

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
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A-3-SLO-20-0047 (SETTIMI SFD, CAMBRIA) OCTOBER 8, 2020 HEARING EXHIBITS

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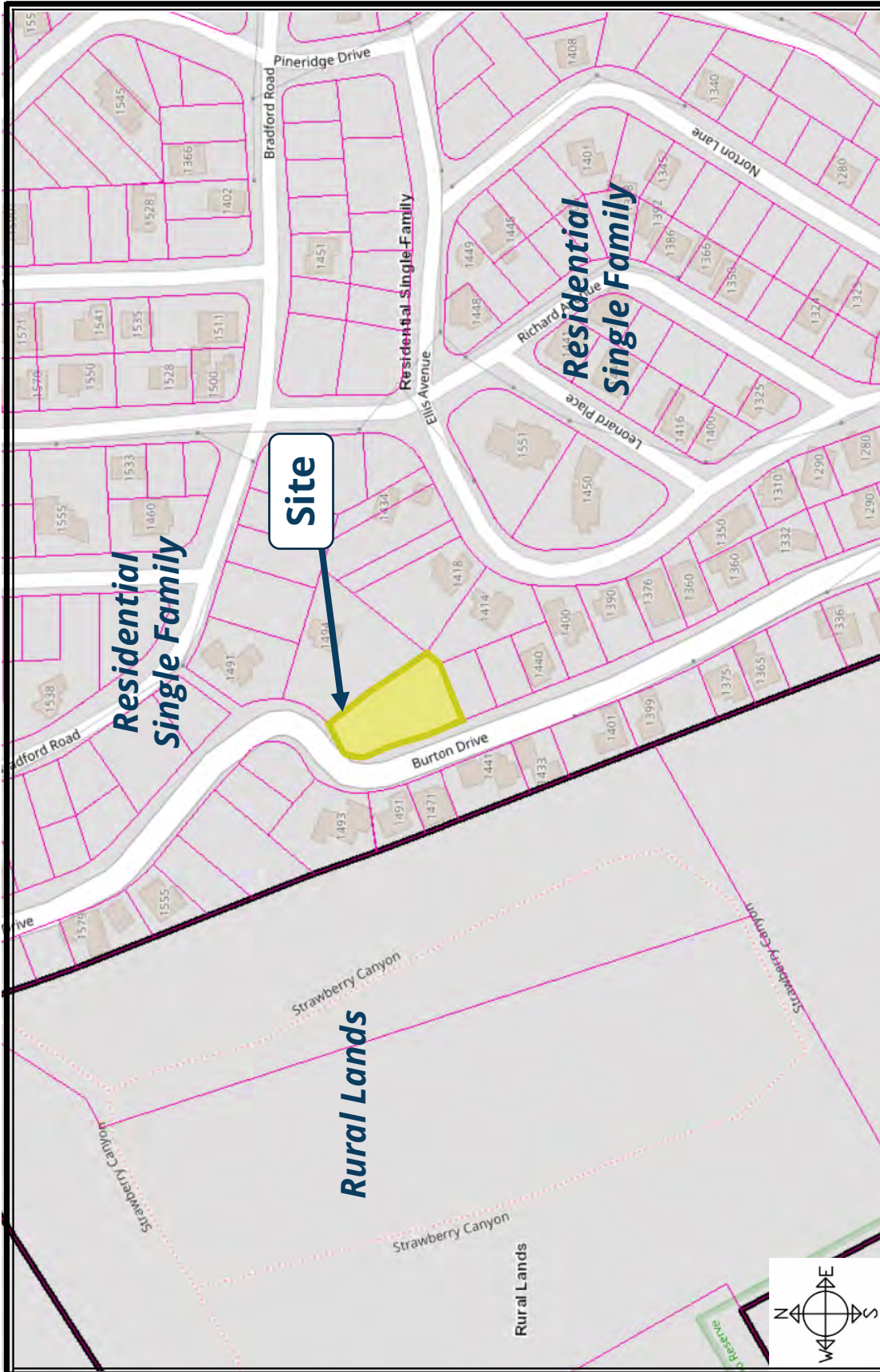
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Vicinity Map
DRC2018-00002

