

## **CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4863  
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# **W13b**

## **A-3-SLO-19-0033 (PEOPLES' SELF-HELP HOUSING AFFORDABLE APARTMENTS)**

### **JUNE 10, 2020 HEARING**

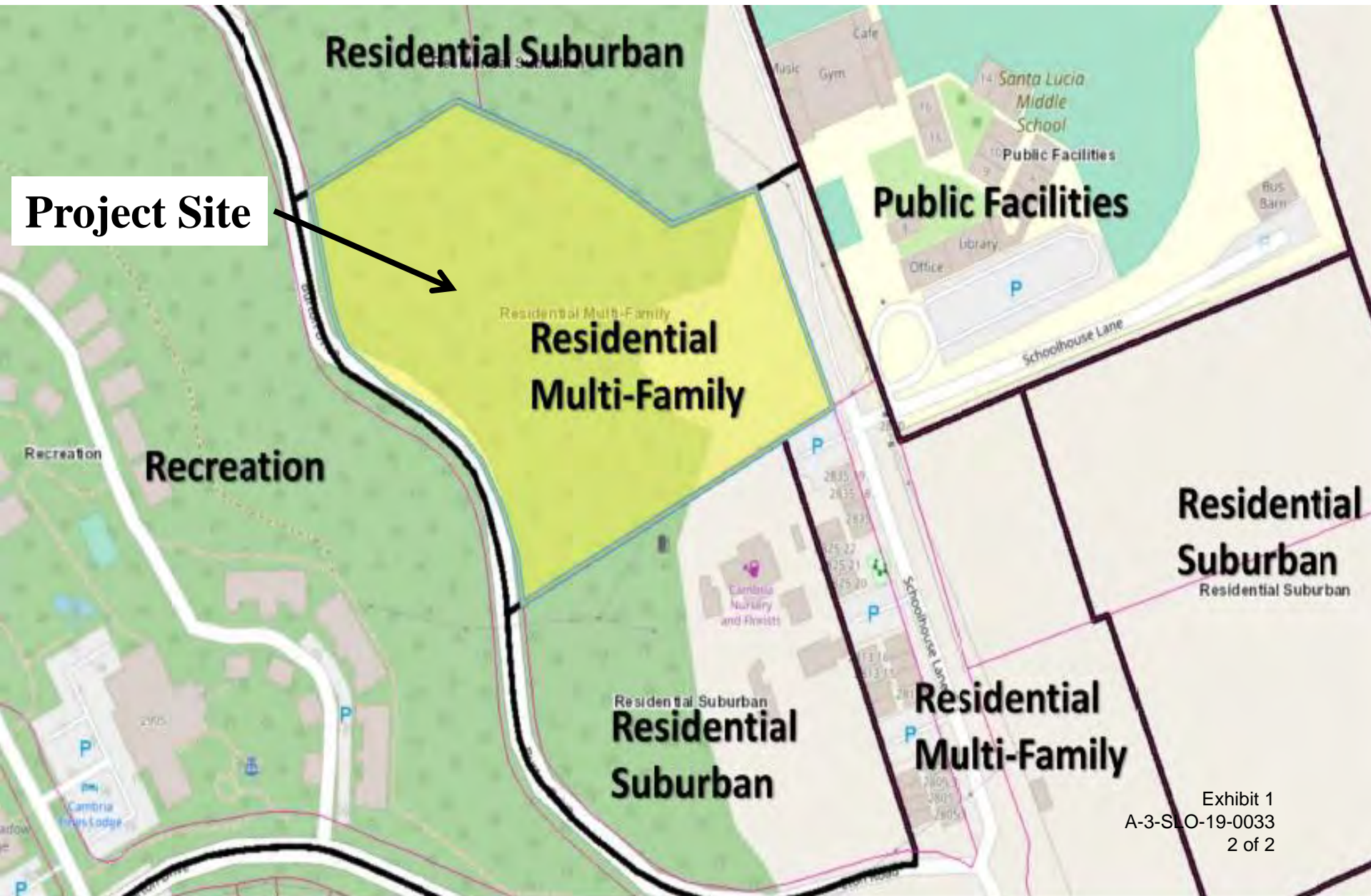
### **EXHIBITS**

- Exhibit 1 – Location Maps
- Exhibit 2 – Site Photos
- Exhibit 3 – Proposed Project Plans
- Exhibit 4 – Project Water Consumption Information
- Exhibit 5 – County's Conditions of Approval
- Exhibit 6 – Applicable LCP Provisions
- Exhibit 7 – Emergency Water Shortage Declaration
- Exhibit 8 – Emergency Coastal Development Permit
- Exhibit 9 – San Simeon Creek Levels from 1988 – Current
- Exhibit 10 – CCSD Affordable Housing Program Resolution

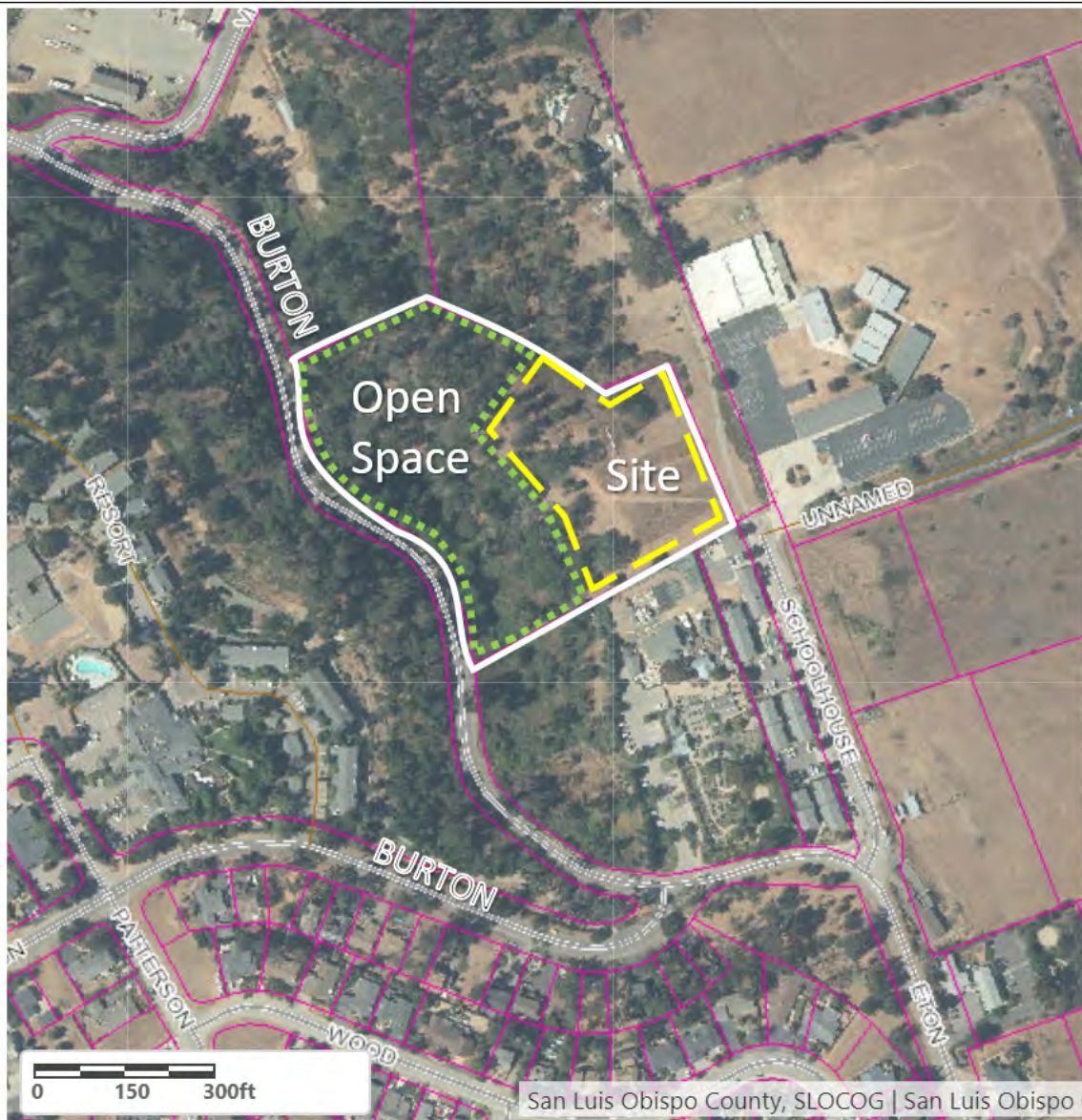
# Project Location



# Project Location









# Site Photos

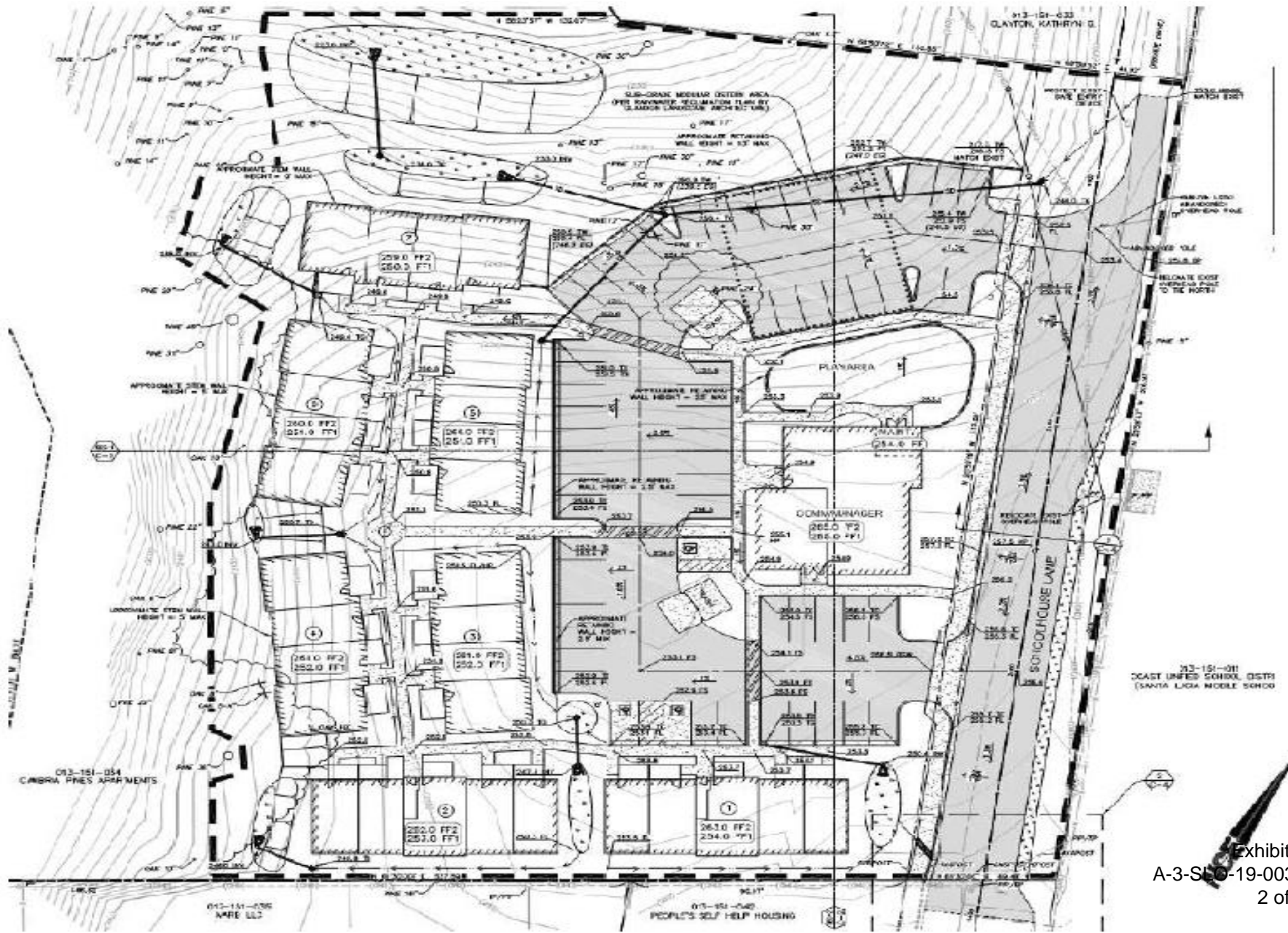




# Project Site Plan



# Project Plans





# Project Plans



Townhome Building Type A



Townhome Building Type B

# Project Plans



Community Building Street Elevation



Community Building Entry Elevation



# Landscaping Plan





January 16, 2020

Rigoberto Guzman  
People's Self Help Housing Corporation  
Project Manager  
3533 Empleo St.  
San Luis Obispo, CA 93401

Telephone: (805) 540-2480

Subject: Cambria Pines Apartment Water Usage Estimate

Rigoberto,

North Coast Engineering has been tasked with estimating the average annual water usage for the proposed People's Self Help Cambria Pines Apartment Project. The project is located on School House Lane in Cambria on a 6-acre parcel (APN 013-151-0034) and includes 33 low income apartments in 7 two story buildings and a community center with laundry. The project will develop approximately 3 acres of the site with the remainder to be dedicated as open space. The apartments include 4 one-bedroom, 19 two-bedroom and 10 three-bedroom apartments with an estimated occupancy of 89 residents. The project's potable and emergency water needs will be served by the Cambria Community Services District's (CCSD) public water system. The project's residents will pay for all utilities including water; this is relevant because the residents will have the incentive to conserve water because they are paying the bills. It is anticipated that many of the future Cambria Pines Apartment project residents are already Cambria residents that live in units that do not have the water conserving improvements that are found in this project.

