



5.11 PUBLIC SERVICES AND UTILITIES

This section includes an *Existing Conditions* discussion, which provides background information necessary to understand potential impacts of the proposed Project. The criterion by which an impact may be considered potentially significant is provided along with a discussion of impacts pursuant to Appendix G of the *CEQA Guidelines*. Mitigation measures are identified to avoid or reduce impacts to less than significant levels.

EXISTING CONDITIONS

This section describes the regulatory setting and existing community services conditions in Cambria. Existing conditions regarding community services were identified through the review and compilation of existing information included in the following documents:

- ◆ *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; and
- ◆ *North Coast Area Plan Cambria and Simeon Acres Portions Updated* (November 6, 2007).

REGULATORY SETTING

Coastal Plan Policies

The following Coastal Plan Policies are intended to ensure that community services are adequate.

Policy 1: Availability of Service Capacity. New development (including divisions of land) shall demonstrate that adequate public or private service capacities are available to serve the proposed development. Priority shall be given to infilling within existing subdivided areas.

Policy 2: New or Expanded Public Works Facilities. New or expanded public works facilities shall be designed to accommodate but not exceed the needs generated by projected development within designated urban reserve lines.

Policy 3: Special Districts. The formation or expansion of special districts shall not be permitted where they would encourage new development that is inconsistent with the Local Coastal Program.

Policy 4: Urban Service Line Amendments. Amendments to an urban service line must be found consistent with the Coastal Act and the Local Coastal Program.

Policy 5: Capital Improvement Projects. To fully realize the potential of all capital improvement projects, the County will institute a coordinated capital improvement review process.



Policy 6: Resource Management System. The County will implement the Resource Management System to consider where the necessary resources exist or can be readily developed to support new land uses. Permitted public service expansions shall ensure the protection of coastal natural resources including the biological productivity of coastal waters. The County may require reasonable conditions to mitigate any adverse impacts.

Policy 7: Priority Development. Where existing or planned public works facilities can accommodate only a limited amount of new development, the following land uses shall have priority for services in accordance with the Coastal Act and be provided for in the allocation of services in proportion to their recommended land use within the service area.

- ◆ Uses, which require location adjacent to the coast (coastal-dependent uses).
- ◆ Essential public services and basic industries vital to the economic health of the region, State or nation including agriculture, visitor-serving facilities and recreation.

General Plan Parks and Recreation Element

The mission of this Element is to identify and provide an adequate supply of park and recreational opportunities to all San Luis Obispo County (County) residents within available resources, consistent with the public's ability and willingness to pay. The overall goals of the Element are to provide an adequate supply and equitable geographic distribution of park and recreation services based on the population of the County, provide revenue generating park and recreation opportunities for locals and to enhance tourism, and to maximize inter-agency and public/private cooperation, whenever possible.

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 public services and utilities have been applied in Cambria:

CD Public Facilities Combining Designations (PF). The Land Use Element designates approximate locations of major proposed public facilities as Combining Designations. These include schools, parks, water and sewage treatment works, and other facilities necessary to serve the population proposed in the Plan. Full review of projects, which might be proposed to implement these facilities is necessary, because a Combining Designation does not assume that a project will be found consistent with the LCP and other environmental policies and regulations.....

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



NCAP standards are presented below according to the location in the planning area where they apply (i.e., Cambria Urban or Rural). The NCAP standards¹ regarding public services and utilities that are relevant to the proposed Project are:

Cambria Urban Area

Community Wide (CW):

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

- A. Visitor-Serving Uses. To preserve and allow for continued growth of visitor-serving facilities, 20 percent of water and sewer capacity shall be reserved and maintained for visitor-serving and commercial uses.
- B. Affordable Housing - Program Required. The CCSD shall reserve sufficient water and sewer capacity to serve affordable housing. 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.

CW-3 Limitation on Residential Construction. In accordance with the Environmental Protection Agency's concern for environmental protection (as expressed in the condition on the sewer treatment facility expansion permit), and the terms of Coastal Commission Coastal Development Permit #428-10 (an amendment to CDPs 132-18 and 132-20, conditions 2 and 4 respectively), the maximum number of residential permits shall not exceed 125 per year. This shall remain in effect as long as the EPA requires this condition, and unless and until the conditions of Coastal Development Permit #428-10 are amended or superseded by action of the Coastal Commission.

CW-4 Limitation on Development.

- A. Water Service in Cambria. Until.....
- B. Water Conservation Requirements. Unless.....
- C. Supplemental Water Supply Standards. Any major public works water supply project to support new development within the CCSD service area shall be subject to the following approval standards and findings:
 - 1. Maximum Capacity. The.....

¹ 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.



4. Fire Safety. The project shall demonstrate that water storage and delivery systems will be adequate to meet the fire safety and other public health and safety needs of new development supported by the project, consistent with the protection of other coastal resources.
5. Other Public Service Capacities. The maximum level of development supported by the project shall not exceed that supported by other available public services, including wastewater treatment capacity and road capacity. The project shall not induce growth beyond that level necessary to maintain acceptable road Levels of Service and circulation to protect coastal access and recreation opportunities, and provide for public safety (e.g., fire evacuation).
6. Water Supply Management Planning. The

CW-8 Cambria Community Services District Review. Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the Cambria Community Services District. A water and sewer service condition compliance letter from the Cambria Community Services District shall be provided to the Department of Planning and Building prior to final building inspection.

CW-9 Cambria Fire Department Review. All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a fire plan review from the Cambria Fire Department.

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.....