COUNTY OF SAN LUIS OBISPO





Land Use Category Map
DRC2018-00002

COUNTY OF SAN LUIS OBISPO

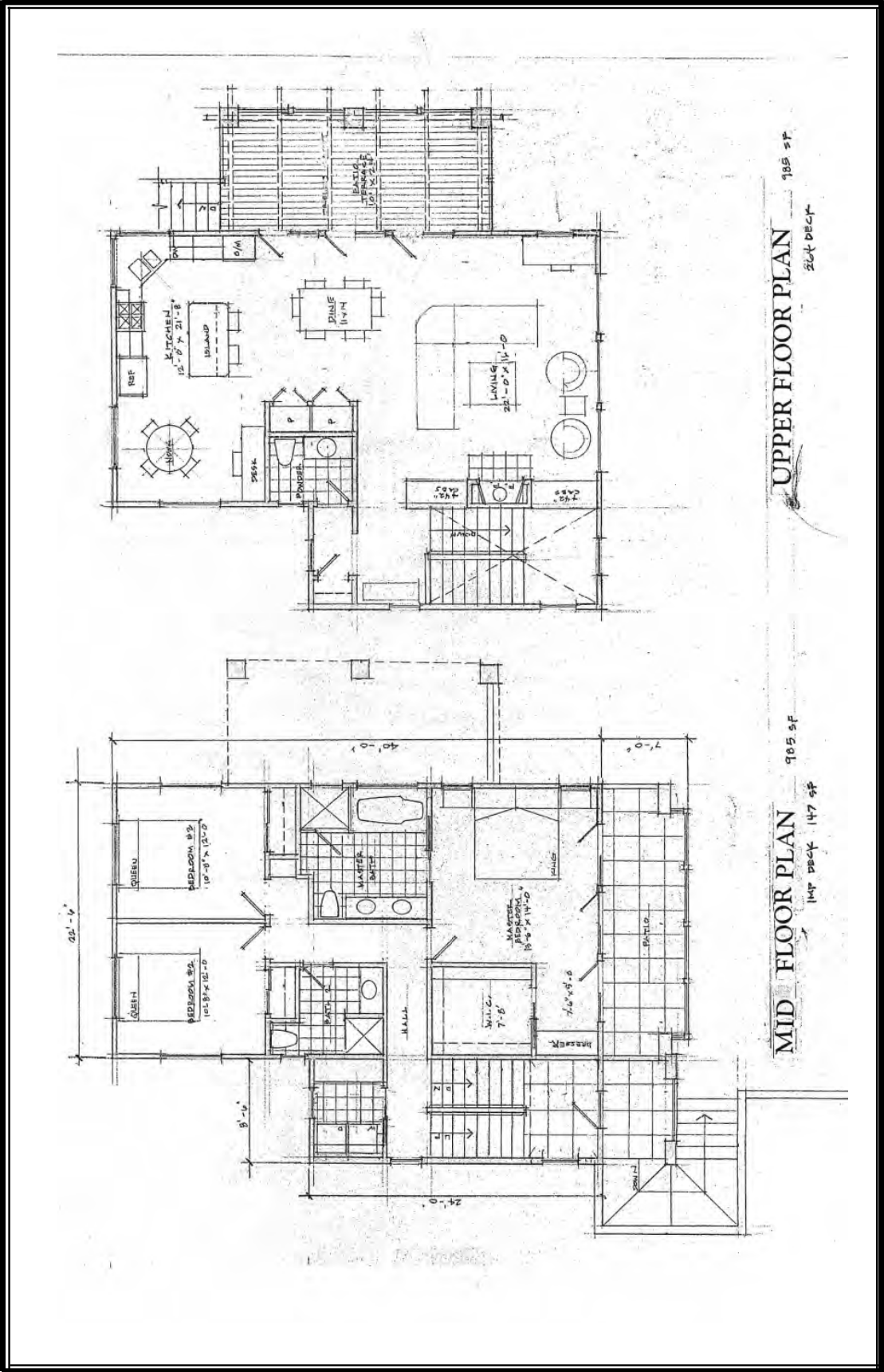




Aerial
DRC2018-00002

COUNTY OF SAN LUIS OBISPO

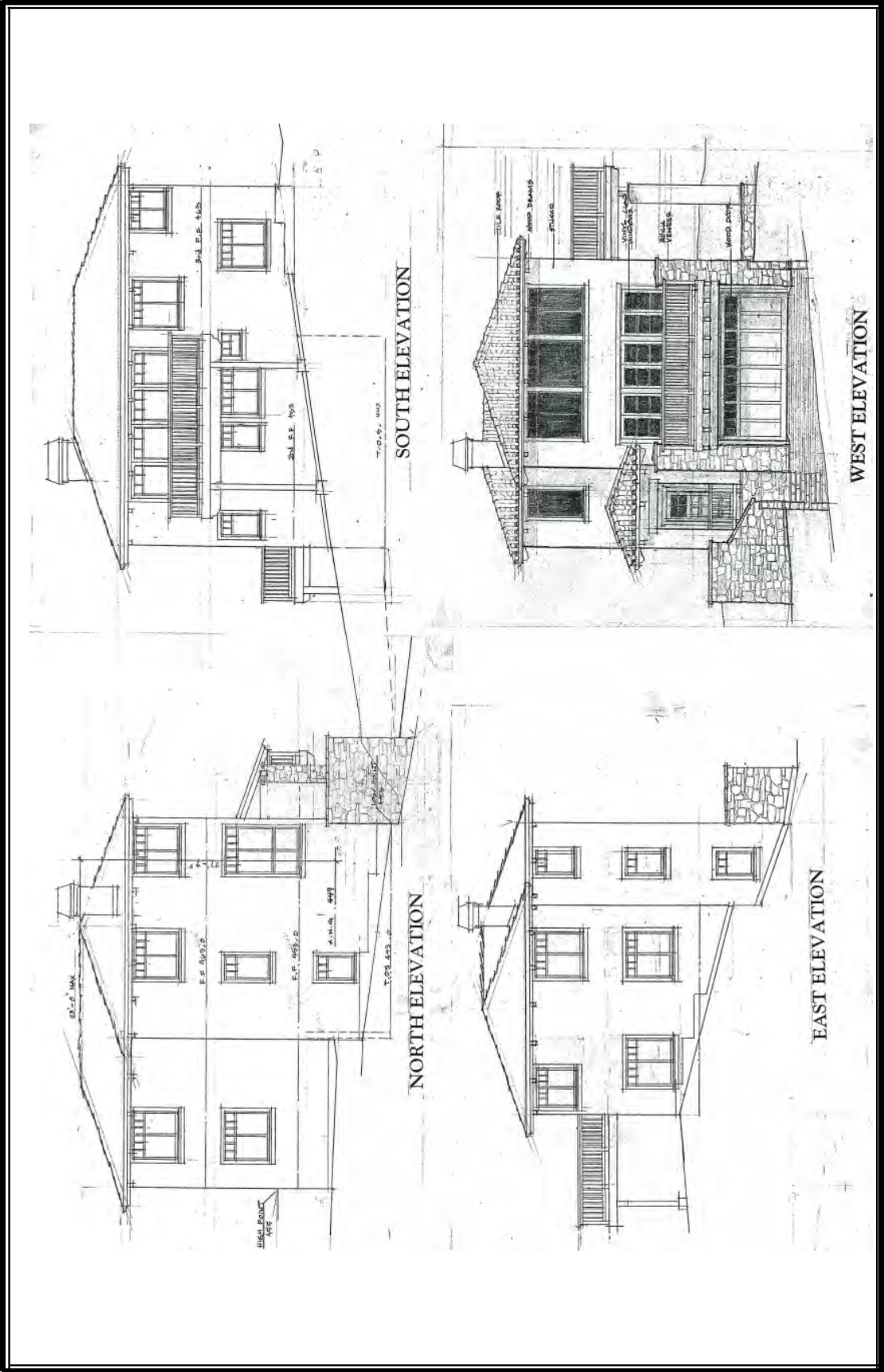




Floorplan DRC2018-00002

COUNTY OF SAN LUIS OBISPO





Elevation
DRC2018-00002

COUNTY OF SAN LUIS OBISPO



**EXHIBIT B - CONDITIONS OF APPROVAL
SETTIMI (DRC2018-00002)**

Approved Development

1. This approval authorizes:
 - a. The new construction of a 2,170 square-foot single family residence with an attached 540-square foot garage.
 - b. Maximum height is 28 feet, as measured from average natural grade.
 - c. Grading on slopes over 20% but not to exceed 30%.
 - d. Disturbance of approximately 3,000 square-feet.

Conditions required to be completed at the time of application for construction permits

Site Development

1. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan and architectural elevations.
2. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Access

4. **At the time of application for construction permits**, the applicant shall submit plans to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Construct a site access driveway approach in accordance with County Public Improvement Standard B-1a rural driveway approach, and A-5 sight distance standards.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).

Drainage

5. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with 23.05.040 (Drainage) of the Land Use Ordinance.
6. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 23.05.042 (Erosion and Sedimentation Control Plan).
7. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.

Storm Water Control Plan (SWCP)

8. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject post-construction stormwater requirements by submitting a Storm Water Control Plan application.
- a) If required, the applicant must submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate stormwater control measures, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion control and sedimentation plan, and complete drainage calculations for review and approval.
 - b) If applicable, the applicant shall submit a draft stormwater operations and maintenance plan for review by the County. The operations and maintenance plan may be incorporated into existing or proposed CC&Rs or drafted as an Agreement.
 - c) If applicable, following approval by the County, the applicant shall record with the County Clerk the stormwater operations and maintenance plan to document on-going and permanent storm drainage control, management, treatment, inspection and reporting.
 - d) If applicable, the applicant shall submit a draft General Notice to document the location and type of control measures that were installed to mitigate Performance Requirement #2. Following approval by the County, the applicant shall record the General Notice with the County Clerk. The recorded control measures shall remain in good working order in perpetuity.

Fire Safety

9. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated October 1, 2018.

Geology and Soils

10. **At the time of application for construction permits**, all plans shall be consistent with the conclusions and recommendations of the Engineering Geology Investigation Report, prepared by Geosolutions, Inc. dated September 20, 2019.

Services

11. **At the time of application for construction permits**, the applicant shall provide a letter from Cambria CSD stating they are willing and able to service the property.

Preservation of Trees and Native Vegetation

12. The following Landscape Plan / Tree Replacement Requirements apply:
- a. The applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive,

and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

- b. The landscape plan shall clearly show the following:
 - i. Limit tree removal to no more than one (1) Monterey Pine tree having a four-inch diameter or larger at 4.5 feet above the ground. Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.
 - ii. The one (1) Monterey Pine tree removed as a result of the project shall be replaced at a 4:1 ratio and the one (1) Monterey Pine tree impacted by the project shall be replaced at a 2:1 ratio. A total of six (6) Monterey Pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Quercus agrifolia*.
 - iii. Description of irrigation plans and plan notes shall indicate compliance with the standards of Vegetation Replacement in the North Coast Planning Area.
 - iv. Plan notes shall indicate that all new plants shall be maintained until successfully established and in addition, standard planting procedures shall be used.

13. Construction and grading plans shall show the following:

- a. 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) necessary fire clearances and staging areas for all construction activities, the location of those activities, and areas for equipment and material storage.
- b. Sturdy and highly visible protective fencing that will be placed along the 'project limit area'. Plan notes shall indicate this fence should remain in place during the duration of project construction to protect vegetation from construction activities.
- c. Plan notes shall indicate native trees and undergrowth outside of the "project limit area" shall be left undisturbed.
- d. Identify any necessary tree trimming. Plan notes shall indicate a skilled arborist, or accepted arborist's techniques, will be used when removing tree limbs.
- e. Plan notes shall indicate wherever soil compaction from construction will occur within drip lines that the compacted root zone area shall be aerated by using one of the following techniques:
 - i. Injecting pressurized water.
 - ii. Careful shallow ripping that radiates out from the trunk (no cross-root ripping).
 - iii. Other County-approved techniques.

- iv. Plan notes shall indicate no more than one-third of the area of the drip line around any tree to be retained should be disturbed, or as recommended in an arborist's or biologist's report.

Conditions to be completed prior to issuance of a construction permit

Fees

14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed during project construction

Drainage, Sedimentation and Erosion Control

15. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
16. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
17. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
18. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
19. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
20. Appropriate sedimentation measures to be implemented at the end of each day's work.

Building Height

21. The maximum height of the project is 28 feet as measured from average natural grade.
 - a) **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b) **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
 - c) **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Preservation of Trees and Native Vegetation

22. **Prior to any site disturbance**, the applicant shall fence the proposed area of disturbance and clearly tag which trees are to be removed or impacted. The trees tagged in the field shall be consistent with the trees delineated on the construction plans. Tree removal,

grading, utility trenching, compaction of soil, or placement of fill shall not occur beyond the fenced disturbance area. The fencing shall remain installed until final inspection.

23. To protect Monterey pine trees and significant understory vegetation, the following construction practices shall be implemented:
- A. **Protective Measures.** Practices to protect root systems, trees and other vegetation shall include but not be limited to: methods prescribed in the Cambria Forest Management Plan; avoiding compaction of the root zone; installing orange construction fencing around protected areas shown on the site plan; protecting tree trunks and other vegetation from construction equipment by wood fencing or other barriers or wrapping with heavy materials; disposing of waste, paints, solvents, etc. off-site by approved environmental standards and best practices; and using and storing equipment carefully.
 - B. **Stockpiling of Materials.** Materials, including debris and dirt, shall not be stockpiled within 15 feet of any tree, and shall be minimized under tree driplines as required by the land use permit and the Fire Safety Plan. Stockpiled materials shall be removed frequently throughout construction. All stockpiled materials shall be removed before final inspection.
 - C. **Construction Practices.** Excavation work shall be planned to avoid root systems of all on-site trees and trees on abutting properties. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system of the tree.

Air Quality

24. **During construction/ground disturbing activities,** the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- a. Reducing the amount of disturbed area when possible.
 - b. Using water trucks and sprinkler systems to prevent dust from leaving the site.
 - c. Dirt stockpiles sprayed daily and as needed.
 - d. Driveways and sidewalks paved as soon as possible.
25. Developmental burning of vegetative material within San Luis Obispo County is prohibited. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

26. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the county.

Archaeology

27. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- A. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

28. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.
29. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
30. **Prior to occupancy of any structure associated with this approval**, if any, the project will replace the removed Monterey Pine trees at a 4:1 ratio and define the graded area with a barrier to protect the native terrestrial habitat.
31. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

Replacement of Trees

32. **Prior to final inspection**, the one (1) removed Monterey pine tree and the one (1) impacted Monterey Pine tree shall be replaced at a 4:1 ratio and 2:1 ratio respectively. A total of six (6) Monterey pine replacement trees shall be one-gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*.
33. **Prior to final inspection**, all replacement trees shall be planted. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be

submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

Cambria Community Services District

34. **Prior to occupancy or final inspection**, the applicant shall have a final plumbing inspection.
35. **Prior to final inspection**, the applicant shall submit to the Department of Planning and Building a water and sewer service condition compliance letter from the Cambria Community Services District.

On-going conditions of approval (valid for the life of the project)

36. **On-going condition of approval**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the North Coast Road Improvement Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of issuance of building permits.
37. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc. without a valid Encroachment Permit issued by the Department of Public Works.
38. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, maintaining County driveway sight distance standards, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.
39. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
40. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

July 30, 2020

David Brown
PO Box 123
Cambria, CA 93428

Janine Settimi
31442 Dahlem Dr
Exeter, CA 93221

**FINAL LOCAL
ACTION NOTICE**

REFERENCE # 3-SLO-20-0616
APPEAL PERIOD 8/5/20-8/18/20

NOTICE OF FINAL COUNTY ACTION

HEARING DATE: July 14, 2020
SUBJECT: **County File Number: DRC2018-00002**
Janine Settimi

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AUG 04 2020

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

LOCATED WITHIN COASTAL ZONE: YES
COASTAL APPEALABLE: Yes

On July 14, 2020, the above referenced application was approved by the Board of Supervisors based on the approved Findings, and subject to the approved Conditions, which are both enclosed for your records.

If you disagree with this action, pursuant to the County Coastal Zone Land Use Ordinance (CZLUO) Section 23.01.042, and in the manner described therein, you have the right to appeal this decision, or a portion of this decision, to the Board of Supervisors within 14 calendar days after the date of the action.

