

IV. ENVIRONMENTAL SETTING

A. PHYSICAL SETTING AND EXISTING LAND USES

The project site is located within San Luis Obispo County, within the unincorporated community of Cambria, on the Fiscalini Ranch Preserve (FRP). The approximately 440-acre FRP consists of the West FRP (354 acres) and the East FRP (75 acres). The West FRP is bounded by the Pacific Ocean to the west, the Park Hill neighborhood to the north, the West Lodge Hill neighborhood to the south, and Highway 1 to the east. The East FRP is bounded by Highway 1 to the west, Main Street commercial areas to the north and east, the East Lodge Hill neighborhood to the south and east.

1. WEST FRP

The West FRP supports a variety of natural habitats, including coastal bluff, grassland, riparian, coastal wetland, mixed woodlands, and Monterey pine forest. The topography of the West FRP ranges from steeply sloping hillsides to a gently sloping ocean terrace. Monterey pine forest and mixed woodland is present along a ridgeline within the eastern portion of the West FRP. Grassland and patches of coastal scrub are traversed by erosional gullies and coastal wetlands (refer to Figure V-4 and Figure V-6).

2. EAST FRP

The East FRP consists of a gently sloping area bordered by Santa Rosa Creek, and a steeply sloped and wooded hillside. Two drainages discharge onto the site, and during storms, rainwater sheet flows across the area into the creek. The area is dominated by grassland and patches of coastal scrub. A portion of the site is within the floodplain for Santa Rosa Creek, and seasonal wetlands are present within the eastern and western portions of the East FRP. The steeply sloping hillside supports Monterey pine forest and mixed woodland habitats (refer to Figure V-6 and Figure V-8).

B. SURROUNDING LAND USES

1. WEST FRP

Surrounding land uses include residential development to the north and south, Highway 1 to the east, and the Pacific Ocean to the west.

2. EAST FRP

Surrounding land uses include the Main Street commercial/retail area to the north, commercial and residential development to the east, residential development to the south, and Highway 1 to the west.

C. CONSISTENCY WITH LAND USE PLANS AND POLICIES

1. OVERVIEW

CEQA *Guidelines* §15125(d) states, "the EIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans." While CEQA requires a discussion of consistency with public plans, inconsistency does not necessarily lead to a significant impact. Inconsistency with public plans creates significant impacts under CEQA only when an adverse physical effect would result from the inconsistency. This section provides general information as to the plans and policies applicable to the proposed project as stated in the following documents. It is the responsibility of the CCSO, the CEQA Lead Agency decision maker, and the County of San Luis Obispo (upon permit application) to make the final decision regarding consistency issues. The following plans and policies are applicable to the proposed project and are described in the following sections (refer to Section IX, References, of this MEIR):

- San Luis Obispo County General Plan
- San Luis Obispo County North Coast Area Plan and Local Coastal Plan
- San Luis Obispo County Cambria and San Simeon Community Plans
- San Luis Obispo County Coastal Policies
- County Air Pollution Control District (APCD) Clean Air Plan
- Cambria Community Services District Water Master Plan

Table IV-1 presents a summary of the proposed project's potential inconsistencies with the applicable plans and policies listed above. Additional consistency analysis with local plans and policies is provided in the environmental analysis section of the EIR. For example, the Air Quality section includes an assessment of the project's consistency with the Clean Air Plan, and the Water Supply section includes a discussion regarding the CCSO Urban Water Management Plan. To the extent that the proposed project may be inconsistent with portions of these documents, remedies such as project revisions, special conditions of approval, variance, or plan amendments may be required. All adverse physical effects resulting from any inconsistency are discussed in the appropriate environmental analysis sections of the EIR (refer to Section V of this MEIR).

2. RELEVANT LAND USE PLANS

a. SAN LUIS OBISPO COUNTY NORTH COAST AREA PLAN AND LOCAL COASTAL PLAN

The project lies within the unincorporated area of San Luis Obispo County, which is under the jurisdiction of the *North Coast Area Plan and Local Coastal Plan* (revised November 15, 2005). The Plan acts as a guide for the cohesive and comprehensive development of the North Coast Area, and seeks to preserve the character of the communities and rural areas that currently exist in the area. This plan includes planning area standards applicable to the County of San Luis Obispo North Coast Planning Area, which includes the urban community of Cambria. The North Coast Area Plan and Local Coastal Plan planning area standards applicable to the Cambria Urban

Area will be superseded upon California Coastal Commission adoption of the *Cambria Urban Area and San Simeon Acres Community Plans* described in the section below.

b. SAN LUIS OBISPO COUNTY CAMBRIA AND SAN SIMEON ACRES COMMUNITY PLANS

The *Cambria Urban Area and San Simeon Acres Community Plans* (adopted by the County of San Luis Obispo in April 2006) land use guidelines for the urban communities of Cambria and San Simeon. This plan is currently under consideration by the California Coastal Commission. The general goals of the plan include, but are not limited to, the following: maintain and protect a safe, beautiful, and pleasant environment for all residents; provide for a sustainable rate of orderly development within the planned capacities of resources and services; encourage orderly and appropriate development of urban areas; preserve and enhance the quality of residential areas and visitor opportunities; provide public resources, services and facilities; preserve open space and conserve energy; and, provide public access and protect natural areas from overuse.

c. SAN LUIS OBISPO COUNTY GENERAL PLAN AGRICULTURE AND OPEN SPACE ELEMENT

The Agriculture and Open Space Element lays out policies for the development and management of agricultural and open space lands within the County's jurisdiction, and is focused on "wisely managing and protecting these important land resources in San Luis Obispo County." Recognizing the value of agriculture to the economy and character of the County as a whole, the goals of the plan are to support agricultural production, conserve and protect agricultural lands and resources, and encourage public education and participation in their management. Open Space contributes in large part to the quality of life enjoyed in San Luis Obispo County, and the County's goals are to identify, protect, and manage the existing open space by preventing urban sprawl and encouraging public education and participation in the decision making process. The protection of these resources is considered essential to the preservation of the rural nature and lifestyles that characterize San Luis Obispo County.

The western portion of the West FRP is located within a designated Sensitive Resource Area (SRA) for scenic qualities per the County of San Luis Obispo General Plan, Agriculture and Open Space Element, Open Space Resources map. The project site area is located within SRA S1, "Ocean Shoreline."

d. SAN LUIS OBISPO COUNTY NOISE ELEMENT

The County Noise Element (adopted May 5, 1992) provides a policy framework for addressing potential noise impacts in the planning process, and minimizing future noise conflicts. The Noise Element identifies transportation-related, stationary, and potential operational noise generators in the county, provides a list of noise-sensitive land uses, and identifies acceptable and unacceptable thresholds of noise exposure based on land use. The document also provides mitigation measures that should be applied to projects when noise attenuation is required to meet identified thresholds.

e. SAN LUIS OBISPO COUNTY SAFETY ELEMENT

The two primary principles of the County Safety Element (adopted December 1999) are emergency preparedness and managed development to reduce risk. The Safety Element identifies potential emergency situations and natural disasters within the County, and includes goals and policies for response during an emergency or natural disaster, and avoidance of unnecessary risk.

f. SAN LUIS OBISPO COUNTY COASTAL ZONE LAND USE ORDINANCE

The County Coastal Zone Land Use Ordinance (revised January 2006), includes regulations established and adopted to protect and promote the public health, safety and welfare. Regulations are also adopted to implement County General Plan and the San Luis Obispo County Local Coastal Program, guide and manage the future growth of the county in accordance with those plans, and regulate land use in a manner that will encourage and support the orderly development and beneficial use of lands within the county. In addition, ordinance regulations are in place to minimize adverse effects on the public resulting from land use and development, and to protect, and enhance the significant natural, historic, archeological, and scenic resources within the county as identified by the county general plan.

g. COUNTY OF SAN LUIS OBISPO COASTAL POLICIES

The County of San Luis Obispo *Coastal Plan Policies* (revised June 2004) is part of the County's *Local Coastal Plan* and *Land Use Element*. The policy document includes programs and standards that set goals, procedures, and guidelines for implementation of the *Coastal Act*. Some of the policies have been adopted as regulations in the Coastal Zone Land Use Ordinance and General Plan planning area standards.