Per the project's Rainwater Reclamation Plan, irrigation will be provided from a separate water system which will capture rainwater in underground cisterns that provides 168,000 gallons of storage. The approximately 21,000 sq. ft. landscaped area will consist of drought tolerant plants. The irrigation system will include drip irrigation, season dependent programmed controllers, and all-weather sensors minimizing irrigation requirements to approximately 154,000 gals/yr., which will be served entirely from the cistern storage. Based on this information the project will not use any water for irrigation from the CCSD water system.

Assuming there is no irrigation demand from the CCSD water system, this analysis focused on determining indoor residential water usage using guidance from the following sources:

- American Water Works Association (AWWA) *Manual of Water Supply Practices M22 - sizing Water Service Lines and Meter*, referred to as M22
- 2019 California Green Building Standards Code, Title 24, Part 11, referred to as CalGreen
- 2013 Cambria Community Services District Water Use Efficiency Plan, referred to as WUEP.

In M22, Chapter 2 general water use patterns and trends are discussed. Chapter 2 discusses that national maximum flowrates and volumes standards were established for household fixtures by the EPA's Energy Policy Act of 1992. These rates were reduced in California by 2016 CalGreen standards. The project will be built in compliance with the 2019 CalGreen standards, which is a minor update to the 2016 standards. A comparison of the 1992 national and 2019 CalGreen standards are summarized in Table 1. Per M22, Table 2-2 approximately 65% of indoor water use is through showers, toilets and faucets. Review of the Table 1 suggests that a 20-30% reduction in indoor usage could be realized if 1992 standard fixtures are replaced with 2019 CalGreen compliant fixture.

**Table 1**

Fixture	1992 National Standards	2019 CalGreen Standards	1992 to 2019 reduction
Shower head	2.5 gpm	1.8 gpm	28%
Lavatory Faucet	2.2 gpm	1.2 gpm	46%
Kitchen Faucet	2.2 gpm	1.8 gpm	18%
Toilet	1.6 gal/flush	1.28 gal/flush	20%

From Chapter 2 national per capita indoor residential water usage ranges from 30 gpcd to 70 gpcd, while outdoor use varies widely (Coomes, P. et al. 2012). Per the 2014 Water Resource Foundation (WFR) *Residential End Uses of Water Update* study the average indoor daily per capita indoor water usage is approximately 53 gpcd. Chapter 2 does not explicitly discuss the testing data from the cited references but based on the dates of these references it was assumed that most residential fixtures from their data complied with the 1992 standards. Based on this information, and assuming a 20% reduction for 2019 CalGreen fixtures, the projects average daily per capita indoor water usage is estimated as:

$$53 \text{ gpcd} \times 80\% = 42 \text{ gpcd.}$$

The 42 gpcd estimate is based on a national average, but community specific data would provide a more accurate estimate. The CCSD 2013 WUEP utilized historic monthly data collected from meter readings from 1999 to 2011. WUEP Figure 3-4 indicates an average usage of 110 gpd per account which includes indoor and outdoor uses. WUEP Figure 3-3 indicates single family water use is 23% outdoors and 77% indoors. The WUEP also indicated that the average occupancy of single-family residential homes in Cambria is approximately 1.66 capita per account. Per Table 3-1 70% of all houses in Cambria were built before 1990, but it is estimated that 85% of houses have 1992 standard fixtures due to natural replacement. Based on this information the average daily per capita total water usage in single-family residential homes equals:

$$\mathbf{110\ gpd\ per\ account\ /\ 1.66\ capita/account = 66\ gpcd\ (Total\ Use)}$$

Assuming 77% indoor use the average daily per capita total water usage in single-family residential homes equals:

$$\mathbf{77\% \times 66\ gpcd = 51\ gpcd\ (Indoor\ Use)}$$

WUEP Figure 3-5 indicates 150 gpd per account; the WUEP does not discuss how many units are associated with each account but the results suggest that multiple units, without submetering, are associated with at least some of the accounts therefore this data was not used. For the purposes of the analysis it was assumed that per capita indoor usages in a multi-family residence is the same as in a single-family residence.

Per WUEP Per Table 4-3 a 20% reduction in indoor residential use can be expected with conversion to CalGreen compliant fixtures. This consistent with the data presented in Table 1 of this analysis. Assuming a 20% reduction in water usage for CalGreen compliant fixtures the average daily per capita indoor water usage for the project is:

$$\mathbf{51\ gpcd\ (Indoor\ Use) \times 80\% = 41\ gpcd\ (Indoor\ Use)}$$

This result is similar to the national average and was used in further calculations. The number of project residents was estimated by assuming an occupancy rate of 1.5 capita for a 1-bedroom, 2.5 capita for a 2-bedroom and 3.5 capita for a 3-bedroom apartment with a total residency of:

$$\mathbf{(4 \times 1.5) + (19 \times 2.5) + (10 \times 3.5) = 89\ residents}$$



The estimated annual water usage for the project, including landscaping is:

$$89 \text{ capita} \times 41 \text{ gpcd} \times 365 \text{ days/yr.} = 1,332,000 \text{ gallons/yr. (4.1 ac.-ft.)}$$

Based on the average total water use in Cambria of 66 gpcd, 89 existing single-family residents would use:

$$89 \text{ capita} \times 66 \text{ gpcd} \times 365 \text{ days/yr.} = 2,144,000 \text{ gallons/yr. (6.6 ac.-ft.)}$$

This suggests that if all 89 Cambria Pines apartments residents came from other units in Cambria the Cambria water system would realize a reduced demand of approximately 812,000 gallons/yr. If only 62% (55 capita) of the project residents came from other units in Cambria, there would be a zero increase in demand on the Cambria water system.

An alternate method to determine the average indoor daily per capita water usage was explored using actual water usage from a similar apartment project. Bi-monthly water bills from the managers unit at 2825 School House Lane was reviewed from 11/1/2011 to 2/29/2016. The water system in this apartment was retrofitted in April/May of 2013; this retrofit included water efficient fixtures. Prior to the retrofit the average bi-monthly usage was 8.8 units (100 cu-ft./ unit), after the retrofit, when the unit was occupied, the average bi-monthly usage was 1.7 units. This is an approximate reduction of 80%. Assuming 1 resident in the apartment and 30-days per month the average daily per capita indoor water usage with the new fixtures is approximately 21 gpcd. This indoor usage does not include laundry usage from the community center laundry. Assuming 3 loads per week at 25 gallons/load the total indoor usage is approximately 32 gpcd. This estimated usage is consistent with the lower range of 30 - 70 gpcd from M22.

Using the alternate method, the estimated annual water usage for the project, including landscaping is:

$$89 \text{ capita} \times 32 \text{ gpcd} \times 365 \text{ days/yr.} = 1,039,000 \text{ gallons/yr. (3.2 ac.-ft.)}$$

Based on the average total water use in Cambria of 66 gpcd, 89 existing single-family residents would use:

$$89 \text{ capita} \times 66 \text{ gpcd} \times 365 \text{ days/yr.} = 2,144,000 \text{ gallons/yr. (6.6 ac.-ft.)}$$

This suggests that if all 89 Cambria Pines apartments residents came from other units in Cambria the Cambria water system would realize a reduced demand of approximately 1,105,000 gallons/yr. If only 48% (44 capita) of the project residents came from other units in Cambria, there would be a zero increase in demand on the Cambria water system.

In conclusion, the project will use water efficient landscaping and capture and reuse storage of 168,00 gallons which will require no water for irrigation from the Cambria water system. The proposed apartments and community center will employ water conserving fixtures and the residents are responsible for their own utility bills which will promote conservation. The total per capita water demand was determined to range from 32 - 41 gpcd., while the existing residential water demand is 66 gpcd.

With a projected population of 89 residents, the project will use between 1,039,00 and 1,332,000 gallons/yr. Without the project, 89 residential users, currently crowded into existing homes within Cambria, would use approximately 2,144,000 gallons/yr. The project could, therefore, potentially reduce the annual water demand on the Cambria water system by 812,000 - 1,102,000 gallons/yr. If all residents who reside in the proposed project come from existing residential units in Cambria and populations from outside of Cambria do not replace them at the previous residences in Cambria. If roughly half of the 89 residents that make the project home come from existing crowded residential units in Cambria, which is a very realistic assumption, the project would have a net zero increase in demand, even before considering additional water savings from the water conservation retrofit program.

It is important to note that additional water savings from the local Retrofit Program will further reduce water consumption associated with the project. In addition to the extensive onsite water conservation measure and the net water savings that will be achieved by more sustainably accommodating existing Cambria residents who are currently consuming higher per capita water use elsewhere within the Cambria water service area, the project sponsors have actively retrofitted their adjacent facility to substantially reduce use and have already paid for similar retrofits of dozens of existing water-wasting homes and buildings within Cambria with state-of-the-art water conservation fixtures and meter, which further ensures that the proposed project will have an adequate water supply. In summary, the proposed project and associated water conservation actions are expected to provide a net reduction in water use and will help Cambria achieve a more sustainable water supply.

Regards,



John R Luttman, PE  
Civil Engineer  
North Coast Engineering, Inc.



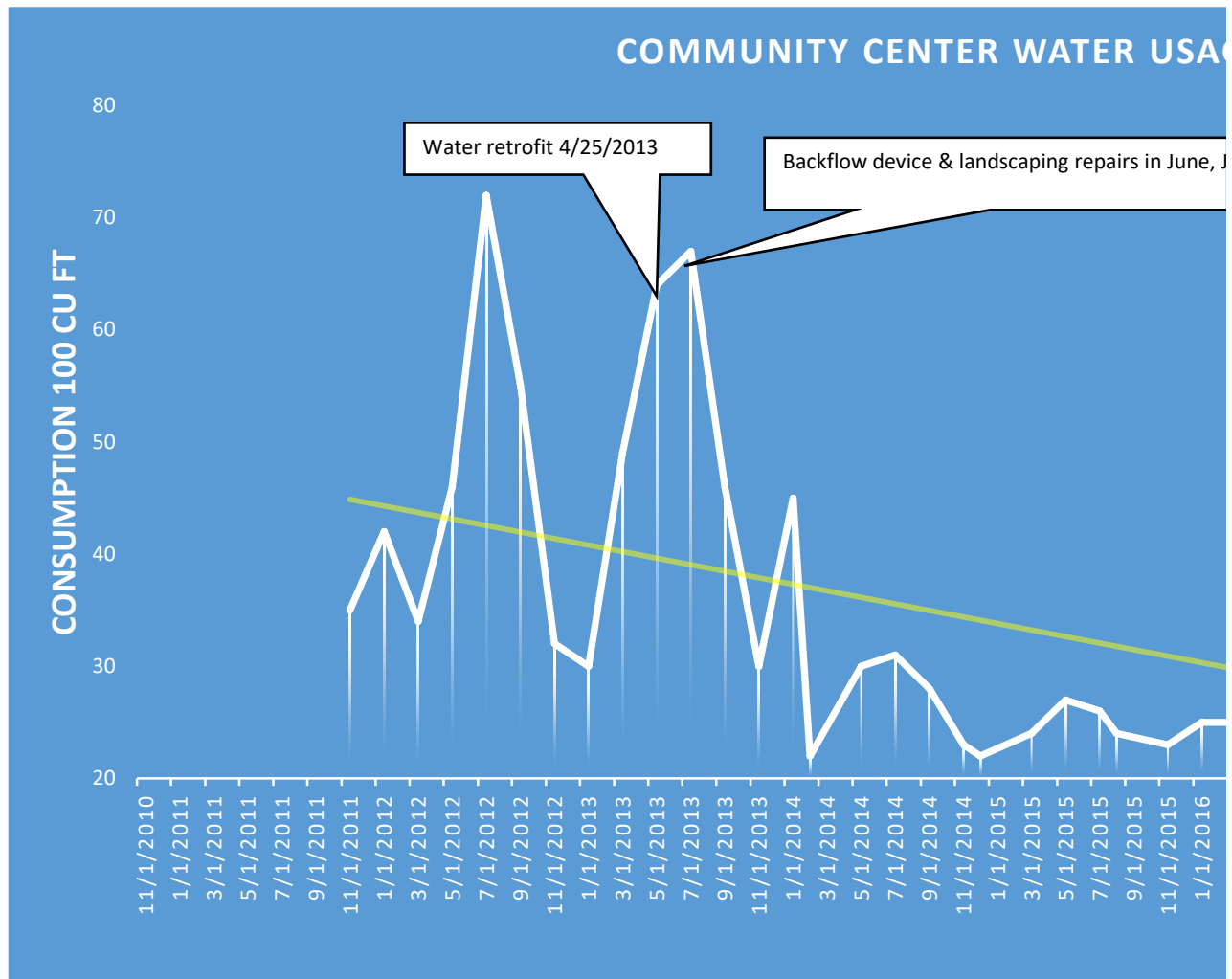
Schoolhouse Lane Waiting List Data 05-31-2019

