

Attachment 3

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



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PLANNING COMMISSION

MEETING DATE July 14, 2016	CONTACT/PHONE Airlin M. Singewald asingewald@co.slo.ca.us (805) 781-5198	APPLICANT Pacific Cambria, Inc.	FILE NO. DRC2015-00096
SUBJECT Hearing to consider a request by Pacific Cambria, Inc. for a Development Plan / Coastal Development Permit to allow temporary events, the Cambria Christmas Market, to occur Wednesday through Sunday (and all of Christmas week) from 5 pm to 9 pm each evening for four weeks beginning the last Friday in November. The market would include temporary lighting, seasonal displays, and concession stands. Twenty-six temporary booths would be constructed for the event, and would be dismantled and removed at the conclusion of the event. The market would be located within the interior of the Cambria Pines Lodge grounds and at the adjacent Cambria Nursery. The applicant is requesting a waiver of the Coastal Zone Land Use Ordinance requirement for temporary events to be setback at least 1,000 feet from a Residential Single Family land use category. The proposed project is within the Recreation and Residential Suburban land use categories and is located at 2905 Burton Drive in the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Development Plan / Coastal Development Permit DRC2015-00096 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3, 4, and 11 Categorical Exemption was issued on June 8, 2016 (ED15-299).			
LAND USE CATEGORY Recreation	COMBINING DESIGNATION Local Coastal Program, Geologic Study Area, Archaeologically Sensitive Area, Terrestrial Habitat, and Visitor Serving Area	ASSESSOR PARCEL NUMBER 023-431-003 and 013-151-035	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Cambria Urban Area Standards Limitation on Development, Cambria Community Services District Review, Cambria Fire Department Review, Limitation on Use, Permit Requirements			
LAND USE ORDINANCE STANDARDS: Coastal Appealable Zone, Combining Designations, Temporary Events, and Outdoor Lights			
SURROUNDING LAND USE CATEGORIES AND USES: North: Commercial Service, Public Facilities / "Tin City", Rodeo Grounds pump station, downtown Cambria South: Residential Multi-Family / single family homes East: Residential Multi-Family, Residential Suburban / Cambria Nursery, apartments West: Residential Single Family / single family homes			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Cambria Community Services District (water/sewer/fire), North Coast Advisory Council, and the Coastal Commission			
TOPOGRAPHY: Nearly level to gently sloping		VEGETATION: Pine trees, ornamental landscaping	
PROPOSED SERVICES: Water supply: Store bought water Sewage Disposal: Portable restrooms Fire Protection: Cambria Fire Department		ACCEPTANCE DATE: May 26, 2016	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

