

Attachment 1

EXHIBIT A – FINDINGS

Development Plan / Coastal Development Permit DRC2015-00096 Pacific Cambria, Inc.

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 3, 4, and 11) pursuant to CEQA Guidelines Section 15303, 15304, and 15311 because it is for a temporary event and would not involve permanent construction or site disturbance.

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- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the Cambria Christmas Market will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed use is ancillary to the existing Cambria Pines Lodge and, as conditioned, will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Burton Drive, an arterial road constructed to a level able to handle any additional traffic associated with the project.

Use of Nursery Site for Market Activities

- G. The market activities and lighting displays that would occur at the nursery would be consistent with the historic visitor-serving and retail use of the nursery during the holiday season.

Terrestrial Habitat

- H. The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because no tree removal is proposed.
- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements because the proposed temporary vendor booths would be located within the existing developed footprint of the Cambria Pines Lodge and would not require removal of Monterey pines or other native vegetation.

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- J. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation, and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff.
- L. There will be no significant negative impact to the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat because the project is for a temporary event that will not involve permanent construction or tree removal.
- M. The project or use will not significantly disrupt the habitat because it for a temporary event that will not involve permanent construction or tree removal.

Archaeology

- N. The project design and development incorporates adequate measures to ensure protection of significant archaeological resources because no permanent construction or site disturbance is proposed.

Coastal Access

- O. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Temporary Events Ordinance – Location Standard

- P. The location standard for temporary events (Section 23.08.248.c) is hereby modified to allow the Cambria Christmas Market to operate closer than 1,000 feet from the RSF land use category. The nearest market use area to the RSF category would be the parking lot on Patterson Place where the shuttle buses would turn around. This area is located about 100 feet from the RSF category. This modification is appropriate for this particular project for the following reasons:
 - i. The proposed market would be held at the Cambria Pines Lodge, which has been in existence since 1927, and is generally consistent with the historical visitor-serving use of the lodge.
 - ii. The main market area would be located in the center of the 23-acre parcel and buffered from neighboring homes by the pine forest and existing motel rooms at the lodge.
 - iii. The lighting would be located mostly on the eastern portion of the property, which is located further from homes in the RSF category.
 - iv. The market would be temporary, operating from 5 p.m. to 9 p.m. for about four weeks out of the year.
 - v. The project includes a pedestrian and traffic safety plan, an off-site parking and shuttle plan, and a lighting plan which will help ensure public safety and minimize impacts on neighboring homes.
 - vi. The market has operated since 2012 with fairly minimal neighborhood compatibility impacts. The most significant complaint received has been in regards to bus traffic in the surrounding residential neighborhoods. The project proposes to address this concern by turning the buses around using an onsite parking lot.