



## **5.2 AESTHETICS/LIGHT AND GLARE**

Visual resource information for this Section was compiled from surveys conducted by RBF Consulting. The purpose of this Section is to describe the existing aesthetic environment in Cambria and its vicinity, and analyze potential Project impacts to public scenic vistas and views, the aesthetic character of the area, and scenic resources. The introduction of new sources of light and glare is also addressed in this Section.

### **EXISTING CONDITIONS**

#### **REGULATORY SETTING**

The policies, which govern aesthetic issues in Cambria, are referenced in the California Coastal Act and the following San Luis Obispo County documents:

- ◆ *North Coast Area Plan Cambria and San Simeon Acres Portions Updated* (November 6, 2007);
- ◆ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft EIR*, May 18, 2005;
- ◆ *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Final EIR*, October 6, 2005;
- ◆ *San Luis Obispo County Code*; and
- ◆ *Coastal Zone Land Use Ordinance*.

#### **NATIONAL SCENIC BYWAYS PROGRAM**

The National Scenic Byways Program of the Federal Highway Administration (FHWA) provides for the designation of roads that have outstanding scenic, historic, cultural, natural, recreational, and archaeological qualities as All-American Roads (AAR) or National Scenic Byways (NSB). The FHWA promotes the collection as America's Byways.

Highway 1 in north San Luis Obispo County, winds past and through some of the finest viewsheds in the western United States, as the Highway traverses a variety of terrain. In June 2002, the San Luis Obispo North Coast Byway - Route 1, was designated an AAR by the FHWA.

The San Luis Obispo North Coast Scenic Byway stretches 57 miles over California Highway Route 1, from the City of San Luis Obispo, north of Pismo Beach, to the Byway's northern point at the Monterey County line. The Byway contains four major sections: Morros, Estero Bay, Harmony Valley, and The Big Sur Gateway sections. Cambria is found along the Harmony Valley section of the Byway.



## **CALIFORNIA SCENIC HIGHWAY PROGRAM**

The California Scenic Highway Program was created to preserve and protect scenic highway corridors from change, which would diminish the aesthetic value of lands adjacent to highways. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Section 260 et. seq.

The Route 1 Scenic Highway, which received its designation by Caltrans in August 1999, includes three separate segments traversing four counties: Santa Barbara, Monterey, San Luis Obispo, and San Mateo. The highway segment that traverses San Luis Obispo County (and the Cambria area) is the North Coast Scenic Byway. This highway segment extends 57 miles from the San Luis Obispo City limit to the Monterey County line.

## **California Coastal Act of 1976**

The California Coastal Act sets forth policies for the protection, maintenance, and enhancement of the California coast. The Act places an emphasis on the protection of ocean and coastal views from public areas, and designates Highway 1 as the most important coastal scenic highway in the State. This special status mandates that the highway remain a two-lane highway in the rural areas of the State and that the County protect the views from Highway 1.

## **San Luis Obispo County General Plan**

The *General Plan* includes policies within the Agriculture and Open Space, and Conservation Elements related to preserving aesthetic resources, including views from scenic corridors.

## **Local Coastal Program**

### **LOCAL COASTAL PLAN POLICY DOCUMENT**

The LCP Policy Document sets forth policies to preserve visual and scenic resources, including policies related to:

- ◆ Site selection for new development;
- ◆ Landform alterations;
- ◆ Special communities and small-scale neighborhoods;
- ◆ Preservation of trees and native vegetation;
- ◆ Utility lines within view corridors;
- ◆ Signs; and
- ◆ Development on coastal bluffs.

The Coastal Plan policies relevant to aesthetics are:

*Policy 2: Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas.*

*Policy 6: New development shall be designed and sited to complement and be visually compatible with existing characteristics of the community, which may include concerns for the scale of new structures, compatibility with unique or*



*distinguished architectural historical style, or natural features that add to the overall attractiveness of the community.*

## FRAMEWORK FOR PLANNING

This document contains information that pertains to visual and scenic resources including:

- ◆ Circulation design considerations;
- ◆ Allowable uses within land use categories; and
- ◆ Combining Designation program descriptions and definitions.