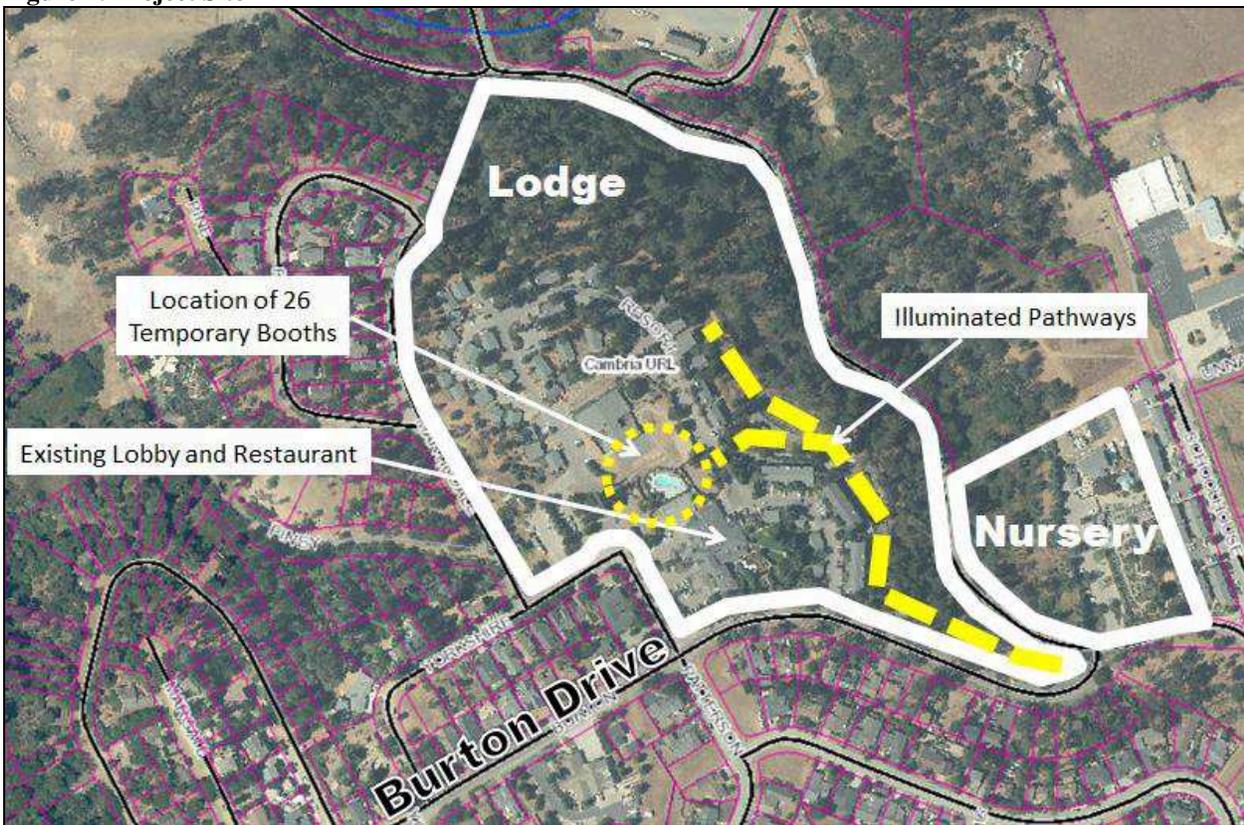
SUMMARY

Proposed Project

The proposed project is a request for a Development Plan / Coastal Development Permit to allow a temporary Christmas Market at the Cambria Pines Lodge and the adjacent Cambria Nursery (see Figure 1).

The Cambria Christmas Market has operated at the lodge since 2012 with annual approvals from the County and Coastal Commission. The requested permit would allow the market to continue over the next five years. The market would start the day after Thanksgiving and continue until Christmas Eve. It would run from 5 pm to 9 pm Wednesday through Sunday and all of Christmas week. The market would consist of 26 temporary vendor booths in the center of the lodge property and seasonal lighting displays along pedestrian paths on the westerly portion of the property. The temporary booths and lighting displays would be dismantled and removed at the conclusion of the event.

Figure 1: Project Site



The proposed project is considered a “Temporary Event” which normally requires Minor Use Permit approval. However, this project requires Planning Commission (Development Plan) approval to waive a Coastal Zone Land Use Ordinance (CZLUO) Chapter 8 standard which states temporary events must be located at least 1,000 feet from any Residential Single Family land use category.

Use of Cambria Nursery for Temporary Events

While the Cambria Christmas Market, including most lighting displays and all vender booths, would be located primarily at the lodge, some related activities would also occur at the Cambria Nursery, located across Burton Drive. The nursery is on a 4.5-acre parcel in the Residential Suburban (RS) land use category. Temporary events is not an allowed use in the RS category; however, the market activities and lighting displays that would occur at the nursery would be

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consistent with the historic visitor-serving and retail use of the nursery during the holiday season.