**TABLE IV-1
Consistency with Plans and Policies**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
COUNTY OF SAN LUIS OBISPO NORTH COAST AREA PLAN AND LOCAL COASTAL PLAN		
<p>B. Cambria Urban Area Standards, Combining Designation, Local Coastal Plan. 1. Shoreline Access</p>	<p>The intent of the proposed project is to improve coastal access on the West FRP.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, The Ranch. 8. Permit Requirement and 9. Application Content – Master Development Plan required, 10. Public Improvements; East Village (permit and development standards)</p>	<p>The CCSD, or its designee, would submit a Master Development Plan application (or application determined appropriate by the County of San Luis Obispo) prior to development on the FRP. These planning area standards were intended to apply to residential and commercial development, which will not occur due to the purchase of the FRP for permanent conservation and the subsequent General Plan Amendment currently under consideration by the California Coastal Commission.</p>	<p>Consistent</p>
COUNTY OF SAN LUIS OBISPO CAMBRIA AND SAN SIMEON ACRES COMMUNITY PLANS		
<p>B. Cambria Urban Area Standards, Combining Designations. 1. Marine Habitat (SRA) – Projects with Point-Source Discharges. No surface point-source discharges into the marine environment are allowed except: E. Water Quality Enhancement. Discharges to streams for the purpose of hydrologic replenishment and/or stream water, quality enhancement, provided that: 1. Discharge is consistent with NMFS, USFWS, EPA, RWQCB, and CDFG Regulations, 2. The discharged waters will be of appropriate temperature and quality so as not to disrupt the steelhead runs, nor the in-stream habitat for any other sensitive species including, but not limited to, the red-legged frog and tidewater goby nor will impact adjacent agriculture..</p>	<p>Preliminary drainage concepts include maintaining stormwater drainage and flow similar to existing patterns, with the exception of restoration projects in areas experiencing erosion. Prior to development of the community park on the East FRP, a Stormwater Pollution Prevention Plan would be required, in addition to compliance with all other federal, state, and local regulations.</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>B. Cambria Urban Area Standards, Combining Designations. 2. Monterey Pine Forest Habitat (SRA) (TH) – Purpose. A. The project applicant shall demonstrate that no vegetation outside of the “project limit area” shall be removed, except for removal consistent with fire safety standards or trees identified as hazardous by a qualified professional. B. Report requirements. C. Plan requirements. D. Notice of pending tree removal application. E. Construction Practices. F. Replacement of Vegetation. G. Understory Vegetation Removal – not permitted unless an immediate hazardous condition exists. H. Clustering of Development Required.</p>	<p>The proposed project does not include removal of Monterey trees; however, fire safety measures including removal of hazardous vegetation is proposed in the Public Access and Management Plan, and would be conducted consistent with the planning area standard.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Combining Designations. 3. Flood Hazards (FH). New development shall comply with Coastal Plan Policies...and the Coastal Zone Land Use Ordinance...and shall not interfere with the implementation of the Cambria Flood Control Project.</p>	<p>Implementation of the proposed project, with recommended mitigation measures, would be consistent with the County Ordinance and Coastal Plan Policies, and would not interfere with the Cambria Flood Control Project.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Combining Designations. 4. Santa Rosa Creek (FH). A. Biological Viability. Proposed development shall maintain the ecological viability of Santa Rosa Creek. B. Channelization or Filling in Floodways. Except for minor fill for public serving activities or uses...shall be prohibited. C. Creek Setbacks and Habitat Protection. All new development shall be setback a minimum of 100 feet from the upland edge of riparian vegetation. Setbacks of less than 100 feet are allowed in accordance with the Coastal Zone Land Use Ordinance. Recreational trails shall be sited outside of areas with riparian vegetation. D. Public Access.</p>	<p>Implementation of the proposed project may include minor activities within the Santa Rosa Creek corridor (Santa Rosa Creek Trail). Other trails would be located outside of areas supporting sensitive riparian vegetation within the creek and drainage channels. On the East FRP, proposed active recreation areas would be located a minimum of 100 feet from the edge of riparian vegetation (refer to Figure V-6).</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>B. Cambria Urban Area Standards, Communitywide. 6. Cambria Community Services District Review. A water and sewer service letter from the CCSD shall be provided to the County.</p>	<p>The CCSD Board is required to determine the source of water for development of the community park prior to development.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Communitywide. 7. Cambria Fire Department Review. All new development shall comply with applicable state and local Cambria fire codes.</p>	<p>The Cambria Fire Department would continue to be involved in the implementation of the proposed project, management of the FRP, and development of the community park.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Communitywide. 8. Site Review. All projects determined to have a potential to adversely impact a sensitive resource may be subject to discretionary review...and a biological assessment may be required.</p>	<p>A biological assessment was completed as part of the EIR. In addition, the CCSD, or its designee, would comply with all County requirements upon application for use and construction permits.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Communitywide. 9. Erosion Control. In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks, shall be collected and retained on-site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or drainage system approved by the Public Works Department.</p>	<p>The CCSD, or its designee, would comply with all County requirements upon application for use and construction permits.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Communitywide. 10. 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.</p>	<p>Landscaping would be limited to the East FRP, and potential parking areas within/adjacent to the West FRP, and plant species shall comply with final adopted planning area standards.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Communitywide. 11. Exterior Lighting. Use only the minimum amount necessary to achieve essential illumination.</p>	<p>Exterior lighting would be limited to security lighting on the East FRP. Lighting would be shielded, and would be the minimum amount to address public safety requirements.</p>	<p>Consistent</p>
<p>B. Cambria Urban Area Standards, Communitywide. 12. Santa Rosa Creek Frontage. A Development on any site adjacent to Santa Rosa Creek shall be designed to face the creek.</p>	<p>This standard is primarily applicable to the community park on the East FRP. The Master Plan is general, and doesn't address specific development details. Upon application for use and construction permits, the proposed elements would be required to</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<ul style="list-style-type: none"> B. Trash, recyclables, and storage area shall be in a visually concealed area. C. Solid walls and fences are not allowed between buildings and the creek. 	<p>comply with these development standards.</p>	
<ul style="list-style-type: none"> B. Cambria Urban Area Standards, Communitywide. 13. 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. <ul style="list-style-type: none"> A. Landform alterations shall be minimized. B. Buildings and parking areas shall use appropriate landscaping. C. Highway One Frontage, West Village. D. Vegetative Screening. E. Night Lighting. F. Colors and Materials. 	<p>Improvement and development visible from Highway One include the Highway One staging area (Santa Rosa Creek Trail crossing at Highway 1) proposed in the <i>Public Access and Management Plan</i>. As discussed in the Aesthetic Resources section of the EIR, these uses shall comply with the planning area standard and the County Coastal Policies applicable to visual resources.</p>	<p>Consistent</p>
<ul style="list-style-type: none"> B. Cambria Urban Area Standards, Communitywide. 14. Fiscalini Ranch. <ul style="list-style-type: none"> A. Limitation on Use. <ul style="list-style-type: none"> 1. Recreation Land Use Category. 2. Open Space Land Use Category. B. Pedestrian and Bicycle Path-East FRP Area. A pedestrian and bicycle path shall be installed along Santa Rosa Creek at the time of development consistent with the environmentally sensitive habitat area policies of the Land Use Element. 	<p>The proposed project is consistent with the uses allowable on the FRP within both the Recreation and Open Space land use categories, and plans include a path along Santa Rosa Creek. Mitigation measures are proposed to avoid or minimize impacts to Santa Rosa Creek.</p>	<p>Consistent</p>
<ul style="list-style-type: none"> B. Cambria Urban Area Standards, Recreation. <ul style="list-style-type: none"> 1. Permit Requirement. 3. Limitation on Use. 	<p>The proposed project is consistent with the uses allowable within the Recreation land use category, and the CCSD or its designee would meet County permit requirements prior to implementation of the <i>Public Access and Management Plan, Conservation Easement, and Community Park Master Plan</i>.</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
COUNTY OF SAN LUIS OBISPO GENERAL PLAN AGRICULTURE AND OPEN SPACE ELEMENT		
<p>OSP6: Management of Public Open Space Lands. a. Manage public open space lands so as to protect and, where necessary, restore the open space resources. b. Coordinate efforts to manage open space lands with other public agencies and conservation organizations. c. Utilize best management practices.</p>	<p>The proposed <i>Public Access and Management Plan</i> includes management practices consistent with these policies.</p>	<p>Consistent</p>
<p>OSP16: Habitat Protection. a. Maintain unique or sensitive plant or animal habitat on public lands.</p>	<p>One objective of the proposed project is to protect special status and sensitive species and habitats.</p>	<p>Consistent</p>
<p>OSP18: Protection of Streams and Riparian Corridors. a. Protect stream and riparian corridors in their natural state on public lands b. Where appropriate, utilize stream and riparian corridors as part of a network of wildlife corridors.</p>	<p>One objective of the proposed project is to protect Santa Rosa Creek, associated tributaries, and drainages.</p>	<p>Consistent</p>
<p>OSP25: Development within Scenic Corridors (Highway One). a. Proposed discretionary development and land divisions within scenic corridors shall address the protection of scenic vistas as follows: 1. Balance the protection of the scenic resources with the protection of biological resources that may co-exist within the scenic corridor. 2. Locate structures, roads, and grading on portions of a site that minimize visual impact. Locate structures below prominent ridgelines and hilltops so they are not silhouetted against the sky. 3. Use natural landforms and vegetation to screen development. Where that cannot be done, it is preferred to screen development with native vegetation that is compatible with the scenic resource being protected and does not obstruct public vistas. 4. Design structures with colors that are taken from the natural landscape. 5. Minimize the visibility of utilities from public view corridors and place them underground where feasible. 6. Minimize signs, especially freestanding signs, and locate them so they do not interfere with vistas from scenic corridors. Secure removal of</p>	<p>The proposed project generally meets the standards identified in OSP25. Additional mitigation measures are recommended to ensure consistency (refer to AES/mm-2 through AES/mm-9).</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>non-conforming signs within scenic corridors as part of the review of discretionary development projects wherever feasible.</p>		
<p>OSP26: Recreational Uses of Publicly-owned Open Space. c. Park sites and recreation areas shall protect scenic and environmentally sensitive resources.</p>	<p>The project as proposed, and with the incorporation of mitigation measures, would ensure that scenic and environmentally sensitive areas are protected.</p>	<p>Consistent</p>
<p>OSP29: Trail Access to Public Lands. a. In accordance with the County Trails Plan, support non-vehicular trail access to large units of public land. b. Access trails should not conflict with agriculture or with environmentally sensitive resources. c. Provide sufficient policing and maintenance so that trails do not result in trespass or in damage to sensitive resources, crops, livestock, other personal property, or individuals.</p>	<p>Environmentally sensitive resources within the FRP include coastal wetlands, riparian habitat, annual grassland, Monterey pine forest, special-status plant and animal species, and wildlife habitat. Management policies listed in the <i>Public Access and Management Plan</i> and mitigation measures recommended in the EIR would ensure compliance with these policies.</p>	<p>Consistent</p>
<p>OSP31: Natural Hazards. a. In areas subject to flood, geological, seismic, or fire hazards, encourage open space uses that are consistent with public safety.</p>	<p>Open spaces uses are limited to passive recreation on the West FRP, and mixed passive and active recreation on the East FRP. Upon implementation of recommended mitigation measures, implementation of the proposed project would not adversely affect public safety.</p>	<p>Consistent</p>
<p>OSP33: Protection of Archaeological and Cultural Sites. a. In consultation with Native Americans and archaeological and conservation organizations, identify significant archaeological and cultural sites that should be acquired or otherwise protected. b. Protect archaeological and culturally-sensitive sites from the effects of discretionary development by avoiding disturbance where feasible. 1. If sensitive sites cannot be avoided, mitigate the impact of development to the maximum extent feasible. 2. Consult with Native Americans in the design of appropriate mitigations. 3. As a last resort, the use of fill to cap sites or the recovery of resources may be permitted. d. Protect sensitive sites from vandalism and unauthorized collection of</p>	<p>Based on implementation of recommended mitigation measures to avoid or minimize effects to cultural resources, the proposed project is consistent with this policy.</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
artifacts by educating the public as well as land owners about the importance of such sites and by admonishing or prosecuting violators, as described in chapter five of the LUO and CZLUO.		
<p>OSP34: Protection of Historical Resources. a. Protect the character of significant historical features and settings by implementing the recommendation for historical resources found in the Historic Element of the Environment Plan.</p>	Based on implementation of recommended mitigation measures to avoid or minimize effects to cultural resources, the proposed project is consistent with this policy.	Consistent
COUNTY OF SAN LUIS OBISPO NOISE ELEMENT		
<p>Policy 3.3.1 The noise standards in this chapter represent maximum acceptable noise levels. New development should minimize noise exposure and noise generation.</p>	Implementation of the proposed project would generate both short-term and long-term noise. Mitigation measures are proposed to attenuate noise levels, and reduce the effect on surrounding noise-sensitive land uses consistent with this policy. Implementation of the proposed community park would result in the generation of stationary noise exceeding noise thresholds identified in Noise Element.	Potentially Inconsistent
<p>Policy 3.3.2 New development of noise-sensitive land uses (i.e., residences) shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB L_{dn} or CNEL (70 L_{dn} or CNEL [refer to Acronym Table at end of EIR section] for outdoor sports and recreation) unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces or below the levels specified for the given land use in Table 3-1 (page 3-5 of the Noise Element).</p>	The proposed project would not be exposed to noise levels exceeding thresholds for the proposed uses.	Consistent
<p>Policy 3.3.3 Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 3-1 within the outdoor activity areas and interior spaces of existing noise sensitive land uses.</p>	Implementation of the proposed project would not generate transportation-related noise exceeding acceptable thresholds.	Consistent

