

APPENDIX B
NCAP Combining
Designations and Standards

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San Luis Obispo County General Plan
North Coast Area Plan (NCAP)
Combining Designations and Standards

NCAP COMBINING DESIGNATIONS
<p>NCAP Chapter 6 addresses Combining Designations, which are special overlay land use categories applied in areas of the County with potentially hazardous conditions and significant natural resources, including sensitive resource areas (SRA) and environmentally sensitive habitat [area] (ESHA). In these areas, more detailed project review is needed, in order to avoid or minimize adverse environmental impacts, or effects of hazardous conditions on proposed projects. Combining Designations and ESHA overlays assigned to North Coast areas are illustrated on the <i>Coastal Zone North Coast Planning Area Rural Combining Designation Map</i>. The County also applies Combining Designations to recognize visual resources with scenic value.</p>
<p>Geologic Study Area (GSA). A GSA Combining Designation is applied to areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property, where a seismic hazard (Earthquake Fault Zone), landslide hazard, liquefaction hazard, or erosion/stability hazard (coastal bluffs) exist. The GSA designation includes moderate to high landslide risk areas and moderate to high liquefaction hazard areas, as identified in the Seismic Safety Element.</p>
<p>San Simeon Creek Flood Hazard (FH). The Flood Hazard (FH) overlay (Arroyo de la Cruz, San Carpoforo, Pico, San Simeon, Santa Rosa, Perry, and Arroyo Del Padre Juan Creeks) includes identified areas of potential flood hazards.</p>
<p>Sensitive Resource Area (SRA). The Sensitive Resource Area combining designation is applied to identify areas with special environmental qualities, or areas containing unique or endangered vegetation or habitat resources. SRAs include ESHA (i.e., streams, riparian vegetation, wetlands, and terrestrial habitat).</p>
<p>Environmentally Sensitive Habitat Area - Terrestrial Habitat (ESHA-TH). Monterey pine forest occurs in only three areas of its native California. The southernmost stand in California is the 2,500 acres surrounding Cambria, with another isolated 500 acres at Pico Creek. Due to genetic variations found in these stands that protect some trees from pine pitch canker, these stands are extremely important as a “gene pool.” An ESHA-TH Combining Designation is applied to areas with rare and endangered species of terrestrial plants and animals. This designation is intended to preserve and protect their habitats. Emphasis for protection is on the entire ecological community rather than only the identified plant or animal.</p>
<p>Environmentally Sensitive Habitat - Coastal Creeks (ESHA-CC). An ESHA-CC Combining Designation is applied to coastal creeks and the adjacent riparian and wetland areas, where important wildlife habitat is present. Both riparian vegetation and wetlands are considered ESHA. According to the NCAP, portions of San Simeon Creek are anadromous fish streams, which should be protected from impediments to steelhead migration and spawning. Important wildlife habitat is provided within the adjacent riparian and wetland areas. Ground and surface waters are linked, and maintenance of creek habitats is essential to protect many coastal resources. Coastal creeks support a number of declining species, such as the tidewater goby, two-striped garter snake, western pond turtle, red-legged frog, and steelhead trout.</p>
<p>San Simeon Creek Lagoon (SRA). The NCAP describes this SRA as being located within San Simeon State Beach and composed of several biotic communities including salt and freshwater marshes, grasslands, Monterey pine forest, and estuarine habitat. The lagoon supports steelhead trout and other fish species. Numerous bird species have been reported at the lagoon and in adjacent areas, making the area a major waterfowl feeding and nesting site.</p>
<p>Local Coastal Program (LCP). The LCP designation identifies specific programs to ensure coastal resources are protected in accordance with LCP policies. All of the North Coast Planning Area is in the coastal zone and assigned LCP.</p>
NORTH COAST AREA PLAN STANDARDS
<p>NCAP Chapter 7 contains Planning Area Standards for the NC Planning Area that are mandatory requirements for development. Planning Area Standards apply to the planning and development of new land uses, and must be satisfied before a new land use permit is approved. The land use-related Areawide, Combining Designation, and Land Use Standards relative to the Project are outlined below.</p>
<p>AW-6 Site Selection. Primary site selection for new development shall be locations not visible from Highway 1 as follows:</p>
<p>a. Sites shall be selected where hills and slopes would shield development unless no alternative location exists or the new development provides visitor-serving facilities.</p>
<p>b. New development shall be located so that no portion of a structure extends above the highest horizon line of ridgelines as seen from Highway 1.</p>

SENSITIVE RESOURCE AREAS (SRA)
10. <u>Site Planning - Development Plan Projects</u> . Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Native vegetation is to be retained as much as possible.
MONTEREY PINE FOREST (SRA)
14. Tree Preservation. Where development requires removal of Monterey pines greater than six inches in diameter, replacement of native stock will be required.
CAMBRIA URBAN AREA COMMUNITY-WIDE (CW) STANDARD 4D, DESALINATION STANDARDS
1. Be public;
2. Avoid or fully mitigate any adverse environmental impacts to coastal resources;
3. Be consistent with all LCP and Coastal Act policies, including those for concentrating development, supporting priority coastal uses, and protecting significant scenic and habitat resources;
4. Be designed and sized based upon adopted community planning documents, which may include General Plans, Urban Water Management Plans, Regional Water Supply Plans, Local Coastal Programs, and other approved plans that integrate local or regional planning, growth, and water supply/demand projections;
5. Use technologies that are energy-efficient. Estimates of the projected annual energy use and the environmental impacts that will result from this energy production, and evidence of compliance with air pollution control laws for emissions from the electricity generation, shall be submitted with permit applications;
6. Use, where feasible, sub-surface feedwater intakes (e.g., beach wells) instead of open pipelines from the ocean, where they will not cause significant adverse impacts to either beach topography or potable groundwater supplies;
7. Use technologies and processes that eliminate or minimize the discharges of hazardous constituents into the ocean and ensure that the least environmentally damaging options for feedwater treatment and cleaning of plant components are selected. Opportunities for combining brine discharges with other discharges (e.g., from a sewage treatment facility or power plant) should be considered and the least environmentally damaging alternative pursued. Applicants should provide information necessary to determine the potential impacts to marine resources from the proposed intake and discharge. Obtaining this information may require new or updated engineering, modeling and biological studies, or in some cases may be obtained from pre-operational monitoring, monitoring results from other desalination facilities, and pilot studies conducted before building a full-scale facility;
8. Be designed and limited to assure that any water supplies made available as a direct or indirect result of the project will accommodate needs generated by development or uses consistent with the kinds, location and densities specified in the LCP and Coastal Act, including priority uses as required by PRC 30254, and;
9. Be an element (where economically and environmentally appropriate) of a balanced water supply portfolio that also includes conservation and water recycling to the maximum extent practicable.