## NORTH COAST AREA PLAN (NCAP)

### Combining Designation Overlays

Combining Designations (CD) are special overlay land use categories applied in areas of the County with potentially hazardous conditions or significant natural resources. In these areas, more detailed project review is needed to avoid or minimize adverse environmental impacts, or effects of hazardous conditions on proposed projects. The following CDs relative to aesthetics, and light and glare have been applied in Cambria:

- ◆ North Coast Shoreline (SRA).<sup>1</sup> The entire shoreline is a valuable scenic and natural resource, which must be protected from excessive and unsightly development..... The Monterey Bay Marine Sanctuary provides protection for the rich offshore marine habitat, and extends from 35 degrees 33 minutes North latitude (a point on the West Ranch in Cambria, approximately 1600 feet south of SeaCliff Estates) northward through Monterey County..... The entire North Coast also sustains important marine habitats, and provides for a variety of passive recreation uses.....
- ◆ Visitor Serving Areas (V). The commercial and recreation land use categories along Main Street in Cambria possess unique, visually pleasing characteristics, which serve as visitor destination points.
- ◆ San Simeon Point (SRA). This picturesque setting includes Monterey pines, cypress trees, tilted rock formations, and excellent views of the bay and ocean shoreline. While not biologically unique, the combined sensitivity of vegetation and viewshed make an SRA designation appropriate. Nonetheless, proposed development could be sited so as not to damage either the vegetation or viewshed through appropriate mitigation measures.

### Planning Area Standards

The NCAP contains special “standards” for the North Coast Planning area that are mandatory requirements for development, designed to handle identified problems in a particular rural area, or to respond to concerns in an individual community. The criteria for application of the Planning Area standards are discussed in detail in Section 5.1 (Land Use and Planning). The

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<sup>1</sup> SRA = Sensitive Resource Area.



NCAP standards<sup>2</sup> are presented below according to the location in the planning area where they apply (i.e., Cambria Urban or Rural). The NCAP standards regarding aesthetics, and light and glare that are relevant to the proposed Project are:

Cambria Urban Area

*Community Wide (CW):*

CW-12 Landscaping. All areas of the site disturbed by project construction shall be revegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest.....

CW-13 Exterior Lighting. Use only the minimum amount necessary to achieve essential illumination.

A. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.

B. All light fixtures are required to be fully shielded.

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

A. Application Content: In addition to the application requirements of the CZLUO and other Cambria Urban Area Plan Standards, applications for new development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff shall include the following:

(1) An analysis of ....

(2) Measurements for the form, mass, scale, and roofing and yard features (such as fencing). To the maximum extent feasible, new development shall be compatible with the character of the surrounding neighborhood....

CW-17 Site and Project Design Development Within View of Highway One. New development shall be screened from view from Highway One in accordance with the criteria below and shall preserve and enhance views of the ocean, shoreline, or other scenic areas. Where an addition to an existing structure is proposed, the entire structure shall be subject to the criteria below.

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



- A. Landform Alterations. Landform alterations (such as road grading, earth moving, and vegetation removal) shall be minimized. Where no feasible alternative exists, site disturbance shall be limited to areas that are least visible from Highway One.
- B. Location of Buildings. Buildings and parking areas shall use appropriate landscaping (including native vegetation when feasible) to minimize views of the site from Highway One.
- C. Highway One Frontage. Development on any site in the West Village that has a rear property line along or can be viewed from Highway One shall store trash, recyclables and other materials in a visually concealed area attached to the back of the building, with similar materials and colors as the building, in order to create a neater and cleaner look from Highway One. (This area could be an alcove in the building or an area surrounded by a fence or hedge.)
- D. Vegetative Screening. Vegetation shall be used to provide screening of development from Highway One. Vegetation which is used to screen landform alterations, buildings, or parking areas, shall be maintained for the life of the project.
- E. Night Lighting. Night lighting shall be the minimum necessary for convenience and security, and shall be shielded in order to minimize pollution of night skies. Lighting shall not conflict with the character of the area.
- F. Colors and Materials. Appropriate colors and materials shall be used to minimize structure visibility from Highway One.

### Rural Area Standards

#### *Areawide (AW):*

- AW-5 Application Contents - Land Divisions. Land division applications in areas visible from the public road must identify potential building site envelopes. These building sites shall be in developable locations least visible from the public road.
- AW-6 Site Selection. Primary site selection for new development shall be locations not visible from Highway 1 as follows:
  - A. Sites shall be selected where hills and slopes would shield development unless no alternative location exists or the new development provides visitor-serving facilities.
  - B. New development shall be located so that no portion of a structure extends above the highest horizon line of ridgelines as seen from Highway 1.
  - C. Where single ownership is on both sides of Highway 1, building sites shall be located on the east side of Highway 1 except for identified visitor-serving development.