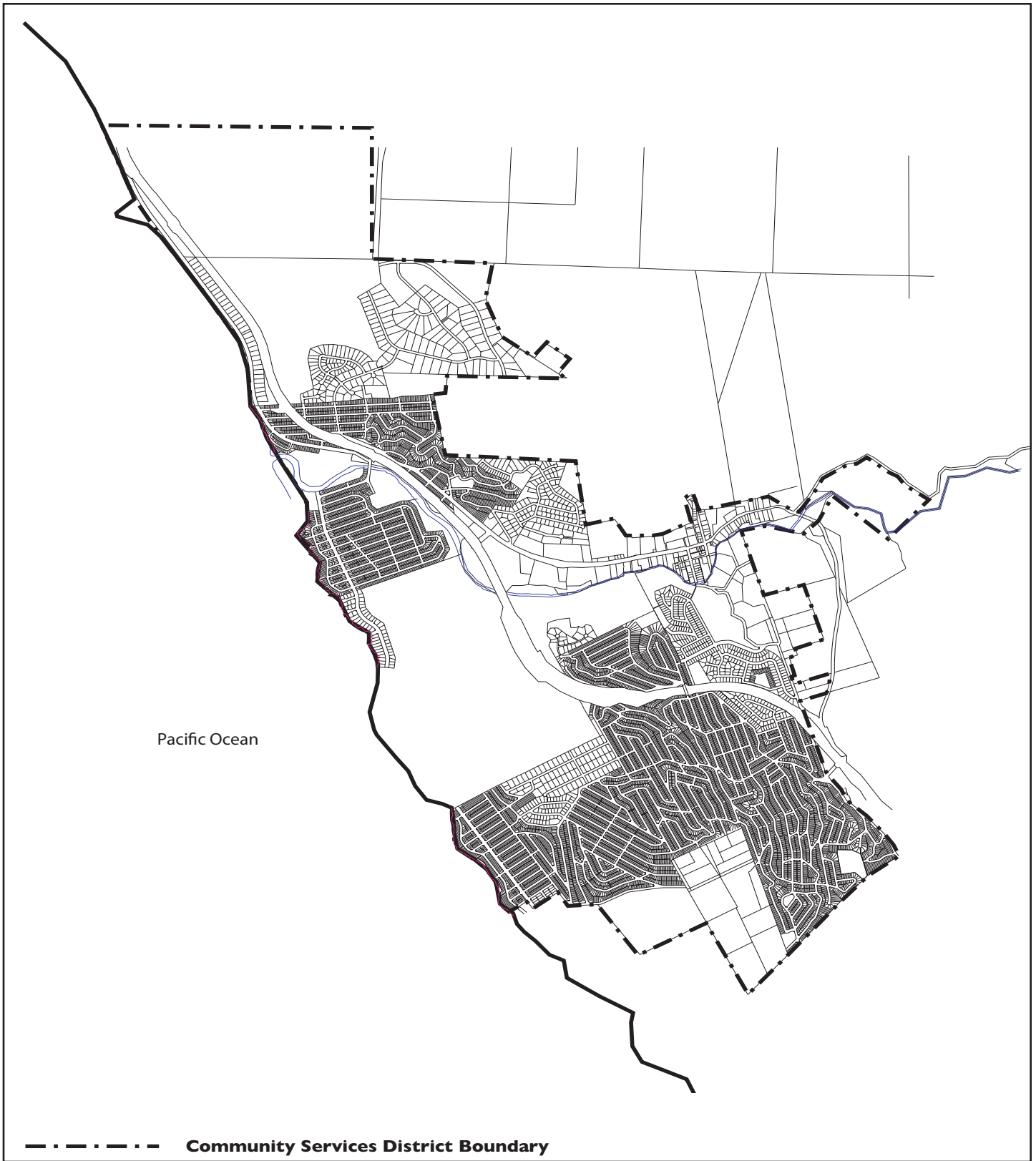
B. Prohibited Plant Materials. Non-native, invasive, fire prone, and water intensive (e.g., turf grass) landscaping shall be prohibited on the entire site. A list of prohibited plants, such as Pampas grass and Scotch broom, is available from the Department of Planning and Building. Use of plants listed in the California Invasive Plant Council (Cal IPC) Invasive Plant Inventory is prohibited.

EXISTING SETTING

Community services are provided to the residents of Cambria by the Cambria Community Services District, County of San Luis Obispo, Cambria Community Health Care District, Cambria Cemetery District, and Coast Unified School District. The jurisdictional boundaries of the CCSD are illustrated on Exhibit 5.11-1 (Cambria Community Services District). A list of services provided by each agency is listed below.

Cambria Community Services District

- ◆ Water service;
- ◆ Wastewater disposal;
- ◆ Street lighting (maintained by PG&E);



SOURCE: San Luis Obispo County Department of Planning and Building.

NOT TO SCALE



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PROGRAM ENVIRONMENTAL IMPACT REPORT
 CAMBRIA COMMUNITY SERVICES DISTRICT WATER MASTER PLAN

Cambria Community Services District

Exhibit 5.11-1



- ◆ Fire protection;
- ◆ Garbage collection (contracted to Mission Country Disposal); and
- ◆ Parks and recreation.

County of San Luis Obispo

- ◆ Animal services;
- ◆ Emergency services;
- ◆ Fire protection;
- ◆ Libraries;
- ◆ Medical services/public health;
- ◆ Municipal courts;
- ◆ Parks and recreation;
- ◆ Planning and building;
- ◆ Public works (road maintenance, storm sewers, flood control);
- ◆ Social services;
- ◆ Sheriff protection; and
- ◆ Tax collection.

Cambria Community Health Care District

- ◆ Ambulances service; and
- ◆ Crisis intervention service.

Cambria Cemetery District

- ◆ Cemetery maintenance and management.

Coast Unified School District

- ◆ Kindergarten through 12th grade.

Fire Protection

Fire protection service in Cambria has been provided locally since 1957. Primary fire protection in Cambria is provided by the CCSD, although the area has automatic and mutual aid agreements with the California Division of Forestry and Fire Protection and the San Luis Obispo County Fire Department (CDF/County Fire Department). The CCSD Fire Department has two stations, located on Burton Drive and Heath Lane. The Burton Drive Station also serves as the CCSD Fire Department headquarters, and is manned seven days a week, 24 hours a day. It is equipped with two engines, one rescue/small pumper, a command vehicle, and a utility support vehicle. The Heath Lane Station is not equipped with any emergency vehicles and is used essentially for storage of support and disaster equipment because its location is safe from wildfires. The CCSD Fire Department employs one chief, one assistant chief, three full-time captains, and three engineers, and shares 22 on-call personnel with the County. There are three firefighters on-call for duty at all times, including one captain, one engineer, and one firefighter.