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>Policy 3.3.4 New Development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources will exceed the noise level standards of Table 3-2 unless effective noise mitigation measures have been incorporated into the design of the development to reduce noise exposure to or below the levels specified in Table 3-2 (page 3-6 of the Noise Element).</p>	<p>The proposed project would not be exposed to noise levels exceeding thresholds for the proposed uses.</p>	<p>Consistent</p>
<p>Policy 3.3.5 Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated as follows and shall be the responsibility of the developer of the stationary noise source:</p> <p>b. Noise levels shall be reduced to or below the noise level standards where the stationary noise source will expose an existing noise-sensitive land use to noise levels which exceed the standards.</p> <p>c. Noise levels shall be reduced to or below the noise level standards where the stationary noise source will expose vacant land in the Agriculture, Rural Lands, Residential Rural, Residential Suburban, Residential Single-Family, Residential Multi-Family, Recreation, Office and Professional, and Commercial Retail land use categories to noise levels which exceed the standards.</p>	<p>Implementation of the proposed project would generate stationary noise exceeding the level acceptable for adjacent residential land uses. Mitigation measures are proposed to attenuate noise levels, and reduce the effect on surrounding noise-sensitive land uses consistent with this policy; however, implementation of the proposed community park would result in the generation of stationary noise exceeding noise thresholds identified in Noise Element.</p>	<p>Potentially Inconsistent</p>
<p>COUNTY OF SAN LUIS OBISPO COASTAL PLAN POLICIES</p>		
<p>Shoreline Access, Policy 6: Public Safety. The level and intensity of shoreline access is to be consistent with public safety concerns related to bluff stability, trail improvements as well as the provision of adequate facilities such as signs, fences and stairways.</p>	<p>Based on the management policies in the <i>Public Access and Management Plan</i> and implementation of mitigation measures, the proposed project would be consistent with this policy.</p>	<p>Consistent</p>
<p>Shoreline Access, Policy 7: Development of Uniform Access Signs. A uniform signing system program should be developed. Such signs would assist the public in locating and recognizing access points. Where agriculture and sensitive habitats are located, signs may be posted indicating the permitted level of access, the restrictions on access and a description of the sensitive habitat resource. Once accessways are accepted by a public agency, they shall be</p>	<p>Based on the management policies in the <i>Public Access and Management Plan</i> and implementation of mitigation measures, the proposed project would be consistent with this policy.</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
signed and posted to indicate any restrictions or presence of sensitive habitats or hazards.		
Shoreline Access, Policy 8: Minimizing Conflicts with Adjacent Uses. Maximum access shall be provided in a manner which minimizes conflicts with adjacent uses.	Based on the management policies in the <i>Public Access and Management Plan</i> and implementation of mitigation measures, the proposed project would be consistent with this policy.	Consistent
Shoreline Access, Policy 9: Restoration and Enhancement of Shoreline Access Areas. Areas that have been severely degraded through overly intense and unrestricted use should be restored by such techniques as revegetation with native plants, trail consolidation and improvement and through the provision of support facilities such as parking, defined trail and/or beach walk stairway systems, trash receptacles, restrooms, picnic areas, etc. In extremely degraded areas (especially sensitive habitat areas), a recovery period during which public access would be controlled and limited may be necessary. This should be determined through consultation with the property owner and appropriate public agencies to establish the means of controlling public access that is reasonable and cost effective. Any limitation of use shall be evaluated periodically to determine the need for continued limited use.	Based on the management policies in the <i>Public Access and Management Plan</i> and implementation of mitigation measures, the proposed project would be consistent with this policy.	Consistent
Recreation and Visitor Serving Facilities, Policy 1: Recreation Opportunities. Coastal recreational and visitor-serving facilities, especially lower-cost facilities, shall be protected, encouraged and where feasible provided by both public and private means.	The intent of the proposed project is to provide public recreational opportunities, consistent with this policy.	Consistent
Recreation and Visitor Serving Facilities, Policy 2: Priority for Visitor Serving Facilities. Recreational development...shall have priority over non-coastal dependent use, but not over agriculture or coastal dependent industry in accordance with PRC 30222. All uses shall be consistent with protection of significant coastal resources. Provisions for new facilities or expansion of existing facilities within rural areas shall be confined to selected points of attraction.	The intent of the proposed project is to provide public recreational opportunities, consistent with this policy.	Consistent
Recreation and Visitor Serving Facilities, Policy 3: Low Cost Facilities.	The intent of the proposed project is to provide public recreational	Consistent

