent with Monterey Bay National Marine Sanctuary (MBNMS) provisions.~~

B. Stormwater Outfalls. Stormwater outfalls that discharge to the beach, intertidal area, or marine environment are prohibited unless it has been demonstrated that it is not possible to detain the stormwater on-site, or direct the stormwater to pervious land areas or the street, without causing flooding problems or erosion hazards. In such instances, stormwater outfalls shall include filtration and treatment systems necessary to protect coastal water quality; be screened from public view using underground pipes and/or native vegetation of local stock; and receive all necessary approvals from the agencies listed above. Consolidation of existing outfalls shall be pursued where feasible.

~~B C.~~ Passthrough Discharges. Aquaculture seawater passthrough discharges that are consistent with LCP requirements, and provided that:

- 1. Discharge is consistent with CCC, SLC, MBNMS, EPA, RWQCB and California Department of Fish and Game (CDFG) laws and Rregulations.

...

~~C D.~~ Seawater Passthrough Devices. Seawater passthrough devices for public aquaria, and for scientific research facilities that are consistent with LCP requirements, and provided that:

- 1. Discharge is consistent with CCC, MBNMS, EPA, CDFG, SLC, and RWQCB, laws and Rregulations.

...

~~D E.~~ Water Quality Enhancement. Discharges to streams, for the purposes of hydrologic replenishment and/or stream water quality enhancement, that are consistent with LCP



requirements, and provided that:

...

58

pg. 7-98. Arroyo del Padre Juan. Add new San Simeon Acres Village Combining Designations Standard 2 as follows:

2. Arroyo del Padre Juan - Arroyo del Padre Juan creek, including associated riparian habitat areas and beach lagoon, shall be protected, enhanced, and where feasible, restored. All new development shall be setback a minimum of 100 feet from the upland edge of riparian vegetation. Setbacks of less than 100 feet are allowed only in accordance with Section 23.07.174d.2.of the CZLUO. Removal of riparian vegetation on the banks of the creek is prohibited.

59

pg. 7-98. Service Capacity. Modify San Simeon Acres Village Communitywide Standard 1 as follows:

1. Service Capacity. The San Simeon Acres Community Service District (SSCSD) shall maintain and reserve available water and sewer treatment capacity ~~on a yearly basis~~ for the following priority uses:

- A. Visitor-Serving Uses. 75 percent of available water and sewer capacity.
- B. Affordable Housing – Program Required. Of the remaining 25 percent of capacity, the SSCSD shall reserve sufficient water and sewer capacity to serve affordable housing. ~~If consistent with other permits, the amount of water and sewer capacity required to serve affordable housing units may be re-allocated from the Visitor-Serving category.~~

~~Prior to issuance of any further water will-serve letters, the District shall propose to the County a program to accommodate a limited number for affordable housing units each year. The exact number shall be determined based on unmet housing needs, and availability of water. Under this program and to meet the need of affordable housing units, the District may divert part of the water which otherwise would have been allocated to the Visitor-Serving water waiting list.~~

60

pg. 7-100. San Simeon Acres Village Communitywide Standard 2. Modify Standard 2 as follows:

~~Setbacks From Bluff and Shoreline Protective Devices. to be adequate to withstand bluff erosion and wave action for a period of 75 years and in any case shall not be less than 25 feet. All development along bluff tops and shorelines must comply with the following standards:~~

A. Application requirements. Applications for the development of a new structure on a blufftop or ocean fronting lot, or the increase of an existing structure’s square footage or value by fifty percent or



more⁵, shall include, at a minimum, all information required by the Coastal Zone Land Use Ordinance as well as the following:

1. An analysis of beach erosion, wave run-up, inundation and flood hazards prepared by a licensed civil engineer with expertise in coastal engineering and a slope stability analysis, prepared by a licensed Certified Engineering Geologist and/or Geotechnical Engineer or Registered Civil Engineer with expertise in soils, in accordance with the procedures detailed by Appendix A1 of this Plan. These reports shall analyze the proposed development in relation to the following:

- a) Surveyed location of all property lines;
- b) Delineation of the top of bluff;
- c) The profile of the beach;
- d) Surveyed locations of mean high tide lines acceptable to the State Lands Commission;
- e) The area of the project site subject to design wave run-up, based on design conditions;
- f) Foundation design and drainage requirements;
- g) The need for a shoreline protection structure over the life of the project;
- h) The long-term effects of proposed development on sand supply and adjacent properties;
- i) The FEMA Base Flood Elevation and other mapped areas (A,B, or V zones);
- j) Future projections in sea level rise;
- k) Quantitative slope stability and bluff erosion rate determination performed as outlined in Appendix A1;
- l) Tsunami hazards;
- m) The availability of public access to the beach;
- n) Project alternatives designed to avoid or minimize impacts to public access.

2. A site map that shows all easements, deed restrictions, “Offers to Dedicate”, and any other dedication for public access or open space. In the event that any such encumbrances exist on the property, a copy of the recorded document shall be included with the application.

3. Written evidence of a review and determination from the State Lands Commission relative to the proposed project’s location to or impact upon the boundary between public tidelands and private property.

If application materials indicated that development may impact or encroach on tidelands or public trust lands, the County shall consult with Coastal Commission staff regarding the potential need for a Coastal Development Permit from the Coastal Commission.

⁵ Increases in square footage and value attributable to new development shall accumulate from the date on which this Plan Update becomes effective.



B. Setback Requirements. Shoreline and bluff top setbacks are to be based on a projected 100-year economic life and shall include a safety factor either as a multiplier or as a set distance. In no case shall bluff setbacks be less than 25 feet. Bluff and shoreline setbacks must be sufficient to avoid the need for a shoreline protective device for the life of the development. For non-conforming structures located on a blufftop or on the beach that do not comply with the setbacks required for new development on a blufftop or beach, additions that increase the size of the structure by 50 percent or more, shall not be authorized unless such structures are brought into conformance with the policies and standards of the LCP. On bluff top or shoreline parcels with legally established shoreline protective devices the setback distance may account for the additional stability provided by the permitted seawall, based on its existing design and condition (i.e., any future expansion and/or alteration to the seawall other than routine repairs that maintain its approved design life shall not be factored into setback calculations).

C. Seawall Prohibition. Shoreline and bluff protection structures shall not be permitted to protect new development. All permits for new development (including demolition and rebuilds, and increases in the square footage or value of an existing structure by fifty percent or more) on blufftop or shoreline lots that do not have a legally established shoreline protection structure shall be conditioned to require that prior to construction of the development, the property owner record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development approved, and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235 and the San Luis Obispo County certified LCP.

D. Seawall Evaluation Requirements. When submitted in conjunction with applications for new development (including demolition and rebuilds, and increases in the square footage or value of an existing structure by fifty percent or more) on blufftop or shoreline lots with a legally established shoreline protective device, the technical reports required above shall describe the condition of the existing seawall; identify any impacts it may be having on public access and recreation, scenic views, sand supplies, and other coastal resources; and evaluate opportunities to modify or replace the existing armoring device in a manner that would eliminate or reduce these impacts. The reports shall also evaluate whether the development, as proposed or modified, could be safely established on the property for a one hundred year period without a shoreline protective device.

E. Construction Requirements. The approval of development on or near sandy beach or bluffs, including the construction of any permitted shoreline protective device, shall be conditioned to require that:

- 1) No stockpiling of dirt or construction materials shall occur on the beach;
- 2) All grading shall be properly covered and sandbags, ditches, or other Best Management Practices (BMPs) shall be used to prevent runoff and siltation;
- 3) Measures to control erosion, runoff, and siltation shall be implemented at the end of each day's work;



- 4) No machinery shall be allowed in the intertidal zone at any time. If such activities are unavoidable, authorization from the Coastal Commission is required;
- 5) All construction debris shall be removed from the beach daily and at the completion of development.
- 6) The site shall be restored to its preconstruction condition immediately upon project completion.

F. Ancillary/Accessory Structures. No shoreline protection structure shall be permitted for the sole purpose of protecting an ancillary or accessory structure. Accessory structures, include but are not limited to, patios, stairs, recreational facilities, landscaping features, and similar design elements shall be constructed and designed to be removed or relocated in the event of threat from erosion, bluff failure or wave hazards.

G. No permanent structures other than shoreline armoring approved in accordance with Coastal Act and LCP requirements shall be permitted on a bluff face, except for engineered stairways or accessways to provide public beach access where no feasible alternative means of public access exists.

H. As a condition of approval of development on a beach or shoreline which is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, the property owner shall be required to execute and record a deed restriction which acknowledges and assumes said risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

61

pg. 7-100. San Simeon Acres Village Communitywide Standard 3. Add new Blufftop Access Standard 3(C) as follows:

C. Blufftop Access. Blufftop trails, benches, and overlooks associated with new commercial development shall be available for public use.

62

Pg. 7-100 Shoreline Access in New Visitor-Serving and Public Facility Developments. Modify Communitywide Standard 3 as follows:

3. Shoreline Access in New Visitor-Serving and Public Facility Developments. Visitor-serving and Public Facility developments located between the first public road and the sea shall be required to provide the following public access improvements:

- A. Access from the Road to the Beach. A vertical access easement for public pedestrian use
- B. Parking Areas. Areas available for public parking.
- C. Lateral access dedications from the toe of the bluff to the mean high tide line.
- D. Blufftop Lateral Access. New development, including demolition/remodel or a change of use of



existing facilities shall designate, construct, and maintain a lateral blufftop access trail for public use. The dedicated lateral access easement shall have the ability to “float” inland overtime as the bluff erodes. The trail shall be a minimum of 10 feet wide.

- E. Arroyo del Padre Juan Bridge Crossing. The existing “pipe bridge crossing Arroyo del Padre Juan shall be improved to include a bike and pedestrian crossing.

63

pg. 7-100. Shoreline Access in Residential Development. Modify Communitywide Standard 4 as follows:

4. Shoreline Access in Residential Development. At least One additional vertical access, a minimum of 10 feet wide, shall be required to serve the public and new residential development at the southern end of the Arbuckle Tract on Balboa Avenue. Lateral access dedications from the toe of the bluff to the mean high tide line shall be required for any new development on the blufftop west of Balboa Avenue.

64

pg. 7-103. Mixed Use Projects. Delete San Simeon Acres Village Communitywide Standard 12.

65

pg. 7-103. Lot Creation in Hazard Areas. Add new San Simeon Acres Village Communitywide Standard 12 as follows:

12. Lot Creation in Hazard Areas. New subdivisions, including lot line adjustments and lot legalizations that create new lots, are prohibited in high wave and flood hazard areas.

66

pg. 7-103. Site Review. Add new San Simeon Acres Village Communitywide Standard 13 as follows:

13. Site Review. All projects which have the potential to adversely impact an ESHA, as defined by Coastal Act section 30107.5 and based on the best available information, will be subject to mandatory biological assessment, whether or not located within a previously mapped SRA. Such review shall be conducted by a qualified expert, shall be based on filed observations during the season of the year most likely to result in successful observation of the sensitive species, and shall be documented in a written report that identifies the plants, animals, and habitat types observed on the site. If the site of the proposed development is determined by the County to potentially contain ESHA, a full biological report prepared in conformance with the Coastal Zone Land Ordinance shall be required, which identifies possible impacts and recommends measures to avoid such impacts and mitigate the impacts to ESHA that cannot be avoided.