- D. Development proposals for sites with varied terrain are to include design provisions for concentrating developments on moderate slopes, retaining steeper slopes visible from public roads undeveloped.

## **COASTAL ZONE LAND USE ORDINANCE**

Chapter 23.04 (Site Design Standards) of the Coastal Zone Land Use Ordinance (CZLUO) establishes standards for the design and layout of sites for land uses. The purpose of these standards is to support, through careful site evaluation and design, the establishment of land uses in a manner that is compatible with existing land uses and neighborhoods, and the natural environment. Standards are provided for the following site development features that are relevant to visual resources:

- ◆ Parcel size;
- ◆ Minimum site area;
- ◆ Setbacks;
- ◆ Heights; and
- ◆ Landscape, screening, and fencing.

CZLUO Section 23.04.320 (Outdoor Lights) establishes standards relative to the following lighting features that are applicable to all outdoor night-lighting sources:

- ◆ Illumination;
- ◆ Light directed onto lot;
- ◆ Minimization of light intensity;
- ◆ Light sources to be shielded;
- ◆ Ground illuminating lights;
- ◆ Elevated feature illumination;
- ◆ Height of light fixtures; and
- ◆ Street lighting.

## **EXISTING SETTING**

In general, aesthetic resources are defined as the landforms, vegetation, water features, and cultural modifications (physical/structural changes from human activity) of a given area that form a comprehensive visual impression of the area's landscape.

In the Cambria area, Highway 1 is designated an All-American Road (San Luis Obispo North Coast Byway - Route 1) by the FHWA and a State Scenic Highway (Route 1 Scenic Highway) by Caltrans. Along Highway 1, landforms vary as the marine terrace transitions into the rolling hills of Cambria, studded with rock outcrops. In general, the landform consists of rolling hills, moderately steep slopes, and low grassy valleys that rise to the steep peaks of the Santa Lucia Range in the background. Where Highway 1 turns inland, pine woodland is a dominant feature in the foreground. Continuity of visual patterns is interrupted by development in the urbanized areas and changes in vegetative cover.

Cambria lies within the Santa Rosa Creek Valley, along both sides of Highway 1. Development occurs from the ocean bluffs and up the foothills into the pine woodlands. The community's neighborhoods are interspersed in the pine-covered hills. Small lots that were created in the



1920s have added an element of scale that helps maintain a small village atmosphere. The major residential neighborhoods are East and West Lodge Hill, Park Hill, Pine Knolls, and Happy Hills. Residences are also found in East Village and Moonstone Beach.

The southern and western neighborhoods (i.e., Top of the Hill, West Lodge Hill, and Park Hill) possess beautiful views of the pine forest, Fern Canyon, and the Pacific Ocean. The residences in these neighborhoods are a mix of small-scale cabins and newer larger residences of varying designs.

The northern part of Cambria is the original town setting with small sized lots and a more unified design theme. The neighborhoods of Pine Knolls, Happy Hill, and Leimert Estates are at the northern edge of the community.

Cambria's central business district is divided into two areas: the East and West Village, with a transition zone that is now called the Mid Village. The East Village contains the historic core of the community, with building styles ranging from the former Bank of Cambria building to the New England style of Heart's Ease. The East Village contains over twenty historic buildings dating as far back as 1865.

The West Village reflects a newer Cambria, with shopping complexes that serve both visitors and local residents. Three-story professional office buildings and motels are also located here. Main Street within the West Village is wider than in the East Village. The West Village is more auto-oriented than the pedestrian-friendly East Village.

## **LIGHT AND GLARE**

There are two types of light intrusion: the first source emanates from the interior of structures and passes through windows, while the second type projects from exterior sources such as parking lot and street lighting. Glare results when sunlight or an artificial light source is reflected by flat building surfaces or reflective exterior coatings. Light and glare can disturb wildlife in natural habitat areas and act as a nuisance to adjacent residential areas and motorists by interfering with scenic vistas.

