

MINUTE ITEM

This Calendar Item No. C53
was approved as Minute Item
No. 53 by the State Lands
Commission by a vote of 3
to 0 at its 10-17-95
meeting.

CALENDAR ITEM
C53

A 33

10/17/95

PRC7858

W 25187

S 18

J. Smith

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

Cambria Community Services District
725 Creston Road, Suite B
Paso Robles, California 93446

LOCATION:

A 2.62± acre parcel of tide and submerged land located in the Pacific Ocean, near Cambria, San Luis Obispo County.

LAND USE:

Operation and maintenance of two 10-inch diameter intake lines, one 10-inch diameter outfall line and other pertinent facilities enclosed within a 30-inch casing pipeline, and having a length of 2300± feet, associated with the Cambria Community Services District Desalination Facility.

PROPOSED LEASE TERMS:

Initial Period:

Twenty-five (25) years beginning November 1, 1995.

Public Liability Insurance: Combined single limit coverage of \$1,000,000.

Consideration: The public use and benefit; with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code REGS.. 2003.

APPLICANT STATUS:

Applicant is permittee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing and Processing fees have been received.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code: Div. 6, Parts 1 and 2; Div. 13.

CALENDAR ITEM NO. C53 (CONT'D)

AB 884:

Application Incomplete

OTHER PERTINENT INFORMATION:

1. The Applicant proposes to construct a desalination facility and associated intake/outfall structures to provide a source of drinking water to the community of Cambria in San Luis Obispo County. Total production capability is estimated at 1.15 million gallons per day (mgd).
2. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code Section 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
3. An EIR, SCH 94051042, was prepared and adopted for this project by the Cambria Community Services District on December 19, 1994. In August 1995, the District prepared an Addendum to EIR SCH 94051042 to address changes resulting to the project. The Commission has reviewed and considered the information contained therein.

APPROVALS OBTAINED:

San Luis Obispo County.

FURTHER APPROVALS REQUIRED:

State Lands Commission; California Coastal Commission; Water Quality Control Board; United States Army Corps of Engineers.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. District Resolution.
- D. Notice of Determination.
- E. CEQA Findings.
- F. Mitigation Monitoring Program.

CALENDAR ITEM NO. C53 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT AN EIR, ADDENDUM, AND MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE CAMBRIA COMMUNITY SERVICES DISTRICT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. ADOPT THE FINDINGS MADE IN CONFORMANCE WITH SECTION 15096(h) OF THE STATE CEQA GUIDELINES, AS CONTAINED IN EXHIBIT "E", ATTACHED HERETO.
3. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTION 6370, ET SEQ.
4. AUTHORIZE ISSUANCE TO THE CAMBRIA COMMUNITY SERVICES DISTRICT OF A 25-YEAR GENERAL LEASE-PUBLIC AGENCY USE BEGINNING NOVEMBER 1, 1995 FOR OPERATION AND MAINTENANCE OF INTAKE/OUTFALL STRUCTURES AND APPURTENANT FACILITIES ASSOCIATED WITH THE CAMBRIA DESALINATION FACILITY; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

CALENDAR ITEM NO. C53 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT AN EIR, ADDENDUM, AND MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE CAMBRIA COMMUNITY SERVICES DISTRICT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. ADOPT THE FINDINGS MADE IN CONFORMANCE WITH SECTION 15096(h) OF THE STATE CEQA GUIDELINES, AS CONTAINED IN EXHIBIT "E", ATTACHED HERETO.
3. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTION 6370, ET SEQ.
4. AUTHORIZE ISSUANCE TO THE CAMBRIA COMMUNITY SERVICES DISTRICT OF A 25-YEAR GENERAL LEASE-PUBLIC AGENCY USE BEGINNING NOVEMBER 1, 1995 FOR OPERATION AND MAINTENANCE OF INTAKE/OUTFALL STRUCTURES AND APPURTENANT FACILITIES ASSOCIATED WITH THE CAMBRIA DESALINATION FACILITY; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

AN EASEMENT 50 FEET IN WIDTH, BEING 25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

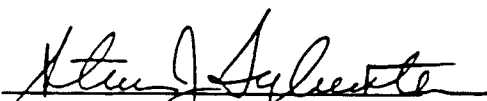
BEGINNING AT THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO BILL NEWCOMER AND CLAUDIA L. NEWCOMER AS RECORDED JUNE 21, 1983, IN BOOK 2495 OF OFFICIAL RECORDS AT PAGE 530 AND AS DELINEATED ON THE RECORD OF SURVEY RECORDED NOVEMBER 16, 1993, IN BOOK 70 OF LICENSED SURVEYS AT PAGE 11, SAID POINT HAVING A CALIFORNIA COORDINATE SYSTEM ZONE V COORDINATE OF N 778,704.764 -- E 1,070,080.246 ; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL SOUTH 60°11'00" WEST (BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED ON CALIFORNIA COORDINATE SYSTEM ZONE V), 492.27 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL SOUTH 29°49'00" EAST, 89.00 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL SOUTH 60°11'00" WEST, 108.97 FEET; THENCE SOUTH 3°33'43" WEST, 45.60± FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID NEWCOMER PROPERTY, SAID LINE BEING THE MEAN HIGH WATER LINE AS DELINEATED ON THE RECORD OF SURVEY RECORDED OCTOBER 23, 1957, IN BOOK 8 OF LICENSED SURVEYS AT PAGE 80 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°33'43" WEST, 1920.39 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A", SAID POINT HAVING A CALIFORNIA COORDINATE SYSTEM ZONE V COORDINATE OF N 776,366.400 -- E 1,069,480.710; THENCE CONTINUING SOUTH 3°33'43" WEST, 100.00 FEET.

PARCEL 2

AN EASEMENT 50 FEET IN WIDTH, BEING 25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID "POINT A", DESCRIBED ABOVE; THENCE SOUTH 49°00'00" WEST, 300.00 FEET

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.


STEVE J. SYLVESTER
R.C.E. 29743 EXP. 3/31/99

93118-1A.LGL



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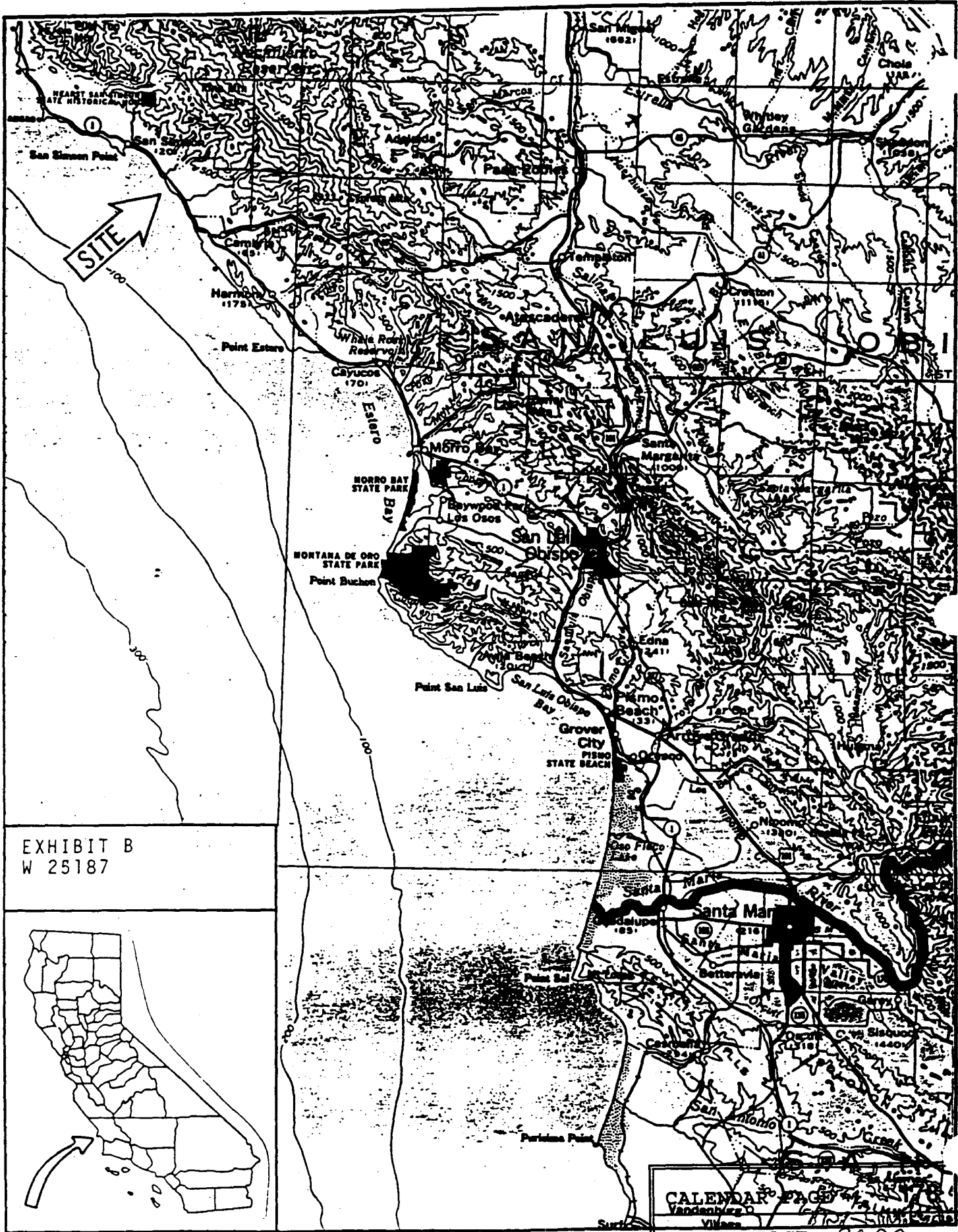