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
Larger visitor serving projects shall make provisions for services which are geared to a range of costs, including low cost facilities.	opportunities. In addition, open space and passive uses would be of no cost to the public.	
Environmentally Sensitive Habitats, Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats. New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area.	Mapped Environmentally Sensitive Habitats on and immediately adjacent to the FRP include the shoreline, Santa Rosa Creek, Monterey pine forest. Proposed uses within 100 feet of environmentally sensitive habitats (Santa Rosa Creek) would include recreational trails, an emergency access road, and potentially a cellular telecommunications facility. Mitigation measures are proposed to reduce potential impacts to sensitive habitats to less than significant.	Consistent
Environmentally Sensitive Habitats, Policy 2: Permit Requirement. As a condition of permit approval, the applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of the habitat. This shall include an evaluation of the site prepared by a qualified professional which provides: a) the maximum feasible mitigation measures (where appropriate), and b) a program for monitoring and evaluating the effectiveness of mitigation measures where appropriate.	Mitigation measures are proposed to reduce potential impacts to sensitive habitats to less than significant. In addition, the CCSD or its designee would be required to comply with all County requirements upon application for use and construction permits.	Consistent
Environmentally Sensitive Habitats, Policy 3: Habitat Restoration. The county or Coastal Commission should require the restoration of damaged habitats as a condition of approval when feasible.	The <i>Public Access and Management Plan</i> includes policies for habitat restoration, consistent with this policy.	Consistent
Environmentally Sensitive Habitats, Policy 7: Protection of Environmentally Sensitive Habitats. Coastal wetlands are recognized as environmentally sensitive habitat areas. The natural ecological functioning and productivity of wetlands and estuaries shall be protected, preserved and where feasible, restored.	The proposed project and recommended mitigation measures include standards for wetland protection and restoration within the Coastal Zone.	Consistent
Environmentally Sensitive Habitats, Policy 8: Principally Permitted Use. Principally permitted uses in wetlands are as follows: hunting, fishing and wildlife management; education and research projects.	Proposed uses within wetland areas located on the West FRP and East FRP are limited to trails and restoration activities, which are not principally permitted, but are considered conditionally allowed	Potentially Inconsistent