				Occupations																
City		Total WL Applicants		Administrative		Agriculture		Disabled		Retired		Service		Skilled		Student		Unemployed		Unkr
Cambria	SLO	46	25.70%	0	0%	0	0%	8	17%	9	20%	27	59%	1	2%	0	0%	0	0%	1
Paso Robles	SLO	18	10.06%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	6%	17
San Luis Obispo	SLO	21	11.73%	0	0%	0	0%	0	0%	0	0%	2	10%	0	0%	0	0%	0	0%	19
Morro Bay	SLO	14	7.82%	0	0%	0	0%	0	0%	0	0%	0	0%	1	7%	0	0%	4	29%	9
Atascadero	SLO	16	8.94%	1	6%	2	13%	9	56%	0	0%	1	6%	1	6%	0	0%	2	13%	0
San Simeon	SLO	6	3.35%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	6
Arroyo Grande	SLO	6	3.35%	2	33%	4	67%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Grover Beach	SLO	5	2.79%	0	0%	0	0%	0	0%	0	0%	1	20%	4	80%	0	0%	0	0%	0
none		4	2.23%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	4
Santa Maria		4	2.23%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	4
Templeton	SLO	4	2.23%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	4
Los Osos	SLO	4	2.23%	0	0%	0	0%	0	0%	0	0%	1	25%	0	0%	2	50%	1	25%	0
Avila Beach	SLO	2	1.12%	0	0%	0	0%	1	50%	0	0%	0	0%	1	50%	0	0%	0	0%	0
Brentwood		1	0.56%	0	0%	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Carpinteria		1	0.56%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%	0	0%	0
Covina		1	0.56%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%	0	0%	0
Crescent City		1	0.56%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%	0	0%	0
Davis		1	0.56%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%	0	0%	0
Fontana		1	0.56%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%	0	0%	0
Fresno		1	0.56%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%	0	0%	0
Greenfield		1	0.56%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%	0	0%	0
King City		1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%	0
Lemoore		1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%	0
Lompoc		2	1.12%	0	0%	0	0%	0	0%	0	0%	0	0%	1	50%	0	0%	0	0%	1
Nipomo	SLO	1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1
Oceano	SLO	3	1.68%	1	33%	0	0%	0	0%	0	0%	1	33%	0	0%	0	0%	0	0%	1
Pismo Beach	SLO	2	1.12%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	2
Placentia		1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1
Rancho Mirage		1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1
Reedley		1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1
Richmond		1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1
San Francisco		1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1
Santa Margarita	SLO	1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1
Shandon	SLO	1	0.56%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%	0	0%	0
Out of State																				
Omaha		1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1
Ft. Collins		1	0.56%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%	0	0%	0	0%	0
Sahuarita		1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1
Stanwood		1	0.56%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1
		179		4	2%	6	3%	19	11%	9	5%	42	23%	11	6%	2	1%	8	4%	78



150  
82% applicants are from SLO County

town
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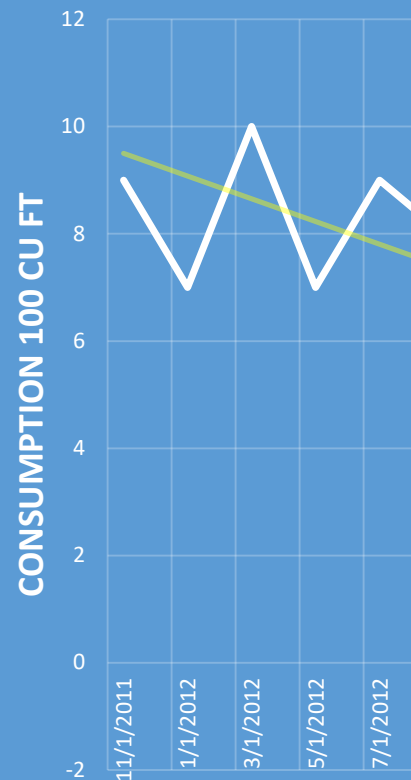
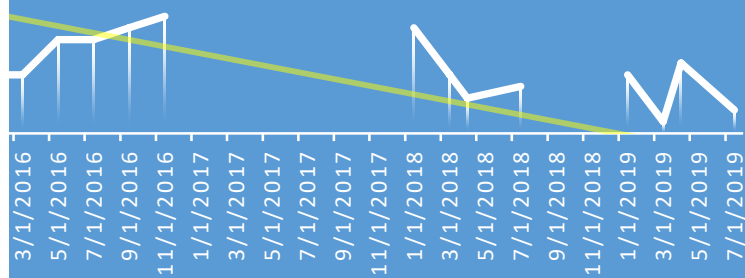
Service dates		2835 Schoolhouse Ln Apt #17 (Community Center)						
Start	End	Usage	Usage One Year Ago	Water Base	Water Use	Sewer	Surcharge s	EWS Water Base Charge
11/1/2011	12/31/2011	35	32	\$23.82	\$180.55	\$130.99		
1/1/2012	2/29/2012	42	36	\$23.82	\$226.65	\$144.57		
3/1/2012	4/30/2012	34	30	\$23.82	\$174.11	\$129.05		
5/1/2012	6/30/2012	46	44	\$23.82	\$254.45	\$152.33		
7/1/2012	8/31/2012	72	42	\$23.82	\$444.61	\$202.77		
9/1/2012	10/31/2012	55	38	\$23.82	\$318.35	\$169.79		
11/1/2012	12/31/2012	32	35	\$23.82	\$161.23	\$125.17		
1/1/2013	2/28/2013	30	42	\$23.82	\$148.35	\$121.29		
3/1/2013	4/30/2013	49	34	\$23.82	\$275.30	\$158.15		
5/1/2013	6/30/2013	64	46	\$23.82	\$384.33	\$187.25		
7/1/2013	8/31/2013	67	72	\$23.82	\$406.74	\$193.07		

9/1/2013	10/31/2013	46	55	\$23.82	\$254.45	\$152.33		
11/1/2013	12/31/2013	30	32	\$23.82	\$148.35	\$121.29		
1/1/2014	2/28/2014	45	30	\$23.82	\$247.50	\$150.39		
2/28/2014	4/30/2014	22	49	\$23.82	\$110.55	\$105.77		
5/1/2014	6/30/2014	30	64	\$23.82	\$161.23	\$121.29	\$709.35	
7/1/2014	8/31/2014	31	67	\$23.82	\$166.89	\$123.23	\$737.65	
9/1/2014	10/31/2014	28	45	\$23.82	\$147.85	\$117.41	\$642.45	\$138.67
11/1/2014	12/31/2014	23						
12/31/2014	2/28/2015	22						
3/1/2015	4/30/2015	24						
5/1/2015	6/30/2015	27						
7/1/2015	8/30/2015	26	31	\$23.82	\$135.25	\$113.53	\$0.00	\$138.67
8/31/2015	10/31/2015	24	28	\$23.82	\$122.65	\$109.65	\$0.00	\$138.67
11/1/2015	12/31/2015	23	23	\$23.82	\$116.35	\$107.71	\$0.00	\$138.67
1/1/2016	2/29/2016	25	22	\$23.82	\$128.95	\$111.59	\$0.00	\$138.67
3/1/2016	4/30/2016	25	24	\$25.50	\$213.50	\$137.00	\$0.00	\$13.00
5/1/2016	6/30/2016	28	27	\$25.50	\$242.00	\$146.72	\$0.00	\$13.00
7/1/2016	8/31/2016	28	26	\$25.50	\$242.00	\$146.72	\$0.00	\$13.00
9/1/2016	10/31/2016	29						
11/1/2016	12/31/2016	30	23	\$25.50	\$261.00	\$153.20	\$0.00	\$13.00
1/1/2017	2/28/2017							
3/1/2017	4/30/2017							
5/1/2017	6/30/2017							
7/1/2017	8/31/2017							
9/1/2017	10/31/2017							
11/1/2017	12/31/2017							
1/1/2018	2/28/2018	29						
3/1/2018	4/30/2018	25						
4/30/2018	6/30/2018	23						
7/1/2018	8/31/2018	24						
9/1/2018	10/31/2018							
11/1/2018	12/31/2018							
1/1/2019	2/28/2019	25	29	\$31.72	\$265.27	\$174.73	\$0.00	\$15.86
3/1/2019	4/30/2019	21	25	\$31.72	\$218.11	\$158.21	\$0.00	\$15.86
4/30/2019	6/30/2019	26	23	\$31.72	\$277.06	\$178.86	\$0.00	\$15.86
7/1/2019	8/31/2019	22	24	\$34.90	\$252.94	\$186.70	\$0.00	\$18.08



# GE #17

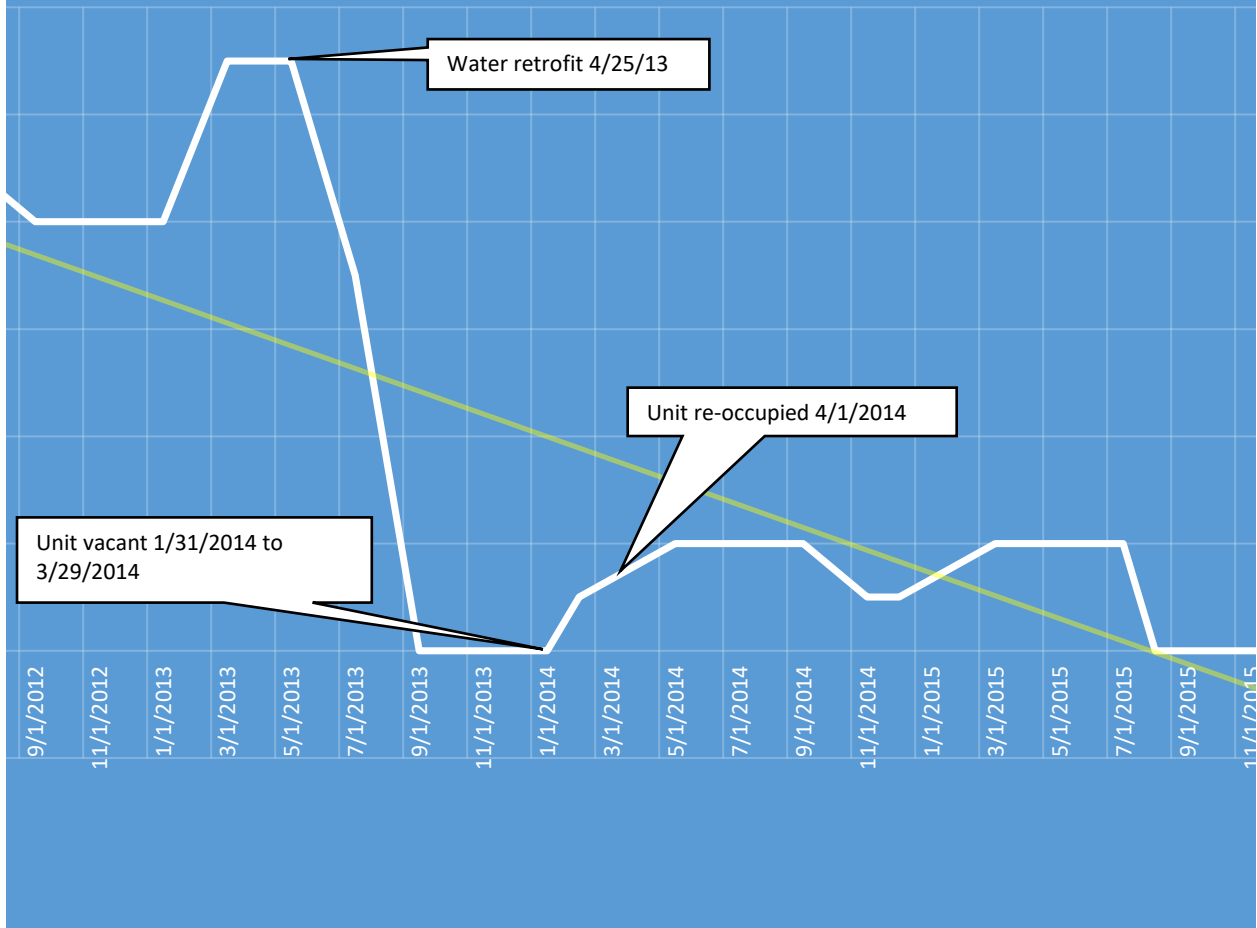
July



er)			2825 Schoolhouse Ln Apt #21 (Mar					
EWS Water Usage Charge	EWS Facility Operating Charge	Total Charges	Usage	Usage One Year Ago	Water Base	Water Use	Sewer	Surcharge s
		\$335.36	9	5	\$23.82	\$18.15	\$80.55	
		\$395.04	7	7	\$23.82	\$6.05	\$76.67	
		\$326.98	10	9	\$23.82	\$24.20	\$82.49	
		\$430.60	7	7	\$23.82	\$18.15	\$80.55	
		\$671.20	9	7	\$23.82	\$18.15	\$80.55	
		\$511.96	8	8	\$23.82	\$12.10	\$78.61	
		\$310.22	8	9	\$23.82	\$12.10	\$78.61	
		\$293.46	8	7	\$23.82	\$12.10	\$78.61	
		\$457.27	11	10	\$23.82	\$30.25	\$84.43	
		\$595.40	11	9	\$23.82	\$30.25	\$84.43	
		\$623.63	7	9	\$23.82	\$6.05	\$76.67	