EXHIBIT B
W 25187



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**BOARD OF DIRECTORS
CAMBRIA COMMUNITY SERVICES DISTRICT**

RESOLUTION NO. 48-94

DATED: DECEMBER 19, 1994

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
CAMBRIA COMMUNITY SERVICES DISTRICT
CERTIFYING THE ADEQUACY OF THE FINAL ENVIRONMENTAL IMPACT
REPORT (EIR) ADDRESSING THE CAMBRIA DESALINATION FACILITIES
PROJECT AS REQUIRED BY SECTION 15091 OF THE STATE OF
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES**

WHEREAS, the water supply of the Cambria Community Services District (hereinafter referred to as "District") is obtained from groundwater basins of San Simeon Creek and Santa Rosa Creek which are recharged by annual rains; and

WHEREAS, the underground reservoir capacities of said groundwater basins are adversely affected by reduction in average rainfall and increase demands by water users in the District; and

WHEREAS, the District is subject to the provisions of Order WR 89-19 by the State Water Resources Control Board for Santa Rosa Creek which, among other things, prohibits interference with other rights and instream beneficial uses, requires the District to cease diversions when water levels in its monitoring wells fall below 3 feet above mean sea level, cease diversions when vertical ground deformation exceeds the limit established in the ground deformation monitoring program, and delivery water to upstream riparian users when their wells become unusable; and

WHEREAS, the District is subject to the provisions of Order WR 88-22 by the State Water Resources Control Board for San Simeon Creek which, among other things, prohibits interference with other rights and instream beneficial uses, requires the District to deliver water to upstream riparian users when their wells become unusable, and develop and implement all cost-effective measures identified in a water conservation program; and

WHEREAS, the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply; and

WHEREAS, because the conditions prevailing in the District, the general welfare requires that the water resources of the District be put to beneficial use to the fullest extent of which they are capable, and conservation of such water is to be exercised in the interests of the residents of the District and for the public welfare; and

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WHEREAS, pursuant to the directive of Article X, Section 2 of the California Constitution establishing the State's policy of water conservation and prohibition of waste, and pursuant to the statutory authority granted by Sections 375-377 and Section 1009 of the California Water Code, the District is engaged in a vigorous ongoing program of water conservation of which a desalination facility will play a vital role; and

WHEREAS, the District proposes to improve water service to the Community of Cambria and to alleviate the potential adverse effects that drought may have on the public health and safety by constructing the Cambria desalination facility (hereinafter referred to as "project"; and

WHEREAS, AB11X mandates that every urban water supplier providing municipal water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, develop a water shortage contingency plan, which is an amendment to the District's Urban Water Management Plan (hereinafter referred to as "plan") which was adopted by Resolution 18-92 by the Board of Directors of the District; and

WHEREAS, said Plan calls for the construction of a desalination facility to meet potential water shortages within the District service area; and

WHEREAS, said project is subject to compliance with the provisions of CEQA since said project requires the discretionary consideration at this time of direct and indirect effects resulting from the implementation and construction of the project; and

WHEREAS, the District has consulted with other public agencies, and the general public, and has given them the opportunity to comment on said Draft EIR as required by the provisions of CEQA and the State CEQA Guidelines; and

WHEREAS, Section 15090(a) of the CEQA Guidelines requires that the District certify that the Final EIR has been completed in compliance with CEQA; and

WHEREAS, Section 15090(b) of the CEQA Guidelines requires that the District certify that the Final EIR was presented to the District and the District reviewed and considered the information contained in the EIR prior to approving the project; and

WHEREAS, Section 21081 of the CEQA and Section 15091 of the CEQA Guidelines requires that the District make one or more of the following findings prior to approval of a project for which an EIR has been completed identifying one or more significant effects of the project accompanied by a brief explanation of the rationale for each finding:

FINDING 1 - Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the Draft and Final EIR and Inventory of Mitigation Measures.

FINDING 2 - Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

FINDING 3 - Specific economic, social or other considerations make infeasible the project alternatives identified in the Draft and Final EIR.

NOW, THEREFORE, BE IT RESOLVED THAT;

1. The Board of Directors of the District does hereby certify that the Final EIR for said project has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and that said EIR adequately addresses the potential significant environmental effects of the proposed project and mitigation measures proposed to minimize the significant effects; and that said report does fully describe and comparatively evaluate a range of reasonable alternatives to the proposed project.
2. The Board of Directors of the District does hereby certify that it has reviewed and considered the information contained in the Final EIR prior to considering the project and adopts the Statement of Facts and Findings provided in Attachment A, and further finds that the Final EIR reflects it's independent judgement.
3. The Board of Directors of the District does hereby find and determine, based on the Final EIR, that the project, as modified to incorporate the mitigation measures stated below, will reduce potential environmental impacts to insignificant levels.
4. The Board of Directors further finds that if a court disagrees with the Board of Director's findings contained in Section 3 and determines that significant and/or unavoidable Environmental Impacts may result despite of the incorporation of Mitigation Measures contained in Attachments B and C that the Board hereby finds that the benefits of the proposed project outweigh the unavoidable adverse environmental effects and that the following overriding considerations are hereby adopted:
 - A. Failure to construct the project would result in economic and financial hardship due to the inability of the property owners to constructively utilize their property;
 - B. That the protection of the public health and safety requires that the project be constructed to accommodate the long term demands for a reliable water supply unaffected by drought conditions;
 - C. Failure to construct the project would result in potential loss of life and property as a result of the Districts failure to provide adequate water for fire protection during a drought; and
 - D. That the economic costs and potential environmental damage associated with other long term water supply alternatives considered by the Board of Directors is greater than those anticipated environmental impacts associated with the project.
5. The District hereby modifies the Project to incorporate the Summary of Mitigation Measures provided in Attachment B and specifically adopts as part of the project the Mitigation and Monitoring Program provided by Attachment C of the Cambria Desalination Facility project Environmental Impact Reported dated December, 1994.

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6. The Board of Directors of the District does hereby certify that it has reviewed and considered the information contained in the letter submitted by John Turner of the California Department of Fish and Game prior to considering the project and adopts the Response to Comments provided in Attachment D.
7. The Board of Directors of the District does hereby certify that it has reviewed and considered the information contained in the letter submitted by Deborah Weldon of the California Department of Parks and Recreation prior to considering the project and adopts the Responses to Comments provided in Attachment E.
8. That the District hereby approves the project and the acquisition of necessary property and/or easements as part of the District's existing Capital Improvement Program.
9. The District as lead agency hereby specifies that the District General Manager is the custodian of the documents and other material which constitute the record of proceedings upon which this decision is based. The location where these materials are located is the District office at 2284 Center Street, Cambria, CA 93428.