**B2. SUGGESTED MODIFICATIONS TO SAN SIMEON ACRES LAND USE CATEGORY
MAP #5**



67

#4) Sansone – Vista del Mar. Retain .52-acre Sansone parcel on Vista Del Mar as CR.

CHAPTER 8 – PUBLIC ACCESS

68

pg. 8-3. Overview of Existing and Potential Coastal Access. Modify introduction as follows:

The North Coast segment of SLO County provides a wide variety of public access opportunities, including one state beach, and a variety of formal and informal accessways to and along the coast. Existing and potential accessways are discussed below and generally shown on 8-1 and 8-2. An inventory of County owned access easements (obtained via accepted offers-to-dedicate lateral and vertical access) to and along the beach is included ... The exact location of a continuous coastal trail will evolve over time as potential segments are identified on public lands, and segments across private lands are voluntarily offered for dedication, sometimes in conjunction with conditions of development projects.

69

pg. 8-4. Fiscalini Ranch name change. ~~East/West~~ Fiscalini Ranch

Lateral blufftop access along the ~~West~~ Ranch is currently provided with entrances at the south and north from the end of Windsor Boulevard. An established loop trail system provides access to upland areas of the ranch. ...

70

pg. 8-5. Figures 8-1 and 8-2. Update Figures 8-1 and 8-2 to reflect current conditions and show the existing/preferred CCT alignments.

71

pg. 8-8. The Coastal Trail. Modify text of this section as follows:

A. The Coastal Trail

1. Goals of Coastal Trail Development. The goal of the California Coastal trail is to provide ~~one~~ a continuous interconnected trail system along the entire coast of the State of California. ...

The County envisions integrating the coastal trail system with existing trails, bikeways, parks, and existing and potential support facilities. In order to accomplish this, the coastal trail system may include secondary trail loops.

2. The coastal trail system would primarily serve ...
3. Precise Planning. The coastal trail system will require ...



- b. Design of the Coastal Trail Alignments. Using the results of the environmental constraints study, ~~a~~ trail alignments and
 - c. Public Comment. Once the trail designs and alternatives have been drafted, they ... The public comment period should determine the preferred alternatives, and resolve an outstanding design issues. The outcome of this process should guide purchase programs and regulatory requirements.
 - d. Final Designs and Purchase. A document describing the final designs should be crafted, based on the preferred alternatives. Upon completion of the final designs, pubic ...
4. Support Facilities. There are a number of facilities that will be necessary to support the coastal trail system.
 5. Trail Location and Alignments. While some segments of the trail may be located on the Highway One right-of-way to accommodate such users as long distance bicycle riders, such alignment is not ideal for other users. Secondary Parallel off road trails will have to be purchased or required as appropriate through the regulatory process and developed if access to beaches, bluff overlooks, and other recreational areas is to be provided. ...
 6. Trail Design. To provide maximum opportunities for access, the trail system should be designed as a multi-use trail. However, in some circumstances restrictions on certain types of use might be appropriate due to topography, environmental constraints, or the special needs of certain user groups. ~~On properties with conservation easements, with the consent of the easement holder, trails should follow existing ranch roads or be located in areas that have already been disturbed.~~

B. Highway One Bikeway. Portions of Highway One have already been improved as a Class II Bikeway. The vision of the coastal trail ~~and~~ for bikeway users described above ... Support facilities for the Bikeway could be consolidated with those serving the pedestrian segments of the Coastal Trail.

72

pg. 8-11. Management Objectives and Programs. Delete ~~California Coastal Conservancy~~ from list of access management entities.

73

pg. 8-11. Management Objectives and Programs. Modify as follows:

1. Existing Facilities. Management organizations should continue to fund and support ongoing maintenance of existing facilities. Agencies should avoid losing land resources such as OTD's
2. Potential Access. Management organizations should continue to look for ways to max coastal access by pursuing grants, donations, ~~or~~ other funding opportunities, and where appropriate through the regulatory process.



...

3. Maintenance and Restoration. Existing Access areas easements must be maintained in order to provide for public safety and protection of sensitive coastal resources. Existing accessways that are significantly degraded because of overuse, or lack of funding to provide maintenance, should be rehabilitated, or re-routed.; ~~or (if necessary) closed.~~

74

pg. 8-13. F. Coastal Access Policies , Standards, and Ordinances:

... General Goal No. 12.c encourages ~~better~~ improved access to the coast...

75

pg. 8-14. Coastal Accessways [C3] Land areas, pathways, and improvements that may be used for access to and along the shoreline or other coastal ...

76

pg. 8-15. Public Access Implementation. Add new Section G. Implementation as follows:

G. Implementation. When new development is proposed, maximum public access shall be provided in accordance with the LCP and Coastal Act as further defined herein. Shoreline access may include pedestrian trails, bluff top and lateral access, beach lateral access from the toe of the bluff to the mean high tide line, vertical access from the first public roadway to the shoreline, parking, bicycle paths, conspicuous signage (access locators and interpretive displays), and trash receptacles, restrooms, or other public amenities as relevant.

77

Appendix. Add new Appendix Section A1 regarding Slope Stability Analyses and attach to Plan:

Appendix A1: Slope Stability and Bluff Erosion Rate Determination Requirements.

Quantitative slope stability analyses and erosion rate estimates shall be undertaken as follows:

1. The analyses shall demonstrate a factor of safety greater than or equal to 1.5 for the static condition and greater than or equal to 1.1 for the seismic condition. Seismic analyses may be performed by the pseudostatic method, but in any case shall demonstrate a permanent displacement of less than 50 mm.

2. Slope stability analyses shall be undertaken through cross-sections modeling worst case geologic and slope gradient conditions. Analyses shall include postulated failure surfaces such that both the overall stability of the slope and the stability of the surficial units are examined.

3. The effects of earthquakes on slope stability (seismic stability) may be addressed through pseudostatic slope analyses assuming a horizontal seismic coefficient of 0.20g, and should be evaluated in conformance with the guidelines published by the American Society of Civil Engineers,



(ASCE/SCEC), “Recommended Practices for Implementation of DMS Special Publication 117, Conditions for Analyzing and Mitigating Landslide Hazards in California.”

4. All slope analyses shall be performed using shear strength parameters (friction angle and cohesion), and unit weights determined from relatively undisturbed samples collected at the site. The choice of shear strength parameters shall be supported by direct shear tests, triaxial shear test, or literature references.

5. All slope stability analyses shall be undertaken with water table or potentiometric surfaces for the highest potential ground water conditions.

6. If anisotropic conditions are assumed for any geologic unit, strike and dip of weakness planes shall be provided, and shear strength parameters for each orientation shall be supported by reference to pertinent direct shear tests, triaxial shear test, or literature.

7. When planes of weakness are oriented normal to the slope or dip into the slope, or when the strength of materials is considered homogenous, circular failure surfaces shall be sought through a search routine to analyze the factor of safety along postulated critical failure surfaces. In general, methods that satisfy both force and moment equilibrium (e.g., Spencer, Morgenstern-Price, and General Limit Equilibrium) are preferred. Methods based on moment equilibrium alone (e.g., Bishop’s Method) also are acceptable. In general, methods that solve only for force equilibrium (e.g., Janbu’s method) are discouraged due to their sensitivity to the ratio of normal to shear forces between slices.

8. If anisotropic conditions are assumed for units containing critical failure surfaces determined above, and when planes of weakness are inclined at angles ranging from nearly parallel to the slope to dipping out of slope, factors of safety for translational failure surfaces shall also be calculated. The use of a block failure model shall be supported by geologic evidence for anisotropy in rock or soil strength. Shear strength parameters for such weak surfaces shall be supported through direct shear tests, triaxial shear test, or literature references.

9. The selection of shear strength values is a critical component to the evaluation of slope stability. Reference should be made to the ASCE/SCEC guidelines (see Section 9.4.D.3) when selecting shear strength parameters and the selection should be based on these guidelines. Generally, one of two conditions will exist:

- a. If the bluff exhibits a factor of safety of less than 1.5 for either gross or surficial landsliding, then the location on the bluff top at which a 1.5 factor of safety exists shall be determined. Development shall be set back a minimum distance equal to the distance from the bluff edge to the 1.5 factor-of-safety-line, plus the distance that the bluff might reasonably be expected to erode over 100 years. These determinations, to be made by a state-licensed Certified Engineer Geologist, Registered Civil Engineer, or Geotechnical Engineer, shall be based on a site-specific evaluation of the long-term bluff retreat rate at this site and shall include an allowance for possible acceleration of historic bluff retreat rates due to sea level rise.



- b. If the bluff exhibits both a gross and surficial factor of safety against landsliding of greater than 1.5, then development shall be set back a minimum distance equal to the distance that the bluff might reasonably be expected to erode over 100 years plus a ten foot buffer to ensure that foundation elements are not actually undermined at the end of this period. The determination of the distance that the bluff might be expected to erode over 100 years is to be made by a state licensed Certified Engineer Geologist, Registered Civil Engineer or Geotechnical Engineer, and shall be based on a site-specific evaluation of the long-term bluff retreat rate at the site and shall include an allowance for possible acceleration of historic bluff retreat rates due to sea level rise.

For the purpose of this section, the long-term average bluff retreat rate shall be determined by the examination of historic records, surveys, aerial photographs, published or unpublished studies, or other evidence that unequivocally show the location of the bluff edge, as defined below, through time. The long-term bluff retreat rate is an historic average that accounts both for periods of exceptionally high bluff retreat, such as during extreme storm events, and for long periods of relatively little or no bluff retreat. Accordingly, the time span used to calculate a site-specific long-term bluff retreat rate shall be as long as possible, but in no case less than 50 years. Further, the time interval examined shall include the strong El Niño winters of 1982-1983, 1994-1995 and 1997-1998.

78

Planwide changes.

A. Delete parenthetical references to the Residential Design Plan, Commercial Design Plan, Periodic Review recommendations, and previous modifications adopted by the Commission in response to the 1998 North Coast Update.

B. Replace “Cambria and Simeon Acres Community Plan” in document footer with “North Coast Area Plan”.

III. Findings and Declarations

The Commission finds and declares as follows:

A. Overview of LUP Amendment

1. Cambria and San Simeon Acres Community Plans

The San Luis Obispo County submittal of the Cambria and San Simeon Acres Community Plans is a comprehensive update of the standards, programs, land use map designations, and combining designations for the urban areas of Cambria and San Simeon Acres. Many of the proposed amendment changes reflect provisions of the Cambria Design already certified by the Coastal Commission in the year 2000, which are now to be incorporated into the community plans. No changes to the rural area



standards, programs, or combining designations are proposed as part of this submittal. Narrative descriptions and background data for the entire North Coast Area is included to provide context based on updated information.