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
	by the County, and will likely require review and approval by other resource agencies (i.e., California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), U.S. Fish and Wildlife Service (USFWS), Army Corps of Engineers (ACOE), as applicable).	
<p>Environmentally Sensitive Habitats, Policy 12: State Department of Fish and Game Review. The State Department of Fish and Game shall review all applications for development in or adjacent to coastal wetlands and recommend appropriate mitigation measures where needed which should be incorporated in the project design.</p>	Recommended mitigation measures include consultation with regulatory agencies, including CDFG, RWQCB, USFWS, and ACOE (as applicable) upon development and implementation of project plans.	Consistent
<p>Environmentally Sensitive Habitats, Policy 13: Diking, Dredging or Filling of Wetlands. All diking, dredging and filling activities shall conform to the provisions of Section 30233, 30411 and 30607.1 of the Coastal Act. These policies establish the appropriate uses, criteria for evaluation of a project and requirements for restoration or replacement. Allowable activities within wetlands include:</p> <ul style="list-style-type: none"> g. Restoration purposes. h. Nature study, aquaculture, or similar resource-dependent activities. i. Maintenance of flood control facilities by permit. <p>Diking, dredging, and filling for these types of development in wetlands... shall be permitted only where there is no feasible, less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental impacts, and where consistent with the maintenance of the tidal flow and continued biological viability of the wetland habitat. The development must meet the following conditions:</p> <ul style="list-style-type: none"> a. Diking, dredging and filling shall be prohibited in breeding and nursery areas and during periods of fish migration and spawning. b. Diking, dredging and filling shall be limited to the smallest area feasible that is necessary to accomplish the project. c. Designs for diking, dredging and filling and excavation projects shall include 	Proposed activities within coastal wetland habitats are limited to passive recreational trails and restoration projects. Mitigation measures are recommended to avoid or minimize effects to wetland habitat, and all applicable actions shall be conducted consistent with the policy standards.	Consistent