Light and glare typical of an urbanized setting are generated in Cambria. The primary sources of light within the area are the commercial and residential uses. Car headlights associated with vehicular traffic also contribute to light and glare.

## **SIGNIFICANCE CRITERIA**

Appendix G of the *CEQA Guidelines* (Initial Study Checklist Form) includes questions relating to aesthetics, and light and glare. A project would potentially create a significant impact if it would:

- ◆ Have a substantial adverse effect on a scenic vista.
- ◆ Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.
- ◆ Substantially degrade the existing visual character or quality of the site and its surroundings.
- ◆ Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.



## **IMPACTS AND MITIGATION MEASURES**

### **SHORT-TERM VISUAL CHARACTER**

- ❖ **GRADING AND CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROPOSED WATER MASTER PLAN IMPROVEMENTS WOULD TEMPORARILY ALTER THE EXISTING VISUAL CHARACTER/QUALITY OF THE CONSTRUCTION SITES AND THEIR SURROUNDINGS. ANALYSIS HAS CONCLUDED THAT IMPACTS WOULD BE LESS THAN SIGNIFICANT FOLLOWING IMPLEMENTATION OF THE RECOMMENDED MITIGATION AND COMPLIANCE WITH SAN LUIS OBISPO COUNTY REGULATORY REQUIREMENTS.**

#### **Impact Analysis:**

##### **Potable and Recycled Water Distribution Systems**

Short-term construction-related activities associated with the proposed potable and recycled water system components would temporarily alter the existing visual character of the development sites and their surroundings. Graded surfaces, construction materials, equipment, and truck traffic would be visible. Soil would be stockpiled and equipment for grading activities would be staged at various locations. The typical “window” of construction-related activities at a particular fixed location would be between one and three months, although, longer construction periods may be necessary depending on the length of the pipeline segment, diameter of the pipeline, and special engineering treatments that may be required for utility rerouting and crossing major intersections. Although construction-related activities are not considered significant, because they are anticipated to be short-term, mitigation is recommended to further minimize potential construction-related visual impacts. Further review may be necessary on a project-by-project basis to evaluate site-specific construction-related impacts. The proposed improvements would be subject to compliance with County policies and regulations that mitigate construction-related visual impacts, thus, further minimizing any potential impacts. Also, the improvements would be subject to compliance with NCAP Standard CW-12 (Landscaping), which addresses construction practices and revegetation.

Short-term light and glare impacts associated with construction activity would likely be limited to nighttime lighting necessary for security purposes. However, lighting from construction activities may pose a nighttime glare impact to residential uses located adjacent to the development sites. Therefore, mitigation is recommended to reduce potential construction-related light and glare impacts to less than significant levels.

Refer to the Scenic Resources section below for a discussion of potential impacts to scenic vistas/resources from public areas and Highway 1.

##### **Water Demand Management**

This Project component involves improvements to the current conservation program and regulations, which would not result in construction-related alterations to the visual character of the development sites.





## Seawater Desalination

The short-term construction-related impacts to the visual character of the development site from the seawater desalination facilities would be similar to those described above for the potable and recycled water distribution systems. Additionally, the Project would be subject to compliance with NCAP Standards. A future project-specific EIR/EIS would need to further discuss potential construction-related impacts after more details become known regarding the desalination facility. Additionally, the EIR/EIS would analyze alternative desalination facility sites.

### Mitigation Measures:

- AES-1 Construction materials and equipment staging areas shall be located away from existing residential uses and, when feasible, appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of the construction site.
- AES-2 Temporary construction-related security lighting shall be arranged such that direct rays do not shine on or produce glare for adjacent street traffic and residential uses. The light fixtures specified for the Project design shall comply with the standard of the Illuminating Engineering Society for full cutoff capability.
- AES-3 The CCSD shall comply with San Luis Obispo County policies and standards that mitigate construction-related visual impacts, including North Coast Area Plan Standard CW-12 (Landscaping).