		\$430.60	0	8	\$23.82	\$0.00	\$65.03	
		\$293.46	0	8	\$23.82	\$0.00	\$65.03	
		\$421.71	0	8	\$23.82	\$0.00	\$65.03	
		\$240.14	1	11	\$23.82	\$0.00	\$65.03	
		\$1,015.69	2	11	\$23.82	\$0.00	\$66.97	
		\$1,051.59	2	9	\$23.82	\$0.00	\$80.85	
\$96.00	\$0.00	\$1,166.20	2	N/A	\$23.82	\$0.00	\$66.97	\$0.00
		\$0.00	1	N/A	\$23.82	\$0.00	\$65.03	\$0.00
		\$0.00	1	N/A	\$23.82	\$0.00	\$65.03	\$0.00
		\$0.00	2	1	\$23.82	\$0.00	\$66.97	\$0.00
		\$754.04	2	2	\$23.82	\$0.00	\$66.97	\$0.00
\$87.00	\$0.00	\$498.27	2	2	\$23.82	\$0.00	\$119.37	
\$78.00	\$39.00	\$511.79	0	2	\$23.82	\$0.00	\$65.03	\$0.00
\$73.50	\$73.50	\$507.97	0	1	\$23.82	\$0.00	\$65.03	\$0.00
\$82.50	\$0.00	\$459.95	0	N/A	\$16.67	\$0.00	\$45.52	\$0.00
\$82.50	\$0.00	\$471.50						
\$96.00	\$0.00	\$523.22						
\$96.00	\$0.00	\$523.22						
		\$538.98						
\$105.00	\$112.00	\$557.70						
		\$0.00						
		\$0.00						
		\$0.00						
		\$0.00						
		\$0.00						
		\$0.00						
		\$0.00						
		\$0.00						
		\$0.00						
		\$0.00						
		\$0.00						
		\$0.00						
\$96.25		\$583.83						
\$75.25		\$499.15						
\$101.50		\$605.00						
\$91.72		\$584.34						

## MANAGER'S UNIT WATER USAGE #21



Manager's Unit)			
EWS Water Base Charge	EWS Water Usage Charge	EWS Facility Operating Charge	Total Charges
			\$122.52
			\$106.54
			\$130.51
			\$122.52
			\$122.52
			\$114.53
			\$114.53
			\$114.53
			\$138.50
			\$138.50
			\$106.54







**Exhibit B.1****Conservation Measures Completed Within Existing Phase I Apartments****People's Self Help Housing - Conservation Measures Completed Within Existing Phase I Apartments****2 Bedroom units (10, 2-bedroom apartment units total in Phase I)**

Item	Retrofit Description	Number	Points per retrofit	Points Credit
1	Replace 1.6 gpf toilets with 1.28 gpf toilets	10	1.2	12
2	Replace 2.0 gpm showerheads with 1.5 gpm	10	4.6	46
3	Low-flow aerators on kitchen sinks	10	2.9	29
4	Low-flow aerators on bathroom sinks	10	1.2	12

Subtotal:

99**3 Bedroom units (14, 3-bedroom apartment units total in Phase I)**

Item	Retrofit Description	Number	Points per retrofit	Points Credit
4	Replace 1.6 gpf toilets with 1.28 gpf toilets	28	1.2	33.6
5	Replace 2.0 gpm showerheads with 1.5 gpm	14	4.6	64.4
6	Low-flow aerators on kitchen sinks	14	2.9	40.6
7	Low-flow aerators on bathroom sinks	14	1.2	16.8

Subtotal:

155.4**Grand Total****254.4****Side notes:**

Four existing clothes washers were already high efficiency, and therefore not replaced.

## Exhibit B.2

## Conservation Measures Completed Within Existing CCSD Service Area

Address Service Number	Street	Retrofit Type	Retrofit Points
426	Hastings	HW recirc pump	6.80
400	Bristol	HW recirc pump	6.80
2110	McCabe St.	HW recirc pump	6.80
6610	Buckley Dr.	HW recirc pump	6.80
3081	Wood Dr.	HW recirc pump	6.80
1427	Berwick	HW recirc pump	6.80
615	Drake	HW recirc pump	6.80
2845	Newton	HW recirc pump	6.80
5110	Nottingham	High Efficiency Toilet(s)	7.60
1596	St James	HW recirc pump	6.80
5330	Nottingham	clothes washer	6.65
889	Northhampton	clothes washer	6.65
440	Drake	clothes washer	6.65
2393	Madison	clothes washer	6.65
2111	Latham	clothes washer	6.65
2191	Andover	clothes washer	6.65
1890	Tweed	High Efficiency Toilet(s)	4.60
2830	Burton Cir	High Efficiency Toilet(s)	2.30
646	Worcester	clothes washer	6.65
2300	Adams	clothes washer	6.65
1760	Stuart	clothes washer	6.65
1770	Stuart	clothes washer	6.65
2247	Ludlow	clothes washer	6.65
690	Huntington	clothes washer	6.65
1331	Burton Dr.	clothes washer	6.65
2155	Andover	clothes washer	6.65
2830	Burton Cir	clothes washer	6.65
1680	Burton Dr.	clothes washer	6.65
5110	Nottingham	clothes washer	6.65
322	Weymouth	clothes washer	6.65
2730	Newton	clothes washer	6.65
798	Drake	High Efficiency Toilet(s)	2.30
2010	Pineridge	clothes washer	6.65
6630	Buckley	clothes washer	6.65
2111	Emmons	High Efficiency Toilet(s)	4.60
2576	Burton Dr.	clothes washer	6.65
5472	Windsor Blvd	High Efficiency Toilet(s)	2.30
1701	Langton	High Efficiency Toilet(s)	4.60
1301	Warren	clothes washer	6.65
2515	Burton Dr.	High Efficiency Toilet(s)	7.60
2757	Windsor	clothes washer	6.65
2757	Windsor	High Efficiency Toilet(s)	2.40
6425	Cambria Pines Rd	clothes washer	6.65
2300	Ludlow	High Efficiency Toilet(s)	8.40

## Exhibit B.2

## Conservation Measures Completed Within Existing CCSD Service Area

Address Service		Retrofit Type	Retrofit Points
Number	Street		
539	Canterbury	clothes washer	6.65
3313	Ramsey	High Efficiency Toilet(s)	8.40
2251	Wilcombe	High Efficiency Toilet(s)	1.20
2294	Wilcombe	High Efficiency Toilet(s)	1.20
1020	Hartford	High Efficiency Toilet(s)	8.40
6170	Moonstone	High Efficiency Toilet(s)	1.20
1579	Burton Dr.	High Efficiency Toilet(s)	16.80
1579	Burton Dr.	High Efficiency Toilet(s)	1.20
445	Bristol	High Efficiency Toilet(s)	1.20
2425	Trenton	High Efficiency Toilet(s)	1.20
1780	Benson	clothes washer	6.65
2940	Burton Cir	High Efficiency Toilet(s)	8.40
6577	Buckley	High Efficiency Toilet(s)	8.40
1715	Hudson	High Efficiency Toilet(s)	3.60
463	Dorset	High Efficiency Toilet(s)	2.40
2083	Fern	High Efficiency Toilet(s)	1.20
460	Weymouth	High Efficiency Toilet(s)	25.20
2147	Tully	High Efficiency Toilet(s)	1.20
492	Worcester	High Efficiency Toilet(s)	1.20
475	Dorset	High Efficiency Toilet(s)	8.40
393	Pembroke	High Efficiency Toilet(s)	8.40
730	Huntington	High Efficiency Toilet(s)	1.20
468	Hastings	High Efficiency Toilet(s)	1.20
1625	Linden Ct	High Efficiency Toilet(s)	1.20
2403	Kerry	High Efficiency Toilet(s)	1.20
2397	Kerry	High Efficiency Toilet(s)	1.20
535	Warwick St	High Efficiency Toilet(s)	1.20
1954	Langton	High Efficiency Toilet(s)	1.20
2096	Main St.	24 commercial clothes washers	737.04
1473	Randall	showerhead(s)	40.60
530	Canterbury	showerhead(s)	4.60
1819	Richard Ave	showerhead(s)	13.80
2198	Burton Dr.	showerhead(s)	9.20
5659	Sunbury Ave	showerhead(s)	9.10
373	Warwick St	showerhead(s)	9.10
386	Wellington	HW recirc pump	6.80
2476	Main St	showerhead(s)	23.20
4660	Windsor	showerhead(s)	13.80
2560	Camborne	showerhead(s)	9.20
930	Hartford	showerhead(s)	9.20
436	Warwick	showerhead(s)	9.20
1416	Leonard Pl	showerhead(s)	9.20
2775	Burton	showerhead(s)	9.20



## Exhibit B.2

## Conservation Measures Completed Within Existing CCSD Service Area

Address Service			
Number	Street	Retrofit Type	Retrofit Points
6230	Charing Ln	showerhead(s)	9.20
580	Weymouth	showerhead(s)	9.20
393	Pembrook	showerhead(s)	4.60
2280	Trenton	showerhead(s)	4.60
2541	Pierce	showerhead(s)	4.60
3160	Pickwick	HW recirc pump	6.80
2760	Marlborough	HW recirc pump	6.80
2760	Marlborough	showerhead(s)	13.80
1865	Chester	HW recirc pump	6.80
1865	Chester	showerhead(s)	13.80
1599	Newhall	showerhead(s)	9.20
1850	Stuart st	HW recirc pump	6.80
1445	Norton	showerhead(s)	4.60
1819	Astor ave	showerhead(s)	13.80
1241	Ardath Dr	showerhead(s)	9.20
2588	Tipton	HW recirc pump	6.80
2580	Emerson Road	showerhead(s)	9.20
1780	Astor Ave	showerhead(s)	13.80
1181	Hartford	showerhead(s)	4.60
574	Leighton	showerhead(s)	9.20
1835	Avon Ave	showerhead(s)	4.60
2968	Ardath Drive	showerhead(s)	18.40
2588	Tipton	showerhead(s)	9.20
2735	Main St	showerhead(s)	18.40
6700	Moonstone	showerhead(s)	145.00
2618	Main St	showerhead(s)	60.90
1880	Main St	showerhead(s)	116.00
2950	Santa Rosa Crk	showerhead(s)	127.60
2850	Schoolhouse Ln	showerhead(s)	81.20
370	Huntington	showerhead(s)	18.40
5270	Windsor	showerhead(s)	13.80
1763	Hudson	showerhead(s)	4.60
1730	Spencer	showerhead(s)	9.20
889	Northhampton	showerhead(s)	18.20
889	Northhampton	High Efficiency Toilet(s)	2.40
2119	Blythe	showerhead(s)	4.60
1550	Pineridge	HW recirc pump	6.80
373	Kerwinst	showerhead(s)	9.20
531	Leighton	showerhead(s)	9.20
1717	Avon Ave	showerhead(s)	13.80
2146	Cowper	showerhead(s)	9.20
5768	Moonstone	showerhead(s)	9.20
900	Pineridge	HW recirc pump	6.80
900	Pineridge	showerhead(s)	4.60