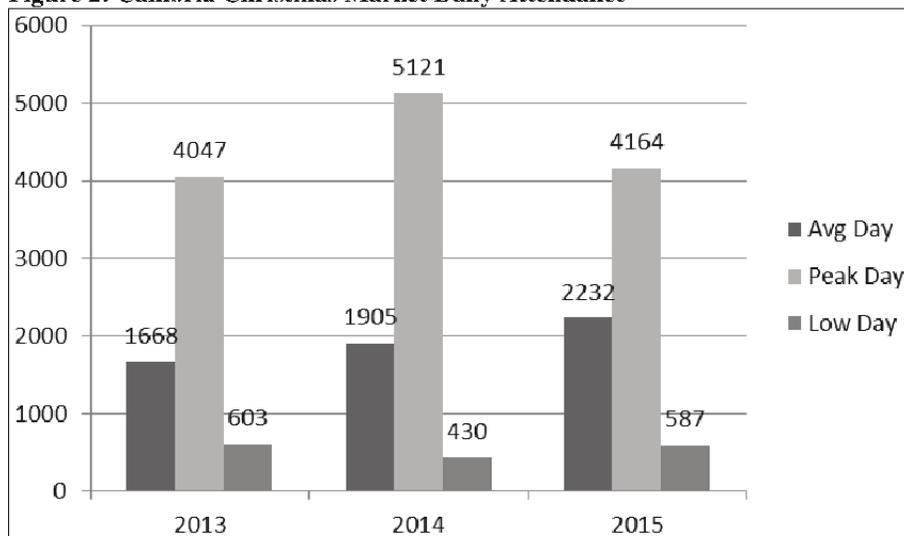
Daily Attendance

The 2013 Cambria Christmas Market operated for 18 days and had 30,016 visitors. In 2014, the market operated for the same number of days and attendance increased by 14 percent to 34,289. The last (2015) Christmas Market operated for 21 days and had 46,878 visitors, a 37 percent increase over the previous year. While overall attendance has increased since 2013, the daily peak attendance decreased by 19 percent between 2014 and 2015 (see Figure 2). This reduction was due in part to a new pricing system that encouraged attendance on off-peak days.

According to the applicant, the event is designed to handle 3,000 people per night. This number was exceeded three times during the 2013 market, twice during the 2014 market, and three times during the 2015 market. The applicant stated that he would be able to limit attendance to a maximum of 3,000 guests once he starts selling tickets exclusively online. He said he needs the certainty of a multiple year permit to invest in an online ticket sales system.

The proposed project is conditioned to cap the maximum nightly attendance to 3,000 guests.

Figure 2: Cambria Christmas Market Daily Attendance



Off-site Parking and Shuttle Plan

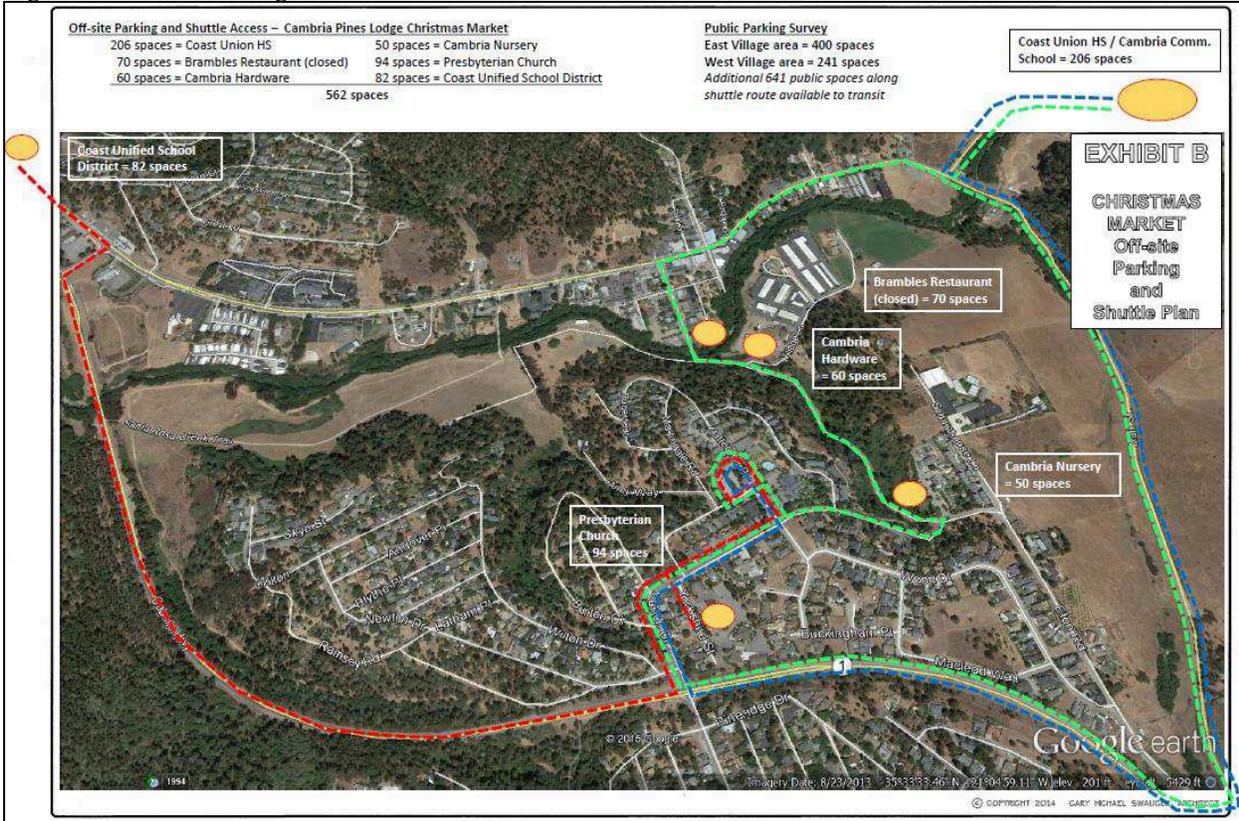
During market hours, on-site parking will be exclusively reserved for resort guests, disabled attendees, resort employees and market vendors. All other attendees will be required to use the off-site parking program. A shuttle route with off-site parking (562 spaces) will be implemented including two nine passenger shuttle vans with accessibility for persons with disabilities and four 60 passenger school busses that will pick-up/drop off people along the eastern side of Cambria, making stops at the Coast Union High School (206 spaces), former Brambles Restaurant parking lot (70 spaces), Cambria Hardware Store (60 spaces), Cambria Nursery (50 spaces), Presbyterian Church (94 spaces), and Coast Union High School administration facility (82 spaces). The number of offsite parking spaces would be sufficient to meet the project's estimated peak parking demand of 540 spaces.¹

