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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
August 28, 2014	Airlin M. Singewald (805)781-5198 asingewald@co.slo.ca.us	County of San Luis Obispo (General Services Agency)	LRP2013-00015

SUBJECT
Hearing to consider a request by the County of San Luis Obispo (General Services Agency) to amend the County's Land Use Element / Local Coastal Plan (North Coast Area Plan) by changing the land use category of an approximately 9,500 square-foot parcel from Public Facilities to Commercial Retail and making related area plan text and mapping amendments. The proposed land use category change would enable the County to transfer the former Cambria library property to private ownership. The site is located at 900 Main Street, approximately 800 feet northwest of Cambria Drive, within the community of Cambria. The site is located in the North Coast planning area.

RECOMMENDED ACTION
Adopt the resolution recommending that the Board of Supervisors approve Land Use Element / Local Coastal Plan Amendment LRP2013-00015 as shown in Exhibits LRP2013-00015:B, LRP2013-00015:C, and LRP2013-00015:D, and based on the recommended findings listed in this report.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBERS	SUPERVISOR DISTRICT(S)
Public Facilities	Archaeologically Sensitive, Flood Hazard, Local Coastal Plan	022-251-019	2

PLANNING AREA STANDARDS:
None Applicable

EXISTING USES:
Vacant 2,331 square-foot wood frame building

SURROUNDING LAND USE CATEGORIES AND USES:
North: Commercial Retail / Schoolhouse Gallery, Lions Club
South: Public Facilities / Joslyn Recreation Center and lawn bowling
East: Residential Single Family / Residences (on hill above Main Street)
West: Open Space / Highway One and Santa Rosa Creek

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:
The project was referred to: Public Works, Environmental Health, Air Pollution Control District, General Services/Parks, County Sheriff, Cambria CSD (Fire/Water), Building Division, Coast Union School District, California Coastal Commission, and North Coast Advisory Council

TOPOGRAPHY:	VEGETATION:
Nearly level	Ornamental landscaping
PROPOSED SERVICES: Water supply: Community System (CCSD) Sewage Disposal: Community Sewer (CCSD) Fire Protection: Cambria Fire Department (CCSD)	ACCEPTANCE DATE: April 11, 2014

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER ✦ SAN LUIS OBISPO ✦ CALIFORNIA 93408 ✦ (805) 781-5600 ✦ FAX: (805) 781-1242

SUMMARY OF REQUEST

The County General Services Agency is requesting a Land Use Element / Local Coastal Plan amendment to change the land use category for the former Cambria library parcel at 900 Main Street from Public Facilities (PF) to Commercial Retail (CR). This change is necessary for the sale of the parcel to private ownership pursuant to Coastal Framework for Planning:

> *"The Public Facilities land use category is intended to be applied only to lands owned by public agencies. In the event land designated in this category is transferred from public to private ownership, the County will initiate a Land Use Element / Local Coastal Plan amendment to change the site to the same designation as an adjoining privately-owned parcel."*

The subject property is developed with the former Cambria library, now a vacant 2,331 square-foot wood frame building. No development is proposed as part of this land use category change. The proposed amendment would change the mix of land uses potentially allowable on the subject property. Any future use that is more intensive than the previous use (a library) will require coastal development permit approval, and the potential impacts (e.g. increased traffic, water demand, etc.) of the new use would be evaluated through the coastal development permit review process. A new use is considered more intensive if it would require more water or parking spaces than the previous use.

PROJECT HISTORY

On May 6, 2014, the Board of Supervisors authorized processing of an amendment to the North Coast Area Plan to change the land use category for the parcels located at 900 Main Street (former Cambria library) and 880 Main Street (Schoolhouse Gallery) from PF to CR.

When this item was presented to the Board of Supervisors for authorization, staff recommended changing the land use category on a portion of the adjoining parcel to the northwest (Schoolhouse Gallery) from PF to CR. There were two key reasons for this recommendation. First, the CR category seemed more appropriate since the Schoolhouse Gallery is privately owned by the Lions Club and is being used for a visitor-serving commercial use. And second, including the Schoolhouse Gallery in the land use category change would have resulted in a contiguous CR block connecting the former library parcel to Cambria's West Village commercial district.

However, after reviewing information submitted by the County Historical Society and considering the North Coast Advisory Council's referral comments, staff determined that PF is an appropriate designation for the Schoolhouse Gallery. This is due to the historical significance of the Santa Rosa schoolhouse building and its intended use as a museum after being relocated to the Lions Club parcel in 1964. Although no written agreement has been submitted regarding the intended use of the schoolhouse, the Historical Society submitted several Cambrian newspaper articles (attached) that document the background and purpose of the relocation. One article, dated July 9, 1964, states: "D.V. Molinari of Harmony Valley and owner of the Santa Rosa school house four miles east of Cambria on Santa Rosa creek has donated the school building to the Lions Club for use as a community museum." A front page story, dated July 23, 1964, shows a crane removing the bell tower cupola from the schoolhouse building and states "The 83 year old landmark is to be preserved as a community museum by the Lions."

Part of staff's reasoning for including the schoolhouse in the proposed amendment was the fact that the schoolhouse is owned by a private entity, the Lions Club. Although the PF land use category is intended to be applied to lands owned by public agencies, the County Land Use Element also describes the character of the PF category as including "areas with existing public or quasi-public facilities and uses…" The current PF designation of the schoolhouse is consistent with this character statement, given its purpose to serve as a community museum.

PROPERTY DESCRIPTION

The former Cambria library parcel is approximately 9,500 square-feet and is developed with a 2,331 square-foot wood frame building, which has been used as a library since 1980 when it was constructed. The site contains 8 on-site parking spaces and has a water allocation of 0.58 equivalent dwelling unit (EDU), which is about half the amount of water that would be used by an average single family residence.

KEY ISSUES

Staff's review of the proposed amendment identified three key issues:

Water Demand

In 2001, the Cambria Community Services District (CCSD) enacted a moratorium on new water connections in Cambria. This was due to concerns that Cambria's limited water supply (the shallow San Simeon and Santa Rosa creek aquifers) could not support new growth. Recent drought conditions have intensified concerns over the reliability of Cambria's water supply, and on January 30, 2014 the CCSD declared a Stage 3 Water Shortage Emergency. This declaration enacted stringent water conservation measures, including surcharges for excessive water use and a prohibition on outdoor watering or irrigation of landscaping with potable water.

The subject property has a water allocation of 0.58 equivalent dwelling unit (EDU). This is about half the amount of water used by an average single family residence. The proposed amendment would change the mix of land uses potentially allowable on the subject property. Any future use that is more intensive than the previous use (a library) would require coastal development permit approval. The permit application would be required to include an "intent to serve" letter from the CCSD verifying that water is available to serve the new use. Therefore, as long as the moratorium is in effect, future uses would be limited by the existing 0.58 EDU water allowance for the subject parcel. This generally translates to retail or office uses.

A more water-intensive use could only be established if water rights are transferred to the subject property from another commercial property in Cambria. For example, a future owner could potentially establish a restaurant on the subject parcel if they were to enter into an agreement to discontinue an existing restaurant in Cambria with the same water usage. The CCSD has only approved two such transfers since the moratorium was enacted in 2001.

Traffic Impacts

Upon its review of the proposed amendment, the Department of Public Works expressed concern that the proposed amendment could allow for new land uses with greater traffic generation. Of particular concern is the potential for additional traffic at the Cambria Drive /

Main Street intersection. In July 2014, Public Works conducted traffic counts at this intersection and determined that it currently operates at LOS B, which is considered an acceptable level. Under buildout conditions, the westbound leg of the intersection is anticipated to operate at LOS E. After installation of a traffic signal, as planned in the North Coast Circulation Study, this intersection would operate at LOS B or better.

As described above, the intensity of future uses would likely be limited by the 0.58 EDU water allocation, which would allow for retail or office uses with traffic generation rates similar to a library. Although it's unlikely, more intensive uses could be established on the subject parcel with a water transfer agreement. This would trigger coastal development permit review, including a project referral to Public Works. At that time, Public Works could request a traffic impact study and, if the project would degrade LOS below a level 'D,' the project would be required to construct necessary offsite improvements to mitigate its traffic impacts. Any future use that is estimated to create more traffic than the previous (library) use would be required to pay traffic impact fees pursuant to the North Coast Circulation Study. A portion of these fees would help fund a traffic signal at the Cambria Drive / Main Street intersection. Therefore, traffic impacts would be adequately addressed through the coastal development permit process.

Parking

The subject parcel currently has 8 parking spaces. The table below shows the required number of parking spaces for office and general merchandise (retail) uses. The site currently has a sufficient number of parking spaces for general merchandise or office uses. This is an illustrative analysis assuming that 1,681 square feet of the building would be used for the specified use and the remaining 650 square feet would be used for storage. Actual parking requirements for future uses may be different depending on the amounts of floor area devoted to the identified use and storage areas.

Table 1: Parking Requirements for Potential Uses

Use	Standard	Number of Spaces Required[1]
Offices: Accounting, Advertising Agencies, Architecture, Government, Insurance, Law Offices, Real Estate	1 per 200 SF of floor area	8
Other Office	1 per 400 SF of floor area	4
General Merchandise	1 per 300 SF of sales area, 1 per 600 SF of storage area	7

[1]Based on existing 2,331 SF building, assuming 650 SF of storage area

The required number of parking spaces may be modified through minor use permit approval based on the following findings:

- The characteristics of a use, the site, or its immediate vicinity do not necessitate the number of parking spaces, types of design, or improvements required by this chapter; and
- Reduced parking or an alternative to the parking design standards of this chapter will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is necessary because of the specific feature of the use, site, or site vicinity; and

- No traffic safety problems will result from the proposed modification of parking standards.