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>protective measures such as silt curtains, and weirs to protect water quality in adjacent areas during construction by preventing the discharge of refuse, petroleum spills and unnecessary dispersal of silt materials.</p> <p>Dredge spoils shall not be deposited in areas where public access or environmental habitats would be significantly or adversely affected. Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore currents. Limitations may be necessary on the timing of the operation, the type of operations and the quality and location of the spoils site. Other mitigation measures are required under Section 30607.1. Where any dike fill development is permitted in wetlands in conformity with Chapter 3 of the Coastal Act, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided however, that if no appropriate restoration site is available an in-lieu fee sufficient to provide an area of equivalent productive value or surface area shall be dedicated to an appropriate public agency or such replacement site shall be purchased before the dike or fill development may proceed. Such mitigation measures shall not be required for temporary or short-term fill or diking; provided that a bond or other evidence or financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.</p>		
<p>Environmentally Sensitive Habitats, Policy 15: Vehicle Traffic in Wetlands. No vehicle traffic shall be permitted in wetlands. This shall not restrict local and state agencies or the property owner from completing the actions necessary to accomplish a permitted use within the wetland. Pedestrian traffic shall be regulated and incidental to the permitted uses.</p>	<p>Pursuant to the <i>Public Access and Management Plan</i>, vehicle traffic is not permitted on the FRP, except when maintenance and emergency vehicles are necessary. Vehicle traffic within wetlands areas is not permitted, except during construction and maintenance activities. Mitigation measures are required to avoid or minimize impacts to wetlands during construction activities.</p>	<p>Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 16: Adjacent Development. Development adjacent to coastal wetlands shall be sited and designed to prevent</p>	<p>Proposed activities within coastal wetland habitats are limited to passive recreational trails and restoration projects. Mitigation</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>significant impacts to wetlands through noise, sediment or other disturbances. Development shall be located as far away from the wetland as feasible, consistent with other habitat values on the site.</p>	<p>measures are recommended to avoid or minimize effects to wetland habitat, and all applicable actions shall be conducted consistent with the policy standards.</p>	
<p>Environmentally Sensitive Habitats, Policy 17: Wetland buffer. In new development, a buffer strip shall be required and maintained in natural condition along the periphery of all wetlands. This shall be a minimum of 100 feet in width measured from the upland extent of the wetland unless a more detailed requirement for a greater or lesser amount is included in the LUE or the LUO would allow for adjustment to recognize the constraints which the minimum buffer would impose upon existing subdivided lots. If a project involves substantial improvements or increased human impacts, necessitating a wide buffer area, it shall be limited to utility lines, pipelines, drainage and flood control facilities, bridges and road approaches to bridges, and roads when it can be demonstrated that: a) alternative routes are infeasible or more environmentally damaging, and b) the adverse environmental effects are mitigated to the maximum extent feasible. Access paths and/or fences necessary to protect habitats may also be permitted.</p> <p>The minimum buffer strip may be adjusted by the county if the minimum setback standard would render the parcel physically unusable for the principal permitted use. To allow a reduction in the minimum standard set-back, it must be found that the development cannot be designed to provide for the standard. When such reductions are permitted, the minimum standard shall be reduced to only the point at which the principal permitted use (development), modified as much as is practical from a design standpoint, can be accommodated. At no point shall this buffer be less than 25 feet.</p>	<p>Proposed activities within coastal wetland habitats are limited to passive recreational trails and restoration projects. Mitigation measures are recommended to avoid or minimize effects to wetland habitat, and all applicable actions shall be conducted consistent with the policy standards. An adjustment to this standard would be required for uses within coastal wetland areas, including the construction and maintenance of trails, and the emergency access road connection to Piney Way.</p>	<p>Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 18: Wetland Buffers Less than 100 Feet. For buffers less than 100 feet as established consistent with Policy 15 (above) mitigation measures to ensure wetland protection shall be required, and shall include (where applicable) vegetative screening, landscaping with native vegetation, drainage controls and other such measures. When the minimum</p>	<p>Proposed activities within coastal wetland habitats are limited to passive recreational trails and restoration projects. Mitigation measures are recommended to avoid or minimize effects to wetland habitat, and all applicable actions shall be conducted consistent with the policy standards. An adjustment to this</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>buffer strip is adjusted by the county, it shall be done on a case-by-case basis only after the investigation of the following factors:</p> <ul style="list-style-type: none"> a. Soil type and stability of development site, including susceptibility to erosion. b. Slope of land adjacent to the wetland and the ability to use natural topographic features to locate development. c. Types and amount of vegetation and its value as wildlife habitat including: 1) the biological significance of the adjacent lands in maintaining the functional capacity of the wetland, and 2) the sensitivity of the species to disturbance. d. Type and intensity of proposed uses. e. Lot size and configuration, and the location of existing development. 	<p>standard would be required for uses within coastal wetland areas.</p>	
<p>Environmentally Sensitive Habitats, Policy 20: Coastal Streams and Riparian Vegetation. Coastal streams and adjoining riparian vegetation are environmentally sensitive habitat areas and the natural hydrological system and ecological function of coastal streams shall be protected and preserved.</p>	<p>Management policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR provide for the protection and preservation of coastal streams and riparian vegetation.</p>	<p>Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 21: Development in or Adjacent to a Coastal Stream. Development in or Adjacent to a Coastal Stream. Development adjacent to or within the watershed (that portion within the coastal zone) shall be sited and designed to prevent impacts which would significantly degrade the coastal habitat and shall be compatible with the continuance of such habitat areas. This shall include evaluation of erosion and runoff concerns.</p>	<p>Management policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR provide for the protection and preservation of coastal streams and riparian vegetation, including mitigation for both direct and indirect effects.</p>	<p>Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 22: Fish and Game Review of Streambed Alterations. Fish and Game Review of Streambed Alterations. Significant streambed alterations require the issuance of a California Department of Fish and Game 1601-1603 agreement. The Department should provide guidelines on what constitutes significant streambed alterations so that the county and applicants are aware of what is considered a "significant" streambed alteration. In addition, streambed alterations may also require a permit from the U.S. Army Corp of Engineers.</p>	<p>Proposed actions that would require a CDFG agreement and/or ACOE permit would be limited to public trails and restoration projects. The CCSD or its designee would comply with federal, state, and local regulations.</p>	<p>Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 23: County and State Review of Coastal Stream Projects. County and State Review of Coastal Stream</p>	<p>Implementation of the proposed project would require preparation and approval of a Stormwater Pollution Prevention Plan, and</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>Projects. The State Water Resources Control Board and the county shall ensure that the beneficial use of coastal stream waters is protected, for projects over which it has jurisdiction. For projects which do not fall under the review of the State Water Resources Control Board, the county (in its review of public works and stream alterations) shall ensure that the quantity and quality surface water discharge from streams and rivers shall be maintained at levels necessary to sustain the functional capacity of streams, wetland, estuaries and lakes.</p>	<p>implementation of mitigation measures, which would ensure protection of surface water.</p>	
<p>Environmentally Sensitive Habitats, Policy 26: Riparian Vegetation. Cutting or alteration of naturally occurring vegetation that protects riparian habitat is not permitted except for permitted streambed alterations (defined in Policy 23) and where no feasible alternative exists or an issue of public safety exists.</p>	<p>Activities requiring removal of riparian vegetation are limited to public trails and restoration projects. The CCSD or its designee would comply with federal, state, and local regulations.</p>	<p>Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 28: Buffer Zone for Riparian Setbacks. In urban areas this minimum standard shall be 50 feet except where a lesser buffer is specifically permitted. The buffer zone shall be maintained in natural condition along the periphery of all streams. Permitted uses within the buffer strip shall be limited to passive recreational, educational or existing nonstructural agricultural developments in accordance with adopted best management practices. Other uses that may be found appropriate are limited to utility lines, pipelines, drainage and flood control facilities, bridges and road approaches to bridges to cross a stream and roads when it can be demonstrated that: 1) alternative routes are infeasible or more environmentally damaging and 2) adverse environmental effects are mitigated to the maximum extent feasible. Lesser setbacks on existing parcels may be permitted if application of the minimum setback standard would render the parcel physically unusable for the principal permitted use. In allowing a reduction in the minimum setbacks, they shall be reduced only to the point at which a principal permitted use (as modified as much as is practical from a design standpoint) can be accommodated.</p>	<p>Proposed actions within 50 feet of riparian corridors would be limited to public trails and restoration projects. In addition, policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR provide for protection of sensitive riparian habitat.</p>	<p>Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 29: Protection of Terrestrial Habitats. Designated plant and wildlife habitats are environmentally sensitive habitat areas and emphasis for protection should be placed on the entire</p>	<p>Proposed uses within the Monterey pine forest would be limited to recreational trails, routine maintenance, restoration projects, an emergency access road connection to Piney Way, a fire and life</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>ecological community. Only uses dependent on the resource shall be permitted within the identified sensitive habitat portion of the site.</p> <p>Development adjacent to environmentally sensitive habitat areas and holdings of the State Department of Parks and Recreation shall be sited and designed to prevent impacts that would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.</p>	<p>safety management activities, and potentially a cellular telecommunications facility. Mitigation measures, including completion of project-specific botanical surveys, preparation and implementation of habitat restoration measures are recommended to avoid loss of individual species and ensure restoration and improvement of habitat, if disturbed.</p>	
<p>Environmentally Sensitive Habitats, Policy 30: Protection of Native Vegetation. Native trees and plant cover shall be protected wherever possible. Native plants shall be used where vegetation is removed.</p>	<p>Based on implementation of policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR, native vegetation would be protected and restored on the FRP.</p>	<p>Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 31: Design of Trails In and Adjoining Sensitive Habitats. San Luis Obispo County, or the appropriate public agency, shall ensure that the design of trails in and adjoining sensitive habitat areas shall minimize adverse impact on these areas.</p>	<p>Based on implementation of policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR, sensitive habitat areas would be protected and restored on the FRP.</p>	<p>Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 35: Protection of Vegetation. Vegetation which is rare or endangered or serves as cover for endangered wildlife shall be protected against any significant disruption of habitat value. All development shall be designed to disturb the minimum amount possible of wildlife or plant habitat.</p>	<p>Based on implementation of policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR, sensitive habitat areas and special status species would be protected and restored on the FRP.</p>	<p>Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 40: Shoreline Access Consistent with Habitat Protection. Coastal access shall be monitored and regulated to minimize impacts on marine resources. If negative impacts are demonstrated, then the appropriate agency shall take steps to mitigate these impacts, including limiting the use of coastal access.</p>	<p>Based on implementation of policies in the <i>Public Access and Management Plan</i>, and mitigation measures recommended in the EIR, marine habitat would be protected.</p>	<p>Consistent</p>
<p>Public Works, Policy 1: Availability of Service Capacity. New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development. Prior to permitting all new development, a finding shall be made that there are sufficient services to serve the proposed</p>	<p>Implementation of the proposed community park may affect available water supply; based on the CCSD Board's determination regarding the appropriate water source, the project could be found consistent with this policy. In addition, prior to application for</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
development given the already outstanding commitment to existing lots within the urban service line for which services will be needed consistent with the Resource Management System where applicable. Lack of proper arrangements for guaranteeing service is grounds for denial of the project or reduction of the density that could otherwise be approved consistent with available resources.	development, the CCSD is required to verify that a water source is available to serve the project.	
Public Works, 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 the designated urban reserve lines. Other special contractual agreements to serve public facilities and public recreation areas beyond the urban reserve line may be found appropriate.	The project actions would include relocation of an existing CCSD pumphouse onto the East FRP. The pumphouse would be relocated outside of the flood hazard zone, and this action would not exceed the needs of project development in the community.	Consistent
Public Works, Policy 7: Permit Requirements. The county shall require a permit for all public works projects located within the coastal zone except: a. For maintenance or repair activities that do not result in an enlargement or expansion of the facility. c. For those minor projects that can be categorically exempted as provided for in the Coastal Act on account of geographic area or function per Section 30610(e) where the categorical exclusions has been approved by the county and Coastal Commission. d. The installation, testing and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this division; provided that the county may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources including scenic resources.	The CCSD would apply for use and construction permits prior to relocation of the pumphouse, consistent with this policy and applicable ordinance requirements.	Consistent
Public Works, Policy 8: 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.	The proposed project consists of public and visitor serving open space and recreational land uses. The CCSD Board could consider this project a priority project for water services based on this policy.	Consistent