2. Relationship to the San Luis Obispo County LCP

Operation of the LCP

The Cambria and San Simeon Acres Community Plans operate in conjunction with other components of the San Luis Obispo County Local Coastal Program (LCP). The County's LCP is composed of multiple parts: the Coastal Zone Land Use Ordinance (CZLUO), which is the County's coastal zoning ordinance; Title 8 for water Wells; Title 19 for Building and Construction; and Title 21 for Real Property Division make up the ordinance sections of the LCP; the Framework for Planning; the Coastal Plan Policies, and four Area Plans (one of which is the subject North Coast Area Plan). Combined, the Framework for Planning, Coastal Plan Policies, and four area plans make up the Land Use Plan; and finally the Post Certification Appeals Maps and Categorical Exclusions are included as part of the certified LCP.

To determine the requirements for development on a particular site, each of the components of the LCP must be consulted. Some policies are implemented through a specific CZLUO section referenced at the end of a Coastal Plan Policy. In these cases, the ordinance is controlling if there is a conflict with the overarching policy. Other policies, though, state that they shall be implemented as a standard, that is, equivalent to an area plan standard.

The Cambria and San Simeon Acres Community Plan Standards are the most specific of the LCP's regulations, governing land use in for these specific communities within the North Coast Area Plan. In the current amendment submittal, the regulations apply only in the urban areas. Some standards apply area-wide, but most are specific to individual sites within a particular land use category designation. Because of this specificity, should an area plan standard conflict with a policy of a CZLUO section, the area plan standard prevails.

In addition to the area plan standards, an extremely important part of the North Coast Area Plan is the combining designation map. The combining designations are areas where, for example, environmentally sensitive habitats (ESHA), geological hazards, flood hazards, etc., have been identified and mapped. These designations indicate where special studies and/or development requirements apply, based on a particular combining designation. However, the combining designations often do not reflect on-the-ground resources, either because they were not mapped originally, or because the presence of a particular resource or hazard was not known at the time. Language has been added in this submittal through suggested modifications to further clarify this point and updates to the combining designation maps are suggested to bring them up to date with existing resources and knowledge.

Implementation: The One-Map System

Most local governments use a "two-map" system in their land use planning. On map shows the general



land use designations which, by themselves, have no particular uses associated with them. They indicate intended long-term, general land uses. The other map shows specific zone districts which list specific uses that may be established in each zone district. Within each land use designation, only certain zone districts apply, although it is possible for a zone district to appear in more than one land use designation. A variety of land uses might be able to be established in each zone district. To know what uses might be allowed in a given land use designation, it is necessary to determine the zone district within which a parcel lies. Under a “two-map” system, if the land use designation changes, the zone district map must be also changed.

An alternative to the “two-map” system is the “single” or “one-map” system, which is what San Luis Obispo County uses. Under this system, there is only one map, the land use designation map. There is no zone district as such under this system. The land use designation map and the zone district map are essentially combined into one. In the “one-map” system there aren’t separate zone districts which implement the land use designations. Each land use designation lists the potentially allowable land uses. Thus, proposed changes to land use designations in the North Coast Area Plan do not have any corresponding zone district map changes.

3. Procedure/Standard of Review for LCP Amendments

The relationship between the Coastal Act and the local government’s Local coastal Program (LCP) can be described as a three-tiered hierarchy with the Coastal Act setting generally broad statewide policies. The Land Use Plan (LUP) portion of the LCP incorporates and refines Coastal Act policies for the local jurisdiction, giving local guidance as to the kinds, locations, and intensities of coastal development. The Implementation Plan (IP), or zoning portion of an LCP typically sets forth zone districts and site regulations which are the final refinement specifying how coastal development is to be implemented on a particular parcel. The IP must be consistent with, and adequate to carry out, the policies of the LUP. The LUP must be consistent with the Coastal Act. In this case, the proposed amendment affects the LUP component of the San Luis Obispo County certified LCP. Thus, the standard of review for the amendment is consistency with the Coastal Act.

B. Coastal Act Consistency

This section evaluates the submitted LCP amendment in six Coastal Act policy areas: new development and public services, environmentally sensitive habitat areas (ESHA), including marine resources and water quality related issues, coastal hazards, public access and recreation, scenic resources, and cultural resources. As discussed previously, the standard of review for evaluating Land Use Plan amendment submittals is consistency with Chapter Three of the Coastal Act.

1. New Development and Public Services

A. Coastal Act Policies

The Coastal Act includes several policies that address the location, type, and intensity of new development to ensure the protection of coastal resources. To limit urban sprawl, the Coastal Act



requires the establishment of stable urban-rural boundaries. New development must also be located within, contiguous to or in close proximity to existing developed areas with adequate public works facilities such as water supply, and wastewater treatment. Where such areas are not available, any approved development must be located where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. This includes the protection of groundwater basins and sensitive habitats that may be affected by water withdrawals, wastewater disposal, and polluted runoff.

The Coastal Act also provides that new or expanded public works facilities be sized to serve planned development and not induce additional, unplanned development. Where resources or services are limited, coastal dependent land uses, essential public services, basic industries, public and commercial recreation and visitor-serving land uses shall not be precluded by other development. Collectively, 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.

Priority Use Policies

The Coastal Act places a high priority on coastal-dependent and coastal-related development. Coastal Act Sections 30222 and 30222.5 state:

***Section 30222.** The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*

***Section 30222.5.** Ocean front land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.*

Coastal Act Section 30255 also provides:

***Section 30255.** Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.*

The Coastal Act defines coastal-dependent and coastal-related as follows:

***Section 30101.** "Coastal-dependent development or use" means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.*

***Section 30101.3.** "Coastal-related development" means any use that is dependent on a coastal-dependent development or use.*

Public Services Policies



General development siting and public service issues are mainly the purview of Coastal Act Sections 30250, 30252 and 30254.

Coastal Act Section 30250 states:

***Section 30250(a).** New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*

***Section 30250(b).** Where feasible, new hazardous industrial development shall be located away from existing developed areas.*

***Section 30250(c).** Visitor-serving facilities that cannot be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.*

Coastal Act Section 30252 states:

***Section 30252.** The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.*

Coastal Act Section 30254 states:

***Section 30254.** New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.*



B. Overview of Development for Cambria and San Simeon Acres

Cambria and San Simeon Acres are the only urbanized portions of the North Coast Planning Area of San Luis Obispo County. These communities are small, encompassing only 2% of the total planning area. Highway One is the only north-south access route linking these areas to the Monterey Peninsula in the north, and the other urban centers of San Luis Obispo County to the south. Because of their relative isolation, Cambria and San Simeon Acres depend on their own resources for services such as water supply and sewage disposal.

Cambria supports a variety of visitor-serving amenities and is an attractive residential center. The Urban Reserve Line (URL) of Cambria encompasses approximately 2,400 gross acres. According to the County, approximately 1,800 net acres of this land individually owned and generally available for development. As described in the submitted plan, in 2005 there were approximately 4,000 dwellings in Cambria supporting a population of 6,400 people. One of the Commission's long-standing concerns in Cambria is managing the potential build-out of the community in light of various coastal resource constraints. Much of Cambria was historically subdivided into a grid of small lots (typically 25' X 75') regardless of slope, the need for services, or the effect on the natural environment. The County estimates that as of 2005 there were approximately 7,900 potential additional dwelling units if existing vacant lots could be developed to their full potential. This estimate is a theoretical maximum based on the simple multiplication of available acreage and maximum density under the current plan assuming no resource constraints on those properties that would affect the maximum allowable density.

The Cambria urban area also includes the Fiscalini Ranch in the heart of the community, which is planned for public recreation and open space uses. Commercial activities are concentrated in two main areas, East Village and West Village. Issues affecting commercial development in Cambria include a lack of adequate parking, increased traffic flows, and a shortage of overall land area within the downtown core. Part of the downtown area is in the floodplain of Santa Rosa Creek, and is not suitable for development.

San Simeon Acres, a few miles north of Cambria, is a small commercial village developed to provide tourist and recreation services along the coast. San Simeon Acres provides food and lodging facilities for Hearst Castle visitors as well as tourists driving the scenic Highway One route. The Village Reserve Line (equivalent to the USL) of San Simeon Acres contains about 80 acres of land. Commercial uses are concentrated on frontage roads along Highway One. The areas beyond the commercial frontage are designated for multi-family residential uses. Surrounding land areas outside of the village are devoted to agricultural grazing. Through plumbing retrofits and other system upgrades, the community has made substantial efforts to reduce water usage and sewage generation. However, constraints such as water supply, sewage disposal, school capacity, and Highway One road capacity will continue to limit growth in San Simeon Acres.

C. Issues and Analysis

1. New Development in Cambria

The principal problem facing Cambria is the significant disparity between the number of vacant lots within the urban boundary and the ability of the community to provide sustainable urban services for



potential development of these lots. This conclusion is supported by the current LUP amendment submittal, which indicates that as of 2004, the demand for various services was equal to or exceeded the available supply of water supply, schools, and roads and circulation (pg. 3-8).

The County has made progress in recent years to reduce buildout potential in Cambria. With the purchase of the Fiscalini Ranch (previously the East-West Ranch) for recreational and open space purposes, which is reflected in the updated plan, the County estimates that approximately 738 potential dwellings were removed assuming these lands could have been subdivided to maximum potential. Reductions in full residential build-out will also result from specific land use changes proposed in the LCP amendment (see below). Finally, according to the County, other changes to development standards, as well as the addition of new programs like the creation of a small-lot open space district (Cambria Program #13), may combine to further reduce the number of potential dwellings by approximately 4,717 units. According to the County, should the plan never again be updated after this update, the theoretical buildout of Cambria would be approximately 6,130 residential units supporting a population between 10,180 and 13,790 people. Although this level of buildout is theoretically possible, the immediate need in Cambria is to address the significant resource constraints such as water supply, public facility limitations, and traffic capacity that currently make such buildout unlikely.

Conformance with Coastal Act Policies

As described, Coastal Act Section 30250 limits development to already developed areas that have the public service capacity to accommodate such growth. Although Cambria is an existing developed area, it is also constrained by the lack of services for the potential buildout of its many small lots. As such, new development in Cambria is problematic under the Coastal Act.

Water Supply

The issue of water supply in Cambria has been significant since the early days of implementing the Coastal Act. Cambria's water is supplied by wells that pump water from Santa Rosa and San Simeon creeks. A primary concern for the Commission historically has been assuring that the pumping of these creeks to serve existing and planned development does not adversely impact riparian habitats or otherwise negatively impact groundwater sources. These concerns have been well documented in both the 1998 North Coast Area Plan LCP Update findings and the adopted 2001 Periodic Review of the SLO County LCP (see Adopted Findings for 1998 North Coast Area Plan LCP Update and 2001 Periodic Review of the SLO County LCP, in the project file). In both of these actions, the Commission advised that new development in Cambria not be approved without a more serious effort to address the water supply constraints, including the provision of adequate storage and delivery. This also included recommending that the in-stream flows and riparian habitat requirements of the creeks be fully evaluated, and that the County and community complete a water management strategy with recommendations incorporated into the LCP. In addition, the Commission recommended that the County consider strategies to identify and achieve a reduced potential buildout of Cambria that would better protect coastal resources.