As previously discussed, the CCSD has mutual and automatic aid agreements with the CDF/County Fire Department, which as a joint effort, provide fire protection for the greater North Coast Area. CDF/County Fire Station No. 10 jurisdiction extends north to the Monterey County line and south to Villa Creek, just north of Cayucos. The CDF/County Fire Station No. 10 is located at Coventry Lane at the north end of Cambria. The CDF/County Fire station is equipped



with one wild land engine, which is State-owned, and a structure engine and rescue engine, both owned by the County. During the fire season (May to October) minimum staffing 24 hours per day is one captain and two firefighters. During the off-season, minimum staffing 24 hours per day is one captain and one firefighter. CDF/County Fire also shares a company of 28 paid on-call firefighters with the Cambria CSD Fire Department. Response time to calls within the North Coast area is dependent on location and accessibility of the location and ranges from four to 40 minutes. A State evaluation of the existing facilities determined that Station No. 10 requires replacement within the next eight years. The location of the new station has not yet been determined. According to the NCAP, fire protection service provided to the North Coast area is considered inadequate and will need to be expanded as the population grows.

The mutual and automatic aid agreements between the CCSD and the CDF/County Fire Department are dependant upon the severity of the call. Both the CCSD Fire Department and CDF/County Fire provide response to all emergency calls originating in Cambria. Non-emergency calls are handled first by the CCSD Fire Department, which can request assistance from the CDF/County Fire Department, when necessary. As part of the automatic aid agreement, the CCSD Fire Department also responds to emergency calls outside the CCSD.

Response time from both the CCSD Fire Department and CDF/County Fire is approximately three to five minutes. Response times are sometimes compromised when access is constrained by parked cars, roadway deficiencies and proximity to roads. Delivery zones in the East and West Village are especially problematic because delivery trucks often park in the right of way and constrict all car traffic. Another problem area is the Marine Terrace and Lodge Hill area, which has no accessibility across the West Ranch. The CCSD is in the process of resolving this issue by implementing an emergency access road to connect the neighborhood. Approximately 70 percent of all calls to the CCSD Fire Department are emergency medical calls. All of the CCSD Fire Department's firefighters are Emergency Medical Technicians, and four firefighters are paramedics.

The County has adopted the Uniform Fire Code and Uniform Fire Code Standards, which are intended to mitigate potential fire hazards. The Cambria Fire Department works with the CDF/County Fire Department to ensure that all new building and remodel projects comply with State fire and safety codes and environmental regulations. It also conducts ongoing fire and safety inspections on existing buildings, including schools and other public facilities. The Department's top priority is assuring that all buildings meet local and state codes and ordinances. Some of the fire and safety requirements for Cambria residences, businesses, and other public facilities include:

- ◆ A defensible space between vegetation and building;
- ◆ Adequate fire extinguisher systems and fire hydrants;
- ◆ Sufficient water flow to extinguish a fire;
- ◆ Adequate fire exits; and
- ◆ Building construction and design that will protect occupants from a wildland fire or other external threat.

Refer to Section 5.10 (Public Health and Safety) for further discussion regarding potential wildland fire hazards.



Police Protection

The California Highway Patrol, State Park Rangers, and County Sheriff provide Law enforcement services for Cambria. The California Highway Patrol's primary responsibility is traffic related offenses and traffic control. The jurisdiction of State Park Rangers is State Park property. The County Sheriff responds to civil and criminal enforcement calls and provides coroner services for the County, although a mutual aid agreement exists between the three agencies. Average response time is estimated to be 18 minutes, but response times can vary greatly depending on the location of the call. There is one Sheriff patrol car assigned to the North Coast Area, including Cambria.

Calls are dispatched from the Sheriff substation in Los Osos. The County Sheriff's Department currently has approximately one deputy to every 1,150 citizens, well under the FBI-set standard of one deputy per 750 citizens. The Sheriff's Department is expected to grow in the future, as the need for more deputies rises.

Local volunteers who patrol the area also provide police protection in Cambria. In 2001, volunteers patrolled a total of 1,400 hours, which is equivalent to the hours worked by one full-time deputy. These volunteers do not have arrest powers, but assist in crime prevention by reporting any suspect activities to the deputy on-duty.

Schools

The Coast Unified School District (CUSD) serves the entire North Coast Area, including Cambria. Current facilities serving Cambria and San Simeon include Cambria Grammar School (Kindergarten through grade 5), Santa Lucia Middle School (grades 6 to 8), and Coast Union High School and Leffingwell High School Community Day School (grades 9 through 12). Cambria Grammar School, which is located on Main Street (between Eaton Lane and Highway 1), accommodates 400 students and will ultimately accommodate up to 500 students. Santa Lucia Middle School is located on 2850 Schoolhouse Lane on a site that does not meet State site acreage standards. It was designed to hold a maximum of 103 students, and currently has an enrollment of 184 students. The capacity deficit is made up through the use of seven portable classrooms, in addition to the three permanent classrooms and science lab. No expansion is planned for Santa Lucia Middle School at this time. Ultimately, the District expects to construct a permanent wing on the middle school campus to replace the temporary structures.

Coast Union High School and Leffingwell High School are located in Cambria, and serve the North Coast Area. High school enrollment is currently 386 students, including 21 students at Leffingwell High School Community Day School. The ultimate capacity for both campuses is 500 students.

Overall, the School District anticipates limited growth in the coming years and expects enrollment figures to be static. Additional student growth over time could be accommodated with relocatable classrooms. Also, the disposition of the current Cambria Grammar School could be considered in the student facility space allocation. However, even current enrollment levels cannot be completely accommodated in permanent structures.



Parks and Recreation Services

PARKS

The County and CCSD Parks Departments provide park facilities in Cambria. A Parks, Recreation, and Open Space (PROS) Advisory Commission reports to the CCSD Board in lieu of a Parks and Recreation Department. Greenspace, a non-governmental organization, has also been active in property acquisition for the preservation of open space and for recreational use, such as hiking.

The County's Parks and Recreation Master Plan (adopted in 1988) contains recommended standards for park acreage in relation to service area population. The recommended standards are summarized in Table 5.11-1 (Recommended Park Standards). County standards for regional facilities dictate that such parks should be within a one-hour drive from urban areas, approximately 200 acres in size, and should serve both residents and visitors. Cambria does not currently meet this standard. The San Luis Obispo County Parks and Recreation Element proposes a regional park of approximately 200 acres within the North Coast Area.