The appeal must be submitted to the Director of the Department of Planning and Building on the proper Department appeal form, as provided on the County website. The appeal form must be submitted with an original signature; a facsimile will not be accepted.

If the appeal is consistent with the standards set forth in CZLUO Section 23.01.043.d, there is no fee to file an appeal. If the appeal is not consistent with CZLUO Section 23.01.043.d, a fee, set by the current fee schedule, will be required and must be submitted with the appeal form at time of filing. If the County requires that an appellant submit a fee to file an appeal, the action may be directly appealable to the California Coastal Commission pursuant to the CZLUO Section 23.01.043, and in the manner contained therein, precluding the need to exhaust local administrative appeals.

Additionally, CZLUO Section 23.01.043 and applicable sections of the Coastal Act provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the County's Final Action. This means the Applicant cannot commence development and the County cannot take any further administrative actions for the proposed development, including but not limited to, the request or issuance of a building permit, until the County appeal period and the Coastal Commission Appeal period, including any suspension of the appeal period by the Coastal Commission pursuant to CZLUO 23.02.039, have expired without an appeal being filed.

Additionally, should a local appeal be filed and the County approves the application on appeal, that action would be appealable to the California Coastal Commission, pursuant to regulations contained in Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. An appellant may include any of the following: an applicant, an aggrieved person as defined in CZLUO 23.01.043 and any two California Coastal Commissioners. CZLUO Section 23.01.043 and applicable sections of the Coastal Act provide ten (10) working days for an appellant to appeal the County's Final Action. The County Coastal Zone Land Use Ordinance and Coastal Act contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The appeal must be made directly to the California Coastal Commission. For further information on their appeal procedures, contact the Commission's Santa Cruz Office at (831) 427-4863.

Please note that exhaustion of local appeals at the County level is almost always required prior to appealing the matter to the California Coastal Commission. Three exceptions apply to this requirement as provided in CZLUO Section 23.01.043.b(1) (3).

If you have any questions regarding your project, please contact Project Manager, Young Choi at 805-781-5600.

Sincerely,



Ramona Hedge, Secretary
County of San Luis Obispo
Department of Planning & Building

cc: California Coastal Commission

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tuesday, July 14, 2020

**PRESENT: Supervisors John Peschong, Bruce S. Gibson, Debbie Arnold and
Chairperson Lynn Compton**

ABSENT: Supervisor Adam Hill

RESOLUTION NO. 2020-173

**RESOLUTION DENYING THE APPEAL OF CHRISTINE HEINRICHS AND
AFFIRMING THE DECISION OF THE PLANNING DEPARTMENT HEARING OFFICER
AND APPROVING THE APPLICATION OF JANINE SETTIMI FOR A MINOR USE
PERMIT/COASTAL DEVELOPMENT PERMIT DRC2018-00002**

The following resolution is now offered and read:

WHEREAS, on December 20, 2019, the Planning Department Hearing Officer of the County of San Luis Obispo (hereinafter referred to as the "Hearing Officer") duly considered and conditionally approved the application of Janine Settimi for a Minor Use Permit / Coastal Development Permit DRC2018-00002 to allow grading on slopes in excess of 20 percent for a new 2,170 square-foot single-family residence with an attached 540 square-foot garage.

WHEREAS, Christine Heinrichs appealed the Hearing Officer decision to the Board of Supervisors of the County of San Luis Obispo (hereinafter referred to as the "Board of Supervisors") pursuant to the applicable provisions of Title 23 of the San Luis Obispo County Code; and

WHEREAS, a public hearing was duly noticed and conducted by the Board of Supervisors on July 14, 2020; and

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Exhibit 4

A-3-SLO-20-0047 (Settimi SFD)

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WHEREAS, at said hearing, the Board of Supervisors heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said appeal; and

WHEREAS, the Board of Supervisors has duly considered the appeal and finds that the appeal should be denied and the decision of the Hearing Officer should be affirmed, and that the application (DRC2018-00002) should be approved subject to the findings and revised conditions of approval set forth below and attached hereto as Exhibits A and B, respectively.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct and valid.
2. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 12, 2014 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Geology & Soils, Hazards/Hazardous Materials, Public Services/Utilities, Transportation/Circulation, and Water/Hydrology and are included as revised conditions of approval.
3. That the appeal filed Christine Heinrichs is denied, that the decision of the Hearing Officer is affirmed, and that the application of Janine Settimi for a Minor Use

Permit / Coastal Development Permit is hereby approved for the reasons described in the findings set forth below in Exhibit A and subject to the revised conditions of approval in Exhibit B.

Upon motion of Supervisor Gibson, seconded by Supervisor Peschong,
and on the following roll call vote, to wit:

AYES: Supervisors Gibson, Peschong, Arnold and Chairperson Compton

NOES: None

ABSENT: Supervisor Hill

ABSTAINING: None

the foregoing resolution is hereby adopted.

Lynn Compton
Chairperson of the Board of Supervisors

ATTEST:

WADE HORTON
Ex-Officio Clerk of the Board of Supervisors

By: T'Ana Christiansen
Deputy Clerk

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL
County Counsel

By: /s/ Jon Ansolabehere
Chief Deputy County Counsel

Dated: June 9, 2020

STATE OF CALIFORNIA) ss.
COUNTY OF SAN LUIS OBISPO)

I, **WADE HORTON**, Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Supervisors, and now remaining of record in my office.

Witness, my hand and seal of said Board of Supervisors on July 15, 2020.

WADE HORTON,
Ex-Officio Clerk of the Board of Supervisors

By: T'Ana N. Christiansen
Deputy Clerk

**DRC2018-00002 SETTIMI
EXHIBIT A - FINDINGS**

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 12, 2014 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Geology and Soils, Water, and are included as conditions of approval.

Minor Use Permit/Coastal Development Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan and Local Coastal Plan because a single-family residence is a principally permitted use, and the project as conditioned is consistent with all applicable General Plan and Local Coastal Plan policies, including policies for Environmentally Sensitive Habitats, Public Works, Coastal Watersheds, Visual and Scenic Resources and Hazards.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed residence will not generate activity that presents a potential threat to the surrounding property and buildings. This project is a single family house in an area where such uses are considered principally permitted uses and is subject to Coastal Zone Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the residential project is similar to, and will not conflict with, the surrounding lands and uses, which are also single-family residential.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is a single-family residence along Burton Drive, a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Terrestrial Habitat/Environmentally Sensitive Habitat

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because one (1) Monterey Pine trees are proposed for removal and one (1) Monterey Pine tree to be impacted. The remaining trees will not have significant grading and construction activities within or adjacent to their drip lines. Removed Monterey pines would be replaced at 4:1 ratio, and impacted Monterey pines at 2:1 ratio (total 6 trees to be replanted). Additionally, the project is conditioned to include protective measures to ensure the existing Monterey pine trees on site that are not proposed for removal or are located outside of the development area will be protected throughout construction.
- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the project involves minimal grading and will follow existing contours through a stepped foundation approach, and the proposed structures has been designed to minimize tree removal and site disturbance to the extent feasible.
- J. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of the proposed residence, and will not create significant adverse effects on the identified sensitive resource, because site disturbance have been minimized and there are one (1) Monterey Pine trees are proposed for removal and one (1) Monterey Pine tree to be impacted. The remaining trees will not have significant grading and construction activities within or adjacent to their drip lines. Removed Monterey pines would be replaced at 4:1 ratio, and impacted Monterey pines at 2:1 ratio (total 6 trees to be replanted). Additionally, the project is conditioned to include protective measures to ensure the existing Monterey pine trees on site that are not proposed for removal or are located outside of the development area will be protected throughout construction.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project will not significantly alter existing drainage patterns. To ensure compliance, the project has been conditioned to submit a drainage plan to Public Works at time of application for building permits.
- L. There will be no significant negative impact on the identified sensitive habitat, and the proposed use will be consistent with the biological continuance of the habitat as the project has been designed to avoid impacts to the maximum extent feasible. One (1) Monterey Pine trees are proposed for removal and one (1) Monterey Pine tree to be impacted. The remaining trees will not have significant grading and construction activities within or adjacent to their drip lines. Removed Monterey pines would be replaced at 4:1 ratio, and impacted Monterey pines at 2:1 ratio (total 6 trees to be replanted). Additionally, the project is conditioned to include protective measures to ensure the existing Monterey pine trees on site that are not proposed for removal or are located outside of the development area will be protected throughout construction.
- M. The proposed use will not significantly disrupt the habitat, because the use is a single-family residence with minimal site disturbance and the property is located within an existing urban developed neighborhood. Additionally, the project is conditioned to include

protective measures to ensure the existing Monterey pine trees on site that are not proposed for removal or are located outside of the development area will be protected throughout construction.

CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 95060
PHONE: (415) 904-5200
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CDP Appeal

Appeal to the California Coastal Commission of a local CDP decision

1. Filing information

Appeal number: A-3-SLO-20-0047
District: Central Coast District Office
Date appeal filed: August 11, 2020

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AUG 11 2020

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

2. Commissioner appellant information

Appellants: Commissioners Escalante and Howell

3. Local CDP decision being appealed

Local government name: County of San Luis Obispo
Local government approval body: Board of Supervisors
Local government CDP application number: DRC2018-00002
Local government CDP decision: Approved with conditions
Date of local government CDP decision: July 14, 2020

Location and description of the development that was approved or denied by the local government.

Coastal Development Permit to allow grading on slopes in excess of 20-percent for a new 2,170 sq. ft. single-family residence with an attached 540 sq. ft. garage within the residential Single-Family land use category located on the east side of Burton Drive, approximately 850 feet southeast of the intersection with Kay Street, within the community of Cambria.

Appeal of local CDP decision

Page 2

4. Grounds for this appeal

See attached.

5. Commissioners Erik Howell and Linda Escalante certification

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Commissioner signature: (See attached)

Appeal of local CDP decision

Page 2

4. Grounds for this appeal

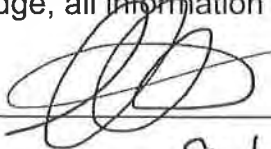
See attached.

5. Commissioner Escalante certification

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Commissioner signature: _____

Date signed: _____


8/11/2020

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Appeal of local CDP decision
Page 2

4. Grounds for this appeal

See attached.