On the motion of Director Angel, seconded by Director Child, and the following roll call vote, to wit:

AYES: Directors Angel, Chaldecott, Child and Perkins

NOES: Director May

ABSENT:

The foregoing Resolution was PASSED and ADOPTED this 19th day of December, 1994.


Reginald Perkins
President, Board of Directors

ATTEST:



Paulette Beck
Secretary, Board of Directors

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received
3-1-95

FILED

NOTICE OF DETERMINATION

DEC 20 1994

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Cambria Community Services District
P.O. Box 65
Cambria, CA 93428

by 
Secretary

To: County Clerk
County of San Luis Obispo
San Luis Obispo, CA 93408

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: CAMBRIA DESALINATION FACILITY

State Clearinghouse Number: 94051042

Contact Person: Dave Andres

Telephone Number: (805) 927-3823

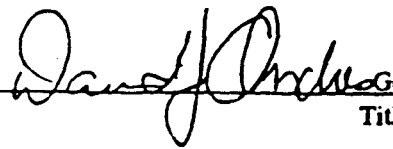
Project Location: 990 San Simeon Creek Rd., on Lone Palm Dr., and in San Simeon Creek Road, near Cambria, California, in San Luis Obispo County.

Project Description: Construction of an approximately 1.0 Million Gallon per Day (MGD) water supply project consisting of 16 foot diameter caisson, a horizontal pipeline, a buried infiltration gallery under the ocean floor, along with ocean outfall line and diffuser pipes. The project also includes transmission lines from the intake and outfall facilities, and the Desalination Facility structure located near the Cambria CSD's effluent disposal facility, and all appurtenances.

This is to advise that the Cambria Community Services District as Lead Agency has approved the above described project on December 19, 1994 and has made the following determinations regarding the above described project:

1. The project X will will not, have a significant effect on the environment.
2. X An Environmental Impact Report was prepared and certified for this project pursuant to provisions of CEQA.
NA A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures X were, were not, incorporated as part of the project.
4. A Statement of Overriding Considerations X was, was not, adopted for this project.
5. Findings were made pursuant to the provisions of CEQA, including but not limited to Section 15091, and the CEQA Guidelines.

This is to certify the final EIR with comments and responses and record of project approval is available to the General Public at: 2284 Center Street, Cambria, CA 93428

Cambria C.S.D.  General Manager
Signature Title

December 20, 1994
Date

Date received for filing at OPR:

Date received or filing at County
DEC 20 1994

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EXHIBIT E

STATEMENT OF FACTS AND FINDINGS

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT, FINDINGS WITH RESPECT TO SAID EFFECTS, AND STATEMENT OF FACTS IN SUPPORT THEREOF, ALL WITH RESPECT TO THE PROPOSED CAMBRIA DESALINATION FACILITY.

BACKGROUND

State CEQA Guidelines (Guidelines) promulgated pursuant to the California Environmental Quality Act (CEQA) provide in part:

"No public agency shall approve or carry out a project for which an EIR has been completed which identifies one or more significant effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding."

The Cambria Community Services District (CCSD) proposes to certify the Cambria Desalination Facility Environmental Impact Report and approve the project, in order to increase the safe yield of the District's water supply. The groundwater supplies from the Santa Rosa and San Simeon groundwater basins are no longer adequate to meet existing demand under extreme drought conditions. In addition, the maximum projected water demand for 2015 will exceed the available groundwater supply for most years.

Due to the severe drought conditions in the Cambria area over the past few years, the CCSD has experienced a water supply shortage and has been forced to implement water conservation measures. The CCSD has evaluated alternatives in addition to conservation measures to increase the safe yield of its water supply. Numerous reports have been prepared by the CCSD in recent years to evaluate necessary improvements to their water supply system and their wastewater treatment and disposal facilities. Eleven different water supply projects have been considered and/or evaluated by the District. As a consequence of these evaluations, the CCSD determined that a Desalination Facility was the most feasible alternative based on environmental and economic factors and would meet the community's future water supply needs.

Because the proposed actions constitute a project under CEQA and the Guidelines, the Cambria Community Services District has prepared a Project Environmental Impact Report (EIR), State Clearinghouse Number SCH 94051042. In May of 1994, the Board completed an Initial Study for use in approving the Project. The Draft EIR was circulated on September 14, 1994 and Responses to Comments were completed in November, 1994.

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The Project EIR identifies certain significant environmental effects which may occur as a result of the project. Furthermore, certain impacts will have significant effects on the environment. Therefore, findings are set forth herein pursuant to Section 15091 of the CEQA Guidelines. Summary of Mitigation Measures, provided in Attachment "B", are based in part on the mitigation measures as required by Section 21081.6 of the Public Resources Code, a Mitigation Monitoring Program will be adopted as part of the project Resolution (Attachment "C").

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GEOLOGY, SOILS AND SEISMICITY

Potential Impacts

No significant impacts with regard to Geology, Soils and/or Seismicity have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Impacts identified prior to mitigation are as follows:

- 1) *Grading and excavation activities would be required for construction of the desalination facility, thus resulting in the exposure of soils to short-term erosion by wind and water.*
- 2) *Construction activities associated with installation of the vertical caisson on the bluff top may result in short-term erosional impacts.*
- 3) *Earthquakes on the San Andreas Fault, Nacimientos Fault or other faults in the San Simeon area could produce ground shaking in the project vicinity.*

Finding

- (a) Changes have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.

Facts in Support of Finding

All significant environmental impacts regarding the Geology, Soils and/or Seismicity that can feasibly be avoided have been eliminated or substantially lessened by virtue of the mitigation measures identified in the Final EIR and incorporated into the project, as set forth in the Summary of Mitigation Measures. Applicable mitigation measures include numbers 1 through 6.

Effects not Mitigated to Less than Significant Levels

All effects have been considered to be mitigated to less than significant levels.

HYDROLOGY, DRAINAGE AND GROUNDWATER

Potential Impacts

No significant impacts with regard to Hydrology, Drainage and/or Groundwater have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Impacts identified prior to mitigation are as follows:

- 1) *The Desalination Plant is not within a Flood Hazard (FH) area, however a segment of the pipelines which cross Van Gordon Creek are within a FH designation.*
- 2) *Construction activities could increase sedimentation loads into Van Gordon and San Simeon Creeks.*
- 3) *Drainage patterns in the vicinity of the Desalination Plant would be permanently altered.*
- 4) *Groundwater levels and quality within the vicinity of the proposed project would not be significantly impacted with implementation of the proposed project because there would be no discharges to land or waterway at the Desalination Plant.*

Finding

- (a) Changes have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

All significant impacts regarding Hydrology, Drainage and/or Groundwater that can be feasibly avoided have been eliminated or substantially lessened to less than significance by virtue of the mitigation measures identified in the Final EIR and incorporated into the project, as set forth in the Summary of Mitigation Measures. Applicable mitigation measures include numbers 7 through 9.

Effects Not Mitigated to a Less Than Significant Level

All effects have been considered to be mitigated to less than significant levels.

TERRESTRIAL BIOLOGICAL RESOURCES

Potential Impacts

No significant impacts with regard to Terrestrial Biological Resources have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Significant impacts identified prior to mitigation are as follows:

- 1) *Construction and implementation of the Desalination Plant on the District site may impact flora and fauna habitat on-site.*
- 2) *Construction and implementation of transmission facilities on natural terrain and along the road right-of-ways may impact flora and fauna habitat in the vicinity of the facilities.*

Finding

- (a) Changes have been required in, or incorporated into the project which avoid or substantially lessen the significance of environmental effects as identified in the Final EIR.

Facts in Support of Finding

All significant environmental impacts regarding Terrestrial Biological Resources that can be feasibly avoided have been eliminated or substantially lessened by virtue of the mitigation measures identified in the Final EIR and incorporated into the project, as set forth in the Summary of Mitigation Measures. These mitigation measures include numbers 10 through 16.

Effects Not Mitigated to a Less than Significant Level

All effects have been considered to be mitigated to less than significant levels.