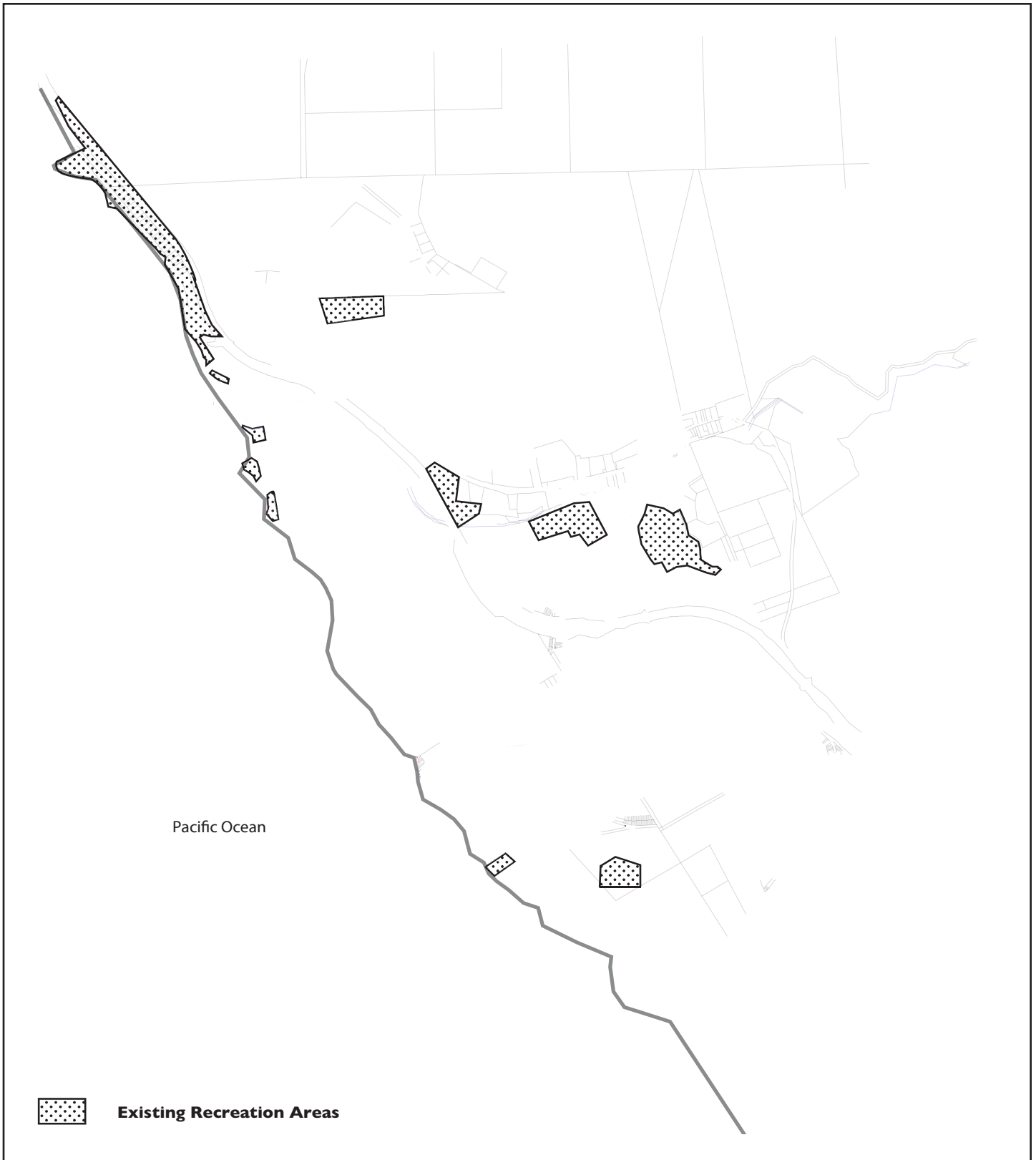
**Table 5.11-1
Recommended Park Standards**

Type of Park	Acres per 1,000 People	Size Range (Acres)	Service Area Radius	Access By (Street Type)	Population of Service Area
Mini-park	0.5	0.18 – 5	0.12 – 0.25	Local/Collector	500 to 2,500
Neighborhood	1.0	5 – 25	0.25 – 0.5	Local/Collector	2,500 to 5,000
Community	5.0	25+	1 – 2 miles	Collector/Arterial	5,000+
Regional	15 – 20	200+	< 1 hour drive	Collector/Arterial	30,000+

Recreation, Park, and Open Space Standards and Guidelines; National Recreation and Parks Association, 1983.

There are currently two County parks within the CCSD. Lampton Cliffs Park is a 2.2-acre neighborhood park with trails and coastal access. Shamel Park is a 6.0-acre County community park located on Windsor Boulevard. Shamel Park provides picnic areas, play equipment, a swimming pool, and coastal access. There are also developed coastal access ways at Wedgewood Street and Harvey Street. Greenspace owns eleven pocket parks in Cambria, Strawberry Canyon (16-acre open space area), and Center Street (1.6-acre open space area). The recreational areas in Cambria are illustrated on Exhibit 5.11-2 (Cambria Existing Recreation Areas).

In November 2000, the CCSD obtained title of the 417-acre East West Ranch (a.k.a., the "Fiscalini Ranch") with the intention of preserving it in perpetuity as open space. The PROS Commission is currently facilitating the development of an approximately 29-acre community "active recreation" park on the East Ranch, which could include a community center in addition to other sports and recreation facilities. Preparation of an EIR for Fiscalini Ranch, which includes the proposed community park, is currently underway.



SOURCE: San Luis Obispo County Department of Planning and Building.