## Exhibit B.2

## Conservation Measures Completed Within Existing CCSD Service Area

Address Service Number	Street	Retrofit Type	Retrofit Points
1985	Oxford	showerhead(s)	9.20
3101	Wood Dr	showerhead(s)	9.20
1032	Hartford	showerhead(s)	13.80
3096	macleod	showerhead(s)	9.20
3094	macleod	showerhead(s)	9.20
3176	Wood	showerhead(s)	9.20
650	Randall	showerhead(s)	9.20
640	Warwick st	showerhead(s)	9.20
237	Chatham	showerhead(s)	9.20
1090	Ellis	HW recirc pump	6.80
1090	Ellis	showerhead(s)	9.20
2400	Kerry	HW recirc pump	6.80
2400	Kerry	showerhead(s)	9.10
251	Dorset	showerhead(s)	9.20
390	Pembrook	showerhead(s)	4.60
251	Dorset	HW recirc pump	6.80
1855	Cardiff	showerhead(s)	9.20
1855	Cardiff	High Efficiency Toilet(s)	8.40
1332	Burton	showerhead(s)	9.20
6245	Somerset	showerhead(s)	9.20
4960	Grove	showerhead(s)	9.20
4960	Grove	showerhead(s)	9.20
2755	Trenton	showerhead(s)	9.20
466	Plymouth	showerhead(s)	9.20
2974	Wood Dr	HW recirc pump	6.80
2974	Wood Dr	showerhead(s)	9.20
1979	Dreydon	showerhead(s)	9.20
1970	Tweed	showerhead(s)	9.20
371	Wedgewood	showerhead(s)	9.20
2536	Wilcombe	showerhead(s)	9.20
2646	Ardath	showerhead(s)	9.20
629	Ardath	showerhead(s)	4.60
2576	Burton	showerhead(s)	4.60
2101	Sherwood	showerhead(s)	4.60
1916	Dovedale	showerhead(s)	4.60
1898	Astor	showerhead(s)	4.60
936	Northhampton	showerhead(s)	13.80
405	Dorset	showerhead(s)	13.80
4660	Windsor	High Efficiency Toilet(s)	3.60
2300	Ludlow	showerhead(s)	4.60
2566	Leona Dr	showerhead(s)	9.20
1841	Ogden Dr	showerhead(s)	9.20
679	Canterbury	showerhead(s)	13.80
5671	Sunbury Ave	showerhead(s)	4.60

## Exhibit B.2

## Conservation Measures Completed Within Existing CCSD Service Area

Address Service Number	Street	Retrofit Type	Retrofit Points
2111	Emmons	showerhead(s)	4.60
4865	Windsor	showerhead(s)	9.20
2170	Blythe	showerhead(s)	4.60
5455	Oakhurst	showerhead(s)	4.60
2524	Pierce	showerhead(s)	4.60
1888	Chester	showerhead(s)	4.60
2199	Andover	High Efficiency Toilet(s)	1.20
2425	Sandown	showerhead(s)	18.40
361	Wedgewood	showerhead(s)	13.80
1697	Benson Ave	showerhead(s)	4.60
1830	Ogden Dr	showerhead(s)	4.60
427	Dorset	HW recirc pump	6.80
427	Dorset	showerhead(s)	9.20
995	Iva Ct	showerhead(s)	9.20
554	Cambridge	High Efficiency Toilet(s)	8.40
2421	Leona	showerhead(s)	9.20
2421	Leona	clothes washer	15.10
301	Cambridge	clothes washer	15.10
1110	Kenneth	clothes washer	15.10
6282	Somerset	showerhead(s)	18.20
2237	Romney	showerhead(s)	13.80
500	Ardath	showerhead(s)	9.20
1760	Ogden Dr	showerhead(s)	9.20
2118	Andover	showerhead(s)	4.60
1715	Dreydon	showerhead(s)	9.20
1276	Main street	showerhead(s)	4.60
2110	Mccabe D	showerhead(s)	9.20
4660	Windsor	HW recirc pump	6.80
5321	Plymouth	showerhead(s)	4.60
233	Weymouth	showerhead(s)	18.40
2265	Mccabe	showerhead(s)	9.20
2861	Schoolhouse Ln	showerhead(s)	9.20
1700	Benson	showerhead(s)	9.20
400	Ardath	HW recirc pump	6.80
775	Bixby	showerhead(s)	4.60
2450	Main	showerhead(s)	4.60
2387	Pineridge	HW recirc pump	6.80
2190	Benson	showerhead(s)	9.20
2224	Cowper	showerhead(s)	4.60
1640	Newhall	showerhead(s)	9.20
1455	Berwick	showerhead(s)	9.20
1746	Stuart	showerhead(s)	9.20
479	Plymouth	showerhead(s)	13.80
2505	Ross	showerhead(s)	18.40

## Exhibit B.2

## Conservation Measures Completed Within Existing CCSD Service Area

Address Service			
Number	Street	Retrofit Type	Retrofit Points
1905	Dreydon	showerhead(s)	9.20
1985	Pineridge	showerhead(s)	13.80
466	Warwick	showerhead(s)	9.20
395	Plymouth	showerhead(s)	13.80
1870	Windsor	showerhead(s)	9.20
1895	Tully	showerhead(s)	9.20
2424	Leona	showerhead(s)	9.20
1018	Hillcrest	showerhead(s)	9.20
602	Exeter	showerhead(s)	13.80
1061	Hillcrest	showerhead(s)	23.00
2260	Benson	showerhead(s)	9.20
475	Chiswick	showerhead(s)	13.80
1990	Stuart	showerhead(s)	13.80
511	Huntington	showerhead(s)	9.20
2120	McCabe	showerhead(s)	9.20
2338	Pierce	showerhead(s)	4.60
1805	Norwick	showerhead(s)	13.80
2905	Burton Dr.	showerhead(s)	725.00
Total			3,890.19

**Table 7-1: Measure Descriptions**

DSS Model No.	Measure Name	Type of Customer	Description	Water Savings in Year 2020 (AFY)
1	Water Loss Control Program	System	Implement AWWA Manual M36 Methodology. (1) Use System Audit to track annually Infrastructure Leakage Index (ILI) Progress. Goal to lower the (ILI) and non-revenue water every year by pre-determined amount based on cost-effectiveness. (2) Analyze and Address Apparent Losses (i.e. data for billing system errors, and address meter testing and repair/replacement to insure more accurate meter reads and revenue collection). (3) Covers current efforts to address Real Losses (i.e. find and repair leaks in the distribution system to reduce real water loss and take other actions. Leak repairs would be handled by existing crews. After completing first system audit set a goal, such as "reduce nonrevenue water from 8 to 7% of production over 5 years."	7.56
2	Automatic Meter Reading (AMR) Conservation Benefits	SF,MF,VR	Expand the use of Automatic Meter Reading (AMR) capability to identify accounts with continuous flow. Notify those accounts with a monthly usage above a certain level of the possibility of a leak on their side of the meter. Likely only occurs on indoor leaks. Follow up with those customers and help them identify leaks. Consider expanding upon remote AMR monitoring for in-home reading units. Provide a penalty charge if leak is not fixed within 30 days. Consider offering an adjustment (reduction) on their water bill if they fix the leak before the next meter reading.	2.79
3	Public Information, Regional Outreach, Media Campaign	SF	Public education used to raise awareness of conservation measures available to customers. Coordinate with other coastal water agencies and use various methods to teach customers about efficiency measures. Include direct customer contact (classes or neighborhood ambassadors program), direct mail/posters around community, speakers to community groups, educational material, conservation website, other media (public service announcements on radio, use PPT Slides announcements via TV during local public meetings), demonstration gardens, etc. Refine and develop media messages, social marketing plan that will use public input to assist in changing attitudes.	8.79
4	Single Family Water Surveys	SF, VR	Implement indoor and outdoor water surveys for existing single-family residential customers. Normally those with high water use are targeted and provided customized water saving information, tips and tools. Eligible accounts could be about 1,000 (top 25%) of either single family homes or smaller home vacation rental properties. For conservation assumption on water savings and participation levels, only SF homes are included in the program planning. CCSD recognizes that higher conservation potential may existing in the vacation rental homes.	5.98
5	Multifamily Surveys	MF	Organize and implement water surveys for existing multifamily residential customers (4 units or more). Target those with high water use and provide a customized report to owner. Less than 70 units would be eligible.	0.26
6	High Efficiency Showerhead Giveaway	SF,MF,COM,VR	CCSD to buy low flow showerheads (1.5 gpm) in bulk and distribute them with water surveys and community events. Kit would include a 0.5 gpm faucet aerator. Target higher user and older homes (pre-1992) and full-time occupancy. This may be implemented as a targeted door canvassing program to also promote SF Survey program to both single family residences and vacation rental properties.	7.19



**Table 7-1 (Continued)**

DSS Model No.	Measure Name	Type of Customer	Description	Water Savings in Year 2020 (AFY)
7	High Efficiency Toilet (HET) Rebates	SF,MF	Provide a rebate for the high efficiency toilet (HET). HET's are defined as any toilet flushing at 1.28 gpf or less and include dual flush technology. Rebate amounts would be on a sliding scale depending upon what type of toilet was replaced with an HET and would range from \$60 to \$100 per toilet replaced.	1.87
8	High Efficiency Toilet and / or Urinal Exchange Program (e.g., Niagara Program)	SF,MF,COM	In lieu of toilet rebate program -CCSD could instead buy toilets and urinals in bulk and give them away or sell them at a discounted price for customers who want to replace 3.5 gallons/flush toilet or more than one gallon/flush urinal. Alternatively they could run the Niagara City Smart Program (funded by CCSD, run by a contractor) that involves giving homeowners a high efficiency toilet, 1.5 gpm showerhead and 1.5 gpm faucet aerator.	0.60
9	School Building Retrofit	COM	School retrofit program would provide a grant to a school to replace fixtures and/or upgrade irrigation systems. Learn from the successful experience of the Southern California Generation Water Program ( <a href="http://www.generationwater.org">http://www.generationwater.org</a> ) that involved support from water supplier, school district and provided on the job training for high school students. Assume one school per year is retrofitted with a grant from CCSD. Consider support by trainees for other support of CCSD Conservation Program activities.	1.96
10	Require Irrigation and Landscape Upgrades	MF,COM	For MF, CII, and IRR customers with ALL New (non SF) landscapes, require the purchase and installation of selected types of irrigation equipment upgrade excluding smart controllers (see below). Planned to include rotation nozzles, drip conversion, water wise plants and mulch. May be a competition style rebate to get a grant to retrofit based on submitted plans. This is an inexpensive way to get "demonstration gardens" in the program. May run like the California Friendly or Sacramento area River Friendly garden makeover contests.	0.50
11	Require Fixture Replacement by a Deadline	SF,MF,COM,VR	When pulling a permit with remodel, CCSD would pass an ordinance that requires homeowners, vacation rental & multi-family properties and businesses to bring fixtures up to efficient standard by a fixed date at their own expense.	3.05
12	Require Multi Family Submetering on New Accounts	MF	Require the metering of individual units in new multi-family, condos, townhouses, mobile-home parks and business centers (with water heater in the units). CCSD would administer meter read and bill program.	0.15
13	Non-regenerative Water Softeners Incentives	SF,MF	This measure would reinstate the program that CCSD used to have as an incentive program for replacing ion exchange-based water softening systems, with new systems that do no perform on-site regeneration of the exchange resin. CCSD to offer \$500 rebate to switch out existing water softeners, installation of upgraded version of water softener with off-site regeneration may be eligible with CCSD pre-approval.	5.89
14	Large Meter Replacement and Leak monitoring	COM	Replace 25 large meters, assuming 2-inch and larger meters to increase accurate readings.	2.40