The Cambria Community Services District (CCSD) has been moving forward in recent years to address the various water supply issues that it faces. In addition to producing a number of reports addressing



aspects of the water supply system, including a water management plan, the CCSD Board of Directors declared a Water Code 350 emergency and is currently implementing a moratorium on new water connections because of the severe water supply constraints in the current system. These constraints include inadequate water storage and fire fighting flows as well as constraints associated with water withdrawals from San Simeon and Santa Rosa Creeks. The Coastal Commission also has worked with the CCSD through several coastal development permit appeals on a “retrofit” condition to assure that new development in Cambria that is not subject to the CCSD moratorium would not require new water withdrawals from San Simeon and Santa Rosa creeks.

The CCSD is also evaluating a desalination project that could provide additional water supplies to the community. In conjunction with the desalination project, the CCSD has crafted a buildout reduction plan (November 2006) that assumes a maximum of 4,650 total residential water connections to help ensure that new development in Cambria does not outstrip limited public services and protection of natural resources, such as the native Monterey pine forest in Cambria. Although current planning assumes a more limited buildout scenario for the community, the actual capacity of any future water supply is not yet established.

As submitted the proposed amendment is inconsistent with Coastal Act policies because it does not clearly limit new development consistent with Coastal Act 30250 to assure adequate public services for development consistent with the protection of coastal resources. As analyzed in depth by the Commission in both the 1998 NCAP and the 2001 Periodic Review, new development in Cambria cannot be accommodated consistent with the Coastal Act absent a new water supply and a comprehensive analysis of the coastal resource protection requirements of San Simeon and Santa Rosa creeks, the underlying groundwater, and other coastal resources. As described in the findings below, modifications are necessary to bring the Community Plans into conformance with the Coastal Act.

In order to find the proposed LUP amendment consistent with the Coastal Act, new development standards, beyond the programmatic requirements proposed by the County, are needed that better reflect the reality of existing service capacity deficits in Cambria. Under Water Code section 350, the CCSD has declared a water emergency and not allowed any new water connections since that time. The County’s Resource Management System recognizes this severe resource constraint by indicating that for water supply “Level III” has been exceeded, meaning demand for water is equal to or exceeds supply. In short, adequate public water supplies are not currently available for new development in Cambria.

As the Commission has consistently found in recent years, one of the coastal resource impacts of concern are impacts to the riparian and wetland habitat values of Santa Rosa and San Simeon Creeks. To ensure consistency with Coastal Act sections 30231, 30240 (see below), as well as Coastal Act policies requiring the protection of coastal agriculture (30241, 30242), and to ensure that additional water withdrawals will not adversely impact riparian/wetland habitats in the short-term, a new communitywide planning standard must be added that limits new development to available water supplies, absent an assurance of no adverse impacts to Santa Rosa and San Simeon Creeks. Available water supplies consist of existing water service connections and commitments including those projects previously recognized by the Commission as “pipeline projects” with water service commitments from the CCSD that pre-date the CCSD’s declaration of a water emergency. A Suggested Modification



includes such a standard, as well as a requirement that all new development that results in an increase in water use offset the amount of anticipated water use through retrofitting or some other verifiable action coordinated with the CCSD. This proposed standard also mirrors current requirements of the CCSD. Under the modification, these requirements may be changed when a supplemental water supply is approved that addresses this concern more comprehensively.

To address water supply and general buildout issues in the longer term, suggested modifications requires that any new major public works water supply project be subject to various standards to assure that the capacity of the new source is not growth inducing so as to adversely impact coastal resources or otherwise be out of phase with other existing public service capacities. In particular, a new water supply project must assure the protection of adequate instream flows in San Simeon and Santa Rosa Creeks in order to protect sensitive riparian and wetland habitats, groundwater basins and agricultural resources. Proposed standards also require the new supply establish that the level of development supported by the project would not go beyond available public service capacities, including wastewater treatment capacity and water storage and delivery systems and road capacity to provide for public safety, such as fire evacuation routes and capacities. Adequate water capacity for priority Coastal Act uses, such as visitor-serving developments, must also be established.

At this time the most likely water supply project in Cambria's future is a desalination plant being pursued by the CCSD. The Commission has worked extensively on issues related to desalination in the coastal zone and the protection of coastal resources (see the Commission's report on desalination (<http://www.coastal.ca.gov/energy/14a-3-2004-desalination.pdf>)). Such projects raise a host of coastal resource protection issues, including growth inducement, water quality and marine habitat impacts, and public water supply management. To assure that any future desalination plant addresses these concerns, a proposed modification is needed to add a standard concerning desalination.

Finally, several text changes are necessary in the background chapters of the plan to make the community plans internally consistent with the suggested modifications.

Wastewater Treatment

In 1995, major improvements were completed that increased the existing sewer plant capacity in Cambria to one million gallons per day. The current dry weather flow average is between 650,000 and 700,000 gallons. The wastewater disposal process entails pumping effluent to a reservoir pond and then into four percolation ponds located near San Simeon Creek where it percolates into the groundwater basin below. Discharge into the basin also serves as a "water dam" to prevent seawater intrusion into existing drinking water wells. Reuse of wastewater for non-potable uses is limited to withdrawals from an extraction well located in the middle of the effluent field.

There are no current deficiencies or capacity problems for the wastewater system in Cambria. Ample capacity exists and preliminary calculations indicate that up to 6,150 connections may be provided prior to exceeding capacity. The only suggested modification regarding wastewater treatment involves text clarifications to Communitywide Standard 2. Cambria Communitywide Standard 2 establishes a maximum number of 125 residential permits per year in accordance with a 1981 permit approval form the CCC and the EPA for wastewater treatment system upgrades. This permit is now 25 years old and it



no longer reflects current conditions. As described above, in the time since the permit was issued the CCSD has made upgrades to its treatment plant and the number may no longer be appropriate for the current LCP. A maximum of 125 units is equivalent to a 3% growth rate, which is significantly greater than the current rate of 1% adopted by the County. This number also does not take into account the fact that the CCSD is currently operating under a moratorium on new water connections. Although these facts might argue in favor of deleting the standard completely, the County believes that while not currently applicable, it does provide some security in case a higher growth rate is contemplated or the moratorium on new water connections is lifted by the CCSD. Rather than deleting the standard, the suggested modifications update the text to better reflect current conditions. Most importantly, the modified language recognizes that this rate can be superseded by future CCC actions.

Stable Urban-Rural Boundaries

The urban-rural boundary of Cambria has generally been maintained, but with some significant exceptions (see the Commission's Periodic Review of SLO County LCP Implementation for detail). Recent changes to the underlying land use categories on certain properties has also led to a stronger urban-rural boundary. Together, these changes have diminished the potential for intensified urban development into rural lands particularly on the Cambria southern fringe. The most notable example was the Coastal Commission's 2005 approval of a land use category change on the 32-acre Wells Fargo Bank Trust property from Residential Suburban (RS) to Open Space (OS). Included in this approval was the removal of the property from within the USL (SLO-MAJ-1-04 Part 2). In a recent effort to protect coastal resources, the County approved the relocation of the USL to include the Camp Ocean Pines property on the southern edge of town. Failing septic systems at the camp were having adverse water quality impacts and hooking into the community sewer system was intended to improve coastal water quality.

The LUP amendment includes a number of significant changes where the County has proposed rezoning properties and relocating the USL/URL to better guide future development potential consistent with available services and resource protection. The most notable is the re-designation of 170 acres of the West Ranch (Fiscalini Ranch) from Residential Single Family (RSF) to Open Space (OS). According to the County, the public purchase and protection of this property results in the removal of approximately 738 potential residential dwellings with the added benefit of preserving a large swath of land containing important coastal resources. A second LCP change is the proposal to change the 15.5-acre Rhodes/Crawford parcel located on the eastern side of town from Residential Multi-Family (RMF) and Residential Single-Family (RSF) to Agriculture (AG), and to remove this acreage from the URL. The third involves rezoning approximately 43 acres on the southern fringe of Cambria from Residential Suburban (RS) to Rural Lands (RL) and removes this property from the USL/URL (see Map 8 of the community plan). These changes will help to concentrate urban development and protect resources consistent with Coastal Act Section 30250.

On the other hand, the LUP amendment contains a single new development standard that appears to weaken the policy goals of the Coastal Act. As proposed, Cambria Urban Area Communitywide Standard 3 allows the CCSD to provide services outside of the USL or URL under certain limited circumstances (see LUP amendment pg. 7-16). The overarching 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 impact of this new standard in relation to the USL/URL and the cumulative effects of the standard on Cambria’s service capacities and natural landscape have yet to be fully understood. Commission staff has requested from the County and the CCSD the basis for the exception categories, including a detailed mapping and inventory of the specific sites that are believed fall into the exception categories, but have yet to receive the information. Until the implications of this proposed new standard are understood, it is not appropriate to include it in the LCP at this time. For these reasons, the suggested modifications delete the proposed standard.

New Subdivisions

Increasing potential buildout through new subdivision development is an important issue that is partially addressed through the proposed LUP amendment. Proposed Cambria Communitywide Standard 5 (LUP amendment pg. 7-16) attempts to ensure that there is no net increase in development potential through new subdivisions by requiring that new residential land divisions retire an “equivalent legal building site” within the Cambria URL on a 1:1 basis. While this proposed standard appears to be a positive step in eliminating additional lots through land divisions, the term “equivalent legal building site” needs to be articulated in order to be effective. The standard should be clear that this means not only an equivalent number of sites, but that the site proposed for retirement should also be equivalent in terms of actual development potential. For example, retirement of a small lot with little or no development potential due to limited access or its location in a wetland does not mitigate for the creation of a new lot on a flat infill lot served by existing roads and utilities. The retirement of equivalent building sites under this provision should consider factors such as the presence of ESHA, steep slopes, scenic views, or other development constraints to ensure an equitable retirement. Retiring lots that are already unbuildable, or are not comparable in terms of development potential, does little to effectively avoid new development impacts and ensure adequate service capacities consistent with the Coastal Act.

To address this concern, the suggested modifications add clarifying language to the standard to ensure an equitable offset of development potential for any new subdivisions proposed within the Cambria URL.

2. New Development in San Simeon Acres

The Village Reserve Line (equivalent to the Urban Services Line (USL)) of San Simeon Acres contains approximately 80 acres of land. The majority of property in San Simeon Acres is within the CR or RMF land use categories. There are 706 visitor-serving hotel and motel rooms currently in San Simeon Acres and approximately 320 residential units. According to the County, there are sufficient numbers of existing lots that are vacant or partly developed to allow approximately 530 additional dwelling units. Based on the range of historic population rates, this would result in a population between 400 and 740 people in San Simeon Acres.

Conformance with Coastal Act Policies

Similar to Cambria, the anticipated level of development under the LCP is poorly matched with the infrastructure and services needed to support buildout. This situation is potentially exacerbated in the proposed LUP amendment by allowing additional residential development beyond that permitted in the



existing plan. San Simeon Acres Communitywide Standard 12 (pg. 7-103) adds high density residential use (26 dwelling units per acre) to the rear half or upper story of commercial development on all land designated for commercial retail use (approximately half the acreage in San Simeon Acres). Under the proposal, this residential use may be built in conjunction with the commercial use and has the potential to add hundreds of units to the current housing stock. As discussed below, given the current uncertainty of available public services to support development contemplated by the existing plan, the suggested modifications delete this standard in its entirety.