MARINE RESOURCES

Potential Impacts

No significant impacts with regard to Marine Resources have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Significant impacts identified prior to mitigation are as follows:

- 1) *Marine habitats and communities would be affected by the construction of the Desalination Plant intake pipeline and structures.*
- 2) *Marine habitats and communities would be affected by the construction of the Desalination Plant discharge pipeline and structures.*
- 3) *Entrainment of Marine Organisms. Benthic microflora and fauna may be affected by the constant, low velocity filtering of seawater through the infiltration gallery. If an open water intake design is used, organisms that are small enough to pass through the intake screens (e.g., plankton, fish eggs, and larval fishes) and cannot escape the current generated by the intake pumps will be entrained and accumulate in the onshore sand filters at the Desalination Plant.*
- 4) *Impingement of Marine Organisms. If an open water intake system is used, fish and swimming invertebrates may be impinged (trapped) against the protective screens that cover the intake pipes if the current velocity generated by intake pumps is too high for these animals to avoid.*
- 5) *Biofouling of the Intake Pipes and Structure. If an open water intake system is used, algae and invertebrates will be periodically cleaned from the outside of the intake and the inside of the pipe.*
- 6) *Reject Brine Discharge. The discharge of reject brine would alter the ambient salinity regime in the vicinity of the outfall.*

Finding

- (a) Changes have been required in, or incorporated into the project which avoid or substantially lessen the significance of environmental effects as identified in the Final EIR.

Facts in Support of Finding

All significant environmental impacts regarding Marine Resources that can be feasibly avoided have been eliminated or substantially lessened by virtue of the mitigation measures identified in the Final EIR and incorporated into the project, as set forth in the Summary of Mitigation Measures. These mitigation measures include numbers 17 through 24, which also includes implementing a Marine Biological Impact Reduction Plan (MBIRP). The MBIRP will be

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prepared to describe the methods which the District will take to avoid, reduce and mitigate impacts to the marine environment during the construction and operation of the desalination facility.

Effects Not Mitigated to a Less than Significant Level

All effects have been considered to be mitigated to less than significant levels.

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CULTURAL RESOURCES

Potential Impacts

No significant impacts with regard to Cultural Resources have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Impacts identified prior to mitigation are as follows:

- 1) *Project implementation may result in construction activities occurring near existing and/or potential archaeological resources.*

Finding

- (a) Changes have been required in or incorporated into the project which avoid or substantially lessen the potentially significant environmental effects as identified in the Final EIR.

Facts in Support of Finding

All environmental impacts regarding Cultural Resources that can be feasibly avoided have been eliminated or substantially lessened by virtue of the mitigation measures identified in the Final EIR and incorporated into the project, as set forth in the Summary of Mitigation Measures. Applicable mitigation measures include numbers 25 through 29.

Effects not Mitigated to a Less than Significant Level

All effects have been considered to be mitigated to less than significant levels.

LAND USE AND RELEVANT PLANNING

Potential Impacts

No significant impacts with regard to Land Use and Relevant Planning have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Impacts identified prior to mitigation are as follows:

- 1) *Construction of the proposed Desalination Plant and transmission lines would require consideration of surrounding uses that are adjacent to and in close proximity to the proposed uses. The project may be incompatible with the existing uses in the project area.*
- 2) *The proposed Desalination Plant may be inconsistent with applicable land use designations and relevant planning policies of local, State and Federal agencies.*
- 3) *Although the project is a permitted use within the agricultural designation (as a conditional use) the project may impact onsite, adjacent and regional agricultural resources in the area.*

Finding

- (a) Changes have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

As identified in the Final EIR, significant land use compatibility impacts would not occur, therefore, mitigation measures are not recommended. For mitigation measures relating to short- and long-term impacts for air quality, noise, recreation, aesthetics/light and glare, and transportation, please refer to the respective sections of this document.

The CCSD would be required to adhere to applicable permit procedures and policies. Adherence to these policies and conditions identified during the permit process would reduce impacts to a less than significant level.

Effects Not Mitigated to a Less than Significant Level

All effects have been considered to be mitigated to less than significant levels.

AESTHETICS/LIGHT AND GLARE

Potential Impacts

No significant impacts with regard to Aesthetics have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Impacts identified prior to mitigation are as follows:

- 1) *Construction of the Desalination Plant on the District site would create a temporary aesthetic nuisance associated with project construction and grading activities.*
- 2) *Construction of transmission facilities within roadways, natural terrain and the ocean floor would create a temporary aesthetic nuisance associated with project construction and grading activities.*
- 3) *Ultimate development of the site would permanently alter the appearance of the project site.*
- 4) *Installation of transmission facilities, primarily the caisson on the bluff top, may alter the appearance of the area.*

Finding

- (a) Changes have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of the Finding

All significant environmental impacts regarding Aesthetics/Light and Glare that can feasibly be avoided have been eliminated or substantially lessened by virtue of the mitigation measures as identified in the Final EIR and incorporated into the project, as set forth in the Summary of Mitigation Measures. Applicable mitigation measures include numbers 30 through 35.

Effects Not Mitigated to a Less Than Significant Level

All effects have been considered to be mitigated to less than significant levels.

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NOISE

Potential Impacts

No significant impacts with regard to Noise have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Impacts identified prior to mitigation are as follows:

- 1) *Short-term noise impacts associated with construction activities necessary to implement the proposed project components are anticipated to occur. The noise levels would be higher than the existing ambient noise levels on-site and in the vicinity of the project components; however, levels would subside following project completion.*
- 2) *The project is expected to increase the ambient noise levels on-site due to increased human presence and daily operational activities.*

Finding

- (a) Changes have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in support of Finding

All significant environmental impacts regarding Noise that can feasibly be avoided have been eliminated or substantially lessened by virtue of the mitigation measures identified in the Final EIR and incorporated into the project, as set forth in the Summary of Mitigation Measures. Applicable mitigation measures include numbers 36 through 38.

Effects Not mitigated to Less than Significant levels

All effects have been considered to be mitigated to less than significant levels.

AIR QUALITY

Potential Impacts

No significant impacts with regard to Air Quality have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Impacts identified prior to mitigation are as follows:

- 1) *Short-term air quality impacts would occur during site preparation and project construction, although these would not be significant.*
- 2) *The project would result in a significant overall increase in the local and regional pollutant load due to direct impacts from the stationary source gas emissions generated by the Desalination Plant and power emissions generated by electrical power plants, although these impacts can be reduced to less than significant levels.*

Finding

- (a) Changes have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in support of Finding

All significant environmental impacts regarding Air Quality that can feasibly be avoided have been eliminated or substantially lessened by virtue of the mitigation measures identified in the Final EIR and incorporated into the project, as set forth in the Summary of Mitigation Measures. Applicable mitigation measures include numbers 39 through 41.

Effects Not mitigated to Less than Significant levels

All effects have been considered to be mitigated to less than significant levels.

HUMAN HEALTH/RISK OF UPSET

Potential Impacts

No significant impacts with regard to Human Health/Risk of Upset have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Impacts identified prior to mitigation are as follows:

- 1) *Operation of the Desalination Plant would result in the generation of spent treatment chemicals.*
- 2) *Operation of the Desalination Plant would involve the transportation, storage and use of hazardous materials and would present the possibility of a hazardous spill.*

Finding

- (a) Changes have been required in or incorporated into the project which avoid or substantially lessen environmental effects as identified in the Final EIR.

Facts in Support of Finding

The CCSD would be required to adhere to applicable permit procedures and regulations as identified within the Final EIR. Adherence to these conditions identified during the permit process would reduce impacts to less than significant levels.

Effects Not Mitigated to a Less than Significant Level

All effects have been considered to be mitigated to less than significant levels.

TRANSPORTATION AND UTILITIES

Potential Impacts

No significant impacts with regard to Transportation and Utilities have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Impacts identified prior to mitigation are as follows:

- 1) *Construction of the proposed Desalination Plant would result in a temporary increase in traffic volumes in the vicinity of the project area and a disruption of traffic flow in the area of the pipeline construction.*

Finding

- (a) Changes have been required in or incorporated into the project which avoid or substantially lessen environmental effects as identified in the Final EIR.

Facts in Support of Finding

All environmental impacts regarding Transportation that can be feasibly avoided have been eliminated or substantially lessened by virtue of the mitigation measures identified in the Final EIR and incorporated into the project, as set forth in the Summary of Mitigation Measures. Applicable mitigation measures include numbers 42 through 44.