AUTHORITY

The Coastal Zone Framework for Planning, Part 1 of the Land Use Element, sets forth the authority by which the General Plan can be amended. The Planning Commission will typically consider the following factors in determining whether or not to recommend approval of an amendment to the Board of Supervisors:

1. **Necessity.** Considering the relationship of the amendment to other existing Land Use Element / Local Coastal Plan policies including the Guidelines for Land Use Category Amendments (attached in Exhibit E).
   - *Does the project comply with existing land use policies, including Coastal Plan policies?*
   - *Would existing policies make the proposed amendment unnecessary or inappropriate?*
   - *Does the project site conform to the Purpose and Character statements for the proposed land use category?*
2. **Timing.** Considering whether the proposed amendment is timely and its relationship to the inventory of similarly designated land.
   - *Is there a need to designate additional land as Commercial Retail?*
   - *Will the amendment result in a significant loss of available Public Facilities land?*
   - *Is the requested amendment unnecessary or premature?*
3. **Vicinity.** Considering the relationship of the site to its surrounding area.
   - *Are the boundaries of the area proposed for amendment appropriate, or should they be reduced or expanded?*
   - *Is there sufficient resource availability?*
   - *Are there potential environmental constraints?*

<u>Necessity</u>

The amendment meets the Guidelines for Land Use Category Amendments, as set forth in the Land Use Element/Local Coastal Plan, because the proposed amendment is consistent with the following:

1. Existing goals and policies in the general plan;
2. Applicable Coastal Plan policies;
3. Applicable purpose and character statements;
4. Character of the general area; and

5. Convenient access to a road system in the area that is adequate to accommodate the traffic generated.

"Strategic Growth" Principles, Policies, and Implementing Strategies

In 2009, the Board of Supervisors amended the Land Use Element to include Strategic Growth principles, policies, and implementing strategies, which articulate the County's general land use and circulation goals. These Strategic Growth principles became effective in the Coastal Zone in November 2011 after they were certified by the California Coastal Commission.

Proposed amendments to specific policies or the land use category maps should carry out the County's Strategic Growth principles, listed below:

1. Preserve open space, scenic natural beauty and natural resources. Conserve energy resources. Protect agricultural land and resources.
2. Strengthen and direct development toward existing and strategically planned communities.
3. Foster distinctive, attractive communities with a strong sense of place.
4. Create walkable neighborhoods and towns.
5. Provide a variety of transportation choices.
6. Create a range of housing opportunities and choices.
7. Encourage mixed land uses.
8. Take advantage of compact building design.
9. Make development decisions predictable, fair and cost-effective.
10. Encourage community and stakeholder collaboration.
11. Strengthen regional cooperation.

More specific policies are provided under each principle. The following policies are most relevant to the proposed project:

2.4 Create complete communities with appropriate areas for housing, commerce, civic uses, schools, recreation and open spaces.

2.6 Plan adequate and convenient areas within communities for employment and economic development near transit and residential areas.

2.7 Phase urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to or near existing development.

North Coast Area Plan General Goals for Commercial and Industrial Land Uses

The North Coast Area Plan also contains general goals for commercial and industrial land uses. While the Strategic Growth principles and policies discussed above guide countywide land use decisions, the following goals are tailored to address the unique characteristic of the North Coast planning area:

Designate commercial and/or industrial areas that are compatible with overall land use by:

- Designating visitor-serving and community-serving commercial areas that are located near existing similar development and their users.
- Designating commercial and/or light industrial areas compatible with overall land uses that are convenient to users, and are realistically related to market demand and the needs of the community.
- Creating and preserving desirable neighborhood business characteristics, such as compatible uses, safe employment areas, sense of scale, attractive landscaping, pedestrian ways, and other amenities.

Changing the site from Public Facilities to Commercial Retail would be consistent with applicable General Plan and Local Coastal Plan policies, as the site is located in the Cambria urban area (an area with public services), would be a logical extension of Cambria's West Village commercial district, and would expand opportunities for visitor-serving uses in downtown Cambria. The proposed land use category change would not result in environmental impacts or increase demands for services or resources because the site is already developed with an existing building and the proposed Commercial Retail designation would allow for a mix of land uses of a similar intensity compared to the existing Public Facilities designation. As described above, future uses of the existing building would be limited by the existing 0.58 EDU water allocation, unless the CCSD approves a water transfer agreement, in which case water demand would be transferred from an existing property to the subject parcel, with no net increase in community water demand.

Coastal Plan Policies

The following Coastal Plan policy is relevant to the proposed project:

> <u>Recreation and Visitor Serving Policy 2:</u> Recreational development and commercial visitor-serving facilities 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. The Land Use Plan shall incorporate provisions for areas appropriate for visitor-serving facilities that are adequate for foreseeable demand. Visitor-serving commercial developments that involve construction of major facilities should generally be located within urban areas. Provisions for new facilities or expansion of existing facilities within rural areas shall be confined to selected points of attraction.

Purpose and Character Statements

The statements of purpose and character in Framework for Planning, Part I of the Land Use Element of the General Plan are to be used as criteria for evaluating whether a General Plan Amendment is appropriate for a specific site. These statements identify suitable features or conditions for the location, extent and timing of designating a land use category.

The purpose statements for the Commercial Retail land use category within the Visitor-Serving Area include the following:

- To provide for Visitor-Serving Priority Areas.
- To provide limited areas for highway traveler services and uses associated with tourists

and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant.

- To allow for commercial and compatible accessory uses related to resort or recreational activities.

The character statements for the Commercial Retail land use category within the Visitor-Serving Area include the following:

- Presently serve tourists and visitors to the coast and coastal communities and shall be protected by preserving the visitor-serving uses within them.
- Include ocean front land, upland support areas and private lands and coastal areas suitable for recreational and Visitor-Serving commercial activities (as reflected on the land use maps) and are preserved for such developments. Priority is given to use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent energy.
- Are identified on the land use maps with the letter "V". The designation applies to the Commercial Retail category.
- Areas that serve transient and tourist needs incidental to traveling rather than local or regional residential demands, located within urban or village areas or at remote locations distant from urban or village areas where highway services already exist or would be accommodating of traveler safety in new locations.
- Areas that are easily accessible and apparent from regional transportation routes.
- Areas that concentrate tourist accommodations and services and preclude functionally unrelated multi-family and retail commercial uses discouraging dispersion of motels and other highway commercial uses in other commercial or residential areas.
- Areas in communities that are close to cultural, recreational and entertainment facilities.

The site generally meets these purpose and character statements. The site is centrally located downtown Cambria adjacent to the West Village commercial district. Existing uses to the north include the Lions Club and Cambria General Store and gas station. The proposed land use category change would be a logical extension of the existing commercial corridor. The former library building is currently vacant and could be adapted to support a visitor-serving use.

Character of the Area

The project site is located in the center of Cambria's West Village. The West Village is situated between Cambria Drive and Highway 1 and is ideally located to serve tourists visiting the area. The area benefits from high visibility and close proximity to Highway 1. Most commercial uses present, including arts and craft shops, real estate offices, and small markets, depend on tourists as their chief source of business. Growth in the West Village has steadily increased and Main Street has been the subject of major improvements designed to service this growth. However, available space for future expansion is severely limited to topography, flood hazards, Highway 1, and other established uses. By facilitating the sale of the former library property to a private entity, the proposed amendment would expand visitor-serving commercial opportunities in the West Village.

Road Access

The project site is located along Main Street, approximately 800 feet northwest of the Highway 1 / Cambria Drive exit. Vehicles will access the site from Main Street. Both roads are operating at acceptable levels. As described above, future uses that are more intensive than the previous use (a library) would be subject to coastal development permit review and would be required to pay traffic impact fees and, if necessary, construct offsite road improvements to mitigate traffic impacts.

Timing

Inventory of Land

The General Plan currently designates approximately 111 acres of land in Cambria for Public Facilities use. As shown in Tables 2 and 3, below, all of this land is presently developed with public or quasi-public facilities. Approximately 85 percent of Public Facilities land is located on the edges of town and is devoted to schools, water and wastewater facilities, and a cemetery. The remaining 15 percent consists of smaller parcels located on Main Street in or near the downtown area. All of the sites are owned by public agencies, except for the Schoolhouse Gallery at 880 Main Street and the Post Office at 4158 Bridge Street.

The tables below describe many of the public facilities presently available in Cambria. Additional public facilities are located on other sites that are not designated Public Facilities. One example is the new library building at 1043 Main Street, which is located on a parcel in the Commercial Retail land use category. Other public facilities, such as the County-owned Shamel Park, are located in the Recreation land use category.

The proposed amendment would reduce the supply of Public Facilities land in or near downtown Cambria from 15.76 to 15.56 acres or by about 1 percent. This reduction in PF land would not compromise the provision of public services in downtown Cambria. There is already an array of public services available in downtown Cambria and new public facilities could be established in the CR as well as the PF land use category.