Water Supply

Like Cambria, water supply is tenuous in San Simeon Acres. The San Simeon Community Services District (SSCSD) provides community water from two wells along Pico Creek. The safe yield of the Pico Creek groundwater basin is estimated to be about 120-130 acre feet per year. The 1998-99 withdrawal by the SSCSD was approximately 107 acre feet. In addition, the Hearst Corporation withdraws about 16 acre feet per year from the Pico Creek basin for the watering of livestock. Due to water consumption approaching and exceeding the basins' identified safe yield, San Simeon has been under a SSCSD building moratorium since January 1986. In August 1989, outdoor water usage was restricted and in December 1998, it was prohibited completely. In May 1989, a program was initiated which mandated that all bathrooms be retrofitted with positive shut-off ultra low flush toilets. Also, beginning in June 1989, many establishments began purchasing irrigation water from outside sources. All of these measures have been necessary to maintain *existing* levels of development in San Simeon Acres.

The County has proposed several standards for San Simeon Acres that would, among other things, reserve 75% of available water and sewer capacity for visitor-serving uses; and that would prohibit new development that relies on water from Pico Creek until a study of instream flows and habitat impacts is completed for the creek (Communitywide Standard 1, pg. 7-98). A three year deadline is placed on the SSCSD to perform such a study. This standard is similar to, although not completely consistent with, the modification adopted by the Commission in the 1998 update, which required that the instream flow study be incorporated into the LCP and which did not include the three-year deadline. Nonetheless, the proposed changes to the plan are adequate to address water limitations in San Simeon Acres. However, denial of the increase in residential use proposed by allowing high density, multi-family development in the Commercial district is required at this time due to the uncertainty surrounding a sustainable water supply in San Simeon Acres.

Wastewater Treatment

The San Simeon Acres Community Services District provides sewer service in the area. The wastewater treatment facility has a capacity of 200,000 gallons per day (GPD). An ocean outfall line is used for disposal. One-fourth of the capacity (50,000 GPD) has been purchased by the state to serve the Hearst San Simeon State Historical Monument. In 1989, the plant was operating at 98 percent of its capacity. By 1992, in response to the toilet replacement program and water use restrictions, average dry-weather flow had dropped to 44 percent of capacity. During the June-October dry season, which coincides with the peak tourism season, average daily flows were 88,000 gallons for both 1993 and 1994. During 2002-2003, the average daily flow was estimated at 84,000 GPD. It is estimated about 35 percent of the



flow is contributed by San Simeon Acres permanent and seasonal population, 49 percent by motels and business patronized by tourists, and 16 percent by Hearst Castle.

Based on the projected increase in residential units and tourist facilities and a corresponding increase in sewage flow from Hearst Castle Visitors' Center, it is estimated that average dry-weather flow at buildout would equal or exceed the current capacity of the treatment plant. An increase in the rate of flow per capita or per motel room could result in peak flows roughly 25 percent higher than the plant's capacity. To handle these peak flows, expansion of the facility will be necessary. According to the County, with modifications and upgrades, the current system could handle 400,000 gallons per day. The buildout flow could theoretically be handled by a plant of this size. According to the LUP amendment submittal, the final sizing of plant expansion should be limited to that needed to serve San Simeon Acres, Hearst Castle, and the Department of Parks and Recreation staging area facilities. In addition, the Community Plan suggests that beneficial use of treatment effluent should be considered rather than continuing use of the ocean outfall line.

In order to maintain consistency with the Coastal Section 30254, which limits public works to the size needed to accommodate planned development, the suggested modifications include a requirement to limit future plant capacity accordingly.

Urban-rural Boundary

Constraints such as water supply, sewage disposal, and Highway One capacity have severely limited growth in San Simeon Acres over the years. As a result, development has remained concentrated in existing developed areas within the established Village Reserve Line (equivalent to an USL). The LUP amendment does not propose any changes to the location of the Village Reserve Line around San Simeon Acres, nor does the proposed amendment include any new policy changes that would lead to new development beyond the service boundary.

6. Priority Uses

The Coastal Act gives priority to coastal-dependent and coastal-related development over other types of development proposed along the shoreline. As proposed, the LUP amendment falls short in accounting for the Coastal Act's priority use provisions in both Cambria and San Simeon Acres. By prematurely establishing development standards for future growth without the resources necessary to support them, the County, in effect, is reserving future service capacity for non-priority residential use that otherwise may be needed to accommodate higher priority visitor-serving and commercial use.

Cambria

Specifically, Cambria Communitywide Standard 1 – Reservation of Service Capacity (LUP amendment page 7-15) currently reserves on a yearly basis 20% of the sewer and water capacity to visitor-serving and commercial uses. Under the proposed update, an amount not to exceed 25% of the Visitor-Serving reservation may be allocated to affordable housing projects. Therefore, this policy reduces to 15% the capacity of resources reserved for visitor-serving and commercial uses. The County has not justified this reallocation of capacity based on a comprehensive analysis of visitor-serving land uses, demand and



supply, etc. Nor is it clear why affordable housing opportunities cannot be made a higher priority within the 80% allocation of services to non-visitor-serving uses. Although the Commission is supportive of providing affordable housing in the Coastal Zone, this should not be done at the expense of Coastal Act priority uses. Therefore, modifications are recommended that would ensure that the current reservation of water for priority uses is maintained.

San Simeon Acres

As discussed previously, San Simeon Planning Area Standard 12 (pg. 7-103) adds high density residential use (26 dwelling units per acre) to the rear half or upper story of commercial development on all land designated for commercial retail use. For areas west of Highway One, allowing residential units in the rear half or upper story of existing commercial developments means that these new residential units could be developed on ocean fronting bluffs in conjunction with visitor-serving hotels/motels. This standard raises inconsistencies with the priority use policies of the Coastal Act and should not be approved at this time. Suggested modifications therefore delete the allowance for such residential use in commercial visitor-serving locations.

7. Proposed Land Use Designation Changes

Both Community Plans propose modifications to existing land use designations that will change the type, location, and intensity of development in the urban areas of Cambria and San Simeon Acres. The County proposes to change the land use designations at 12 urban locations in Cambria and 4 urban locations in San Simeon Acres (See Map 5: San Simeon, Land Use Categories; and Map 8: Cambria, Land Use Categories). Most of the proposed changes are consistent with the Coastal Act. The following section only discusses the proposed land use changes that raise inconsistencies with the Coastal Act.

Cambria

Connelly & Childs: RMF & O/P to RMF and CR (RMF 1.5 acres, CR 2.25 acres)

This site is located on the south side of Main Street in the East Village. The site is relatively flat and slopes south from Main Street to Santa Rosa Creek. The easterly one-third is designated Office/Professional; the westerly two-thirds is designated RMF. A mobile home park currently exists on the property although it has been effectively closed through informal discontinued use. Although the certified LCP includes provisions to address potential loss of affordable housing in such cases, the ordinance has not been directly applied to this site. More generally, the County recently passed an emergency ordinance to address mobile home park conversions and the loss of affordable housing opportunities Countywide. It is as yet unclear how this ordinance or the existing LCP requirements may be applied to this site. In 1998, the Commission adopted modifications to retain the RMF zoning due to concerns about increased water demand if residential uses other than the mobile home use were proposed, and significant increases in traffic demands in the downtown area if commercial uses were intensified on the site (see adopted NCAP findings, 1998). In light of these coastal resource constraints, changing the land use designation at this time is not appropriate. It is noted that effect of this modification also would be consistent with the legislative direction to the Commission to encourage the protection of affordable housing (30604(g)).



West Ranch: RSF to OS and add all to USL (170 acres)

Given the underlying Open Space land use designation and the limits placed on allowable uses for the West Ranch, it is unnecessary for this property to be included within the Urban Services Line. Currently, utility lines cross the property and leaving the property outside of the USL would not preclude amenities such as drinking fountains, benches, and overlooks from being developed on the property. For these reasons, suggested modifications delete the expansion of the USL to cover additional land area on the West Ranch.

San Simeon

Sansone – Vista Del Mar: CR to RMF (0.52 acres)

This is the one land use designation change that has the potential to support new development inconsistent with Coastal Act Section 30254, which prioritizes visitor-serving development over residential development in areas with limited service capacities. The property is located on the southerly boundary of San Simeon Acres and just off of the Highway One frontage. The County has suggested that the purpose of the change is to provide opportunities for lower-cost workforce housing. However, there is existing vacant land in San Simeon Acres to support additional housing. No evidence has been provided to show that this visitor-serving land is no longer needed in the community. Given the prime location of this site for visitor-serving commercial use and the existing stock of available land to support more residential use, the suggested modifications retain this site for Commercial Retail uses.

8. Proposed Combining Designation Changes

Combining Designations are overlays that prescribe further investigation or certain development standards in addition to the basic land use category requirements. For example, a development site with a sensitive habitat combining designation overlay is subject to additional standards in the Area Plan, as well as the Coastal Zone Land Use Ordinances. In Cambria, five Combining Designation changes are proposed. In San Simeon, only two are proposed. Most of these changes are relatively minor and can be found consistent with the Coastal Act. Some modifications are needed though, to address the protection of various coastal resources, as discussed in other sections of this report.

C. New Development and Public Services Conclusion

There are several modifications necessary for the Commission to be able to find the proposed LUP amendment consistent with the development and public service policies of the Coastal Act. Major suggested modifications ensure that adequate service capacities are available to serve the development accommodated under the LUP amendment, priority uses are accounted for, and a stable urban/rural boundary is maintained. Overall, the suggested modifications ensure protection of coastal resources by limiting new development to existing developed areas able to accommodate it. In conclusion, the Commission finds the LUP amendment, if modified as described above, is consistent with the new development and public service provisions of the Coastal Act.

2. Environmentally Sensitive Habitat Areas



A. Coastal Act Policies

One of the primary objectives of the Coastal Act is to preserve, protect, and enhance environmentally sensitive habitat areas (ESHA). Coastal Act Section 30240 prohibits any significant disruption of habitat values, and limits development within ESHA to uses that are dependent on the resource. It also requires that development adjacent to ESHA be sited and designed to prevent significant degradation, and be compatible with the continuance of the habitat.

Section 30230 applies to marine habitats, and call for the maintenance, enhancement and restoration where feasible of marine resources, with special emphasis on areas and species of special biological or economic significance. Pursuant to this section, all uses of the marine environment must sustain the biological productivity of coastal waters, and maintain healthy populations of all marine organisms.

Section 30231 provides that the biological productivity of coastal waters, streams, wetlands, estuaries, and lakes must be maintained and, where feasible, restored. This is to be achieved by, among other means: minimizing adverse effects of wastewater discharges and entrainment; controlling runoff; preventing depletion of groundwater supplies and substantial interference with surface water flow; encouraging wastewater reclamation; maintaining natural buffer areas that protect riparian habitats; and minimizing alteration of natural streams.