Effects Not Mitigated to a Less than Significant Level

All effects have been considered to be mitigated to less than significant levels.

PUBLIC SERVICES

Potential Impacts

No significant impacts with regard to Public Services have been identified due to proposed implementation of mitigation measures identified in the Final EIR and incorporated into the project. Impacts identified prior to mitigation are as follows:

- 1) *Development of the Desalination Plant will increase the present need for fire protection.*
- 2) *Construction activities may result in temporary noise, traffic, visual and fugitive dust impacts to San Simeon State Park campground facilities.*
- 3) *The project does not have the potential to attract additional population growth in the immediate vicinity of the facility, therefore impacts to police service are anticipated to be short-term in nature, during the construction phase only.*
- 4) *During construction, it is estimated that a small insignificant but unknown amount of solid waste associated with the construction phase would result.*

Finding

- (a) Changes have been required in or incorporated into the project which avoid or substantially lessen environmental effects as identified in the Final EIR.

Facts in Support of Finding

All environmental impacts regarding Public Services that can be feasibly avoided have been eliminated or substantially lessened by virtue of the mitigation measures identified in the Final EIR and incorporated into the project, as set forth in the Summary of Mitigation Measures. Applicable mitigation measures include numbers 45 through 48. For mitigation measures relating to short- and long-term impacts for air quality, noise, aesthetics/light and glare, and transportation, please refer to the respective sections of this document.

Effects Not Mitigated to a Less than Significant Level

All effects have been considered to be mitigated to less than significant levels.

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ALTERNATIVES

1. "No Project" Alternative

Impacts associated with the Cambria Desalination Plant would not occur if the "No Project" Alternative is selected. Implementation of the "No Project" Alternative would avoid any adverse physical and human environmental impacts associated with development of the facility. Impacts associated with Cultural Resources, Terrestrial Biology, Marine Biology, Utilities and Aesthetics would not occur. Short-term impacts associated with the construction phase of the project would also be eliminated.

Under the "No Project" Alternative the CCSD would be restricted from fulfilling its long-term goal of improving the safe yield of the community's water supply. The domestic water for Cambria is supplied from groundwater aquifers. According to projected domestic water requirements, the CCSD will require more water in the future than the groundwater basins can provide especially in dry years. Implementation of the "No Project" Alternative would not provide the CCSD with a mechanism to produce water, thus the increase in water supply needed to maintain current and future populations would not be fulfilled.

2. "San Simeon Beach Route" Alternative

The "San Simeon Beach Route" Alternative differs from proposed project in three aspects. A large beach well known as a Ranney Collector would be used to collect feedwater from the saturated beach sand deposits. Collecting water in this location changes the intake and discharge pipe locations so that they would extend through State Beach property. The concentrated seawater outfall pipeline would also be constructed through State Beach property.

When the District determined to pursue a desalination project, two alternative facility scenarios were to be evaluated equally as optional development proposals throughout this EIR document. The North San Simeon Route (the proposed project) and the San Simeon Beach Route Alternatives were considered as viable water supply options. In order to determine the feasibility of the San Simeon Beach route alternative, test wells within San Simeon beach were required in order to understand the viability of the Ranney Well collector. A request by the CCSD to conduct testing was presented to the California State Parks and Recreation and was subsequently denied on April 28, 1994. Thus, this option was reconsidered as an alternative to the proposed project, the North San Simeon Route alignment.

The alternatives analysis concludes that the San Simeon Beach development scenario may be considered as a viable alternative, subject to additional Beach Well testing. Impacts at the Reverse Osmosis site are similar to the project, as well as the location of ocean outfall facilities. Pipeline and pumping facilities may result in greater short-term impacts to the park facilities, San Simeon State Beach and Van Gordon Creek habitat. These impacts are considered significant as compared to the proposed project and mitigation would be required to reduce potential impacts. Long-term impacts to lagoon levels and associated habitat may be significant, pending the results of testing wells and additional biological review.

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3. "Santa Rosa Creek Well Intake" Alternative

The "Santa Rosa Creek Well Intake" Alternative differs from proposed project in two aspects. A large beach well known as a Ranney Collector would be used to collect feedwater from the saturated beach sand deposits near Shamel Park (a County park) at the mouth of Santa Rosa Creek. The Desalination Plant would be located near the CCSD wastewater treatment plant. Collecting water in this location changes the intake and discharge pipe locations to extend along Windsor Boulevard and the County Park property. The concentrated seawater discharge outfall would also be constructed through the County Park property.

The Santa Rosa Well intake alternative is considered an Alternative to the proposed project but due to concerns cited which pertain to site development feasibility at the Desalination Plant, the CCSD is no longer considering this alternative as a viable option. Significant concerns and greater impacts have been cited for Drainage, Land Use compatibility, Aesthetics, Transportation and Noise. Further testing and biological assessments would be required in order to ascertain the impacts to and required mitigation for the Santa Rosa Creek, adjacent lagoon, and the ocean environment.

4. "Santa Rosa Creek Multiple Intake Wells" Alternative

The "Santa Rosa Creek Multiple Intake Wells" Alternative would utilize several additional sources of intake water beyond the intake well at Shamel Park. The basic concept is to have one or more brackish wells located along Santa Rosa Creek, near the Wastewater Treatment Plant, which would provide additional feed water to the Desalination Plant. Due to the fact that water with the least salinity is the most economical to treat, brackish wells along Santa Rosa Creek would be systematically used as additional supply water. The Desalination Plant would be located on a vacant parcel on Heath Lane across from the wastewater treatment plant.

The "Santa Rosa Creek Multiple Intake Wells" Alternative would result in similar impacts as discussed above under the "Santa Rosa Creek Intake Well" Alternative. This alternative would result in greater biological, hydrological, land use, aesthetics, noise, public health, transportation and services impacts as compared to the proposed project. As stated similarly under the Alternative above, impacts would be greater than the proposed project because the Desalination Plant and transmission facilities within this alternative are located closer to residential uses. Therefore, residents would be subject to short-term construction impacts as well as some long-term operational impacts, such as an increase in ambient noise levels, as compared to the proposed project.

5. "San Simeon Community Services District" Alternative

SSCSD would receive an established allotment of potable water produced from the Desalination Plant that is agreed upon by the CCSD. This allotment would be above the rated capacity of the Desalination Plant proposed for Cambria's needs. Product water would be transmitted to San Simeon via a transmission line which would be located in the vicinity of Highway 1 and San Simeon Creek Road. The SSCSD transmission line would tie into the Reverse Osmosis Facility from San Simeon Creek Road. Product water would be integrated into the San Simeon water

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distribution system. Installation of the transmission facility would result in typical short-term construction related impacts associated with trenching activities.

The "San Simeon Community Services District" alternative is ostensibly feasible and may be considered by the CCSD during the project review process. This alternative would result primarily in short-term construction impacts which would cease upon project completion. This alternative development scenario may be subject to additional environmental review to determine site specific impacts and mitigation for the pipeline alignment. Additional review will be the responsibility of the SSCSD which would act as the lead agency.

6. "Distillation" Alternative

The CCSD has considered the use of Distillation Technology and may again consider the technological conversion of the proposed Reverse Osmosis facility at a later date, which will be subject to further environmental review.

All things considered, the Reverse Osmosis (RO) is judged to be the best technology at this time for a seawater desalting plant. The only other technology with a chance of being competitive would be a distillation process referred to as mechanical vapor compression (VC). The electric power consumption for a VC plant is slightly higher than for an RO plant. Seawater RO plants with energy recovery require about 20 to 25 kWh per 1,000 gallons of product water; whereas seawater VC plants need about 30 to 35 kWh per 1,000 gallons of product water. The building height for vapor compression plants is higher than for reverse osmosis plants, due to the net positive suction head (NPSH) required for the distillate and brine blowdown pumps. As a result, the height of VC plants typically is about 50 to 60 feet versus about 20 feet for RO plants. Also, noise abatement for VC plants is more difficult. The high speed mechanical compressor is noisier than the high pressure pumps of the RO plant.

7. "Component" Alternative

Two additional brine discharge scenarios have been considered by the District. Both options would require additional technical review, should the District pursue either Alternative.