**Level of Significance:** Less Than Significant With Mitigation Incorporated.

## LONG-TERM VISUAL CHARACTER

- ❖ **IMPLEMENTATION OF THE PROPOSED WATER MASTER PLAN IMPROVEMENTS COULD ALTER THE VISUAL CHARACTER/QUALITY OF THE SITES AND THEIR SURROUNDINGS. ANALYSIS HAS CONCLUDED THAT A LESS THAN SIGNIFICANT IMPACT WOULD OCCUR FOLLOWING COMPLIANCE WITH SAN LUIS OBISPO COUNTY REGULATORY REQUIREMENTS AND IMPLEMENTATION OF THE RECOMMENDED MITIGATION.**

### Impact Analysis:

#### Potable and Recycled Water Distribution Systems

The subterranean potable and recycled water system components (i.e., distribution pipelines, interconnections, and ECS) would not alter the existing visual character of the development sites, because they would not be visible at ground level. Also, the proposed advanced treatment facilities at the existing Wastewater Treatment Plant (WWTP) would not alter the existing visual character of the area surrounding the Plant, because the improvement would occur within the existing facility.

The evaluation of aesthetic impacts can be termed a subjective exercise due to widely varying personal perceptions. However, with implementation of the proposed storage reservoirs and



pump stations, the existing visual character/quality of the development sites and their surroundings would be permanently altered. The significance of these potential impacts would vary depending upon the size and location of the development sites and the character of the surrounding area. Due to the nature of the proposed improvements, it is not anticipated that the character of the areas surrounding the development sites would be significantly impacted. However, further review may be necessary on a project-by-project basis to evaluate site-specific impacts to visual character.

Through the County's development review process, future WMP improvements would be evaluated to determine the appropriate permits for authorizing their use and the conditions for their establishment and operation. The proposed improvements would be subject to compliance with existing policies and regulations that mitigate visual impacts, thus, reducing any potential impacts to less-than-significant levels. The Project would be subject to compliance with NCAP Standards CW-12 (Landscaping), CW-15 (Shoreline Development), CW-17 (Site and Project Design Development Within view of Highway One), AW-5 (Application Contents – Land Divisions), and AW-6 (Site Selection, which would benefit and preserve Cambria's aesthetic resources. Following implementation of the recommended mitigation, which specifies compliance with the County regulatory requirements and NCAP Standards, the proposed potable and recycled water distribution system improvements would result in less than significant impacts to the existing visual character of the development sites and their surroundings.

### **Water Demand Management**

This Project component involves improvements to the current conservation program and regulations, which would not alter the visual character of the development sites.

### **Seawater Desalination**

The subterranean seawater desalination system components (i.e., pipelines, subterranean intake and seawater concentrate return systems) would not alter the existing visual character of the development sites, because they would not be visible at ground level. However, the existing visual character of the seawater desalination treatment facility site would be altered. The existing rural character of the proposed development site, which is presently used for CCSD's effluent percolation operation, would be altered with the addition of a desalination plant building, parking lot, and appurtenant facilities. Appurtenant facilities may also include a solar panel array system at the desalination treatment site and adjacent percolation pond area. Implementation of these improvements would permanently alter the development site, resulting in impacts on the visual character of the currently undeveloped area. Views across the development site from nearby uses may be impacted by structures on-site, which could affect the scenic qualities in the area.

Through the County's development review process, the seawater desalination system improvements would be evaluated to determine the appropriate permits for authorizing their use and the conditions for their establishment and operation. The proposed improvements would be subject to compliance with NCAP Standards. A future project-specific EIR/EIS would need to further discuss potential impacts to the visual character of the site after more details become known regarding the desalination facility.



## **Mitigation Measures:**

AES-4 The CCSD shall comply with San Luis Obispo County policies and standards that mitigate impacts to the visual character. Compliance with Coastal Plan Policies 2 and 6, and the following North Coast Area Plan Standards shall be required:

### ***Cambria Urban Area***

#### Community Wide (CW):

CW-12 (Landscaping)

CW-15 (Shoreline Development)

CW-17 (Site and Project Design Development Within View of Highway One)

#### Category Specific (CS):

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

### ***Rural Area Standards***

#### Areawide (AW):

AW-5 (Application Contents - Land Divisions)

AW-6 (Site Selection)

#### Category Specific (CS):

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

**Level of Significance:** Less Than Significant With Mitigation Incorporated.

## **SCENIC VISTAS AND VISUAL RESOURCES**

- ❖ **IMPLEMENTATION OF THE PROPOSED WATER MASTER PLAN IMPROVEMENTS COULD IMPACT A SCENIC VISTA OR RESOURCE, INCLUDING THOSE ALONG HIGHWAY 1. ANALYSIS HAS CONCLUDED THAT A LESS THAN SIGNIFICANT IMPACT WOULD OCCUR FOLLOWING COMPLIANCE WITH SAN LUIS OBISPO COUNTY REGULATORY REQUIREMENTS AND IMPLEMENTATION OF THE RECOMMENDED MITIGATION.**