As described previously in the New Development and Public Services section of this report, Coastal Act Section 30250a directs new residential, commercial, or industrial development to existing developed areas. Where developed areas cannot accommodate new development, it is to be located in other areas where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Section 30107.5 of the Coastal Act defines environmentally sensitive areas as follows:

30107.5: *"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.*

Coastal Act Section 30240 states:

Section 30240(a). *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*

Section 30240(b). *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

Coastal Act Sections 30230 and 30231 provide:

Section 30230. *Marine resources shall be maintained, enhanced, and where feasible, restored.*



Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231. *The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

B. Overview of ESHA

Cambria and San Simeon Acres contain a variety of environmentally sensitive habitats that host numerous rare and endangered native plants and animals. These include Monterey Pine Forests, an ecosystem endemic to this stretch of coast and a defining characteristic of the area; beaches that support populations of rare and threatened flora and fauna; streams such as Pico and Santa Rosa Creeks that support important fish species such as Steelhead trout and Tidewater goby; wetlands that are essential components to the health and biological productivity of area watersheds; native grasslands and oak woodlands; and intertidal and marine environments that provide habitat for numerous ocean resources.

Pages 6-2 and 6-3 of the proposed LUP amendment identify and describe in more detail the habitat types and areas designated as Sensitive Resource Areas (SRA's) in the urban portions of Cambria and San Simeon Acres. They include: the entire North Coast Shoreline; Monterey Pine Forests; and North Coast Creeks (including adjacent riparian and wetland areas). It should be noted that other SRA's are listed in the Plan, but because this amendment only includes the urban areas, the rural area details are intentionally left out.

C. Issues and Analysis

1. Identifying ESHA

Identifying the presence of ESHA within or adjacent to a proposed development is a critical step in the development review process. As discussed previously, the LCP uses a map-based system to identify areas where new development needs to be reviewed for conformance with provisions protecting ESHA. The problem with this approach is that where the maps are outdated or inaccurate, ESHA on a development site may not be identified. As a result the, the development may be designed and approved in a way that does not protect the habitat consistent with the Coastal Act.

The LUP amendment proposal includes a number of map changes aimed at improving ESHA identification in Cambria. Specifically, expanded habitat mapping occurs in twice in the submittal. First, in an expanded SRA & TH Combining Designation in Cambria, and second, in adding a streams and riparian(SRV) ESHA designation for the creek at the Eady Motel site on Moonstone Drive. The



Commission has previously identified both of these changes as important additions to the LUP mapping. In addition, a new site review standard is proposed for all projects determined to have the potential to adversely impact a sensitive resource. This change is intended to promote early identification of sensitive habitats and improve habitat protection (see Cambria Urban Area Communitywide Standard 8, pg. 7-15).

Conformance with Coastal Act Policies

The LUP amendment fails to conform with Coastal Act requirements because the map based structure of implementing LCP ESHA protection standards does not ensure protection of species not recognized, or not mapped. Modifications are necessary to correct these deficiencies. Expanding the Combining Designation map boundaries will help improve ESHA identification, but getting current and accurate information regarding the type and extent of habitats that may exist on a site is equally as important. Utilizing the best available information early in the development review stage will help address the shortfalls of the current map based identification system. Suggested modifications build on proposed Communitywide Standard 8 by adding additional language to improve habitat information gathering at the permit application stage and establishes some more definitive criteria to be used for identifying and delineating the extent of ESHA on a project site.

In San Simeon Acres, the two major ESHA streams (Pico Creek and Arroyo del Padre Juan) are currently identified and mapped as Coastal Streams and Riparian Vegetation (SRV) ESHA's in the LCP. However, Arroyo del Padre Juan is not listed in the LCP as one of the environmentally sensitive North Coast Creeks. The suggested modifications add Arroyo del Padre Juan to the list. Furthermore, an accompanying combining designation standard is also proposed in conjunction with the newly mapped arroyo to ensure that future development within and adjacent to the ESHA will avoid impacts to sensitive habitat areas consistent with the Coastal Act.

2. Monterey Pine Forest Protection

Beyond improving the early identification of ESHA, the County has made several efforts to improve the protection of Monterey Pine Forest in Cambria. These efforts include a number of new programs and changes to development standards of the LUP. Specifically, these changes include: assistance in the formation of a Forest Management District; integration of a coordinated program to reduce erosion in the Monterey pine forest; updating and expanding the TDC (Transfer of Development Credit) program; and establishing an Open Space District to begin purchasing and maintaining many of the small and substandard lots in the Cambria forest.

Also significant is a new Monterey Pine Forest Combining Designation Program (pg. 7-7) for the already subdivided portions of Cambria. This new standard establishes a series of reporting procedures and plan requirements with the purpose of minimizing tree removal and impacts to the sensitive pine forest. At the same time, the standard acknowledges that complete biological reports may not be necessary for all projects. Under the new standards all projects must implement a comprehensive set of construction practices and mitigation measures for the loss of native vegetation.

Conformance with Coastal Act Policies



The suite of proposed programs and standards build on current practices and enhance Monterey pine forest mitigation requirements. However, the LUP amendment falls short of meeting Coastal Act provisions, which require new developments to make every effort possible to first *avoid* impacts to Monterey pine forest ESHA, and is therefore inconsistent with the requirements of Coastal Act Section 30240.

To bring this proposed Combining Designation standard into conformance with the Coastal Act, modifications are needed. Suggested modifications adjust the combining designation standard to assure that development impacts are minimized. Language has been added that first strives for complete habitat avoidance. With improved information gathering requirements and siting guidelines, sensitive habitat areas can be avoided, while recognizing that in some cases it may not be necessary to place undue burdens (like undertaking detailed biological reviews) on the development review process when it is clearly evident that Monterey pine forest ESHA is not present. Another important modification to this standard deals with clustering development for new land divisions or multi-family residential projects within Monterey pine forest habitat. Subsection H of the new standard must be revised to ensure that all new lot creation and/or developments be located entirely outside of ESHA and its required setback; and that all of the ESHA area be retained and protected as Open Space. Even though it is highly unlikely that new subdivision development could be approved in ESHA consistent with the Coastal Act, under the new standard, clustering development is mandatory for all land divisions on parcels containing ESHA.

3. Protecting Streams and Riparian Habitats

The proposed amendment includes a number of new programs and standards aimed at protecting sensitive streams and riparian habitats and their associated wetlands. Specifically, the amendment adds a non-binding Santa Rosa Creek program for Cambria that encourages the County to establish a Creek Enhancement Plan with emphasis on restoration and enhancement (see Cambria Combining Designation Program 16, pg. 6-17). Other significant changes include: expanding the required setback in urban areas from 50 feet to 100 feet; limiting channelization or filling within the floodway (except under certain circumstances); and requirements for public access improvements in areas adjacent to the creek.

No additional standards beyond those already in place in the LCP are proposed for streams and riparian or wetland ESHA's in San Simeon Acres.

Conformance with Coastal Act Policies

As discussed above, parts of the LUP amendment are successful in applying adequate new standards to protect Santa Rosa Creek and its associated riparian habitats. However, slight modifications are necessary to bring specific stream and riparian habitat protection measures into conformance with the Coastal Act. Modifications are necessary to clarify the exceptions under which the channelization or filling in the Santa Rosa Creek floodway would be permitted. In addition, an accompanying combining designation standard is also proposed for Arroyo del Padre Juan to ensure that future development within and adjacent to the ESHA will avoid impacts which would significantly degrade the creek consistent with Coastal Act Section 30240.



4. Marine Water Quality

Discharges from many sources can harm the marine environment. A primary concern is the cumulative effect of many smaller impacts to the marine environment. Many small impacts can add up to significant impacts over time. Such impacts would include both water quality impacts from ongoing inflows as well as direct impacts from human activities within the marine environment. Examples include: polluted runoff; wastewater discharges; aquaculture and seawater passthrough discharges; and brine discharges from desalination plants (as discussed, the CCSD is currently pursuing a desalination facility, however the type and location of brine discharge has yet to be established).

The proposed LUP amendment contains combining designation standards for both Cambria and San Simeon acres focused on protecting the sensitivity of the marine habitat. Projects with point-source discharges are not allowed under the standard, but under certain circumstances it is allowed, provided that certain criteria are met.

Concerns are also raised over the ability of some properties to adequately absorb and drain storm runoff. A recent erosion and sedimentation study by the Natural Resources Conservation Service in the Lodge Hill area of Cambria identified impacts of runoff in developed areas. The findings from the study indicate that residential development and road construction have led to increased runoff from the impervious surfaces, resulting in a higher rate and volume of runoff, and possible changes in flow patterns and rates of sedimentation into streams. The study notes that forested areas play an important role in increasing water infiltration, and reducing runoff velocities. Other properties such as Tract 226, raise concerns about controlling runoff and preventing erosion and sedimentation into stormdrain systems and waterways at lower elevations.

Conformance with Coastal Act Policies

The proposed LUP amendment is inconsistent with the Coastal Act's marine resource protection policies due to potential impacts caused by projects with point-source discharges. The first problem is that the modification specifies that the standard only prohibits "surface point-discharges". It is possible that other types of discharges (such as sub-surface discharges) would not be held to compliance with the standard. Another problem with the proposed standard is that it does not provide for the implementation of feasible less environmentally damaging alternatives. Suggested modifications are required to bring the Marine Habitat SRA standards into conformance with the Coastal Act.

Suggested modifications require that only if other locations or types of discharges are infeasible (e.g., subsurface discharges, co-locating new discharges with existing discharges if the combined discharge reduces the overall impact, etc.) would point-source discharges be allowed. That standard must also be modified to ensure that resource protection provisions are required with any type of discharge, including those which may be developed sub-surface. With these changes the LUP amendment can be found consistent with the Coastal Act protecting environmentally sensitive marine resources and water quality.

Site specific drainage and erosion control standards are also necessary to ensure the protection of marine resources and water quality. The County submittal provides a suite of drainage provisions for the residential single family land use category. To be consistent with the Coastal Act, these provisions should be applied Communitywide. In addition, a specific standard is applied to Tract 226 to bring it



into conformance with the Coastal Act requiring the protection of coastal water quality.

D. ESHA Conclusion

The proposed LUP amendment makes substantial improvements towards the identification and protection of ESHA. However, in order to achieve consistency with the Coastal Act, modifications are required. Known ESHA must be appropriately mapped in the LUP and mandatory site reviews must be required for projects that have the potential to impact ESHA. For the Monterey pine forest in Cambria, a provision that requires avoidance of resource impacts to be pursued in new development before mitigation measures are implemented. Modifications also call for development standards specific to Arroyo del Juan to protect ESHA from future development impacts, and some exceptions to the channelization and fill of the Santa Rosa Creek flood plain must be eliminated for Coastal Act conformance. As an additional means of achieving compliance with the Coastal Act, the suggested modifications require that discharges into the Marine Habitat SRA be amended to protect marine water quality and the biological continuance of the resource. Only with these modifications, can the LUP amendment be found consistent with Coastal Act Sections 30230, 30231, and 30240.