5. Commissioner Howell certification

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Commissioner signature:

Earl Howell

Date signed:

8/11/20

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COASTAL COMMISSION
CENTRAL COAST AREA

Appeal Contentions: San Luis Obispo County CDP DRC2018-00002 (Settimi SFD)

On July 14, 2020 San Luis Obispo County approved a coastal development permit (CDP) for the construction of a new 2,170 square-foot two-story single-family residence and attached 540 square-foot garage on a 13,220 square-foot vacant parcel in the community of Cambria. The County's approval raises issues of consistency with County Local Coastal Program (LCP) policies related to water supply and environmentally sensitive habitat areas (ESHA).

With respect to water, LCP Public Services Policy 1 requires all development in the County to be served by adequate water and requires denial of any proposed project should such services not be available. In addition, and applying specifically within Cambria, the LCP also prohibits new water connections for new development given its impacts on Santa Rosa and San Simeon Creeks. Cambria's water supply depends entirely on the underground aquifers associated with these creeks, which are designated ESHA. Since the time of its initial 1977 approval of the Cambria Community Services District's (CCSD) CDP for water extractions from the Creeks, the Commission has continually expressed concern regarding Cambria's capacity to maintain a reliable and environmentally sustainable water supply.

In order to address these issues, including the Commission's concerns, the CCSD enacted a moratorium on new water connections in 2001, which was also ultimately reflected in the LCP via the 2007 LCP North Coast Area Plan Update. The purpose of the 2007 LCP amendment was, in part, to strictly limit new development requiring new water service in Cambria until the CCSD secured new water sources. The 2001 moratorium (which remains in effect today) and the applicable LCP policies based on it only allow new water service to a handful of then-proposed development projects that were pending before the County at the time of the moratorium that CCSD had already committed to providing water (i.e., 'pipeline projects'), and only then subject to required offsets designed to reduce additional demand on already oversubscribed water supplies.

The County-approved project is not a 'pipeline project.' Rather, this project "purchased" a water meter from a property that, purportedly because it was previously designated mixed-use, had an "extra" residential water meter that allowed its use for new water service. However, even if that meter context is accurate, the LCP does not account for, nor condone, meter transfers as a method for ensuring adequate water supply. Rather, the LCP allows water service to continue for existing pre-moratorium customers, and allows new water service to 'pipeline projects' (of which none remain), but the LCP does not allow new water service to serve new development through any type of 'meter market exchange.' And retrofits and offsetting water savings measures both can't be used to find LCP consistency for a project like this in the first place, and the CCSD's retrofit program suffers from numerous issues that suggest that it is not actually leading to a physical reduction in water use equivalent to the amount of water that would be used.

Thus, the County's approval raises significant questions regarding LCP compliance with respect to water supply and ESHA, including because the LCP prohibits new water connections to serve new development in Cambria. The Commission has previously made clear in the 2007 LCP North Coast Area Plan Update and in multiple appeal/CDP cases¹ that the existing water supply does not represent an adequate and sustainable supply that can serve even existing development in Cambria without significant resource harm. For all of these reasons, the County's approval warrants Commission consideration of these important LCP conformance issues.

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¹ See, for example, A-3-SLO-01-122 (Cambria Pines Lodge); A-3-SLO-02-050 (Monaco); A-3-SLO-02-073 (Hudzinski); A-3-SLO-13-0213 (Kingston Bay); A-3-SLO-14-0044 (Fox); and A-3-SLO-19-0199 (Hadian).

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT ST., SUITE 300
SANTA CRUZ, CA 95060-4508
(831) 427-4863
CENTRALCOAST@COASTAL.CA.GOV



APPEAL FORM

Appeal of Local Government Coastal Development Permit

Filing Information (STAFF ONLY)

District Office: Central Coast

Appeal Number: A-3-SLO-20-0047

Date Filed: August 12, 2020

Appellant Name(s): Christine Heinrichs

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CENTRAL COAST AREA

APPELLANTS

IMPORTANT. Before you complete and submit this appeal form to appeal a coastal development permit (CDP) decision of a local government with a certified local coastal program (LCP) to the California Coastal Commission, please review the appeal information sheet. The appeal information sheet describes who is eligible to appeal what types of local government CDP decisions, the proper grounds for appeal, and the procedures for submitting such appeals to the Commission. Appellants are responsible for submitting appeals that conform to the Commission law, including regulations. Appeals that do not conform may not be accepted. If you have any questions about any aspect of the appeal process, please contact staff in the Commission district office with jurisdiction over the area in question (see the Commission's contact page at <https://coastal.ca.gov/contact/#/>).

Note regarding emailed appeals. Please note that emailed appeals are accepted ONLY at the general email address for the Coastal Commission district office with jurisdiction over the local government in question. For the Central Coast district office, the email address is CentralCoast@coastal.ca.gov. An appeal emailed to some other email address, including a different district's general email address or a staff email address, will be rejected. It is the appellant's responsibility to use the correct email address, and appellants are encouraged to contact Commission staff with any questions. For more information, see the Commission's contact page at <https://coastal.ca.gov/contact/#/>.

1. Appellant information¹

Name: Christine Heinrichs

Mailing address: 1800 Downing Ave., Cambria, CA 93428

Phone number: 805-203-5018

Email address: christine.heinrichs@gmail.com

How did you participate in the local CDP application and decision-making process?

☐ Did not participate ☒ Submitted comment ☒ Testified at hearing ☐ Other

Describe: I wrote comments on this permit to the Cambria CSD, County
Planning Department and Planning Commission in December
2019. I submitted written comments and spoke at the Board
of Supervisors hearing on July 14, 2020.

If you did *not* participate in the local CDP application and decision-making process, please identify why you should be allowed to appeal anyway (e.g., if you did not participate because you were not properly noticed).

Describe: _____

Please identify how you exhausted all LCP CDP appeal processes or otherwise identify why you should be allowed to appeal (e.g., if the local government did not follow proper CDP notice and hearing procedures, or it charges a fee for local appellate CDP processes).

Describe: I submitted written comments at every level of the LCP process:
CSD, county planning and board of supervisors; and spoke at
two hearings before the Board of Supervisors.

¹ If there are multiple appellants, each appellant must provide their own contact and participation information. Please attach additional sheets as necessary.

2. Local CDP decision being appealed²

Local government name: San Luis Obispo County
Local government approval body: Board of Supervisors
Local government CDP application number: DRC2018-00002
Local government CDP decision: ☒ CDP approval ☐ CDP denial³
Date of local government CDP decision: 14 July 2020

Please identify the location and description of the development that was approved or denied by the local government.

Describe: a new 2,170 sq. ft. single-family residence with an attached
540 sq. ft. garage located on the east side of Burton Drive,
approximately 850 feet southeast of the intersection
with Kay Street, within the community of Cambria.

² Attach additional sheets as necessary to fully describe the local government CDP decision, including a description of the development that was the subject of the CDP application and decision.

³ Very few local CDP denials are appealable, and those that are also require submittal of an appeal fee. Please see the appeal information sheet for more information.

3. Identification of interested persons

On a separate page, please provide the names and contact information (i.e., mailing and email addresses) of all persons whom you know to be interested in the local CDP decision and/or the approved or denied development (e.g., the applicant, other persons who participated in the local CDP application and decision making process, etc.), and check this box to acknowledge that you have done so.

☒ Interested persons identified and provided on a separate attached sheet

4. Grounds for this appeal⁴

For appeals of a CDP approval, grounds for appeal are limited to allegations that the approved development does not conform to the LCP or to Coastal Act public access provisions. For appeals of a CDP denial, grounds for appeal are limited to allegations that the development conforms to the LCP and to Coastal Act public access provisions. Please clearly identify the ways in which the development meets or doesn't meet, as applicable, the LCP and Coastal Act provisions, with citations to specific provisions as much as possible. Appellants are encouraged to be concise, and to arrange their appeals by topic area and by individual policies.

Describe: See attached.

⁴ Attach additional sheets as necessary to fully describe the grounds for appeal.

5. Appellant certifications

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Print name Christine Heinrichs

Christine Heinrichs
Signature

Date of Signature 12 August 2020

5. Representative authorizations

While not required, you may identify others to represent you in the appeal process. If you do, they must have the power to bind you in all matters concerning the appeal. To do so, please complete the representative authorization form below and check this box to acknowledge that you have done so.

☐ I have authorized a representative, and I have provided authorization for them on the representative authorization form attached.

⁵ If there are multiple appellants, each appellant must provide their own certification. Please attach additional sheets as necessary.

⁶ If there are multiple appellants, each appellant must provide their own representative authorization form to identify others who represent them. Please attach additional sheets as necessary.

12 August 2020

The Coastal Commission has heard appeals on three recent applications for new construction in Cambria. In lengthy staff reports, the Commission has been clear that (from the summary in the Staff Report on Hadian, San Luis Obispo County Coastal Development Permit Application Number DRC2019-00093): “The County’s action raises substantial LCP water resource and sensitive habitat issues because: (1) the County did not determine that there was an adequate sustainable water supply to serve the project as is required by the LCP, but rather relied solely on a Cambria Community Services District (CCSD) intent-to-serve (or “will serve”) letter for this purpose; (2) there is *not* an adequate sustainable water supply to provide new water service to serve new development in Cambria (and it is not adequate even for existing development), a factual finding that has been repeatedly determined by the Commission in relation to Cambria development through multiple actions, including certification of Local Coastal Plan provisions (specific to the present lack of available water and imposing specific water supply requirements) and CDP actions; (3) the sources of Cambria’s water supply (i.e., Santa Rosa and San Simeon Creeks) are environmentally sensitive habitat areas (ESHA) that are *currently* being adversely affected by *existing* water extractions to support *existing* development in Cambria...”

Further, the Commission admonishes the County: “And because the County has stated that it deems such intent-to-serve letters as sufficient to determine that there is adequate water to serve new development, notwithstanding LCP provisions to the contrary that are specific to Cambria’s water supply, the County’s action in this case raises serious issues regarding LCP water resource and sensitive habitat protections, including in terms of the effect of the County’s position on interpretation of the LCP in future Cambria projects, where some 130 intent-to-serve letters (or more) await future County action. Staff recommends that the Commission find that the County’s action raises a substantial LCP conformance issue and that the Commission take jurisdiction over the CDP application. Due to the above LCP water supply inconsistencies, and the lack of available water to serve even existing development in Cambria let alone new water service to facilitate new development, staff further recommends that the Commission, on de novo review, deny the CDP.”