## **Impact Analysis:**

### **Potable and Recycled Water Distribution Systems**

The subterranean potable and recycled water system components (i.e., distribution pipelines, interconnections, and ECS) would not impact a scenic vista or resource, because they would not be visible at ground level. Also, the proposed advanced treatment facilities at the existing WWTP are not anticipated to impact vistas or resources, because the improvement would occur within the existing facility. The proposed storage reservoirs and pump stations may impact views of significant landforms, vegetation, or water features. Further, because Highway 1 is designated an All-American Road (San Luis Obispo North Coast Byway - Route 1) and a State Scenic Highway (Route 1 Scenic Highway), a significant impact could occur if the improvements were visible from Highway 1. The degree of impact to these resources would vary depending upon the size and location of the proposed improvement, the topography of the surrounding



area, and the development site's proximity to the scenic resource. Further review may be necessary on a project-by-project basis to evaluate site-specific impacts to scenic vistas and visual resources.

The proposed facilities would be subject to compliance with policies and standards that mitigate potential impacts to vistas and visual resources. Compliance with Coastal Plan Policies 2 and 6, and NCAP Standards CW-12, CW-17, AW-5, and AW-6 would be required. In particular, NCAP Standard CW-17 (Site and Project Design Development Within View of Highway 1) specifies criteria related to landform alterations, location of buildings, Highway 1 frontage, vegetative screening, night lighting, and structure colors and materials, which would lessen potential impacts associated with projects within view of Highway 1. Following implementation of the recommended mitigation, which specifies compliance with the County regulatory requirements, the proposed potable and recycled water distribution system improvements would result in less than significant impacts to a scenic vista or resource.

### **Water Demand Management**

This Project component involves improvements to the current conservation program and regulations, which would not impact a scenic vista or resource.

### **Seawater Desalination**

Although located on the shoreline and in proximity to Highway 1, the subterranean seawater desalination system components (i.e., pipelines, subterranean intake, and seawater concentrate return systems) would not impact a scenic vista or resource, because they would not be visible at ground level.

Significant landforms, vegetation, or water features are not present on the proposed seawater desalination plant site, which is presently used for CCSD's effluent percolation operation. Also, the proposed desalination facility site is located adjacent to a hillside area, which would shield its view from both San Simeon Creek Road and Highway 1. However, because the site may form part of a scenic vista experienced by portions of the State Parks' upper campground area, further study is necessary to determine the significance of potential impacts to a scenic vista/resource.

The desalination plant building would be designed architecturally to resemble a barn in an effort to blend in with its surroundings. Notwithstanding, the proposed improvements would be subject to compliance with County policies and standards that mitigate potential impacts to vistas and visual resources. Compliance with Coastal Plan Policy 2, relevant NCAP Standards, and CZLUO Chapter 23.04 (Site Design Standards), which establishes standards for the design and layout of sites for land uses, would be required. A future project-specific EIR/EIS would need to further discuss potential impacts to a scenic vista or visual resource after more details become known regarding the desalination facility.

**Mitigation Measures:** Refer to Mitigation Measure AES-4.

**Level of Significance:** Less Than Significant With Mitigation Incorporated.



## **LONG-TERM LIGHT AND GLARE IMPACTS**

- ❖ **THE PROPOSED WATER MASTER PLAN IMPROVEMENTS COULD CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT AND GLARE, POTENTIALLY IMPACTING VIEWS. WITH IMPLEMENTATION OF THE RECOMMENDED MITIGATION AND COMPLIANCE WITH SAN LUIS OBISPO COUNTY REGULATORY REQUIREMENTS, POTENTIAL IMPACTS WOULD BE REDUCED TO LESS THAN SIGNIFICANT.**

### **Impact Analysis:**

#### **Potable and Recycled Water Distribution Systems**

The subterranean potable and recycled water system components (i.e., distribution pipelines, interconnections, and ECS) would not create a new source of light and glare, because these facilities would not require lighting. The proposed advanced treatment facilities at the existing WWTP would not create a new source of light and glare, because the improvement would occur within the existing facility, which already contains lighting.