Open Discharge across the Beach to the Surf Zone

Under this alternative, the brine would be discharged onto the beach above the high tide line and would flow across the beach to the surf zone. The flow of the brine would create its own small channel. The end of the discharge pipe would probably be located above the highest level affected by winter storm waves. At the San Simeon Creek location, for example, the discharge pipe could be slant-drilled through the bluff and emerge into a rock pile or other protective anchor at the base of the bluff. The effluent stream would cause some local downcutting (channelization) between the outfall and the surf zone, similar in effect to two existing stormwater outfalls at the north end of the San Simeon Creek location. The effects of the channelization would be short-lived and seasonal. Winter storms would eliminate much of the channel each year. If the outfall was anchored to the base or the face of a bluff, any channelization is likely to be washed away by run-up from high tide events. The presence of the channel and effluent flow might be considered aesthetically displeasing. This impact could be minimized by placing the outfall along a bluff face with minimal visual access.

Discharge from a Buried Outfall at the Shoreline

Under this alternative, a buried pipe ending at a subsurface leach line would discharge the brine through the overlying beach sands into the surf zone. This configuration would be more aesthetically pleasing than the open channel discharge alternative, but poses some potential engineering problems. The outfall and leach line would need to be buried deep enough to prevent the pipes from becoming exposed during the winter months (as sands move offshore) and subjected to impacts from storm waves. Additionally, subsurface discharge of liquids would increase the interstitial fluid pressure within the beach sands and could cause the sand to be washed away by waves more easily, resulting in a shallow cove or scallop along the shoreline.

8. "Van Gordon Creek Site" Alternative

The Van Gordon Creek Site Alternative would consist of a facility similar to the project description, but at an alternate location approximately 500 feet west of the current proposed location for the Desalination Plant. The site is situated adjacent to the Van Gordon Reservoir in an area currently occupied by two farm houses and agricultural structures. These buildings would be removed to construct the Desalination Plant. This location would provide better access via an existing paved access road, south of San Simeon Creek Road. The clear well would be constructed on the east side of the Desalination Plant.

Although this alternative would, for the most part, result in similar impacts to the proposed project, the Van Gordon Creek desalination site would involve greater impacts at the plant site. This location is closer to the State Park's property, thus there would be greater impacts in the following areas in comparison to the project: Land Use Compatibility, Visual Resources, Demolition and Construction Noise, Operational Noise and Cultural Resources Impacts. A portion of the Desalination Plant site impacts Archeological Site SLO-187. Other areas which would require further on-site review including soils, hydrology, drainage and Terrestrial Biological Resources.

EXHIBIT F

MITIGATION MONITORING PROGRAM

CAMBRIA DESALINATION PROJECT

MITIGATION MONITORING AND REPORTING CHECKLIST

MIU Coord. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	GEOLOGY, SOILS AND SEISMICITY						
	Soils - Desalination Plant and Transmission Facilities						
1	All grading shall be carried out under the guidelines set forth in Chapter 70 of the Uniform Building Code, 1991 Edition.	Grading Plan Check	Prior to Grading	CCSD			
2	According to Section 23.05.036 of the County Coastal Zone Land Use Ordinance, if project construction occurs during the period of October 15 through April 15, a Sedimentation and Erosion Control Plan shall be prepared and approved by the County Engineer.	Sedimentation and Erosion Control Plan Check	Prior to Grading	County Engineer, CCSD			
3	In accordance with Section 23.05.036(d) of the County Coastal Zone Land Use Ordinance, the control of sedimentation and erosion shall include but is not limited to the following methods: A) <u>Slope Surface Stabilization:</u> • Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect exposed erodible areas during the construction period. • Earth or paved interceptors (berms) and diversions (sand bags) shall be installed at the top of cut or fill slopes where there is a potential for erode surface runoff. B) <u>Erosion and sedimentation control devices:</u> In order to prevent polluting sedimentation discharges, erosion and sediment control devices shall be installed as required by the County Engineer for all grading and filling. Control devices and measures that may be required include, but are not limited to energy absorbing structures or devices to reduce the velocity of runoff water. C) <u>Erosion Control Measures:</u> Within 30 days after completion of grading, all surfaces disturbed by vegetation removal, grading, haul roads, and/or other construction activity that alters natural vegetative cover, are to be revegetated to control erosion, unless covered with impervious or other improved surfaces authorized by approved plans. Erosion controls may include any combination of mechanical or vegetative measures.	Grading Plan Check, Site Inspection	Prior to and During Grading	CCSD			

MOU Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
4	<p>The design of project facilities shall accommodate soil limitations including, but not limited to, shrink-swell potential.</p> <p>Geology - Transmission Facilities</p> <p>Bluff Stability</p> <p>The control of sedimentation and erosion through the implementation of controls discussed in Mitigation Measure #3 will reduce potential impacts to bluff stability.</p>	Design Check Plan	Prior to Grading	CCSD			
5	<p>Pursuant to Section 23.04.118 of the Coastal Zone Land Use Ordinance, San Luis Obispo General Plan, revised November 2, 1993, the vertical caisson associated with the seawater intake system shall be set back a minimum of 50 feet from the edge of the bluff top.</p> <p>Seismicity - Desalination Plant and Transmission Facilities</p>	Design Check Plan	Prior to Grading	CCSD			
6	<p>Due to the potential for ground shaking in a seismic event, the proposed project components shall comply with the standards set forth in the Uniform Building Code (UBC, 1991 Edition) to assure seismic safety to the satisfaction of the CCSD.</p> <p>HYDROLOGY, DRAINAGE AND GROUNDWATER</p> <p>Hydrology - Desalination Plant and Transmission Facilities</p> <p>Due to the fact that the transmission facilities will be located within the existing fill material traversing Van Gordon Creek and will not modify the geometry of Van Gordon Creek no mitigation measures are recommended.</p> <p>Drainage - Desalination Plant and Transmission Facilities</p>	Grading and Design Plan Check	Prior to Grading	CCSD			
7	<p>Sedimentation and erosion control measures shall be implemented during project construction in accordance with Section 23.05.036(d) of the County Coastal Zone Land Use Ordinance. These measures include slope surface stabilization and erosion and sedimentation control devices. Sedimentation loads to Van Gordon and San Simon Creeks shall not increase more than 50 nephelometric turbidity units above base ground levels as a result of construction activities.</p>	Grading Plan Check, Site Inspection	Prior to and During Grading	CCSD			
8	<p>If project construction occurs during the period from October 15 through April 15, a Sedimentation and Erosion Control Plan shall be prepared in accordance with Section 23.05.036 of the County Coastal Zone Land Use Ordinance.</p>	Sedimentation and Erosion Control Plan Check	Prior to Grading	County Engineer, CCSD			
9	<p>Prior to construction, the CCSD shall submit to the County Engineering Department for review and approval a drainage plan showing the collection and control of all waters developed from the proposed Desalination Plant and transmission facilities.</p>	Drainage Plan Check	Prior to Construction	County Engineer, CCSD			