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>a. Uses which require location adjacent to the coast (coastal-dependent uses). b. Essential public services and basic industries vital to the economic health of the region, state or nation including agriculture, visitor-serving facilities and recreation.</p>		
<p>Coastal Watersheds, Policy 1: Preservation of Groundwater Basins. Preservation of Groundwater Basins. The long-term integrity of groundwater basins within the coastal zone shall be protected. The safe yield of the groundwater basin, including return and retained water, shall not be exceeded except as part of a conjunctive use or resource management program which assures that the biological productivity of aquatic habitats are not significantly adversely impacted.</p>	<p>The CCSD would not exceed the allowable groundwater yield as determined by the California Coastal Commission. Use of riparian rights would be contingent on the CCSD Board's determination to implement this right, and further study to assure that biological habitat and aquatic species would not be adversely affected.</p>	<p>Consistent</p>
<p>Coastal Watersheds, Policy 2: Water Extractions. Extractions, impoundments and other water resource developments shall obtain all necessary county and/or state permits. All pertinent information on these uses (including water conservation opportunities and impacts on in-stream beneficial uses) will be incorporated into the data base for the Resource Management System and shall be supplemented by all available private and public water resources studies available. Groundwater levels and surface flows shall be maintained to ensure that the quality of coastal waters, wetlands and streams is sufficient to provide for optimum populations of marine organisms, and for the protection of human health.</p>	<p>The CCSD would obtain all federal, state, and local permits prior to use of additional water extractions.</p>	<p>Consistent</p>
<p>Coastal Watersheds, Policy 3: Monitoring of Resources. In basins where extractions are approaching groundwater limitations, the county shall require applicants to install monitoring devices and participate in water monitoring management programs.</p>	<p>The CCSD currently monitors water use within the service district.</p>	<p>Consistent</p>
<p>Coastal Watersheds, Policy 7: Siting of New Development. Grading for the purpose of creating a site for a structure or other development shall be limited to slopes of less than 20 percent. Grading and erosion control plans shall be prepared by a registered civil engineer</p>	<p>Proposed development on slopes greater than 20 percent and within 100 feet of environmentally sensitive habitats would be limited to trail construction. Mitigation measures including erosion control measures, best management practices, and restoration of disturbed soils are included in the EIR.</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>and accompany any request to allow grading on slopes between 20 percent and 30 percent. It shall also be demonstrated that the proposed grading is sensitive to the natural landform of the site and surrounding area. In all cases, siting of development and grading shall not occur within 100 feet of any environmentally sensitive habitat. In urban areas as defined by the Urban Services Line, grading may encroach within the 100 foot setback when locating or siting a principally permitted development, if application of the 100 foot setback renders the parcel physically unusable for the principally permitted use. Secondly, the 100 foot setback shall only be reduced to a point at which the principally permitted use, as modified as much as practical from a design standpoint, can be accomplished to no point less than the setback allowed by the planning area standard or 50 feet whichever is the greater distance</p>		
<p>Coastal Watersheds, Policy 8: Timing of Construction and Grading. Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period.</p>	<p>Grading and construction activities would comply to these standards, pursuant to the County Ordinance.</p>	<p>Consistent</p>
<p>Coastal Watersheds, Policy 9: Techniques for Minimizing Sedimentation. Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. Measures should be utilized from the start of site preparation. Selection of appropriate control measures shall be based on evaluation of the development's design, site conditions, predevelopment erosion rates, environmental sensitivity of the adjacent areas and also consider costs of on-going maintenance. A site specific erosion control plan shall be prepared by a qualified soil scientist or other qualified professional. To the extent feasible, non-structural erosion techniques, including the use of native species of plants, shall be preferred to control run-off and reduce increased sedimentation.</p>	<p>The EIR includes mitigation measures recommending implementation of erosion and sedimentation control measures; in addition, all actions would be conducted pursuant to the County Ordinance.</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>Coastal Watersheds, Policy 10: Drainage Provisions. Site design shall ensure that drainage does not increase erosion. This may be achieved either through on-site drainage retention, or conveyance to storm drains or suitable watercourses.</p>	<p>The EIR includes mitigation measures recommending implementation of drainage control measures to avoid erosion and subsequent sedimentation. The proposed plan actions would maintain natural drainage patterns to the maximum extent feasible.</p>	<p>Consistent</p>
<p>Coastal Watersheds, Policy 13: Vegetation Removal. Vegetation clearance on slopes greater than 30% in geologically unstable areas or on soils rated as having severe erosion hazards shall require an erosion and sedimentation control plan.</p>	<p>Vegetation removal in areas exceeding 30 percent slopes would be limited to non-native plant removal, pursuant to the Public Access and Management Plan. Erosion and sedimentation control measures would be implemented pursuant to the Public Access and Management Plan, and recommended mitigation measures.</p>	<p>Consistent</p>
<p>Visual and Scenic Resources, Policy 1: Protection of Visual and Scenic Resources. Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible.</p>	<p>Based on implementation of mitigation measures recommended in the Aesthetic Resources section of the EIR, visual resources would be protected.</p>	<p>Consistent</p>
<p>Visual and Scenic Resources, Policy 2: Site Selection for New Development. Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. In particular, new development should utilize slope created "pockets" to shield development and minimize visual intrusion.</p>	<p>Proposed elements along the ocean and within public scenic areas would include trails, signage, boardwalks, and parking areas. Structures associated with the Community Park would not be visible from major public view corridors, and would not obstruct scenic views. Mitigation measures are recommended to minimize all identified visual impacts to less than significant to protect the aesthetic quality of the area.</p>	<p>Consistent</p>
<p>Visual and Scenic Resources, Policy 5: Landform Alterations. Grading, earthmoving, major vegetation removal and other landform alterations within public view corridors are to be minimized. Where feasible, contours of the finished surface are to blend with adjacent natural terrain to achieve a consistent grade and natural appearance.</p>	<p>Mitigation measures are recommended to minimize soil disturbance, require restoration of disturbed areas, and ensure compatibility with scenic resources.</p>	<p>Consistent</p>
<p>Visual and Scenic Resources, Policy 7: Preservation of Trees and Native Vegetation. The location and design of new development shall minimize the need for tree removal. When trees must be removed to accommodate new development or because they are determined to be a safety hazard, the site is to</p>	<p>Tree removal to accommodate the community park would not affect significant, public, scenic resources. Landscape plans associated with park would incorporate native plants consistent with community character, pursuant to County Ordinance regulations.</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
be replanted with similar species or other species which are reflective of the community character.		
Visual and Scenic Resources, Policy 9: Signs. Information and direction signs shall be designed to be simple, easy-to-read and harmonize with surrounding elements.	Mitigation measures regarding signage on the FRP would ensure consistency with this policy.	Consistent
Visual and Scenic Resources, Policy 11: Development on Coastal Bluffs. New development on bluff faces shall be limited to public access stairways and shoreline protection structures. Permitted development shall be sited and designed to be compatible with the natural features of the landform as much as feasible. New development on bluff tops shall be designed and sited to minimize visual intrusion on adjacent sandy beaches.	Proposed actions on the coastal bluff are limited to public access trails and restoration projects. Parking areas associated with public use areas may be constructed on coastal bluffs at the terminus of existing streets; however, mitigation measures are recommended to minimize associated visual impacts.	Consistent
Hazards, Policy 1: New Development. All new development proposed within areas subject to natural hazards from geologic or flood conditions (including beach erosion) shall be located and designed to minimize risks to human life and property.	The EIR includes mitigation measures to protect human life and property from ocean storm surge, tsunamis, flooding, fire, and other public safety hazards.	Consistent
Hazards, Policy 2: Erosion and Geologic Stability. New development shall ensure structural stability while not creating or contributing to erosion or geological instability.	The EIR includes mitigation measures to prevent erosion during construction activities, and restore areas currently subject to erosion and slope instability.	Consistent
Hazards, Policy 3: Development Review in Hazard Areas. The county shall require a detailed review of development proposed within the geologic study area and flood hazard combining designations as indicated on the Land Use Element maps for the coastal zone. The review shall be performed by a qualified registered and/or certified engineering geologist and shall be adequately detailed to provide recommendations and conclusions consistent with this plan.	The CCSD shall comply with all County regulations upon application for land use and construction permits for project elements.	Consistent
Hazards, Policy 6: Bluff Setbacks. New development or expansion of existing uses on bluffs shall be designed and set back adequately to assure stability and structural integrity and to withstand bluff erosion and wave action for a period	The existing Bluff Trail is located within an area potentially subject to bluff erosion. The previous environmental document adopted for this project element, and additional measures recommended in this	Consistent