¹ Assumes 3,000 people attending, an average visit duration of 2 hours, 2.5 people per vehicle, and 300 visitors staying at the lodge.

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The applicant owns the Cambria Nursery and former Brambles Restaurant. As a condition of approval, the applicant will be required to submit evidence of authorization to use the other parking lots prior to holding each future market.

Figure 3: Offsite Parking and Shuttle Plan



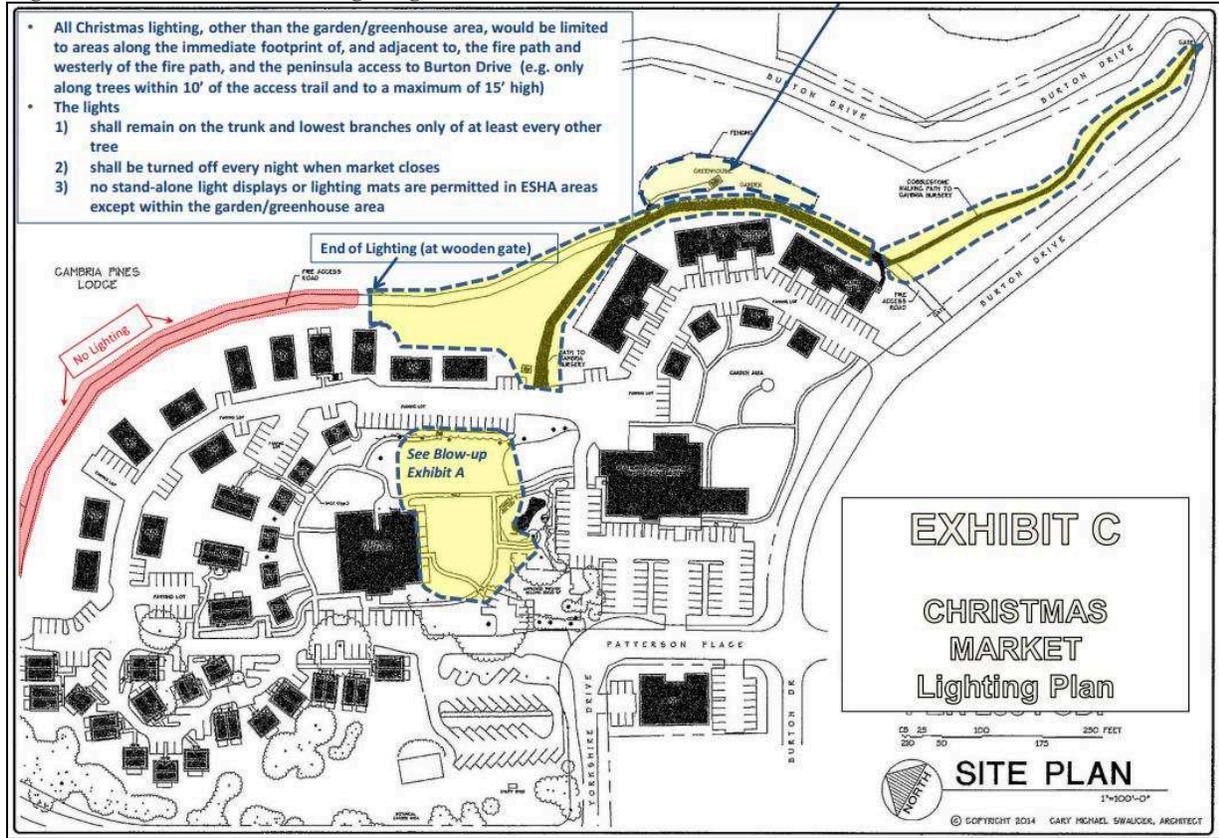
Lighting Plan

As shown in the figure below, the seasonal lighting displays will be in the center of the property where the temporary booths are proposed and along the eastern and southern portions of the lodge. To protect trees and minimize impacts to the night sky, the lighting plan stipulates as follows:

- The lights shall remain on the trunk and lowest branches only of at least every other tree.
- The lights shall be turned off every night when the market closes.
- No stand-alone light displays or lighting mats are permitted in Environmentally Sensitive Habitat Areas except within the garden/greenhouse area.