Table 2: Parcels designated Public Facilities (In or Near Downtown)

Address	Owner	Existing Use	Acres
Main St. / Santa Rosa Creek Rd.	CCSD	Dog Park	6.54
1350 Main St.	CUSD	Former Grammar School	4.83
1000 Main St.	CCSD	Veterans Building	1.34
950 Main St.	County	Josyln Recreation Center	1.29
2535 Main St.	Cambria Hospital District	Community Health Center	0.9
4158 Bridge St.	Michael Krout	U.S. Post Office	0.46
900 Main St.	County	Former Cambria Library	0.21
880 Main St.	Lions Club	Cambria Schoolhouse Gallery	0.19
Total			15.76

Table 3: Parcels designated Public Facilities (Outside of Downtown)

Address	Owner	Existing Use	Acres
2950 Santa Rosa Creek Rd.	CUSD	Coast Union High School	37.21
3223 Main St.	CUSD	Cambria Grammar School	17.93
5500 Heath Ln.	CCSD	Wastewater Treatment Plan	14
5850 Bridge St.	Cambria Cemetery District	Bridge Street Cemetery	11.98
2850 Schoolhouse Ln.	CUSD	Santa Lucia Middle School	10.1
6126 Coventry Ln.	State of California	Cal Fire Station #10	2.88
2021 Rodeo Grounds Rd.	CCSD	Rodeo Grounds Pump Station	1.16
Total			95.26

Vicinity

Exclusion of Schoolhouse Gallery Site (880 Main Street)

As described above, after consulting with the Historical Society and NCAC, staff is recommending against including the schoolhouse site (880 Main Street) in the proposed land use category change. This is because the present PF category is appropriate given the original purpose of the relocated schoolhouse building to serve as a community museum. Although the building is currently used for commercial purposes, the Historical Society would like to see this important historic building converted back into a museum.

Including 880 Main Street would have resulted in a continuous block of CR land connecting the former library with the West Village commercial district. Excluding 880 Main Street will leave a PF gap between the former library and the existing block of CR land to the north. Generally, staff only supports land use category changes that would extend existing land use category blocks and discourages “spot zoning” of single parcels that are surrounded by other land use categories. In this case, however, the change would result in a situation where the schoolhouse would be an isolated PF site with CR to the north and south. This is supportable because individual parcels are often designated PF, regardless of adjacent land use categories, since the purpose of the PF category is to recognize existing public or quasi-public facilities, which are usually scattered throughout a community.

Resource Capacity and Environmental Constraints

The project site is located in the community of Cambria, which has been under a moratorium on new water connections since 2001 and is currently under a Stage 3 Water Shortage Emergency. As explained above, the only effect of the proposed amendment is that it would allow for a different mix of uses to be established in an existing building. Future uses of the building would be limited by the existing 0.58 EDU CCSD water allocation. Another possibility is that water rights could be transferred to the subject parcel from an existing commercial parcel in Cambria, pursuant to an agreement with the CCSD; however such an agreement would not increase demands on the community’s water supply.

The Department of Public Works is concerned the proposed amendment could increase traffic at the Cambria Drive/ Main Street intersection. Traffic concerns would be addressed through the coastal development permit process for a future use. Public Works also recommended a

planning area standard requiring a drainage plan to direct runoff to the southwest of the site. The site is already developed with an existing building and both the Coastal Zone Land Use Ordinance and North Coast Area Plan have standards that would require any application for future development to include a drainage plan.

OTHER AREA PLAN CHANGES

The proposed land use category change affects other parts of the North Coast Area Plan. This includes a paragraph in Chapter 3 that discusses the former library site at 900 Main Street and a possible future library site on Cornwall Street. This paragraph will be updated to describe the current location of the library at 1043 Main Street.

The Cambria Combining Designations map includes an "L" symbol representing the location of a future library. This symbol will be removed.

COMMUNITY ADVISORY GROUP COMMENTS

The proposed project was referred to the North Coast Advisory Council. On July 16, 2014, the Council voted to support the proposed land use category change from PF to CR on 900 Main Street (former library site), subject to a "limitation on use" planning area standard prohibiting more water intensive uses from being established on the site. The Council's response stated that re-designating 880 Main Street (Schoolhouse Gallery) should be considered separately in the future due to unanswered questions about how the privately owned site was designated PF in the first place.

Staff is not proposing a "limitation on use" planning area standard because future uses will already be limited by CCSD's moratorium on new water connections and the 0.58 EDU allocation for the site. The schoolhouse site was likely designated PF in recognition of the historic building and its intended use as a community museum. This is consistent with the PF character statement which indicates that the category is applied to sites with existing public or quasi-public facilities. Staff has therefore removed 880 Main Street from the request.

AGENCY REVIEW

Public Works:	Public Works raised concerns regarding traffic impacts and drainage. These issues would be addressed through the review of individual coastal development permit applications for future uses or development on the site.

ATTACHMENTS

Exhibit A – Findings
Exhibit B – LRP2013-00015:B – Proposed Land Use Category Map Changes
Exhibit C – LRP2013-00015:C – Proposed Combining Designations Map Changes
Exhibit D – LRP2013-00015:D – Proposed Area Plan Text Changes
Exhibit E – Guidelines for Land Use Category Amendments
Exhibit F – Purpose and Character Statements for Commercial Retail Land Use Category
Exhibit G – Vicinity Map, Site Photos, and Aerial Photographs

Staff report prepared by Airlin M. Singewald and reviewed by Bill Robeson

EXHIBIT A – FINDINGS
COUNTY OF SAN LUIS OBISPO (GENERAL SERVICES)
GENERAL PLAN AMENDMENT LRP2013-00015

Environmental Determination

A. The project is covered by the general rule that CEQA applies to projects that have the potential for not causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment because the subject parcel is already developed with an existing building and the proposed land use category change would not result in new development. The proposed amendment would change the mix of land uses potentially allowable on the subject property. Any future use that is more intensive than the previous use (a library) will require coastal development permit approval, and the potential impacts (e.g. increased traffic, water demand, etc.) of the new use would be evaluated through the coastal development permit review process. Therefore, the project is not subject to CEQA (State CEQA Guidelines sec. 15061 (b) (3), General Rule Exemption).

Land Use Element / Local Coastal Plan Amendment

B. The proposed amendment is consistent with the Land Use Element/Local Coastal Plan and other adopted elements of the general plan because all future uses are limited to those allowed under Table O for the Commercial Retail land use category.

C. The proposed amendment is consistent with the guidelines for amendments to land use categories as the site is a logical extension of the Commercial Retail land use category, and is consistent with applicable policies of the General Plan and Local Coastal Program.

D. The proposed amendment is consistent with the guidelines for amendments to the Land Use Element/Local Coastal Plan because:

   i. The proposal will not alter the commercial character of the area.

   ii. The proposal is compatible with the surrounding commercial uses.

   iii. The proposal to convert one percent of the existing Public Facilities category in downtown Cambria to Commercial Retail will not compromise the provision of public services or facilities within the area.

   iv. The proposal will not impact Cambria's water supply because, for the duration of the CCSD's moratorium on new water connections, future uses will be limited by the site's existing 0.58 EDU water allocation, unless the CCSD approves an agreement to transfer water credits to the subject parcel from an existing parcel in Cambria. Moreover, future uses with greater water demands than the previous use would be subject to coastal development permit approval. A coastal development permit would not be approved unless the applicant supplies an intent to serve letter from the CCSD and verifies that increased water demands would be offset through retrofitting of existing water fixtures in Cambria or other means.

E. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for commercial uses that are compatible with the existing development of the surrounding area and the County's General Plan.

F. The proposed amendment is consistent with the purpose and character statements in the Land Use Element/Local Coastal Plan of the General Plan for the Commercial Retail land use category as the site is located downtown Cambria within the West Village commercial district and in close proximity to complimentary uses.

EXHIBIT B
LRP2013-00015:B
PROPOSED LAND USE CATEGORY MAP CHANGES

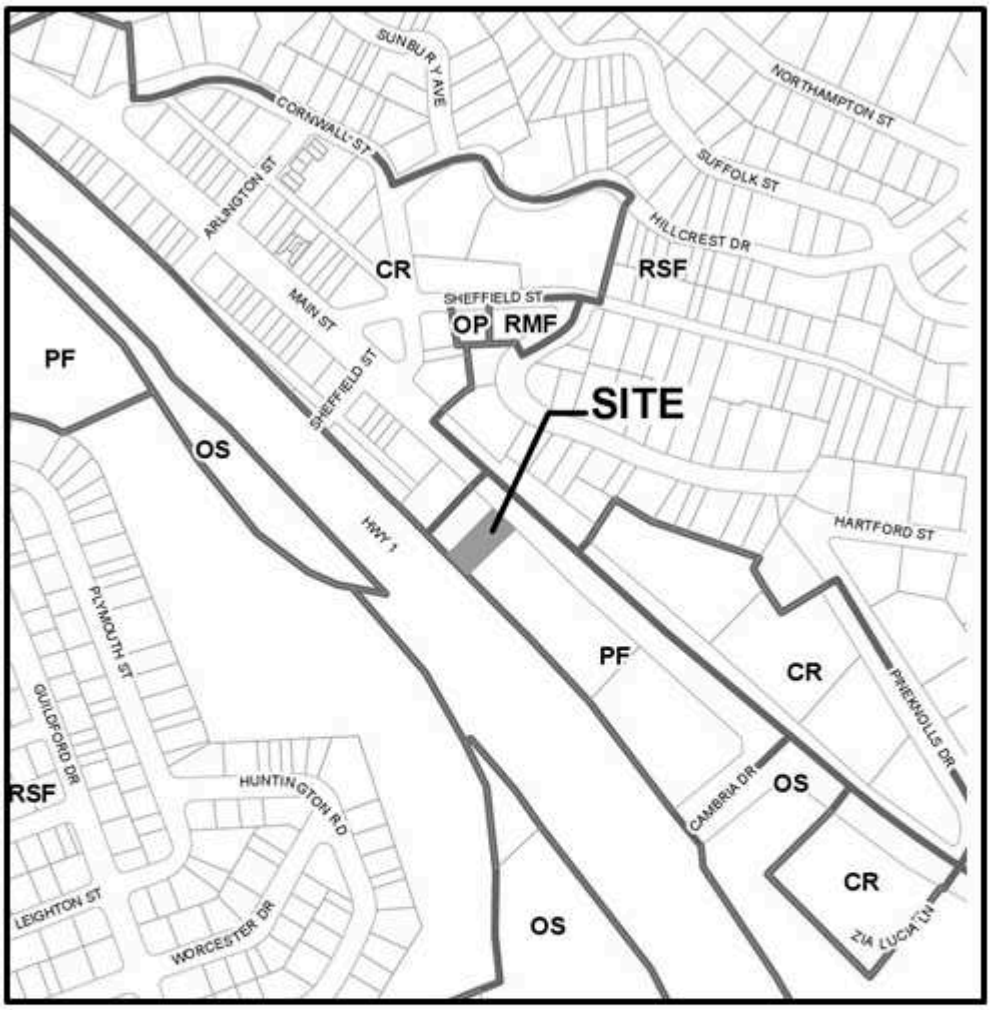


EXHIBIT LRP2013-0015:B INITIATING A PRECISE LAND USE DESIGNATION AS SHOWN ON OFFICIAL LAND USE CATEGORY MAP ON FILE IN THE DEPT. OF PLANNING AND BUILDING CHANGE FROM PF TO CR	COUNTY OF SAN LUIS OBISPO (GENERAL SERVICES AGENCY) GENERAL PLAN AMENDMENT