**Table 7-1 (Continued)**

DSS Model No.	Measure Name	Type of Customer	Description	Water Savings in Year 2020 (AFY)
15	Prohibit Water Waste and Practices	SF,MF,COM,VR,OTH	Enforce codified CCSD Ordinance (CCSD Municipal Code Chapter 4.08) that prohibits the waste of water and failure to repair outdoor or internal leaks in a timely manner. Code does include provisions for fee penalties for not repairing any leaks.	0.22
16	High Efficiency Washer Rebate	SF,MF,COM	Provide a rebate for the installation of a high efficiency washer (HEW). Rebate amounts would be \$100-150 and coordinated with PG&E. Rebates could be tiered but assumed would be only given on the very efficient machines of less than 4.0 Water Factor (WF) inline CCSD Ordinance adopted in November 2012. Currently (2012) PG&E offers a \$50 rebate on Tier 3 machines (currently water factor less than 4.5 gal/cu ft./cycle). CCSD may use the link on the cee1.org web site for list of qualified machines to assist with administering program. PG&E is providing rebate processing on behalf of other water utilities in Northern California.	8.36
17	CII Surveys and Top 25 Users Program	COM	All CII customers would be offered a free water survey that would evaluate ways for the business to save water and money. The CII surveys would be for large accounts (accounts that use more than a significant amount of water per day) such as hotels, restaurants, stores, laundries, and schools. Emphasis will be on supporting the high water users including an analysis of who the high water users are.	4.87
18	High Efficiency Urinal Rebate (<0.25 gallon)	COM	Provide a rebate for high efficiency less than 0.125 gallons per flush or waterless urinals to existing high use CII customers (such as restaurants) as per CCSD Ordinance adopted in November 2012.	1.03
19	Focused Water Audits for Hotels/Motels	COM	Continue to provide free water audits to hotels and motels; standardize service offered to reduce costs. Included would be bathrooms, kitchens, landscaping, and irrigation systems and schedules.	3.65
20	Toilet Retrofit on Resale or Name Change on Water Account	SF,MF	Compliance with CCSD Code where homebuyer is required to provide a certificate of compliance / proof of installation be submitted to CCSD that verifies a plumber has inspected the property and efficient fixtures were already there or were installed by close of escrow. Consider expanding this measure to include "change of account" compliance which would then include rental properties.	1.89
21	Conservation Pricing	All	Conduct a Water Rate Study to consider the feasibility to further enhance and adjust the existing tiered rates to further encourage conservation. Goal would be to implement an updated pricing structure designed to lower consumption. Rate design may need to be more aggressive (steeper inclining volumetric charges) to be in compliance with CUWCC BMP 1.4 (see www.cuwcc.org).	11.26
22	Hot Water Circulating Pumps	SF	CCSD will provide one no-cost hot water circulating system to homeowners upon request. Homeowner's assume all responsibility for costs and installation. Unit reduces wait time for hot water to 20 seconds or less at the retrofitted fixture.	9.11

Abbreviations:

SF = Single Family  
MF = Multifamily  
VR = Vacation Rental  
COM = Commercial (all types)  
OTH = Other Utility and Misc)  
System = Distribution System

AMR = Automatic Meter Reading  
AFY = acre-feet per year  
CUWCC = California Urban Water Conservation Council  
BMP = Best Management Practice

# Conditions of Approval

## **EXHIBIT B - CONDITIONS OF APPROVAL DRC2012-00052 (Peoples Self Help Housing Development Plan/Coastal Development Permit)**

### **Approved Development**

1. This approval authorizes:
  - a. Construction of 33 affordable apartment units in 8 buildings, a common building, and associated landscaping, parking area, and related site improvements.
  - b. Approximately 2.04 acres of site disturbance on a 5.88 acre parcel.

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

#### Access

2. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030/23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
  - a. Street plan and profile for extending School House Lane across the project frontage to complete the project side to an A-2 urban street section fronting the property, and a full travel lane on the opposite side.
  - b. Both driveways must be constructed to B-3a driveway approach and A-5 sight distance standards.
  - c. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
  - d. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - e. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
  - f. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.

- g. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
- 3. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the County or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
- 4. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire, or the regulating fire agency standards and specifications back to the nearest public maintained roadway.

#### Biological Resources

- 5. **BR - 5 At the time of application for grading and/or construction permits**, the applicant shall submit to the Department of Planning and Building for 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. The landscape plan shall clearly show the following:
  - a. Limit tree removal to no more than five (5) Monterey pine trees having a six inch diameter or larger and three (3) Coast live oak trees having a four inch diameter at a height of 4.5 feet above the ground, as shown on the approved site plan. 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.
  - b. The five (5) Monterey pine trees removed as a result of the project shall be replaced at a 4:1 ratio. A total of twenty (20) Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*.
  - c. The three (3) Coast live oaks removed as a result of the project shall be replaced at a 6:1 ratio. A total of eighteen (18) one gallon size Coast live oak replacement trees shall be planted.
  - d. Description of irrigation plans and plan notes shall indicate compliance



with the standards of Vegetation Replacement in the North Coast Planning Area.

- e. Plan notes shall indicate that all new plants shall be maintained until successfully established and in addition, standard planting procedures shall be used.

6. **BR - 6 At the time of application for grading and/or construction permits,** the 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 driplines 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.
- f. 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.

Drainage

- 7. **At the time of application for construction permits,** the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance. All drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.

8. **At the time of application for construction permits,** the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
9. **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.

#### Fire Safety

10. **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 Cambria Fire Department letter and dated September 20, 2018.

#### Services

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

#### Site Development

12. **At the time of application for construction permits,** plans submitted shall show all development consistent with the preliminary grading plan, site plan, and architectural floor plans and elevations.

#### Stormwater Control Plan (SWCP)

13. **At the time of application for construction permits,** the applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.
  - a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County's latest SWCP template.
  - b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms;

1. Structural Control Measure Description (Exhibit B)
  2. Stormwater System Contact Information
  3. Stormwater System Plans and Manuals
- c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.

Stormwater Pollution Prevention Plan (SWPPP)

14. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

**Conditions to be completed prior to issuance of grading and/or construction permits**

Access

15. **Prior to commencement of permitted activities (but after permit issuance)** the applicant shall widen Schoolhouse Lane a sufficient width as necessary to contain all elements of the roadway prism including slopes, sidewalks, driveway aprons, curb returns and other improvements.

Biological Resources

16. **BR - 2 Prior to issuance of grading and/or construction permits**, the applicant shall submit to the Department of Planning and Building for review and approval, a mitigation and monitoring plan that provides for the retention of a viable population of Cambria morning glory in suitable open space areas on the property. Implementation of the plan will reduce impacts to Cambria morning glory to a less than significant level.
- a. The mitigation plan will require that the plant materials (seed or cuttings) come from the site so that genetic material of the original population will be reintroduced.
  - b. The mitigation site shall be maintained and monitored for a minimum of 5 years.
  - c. The plan shall provide for the annual success of a number of individual Cambria morning glory plants at least equal to the current population.

17. **BR - 3 Prior to issuance of grading and/or construction permits**, the applicant shall conduct a survey of any trees planned for removal over 20 inches at breast height (4.5 ft), by a qualified biologist to determine if any of the trees proposed for removal or trimming harbor sensitive bat species or maternal bat colonies. If a non-maternal roost is found, the qualified biologist, with prior approval from California Department of Fish and Wildlife, will install one-way valves or other appropriate passive relocation method. For each occupied roost removed, one bat box shall be installed in similar habitat and should have similar cavity or crevices properties to those which are removed, including access, ventilation, dimensions, height above ground, and thermal conditions. Maternal bat colonies may not be disturbed.
18. **BR - 4 Prior to issuance of grading and/or construction permits**, the applicant shall conduct a pre-construction survey within thirty days of beginning construction work on the project site to identify if any woodrat nests are present. If found, and where practicable, observe a 25-foot setback from known woodrats nests. No project activities shall occur within the setback. Nests that cannot be avoided shall be dismantled prior to construction activities to allow any animals to escape harm and to reestablish territories for the next breeding season. Nest shall be dismantled outside the breeding season, between September 1 and December 31. Dismantling shall be done by hand, allowing any animal to escape toward available habitat. If a litter of young is found or suspected, nest material should be replaced, and the nest left alone for 2-3 weeks before a recheck to verify that young are capable of independent survival before proceeding with nest dismantling (DFG, 2008). Nest dismantling shall be conducted under supervision by a qualified biologist.
- a. If woodrat nests are identified within the Study Area during preconstruction surveys, a biological monitor shall be present during construction activities in all areas identified as potential habitat for special status mammals that have not previously been disturbed by construction. The monitor shall be qualified to capture and relocate any special status species that are found during construction. The monitor shall have the authority to stop work, if special status species are encountered, for any duration necessary to capture a relocate the animals.

#### Cultural Resources

19. 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.

#### Fees

20. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
21. **Prior to issuance of a construction permit**, the applicant shall pay all applicable North Coast Road Improvement road fees.

#### Geology and Soils

22. **GS - 1 Prior to issuance of construction and/or grading permits**, the applicant shall submit final plans demonstrating compliance with the Engineering Geology Investigation Update (February 22, 2018) and Soils Engineering Report (February 28, 2013).
23. **GS - 2 Prior to issuance of construction and/or grading permits**, the applicant shall submit an erosion and sedimentation control plan in compliance with County Ordinance Section 22.52.120.
24. **GS - 3 Prior to issuance of construction and/or grading permits**, the applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board. The applicant must also enroll for coverage under California's Construction General Permit.

#### Stormwater Control Plan (SWCP)

25. **Prior to acceptance of the improvements (if applicable)**, the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.

#### Visual

26. **VR - 1 Prior to issuance of grading and/or construction permits**, the applicant shall provide an exterior lighting plan. The lighting plan shall be consistent with Section 23.04.320 of the Coastal Zone Land Use Ordinance and provide for bollard and low-voltage lighting in all outdoor landscaping and patio areas. Lighting shall be the minimum necessary for public safety. The plan 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 neighboring properties. All lighting poles, fixtures, and hoods shall be dark colored. Security lighting shall be shielded so as not to create glare when viewed from neighboring properties.
27. **VR - 2 Prior to issuance of grading and/or construction permits**, the applicant shall submit construction drawings consistent with the approved color board, site plan, floor plan, and elevations that demonstrate the following:
- a. Highly articulated architectural forms;
  - b. Roof elevations do not silhouette the skyline; and
  - c. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment.

#### **Conditions to be completed prior to construction activities**

#### Air Quality

28. **AQ - 4 Prior to commencement of construction activities**, the applicant shall notify the APCD, by letter, that the mitigation measures AQ-1, AQ-2, and AQ-3 have been applied.

#### Biological Resources

29. **BR - 1 Within one week of ground disturbance activities**, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. A pre-construction survey report shall be submitted to the Department of Planning and Building immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Projects site and nest locations shall be included with the report. The Project biologist conduct the nesting

survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

If nests of the sensitive birds are identified in the work area, the following additional mitigations measures shall be implemented:

- d. Occupied nests of special status bird species shall be mapped using GPS or survey equipment. Work shall not be allowed within a 100 foot buffer while the nest is in use. The buffer zone shall be delineated on the ground with orange construction fencing where it overlaps work areas.
- e. Occupied nests of special status bird species that are within 100 feet of project work areas shall not be monitored at least every two weeks through the nesting season to document nest success and check for project compliance with buffer zones. Once burrows or nests are deemed inactive and/or chicks have fledged and are no longer dependent on the nest, work may commence in these areas.

30. **BR – 7 Pre-construction surveys and avoidance measures.** Prior to any ground disturbance, the applicant shall conduct pre-construction biological surveys for:

- a. Special-status plant species in all areas subject to ground-disturbing activity, including, but not limited to, grading, footing preparation, assembly yards, staging areas, new access roads, utility lines, etc. The surveys shall be conducted during the appropriate blooming period(s) by a County-qualified plant botanist/biologist according to protocols established by the USFWS, CDFW, and California Native Plant Society (CNPS). All listed plant species found shall be marked and avoided. Any populations of special-status plants found during surveys will be fully described, mapped, and a CNPS Field Survey Form or written equivalent shall be prepared.

These surveys must be accomplished within 24 months of construction and during a year in which rainfall totals are at least 80% of average and in which the temporal distribution of rainfall is not highly abnormal (e.g., with the vast majority of rainfall occurring very early or late in the season) to be reasonably certain of the presence/ absence of rare plant species, unless surveys of reference populations document that precipitation conditions would not have adversely affected the detectability of the species.

- b. Sensitive wildlife species in all areas subject to ground-disturbing activity, including, but not limited to, grading, footing preparation, assembly yards, staging areas, new access roads, utility lines, etc. Furthermore, the survey shall extend at least 250 feet out from the

project limits, given the larger buffers that certain wildlife species require when present. This buffer survey distance may increase if there are known species in the area that require greater buffer distances. The surveys shall be conducted during the appropriate period(s) by a County-qualified biologist according to protocols established by the USFWS and/or CDFW. All sensitive species found shall be fully discussed and as needed, appropriate measures provided to avoid or minimize impacts, per established protocols. Protective buffer distances shall be specified. Any wildlife relocation shall be according to existing protocols by qualified biologists as recognized by CDFW and/or USFWS. All reports prepared by the biologist(s) shall be submitted to the County for compliance verification.

If wildlife relocation is required, success criteria shall be developed and a reasonable monitoring milestone and durations established. Monitoring the success criteria shall be conducted for at least three (3) years after initial relocation. If any success criteria are not being met, the Applicant shall complete the necessary remedial actions as quickly as possible. Once all county-approved success criteria have been met, wildlife monitoring activities are no longer required.

31. **BR – 8 Prior to site grading**, any populations of special-status plant species or resident/ migratory wildlife identified during the surveys shall be protected by a buffer zone. The buffer zone shall be established around these areas and shall be of sufficient size to eliminate potential disturbance to the species from human activity and any other potential sources of disturbance including human trampling, erosion, and dust. The size of the buffer may depend upon the proposed activities and the species impacted. The buffer for herbaceous and shrub species shall be, at minimum, 50 feet from the perimeter of the population or the individual. Wildlife buffers will be more and variable depending on the species found. Highly visible flagging shall be placed along the buffer area and remain in good working order during the duration of any construction activities in the area.