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Figure 4: Christmas Market Lighting Plan



HISTORY / BACKGROUND

Project Site

The existing Cambria Pine Lodge resort was originally constructed in 1927. At that time the lodge consisted of a 14,746 square foot main lodge building surrounded by smaller guest facilities. In the 1930s thirty-one log-cabins were added to the property. In July 2001 the County approved a Development Plan (D980113D) for the expansion of the Cambria Pines Lodge including 35 new guest rooms in 9 buildings totaling 18,800 square feet, a small theater of approximately 6,138 square feet; a retail shop of approximately 1,650 square feet; tennis courts; additional parking spaces; access improvements; related grading and site improvements; comprehensive drainage improvements and limited tree removal. The Development Plan for the expansion was appealed to the Coastal Commission and received final approval in 2003. Today the lodge consists of 152 guest rooms, a restaurant, an outdoor pool, a spa, an entertainment lounge, extensive gardens, and 314 onsite parking spaces.

Christmas Market

The Cambria Christmas Market has been operating at the Cambria Pines Lodge each year since 2012. Staff first learned of plans for the market in September 2012 when a complaint was received about the construction of several sheds on the lodge property without permits. The landowner explained that the sheds would be for a Christmas crafts fair, and staff determined the use would constitute a temporary event requiring Minor Use Permit / Coastal Development Permit (MUP/CDP) approval.

The applicant submitted a MUP/CDP application in October 2012 and held the first Christmas market that year while the MUP/CDP was in process. The first market operated on weekend

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evenings from the day after Thanksgiving to Christmas Eve. The average attendance range was 500 to 1,500 visitors per night. The parking for the event was accommodated in onsite parking lots, off-site at the Cambria Nursery, and on-street parking surrounding the lodge.

In August 2013, staff received new complaints about unpermitted construction, grading, and vegetation removal in preparation for the 2013 Christmas Market. By this time, the MUP/CDP for the market was scheduled for a hearing but had not yet been approved. Staff inspected the site, issued a stop work order, and notified the applicant that unpermitted work would have to be included in the project description for the MUP/CDP that was in process. Around this same time, the California Coastal Commission took over jurisdiction of the permit, calling it an amendment to the CDP for the lodge expansion, which was approved by the Coastal Commission in 2003.²

After taking over jurisdiction of the project, the Coastal Commission worked with the applicant to locate the temporary booths, lighting displays, and other event areas within the developed footprint of the lodge and to avoid impacts to coastal resources. Based on this revised site plan, the Coastal Commission approved the 2013, 2014, and 2015 markets as immaterial amendments to the previous CDP for the lodge expansion. This approval required disturbed habitat areas to be restored and stipulated that no permanent structures would be allowed.

After the 2015 market, Coastal Commission staff notified the County that, since they had laid out some strict parameters on the market and its location on the site, the County is now in a better position to handle the temporary event from a local community participation and fire/safety/traffic perspective. Coastal Commission staff deferred jurisdiction back to the County for the purpose of processing a permit to allow for continued operation of the market as a temporary event. In addition to improving local oversight and involvement in the project, this decision also gives the applicant an opportunity to request a multiple year permit for the market, instead of having to return to the Coastal Commission each year to request an Immaterial Amendment to the lodge expansion permit.