EXHIBIT C
LRP2013-00015:C
PROPOSED COMBINING DESIGNATIONS MAP CHANGES

The following change is proposed to the Combining Designations Map of the North Coast Area Plan (Land Use Element / Local Coastal Plan):

1. Remove “L” symbol representing location of future library site.

EXHIBIT D
LRP2013-00015:D
AREA PLAN TEXT CHANGES

The following change is proposed to the text of the North Coast Area Plan (Land Use Element / Local Coastal Plan):

1. A library serving the entire North Coast Planning Area is located on Main Street across from the veteran's hall in Cambria. ~~adjacent to the Joslyn Adult recreation Center in Cambria. Property has been purchased on Cornwall Street for the future site of a new library.~~

EXHIBIT E

GUIDELINES FOR LAND USE CATEGORY AMENDMENTS
COASTAL FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT

1. **Existing planning policies.** Whether the proposed land use category is consistent with the following:

   a. Applicable policies in the various elements of the general plan.

   b. Applicable policies in the Coastal Plan Policies Document of the Local Coastal Program.

   c. The general goals and objectives in Chapter 1 of Coastal Framework for Planning (Part 1 of the Land Use Element).

   d. The purpose and character statements for Land Use Categories in Section B, description of land use categories.

   e. Uses listed in Coastal Table O, list of allowable uses.

   f. The text, standards and maps of the area plans (Part II of the Land Use Element).

   g. Applicable policies in the California Coastal Act pertaining to the amendment of a Local Coastal Plan.

2. **Area character.** Whether the proposed land use category is compatible with allowed land uses in surrounding land use categories. Whether the potential types of development resulting from a proposed amendment would adversely affect the existing or planned appearance of the countryside, community character and style of development in the surrounding area.

3. **Environmental impacts.** The proposed amendment should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination prepared by the Office of the Environmental Coordinator, unless such impacts can be adequately mitigated or a statement of overriding considerations can be adopted in accordance with the California Environmental Quality Act.

4. **Accessibility/circulation.** Whether the site of the proposed amendment is located with convenient access to a road system in the vicinity that is adequate to accommodate the traffic generated by the type and intensity of development allowed by the amendment.

5. **Soils classification.** Whether the proposed amendment gives consideration to protecting prime agricultural land as defined in the Coastal Act and prime farmland and farmland of statewide importance as mapped by the Natural Resources Conservation Service (NRCS). Proposals in other soil classifications should be reviewed together with other site features to determine if the proposed amendment could unnecessarily limit, reduce or eliminate potentially viable agricultural uses.

6. **Slope and other terrain characteristics.** Whether site terrain would be predominantly retained in its existing configuration by development enabled by the proposed amendment? Whether development resulting from the proposed amendment would retain the overall contour of a site such that more intensive development occurs on flatter land and low-density development is accommodated by steeper terrain.

7. **Vegetation.** Whether the proposed amendment enables development that would retain significant vegetation such as oak woodlands or other mature tree forests and native plant communities that provide wildlife habitat or include rare and endangered plant or animal species.

8. **Hazards.** Whether the proposed amendment has been evaluated with respect to potential building limitations due to flood, fire or geologic hazards, so that subsequent development will be feasible in relation to the uses allowed by the proposed amendment.

9. **Existing parcel size and ownership patterns.** Whether the proposed amendment enables development of a type and scale consistent with surrounding parcel sizes and ownership patterns.

10. **Availability of public services and facilities.** Whether the proposed amendment is located in an area with demonstrated availability of needed public services and facilities and, where applicable, whether it is suitable for on-site sewage disposal and has an adequate groundwater supply. To the extent that proposed amendments will create a demand for services, amendments in the urban and village areas should demonstrate that services for water supply, sewerage, streets, public safety, schools and parks are available or funded within their sustainable capacities.

11. **Land inventory**. Whether the amendment is needed to provide an appropriate balance of land uses for the population of the community or area within the projected capacity for natural resources, services and facilities.

12. **Mineral Resources.** Whether the amendment proposed in an area included within the EX (Energy and Extractive Resource Area) or EX1 (Extractive Resource Area) combining designations on the official maps of the Land Use Element would preclude resource extraction or would result in uses which adversely affect the existing operation or expansion of extraction uses. Proposals within the EX or EX1 Combining Designations which would preclude resource extraction, would allow minimum residential parcel sizes of less than 10 acres or would otherwise be incompatible with resource extraction shall be approved only when the need for the particular use is determined by the Board of Supervisors to outweigh the value of keeping the potential mineral resource available for future extraction. The proposed amendment shall not enable development that would adversely affect the continuing operation or expansion of an extraction use.

13. **Agricultural land.** Whether the amendment would enable conversion of agricultural land at the urban fringe and would allow an expansion of urban development into agricultural lands or encourage sprawl by allowing "leapfrog" development into agricultural areas. Conversion of agricultural land to non-agricultural uses is discouraged unless other locations for development are physically, environmentally or otherwise not feasible in the foreseeable future. Requests for conversion shall be consistent with the Local Coastal

EXHIBIT F

PURPOSE AND CHARACTER STATEMENTS
FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT
COMMERCIAL RETAIL

Purpose:
Central Business Districts (CBD):

a. To provide centralized locations for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community general shopping needs.
b. To provide areas for a concentration of business and public facilities to encourage pedestrian circulation for public convenience and for mutual benefit.
c. To allow for limited multi-family residential uses only as secondary to commercial uses.
d. To allow community scale shopping centers if designed for street pedestrian shopping; regional shopping centers should be located within incorporated cities.

Visitor-Serving Commercial Areas:

e. To provide for Visitor-Serving Priority Areas.
f. To provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant.
g. To allow for commercial and compatible accessory uses related to resort or recreational activities.

Neighborhood Commercial Areas:

h. To provide convenient locations for retail and service commercial establishments to meet daily shopping needs of residential areas.

Character:
Central Business District (CBD) Areas:

a. Areas for retail businesses and services that supply a full range of community commercial needs, and located within an Urban Area.
b. Uses that are economically and physically compatible, mutually supportive in function and location.
c. Areas of intense retail commercial use in concentrated centralized locations serving as "drawing cards" for local and regional trade to minimize travel requirements for comparison shopping.
d. An identified Central Business District (CBD) that can support improvement districts, parking districts and other improvements to prevent "leakage" to other commercial centers outside the region they intend to serve.
e. Areas where residential uses are limited to upper floor or "rear-half of building" locations, to reserve ground floor frontages for business use.

Visitor-Serving Commercial Areas:

f. Presently serve tourists and visitors to the coast and coastal communities and shall be protected by preserving the visitor-serving uses within them.
g. Include ocean front land, upland support areas and private lands and coastal areas suitable for recreational and Visitor-Serving commercial activities (as reflected on the

land use maps) and are preserved for such developments. Priority is given to use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent energy.

h. Are identified on the land use maps with the letter "V". The designation applies to the Commercial Retail category.

i. Areas that serve transient and tourist needs incidental to traveling rather than local or regional residential demands, located within urban or village areas or at remote locations distant from urban or village areas where highway services already exist or would be accommodating of traveler safety in new locations.

j. Areas that are easily accessible and apparent from regional transportation routes.

k. Areas that concentrate tourist accommodations and services and preclude functionally unrelated multi-family and retail commercial uses discouraging dispersion of motels and other highway commercial uses in other commercial or residential areas.

l. Areas in communities that are close to cultural, recreational and entertainment facilities.

Neighborhood Commercial areas:

m. Limited areas where small-scale neighborhood commercial and service uses can be allowed in regard to day-to-day shopping needs without disrupting the residential character of the area.

n. Locations between residential areas and downtown areas along collector or arterial streets which serve to reduce the number of shopping trips for daily needs and to encourage walking or bicycling.