**TABLE IV-1
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(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>of 75 years without construction of shoreline protection structures which would require substantial alterations to the natural landforms along bluffs and cliffs. A site stability evaluation report shall be prepared and submitted by a certified engineering geologist based upon an on-site evaluation that indicates that the bluff setback is adequate to allow for bluff erosion over the 75 year period. Specific standards for the content of geologic reports are contained in the Coastal Zone Land Use Ordinance (Section 23.04.118).</p>	<p>EIR require monitoring of the Bluff Trail, and provisions for future improvements.</p>	
<p>Hazards, Policy 8: Coastal Access and Pipelines. New development shall not be permitted on the bluff except where public access or pipelines for coastal dependent uses are necessary and no feasible alternative exists.</p>	<p>The existing Bluff Trail is located within an area potentially subject to bluff erosion. The previous environmental document adopted for this project element, and additional measures recommended in this EIR require monitoring of the Bluff Trail, and provisions for future improvements.</p>	<p>Consistent</p>
<p>Archaeology, Policy 1: Protection of Archaeological Resources. The county shall provide for the protection of both known and potential archaeological resources. All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored at the time of a development proposal to avoid development on important archaeological sites. Where these measures are not feasible and development will adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.</p>	<p>The EIR documents the presence of significant archaeological resources on the FRP, and includes mitigation measures to reduce potential impacts.</p>	<p>Consistent</p>
<p>Archaeology, Policy 2: Vandalizing of Resources. Activities other than development, which could damage or destroy archaeological sites, including off-road vehicle use on or adjacent to known sites and unauthorized collecting of artifacts, shall be prohibited.</p>	<p>The EIR includes a mitigation measure to deter vandalism, looting, and other damaging actions to cultural resources.</p>	<p>Consistent</p>
<p>Archaeology, Policy 4: Preliminary Site Survey for Development within Archaeologically Sensitive Areas. Development shall require a preliminary site survey by a qualified archaeologist knowledgeable in Chumash culture prior to a determination of the potential environmental impacts of the project.</p>	<p>As documented in the EIR, a cultural resources survey was conducted on the FRP.</p>	<p>Consistent</p>
<p>Archaeology, Policy 5: Mitigation Techniques for Preliminary Site Survey before Construction. Where substantial archaeological resources are found as a</p>	<p>The EIR includes mitigation measures consistent with this policy, and requires preparation and implementation of a mitigation and</p>	<p>Consistent</p>

**TABLE IV-1
Consistency with Plans and Policies
(continued)**

<i>Goals, Policies, Plans, Programs and Standards</i>	<i>Proposed Action</i>	<i>Determination</i>
<p>result of a preliminary site survey before construction, the county shall require a mitigation plan to protect the site. Some examples of specific mitigation techniques include:</p> <ul style="list-style-type: none"> a. Project redesign could reduce adverse impacts of the project through relocation of open space, landscaping or parking facilities. b. Preservation of an archaeological site can sometimes be accomplished by covering the site with a layer of fill sufficiently thick to insulate it from impact. This surface can then be used for building that does not require extensive foundations or removal of all topsoil. c. When a project impact cannot be avoided, it may be necessary to conduct a salvage operation. This is usually a last resort alternative because excavation, even under the best conditions, is limited by time, costs and technology. Where the chosen mitigation measure necessitates removal of archaeological resources, the county shall require the evaluation and proper deposition of the findings based on consultation with a qualified archaeologist knowledgeable in the Chumash culture. d. A qualified archaeologist knowledgeable in the Chumash culture may need to be on-site during initial grading and utility trenching for projects within sensitive areas. 	<p>monitoring plan prior to site disturbance on the FRP, including all activities requiring grading (i.e., cellular telecommunications facility, trail construction, etc.).</p>	
<p>Archaeology, Policy 6: Archaeological Resources Discovered during Construction or through Other Activities. Where substantial archaeological resources are discovered during construction of new development, or through non-permit related activities (such as repair and maintenance of public works projects) all activities shall cease until a qualified archaeologist knowledgeable in the Chumash culture can determine the significance of the resource and submit alternative mitigation measures.</p>	<p>The EIR includes mitigation measures consistent with this policy.</p>	<p>Consistent</p>

D. CUMULATIVE STUDY AREA

1. CEQA REQUIREMENTS

§15355 of the CEQA *Guidelines* defines “cumulative impact” as two or more individual effects that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are changes in the environment that result from the incremental impact of development of the proposed project and all other nearby “related” projects. For example, the traffic impacts of two projects in close proximity may be insignificant when analyzed separately, but could have a significant impact when the projects are analyzed together.

CEQA *Guidelines* §15130 indicates that cumulative impacts shall be discussed when they are significant. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as much detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness. The CEQA *Guidelines* state the following:

“Cumulative impacts include either option:

1. A list of past, present, and probable future projects producing related or cumulative impacts, including those projects outside the control of the agency, or
2. A summary of projections contained in an adopted general plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency (§15130 (b)(1)).”

The discussion shall also include a summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available, and a reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable options for mitigating or avoiding any significant cumulative effects of a proposed project.

2. CUMULATIVE DEVELOPMENT SCENARIO

For the purposes of this EIR, past, present, and reasonably anticipated future projects will be used for the cumulative analysis (option 1 under the CEQA *Guidelines*, §15130).

Cumulative impacts are assessed in Section V, Environmental Impacts and Mitigation Measures under each resource issue, where appropriate. The cumulative analysis for each of the appropriate issue areas is based on a list of projects provided by the County of San Luis Obispo Planning and Building Department. These projects are in various stages of planning and development and are expected to contribute to cumulative impacts in the community of Cambria. The specific environmental impacts of each individual project are not known at this time. Therefore, based on the level of detail represented in the Cumulative Development Scenario, several assumptions are used for each individual environmental issue area for determining the potential for cumulative impacts.

LIST OF ABBREVIATED TERMS

Abbreviation	Term
ACOE	Army Corps of Engineers
APCD	Air Pollution Control District
CCSD	Cambria Community Services District
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
CZLUO	Coastal Zone Land Use Ordinance
dB	Decibels
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
FH	Flood Hazards
L_{dn}	Day/Night Average Sound Level
LUE	Land Use Element
LUO	Land Use Ordinance
NMFS (NOAA Fisheries Service)	National Marine Fisheries Service
RWQCB	Regional Water Quality Control Board
SRA	Sensitive Resource Area
USFWS	United States Fish and Wildlife Service

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