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PROGRAM ENVIRONMENTAL IMPACT REPORT
 CAMBRIA COMMUNITY SERVICES DISTRICT WATER MASTER PLAN
Cambria Existing Recreation Areas

Exhibit 5.11-2



RECREATION SERVICES

The CCSD, County, State, and several non-profit organizations provide recreational services to Cambria. The majority of recreation in the Cambria area is centered on the scenic ocean shoreline and hiking trails. Various coastal bluffs, vistas, and beaches in Cambria and along portions of Highway 1 to the north are accessible for public recreation. Designated public coastal access areas are Shamel County Park, Leffingwell Landing, and State beaches extending north to Old San Simeon. The East-West Ranch, Leffingwell Landing, and Shamel County Park provide day-use facilities, including swimming facilities at Shamel Park. W.R. Hearst Memorial Beach offers day use picnic sites, fishing from the Hearst Pier, and scenic "Old San Simeon." San Simeon State Park offers day use facilities, 3.3 miles of trails, and two campgrounds: San Simeon Creek Campground and Washburn Campground. Pine forests, creeks, open-space, and public trails also provide a beautiful setting for hiking, walking, biking, and equestrian usage. Exhibit 5.11-2 illustrates the locations of these State and County parks.

As the community and tourism industry grow, additional neighborhood and regional parks will be needed to provide conveniently located recreation facilities for local residents.

Wastewater

Wastewater disposal service is provided by the CCSD. Service is provided throughout the entire District except for some large parcels located primarily in the Leimert Estates subdivision, which are on septic systems.

The Cambria Wastewater Treatment Plant (WWTP) located at 5500 Heath Lane is a 1.0-MGD extended aeration plant, which provides wastewater treatment to the town of Cambria and San Simeon State Camp Grounds. The system includes 65 miles of collection system and ten remote pump stations. Wastewater is treated and used for irrigation and groundwater recharge.

In 1995, improvements were completed that increased the existing WWTP capacity to one million gallons per day (mgd). The wastewater disposal process entails pumping treated effluent to a reservoir pond and then into four percolation ponds located between the San Simeon well field and the Pacific Ocean where it then percolates into the ground water basin below. The treated wastewater effluent that has percolated into the ground creates a hydraulic barrier that slows the fresh water underflow in the San Simeon Creek aquifer. This mound of fresh water also prevents seawater intrusion into the San Simeon aquifer during the summer months and maintains down-gradient surface flows. Reuse of wastewater is limited to withdrawals from an extraction well located in the middle of the effluent field. Periodic withdrawals from the extraction well are chlorinated and then used for construction projects. CCSD's operation of its percolation ponds is subject to conditions of a Waste Discharge Requirements (WDR) Order (Order 01-100 adopted by the RWQCB on December 7, 2001).

There are no current deficiencies or capacity concerns regarding the wastewater system. Ample capacity exists and preliminary calculations indicate that up to 6,150 connections may be provided prior to reaching capacity.

Refer to the *Solid Waste* section below for a discussion regarding the disposal of biosolids from the WWTP.



Solid Waste

Solid waste disposal service, which includes garbage, recycling, and greenwaste services, is provided by the CCSD and County through a franchise agreement with Mission Country Disposal.² All waste is deposited at the Cold Canyon Landfill, which accepts recyclables and greenwaste. Recycling processing facilities are considered adequate at this time and will be expanded as needed.

Cold Canyon Landfill, which is located approximately 7.5 miles south of San Luis Obispo, is expected to reach capacity in 2015. The service life of this landfill may be extended an additional 52 years through a horizontal expansion of the landfill area. Expansion of Cold Canyon facilities is currently in the planning phase. A second landfill, Chicago Grade Landfill, is located approximately 4.0 miles northeast of Atascadero, off of Highway 41. Chicago Grade is expected to reach capacity in 2018, and also accepts recyclables and greenwaste.

The 1989 California State Assembly Bill 939 mandated 50 percent waste diversion and recycling by the year 2000. The San Luis Obispo Integrated Waste Management Authority (SLO IWMA) has met and exceeded this goal. Throughout the County, including the CCSD, waste diversion through recycling and reuse achieved a rate of 52 percent of total waste generated in 2001.

Cambria CSD contracts with USA Transport for removal and disposal of biosolids from the WWTP. Currently, the biosolids are hauled in liquid form (approximately 2.0 percent solids) to Kern County for disposal, where they are used to enhance crop production acreage. The District is currently completing a project that will further treat the dewatered biosolids in order to lower the water content via a mechanical dewatering system. This system could be further modified to produce a "Class A Exceptional Quality" biosolids through the addition of pasteurization equipment.

SIGNIFICANCE CRITERIA

Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist form. The Initial Study includes questions relating to public services and utilities. The issues presented in the Initial Study Checklist have been utilized as thresholds for significance in this section. Accordingly, a project may create a significant environmental impact if it would:

PUBLIC SERVICES (Fire Protection, Police Protection, and Schools)

- ◆ Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratio, response times or other performance objectives for any of the public services, including fire protection, police protection, schools, or other public facilities.

² It is not mandatory for residents in unincorporated parts of the North Coast Area to purchase waste removal service.



PARKS AND RECREATION

- ◆ Result in substantial adverse physical impacts associated with the provision of new or physically altered recreational facilities, or result in the need for new or physically altered recreational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratio.
- ◆ Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- ◆ Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

UTILITIES AND SERVICE SYSTEMS (Wastewater and Solid Waste)

- ◆ Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; refer to Section 5.12 (Water Resources).
- ◆ Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; refer to Section 5.12 (Water Resources).
- ◆ Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; refer to Section 7.0 (Effects Found Not to be Significant) and Section 5.9 (Hydrology and Water Quality).
- ◆ Result in the determination by the wastewater treatment provider, which serves or may serve the project, that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- ◆ Be served by a landfill that does not have sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- ◆ Not comply with Federal, State, and local statutes and regulations related to solid waste.

IMPACTS AND MITIGATION MEASURES

FIRE PROTECTION

- ❖ **IMPLEMENTATION OF THE PROPOSED WATER MASTER PLAN IMPROVEMENTS WOULD NOT DIRECTLY IMPACT EXISTING FIRE PROTECTION SERVICES OR REQUIRE NEW FACILITIES. THE PROPOSED IMPROVEMENTS WOULD DIRECTLY BENEFIT FIRE PROTECTION BY INCREASING AVAILABLE FIRE FLOWS AND FIRE STORAGE. THE INCREASE IN RESIDENTIAL CONNECTIONS WOULD INCREASE THE DEMAND FOR FIRE PROTECTION SERVICES, POTENTIALLY REQUIRING NEW OR MODIFIED EXISTING FACILITIES. IMPLEMENTATION OF THE RECOMMENDED**



MITIGATION MEASURES AND COMPLIANCE WITH STATE AND SAN LUIS OBISPO COUNTY FIRE CODE AND NORTH COAST AREA PLAN PROVISIONS, WOULD REDUCE IMPACTS TO LESS THAN SIGNIFICANT.