In the Coastal Commission’s staff report on the Swift permit application, San Luis Obispo County Coastal Development Permit Application Number DRC2019-00013, approved by the San Luis Obispo County Planning Department on August 2, 2019: “As a threshold matter, the CCSD’s intent-to-serve letter is not substantial evidence to determine whether adequate water exists to serve the development. The LCP requires the County to independently determine that adequate water exists. The County’s reliance on the CCSD’s intent-to-serve letter is insufficient and the County failed to make an actual finding that the project has adequate water as required by the LCP. The County’s approval included no evidence to demonstrate that the water supply in Cambria has substantially improved since the time the CCSD declared a water emergency and placed a moratorium on new development in 2001, as reflected in the LCP.”

This permit application does not specify how the applicant justifies getting water service. Regardless of whether this is a transferred meter, or an active service account, or retrofit points, or any of the other rationales by which Cambria staff justifies new construction, the Coastal Commission has indicated that any permits for new construction should be denied.

As the Coastal Commission's staff report on the Swift application said: "To be clear, the LCP does not allow or condone any type of water meter exchange in order to allow for new water connections in a manner which could be deemed LCP consistent (i.e., assures adequacy of water and wastewater services)."

Cambria sometimes relies on its Retrofit Program to allow new construction. After the Coastal Commission examined that program, it found that it applies only to pipeline projects, all of which have been concluded, and that the Retrofit Program is not actually working.

In Hadian, the staff report says: "Thus, the retrofit program suffers from a series of issues that appear to indicate that it does not actually serve to offset water use in the manner required by the LCP. Per the language of LCP Policy NCAP Planning Area Standard 4(B), the CCSA's retrofit program is not a verifiable action that actually reduces water use in the service area for the reasons discussed above. In addition and just as important, the LCP only allows the use of offsets for projects on the pipeline projects list, and there are no such projects remaining in existence, and thus its use for LCP conformance is not even applicable to the current project or to new proposed development requiring new water service within Cambria generally."

Cambria's CSD has taken the position that these applications should be processed by staff members without board review or public airing. The Commission has held in denying previous permit applications that the CSD's attitude on approving permit applications is not adequate.

The Coastal Commission concerns itself with coastal resources. It does not take note of the difficulty of evacuating from Cambria in the event of a fire or other emergency. A recent study set the time for evacuation from Lodge Hill, where this property is located, at four hours – provided no trees fall across the road or traffic accidents impede traffic. Lodge Hill is the most congested part of Cambria, with its winding roads, as the section of Burton where this property is located, leading to a single intersection with Highway 1, which is itself the single route out of town. Adding more residences in this area without allowing for better emergency evacuation is irresponsible.

This permit allows construction on a lot in the section of Cambria with most of the remaining Monterey Pines. As the attached map shows, most lots available for construction are on Lodge Hill. Allowing continued development threatens the forest, a unique international treasure. Native stands of Monterey Pine are classified as Endangered on the IUCN Red List.

The county has not adequately addressed any of these issues in recommending that this permit application be approved. I ask the Coastal Commission to deny this permit. Thank you.

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AUG 12 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Cambria Street Map

Find the way to
Your Dream Home!



LEIMERT
HAPPY HILL
MOONSTONE BEACH
WEST CHILLAGE
PARK HILL
PINE KNOLLS
SEA CREST ESTATES
N. LODGE HILL
SPECIAL PROJECTS I
CAMBRIA PINES ESTATES
MARINE TERRACE
SPECIAL PROJECT II
LOOKER HILL

Recently

Settimi Coastal Commission appeal

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The county has not adequately addressed any of these issues in recommending that this permit application be approved. I ask the Coastal Commission to deny this permit. Thank you.

Applicable San Luis Obispo County LCP Policies and Standards

COASTAL LAND USE PLAN WATER SUPPLY PROVISIONS:

Public Works Policy 1: Availability of Service Capacity. New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development.

COASTAL ZONE LAND USE ORDINANCE WATER SUPPLY POLICIES:

23.04.430 - Availability of Water Supply and Sewage Disposal Services. A land use permit for new development that requires water or disposal of sewage shall not be approved unless the applicable approval body determines that there is adequate water and sewage disposal capacity available to serve the proposed development, as provided by this section. Subsections a. and b. of this section give priority to infilling development within the urban service line over development proposed between the USL and URL. In communities with limited water and sewage disposal service capacities as defined by Resource Management System alert levels II or III:

a. A land use permit for development to be located between an urban services line and urban reserve line shall not be approved unless the approval body first finds that the capacities of available water supply and sewage disposal services are sufficient to accommodate both existing development, and allowed development on presently-vacant parcels within the urban services line.

b. Development outside the urban services line shall be approved only if it can be served by adequate on-site water and sewage disposal systems, except that development of a single-family dwelling on an existing parcel may connect to a community water system if such service exists adjacent to the subject parcel and lateral connection can be accomplished without trunk line extension.

NORTH COAST AREA PLAN WATER SUPPLY STANDARDS:

Cambria Community Wide Standards:

Planning Standard 4(A). Limitation on Development – Water Service in Cambria.

Until such time as may be otherwise authorized through a coastal development permit approving a major public works project involving new potable water sources for Cambria, new development not using CCSO 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

Planning Standard 4(B). 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, and as codified in CCSD Code Chapter 4.20 in 2004; however, no retrofit credits may be obtained by extinguishing agricultural water use, or funding leak detection programs. Such permits shall also be conditioned to require written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.

COASTAL PLAN ESHA PROVISIONS

Environmentally Sensitive Habitats (ESHA):

Policy 2: Permit Requirement. As a condition of permit approval, the applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of habitat. This shall include an evaluation of the site prepared by a qualified professional which provides: a) the maximum feasible mitigation measures (where appropriate), and b) a program for monitoring and evaluating the effectiveness of mitigation measures where appropriate.

Policy 7: Protection of Environmentally Sensitive Habitats. Coastal wetlands are recognized as environmentally sensitive habitat areas. The natural ecological functioning and productivity of wetlands and estuaries shall be protected, preserved and where feasible, restored.

Policy 20: Coastal Streams and Riparian Vegetation. Coastal streams and adjoining riparian vegetation are environmentally sensitive habitat areas and the natural hydrological system and ecological function of coastal streams shall be protected and preserved.”

Coastal Watersheds:

Policy 1: Preservation of Groundwater Basins. The long-term integrity of groundwater basins within the coastal zone shall be protected. The safe yield of the groundwater basin, including return and retained water, shall not be exceeded except as part of a conjunctive use or resource management program which assures that the biological productivity of aquatic habitats are not significantly adversely impacted.

Policy 2: Water Extractions. Extractions, impoundments and other water resource developments shall obtain all necessary county and/or state permits. All pertinent information on these uses (including water conservation opportunities and impacts on in-stream beneficial uses) will be incorporated into the data base for the Resource Management System and shall be supplemented by all available private and public water resources studies available. Groundwater levels and surface flows shall be maintained to ensure that the quality of coastal waters, wetlands and streams is sufficient to provide for optimum populations of marine organisms, and for the protection of human health.

Recreation and Visitor-Serving Facilities:

Policy 2: Priority for Visitor-Serving Facilities. Recreational development and commercial visitor-serving facilities shall have priority over non-coastal dependent use, but not over agriculture or coastal dependent industry in accordance with PRC 30222. All uses shall be consistent with protection of significant coastal resources. The Land Use Plan shall incorporate provisions for areas appropriate for visitor-serving facilities that are adequate for foreseeable demand. Visitor-serving commercial developments that involve construction of major facilities should generally be located within urban areas. Provisions for new facilities or expansion of existing facilities within rural areas shall be confined to selected points of attraction

RESOLUTION NO. 04-2014
JANUARY 30, 2014

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE CAMBRIA COMMUNITY SERVICES DISTRICT
DECLARING A STAGE 3 WATER SHORTAGE CONDITION AND
IMPLEMENTING A STAGE 3 WATER CONSERVATION PROGRAM WITH
ENHANCED WATER CONSERVATION MEASURES
AND RESTRICTIONS ON THE USE OF POTABLE WATER

WHEREAS, the Board of Directors of the Cambria Community Services District ("CCSD") has declared a Water Code Section 350 Water Shortage Emergency; and

WHEREAS, pursuant to Water Code Section 353, the Board of Directors may adopt such regulations and restrictions on the delivery of water which will conserve the water supply for the greatest public benefit; and

WHEREAS, based upon determinations related to the condition of the CCSD's water supplies, on September 20, 2013 the Board of Directors, after holding a duly noticed public hearing, adopted Resolution 37-2013 approving enhanced water conservation measures and restrictions on the use of potable water; and

WHEREAS, after holding a duly noticed public hearing on October 24, 2013 the Board of Directors adopted Resolution 42-2013 approving revised enhanced water conservation measures and restrictions on the use of potable water; and

WHEREAS, on January 17, 2014, the Governor of the State of California declared a state of emergency (the "Proclamation") due to record dry conditions and concerns over the State's dwindling water supplies. The Proclamation states that "[l]ocal urban water suppliers and municipalities are called upon to implement their local water shortage contingency plans immediately in order to avoid or forestall outright restrictions that could become necessary later in the drought season";

WHEREAS, the domestic water supply for the CCSD may be inadequate based upon the continued lack of precipitation and the current water levels in the aquifers that provide the domestic water supply for the CCSD, and specifically that water levels in the San Simeon and Santa Rosa creek aquifers are such that staff has determined that the available water supply may be insufficient to meet demand; and

WHEREAS, after holding a duly noticed public hearing on January 30, 2014 the Board of Directors determined that it is necessary and desirable to adopt further revised enhanced water conservation measures and restrictions on the use of potable water, as further set forth in Exhibit A to this Resolution; and

WHEREAS, in addition to Water Code Section 353, Water Code Section 375 provides that a public entity which supplies water may, after holding a public hearing, adopt and enforce water conservation programs to reduce the quantity

of water used by persons within the entity's service area or jurisdiction for the purpose of conserving the entity's water supplies; and

WHEREAS, although the community of Cambria is already achieving an extraordinary level of water conservation, additional enhanced water conservation use restrictions are necessary and appropriate in order to protect the health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Cambria Community Services District as follows:

- 1 Based upon the existing water supply conditions and extreme drought , as described above, and in numerous staff reports and presentations to the Board of Directors, the Board of Directors hereby finds that the demands and requirements of water consumers cannot be satisfied without depleting the water supply of the CCSD to the extent that there would be insufficient water for human consumption, sanitation and fire protection and that, based on this condition and on concerns regarding the anticipated prolonged drought conditions, the Board of Directors hereby declares a Stage 3 Water Shortage Emergency Condition and hereby implements a Stage 3 Water Conservation Program with enhanced water conservation measures, as further set forth herein all of which the Board of Directors finds are necessary and appropriate to protect the health, safety and welfare of the public.
- 2 Resolution 42-2013 is hereby repealed and replaced by this Resolution with the revised Enhanced Water Conservation Measures and Restrictions on the Use of Potable Water set forth in Exhibit "A," including the fines and penalties contained therein, which exhibit is attached hereto and incorporated herein. The revised Enhanced Water Conservation Measures and Restrictions on the use of Potable Water shall be effective immediately and apply within the jurisdictional boundaries of the Cambria Community Services District until rescinded or modified by the Board of Directors. All other CCSD water conservation rules, regulations, restrictions, definitions, enforcement procedures, violation provisions and appeal procedures which are in force shall remain in force, except where they may conflict with the Enhanced Water Conservation Measures and Restrictions set forth in this Resolution.
- 3 CCSD staff is hereby directed to continue to monitor and evaluate current water and drought conditions on an ongoing basis and report back to the Board of Directors on a monthly basis.
- 4 The District Clerk shall publish this Resolution in full within 10 days of its adoption in accordance with the provisions of Water Code Section 376(a). After such publication, and in accordance with the provisions of Water Code Section 377, violation of the Enhanced Water Conservation Measures and Restrictions on the Use of Potable Water set forth in Exhibit "A" is a misdemeanor and punishable as set forth in Water Code Section 377.

- 5 Within fourteen (14) days from the date of this Resolution, the General Manager is hereby directed to provide notice to all water customers of the Stage 3 Water Shortage Emergency Condition and the Enhanced Water Conservation Measures as set forth herein as well as the surcharges/ penalties and other consequences for a violation thereof. The General Manager is further directed to pursue a vigorous public information program about water supply conditions and the need to reduce water consumption, through local newspapers and other media, mailings to customers, by handouts and by such other means deemed appropriate by the General Manager.

PASSED AND ADOPTED THIS 30th day of January, 2014.

Jim Bahringer, President
Board of Directors

APPROVED AS TO FORM:

Timothy J. Carmel
District Counsel

ATTEST:

Justine Harris
Interim District Clerk



Land Use Authorization

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Project : ZON2013-00589 Emergency Permit - Other
Issued To : CAMBRIA COMMUNITY SERVICES DISTRICT

Assessment(s) : 013-051-024 013-051-008

Planning Area : NC -North Coast

Community : RNC -Rural North Coast

Legal Description :	Tract/Town	Block/Range	Lot/Section	Zoning
	013051	008	0002	FH / SRV / SRA
	013051	024	0001	TH / FH / SRV
	013051	024	0002	AS / /
	RHOSNSIM	0000	C-PT	AG / LCP / CA
	RHOSNSIM	0000	PTN	AG / SRA / LCP

Approved Use : COASTAL DEVELOPMENT PERMIT FOR CCSD FOR EMERGENCY WATER SUPPLY PROJECT.

Location of Use : 00990 SAN SIMEON CREEK RD RNC

Comments :

Note Conditions of Approval on the final page

Effective Date : 5/15/2014

This land use authorization will become effective on the date shown above.

Expiration Date : 11/15/2014

This land use authorization will expire on the above date if it has not been exercised or extended as required by sections 22.64 or 23.02.040 of the Land Use Ordinance.



Land Use Authorization

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Project : ZON2013-00589 Emergency Permit - Other

Issued To : CAMBRIA COMMUNITY SERVICES DISTRICT

Note: By signing, the Applicant agrees to accept the conditions listed above. Failure to fulfill these conditions will void this authorization.

By James Bahringer Date 5/15/14

5/15/2014 1:10:02PM

This is not a building permit

Land_use_auth.rpt



DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

ZON2013-00589
Emergency Permit
Cambria Emergency Water Supply Project

On January 17, 2014, Governor Jerry Brown declared a drought emergency for the State of California; on January 30, 2014, the Cambria Community Services District (CCSD) Board of Directors declared a Stage 3 Water Shortage Emergency; and on March 11, 2014, the County Board of Supervisors proclaimed a local emergency due to drought conditions in San Luis Obispo County. Studies conducted by the CCSD and their professional consultants have shown that, because of the drought, water levels in the District's wells have dropped, resulting in projected water supply shortages by the end of summer, 2014.

This emergency permit authorizes the construction and operation of an emergency brackish water supply project to serve existing development within the CCSD's service area. The project is located at 990 San Simeon Creek Road (APN: 013-051-024), as described in the April 22, 2014 memo from Bob Gresens (CCSD) and the site plan submitted in the application package, and attached to this emergency permit, subject to the following conditions:

General

1. Prior to commencing work, the District shall submit to the Department of Planning and Building a detailed list of all components of the brackish water supply project meant to provide up to 250 acre-feet of water to serve existing authorized water connections only (to abate the emergency), within the CCSD's service area (i.e. not to serve new development). To minimize environmental impacts, new water pipes associated with the project shall avoid impacts to potentially sensitive areas. Such avoidance measures may include installing pipes above the ground as opposed to being buried, and attaching pipes to existing bridges to prevent the need to work within existing creek channels.
2. This emergency permit is valid until such time that the CCSD-declared Stage 3 Water Shortage Emergency has ended, or the project has been authorized to continue to serve existing development through approval of a regular Coastal Development Permit, whichever is sooner. While processing the regular Coastal Development Permit, the emergency water facility may only be re-activated and utilized to produce water in the event of the occurrence of another Stage 3 Water Shortage Emergency and only after the CCSD has issued a formal declaration of the existence of such a Stage 3 Water Shortage Emergency. It is the intent of this condition, while processing the regular Coastal Development Permit, to enable use of the emergency water facility to produce water for existing development in Cambria during the existence of a declared Stage 3 Water Shortage Emergency, since the community historically experiences severe periodic droughts.
3. The District shall provide semi-annual monitoring reports to the County with well-level, pumping data, and other information which justifies the need for the on-going emergency water supply project.

4. Only the work described in this permit on the specific property listed above is authorized. Any additional work requires separate authorization from the Director of Planning and Building.
5. The work authorized by this permit shall be commenced within 20 days of the above date. The construction authorized by this permit shall be completed within 180 days. Any work commenced after 180 days requires separate authorization or a regular Coastal Development Permit.
6. Within 30 days of the date of issuance of this emergency permit, the permittee shall apply for a regular Coastal Development Permit to authorize the emergency project. The regular permit will be subject to all applicable provisions of the California Coastal Act and the Local Coastal Program, including the specific requirements for desalination facilities in the North Coast Area Plan Community Wide Policy 4D and the policies applicable to protecting creek and stream resources, and may be conditioned accordingly. Such conditions may include provisions for public access (such as an offer to dedicate sandy beach) and/or a requirement that a deed restriction be placed on the property in recognition of the hazard.

As part of the complete application for a regular Coastal Development Permit, the permittee shall at a minimum provide the following information:

- A. The permittee shall identify the project's expected discharge volumes into those ponds, the expected chemical constituents of the discharge, and the concentrations of those constituents. The constituents identified shall include those from both the source water (e.g., nitrates, mercury, etc.) and from project operations (e.g., cleaning compounds, flocculants, etc.). The permittee shall also identify the expected evaporation rate from the ponds. The permittee shall also identify all measures to be implemented that will prevent mobilization of these constituents into nearby coastal waters during storm events.
- B. Hydrogeologic modeling results: The permittee shall provide results of hydrogeologic modeling showing the expected extent and elevations of aquifer drawdown from project operations and the extent of any "cone of depression" in relation to nearby wetlands, streams, and other coastal waters.
- C. Hydrogeologic monitoring: The permittee shall identify measures, such as drawdown tests, monitoring wells, etc., proposed to be implemented to ensure project operations do not adversely affect nearby coastal waters.
- D. Project operations: Based on the above modeling results, the permittee shall identify measures it will implement to ensure project operations do not result in drawdown of nearby coastal waters, and will describe how proposed monitoring measures will be applied to ensure coastal waters are not adversely affected due to project operations.
- E. Development in floodplains: The permittee shall identify all project-related development within the 100-year floodplain, including water delivery pipes, wells, evaporation ponds.
- F. Effects of project-related noise and light on nearby biological resources and public recreation: The permittee shall identify expected noise and light levels from project construction and operation at nearby sensitive receptors, including riparian areas, known and potential bird nesting sites, and the nearest public recreation sites, including the State Park campground. The permittee shall identify all measures proposed to be implemented to reduce noise and light effects on those nearby receptors.

- G. Documentation of the impacts of withdrawals on creek and stream resources.
7. The applicant shall as a condition of approval of this emergency permit defend, at his sole expense, any action brought against the County of San Luis Obispo, its present or former officers, agents, or employees, by a third party challenging either its decision to approve this emergency permit or the manner in which the County is interpreting or enforcing the conditions of this emergency permit, or any other action by a third party relating to approval or implementation of this emergency permit. The applicant shall reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action, but such participation shall not relieve the applicant of his obligation under this condition.
8. This permit does not obviate the need to obtain necessary authorization and/or permits from other agencies.

Air Quality

9. The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:
- a. Maintain all construction equipment in proper tune according to manufacturer's specifications;
 - b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
 - c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines;
 - d. Install diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other APCD approved emission reduction retrofit devices (determination of the appropriate CBACT control device(s) for the project must be performed in consultation with APCD staff).

Additional Construction Equipment Measures:

- e. Electrify equipment where feasible;
- f. Substitute gasoline-powered for diesel-powered equipment, where feasible;
- g. Use alternatively fueled construction equipment on site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel;
- h. Use equipment that has Caterpillar pre-chamber diesel engines;

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

Fugitive PM10 Mitigation Measures. All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction/ grading permit issuance

- j. Reduce the amount of the disturbed area where possible;
- k. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
- l. All dirt stock-pile areas should be sprayed daily as needed;
- m. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- n. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
- o. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- p. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- q. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

- r. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

Archaeology / Cultural Resources

10. The applicant shall retain a qualified archaeological monitor, approved by the County Environmental Coordinator, to be present during all site disturbance activities. Monitoring reports shall be retained by the applicant and shared with the Environmental Coordinator's Office upon request.
11. In the event archaeological resources are unearthed or discovered during any site disturbance activities, the applicant, or the applicant's successor, shall be responsible to follow protocol and procedures described in Section 22.10.040 of the Land Use Ordinance.