Proposed Development Associated with Lodge Expansion (Not Part of this Approval)

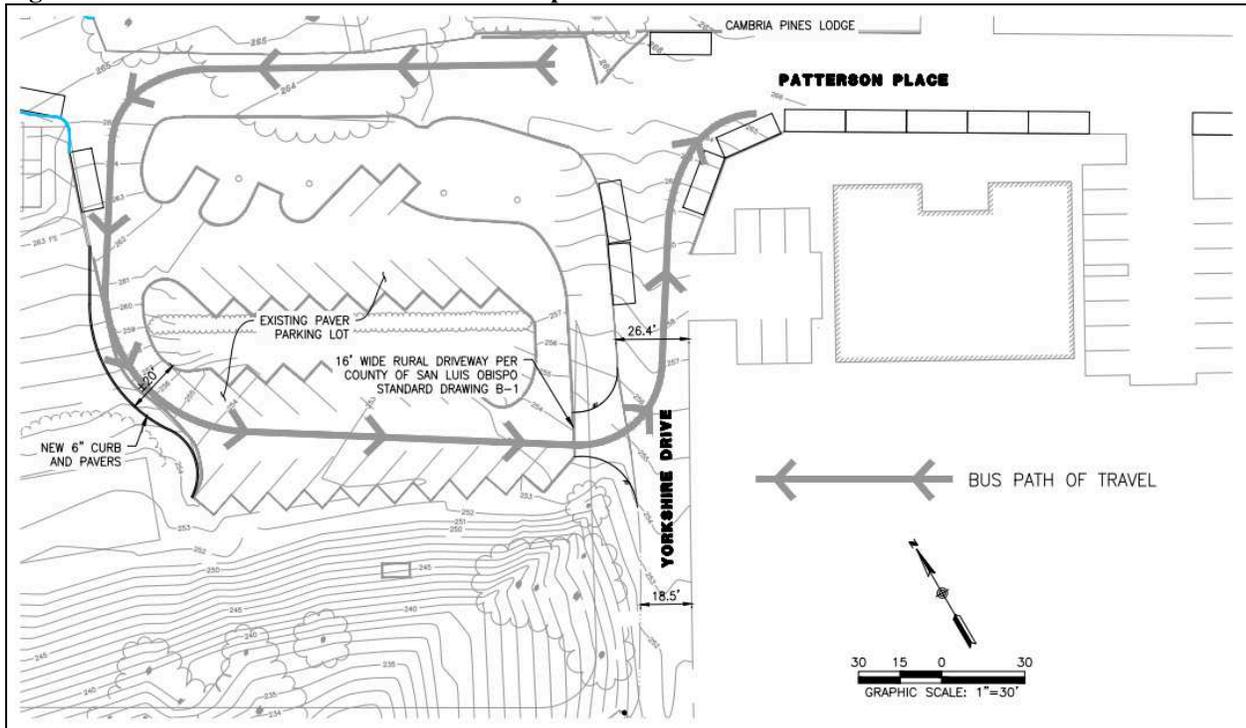
This Development Plan only authorizes use of the site for the Cambria Christmas Market, a temporary event. Any new permanent construction at the lodge would be processed by the Coastal Commission as an amendment to the 2003 lodge expansion project.

On June 3, 2016, the applicant submitted an application to the Coastal Commission for an Immaterial Amendment to the 2003 CDP for the lodge expansion. The following work proposed under this amendment is related to the Cambria Christmas Market:

- **Reduction in size and use of the previously approved Theater Building** – this change is asking to replace a 6,138 square-foot theater building authorized as part of the 2003 amendment with a new 2,500 square-foot “entertainment” building with a 3,200 square-foot outdoor patio. This building would be used for the Christmas Market as well as other year-round activities and events held at the lodge.
- **Remodel existing 11,457 square-foot Recreation / Indoor Building** – this change is asking to remodel the fire damaged indoor pool building to include a lounge, meeting room, brew pub, and spa facilities. Some of these facilities may be used in connection with the Christmas Market.
- **Install parking, vehicle access, and pathway improvements** – this change is asking to install a new driveway on Yorkshire Place which would allow the Christmas Market

² The County approved the CDP for the lodge expansion in 2001, but the project was then appealed to and ultimately approved by the Coastal Commission. Once the Coastal Commission appeals a project they take over jurisdiction of the permit, including condition compliance and any future amendments.

Figure 6: Christmas Market Bus Circulation Improvements



Traffic and Pedestrian Safety

The North Coast Advisory Council (NCAC) wrote a letter dated August 19, 2015 to the California Coastal Commission, in which they noted traffic and pedestrian safety concerns. The applicant has prepared a traffic and pedestrian safety plan to help ensure public safety along Burton Drive and interior access roads.