Impact Analysis:

Potable and Recycled Water Distribution Systems

Implementation of the potable and recycled water system improvements would not directly impact existing fire protection services or facilities, or require new facilities, because the development of new housing or businesses is not proposed. Improvements to the water distribution system would be a direct benefit to fire protection by increasing available fire flows and fire storage. The increase in residential connections, however, would increase the demand for fire protection services. The recommended mitigation measures requiring CCSD review, and compliance with NCAP and Fire Code Standards, would reduce impacts to below a level of significance.

The District intends to provide capacity for its existing wait list and outstanding commitments. The total number of residential connections would increase from approximately 3,800 to 4,650. This increase in residential connections would increase the demand for fire protection services, which could require new or modified existing fire protection facilities. All future development would be subject to compliance with applicable State and local Fire Codes. Additionally, future development would be subject to compliance with NCAP Standard CW-4 (C.4) (Limitation on Development – Fire Safety), which addresses water storage and delivery systems, Standard CW-4 (C.5) (Limitation on Development – Other Public Service Capacities), which addresses service capacities, and Standard CW-9 (Cambria Fire Department Review), which addresses Fire Code compliance. Compliance with Standard CW-12 (Landscaping), which prohibits fire prone plant materials would also be required. Through the County's development review process, future improvements would be evaluated to determine the appropriate permits for authorizing their use and the conditions for their establishment and operation. Mitigation is also recommended requiring CCSD review of land use and building permit applications to ensure that fire protection facilities, services, and resources are adequate to support the increased demands. Following implementation of the recommended mitigation, which requires CCSD review, and compliance with State and County Code provisions, and NCAP Standards, impacts to fire protection services would be reduced to less than significant.

As discussed in Section 5.12 (Water Resources), CCSD's water supply could be exhausted during an extended drought. Analysis "determined that the current groundwater supply was marginal to inadequate to provide a 90 percent level of reliability for water demand in the year 1999 (3,796 connections). The proposed WMP involves implementation of various conjunctive water supply alternatives that would address the community's existing water supply shortage, as well as provide additional water supplies. Therefore, the increased water supply availability and reliability resulting from the proposed WMP improvements are considered beneficial Project impacts. Also, because Cambria has many homes that are in close proximity to one another, high water flows to support firefighting are critical. The proposed potable system improvements have addressed this issue through enhancement of fire-fighting capabilities by increasing fire flows beyond current system capacities. The potable water distribution system improvements are focused on providing improved fire flows and do not provide an additional supply of water to the service area.



Water Demand Management

The water demand management component involves improvements to the current conservation program and regulations, which would not require additional fire protection services. No impact would occur in this regard.

Seawater Desalination

The seawater desalination system proposes a desalination treatment plant, which would result in a negligible increase in demand for fire protection services; however, the construction of new fire protection facilities would not be required. Desalination system improvements would be subject to compliance with applicable State and local Fire Codes and Fire Plan review by the Cambria Fire Department.

Seawater desalination would be a direct benefit to fire protection services. The increased water availability would enhance the District's fire-fighting capabilities by providing an additional water supply during the critically dry fire hazard season. Seawater desalination is a very reliable source, particularly during critically dry years when additional demand is needed most. A future project-specific EIR/EIS would need to further determine the potential impacts to fire protection after more details become known regarding the desalination facility. Additionally, the EIR/EIS would analyze alternative desalination facility sites.

Mitigation Measures:

PSU-1 The CCSD shall comply with State and County Codes and Ordinances regarding fire and safety requirements, including the California Fire Code and the San Luis Obispo County Building and Construction Ordinance (Title 19 of the San Luis Obispo County Code).

PSU-2 The CCSD shall comply with the following North Coast Area Plan Standards:

Cambria Urban Area

Community Wide (CW):

CW-4 (Limitation on Development)

CW-9 (Cambria Fire Department Review)

CW-12 (Landscaping)

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

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.



POLICE PROTECTION

- ❖ **IMPLEMENTATION OF THE PROPOSED WATER MASTER PLAN IMPROVEMENTS WOULD NOT DIRECTLY IMPACT EXISTING POLICE PROTECTION SERVICES OR REQUIRE NEW FACILITIES. THE INCREASE IN RESIDENTIAL CONNECTIONS WOULD INCREASE THE DEMAND FOR POLICE PROTECTION SERVICES, POTENTIALLY REQUIRING NEW OR MODIFIED EXISTING FACILITIES. WITH IMPLEMENTATION OF THE RECOMMENDED MITIGATION AND COMPLIANCE WITH NORTH COAST AREA PLAN STANDARDS, IMPACTS WOULD BE REDUCED TO LESS THAN SIGNIFICANT.**

Impact Analysis:

Potable and Recycled Water Distribution Systems

Implementation of the proposed WMP improvements would not directly impact existing police protection services or require new facilities, because the development of new housing or businesses is not proposed. However, the District intends to provide capacity for its existing wait list and outstanding commitments, increasing the total number of residential connections. This increase in residential connections would increase the demand for police protection services. Further, based on the Phase 1 buildout reduction planning discussions and interviews, there may be a need for a police substation and additional patrolling. Through the County's development review process, future improvements would be evaluated to determine the appropriate permits for authorizing their use and the conditions for their establishment and operation. Mitigation is recommended requiring CCSD review of land use and building permit applications to ensure that police protection facilities, services, and resources are adequate to support the increased demands. Additionally, future development would be subject to compliance with NCAP Standard CW-4 (C.5) (Limitation on Development – Other Public Service Capacities), which addresses service capacity. Following implementation of the recommended mitigation requiring CCSD review, and compliance with NCAP Standards, impacts to police protection services would be reduced to less than significant.

Water Demand Management

Refer to the *Potable and Recycled Water Distribution Systems* discussion.

Seawater Desalination

Refer to the *Potable and Recycled Water Distribution Systems* discussion.