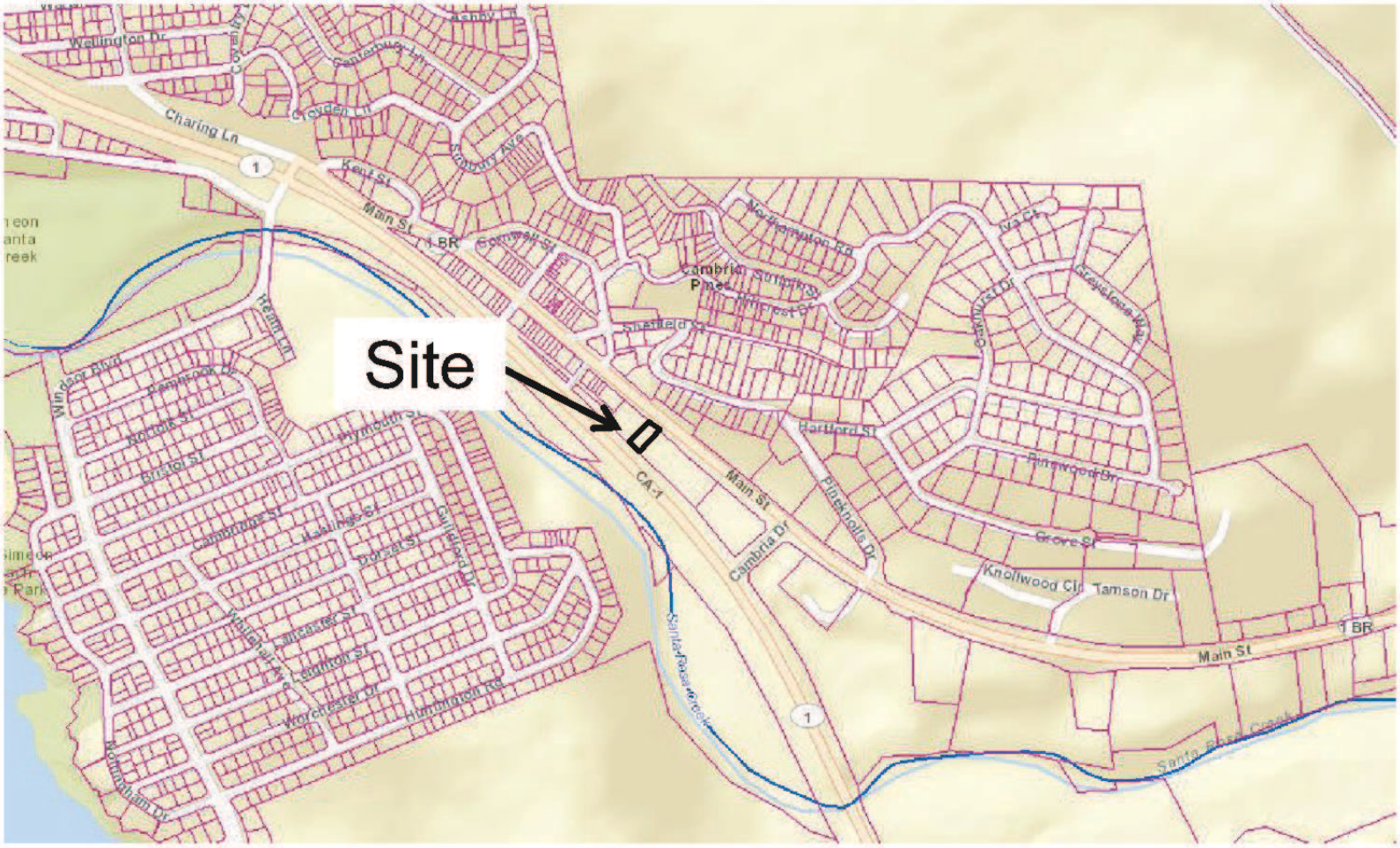
o. Sites between two and five acres in size, related to the population within a one-half to one mile radius market area.

p. Areas with individual uses of generally less than 8,000 square feet of floor area to support small-scale business, with site and building design to blend with surrounding residential character

EXHIBIT G

VICINITY MAP, SITE PHOTOS, AND AERIAL PHOTOGRAPHS

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

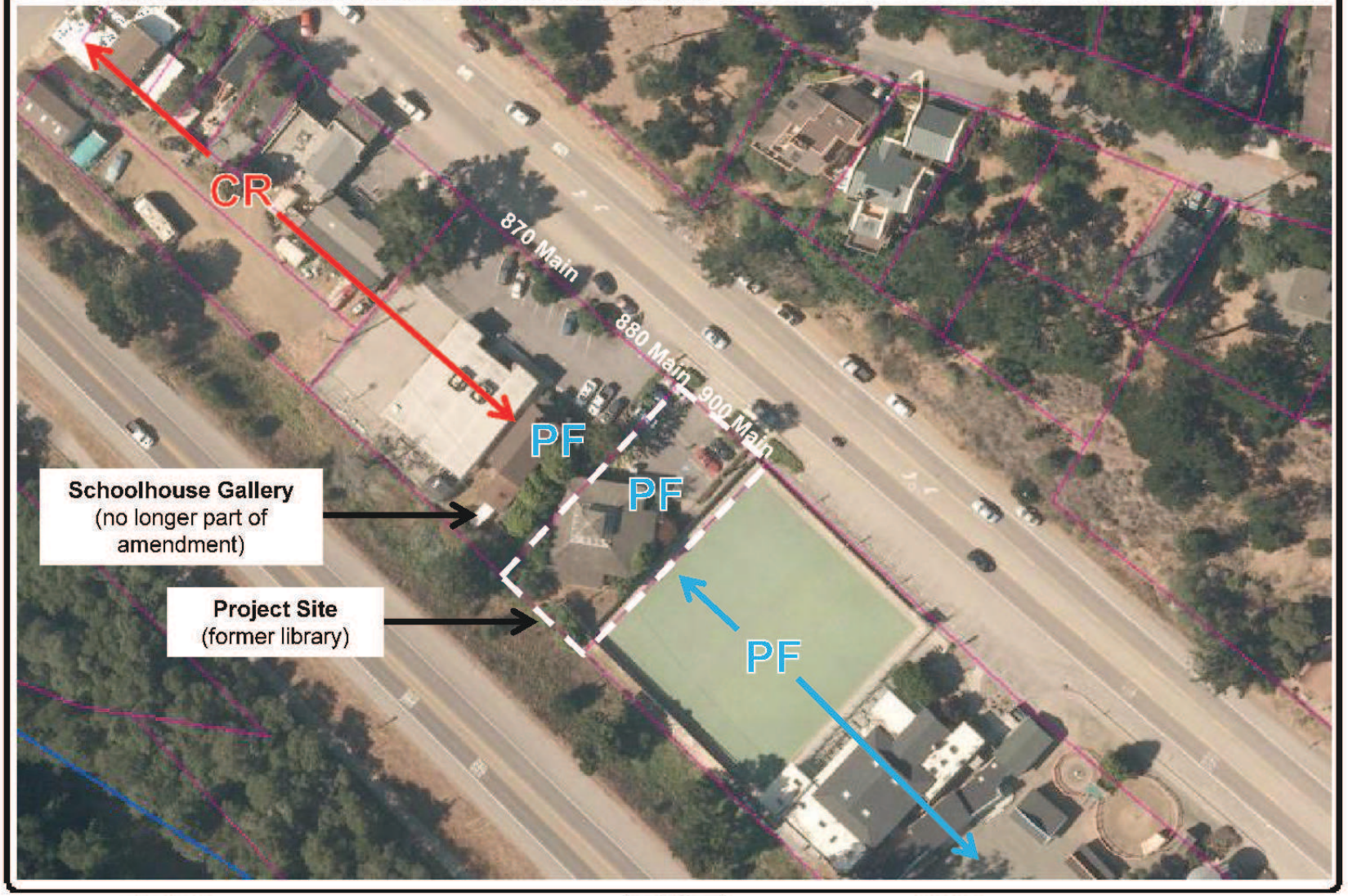
General Plan / Local Coastal Plan Amendment
County of San Luis Obispo / LRP2013-00015