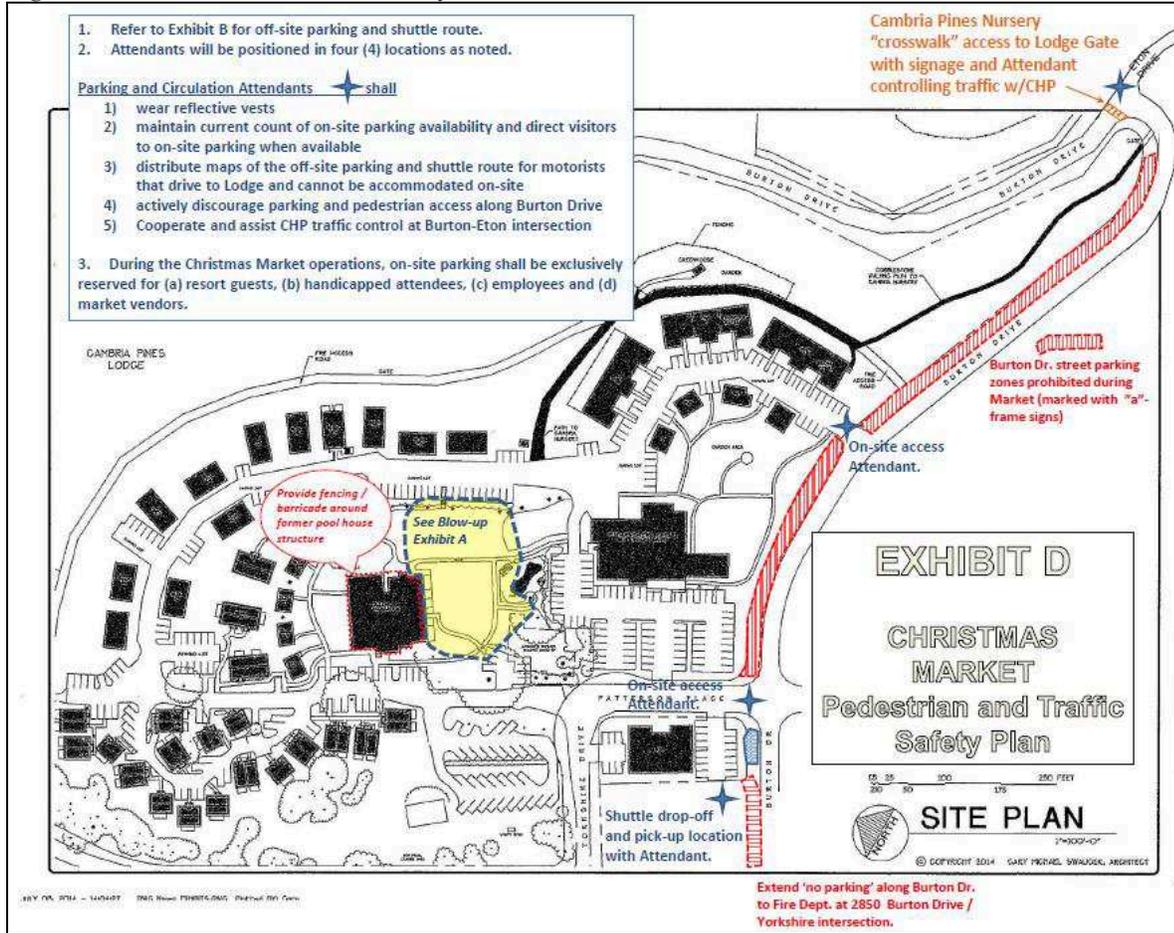
Due to the temporary nature of the project and off-peak hours of operation, Public Works determined that the existing roadways were generally adequate for the proposed use. As conditioned, the proposed project would be required to submit a traffic control plan, prepared by a licensed civil engineer, to the Department of Public Works for review and approval.

The proposed project will also be required to comply with the June 30, 2015 Fire Plan Review from the Cambria Fire Department, which outlines the following pedestrian and traffic safety measures:

- Burton Drive traffic plan to eliminate bottlenecks in traffic must be submitted and approved by County Public Works, Fire Department and County Sheriff.
- No parking will be permitted on Burton Drive.
- No pedestrian travel on Burton Drive will be allowed.
- Pedestrian safety inside the event should be considered as traffic from guests staying at the lodge drive in and out of the lodge.
- Adequate fencing and barricades shall be provided to prohibit access to the burned out and dilapidated pool house structure.