Mitigation Measures:

- PSU-3 Prior to submittal of land use and building permit applications to San Luis Obispo County, the CCSD shall review the development applications to ensure that police, schools, parks/recreation, and solid waste facilities, services, and resources are adequate to support the increased demands associated with new development.
- PSU-4 The CCSD shall comply with the following North Coast Area Plan Standards:



Cambria Urban Area

Community Wide (CW):

CW-4 (Limitation on Development)

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

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.

SCHOOLS

- ❖ **IMPLEMENTATION OF THE PROPOSED WATER MASTER PLAN IMPROVEMENTS WOULD NOT DIRECTLY IMPACT EXISTING SCHOOLS OR REQUIRE NEW FACILITIES. THE INCREASE IN RESIDENTIAL CONNECTIONS WOULD INCREASE THE DEMAND FOR SCHOOL FACILITIES POTENTIALLY REQUIRING NEW OR MODIFIED EXISTING FACILITIES. IMPLEMENTATION OF THE RECOMMENDED MITIGATION AND COMPLIANCE WITH NORTH COAST AREA PLAN STANDARDS WOULD REDUCE IMPACTS TO LESS THAN SIGNIFICANT.**

Impact Analysis:

Potable and Recycled Water Distribution Systems

Implementation of the proposed WMP improvements would not directly impact existing school facilities or require new facilities, because the development of new housing and resultant student population increases would not occur. However, the District intends to provide capacity for its existing wait list and outstanding commitments, increasing the total number of residential connections. This increase in residential connections would increase the demand for school facilities. Through the County's development review process, future improvements would be evaluated to determine the appropriate permits for authorizing their use and the conditions for their establishment and operation. Mitigation is recommended requiring CCSD review of land use and building permit applications to ensure that school facilities, services, and resources are adequate to support the increased demands. Additionally, future development would be subject to compliance with NCAP Standard CW-4 (C.5) (Limitation on Development – Other Public Service Capacities), which addresses service capacity. Following implementation of the recommended mitigation requiring CCSD review, and compliance with NCAP Standards, impacts to educational services would be reduced to less than significant.

It is noted that the recycled water distribution system proposes a water storage reservoir and pump station behind the Santa Lucia Middle School. Through the County's development review process, future improvements would be evaluated to determine the appropriate land use permit for authorizing their use and the conditions for their establishment and operation. It is



anticipated, however, that the proposed improvements would not interfere with current school operations.

Water Demand Management

Refer to the *Potable and Recycled Water Distribution Systems* discussion.

Seawater Desalination

Refer to the *Potable and Recycled Water Distribution Systems* discussion.

Mitigation Measures: Refer to Mitigation Measures PSU-3 and PSU-4.

Level of Significance: Less Than Significant With Mitigation Incorporated.

PARKS AND RECREATION SERVICES

❖ **IMPLEMENTATION OF THE PROPOSED WATER MASTER PLAN IMPROVEMENTS WOULD NOT CREATE A DEMAND FOR NEW RECREATIONAL FACILITIES. THE INCREASE IN RESIDENTIAL CONNECTIONS WOULD INCREASE THE DEMAND FOR PARKS AND RECREATION SERVICES POTENTIALLY REQUIRING NEW OR MODIFIED EXISTING FACILITIES. THE PROPOSED SEAWATER DESALINATION FACILITY WOULD RESULT IN TEMPORARY CONSTRUCTION-RELATED IMPACTS TO THE STATE CAMPGROUNDS AND SHORELINE ACCESS. LESS THAN SIGNIFICANT IMPACTS WOULD OCCUR FOLLOWING IMPLEMENTATION OF THE RECOMMENDED MITIGATION AND COMPLIANCE WITH THE NORTH COAST AREA PLAN STANDARDS.**

Impact Analysis:

Potable and Recycled Water Distribution Systems

Implementation of the proposed WMP improvements would not directly impact existing recreational facilities or require new facilities, because the development of new housing and resultant population increases would not occur. Further, recycled water would provide a direct benefit to parks and recreational facilities by serving or otherwise increasing the reliability of service to, the potable and non-potable needs of recreational and facilities.

The District intends to provide capacity for its existing wait list and outstanding commitments, increasing the total number of residential connections. This increase in residential connections would increase the demand for parks and recreational facilities. Through the County's development review process, future improvements would be evaluated to determine the appropriate permits for authorizing their use and the conditions for their establishment and operation. Additionally, future development would be subject to compliance with NCAP Standard CW-4 (C.5) (Limitation on Development – Other Public Service Capacities), which addresses service capacity. Mitigation is recommended requiring CCSD review of land use and building permit applications to ensure that park and recreational facilities, services, and resources are adequate to support the increased demands. Following implementation of the recommended mitigation requiring CCSD review, and compliance with NCAP Standards, impacts to parks and recreational services would be reduced to less than significant.



Water Demand Management

Refer to the *Potable and Recycled Water Distribution Systems* discussion.

Seawater Desalination

As discussed in Section 5.3 (Traffic and Circulation), implementation of the seawater intake and seawater concentrate return pipelines may require temporary lane closures or detours at Highway 1 and San Simeon Creek Road, and would temporarily constrict access to the San Simeon Creek State Park campsites. Also, implementation of the subterranean intake and seawater concentrate return systems could temporarily constrict beach access around the construction sites. These construction-related short-term impacts to access and circulation would be required to comply with relevant County and State codes. A future project-specific EIR/EIS would need to further determine the potential impacts to parks and recreation services after more details become known regarding the desalination facility. Additionally, the EIR/EIS would analyze alternative desalination facility sites.

It is noted that seawater desalination would provide a direct benefit to parks and recreational facilities by serving or otherwise increasing the reliability of service to, the potable and non-potable water needs of recreational and facilities. In particular, seawater desalination would also provide a direct benefit to State parks by improving the supply reliability during the critically dry season period, which corresponds with the peak tourist season.

Mitigation Measures: Refer to Mitigation Measures PSU-3 and PSU-4.

Level of Significance: Less Than Significant With Mitigation Incorporated.