EXHIBIT

Vicinity Map

Former Library
Schoolhouse,
Gallery (not a part)
SCHOOL
ONE WAY

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



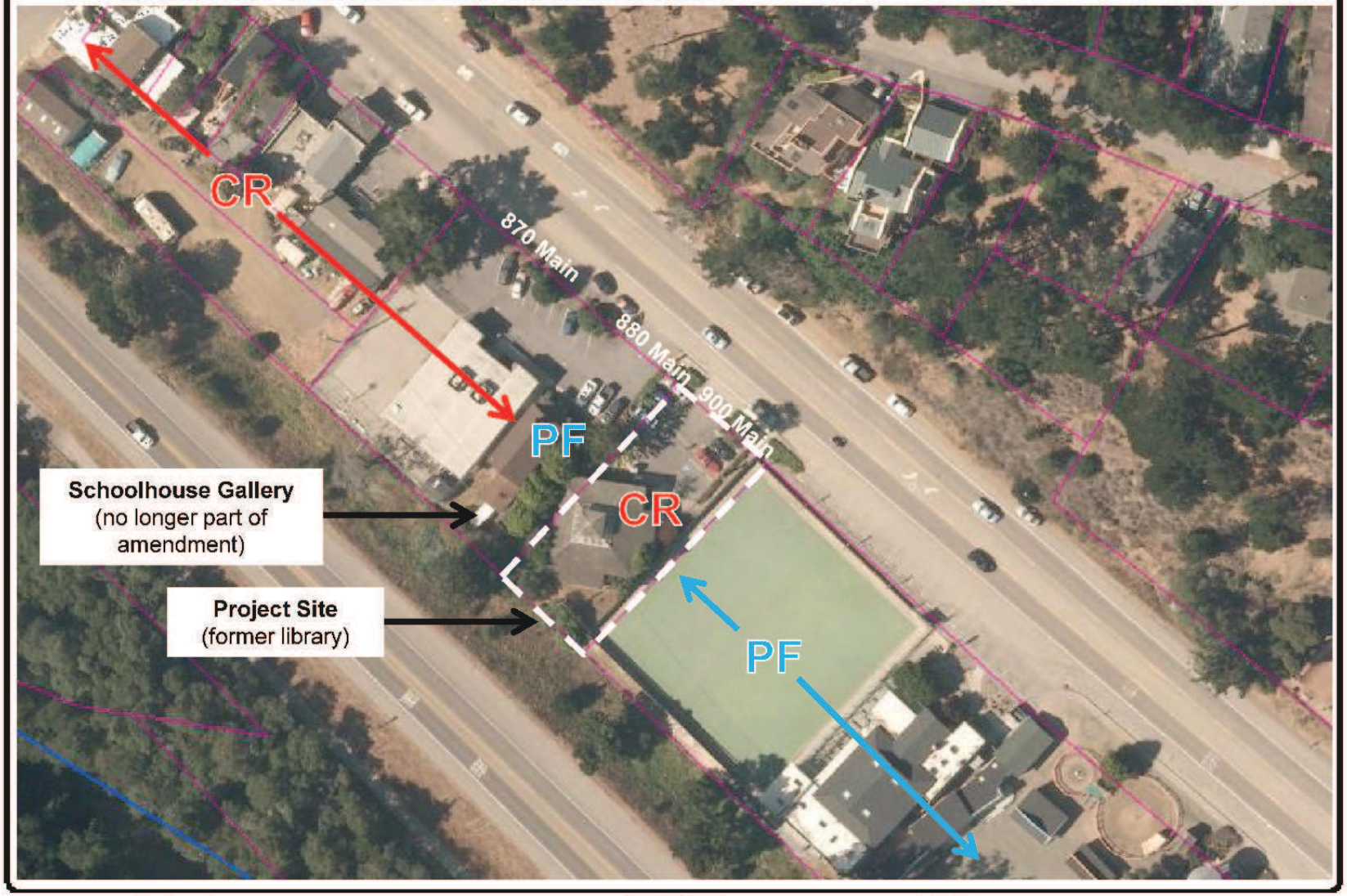
PROJECT

General Plan / Local Coastal Plan Amendment
County of San Luis Obispo / LRP2013-00015

EXHIBIT

Existing Land Use Categories

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

General Plan / Local Coastal Plan Amendment
County of San Luis Obispo / LRP2013-00015

EXHIBIT

Proposed Land Use Categories

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Paavo Ogren, Director
County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: June 18, 2014

To: Airlin Singewald, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on LRP2013-00015, West Village LUE/LCP amendment, Cambria, APNs: 022-251-018 & 019

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

A. Due to existing flooding concerns on Main Street, future development on these parcels should be required to direct their drainage southwards towards the swale alongside HWY 1.

B. The changes in traffic generation associated with the Zone Change may be significant. The uses allowed in the existing or future zoning (PF & CR) are varied as are their traffic generation potential, and a significant increase in traffic generated could be detrimental to the adjacent roadways and their traffic. The zoning, traffic generation and any identified circulation deficiencies will be reviewed in the next update to the North Coast Circulation Study. Planning and Public Works should coordinate efforts to ensure that over development in this area does not occur leading to exacerbation of the existing deficiencies in levels of service at the nearby intersections.

C. The properties here are within a special flood hazard area and any future construction will be required to follow local ordinances concerning construction in such areas.

Recommended Planning Area Standards For These Parcels:

Drainage

1. **At the time of application for construction permits,** the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance. Drainage should be routed to the rear of these properties and the flow to Main Street minimized. The drainage plan shall be approved by the Department of Public Works.

NCAC Referral Response

Attachment B

LAND USE PROJECT REPORT, July - 2014

Present at the LUC meeting 7/7/14: Jason Anderson, Steve Cole, Marj Sewell, Vari MacNeil, Mary Webb, Laurel Stewart (Chair) and Tony Church

Note: Go to http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/LRP2013-00015+County+of+SLO+(former+Cambria+library).pdf *for the following project*

LRP2013-00015 COUNTY OF SLO (the former Cambria library) – Proposal to amend the Land Use Element/Local Coastal Plan to change the land use category on approximately 0.4 acre from Public Facilities (PF) to Commercial Retail (CR). The site is 900 and 880 Main Street, Cambria. The PF-zoned former library parcel, APN022-251-019, is at 900 Main, adjacent to the PF-zoned part of the Lions Club parcel, APN022-251-018. (The other part of the Lions Club parcel, at 870 Main, is zoned CR.)

SUMMARY

The County wants to sell the former Cambria library parcel into private ownership, which would require changing the zoning from PF. County Framework for Planning states: "The Public Facilities land use category is intended to be applied only to lands owned by public agencies. In the event land designated in this category is transferred from public to private ownership, the County will initiate a Land Use Element/Local Coastal Plan amendment to change the site to the same designation as an adjoining privately-owned parcel."

At the same time, County wants to change the adjacent PF-zoned part of the Lions Club parcel to CR since it is not owned by a public agency. This is the site of the old Santa Rosa Schoolhouse, donated to the Lions in 1964 to be used as a museum, and currently rented or leased by the Lions to a commercial art studio.

County Staff identifies as a "major issue" that the "CR use category may allow more water intensive land uses [than] PF" and "could increase demands on Cambria's limited water supply". Staff says a planning area standard could be adopted that limits the allowed commercial uses for the subject property to those with lesser water demand. At our request, County staff sent us a DRAFT Limitation on Use Planning Area Standard for our consideration. (DRAFT e-mailed 7/3/14 by Airlin Singewald, Planner)*

CONCERNS

1 - County Assessor records show that Lions sold County part of their parcel in 1978 as a site for the building of the (former) library, which is probably when it was zoned PF. The Assessor says they have no record of the 880 Main St. part of Lions Club property (the Schoolhouse site) being owned other than privately, yet it is zoned PF. How and when did that happen? Could there be a deed problem?

2 - We are concerned, as expressed by County staff, that the change in zoning from PF to CR may allow more water intensive land uses.

3 - The Draft Limitation proposes allowing a service station as a use on the subject property. There is already one just on the other side of the Lions parcel, another at the north end of Main St., and a third in East Village; two of these have had toxic tank spills. Also, as a Special use, service stations are limited by the CZLUO to a minimum site size of 15,000 square feet, and 900 Main St. is only 9,888 square feet.

RECOMMENDATIONS & CONDITIONS

We understand County's desire to sell the former library parcel, and the consequent need to rezone the parcel. A variety of visitor-serving and community-serving uses should be allowed.

1 - Recommend rezoning 900 Main St. from PF to CR, but we would like to see any rezoning of 880 Main St. taken as a separate action due to concerns as expressed above.

2 - As conditions of the rezoning, we recommend approval, for 900 Main St., of the DRAFT Limitation on Use Planning Area Standard *with the exception of the following proposed allowable uses*: *Food & Kindred Products, Food and Beverage Retail Sales (including wine tasting), and Caretaker Residence* as being potentially more water intensive land uses, *and*

3 – *also with the exception of Service Stations* as a use which is redundant, not appropriate to the site, and potentially polluting.

*ATTACHMENT

Land Use / Local Coastal Program Amendment LRP2013-00015

DRAFT Limitation on Use Planning Area Standard

(Altered by LUC with our red strikethrough edits)

Following is a DRAFT list of allowed uses for the proposed Commercial Retail land use designation at 880 and 900 Main Street in Cambria. Those uses that are not already allowed under the existing Public Facilities designation are shown in green underlined font. The remaining uses (those in black font and not underlined) could already be established under the existing Public Facilities designation.

Limitation on Use. Uses shall be limited to:

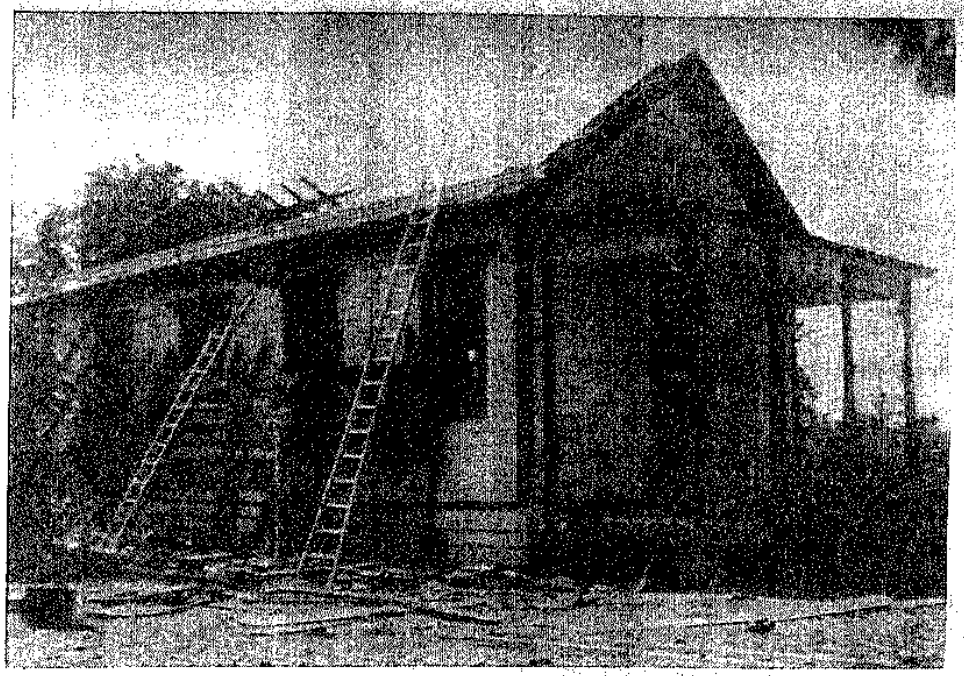
- Communications Facilities
- Coastal Accessways
- Indoor Amusement & Recreation
- Libraries & Museums
- Membership Organization Facilities
- Passive Recreation
- Public Assembly & Entertainment
- Schools – Specialized Education & Training
- Social Service Organizations
- ~~Food & Kindred Products~~
- ~~Caretaker Residence~~
- Water Wells & Impoundments
- Building Materials & Hardware
- ~~Food Beverage Retail Sales~~
- Furniture, Home Furnishings & Equipment
- General Merchandise Stores
- Outdoor Retail Sales
- ~~Service Stations~~
- Financial Services
- Health Care Services
- Offices
- Public Safety Facilities