The proposed storage reservoirs and pump stations would both require lighting. The storage reservoirs would require lighting for exterior spaces including around the structure (security lighting and walkways), parking, perimeter, and signs. The proposed pump stations would require lighting for interior spaces and exterior spaces (i.e., around the structure, parking, perimeter, and signs).

Existing residential uses are interspersed throughout Cambria. Lighting from WMP improvements may create spillover light and glare impacts on surrounding residential uses, unless mitigated. Light spill and glare are the major environmental concerns associated with outdoor lighting installations. Limiting the effects of lighting on nearby residential uses is an important aspect of the design of new facilities. The proposed improvements would be subject to compliance with CZLUO Section 23.04.320 (Outdoor Lights), which establishes standards for all outdoor night-lighting sources. Compliance with NCAP Standard CW-13 (Exterior Lighting) would further minimize potential impacts in this regard. Following implementation of the recommended mitigation, which specifies compliance with County requirements, the proposed potable and recycled water distribution system improvements would result in less than significant light and glare impacts.

#### **Water Demand Management**

This Project component involves improvements to the current conservation program and regulations, which would not create a new source of light and glare.

#### **Seawater Desalination**

The subterranean seawater desalination system components (i.e., pipelines, subterranean intake, and seawater concentrate return systems) would not create a new source of light and glare, because these facilities would not require lighting. The proposed seawater desalination plant would require lighting for building interior and exterior spaces (i.e., entryways and signs). The plant would include lighting for activity areas involving nighttime uses, parking, and lighting around the structure and appurtenant facilities (security lighting, walkways).



The seawater desalination building would not incorporate highly reflective glass or be painted with highly reflective colors. However, the plant may incorporate solar panel arrays. Although much of the daylight is absorbed by solar panels, there could be some reflective glare that may be noticed at the upper State Parks campground area. The proposed improvements would be subject to compliance with CZLUO Section 23.04.320 (Outdoor Lights), which would lessen potential spillover light and glare impacts. A future project-specific EIR/EIS would need to further discuss potential spillover light and glare impacts after more details become known regarding the desalination facility.

### **Mitigation Measures:**

AES-5 Pursuant to Coastal Zone Land Use Ordinance Section 23.04.320 (Outdoor Lights), the CCSD shall comply with lighting standards for all outdoor night-lighting sources regarding:

- ◆ Illumination;
- ◆ Light directed onto lot;
- ◆ Minimization of light intensity;
- ◆ Light sources to be shielded;
- ◆ Ground illuminating lights;
- ◆ Elevated feature illumination;
- ◆ Height of light fixtures; and
- ◆ Street lighting.

AES-6 Compliance with North Coast Area Plan Standard CW-13 (Exterior Lighting) and relevant CS Standards shall be required.

**Level of Significance:** Less Than Significant With Mitigation Incorporated.

### **CUMULATIVE IMPACTS**

- ◆ **THE WATER MASTER PLAN PROJECT, COMBINED WITH FUTURE DEVELOPMENT IN THE NORTH COAST AREA, COULD RESULT IN AESTHETIC, LIGHT, AND GLARE IMPACTS. COMPLIANCE WITH SAN LUIS OBISPO COUNTY REGULATORY REQUIREMENTS ON A PROJECT-BY-PROJECT BASIS WOULD REDUCE CUMULATIVE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.**

**Impact Analysis:** Development allowed under the NCAP is not anticipated to create an aesthetically incompatible site open to public view, would not create substantial glare or night lighting, and would not impact unique geological or physical features.<sup>3</sup> New development within the North Coast Area would be subject to compliance with County policies and regulations (CZLUO Section 23.04.320 and NCAP Standards CW-12, CW-13, CW-15, CW-17, AW-5, AW-6, and relevant CS Standards) that would mitigate visual and light/glare impacts. Compliance with the County's regulatory requirements on a project-by-project basis would ensure that potential impacts associated with aesthetics, light, and glare are reduced to less than significant levels.

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<sup>3</sup> Design, Community & Environment, *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft EIR*, May 18, 2005, Page 4.1-8.



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

**Level of Significance:** Less Than Significant Impact.

### **LEVEL OF SIGNIFICANCE AFTER MITIGATION**

No significant impacts related to aesthetics, light, or glare have been identified following compliance with the County's regulatory requirements.