Biological Resources - California Red-legged Frog (CRLF)

12. Sturdy and highly visible protective fencing shall be placed around all existing trees and riparian vegetation within 50 feet of the project site. Plan notes shall indicate this fence shall remain in place for the duration of project construction.
13. Prior to commencement of grading activities, a USFWS-approved biologist will survey the project site 48 hours before the onset of work activities. If any life stage of the California Red-legged Frog (CRLF) is found and these individuals are likely to be killed or injured by work activities, the biologist will be allowed sufficient time to move them from the site before work activities begin. The biologist will relocate the CRLF the shortest distance possible to a location that contains suitable habitat and will not be affected by activities associated with the proposed project. The biologist will maintain detailed records of any individuals that are moved (e.g., size, coloration, distinguishing features, digital images, etc.) to assist in determining whether translocated animals are returning to the original point of capture.
14. Prior to commencement of grading activities, a USFWS-approved biologist will conduct a training session for all construction personnel. At a minimum, the training will include a description of the CRLF and its habitat, the specific measures that are being implemented to conserve the CRLF for the current project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions.
15. A USFWS-approved biologist will be present at the work site until all CRLF have been removed, workers have been instructed, and disturbance of habitat has been completed. After this time, the County will designate a person to monitor on-site compliance with all minimization measures. The biologist will ensure that this monitor receives the training outlined above and in the identification of CRLF. If the monitor/biologist determine CRLF impacts are greater than anticipated or approved, work shall stop until the issue is resolved. The monitor/biologist shall immediately contact the resident engineer (the engineer overseeing and in command of the construction activities), where the resident engineer will either resolve the situation by eliminating the effect immediately, or require that all actions

which are causing these effects be halted. If work is stopped, the County/ USFWS will be notified as soon as is reasonably possible.

16. During construction/ground disturbing activities, all trash that may attract CRLF predators will be properly contained, removed from the work site, and disposed of regularly. Prior to project completion, all trash and construction debris will be removed from work areas.
17. During construction/ ground disturbing activities, all refueling, maintenance, and staging of equipment and vehicles will occur at least 100 feet from riparian habitat or water bodies and not in a location from where a spill would drain directly toward aquatic habitat. The monitor will ensure contamination of habitat does not occur during such operations. Prior to commencement of grading/construction activities, the monitor will ensure that a plan is in place for prompt and effective response to any accidental spills. All workers will be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.
18. Prior to project completion, whichever occurs first, for disturbed areas within the project boundaries, they shall be revegetated with an assemblage of native riparian, wetland and upland vegetation suitable for the area. Locally collected plant materials will be used to the extent practical. Invasive, exotic plants will be controlled to the maximum extent practical and not included in any landscaping efforts. This measure shall apply to all disturbed areas unless determined not practical or feasible by the County.
19. Prior to project completion, whichever occurs first, to the extent practical, contours shall be returned to as close to original, unless it is determined by the biologist that the new contours provide greater benefit for the CRLF.
20. Best Management Practices (BMPs) shall be implemented to minimize sediment from entering nearby water bodies or prominent drainage courses. During or after construction/ ground disturbing activities, if these BMPs are ineffective, the applicant will work with the monitor/biologist and resident engineer, in consultation with USFWS, to install effective measures prior to the next rain event.
21. Unless approved by the USFWS, water will not be impounded in a manner that may attract CRLF.
22. Prior to project completion, the applicant shall submit to the County and USFWS, a project completion report form, completed by the USFWS-approved biologist. The report form should identify any recommended modifications or protective measures, if additional stipulations to protect CRLF are warranted, or if alternative measures would facilitate compliance with the provisions of this consultation.

Biological Resources – Special Status Plants

23. Prior to commencing site disturbing activities, a County-approved biologist/botanist shall conduct a botanical survey for special status plants, including, but not limited to, the Cambria morning glory, Carmel Valley bush mallow, Compact cobwebby thistle, Most beautiful jewel-flower, Obispo Indian paintbrush, and Woodland woollythreads. The applicant shall make

every effort to avoid the removal of identified special status plants during construction activities. If the removal of such plants cannot be avoided, the applicant shall transplant them on the subject property.



CAMBRIA COMMUNITY SERVICES DISTRICT

P.O. Box 65 • Cambria, CA 93428 • Telephone: (805) 927-6223 • Fax: (805) 927-5584

DATE: 4-22-2014

TO: Nancy Orton, Airlin Singewald – San Luis Obispo County Planning

FROM: Bob Gresens, District Engineer - Cambria Community Services District

RE: Justification for approving an emergency coastal development permit for the Cambria Community Services District's Emergency Water Supply Project

The severe drought has placed the CCSD water supply in jeopardy due to the total rainfall being approximately 65 percent of the minimum rainfall needed to fully recharge the two coastal stream aquifers serving as the community's sole water supply. Uncertainty remains on whether upper springs that serve to provide underflow to the creeks during the dry season will cease earlier than normal due to the very dry conditions within each watershed. This could result in CCSD well levels dropping at an accelerated rate during the late summer to early fall period, which could lead to seawater intrusion, pumps losing suction, and possible subsidence. In combination with very stringent conservation measures, the CCSD has therefore developed an emergency water supply project on its property along San Simeon Creek Road. To expedite this emergency project, the CCSD Board passed an emergency authorization on January 30, 2014 to suspend formal bidding. An agreement was also entered into with CDM Smith to allow for design through construction authorizations. Project work is currently being completed on the project's design, environmental, and permitting tasks, which can further augment this initial emergency coastal development permit application and answer any detailed follow up questions the County may have.

The emergency water supply project is fully contained within the CCSD-owned property, which is shown in the attached illustration. This illustration is based on recently completed hydro-geological modeling, as well as meetings and conference calls that have been held to date with District staff, CDM Smith, and key California Department of Public Health and Regional Water Quality Control Board regulatory staff. The project will use an existing CCSD well (27S-8E-9P7) to supply brackish water to an advanced water treatment plant. The advanced water treatment plant will consist of microfiltration to remove fine particles prior to entering a reverse osmosis stage. The reverse osmosis process will remove salt prior to an advanced oxidation process. Here, ultraviolet light and hydrogen peroxide are used to disinfect the water and destroy any remaining chemicals. Final post-treatment stabilizes the water to prevent corrosion in pipes and the injection well. The treated water is then injected back into the ground near the CCSD San Simeon well field production wells. To meet state health standards, the injection well is located to ensure that the treated water travels underground at least two months before it reaches the San Simeon wells that supply potable water.

A side stream flow from the project's reverse osmosis process will be routed to a previously disturbed storage basin area, which served to store treated wastewater effluent (aka the CCSD's Van Gordon Reservoir). The reservoir will be converted to an evaporation pond in accordance with Title 27 requirements. The dried residue within the evaporation pond will be emptied periodically using a small tractor/loader, similar to what is commonly referred to as a Bobcat machine.

The project will be using the same access roadways to the CCSD property as is currently used to support its effluent percolation pond operation and potable well field operation. Instrumentation will also be provided to automate and remotely monitor operations as much as possible, which will limit the number of routine vehicle trips by operations staff.

The project also includes a shallow groundwater injection well as a planned mitigation measure to provide freshwater, which would offset any potential loss of water to the riparian corridor and downstream lagoon area. In addition, previously certified EIRs for the percolation ponds, Van Gordon Reservoir, the potable well fields, and an earlier 1990s era groundwater recharge project will be incorporated as references into the environmental compliance documents currently under development.

As further background, the emergency water supply project used an earlier 2013 water supply alternatives analysis as a starting point. This earlier [2013 technical memorandum](#) is posted on the Cambria CSD web site, and includes a summary of four facilitated public workshops, which were conducted on supply alternatives and the technical screening process being applied. The brackish water alternative (alternative 5) of the 2013 report, was ranked the highest technically.

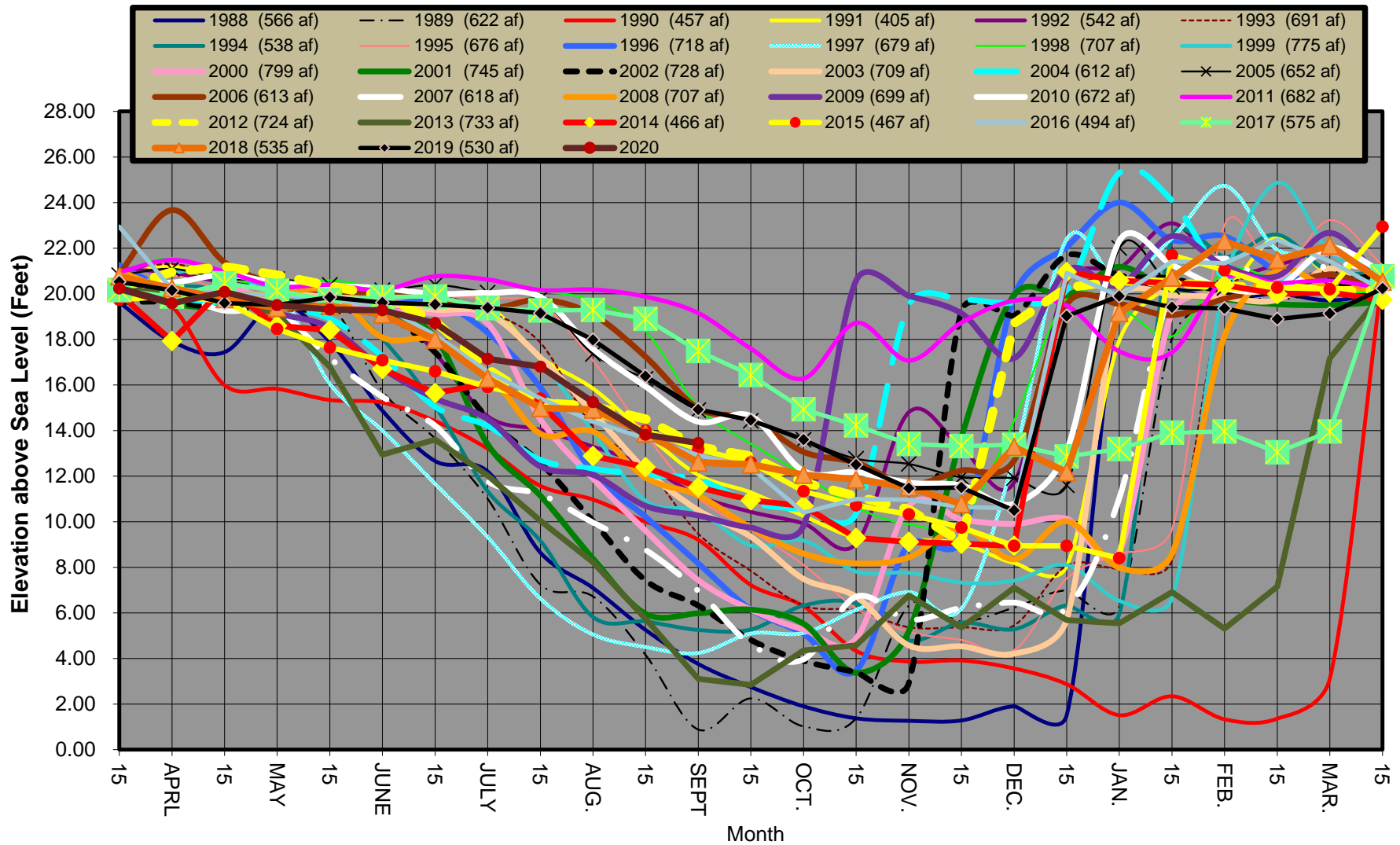
The consequences of inaction or significant delay in constructing this emergency project are potentially disastrous for the community of Cambria. A project of this nature also has lead times for permits and equipment, which do not allow the luxury of waiting to see whether next year's rainy season arrives early enough to prevent an eminent disaster from occurring. Although unlike other natural disasters, which occur suddenly, the consequences of this prolonged drought have similar effects with regard to the health, finances, and emotional well-being of the community. Therefore, the CCSD is requesting that the County promptly issue an emergency coastal development permit for its emergency water supply project.