Sophie Wallace Bx 716 12-64

THE CAMBRIAN

me Newspaper Published Every Thursday at Cambria, California , Heart of Hearst Castle Vacationland , Where the Pines and Mountains Meet the Sea

-fourth Year | Number 4 | Thursday, October 15, 1964 | Cambria, Calif. | Eight Pages | 10c Per Copy



OOF— It wasn't a cyclone that worked on the old Santa Rosa schoolhouse, although that's the t appears, temporarily, as the Cambria Lions prepare to move it into town for reconstruction community museum. —Photo by Paul Squibb

FINAL DESTINATION . . . Santa Rosa school house, one of the oldest 1-room school buildings left in the West, on Monday was transported to its new location on the Lions recreation grounds in North Cambria, alongside the Scout House. The 1881 frame structure will be renovated and preserved by the Lions for its historic value and to serve as a museum. —Cambrian photos

Front page of The Cambrian 11/5

11/15/1964

A. Recommends
nunity Action
ec Development

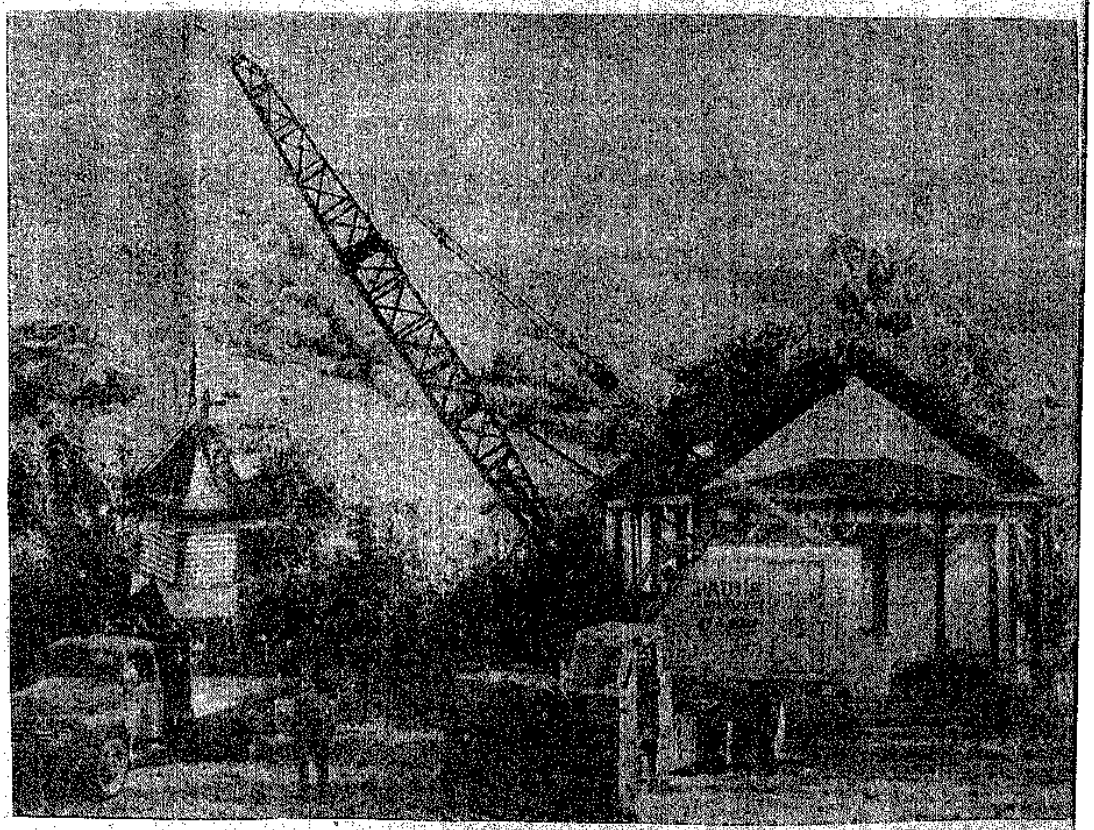
skyrocketing demand for on in California spells

THE CAMI

Sophie Hallmark 7/23/64

The Home Newspaper Published Every Thursday at Cambria, California Heart of Hearst Castle

Thirty-third Year Number 44 Thursday, July 23, 1964 Caml



CUPOLA REMOVED— First step in the relocation and restoration of the Santa Rosa one-room schoolhouse was performed Monday evening when the bell tower was detached from the structure to facilitate the moving of the building from its site 4 miles east of Cambria to the Lions club grounds on North Main street. The 83-year-old landmark is to be preserved as a community museum by the Lions. The removal of the bell tower was done voluntarily as a public service by Paul's Crane Service of San Luis Obispo, member of the Engineering, Grading Contractors assoc. —Hamilton photo

Moving of Santa Rosa Schoolhouse Scheduled

Plans to begin the moving of the historic Santa Rosa 1-room schoolhouse from the Molinari ranch east of Cambria to the Lions club property on North Main street will be undertaken within the next few days, Bing Boisen, past president of the Lions club, said today.

The move will be done with the assistance of the Engineering and Grading Contractors association, which offered to aid the service group when their request for county equipment to do the job was denied Monday by the board of supervisors.

J. Dan O'Donnell, manager of the Santa Maria-San Luis Obispo chapter of the association, said that a crane from Paul's Crane Service of San Luis Obispo, which is presently engaged in work on the new Sea Clift subdivision, will be used to assist the Lions in removing the roof and bell tower from the structure.

The schoolhouse, one of the oldest remaining in San Luis Obispo county, will be relocated on the Lions property and restored for use as a community museum.

ss of 1964

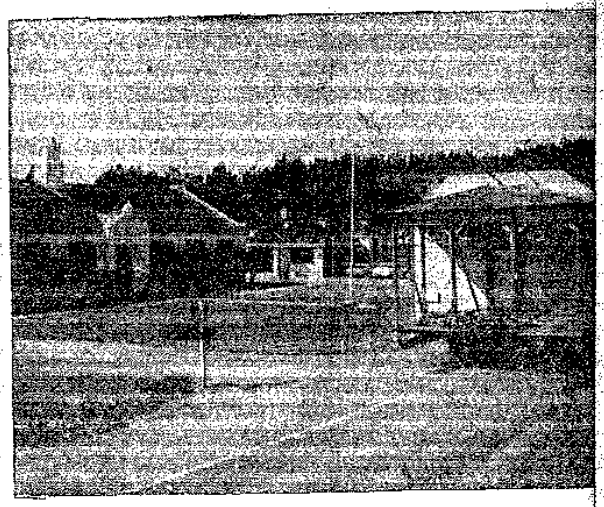
6/11/1964
Cambrian

Thursday, Nov. 12, 1964

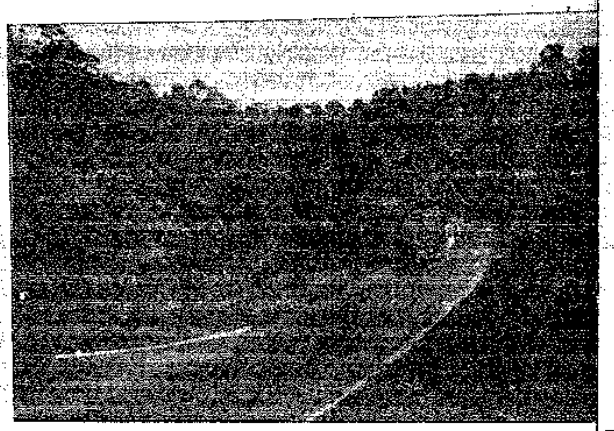
THE CAMBRIAN

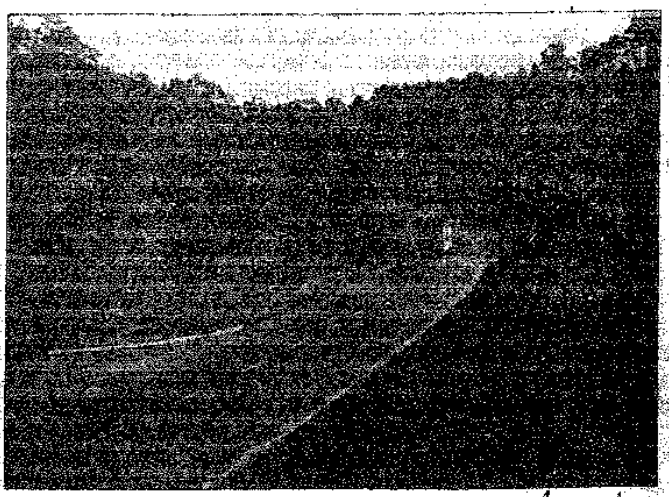
After 83 Years . . .
A Change of Sce

WIDE LOAD, NARROW ROAD . . .