MU Coord. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	<p>Groundwater - Desalination Plant</p> <p>Due to the fact that the CCSD would be required to adhere to applicable waste discharge permit procedures, mitigation measures are not recommended.</p> <p>TERRESTRIAL BIOLOGICAL RESOURCES</p> <p>Desalination Plant</p> <p>10 The District shall install landscaping consisting of non-invasive ornamental trees and shrubs consistent with the area for the Desalination Plant site. These species should be similar to those found in adjacent communities in order to blend the site into the natural surroundings.</p> <p>11 Prior to construction, a biologist shall determine whether the American badger is present on the Desalination Plant construction site. If an active burrow is found within the construction zone, in coordination with the California Department of Fish and Game, the burrow shall be excavated by hand during grading activities to ensure that no American badgers are buried or otherwise harmed by construction equipment. If an American badger is found, it should be allowed to escape to other tunnels it is likely to have outside the disturbance area.</p> <p>12 Prior to construction, a qualified wildlife biologist shall search the Desalination Plant site and construction area for red-legged frogs and southwestern pond turtles to confirm that no individuals of these species occur on the site. If any individuals of these species are found they will be relocated to nearby habitat after consultation with a Department of Fish and Game Biologist.</p> <p>Transmission Facilities</p> <p>13 Pipeline alignments which follow existing roadways shall be installed so as to deviate as little as possible from the road right-of-way. This will minimize the amount of adverse impacts on biotic resources of the area.</p> <p>14 Soil removed for excavation of the pipeline alignments shall be replaced at the same location. Excavation operation shall adhere to County construction standards and specifications.</p> <p>15 Any graded areas within or immediately adjacent to riparian areas shall be landscaped as soon after construction as feasible with appropriate native species. This activity will lessen the potential for erosion and siltation problems to occur. Grading and construction activities shall be carried out in such a manner that sediment and debris does not enter Van Gordon Creek.</p>	<p>Landscape Plan Check, Site Inspection</p> <p>Site Inspection by a Certified Biologist</p> <p>Site Inspection by a Certified Biologist</p> <p>Design Plan Check</p> <p>Site Inspection</p> <p>Site Inspection</p>	<p>Prior to Issuance of Occupancy Permit</p> <p>Prior to Grading</p> <p>Prior to Grading</p> <p>Prior to Grading</p> <p>During Construction</p> <p>Following Grading</p>	<p>CCSD</p> <p>CCSD, Department of Fish and Game</p> <p>CCSD</p> <p>CCSD</p> <p>CCSD</p> <p>CCSD</p>			

MUNICIPAL CODE No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Method	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE Date: _____ Initials: _____ Signature: _____		
16	<p>If compact cobble/pebbly shale is removed as a result of the proposed project, the species shall be reestablished, in accordance with standard mitigation measures as determined by a qualified biologist, in coordination with the CCSD and San Luis Obispo County, which is to include revegetation sites and trails.</p> <p>MARINE RESOURCES</p> <p>Short-term Construction</p> <p>A pre-construction marine biological survey was conducted to map the distribution and abundance of soft bottom, hard bottom and kelp beds in the project area during early autumn (October, 1994). Habitats were mapped by using side-scan sonar methods, and ground-truthed by diver observations. Results of the investigations are provided in Appendix F (F-3 and F-4). The survey will provide a pre-construction quantitative assessment of the density distribution and size category of kelp plants and qualitatively assess the dominant marine life in the area (plants, invertebrates, fishes, seabirds and marine mammals). Observations were conducted along pre-determined transects and within the sand channel and kelp beds immediately up-coast and down-coast of the proposed discharge pipeline, and at selected up-coast and down-coast control areas. The number, size, morphology, and general state of health of kelp were described, measured, and photographed during the pre-construction survey.</p> <p>The results of the mapping survey will allow the location of the intake and outfall facility to be placed in areas where environmental impacts can be minimized. A Marine Biological Impact Reduction Plan (MBIRP) is presented in Appendix F-1 that describes methods which the District will take to avoid, reduce and mitigate impacts to the marine environment during the construction and operation of the desalination facility. The MBIRP addresses the following items:</p> <ol style="list-style-type: none"> 1. Nearshore construction methods and schedules. 2. Construction equipment to be used and in the nearshore waters. 3. Locations of rocky intertidal areas, subtidal reefs and kelp beds. <p>A Construction methods to avoid and minimize impacts to subtidal resources (reefs, kelp beds and sea otters).</p> <p>Construction period monitoring activities and reporting.</p>	<p>Site Inspection by a Certified Biologist</p> <p>Preparation of a Marine Biological Impact Reduction Plan</p>	<p>Prior to Grading</p> <p>Prior to Construction</p>	<p>CCSD</p> <p>CCSD</p>			
17							

Mit/ Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	<p>6. Pre-construction and post-construction monitoring survey plans and results of pre-construction field survey.</p> <p>7. Restoration and compensation for losses if impacts to kelp beds or reefs occur during construction.</p> <p>8. Operational overview of the desalination facility.</p> <p>9. Actions to be taken if salinity levels exceed the concentrations projected by the plume model.</p> <p>10. Actions to be taken if monitoring data indicates a violation of the NPDES Permit.</p> <p>The survey report and the MBRP are included in the Final EIR document.</p>						
18	Post-construction marine biological surveys will be conducted in the early fall period for a minimum two years following construction to determine, if any, the amount of habitat disturbance and long-term impacts to marine flora and fauna as a result of construction activities. The post-construction survey will duplicate the diver observation program performed for the pre-construction survey. Salinity and turbidity monitoring will also be conducted along pre-determined transects using cable mounted sensors from a boat. Any loss of sensitive habitat (kelp beds and reefs) will be mitigated according to the recommendations provided in the MBRP.	Review and Approval of Surveys Conducted	Post-Construction for Two Years	CCSD			
19	Pre-Construction current meter surveys were conducted to provide oceanographic information on local bottom current direction and velocities, and wave heights and periods. These data were collected over a three-month period between September and November, 1994. Data was collected with a single electromagnetic current meter on a fixed sea floor installation. Additionally, water column profile data will be collected using an internally recording CTD (conductivity-temperature-depth) meter. Ten profiles were collected during site visits to install the current meter, retrieve data, and to retrieve the current meter at the end of the three-month period. The results of this survey are presented in Appendix F-2.	Submittal of Oceanographic Data	Prior to Construction	CCSD			
20	Dredging operations shall be conducted so that the turbidity levels meet State of California NPDES discharge requirements. Recommendations to reduce turbidity are included in the MBRP (Appendix F-1).	Site Inspection	During Trenching Activities	CCSD			
21	ANCHORING positions should not impinge upon kelp bed or reef habitat. In the event that these habitats are impacted, then the loss of habitat will be mitigated through methods identified in the MBRP (Appendix F-1).	Site Inspection	During Trenching Activities	CCSD			
22	Work vessels shall transit through open-water habitat, and avoid kelp bed canopy whenever possible.	Site Inspection	During Construction	CCSD			

MU Coord. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
23	Oil spill contingency plans shall be developed, and oil-spill response equipment shall be kept on site in the event of a spill of oil products from the work vessels. Long-term Operations	Preparation of Oil Spill Contingency Plans, Site Inspection	Prior to and During Construction	CCSD			
24	Laboratory and field monitoring shall be conducted in association with the operation of the Desalination Plant. Although no significant adverse impacts have been identified for resource groups, it will be important to insure that the beneficial uses of the receiving waters are protected for marine resources. The NPDES Permit Monitoring Requirements shall establish a long-term monitoring and testing program to verify beneficial uses are maintained. As a State agency empowered to protect water quality, following the Regional Water Quality Control Board's Monitoring Program shall insure no significant impacts to marine resources will occur. Therefore, the monitoring program and requirements developed during NPDES permitting process shall serve as the mitigation program for the long-term operation of the plant. The following items are examples of monitoring programs imposed by the Regional Water Quality Control Board in other areas of the State. The long-term mitigation programs will include the following: • There is a low potential for the desalination effluent plume to impinge on reef and kelp bed biological communities based upon preliminary far-field analysis of the discharge brine (Appendix B). While the magnitude and the potential environmental effects are believed to be less than significant, salinity monitoring field studies are the preferred method to verify or reject this hypothesis and will provide a warning that reefs and kelp beds may be affected. • If the salinity or turbidity testing determines that the sensitive habitats are being impinged upon as identified in the pre-construction or post-construction surveys, both the reef and kelp bed habitats will be monitored by biologists according to procedures set forth in the MBRP over summer to autumn periods for two years to determine if the species composition, abundance, and richness of the community is affected by the discharge of the desalination brine effluent. Similar observations will be conducted in the vicinity of the outfall pipe. The communities shall also be documented with the use of underwater video and/or underwater photo techniques.	Submittal of Data Collected	Ongoing (Two-Year Period)	CCSD			

Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<p>• Benthic biological, sediment physical and/or chemical sampling be initiated as part of the California Regional Water Quality Control Board, Central Coast Region Monitoring and Reporting Program for the operation of the Desalination Plant.</p> <p>• As NPDES toxicity standards are developed by the RWQCB for the discharge of desalination brine for the Cambria facility should incorporate the results of these chronic effects bioassays providing the data reflects the marine resource conditions in the vicinity of the Cambria ocean outfall.</p>						
<p>CULTURAL RESOURCES</p> <p>Desalination Plant and Transmission Facilities</p>						
<p>25 Archaeological monitoring shall be conducted during Phase I of construction in archaeologically sensitive areas. Monitoring shall be conducted by a qualified archaeologist familiar with Chumash and San Luis Obispo County Prehistory and Archaeology. In the event that any buried archaeological materials, historic features, ovens or human remains are unearthed during construction, activity in the vicinity of the resource shall cease until they are evaluated and appropriate recommendations are made by the archaeologist and carried out for preservation of the site(s).</p>	Ongoing, Site Inspection	During Construction	Qualified Archaeologist			
<p>Transmission Facilities - Between San Simeon Creek Road and Desalination Plant</p>						
<p>26 The final route shall be selected by carefully monitoring the vegetation and fill removal along the route tested. Should any concentrations of cultural materials be noted, construction shall be temporarily stopped and the corridor redesigned to the east or west to avoid materials.</p>	Ongoing, Site Inspection	During Construction	Qualified Archaeologist			
<p>Transmission Facilities - Flag Lot (Calsson Location)</p>						
<p>27 A Data Recovery Program consisting of excavation of the upper 150 cm of soil (5 feet) within the Calsson shall occur prior to drilling activities. Excavation activities shall be monitored by a qualified archaeologist familiar with Chumash and San Luis Obispo County Prehistory and Archaeology. A research design shall involve determining the antiquity, range of cultural activities, relationship to other parts of the site (SMP 383) and the vertical and horizontal patterning of cultural materials.</p>	Preparation of a Data Recovery Program	Prior to Drilling Activities	Qualified Archaeologist			

MU Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	Dirt Access Road from San Simoon Creek Road to the Desalination Plant						
28	Road design shall be reviewed and approved by the project archaeologist to minimize impacts to cultural materials.	Design Plan Check	Prior to Grading	Qualified Archaeologist			
29	Should a retaining wall be required along the access road, a Data Recovery Program shall be developed, implemented and monitored by a qualified archaeologist familiar with Chumash and San Luis Obispo County Prehistory and Archaeology prior to grading permit issuance.	Preparation of a Data Recovery Program	Prior to Grading	Qualified Archaeologist			
	LAND USE AND RELEVANT PLANNING						
	Land Use - Desalination Plant and Transmission Facilities						
	As significant land use compatibility impacts would not occur, mitigation measures are not recommended. For mitigation measures relating to short- and long-term impacts for air quality, noise, recreation, aesthetics/light and glare, and transportation, please refer to the respective sections of this document.						
	AESTHETICS/LIGHT AND GLARE						
	Short-Term Construction - Desalination Plant						
30	During grading operations, a representative from the CCSD shall monitor the construction area to ensure that construction equipment is kept within the established boundary of the construction area.	Site Inspection	During Grading	CCSD			
	Short-Term Construction - Transmission Facilities						
31	Construction staging and storage areas shall be delineated on construction plans, and where possible, located in limited visibility areas on CCSD property.	Design Plan Check	Prior to Grading	CCSD			
	Long-Term Operations - Desalination Plant						
32	Prior to grading activities, a detailed landscaping plan shall be developed by the CCSD for the Desalination Plant site. Non-invasive ornamental trees and shrubs consistent with the area shall be planted along the site's perimeter in order to soften visual impacts of parking and facility operation areas.	Preparation of a Landscape Plan	Prior to Grading	CCSD			
33	The proposed structures shall be of a color and architectural style similar to rural structures.	Design Plan Check	Prior to Operation	CCSD			
34	In accordance with Section 23.040.320 of the Coastal Land Use Ordinance, outdoor lighting shall be arranged so as not to direct light onto any street or abutting property. Low intensity light fixtures shall be designed and adjusted to direct light away from any road or street, campground area, creeks, trail and/or dwelling situated on the ownership of the CCSD.	Design Plan Check, Site Inspection	Prior to Issuance of Occupancy Permit	CCSD			

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MU Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	AIR QUALITY						
	Climate						
	Short-Term Construction						
	PM-10. Although no mitigation measures are required, the following APCD measures should be considered to further reduce the potential for construction impacts:						
39	<p>a. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.</p> <p>b. All dirt stock-pile areas should be sprayed daily as needed.</p> <p>c. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.</p> <p>d. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.</p> <p>e. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute nettings, or other methods approved in advance by the APCD.</p> <p>f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p>g. Vehicle speed for all construction vehicles shall not exceed 25 mph on any unpaved surface at the construction site.</p>	Site Inspection	Ongoing	CCSD			
	Long-term Operations						
40	Use of catalytic converter with natural gas engines will significantly reduce NO _x emissions (a BACT measure).	Design Plan Check	Prior to Operation	CCSD			

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Initials Date Remarks

41 The CCSD will consider additional RACT and BACT measures where feasible, including:

- a. Use of Caterpillar pre-chamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of oxides of nitrogen (NOx).
- b. Injection timing retard of 2 degrees.
- c. Electrify equipment where feasible.
- d. Installation of high pressure injectors.
- e. Maintain equipment in tune per manufacturer's specifications, except as otherwise required above.

Motor Vehicle Emissions

As significant impacts would not occur, no mitigation measures are recommended.

Consistency with Regional Plans and Policies

As significant impacts would not occur, no mitigation measures are recommended.

HUMAN HEALTH/RISK OF UPSET

Human Health

The CCSD would be required to adhere to applicable permit procedures and regulations identified above. Adherence to these conditions identified during the permit process would reduce impacts to a less than significant level, thus mitigation measures are not recommended.

TRANSPORTATION AND UTILITIES

Traffic

Design Plan Check

Prior to Operation

CCSD

42 Short-Term Construction
Project construction along San Simson Creek Road and beneath Highway 1 shall be prohibited on weekends and holidays recognized by the County of San Luis Obispo.

Ongoing

During Construction

CCSD

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MGU Coord. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
43	Construction-related impacts along San Simeon Creek Road and near Highway 1 (including prior to and during pipeline installation) shall be minimized by the placement of proper detour and directional signs. The San Simeon State Park access point shall be properly signed and bicyclists, pedestrians and vehicles directed by a flagman during truck/equipment travel in the vicinity. The location and size of the signs shall be approved by the County of San Luis Obispo and/or Caltrans prior to construction. This measure is subject to periodic field inspections by the County Engineer and daily compliance by the Construction Manager. At least one lane for traffic flow access along San Simeon Creek Road and Lone Palm Drive shall be maintained at all times. Complete access along Highway 1 shall be maintained at all times during project construction.	Design Plan Check, Site Inspection	Prior to Construction	CCSD			
44	The limits of construction shall be clearly marked as would construction vehicle storage areas and vehicle turn-arounds. The Construction Manager shall ensure the daily compliance with this measure. Long-Term Operations As significant impacts would not occur, mitigation measures are not recommended. <u>Utilities</u> Electrical Service As significant impacts would not occur, mitigation measures are not recommended. Gas Service As significant impacts would not occur, mitigation measures are not recommended. PUBLIC SERVICES Fire	Site Inspection	During Construction	Construction Manager			
45	The proposed Desalination Plant shall comply with the Uniform Fire Code (1991) edition where applicable. Specific areas of the UFC that apply to the proposed project include, Hazardous Materials, Fire Safety During Construction, Fire Extinguishing System, Fire Alarm System and Potable Fire Extinguisher.	Site Inspection	Prior to Issuance of Occupancy Permit	San Luis Obispo County Fire Department			
46	The proposed Desalination Plant shall comply with Public Resource Code 4290 and 4291 regarding Building Setbacks and Vegetation Clearance. Parks and Recreation For mitigation measures relating to short- and long-term impacts for air quality, noise, aesthetics/light and glare, and transportation, please refer to the respective sections of this document.	Design Plan Check	Prior to Grading	CCSD			

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MDU Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
47	Police Prior to construction, the applicant shall submit an Access Plan to the San Luis Obispo County Sheriff's Office Crime Prevention Unit. Approval of the Access Plan shall indicate compliance with this measure.	Submittal of Access Plan	Prior to Construction	San Luis Obispo County Sheriff's Department			
48	Solid Waste In order to reduce the amount of waste accumulated during the construction phase, recycling of appropriate materials shall occur to the satisfaction of the construction manager.	Site Inspection	During Construction	CCSD, Construction Manager			