WASTEWATER

- ❖ **IMPLEMENTATION OF THE PROPOSED WATER MASTER PLAN IMPROVEMENTS WOULD NOT DIRECTLY IMPACT THE CAPACITY AT THE EXISTING WASTEWATER TREATMENT PLANT. THE INCREASE IN RESIDENTIAL CONNECTIONS WOULD INCREASE WASTEWATER GENERATION. WITH IMPLEMENTATION OF THE RECOMMENDED MITIGATION AND COMPLIANCE WITH NORTH COAST AREA PLAN STANDARDS, IMPACTS WOULD BE REDUCED TO LESS THAN SIGNIFICANT.**

Impact Analysis:

Potable and Recycled Water Distribution Systems

Implementation of the proposed WMP improvements would not directly impact the capacity at the existing WWTP, because new housing and businesses would not be developed and the associated increases in wastewater generation would not occur. However, the District intends to provide capacity for its existing wait list and outstanding commitments, increasing to total number of residential connections. This increase in residential connections would increase wastewater generation. Through the County's development review process, future improvements would be evaluated to determine the appropriate permits for authorizing their use and the conditions for their establishment and operation. All future improvements would be subject to compliance with NCAP Standard CW-2 (Reservation of Service Capacity), which requires reservation of available sewage treatment capacity, Standard CW-3 (Limitation on



Residential Construction), which limits residential development, Standard CW-4 (Limitation on Development), which addresses service capacities, and Standard CW-8 (CCSD Review), which requires written verification of sewer service from the District. Following implementation of the recommended mitigation requiring verification of sewer service, and compliance with NCAP Standards, impacts to sewer facilities and services would be reduced to less than significant.

Refer to Section 5.12 (Water Resources) for a discussion of recycled water supplies.

Water Demand Management

Refer to the *Potable and Recycled Water Distribution Systems* discussion.

Seawater Desalination

Refer to the *Potable and Recycled Water Distribution Systems* discussion.

Mitigation Measures:

PSU-5 The CCSD shall comply with the following North Coast Area Plan Standards:

Cambria Urban Area

Community Wide (CW):

CW-2 (Reservation of Service Capacity)

CW-3 (Limitation on Residential Construction)

CW-4 (Limitation on Development)

CW-8 (Cambria Community Services District Review)

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

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.

SOLID WASTE

- ❖ **IMPLEMENTATION OF THE PROPOSED WATER MASTER PLAN IMPROVEMENTS WOULD NOT DIRECTLY IMPACT LANDFILL CAPACITY. THE INCREASE IN RESIDENTIAL CONNECTIONS WOULD INCREASE SOLID WASTE GENERATION. WITH IMPLEMENTATION OF THE RECOMMENDED MITIGATION AND COMPLIANCE WITH STATE AND SAN LUIS OBISPO COUNTY REGULATORY REQUIREMENTS, IMPACTS WOULD BE REDUCED TO THAN SIGNIFICANT.**



Impact Analysis:

Potable and Recycled Water Distribution Systems

Implementation of the proposed WMP improvements would not directly impact capacity at the Cold Canyon Landfill, because new housing and businesses would not be developed and the associated increases in solid waste generation would not occur. However, the District intends to provide capacity for its existing wait list and outstanding commitments, increasing the total number of residential connections. This increase in residential connections would increase the demand for solid waste disposal. Through the County's development review process, future improvements would be evaluated to determine the appropriate permits for authorizing their use and the conditions for their establishment and operation. Additionally, future development would be subject to compliance with NCAP Standard CW-4 (C.5) (Limitation on Development – Other Public Service Capacities), which addresses service capacity. Mitigation is recommended requiring CCSD review of land use and building permit applications to ensure that solid waste disposal services and capacities are adequate to support the increased demands. Following implementation of the recommended mitigation requiring CCSD review, impacts would be reduced to less than significant.

As previously noted, biosolids from the existing WWTP are hauled to Kern County for disposal. The WMP does not propose alterations to the WWTP's existing procedures regarding removal and disposal of biosolids. In the near future, the District intends to further treat the biosolids to lower the water content via a mechanical dewatering system. This system could be further modified to produce "Class A exceptional quality" biosolids through the addition of pasteurization equipment.

Water Demand Management

Refer to the *Potable and Recycled Water Distribution Systems* discussion.

Seawater Desalination

Refer to the *Potable and Recycled Water Distribution Systems* discussion.

Mitigation Measures: Refer to Mitigation Measures PSU-3 and PSU-4.

Level of Significance: Less Than Significant With Mitigation Incorporated.

CUMULATIVE IMPACTS

- ❖ **THE WATER MASTER PLAN PROJECT, COMBINED WITH FUTURE DEVELOPMENT WITHIN THE NORTH COAST AREA, WOULD RESULT IN AN INCREASE IN THE DEMAND FOR FIRE AND POLICE PROTECTION SERVICES, AND INCREASED STUDENT, WASTEWATER, AND SOLID WASTE GENERATION. MODIFICATIONS TO EXISTING FACILITIES OR DEVELOPMENT OF NEW FACILITIES MAY BE REQUIRED. FUTURE DEVELOPMENT WOULD BE EVALUATED AND MITIGATION RECOMMENDED ON A PROJECT-BY-PROJECT BASIS. COMPLIANCE WITH THE STATE AND COUNTY CODE, AND NORTH COAST AREA PLAN STANDARDS, WOULD BE REQUIRED.**



Impact Analysis: The proposed WMP improvements would not directly create a demand for police or fire protection services, or recreational services or facilities. Also, the proposed improvements would not directly increase student population, or wastewater or solid waste generation. However, the District intends to provide capacity for its existing wait list and outstanding commitments, increasing the total number of residential connections. This increase in residential connections would increase the demand for public services and utilities. Through the County's development review process, future improvements would be evaluated to determine the appropriate permits for authorizing their use and the conditions for their establishment and operation. All future development in the North Coast Area would be required to comply with the County's Code requirements and NCAP Standards, and other reviewing agencies' requirements, ensuring impacts to public services and utilities would be reduced to a less than significant level. It is further noted that the 2005 NCAP Update EIR concluded that implementation of the Community Plans Update would not result in any significant impacts to community services.³

Mitigation Measures: No mitigation measures are recommended beyond compliance with the established 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 public services and utilities have been identified following compliance with the recommended mitigation and relevant County and local regulatory requirements.

³ Design, Community & Environment, *Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Draft EIR*, May 18, 2005, Page 4.5-27.