Attachments (1)

Site Plan



San Simeon Creek Well Levels 1988 - Current



CAMBRIA COMMUNITY SERVICES DISTRICT

DIRECTORS:

DAVID PIERSON, President
HARRY FARMER, Vice President
AMANDA RICE, Director
CINDY STEIDEL, Director
DONN HOWELL, Director



OFFICERS:

JOHN F. WEIGOLD, IV, General Manager
MONIQUE MADRID, District Clerk
TIMOTHY J. CARMEL, District Counsel

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

August 30, 2019

Janine Settimi
31442 Dahlem Dr.
Exeter, CA 93221

Subject: **EXTENSION: INTENT TO PROVIDE WATER AND SEWER SERVICE**
ASSESSOR'S PARCEL NO.: 024-331-032
EDUs: 1.0 Residential

Dear Applicant,

In response to your application for extension dated August 9, 2019, your request for an extension has been approved. Accordingly, this letter serves as an update and re-notification of the CCSD's present intention to provide water and sewer service to the above referenced parcel, subject to the terms and conditions contained herein and compliance with all applicable provisions of the CCSD Municipal Code.

Your "Intent to Serve" letter is now valid through September 23, 2020.

The CCSD's issuance to you of an "Intent to Serve" letter and subsequent issuance to you of water and sewer connection permits shall be subject to current and future rules, regulations, resolutions and ordinances of the Cambria Community Services District. The "Intent to Serve" letter may be revoked as a result of conditions imposed upon the CCSD, by a court or governmental agency of higher authority, or by a change in availability of resources, or by a change in ordinances, resolutions, rules or regulations adopted by the Board of Directors for the protection of the health, safety and welfare of the District. The Board of Directors of the District reserves the right to revoke this "Intent to Serve" letter at any time.

Please be advised that the CCSD requires water conserving plumbing in all newly constructed residential and commercial buildings. These requirements are part of the 2016 California Green Plumbing Code, as subsequently updated. Additionally, the CCSD Board adopted its 2015 Urban Water Management Plan Update on December 15, 2016, which included provisions requiring the use of dual plumbed, point of use recycled water systems on new residential construction for non-potable toilet flushing and other non-potable uses, as well as requiring that no potable water be used for outdoor landscaping. A summary of our latest water conservation and water use efficiency requirements is enclosed.


This Intent to Serve letter may be considered for an extension, subject to meeting the requirements of the CCSD Municipal Code. Application for such extension is subject to a non-refundable fee in the amount set forth in the CCSD's applicable fee schedule and shall be submitted to the District office 30 days prior to expiration. The CCSD General Manager has full discretion to approve or disapprove the requested extension, and if granted it will be subject to any additional conditions which may be imposed at that time.

During the period that the "Intent to Serve" letter is valid, you must obtain a water and sewer connection permit for the project by submitting signed application form, and an approved County Building Permit, together with payment of any balance due on retrofit, and water/sewer connection fees. Failure to complete any of the requirements of this Intent to Serve letter within the prescribed time restraints may result in its revocation, forfeiture of fees and your project will be returned to the waiting list.

If you have any questions concerning this matter, please call this office for assistance.

Sincerely,

CAMBRIA COMMUNITY SERVICES DISTRICT



John F. Weigold, IV
General Manager

JFW/mab

Enc. Approved Application
 Conditions
 New Construction Requirements

CAMBRIA COMMUNITY SERVICES DISTRICT

DIRECTORS:

HELEN MAY, President
PETER CHALDECOTT, Vice President
GREG FITZGERALD
ILAN FUNKE-BILU
DONALD VILLENEUVE



OFFICERS:

KENNETH C. TOPPING, General Manager
LEAH CONNELLY, Executive Assistant
MARGARET SOHAGI, Legal Counsel

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

January 19, 2001

STEVE PELLE
[REDACTED]
[REDACTED]

RE: COMPLETION OF RETROFIT PROGRAM REQUIREMENTS

APN: 024.202.014

Dear Steve,

This is to inform you that as of the above date:

☐ The retrofits for your project under the District's plumbing retrofit program have been approved on final inspection.

☒ We have received your payment "In Lieu of Retrofit" in the amount of \$15,400.00 Based on a 3 -bath house on a 5 acre parcel.

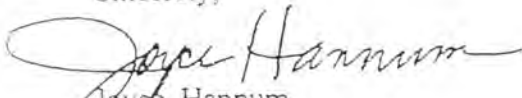
Actual basis will be confirmed when County Building Permit is issued.

Any adjustment in retrofit fee will be made prior to issuance of Water & Sewer Connection Permit.

You now meet the retrofit requirements of the Plumbing Retrofit Water Conservation Program Ordinance 1-98.

If you have any questions please contact me at the District office.

Sincerely,


Joyce Hannum
Senior Clerical Assistant

Enc.

PROJECT NAME:	PARCEL #:	I.T.S. DATE	Project Description:	Retrofit requirement:
Pelle	013.141.022	2000	3.5-bath house on parcel greater than 32,000 sq ft.	262 points* plus a cistern

RETROFITS COMPLETED TO OFFSET NEW CONSTRUCTION:

RETROFIT ADDRESS	FIXTURE(S)	DATE DONE	POINTS
583 PLYMOUTH	Hot Water Recirc	8/29/00	6.8
5500 HILLCREST	Hot Water Recirc	8/30/00	6.8
415 HUNTINGTON	Hot Water Recirc	9/6/00	6.8
320 WARWICK	Hot Water Recirc	9/7/00	6.8
2898 BURTON	Hot Water Recirc	9/7/00	6.8
1746 STUART	Hot Water Recirc	9/8/00	6.8
5500 SUNBURY	Hot Water Recirc	9/10/00	6.8
540 PLYMOUTH	Hot Water Recirc	9/19/00	6.8
610 ASHBY	Hot Water Recirc	9/19/00	6.8
1340 NORTON	Hot Water Recirc	9/19/00	6.8
2532 TRENTON	Hot Water Recirc	9/19/00	6.8
2942 BURTON	Hot Water Recirc	9/19/00	6.8
1761 BRADFORD	Hot Water Recirc	9/20/00	6.8
2135 ANDOVER	Hot Water Recirc	9/20/00	6.8
2320 WILCOMBE	Hot Water Recirc	9/20/00	6.8
1602 DOVEDALE	Hot Water Recirc	10/26/00	6.8
2145 SHERWOOD	Hot Water Recirc	11/1/00	6.8
370 HARVEY	Hot Water Recirc	11/7/00	6.8
1984 EMMONS	Hot Water Recirc	11/7/00	6.8
2550 CAMBORNE	Hot Water Recirc	11/7/00	6.8
5480 OAKHURST	Hot Water Recirc	11/7/00	6.8
339 HARVEY	Hot Water Recirc	11/8/00	6.8
570 CROYDEN	Hot Water Recirc	11/29/00	6.8
912 SUFFOLK	Hot Water Recirc	11/29/00	6.8
1398 WARREN	Hot Water Recirc	11/29/00	6.8
1599 NEWHALL	Hot Water Recirc	11/29/00	6.8
1700 LONDONDERRY	Hot Water Recirc	11/29/00	6.8
2096 PINERIDGE	Hot Water Recirc	11/29/00	6.8
2390 LEONA	Hot Water Recirc	11/29/00	6.8
2421 LEONA	Hot Water Recirc	11/29/00	6.8
630 ARDATH	Hot Water Recirc	12/11/00	6.8
5005 WINDSOR	Hot Water Recirc	12/11/00	6.8
503 WEYMOUTH	Hot Water Recirc	12/12/00	6.8
2650 TRENTON	Hot Water Recirc	12/17/00	6.8
2443 MALVERN	Hot Water Recirc	12/18/00	6.8
2002 ARDATH	Hot Water Recirc	12/22/00	6.8
683 RANDALL	Hot Water Recirc	7/28/04	6.8
5249 HILLCREST	Hot Water Recirc	8/19/04	6.8
1655 LINDEN CT	Hot Water Recirc	8/27/04	6.8

265.2 total points

*Calculation rationale:

An average home this size uses 31 units of water per billing period or 189 units per year.

A hot water recirculation pump saves an average of 4.87 units of water annually.

39 hot water recircs will save an average of 189.93 units of water annually.

Approved by:


CCSD Permits & Conservation Specialist

Date:

2/23/05

Exhibit 10

A-3-SLO-20-0047 (Settimi SFD)

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