#### Public Improvements

32. **Prior to commencing permitted activities**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.

## **Conditions to be completed during construction activities**

### **Air Quality**

33. **AQ – 1 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. Reduce the amount of disturbed area where possible;
  - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
  - c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
  - d. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities;
  - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating native grass seed and watered until vegetation is established;
  - f. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
  - g. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
  - h. Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site;
  - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;



- j. The 'track-out prevention device' can be any device or combination of devices that are effective at preventing track-out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified; and
  - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible. Roads shall be pre-wetted prior to sweeping when feasible.
  - l. All PM10 mitigation measures required should be shown on grading and building plans;
  - m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.
34. **AQ - 2 Construction Phase Idling Limitations.** This project is in close proximity to nearby sensitive receptors (Santa Lucia Middle School, residences). Projects that will have diesel powered construction activity in close proximity to any sensitive receptor shall implement the following mitigation measures to ensure that public health benefits are realized by reducing toxic risk from diesel emissions:
- a. California Diesel Idling Regulations. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
    - i. Shall not idle the vehicle's primary diesel engine for greater than 5-minutes at any location, except as noted in Subsection (d) of the regulation; and
    - ii. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater

than 5 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

- b. Off-road diesel equipment shall comply with the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use Off-Road Diesel regulation.
- c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5-minute idling limit.
- d. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: [www.arb.ca.gov/msprog/truck-idling/factsheet.pdf](http://www.arb.ca.gov/msprog/truck-idling/factsheet.pdf) and [www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf](http://www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf).
- e. In addition to the state required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors:
- f. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- g. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
- h. Use of alternative fueled equipment is recommended; and
- i. Signs that specify the no idling areas must be posted and enforced at the site.

35. **AQ - 3 During construction**, prior to operation of the following list of equipment (or similar equipment), the applicant shall contact the APCD to determine if an operating permit is necessary:

- a. Power screens, conveyors, diesel engines, and/or crushers
- b. Portable generators and equipment with engines that are 50 horsepower (hp) or greater
- c. Electrical generation plants or the use of standby generator
- d. IC engines
- e. Rock and pavement crushing
- f. Unconfined abrasive blasting operations
- g. Tub grinders
- h. Trommel screens
- i. Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc.)

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

Access

36. **Prior to occupancy**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.

Air Quality

37. **AQ - 5 Operational Phase Impacts - Residential Wood Combustion.** Under APCD Rule 504, only APCD approved wood burning devices can be installed in new dwelling units. These devices include:
- a. All EPA-Certified Phase II wood burning devices;
  - b. Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been 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 which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
  - d. Pellet-fueled woodheaters; and
  - e. Dedicated gas-fired fireplaces.

Compliance

38. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final building inspection / establishment of the use**. If bonded for, landscaping shall be installed within 60 days after final building inspection. If installed or bonded for, the landscaping shall thereafter be maintained in a viable condition in perpetuity. If landscaping is for screening, such landscape must be maintained to provide the required or better screening in perpetuity.
39. **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.

Services

40. **Prior to final building inspection**, the applicant shall submit evidence from the Cambria Community Services District verifying that all conditions of the

project's will serve letter have been satisfied and that all retrofits have been fully implemented, resulting in no net increase in water demand.

#### Fire Safety

41. **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. The Fire Safety Plan shall address how the project would be evacuated in the event of emergency consistent with applicable fire safety regulations and best practices.

#### Visual

42. **VR - 3 Prior to occupancy or final inspection**, whichever occurs first, the approved lighting plan shall be implemented.

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

##### Access

43. **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.
44. **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, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.

##### Affordability Period

45. **On-going condition of approval (valid for 55 years)**, in exchange for receiving the concession of reduced side and rear yard setbacks and building height in accordance with State Density Bonus Law, the project shall remain affordable for a period of 55 years. The project is also slated to receive other funding sources that require the same affordability period and those conditions will be recorded on the deed of trust and security agreements and the use agreement/deed of trust covenants.

##### Fees

46. **On-going condition of approval (valid for the life of the project)**, 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.

Indemnification

47. The applicant shall as a condition of approval of this Development Plan / Coastal Development Permit application defend, at his or her 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 Development Plan / Coastal Development Permit or the manner in which the County is interpreting or enforcing the conditions of this Development Plan / Coastal Development Permit, or any other action by a third party relating to approval or implementation of this Development Plan / Coastal Development Permit. The applicant shall reimburse the County for any court costs and attorney fees that 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.



## **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 SECTIONS:**

**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 AND AFFORDABLE HOUSING STANDARDS:**

#### **Cambria Community Wide Standards:**

**Planning Standard 2. Reservation of Service Capacity.** The Cambria Community Service District (CCSD) shall reserve available water and sewage treatment capacity for the following priority uses:

**B. Affordable Housing – Program Required.** The CCSD shall reserve sufficient water and sewer capacity to serve affordable housing. Prior to issuance of any further water will-serve letters, the District shall propose to the County a program to accommodate a limited number for affordable housing units each year. The program shall be consistent with definitions

of affordable housing in the County Housing Element. The exact number shall be determined based on unmet housing needs, and availability of water.

**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 CCSD connections or water service commitments existing as of November 15, 2001 (including those recognized as "pipeline projects" by the Coastal Commission on December 12, 2002 in coastal development permits A-3-SLO-02-050 and A-3-SLO-02-073, shall assure no adverse impacts to Santa Rosa and San Simeon Creeks

**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.

#### **Cambria Urban Area Standards:**

**Planning Standard D(2). Affordable Housing.** The County and the Cambria Community Services District (CCSD) should work together to ensure that affordable housing project proposals are allocated adequate capacity of available water supplies.

#### **Population, Housing, and Economy Standards:**

**Planning Standard C(2). Cambria.** Cambria has approximately 50 acres of vacant and partially developed land in the Residential Multi-family and Commercial Retail categories, with the potential for 616 additional dwelling units within these land use categories, provided that public service constraints can be resolved and LCP resource protection policies can be met by such development.

## **NORTH COAST AREA PLAN MONTEREY PINE FOREST STANDARDS:**

**Cambria Urban Area Standard B.1.** All development within Monterey pine forest (TH) shall include the following minimum standards:

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

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

**C. Plan Requirements.** All site, construction and grading plans submitted to the County shall identify by species and diameter all Monterey pine trees that are six inches or more in diameter 4.5 feet above ground and oak trees four inches or more in diameter 4.5 feet above ground identified by species and diameter. The plans shall indicate which trees are to be retained and which trees are proposed for removal. In addition, such plans shall clearly show:

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

(2) 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.

(3) Plan notes shall indicate native trees and undergrowth outside of the “project limit area” shall be left undisturbed.

(4) Identify any necessary tree trimming. Plan notes shall indicate a skilled arborist, or accepted arborist's techniques, will be used when removing tree limbs.

(5) Plan notes shall indicate wherever soil compaction from construction will occur within driplines that the compacted root zone area shall be aerated by using one of the following techniques: a. Injecting pressurized water. b. Careful shallow ripping that radiates out from the trunk (no cross-root ripping). c. Other County-approved techniques.

(6) 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. D. Notice of pending tree removal application. Where Plot Plan approval is required for a tree removal permit, a notice shall be posted by the property owner or representative near the front property line on the subject site. The notice shall be maintained in good condition by the property owner until permit issuance.

**E. Construction Practices.** Construction practices to protect Monterey pines, oak trees and significant understory vegetation shall be implemented. These construction practices are to include at minimum;

(1) All plan notes required in Standard C. above shall be implemented.

(2) 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.

(3) 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.

(4) 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.

(5) Driveway Placement. When remodeling or replacing existing residences, avoid moving established driveways if trees or significant vegetation would be negatively impacted.

**F. Replacement of Vegetation.** Any Monterey pine trees that are six inches or more in diameter 4.5 feet above ground removed shall be replaced at a 4:1 ratio. Any oak trees that are four inches or more in diameter 4.5 feet above ground removed shall be replaced at a 6:1 ratio. All open areas of the site disturbed by project construction are to be seeded with native, drought and fire resistant species that are compatible with the habitat value of the surrounding forest. Replacement vegetation shall be planted in conformance with the following measures:

(1) A replanting plan shall be prepared as a part of the application. Elements of this plan shall include the type, size and location of vegetation; a description of irrigation plans; and plan notes indicating compliance with the standards of this section. Any proposed on-site or off-site replanting plan must be approved by the County Planning and Building Department prior to issuance of building permits.

(2) Container sizes for all replacement seedlings shall be one gallon, unless approved by the Director of Planning and Building. *Pinus radiata* var. *macrocarpa*, the native Monterey Pine tree, shall be used for replanting of any pine tree removed. No out of area Monterey Pine stock shall be used.

(3) New trees shall be planted to reinforce the forest character on the site and in the street frontage, and to screen proposed development. If insufficient area exists to plant all or any of the replacement vegetation on site, then the replanting plan shall identify an appropriate off-site area and owned or managed by an appropriate government agency or nonprofit organization. If an off-site replanting is chosen, the replanting must occur with the review and approval of the Environmental Coordinator, and shall be verified by submittal of a letter from the appropriate agency or organization to the Environmental Coordinator. All replacement conditions and monitoring measures (e.g., number of trees, maintenance, etc.) shall apply.

(4) To prevent or reduce the spread of disease from pine pitch canker, bark beetles or other diseases affecting the forest, the following measures shall be followed: a. Infected or contaminated material shall not be transported to areas that are free of the disease; b. When cutting or pruning a diseased tree, tools shall be cleaned with a disinfectant before using them on uninfected branches or other trees; c. Disease and insect buildup shall be avoided by promptly removing and disposing of dead pine material by either burning (where and when allowed), burying, tarping with clear plastic for six months, or chipping. If material is chipped, it should be



left as a thin layer on site; d. Plant material shall be covered or enclosed when it is taken off-site to avoid dispersal of material contaminated with bark beetles.

(5) Prior to final building permit inspection, the applicant shall provide a letter to the County prepared by a qualified nurseryman or landscape contractor that the revegetation plan has been properly implemented; and

(6) All new plants shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

(7) Maintenance shall be often enough to keep weeds at least 3 feet away from each planting, provide adequate moisture to all plants, and ensure all other components (e.g., irrigation system, caging) are kept in good working order.

(8) The health and maintenance of replacement vegetation shall be monitored at least once a year from the date of final building permit inspection for a period of time no less than three years, or until the vegetation is successfully established, whichever comes later. Monitoring reports shall be prepared by an expert competent in landscape planting and maintenance of the Monterey pine forest, and reports shall be submitted to and approved by the County.

**G. Understory Vegetation Removal.** No understory vegetation shall be removed until a permit has been issued or unless an immediate hazardous condition exists. Understory vegetation removal to create, improve, or maintain adequate defensible space and Fire Hazard Fuel Reduction shall be the minimum necessary. Evidence used to determine whether understory vegetation has been removed without a permit will include, but is not limited to, all photo documentation available. At the time of permit application, if there is evidence that the understory has been cleared without a permit or if there is evidence that the understory has been cleared outside of the approved 'project limit area,' 20 plants from the following list shall be planted on-site for every 1,000 square feet affected. At least four different species shall be used of approximately equal amounts. All plants shall be from container stock of one-gallon or less. All planting shall be subject to the "Replacement of Vegetation" requirements described above.

(1) Acceptable Species. The following are considered acceptable for replacement: *Quercus agrifolia* (Coast Live Oak) - no more than two seedlings per 1,000 square feet *Arctostaphylos tomentosa* (Manzanita)

Heteromeles arbutifolia (Toyon) Rhamnus californica (Coffeeberry) Rubus ursinus (California Blackberry) Symphoricarpos mollis (Creeping Snowberry) Vaccinium ovatum (Evergreen Huckleberry) Ribes menziesii (Gooseberry) Lonicera hispidula (Honeysuckle)

**H. Clustering of Development Required.** Clustering shall be required for new land divisions or multi-family residential development projects within the Monterey Pine Forest Habitat areas. New land divisions or multi-family residential development shall ensure that all future development shall be located entirely outside of ESHA and necessary buffers consistent with Coastal Zone Land Use Ordinance Section 23.07.170. All of the ESHA and buffers shall be retained and protected as Open Space. When feasible, new development shall be restricted to slopes less than 20 percent.

## **COASTAL PLAN POLICIES**

### **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.”

### **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 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

#### **COASTAL ZONE LAND USE ORDINANCE FIRE SAFETY SECTIONS:**

**23.05.082 - Fire Safety Plan.** The purpose of a fire safety plan is to enable a fire protection agency that has jurisdiction over a proposed site to evaluate the adequacy of proposed fire protection measures, and to keep itself informed of new developments to evaluate their effect upon the ability of the agency to provide continuing service. The approval of a fire safety plan does not imply a commitment by any agency to an increased level of service.