3. Coastal Hazards

A. Coastal Act Policies

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 of the Coastal Act allows the construction of shoreline protective devices where existing development is threatened from erosion and where designed to eliminate or mitigate impacts on shoreline sand supply. Further the Coastal Act provides that development damaged or destroyed by natural disasters can be rebuilt in the same area, exempt from coastal permits, provided that they are not expanded by more than 10% and conform to existing zoning requirements. Certain emergency actions are also exempt from permit review.

As for flooding hazards, the Coastal Act recognizes that coastal rivers and streams may be subject to various engineering projects for flood control. Section 30236 allows “channelizations, dams, or other substantial alterations of rivers and streams,” but only if such development uses the best mitigation measures feasible. Such projects are also limited to necessary water supply projects; flood control where there is no other feasible method to protect existing structures or provide for public safety; or developments where the primary function of the development is fish and wildlife habitat improvement.

Coastal Act Section 30253 addresses the need to ensure long-term stability and structural integrity, minimize risk, and avoid landform-altering devices. Section 30253 provides, in applicable part:

Section 30253. New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.



- (2) *Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

Coastal Act Section 30235 addresses certain hazard response development (such as shoreline protective devices). Section 30235 states:

***Section 30235.** Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.*

B. Overview of Hazards in Cambria and San Simeon Acres

The urban areas of Cambria and San Simeon Acres are subject to a variety of hazards including, ocean bluff erosion, flooding, seismic hazards, landslides, and fires. Not all areas are subject to the same hazards. In Cambria, the ocean bluffs of West Lodge Hill and Park Hill are subject to shoreline erosion. Flooding is a concern primarily along Santa Rosa Creek, especially in the West village, and the East portion of the Fiscalini Ranch. The most notable fire hazards are the pine forests, which is where most of the urban development has occurred in Cambria. Earth movement through landslides and erosion on steep slopes, and/or on areas of improper drainage and grading, also poses a hazard. Since much of Cambria is on moderate to steep slopes with poorly drained soils, there is a high degree of such erosion hazards.

The ocean fronting bluffs of San Simeon Acres are also subject to wave attack and erosion. However, the bluffs of San Simeon Acres are quite different from Cambria in terms of the degree of blufftop development and the amount of shoreline armoring present. In contrast to Cambria, San Simeon Acres has many undeveloped blufftop parcels with little or no shoreline protection in place. The only substantial shoreline protective device within the entire San Simeon Acres planning area is located on the bluffs fronting the SSCSD sewage treatment facility. This rip-rap revetment was constructed without the benefit of a coastal development permit and to remedy the permit violation, the SSCSD has applied to the Coastal Commission for an after-the-fact coastal development permit to retain the rip-rap (CDP Application #3-05-019).

C. Issues and Analysis

1. Bluff Erosion and Setback Distances and Shoreline Protective Devices

The shoreline in the urbanized area of Cambria is already affected by the presence of shoreline structures. Approximately eighty-six single family residential parcels exist in these areas and roughly 57 to 65 of these parcels are developed with residences. Nearly half of these residential parcels (between 28 and 32) have some form of bluff protection, typically a seawall or rock revetment. In addition, rock revetments are currently in place to protect public parks and recreation areas at



Leffingwell Landing and along the beach in front of Shamel Park. In contrast, the bluffs on San Simeon Acres are free of shoreline protection.

Establishing adequate setbacks is the principal mechanism in the LCP to attempt to avoid or minimize the need for future shoreline armoring. As the Commission found in the 2001 Periodic Review, current setback distances, which are based on a 75 year economic life and a 25 foot minimum, do not take into account the episodic nature of erosion.

Conformance with Coastal Act Policies

The proposed hazard standards in the LUP amendment are not consistent with the Coastal Act. As proposed, setback distances relying primarily upon historic erosion information have not resulted in the siting of new development to avoid future shoreline armoring. Ongoing gradual erosion as well as greater erosion during high storm events would argue for setbacks greater than the 25 feet currently established in the LCP. In order to assure stability and structural integrity consistent with the Coastal Act Section 30253, the standards in the Cambria and San Simeon Acres Community Plans need to be modified

Suggested modifications requires that setbacks be based on a projected 100-year economic life of a structure rather than 75 years. The modification adds the requirement for a quantitative slope stability analysis using a safety factor of 1.5 either as a multiplier or as a set distance, whichever is greater. In no case is the setback to be less than 25 feet.

To address the potential for seawall development, and redevelopment of existing developments on blufftop lots, suggested modifications require that new applications for projects located on the bluffs or shoreline meet detailed application requirements, and how setback distances should be determined. A deed restriction against the property will ensure that no shoreline protection structure shall be proposed or constructed to protect the development approved and which expressly waives any future right to construct a such devices that may exist pursuant to Section 30235. The modifications also require a waiver of liability.

3. Development in Flood Zones

Cambria is prone to flooding with Santa Rosa Creek flowing through or near the commercial areas of the East and West Villages. The mapped flood hazard area in Cambria includes portions of the East Village adjacent to the creek and all of the commercial area of West Village. Even though Santa Rosa Creek is on the opposite side of Highway One from the West Village, water backs up behind the Highway One bridge, overtops the banks of the creek, and flows over land into the West Village. Culverts and flap gates on the creek intended to prevent water from flowing in to the West Village are not fully effective when the creek is flowing at high levels and volumes.

In Chapter 6, the amendment proposes a discretionary Combining Designation Program that includes the goals of preserving the natural flood plain of Santa Rosa Creek to handle flooding, emphasizing restoration and enhancement (pg. 6-17). In addition, the LUP amendment adds two important new standards dealing with development in and adjacent to Santa Rosa Creek (pg. 7-11). One standard



requires applications for new development in the Santa Rosa Creek watershed or in the West Village to include a drainage and erosion control plan and requires mitigation for significant adverse effects development may have on flooding and drainage problems. The other proposed new standards address maintenance of the biological viability of Santa Rosa Creek, the monitoring of water levels and quality, and parameters for filling in the floodway and floodplain.

Conformance with Coastal Act Policies

Coastal Act Section 30253 requires new development to minimize risks to life and property in areas of high flood hazard. Overall, the LUP amendment does not provide adequate policies for minimizing flooding hazards in Cambria consistent with Coastal Act Section 30253. In particular, there is no policy guarantee that that flooding will not continue to jeopardize new development located within the flood plain of Santa Rosa Creek. Cambria Urban Area Combining Designation Standard 4, which requires the ecological viability of Santa Rosa Creek to be maintained, does not adequately address the risk to life and property that flooding can cause. It is important to note, however, that the County is currently pursuing a phased flood control project to reduce the overall risk of flooding in the West Village. According to the County, coastal development permits have been secured for such flood control project and Phase I construction is anticipated to take place sometime this year. According to the County, Phase I will alleviate approximately 95% of the cause of flooding in West Village.

Inconsistent with the Coastal Act, the amendment does not require any mandatory actions to address flooding in West Village. In order to address the requirements of CA Section 30253, a new standard is needed that requires that no development, except those allowed under Coastal Act Section, be approved until the Phase I flood control project is implemented by the County. In addition, allowances for proposed uses in the floodplain that do not meet the requirements of the Coastal Act must be deleted.

San Simeon Acres

Flooding in San Simeon Acres is typically not as severe as that experienced by the West Village in Cambria. Pico Creek at the north of the community is confined in a floodplain sufficiently below the elevation of the community to not pose a threat; its bed is some 40 feet below the general elevation of the community. The mapped flood area for Pico Creek is contained within the banks of the stream. Arroyo del Padre Juan, at the southwestern corner of the community, is also mapped as a flood hazard area. Although the watershed is small and doesn't handle large quantities of water, flooding episodes have occurred in the past affecting adjacent properties.

Conformance with Coastal Act Policies

As for San Simeon Acres, the proposed LUP amendment does not contain standards dealing with flooding, even though hazard areas are mapped along Pico Creek and Arroyo del Padre Juan. Since flooding poses a relatively small threat in San Simeon Acres, the policies and standards contained elsewhere in the LCP are sufficient to ensure that any development there will not pose threats to life or property because of flooding. Therefore, the LUP amendment is consistent with CA Section 30253 regarding flood hazards in San Simeon Acres.



C. Hazards Conclusion

With the recommended modifications to address shoreline erosion, shoreline armoring, and flood hazards, the Commission finds that the LUP amendment is consistent with Coastal Act Sections 30253 and 30235.

4. Public Access and Recreation

The Coastal Act requires that maximum public access opportunities be provided, consistent with public safety and the need to protect private property owners' rights and natural resource areas from overuse. The Coastal Act further requires that development not interfere with the public's right of access to the sea. The provision of public access, however, is to take into account whether or not adequate public access exists nearby, or if agriculture would be adversely affected. With regard to LCP requirements, the Coastal Act provides that each LCP shall contain a specific public access component.

A. Coastal Act Policies

Coastal Act Sections 30210 through 30214 and 30220 through 30224 specifically protect public access and recreation. In particular:

***Section 30210.** In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

***Section 30211.** Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

***Section 30212(a).** Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:*

- (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,*
- (2) adequate access exists nearby, or,*
- (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.*

***Section 30212.5.** Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.*

***Section 30213.** Lower cost visitor and recreational facilities shall be protected, encouraged,*



and, where feasible, provided. Developments providing public recreational opportunities are preferred. ...

Section 30214(a). *The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:*

- (1) Topographic and geologic site characteristics.*
- (2) The capacity of the site to sustain use and at what level of intensity.*
- (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.*
- (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.*

Section 30220. *Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.*

Section 30221. *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*

Section 30222.5. *Ocean front land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.*

Section 30223. *Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*

B. Overview of Public Access and Recreation

The urban areas of Cambria and San Simeon Acres provide good opportunities for the public to access the shoreline. State beaches, vista-points, and a host of formal and informal accessways to the beach exist in each community.

In San Simeon Acres, the broad sandy beach provides excellent lateral access. The primary access point is at the end of Ruta Lane, where parking and a stairway is located. Other vertical access opportunities (one vertical easement owned by the County; and one vertical offer-to-dedicate) exist south of the Cavalier Inn and along Balboa Avenue at the southern end of the planning area.

In Cambria, public access opportunities to the shoreline are also good. At the north end of the planning



area, Leffingwell Landing provides access and recreation opportunities. Access and recreation amenities such as parking, eating areas, benches, and restrooms are provided. This area also includes a free small craft launch for direct access to the ocean. Further south along Moonstone Beach Drive, a pedestrian boardwalk provide lateral access along the shoreline and provides excellent scenic vistas of the beach and ocean. The adjacent inland areas are primarily visitor-serving motels. Further south, Shamel County Park provides developed lawn areas with picnic tables, barbeques, parking, restrooms, as well as direct beach access. Lateral blufftop access along the western portion of Fiscalini Ranch is currently provided, with entrances at the south and north end from Windsor Blvd. An established loop trail system provides access to upland areas of the ranch. On either side of the Fiscalini Ranch, the residential enclaves of Park Hill and Lodge Hill provide some beach access, primarily in the form of street end stairs and pathways leading to small, seasonal pocket beaches. At the southern end of the planning area is Lampton Cliffs Park. This is a popular neighborhood park that provides a short blufftop loop trail a stairway to the beach below.