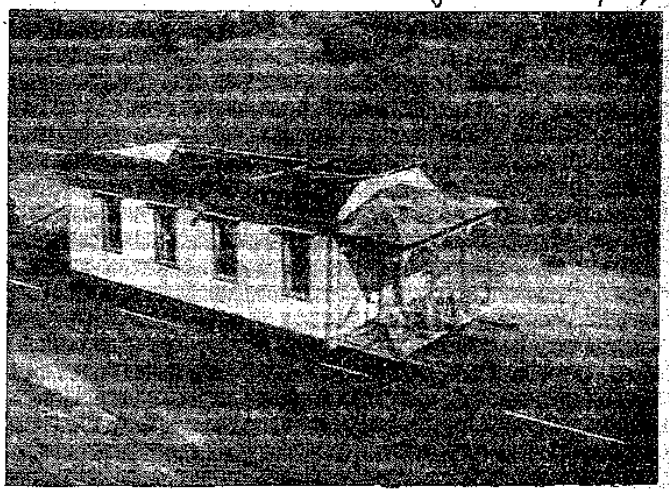


LIKE SHIPS IN THE NIGHT . . .





COMIN' 'ROUND THE BEND . . . Page 2 of 11/12/1964



THE PASSING OF AN ERA . . . .

FINAL DESTINATION . . . Santa Rosa school house, one of the oldest remaining 1-room school buildings left in the West, was transported last week to the Lions recreation grounds in North Cambria where the historic 1881 building is to be preserved as a community museum. —Cambrian photos

Announcing — Change of Hours

BACK TO SCHOOL— Members of the Cambria Lions club's work party which recently began dismantling the 83-year old Santa Rosa school house in preparation for moving it to Cambria for use as a community museum. Back row: Norman Mewha and Walter Cole. Front row, from left: J. Zike, Norman Piester, Bob Boone, John Fiscalini, Howard Williams, Ed Shaug, Tilden Bassetti, Harold Madden and Bing Boisen. The picture was taken by Paul Squibb, Lions club secretary and past president of the San Luis Obispo County Historical Society.

Subdivision of Santa Rosa Rancho Started In 1866

(Note: The following feature is from a book by Geneva Hamilton. No part of the following is to be copied or used without written permission of the author. —Ed)

* * *

By Geneva Hamilton

Once the oportunity for development of a town site became possible at the junction of the Santa Rosa Creek road and the San

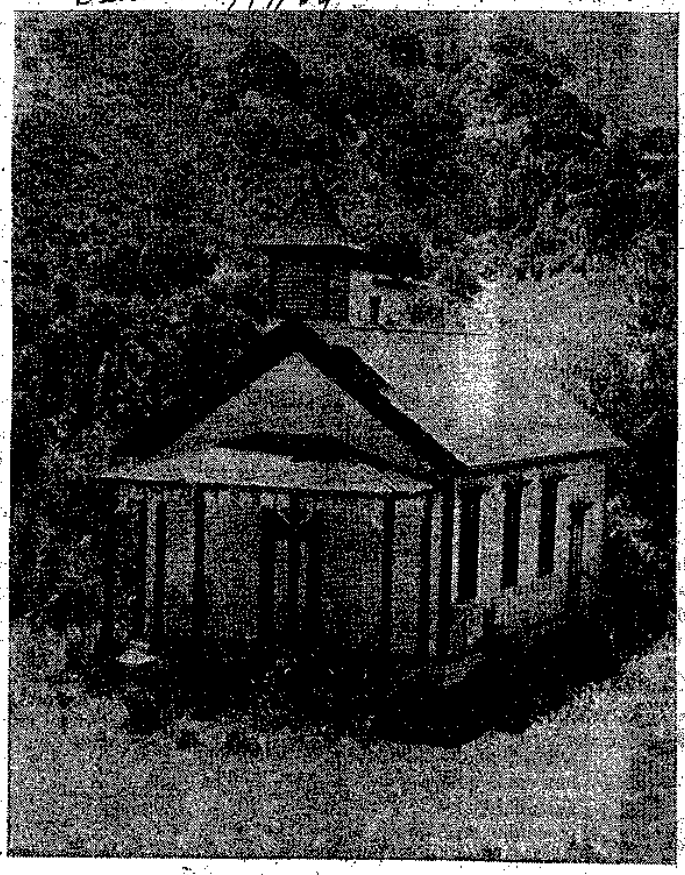
tember John Myers became Pujol's first client. Myers was a friend of the Gillespies, early San Simeon creek settlers. With the backing and partnership of William M. Gillespie, Myers purchased 195 acres of heavily timbered land in the extreme northwest corner of the rancho.

The partners immediately started a sawmill operation in competition with the Leffingwell Mill, which had been in

and by 1870 was ready to

Beacon 7/9/64

7/9/1964



School House is Donated To Cambria Lions Club

D. V. Molinari of Harmony Valley and owner of the Santa Rosa school house four miles east of Cambria on Santa Rosa creek has donated the school building to the Lions club for use as a community museum.

Moving the school house to Lions club property in Cambria was undertaken recently according to Bing Boisen, Lions club president.

The Santa Rosa school house was built in 1881 replacing the original school of logs built at the formation of Santa Rosa school district in August of 1866.

The school district was the second to form in the north county area when San Simeon district was divided. San Simeon school district was the second school district to form in the county.

For many of its early years the school had an average yearly attendance of approximately 40 children. It was finally abandoned as a school when the local districts consolidated at the completion of the present grammer school on Main street.

Today several of the old school records, books, etc., are in the possession of the Olimpio Fiscalini family and others of the community.

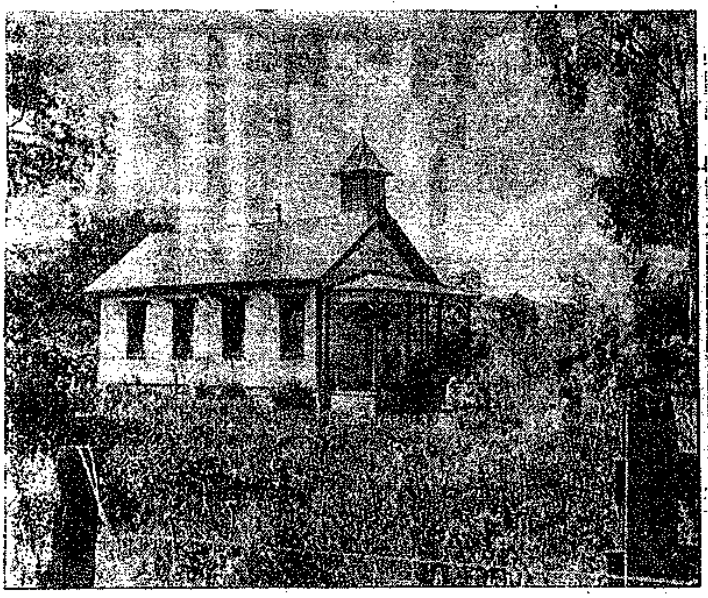
The school bell is still in place in the tower and will be a cherished relic of the old school.

Many Cambrians have treasures of old Cambria which they have been saving for the time when the community would have its own museum. These include such items as blacksmithing equipment, butter making apparatus, picturies, store fixtures, house furnishings, papers, etc.

New windows and doors as well as remodeling must be done before the structure will be ready for use as a museum.

SCHOOLS - SANTA ROSA 1957

San Luis Obispo County - Schools - ~~History~~



SANTA ROSA SCHOOLHOUSE— Pictured here is the historic building that housed the first school in San Luis Obispo county. No longer in use, it has been proposed to move the building to a Cambria location and restore it as a community museum. The school is located three miles east of Cambria on Hwy 41.

Tribune April 18-1957—R. E. Waltz photo.

OLD SCHOOLHOUSE MUSEUM PLAN IS GAINING FAVOR

A suggestion to procure, if possible, and remove the old Santa Rosa schoolhouse to a suitable location in Cambria, where it could be fully restored as a historical land mark and placed in practical use once again as a community museum, is one that merits studied consideration by the entire community.

The suggestion is not new. It was offered previously to both the local Lions club and to the county Historical society. But, because of finances or lack of interest, or some other now-forgotten reason, the generous offer of Barney Jones, then owner of the building, was turned down.

So this is kind of a third strike situation. It may well be now or never. It is not known whether it can now be obtained from the present owner, or moved, or even where it could be relocated.

But answers should be found soon, for time is running out, and it will doubtless follow in the wake of the other disappearing 1-room school houses before the passage of much more time if a concerted effort is not made now to save it.

It does not appear to us that finances or location should be any great problems. The Chamber of Commerce, in which the suggestion of restoration and museum originated, is sitting on a Pier Fund that has now no apparent purpose. And the Lions club is now preparing to start the development of their recreation area as a community center.

But this is much more than a project of commercial attraction by the C. of C., or a possible project of civic improvement by the Lions. It embodies possibilities of preserving community heritage near and dear to the founding purposes of such other organizations as the Native Sons, Native Daughters and D.A.R., and probably other groups as well.

As such, it should be a community-wide endeavor. So volunteer; don't sit around waiting to be asked.

As a tourist attraction one has only to look at the restoration of old buildings in Virginia City and at Knotts Berry Farm to realize the potential in this respect. At Columbia state park $100,000 is being spent this year by the California Teachers association and the Native Sons, with $36,500 of that amount contributed by California school children, to reconstruct a Gold Rush school that was first built in 1862.

The old Santa Rosa school, first in this county, was built in this same period of the Golden State's history. It would serve well as a museum. For Cambria has an unusually rich store of artifacts and lore of the old west that should be preserved for posterity, but which is rapidly being lost for all time.

The early Indians, the Spanish culture, the mining and whaling eras, the early dairying and cattle ranching of the open range produced many traditions that are of extreme interest and importance for the part they had not only in the development of this area, but in the development of the nation as well. And here abounds marine life, geological and botanical specimens in great profusion and not found in very many places elsewhere in the whole world.

Here is indeed a rare opportunity for this community that should not be overlooked again.

April 18, 1957