**a. Where required:** A fire safety plan is to be submitted with a land use permit application as follows:

**(1) Within urban and village reserve areas:** All land use permit applications shall be submitted to the applicable fire protection agency, except for single family dwellings proposed on existing lots where a letter from the applicable fire protection agency is submitted that verifies that adequate fire flow and fire hydrants exist.

**(2) Rural areas:** All applications for uses proposed outside of urban or village reserve lines are to be submitted to the County Fire Chief or

designated appointee, except agricultural uses not involving buildings and agricultural accessory buildings.

**(3) Exception:** The requirements of this section may be waived where the applicable fire protection agency verifies in writing that fire safety review is unnecessary.

**b. Fire safety plan content:**

**(1) Urban and village areas:** A fire safety plan shall identify the location of the fire hydrant nearest to the site; the location of any emergency firefighting equipment or water supplies on the proposed site; the location of any explosive or flammable materials; and means of access to all structures available for firefighting equipment.

**(2) Rural areas:** A fire safety plan shall include the location of: available water storage; any storage of fuel, explosives, flammable or combustible liquids and gases; and identification of the extent of proposed vegetative fuel reduction areas.

**(3) Exception to content requirements:** Where the applicable fire protection agency determines that information provided with the project application and plans is sufficient to enable fire safety review without the need for a separate fire safety plan, the information required by subsections b(1) and b(2) of this section need not be supplied. A letter verifying the adequacy of application information shall be submitted to the Planning and Building Department.

**c. Fire safety plan review:**

**(1) Timing of review:** Review of a fire safety plan is to be completed before approval of a Minor Use Permit or Development Plan application; and before application for construction permits in cases of Plot Plan approval.

**(2) Effect of review:** Review of fire safety plans is to result in a recommendation to the applicant on the adequacy of proposed fire protection measures, which does not affect approval or disapproval of a project application, except: (i) Where the recommendations of the agency enforce the specific provisions of this chapter or, where applicable, the Uniform Fire Code and the State Responsibility Area Fire Safe Regulations (Public Resources Code Section 1270 et seq.). (ii) Where the authority vested in the fire protection agency enables the agency to mandate fire protection requirements for new development, such requirements shall be met before final building inspection has been granted or prior to occupancy where allowed by Section 19.04.042 (Occupancy or use of an incomplete structure). (iii) In the case of applications for Minor Use Permit or Development Plan approval, recommended fire protection requirements shall be considered as

conditions of approval as set forth in Section 23.02.034c(2) (Development Plan Approval - Additional Conditions).



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

Exhibit 7

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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.

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Jim Bahringer, President  
Board of Directors

APPROVED AS TO FORM:

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Timothy J. Carmel  
District Counsel

ATTEST:

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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

Exhibit 8

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## 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.

Exhibit 8

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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)



**Legend**

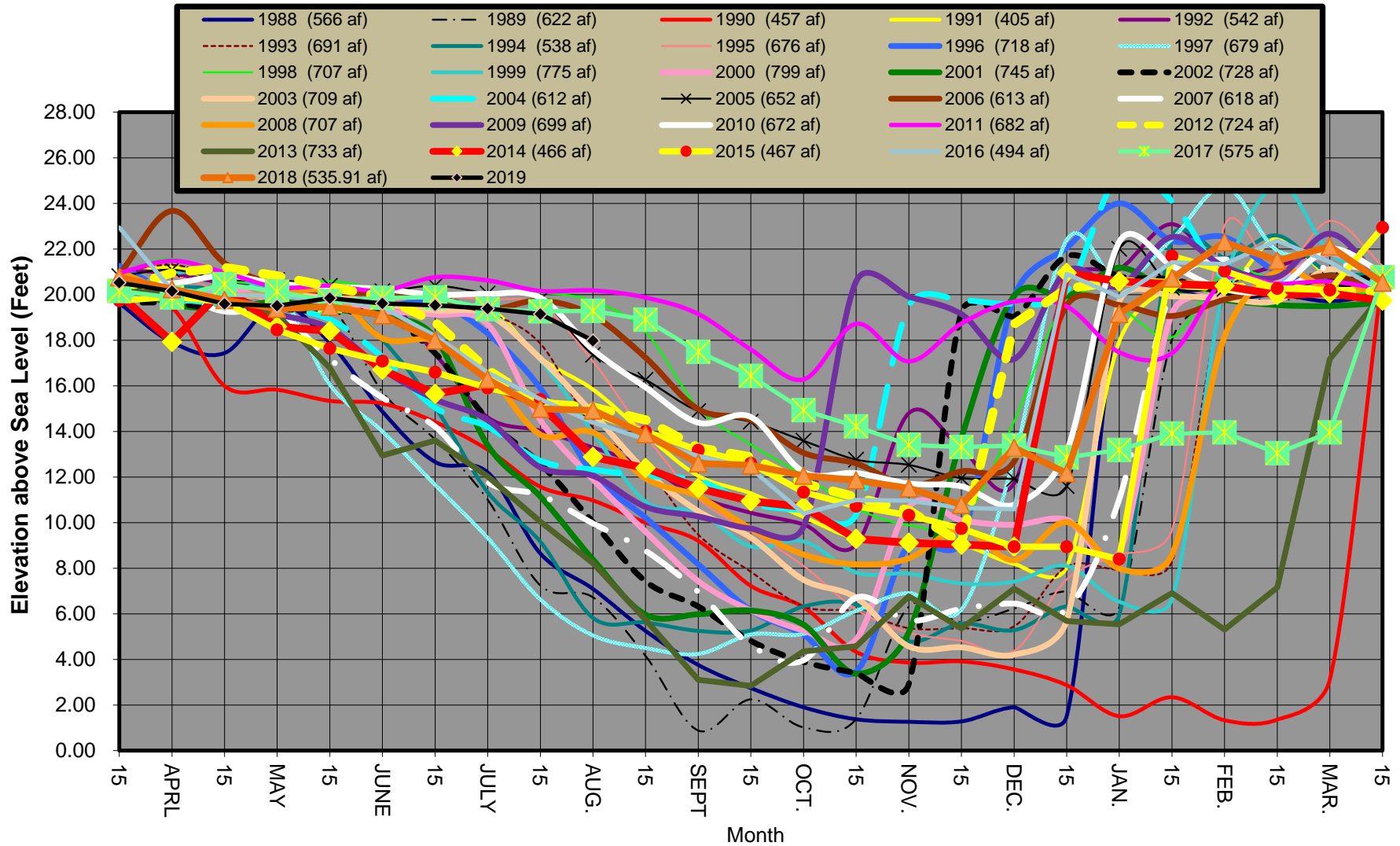
- Existing Cambria Water Supply Pipeline
- Existing Water Supply Wells
- Proposed**
  - Product Water Pipeline Connection
  - Product Water Injection Well
  - AWTP Feed Water Pipeline
  - Brackish Ground Water Extraction Well
  - Lagoon Fresh Water Supply Pipeline
  - Habitat Mitigation/Injection Well
  - Mitigation Well Supply Line

Map labels include: San Simeon Creek, San Simeon Lagoon, San Simeon-Monterey Creek Rd., Van Gordon Creek Rd., San Simeon State Park, San Simeon Creek Campsite, Monitoring Well Location TBD, Advanced Water Treatment Plant (AWTP), Modify existing holding basin to Brine Evaporation Pond, Highway 1, Highway 166, and To Cambria Water Supply.

Scale: 0 to 800 Feet. North arrow pointing up.

Source: Google™ earth

# San Simeon Creek Well Levels 1988 - Current





CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **7.D**

FROM: Jerry Gruber, General Manager

Meeting Date: January 30, 2014

Subject: Consideration of Adoption of a Revised  
Affordable Housing Program Waitlist

**RECOMMENDATIONS:**

It is recommended that the Board of Directors review the status of the Affordable Housing Program and not issue an allocation of six additional residential affordable housing units for the 2013 calendar year.

**FISCAL IMPACT:**

There are no immediate fiscal impacts.

**DISCUSSION:**

This item is presented annually to the Board of Directors.

CCSD Municipal Code Section 8.04.110(B) provides for the allocation of six (6) residential housing units per calendar year under the Affordable Housing Program (AHP). The Municipal Code further provides that unused AHP units are to be carried forward to the next year. The Municipal Code also states that the Board can modify or eliminate the allocation based upon a change in availability of resources, or by a change in ordinances, resolutions, rules or regulation adopted by the Board for the protection of the public health, safety and welfare.

At this time there are currently 57 positions on our Affordable Housing Waitlist (AHP). There have been no requests for AHP Intent to serve letters. Therefore staff recommends that no allocations be added to the AHP waitlist for calendar year 2014.

Attachments:

- Affordable Housing Waitlist for 2013

BOARD ACTION: Date \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

UNANIMOUS: \_\_\_ BAHRINGER \_\_\_ ROBINETTE \_\_\_ CLIFT \_\_\_ THOMPSON \_\_\_ RICE \_\_\_

## Affordable Housing Program Waiting List

**As of 12/20/2013**

\* Only projects serving project defined as "Low" or "Lower" Income households as defined in Section 50079.5 of the California Health and Safety Code.

POS #	NAME	PARCEL #	EDUS
1-57	Unused	n/a	57

### AFFORDABLE HOUSING PROGRAM ALLOCATION HISTORY:

Year	Annual Allowance	# Used / Project	Balance Available
1993	6	0	6
1994	6	0	12
1995	6	0	18
1996	6	24/ People's Self Help Housing	0
1997	6	5/ Borges	1
1998	6		7
1999	6		13
2000	6		19
2001	6		25
Moratorium established			
2002	6		31
2003	6		36
2004	6		40
2005	6		46
2006	6		52
2007	6		58
2008	6		64
2009	6		70
2010	6		76
2011	6		82
2012	6	22/ People's Self Help Housing	88-22=66
2012	2	Returned by Habitat for Humanity	66+2=68
2013	n/a	18/ People's Self Help Housing	68-18=50
2013	7	Returned by People's Self Help Housing	57



## CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **7.E.**

FROM: Jerry Gruber, General Manager

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Meeting Date: January 30, 2014      Subject: Consideration of Adoption of Resolution 02 2014 Approving an Agreement Regarding the Refunding of Water and Sewer Connection Fees

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### **RECOMMENDATIONS:**

That the Board of Directors adopt Resolution 02-2014 approving an Agreement Regarding the Refunding of Water and Sewer Connection Fees between the CCSD, Cambria Pines Apartments and the San Luis Obispo Housing Trust Fund and authorize the General Manager to sign the Agreement on behalf of the District.

### **FISCAL IMPACT:**

The developer will be paying the amount of \$184,450 to connect the project to the CCSD's water and sewer facilities. In accordance with CCSD Municipal Code Section 8.04.110(C) they will be eligible for a refund of fifty percent (50%) of the connection fees once all qualified housing units are completed. The developer has also paid \$ 194,500 in Retrofit in-lieu fees for the project.

### **DISCUSSION:**

The Board of Directors previously approved the issuance of intent to serve letters to Peoples' Self Help Housing ("PSHH") in order to allow them to proceed with a 40 unit affordable housing project at 2845 Schoolhouse Lane. This project has been reduced to a 33 unit affordable housing project at 2845 Schoolhouse Lane. CCSD Municipal Code Section 8.04.110(C) provides that affordable housing projects are eligible for a fifty percent (50%) reduction in connection fees in the form of a refund once all qualified housing units are completed. The amount of fees to be paid to connect the project to the CCSD's water and sewer facilities is \$184,450.

Subsequently, PSHH entered into an Agreement Regarding Payment of Water and Sewer Connection Fees with the District, which provides for the manner of payment of the fees in accordance with Section 8.04.110(C).

The project is now being developed by PSHH through a limited partnership called Cambria Pines Apartments and is being funded by a loan from the San Luis Obispo Housing Trust Fund ("Housing Trust Fund"). The Housing Trust Fund has requested that the CCSD enter into the attached Agreement Regarding Refunding of Water and Sewer Connection Fees in order to provide that when the developer becomes eligible to receive any refunds pursuant to Section 8.04.110(C), that if there is an outstanding balance on the loan the refund will be made to the Housing Trust Fund. The Agreement sets out the procedure for making the refunds. Staff

Exhibit 10

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recommends that the Board of Directors adopt Resolution 02-2014 approving the Agreement and authorizing the General Manager to execute it on behalf of the CCSD.

Attachments:

Resolution 02-2014

Agreement Regarding Refunding of Water and Sewer Connection Fees

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BOARD ACTION: Date \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

UNANIMOUS: \_\_\_ THOMPSON \_\_\_ BAHRINGER \_\_\_ CLIFT \_\_\_ ROBINETTE \_\_\_ RICE \_\_\_