C. Issues and Analysis

Planning for Maximum Public Access

The LUP amendment provides an entirely new Coastal Access Chapter (Chapter 8) specific to Cambria and San Simeon Acres. Chapter 8 includes a variety of public access goals, an overview of existing Coastal Act and LCP policies, programs, designations, and a background discussion on a variety of access issues. Figures are also included that show significant coastal accessways.

Conformance with Coastal Act Policies

Coastal Act Sections 30210-30214 make clear that public agencies implementing the Coastal Act must make every possible effort to plan for and provide maximum public access to the shoreline, while balancing other public, private, and ecological concerns. Although the County proposed amendment submittal contains important public access descriptions, maps, inventories, and programs, it falls short of the goal of planning for maximum access.

For San Simeon Acres, Communitywide Standard 3 - Shoreline Access in new Visitor-Serving Developments, requires the construction and maintenance of a lateral blufftop access trail for public use to be provided for new development. Shoreline Access in new Public Facility Developments requires the Arroyo del Padre Juan bridge to be improved to include bicycle and pedestrian crossings. With these modifications, maximum access planning in San Simeon Acres will be accomplished consistent with the Coastal Act.

As described above, shoreline access in the Cambria area is generally good. However, to maximize public access opportunities consistent with the Coastal Act, a few modifications are required.

C. Public Access and Recreation Conclusion

Overall, the LUP amendment describes substantial public access and recreation opportunities and is generally improved. Nevertheless, there a number of LUP modifications that are necessary for the Commission to be able to find the amendment consistent with the access and recreation policies cited



above. If modified as suggested, then the LUP can be found consistent with the public access and recreation provisions of the Coastal Act.

6. Scenic Resources

A. Applicable Policies

Coastal Act Section 30251 provides for the protection of the scenic and visual qualities of coastal areas. Permitted development shall be sited and designed to protect views of and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding area, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas shall be subordinate to the character of the setting. In addition to the landform alteration reference in Section 30251, Coastal Act Section 30253 also directs new development to avoid alteration of the natural landform.

The Coastal Act states:

Section 30001(b). The Legislature hereby finds and declares that the permanent protection of the state's natural and scenic resources is a paramount concern to present and future residents of the state and nation.

Coastal Act Section 30251 states:

Section 30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Coastal Act Section 30253 states, in applicable part:

Section 30253(2). New development shall assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Coastal Act Section 30253(5) protects community character. Section 30253(5) states:

Section 30253(5). New development shall where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

B. Overview of Scenic Resources



The native stands of Monterey pine forest surrounding Cambria and San Simeon Acres provide a distinct and highly scenic visual landscape that help define the character of these communities. The coastal waters and beaches also contribute to the scenic values of each community. Marine waters off the coast are part of the Monterey Bay National Marine Sanctuary. For travelers along Highway One, “peak” ocean views between existing developments on Moonstone Beach Drive and beyond San Simeon Acres towards San Simeon Point add to the visual experience. Cambria and San Simeon Acres both contain areas designated in the LCP as Special Communities because of their unique architecture, historic value, and scenic visual resources.

C. Issues and Analysis

1. Protection of Scenic Viewsheds

As described above, there are many significant scenic viewsheds and landscapes to be protected in and around Cambria and San Simeon Acres. The Coastal Act goal of siting and designing structures to minimize visual impacts can often conflict with an applicant’s objective to maximize ocean views. It may also be difficult to site some structures out of the public viewshed, particularly on smaller, sometimes non-conforming parcels that may have little opportunity for screening behind existing natural landforms. Heightened rural development has raised awareness about impacts to public views, particularly as recreation and public access have increased. Acquisitions of public land, such as the Fiscalini Ranch, have created new opportunities for public recreation and the need to protect views that have not always been available.

The LCP presently contains a TDC program for the purpose of addressing the problem of community buildout on existing small lots in Cambria. Improvements to the program expand on opportunities to protect forested areas that define the character of the community. A new Vista Point Combining Designation Program incorporates recommendations from the 1998 North Coast Update to coordinate and improve vehicle turnouts and amenities (see Combining Designation Program #1, pg. 6-41). The creation of a new Small Lot Open Space District will improve the chances of protecting the urban forest as a visual resource (see Combining Designation Program #13, pg. 6-15).

Both of the proposed Community Plans provide new Communitywide Standards for site planning, site design, and building to protect scenic resources. Within the Highway One viewshed in Cambria, these new standards require: the minimization of landform alterations; limiting site disturbance to areas that are on the least visible portions of the site; the use of native vegetation, when feasible, to screen development; shielding of night lighting; and the use of appropriate colors and material to encourage new developments to be sited and designed to minimize visual impacts (see Cambria Urban Area Communitywide Standards 10 through 13, pgs. 7-18 through 7-20). In San Simeon Acres, a similar suite of development standards is provided (see San Simeon Acres Communitywide Village Standards 5 through 11, pgs. 7-100 through 7-102).

Conformance with Coastal Act Policies

The proposed LUP amendment contains new programs and development standards that adequately address protecting scenic resources within the urban setting of Cambria and San Simeon Acres. There is



no question, however, that the context of this analysis would be much different in evaluating the more pristine rural areas of Hearst Castle, Piedras Blancas, and north to the Big Sur coastline. Within the urban areas, certification and inclusion of Cambria Design Plan standards will go a long way in forwarding the values of the Coastal Act.

2. Preserving Community Character

As summarized earlier, the Coastal Act also seeks to protect the character of unique coastal towns. Community character is subjective in many respects, but opportunities exist through the LUP amendment submittal to preserve community character consistent with the Coastal Act. The LUP amendment spells out in great detail the 22 structures and sites of historic importance (pgs. 6-5 through 6-8). Combining Designations for popular Visitor-Serving Areas (V) in Cambria and San Simeon are included in the LUP amendment with corresponding development standards to protect the unique, visually pleasing characteristics of these destination points. By requiring new development to be compatible with existing structures and natural features of the community, the Community Plans conform to the Coastal Act provisions regarding the preservation of community character.

D. Scenic Resources Conclusion

Scenic resources and community character are protected under the Cambria and San Simeon Acres Community Plans. The Cambria Design Plan, which is incorporated into the amendment submittal, provides adequate new development standards to avoid scenic resource impacts while at the same time protecting the community character of these areas. As proposed, the scenic and visual qualities of Cambria and San Simeon Acres are protected and new development will be sited and designed to protect views to and along the shoreline. When applied in conjunction with other land use and habitat protection standards, the LUP amendment, as proposed, is consistent with Coastal Act Section 30251 and 30253.

7. Archaeological Resources

A. Coastal Act Policies

Archaeological resources are protected by Coastal Act Section 30244, which requires that development that would adversely impact archaeological resources provide mitigation for such impacts.

Coastal Act Section 30244 states:

***Section 30244.** Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

B. Overview of Archaeological Resources

Within the Cambria Urban Reserve Line there are at least 25 known archaeological sites. Several of those are on the Fiscalini Ranch (previously the East-West Ranch), the single largest undeveloped property within the Cambria URL, and total about three to four acres, or roughly one percent of the area of the Ranch. Details about the amount and location of know archaeological sites in San Simeon Acres are not as clear, however, the two most likely locations are along the two creeks within the urban



planning area: Pico Creek and Arroyo del Padre Juan.

C. Issues and Analysis

1. Identification of Archaeological and Historic Resources

To adequately protect archaeological resources, sites must be identified. The current LCP contains policies and ordinances for the identification of archaeological sites. The LCP states that the County shall establish and maintain archaeological site records of data files about known sites. The LCP directs that these areas be treated as confidential. Within urban areas, the County must maintain maps in the Land Use Element which reflect generalized areas as known sites. In addition, the LCP uses Archaeologically Sensitive Areas (ASA) as a Combining Designation applied to areas of known or suspected archaeological resources.

In addition to the provisions of the LCP, the County often incorporates other measures to identify archaeological resources. Site evaluations, which are conducted for every discretionary permit, help identify archaeological sites. In the 2001 Periodic Review, a general evaluation of past permit actions found that the County has been successful in identifying archaeological resources.

Conformance with Coastal Act Policies

The Coastal Act requires that reasonable mitigation measures shall be required where development would adversely impact archaeological or paleontological resources. In order to provide reasonable mitigation, sites containing archaeological resources need to first be identified. Overall the County appears to have been reasonably successful in identifying archaeological sites. The protection of archaeological resources will be a significant concern for siting future development on the Fiscalini Ranch. Part 2 of this LUP amendment submittal (not currently evaluated in this report) will address measures specific to the Fiscalini Ranch. Within San Simeon Acres, it is unlikely that new archaeological sites will be found within the already developed urban areas. Therefore, no site specific archaeological standards are needed in San Simeon Acres to ensure consistency with Coastal Act Section 30244. Thus, the objectives of the Coastal Act with respect to adequate site identification are satisfied.

2. Protection and Mitigation Standards for Archaeological Resources

Once archaeological sites have been identified, adequate protection and mitigation measures need to be established. The current LCP contains standards and ordinances aimed to ensure that any proposed development be designed and located to minimize its impacts on archaeological resources. Although the LCP only requires the preliminary site surveys be conducted for development within an archaeologically sensitive area, the County performs surveys on parcels regardless of whether or not they are located within a mapped ASA. Although not currently required under the LCP, participation of Native Americans in regards to disturbance and preservation of archaeological resources is a priority for the County.

The County often attempts to avoid impacts to archaeological resources by relocating the structure, changing the design of the structure, or minimizing impacts to the resource. If impacts are unavoidable,



the County incorporates mitigation measures. A sample of past permit actions show that these measures have been undertaken largely in the Cambria urban area. According to the findings in the 2001 Periodic Review, it appears the County has been successful in protecting and mitigating archaeological resources.

Conformance with Coastal Act Policies

The Coastal Act requires that reasonable mitigation measures shall be required where development would adversely impact archaeological or paleontological resources. Overall, the County has been successful in incorporating mitigation measures to protect cultural resources, as required by the Coastal Act.

D. Archaeological Resources Conclusion

The Coastal Act requires that development that would adversely impact archaeological resources provide mitigation for such impacts. In sum, the County has been successful in adequately identifying sites and implementing protective actions and mitigations when possible. No other site specific measures are necessary to include in the Cambria and San Simeon Community Plans. For these reasons, the LUP amendment is consistent with Coastal Act Section 30244.

C. California Environmental Quality Act (CEQA)

The Coastal Commission's review process for Local Coastal Programs (and amendments thereto) has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Therefore, local governments are not required to undertake environmental analysis of LCP amendments, although the Commission can and does use any environmental information that the local government has developed. CEQA requires that alternatives to the proposed action be reviewed and considered for their potential impact on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake. In this case, the County approved an EIR for the new land uses and developments allowed by the LCP amendment. Staff has used this information in the analysis of the amendment submittal, and has identified additional measures that need to be incorporated into the amendment in order to avoid adverse environmental impacts. The measures are embodied in the suggested modifications to the County's amendment submittal. With these changes, approval of the amendment complies with the California Environmental Quality Act because as modified, the amendment will not have significant environmental effects for which feasible mitigation measures have not been employed.