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Figure 7: Pedestrian and Traffic Safety Plan



Fire Safety

Some community members have voiced fire safety concerns regarding the proposed project, which is located in a Very High fire hazard area. As conditioned, the proposed project is required to comply with the June 30, 2015 Fire Plan Review from the Cambria Fire Department, which outlines the following fire safety measures:

- All temporary exterior lighting shall be inspected for proper load distribution, grounding and ground faulting prior to the event. Certification of electrical safety will be required by the Cambria Fire Department prior to the opening of the event.
- No open fires or burning will be permitted unless in a fireplace or device designed for the purpose and approved by the Cambria Fire Department prior to the event.
- An exiting and evacuation plan will be required to be submitted to the Cambria CSD Fire Department for approval prior to the event.
- Fire extinguishers will be required to be mounted at key locations throughout the site.
- A fire safety inspection will be required a minimum of 3 days prior to the opening of the market.

Water Usage

Given the Stage 3 water shortage emergency in Cambria, water usage associated with the proposed event is a key consideration. The proposed project would not increase demands on Cambria's water supply because portable restroom facilities, including hand washing sinks,

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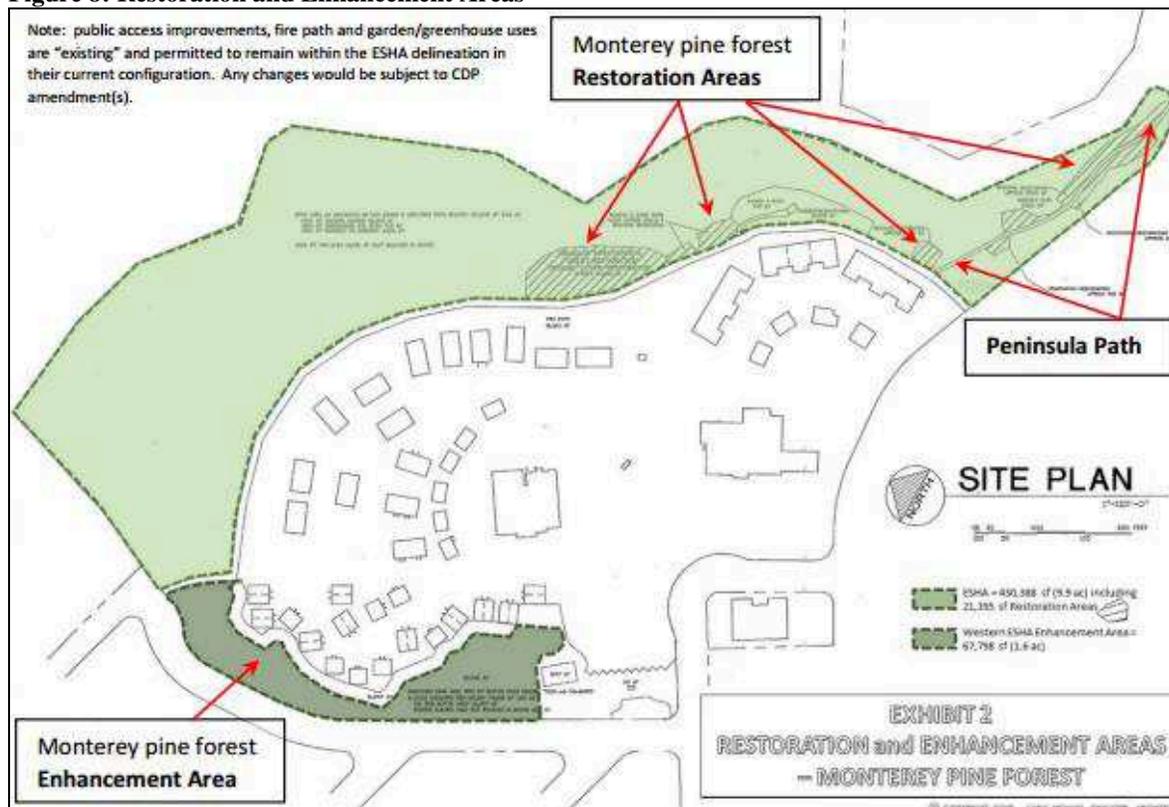
would be provided and drinking water would be store-bought and imported to the site for use during the market.

Unpermitted Construction and Grading / Impacts to Pine Forest

As described above, staff first learned of plans for the Christmas Market when complaints were received about the unpermitted vendor booths at the market. After the 2012 market, additional complaints were received about grading and vegetation removal in the pine forest along the eastern edge of the property. All of this work has since been permitted by the California Coastal Commission as an Immaterial Amendment to the previous CDP for the lodge expansion.

As a condition of the Immaterial Amendment, the applicant started implementing a pine forest restoration and enhancement plan in 2015. The plan, which was approved by the Coastal Commission, was developed to revegetate and enhance areas of the pine forest that were disturbed by unpermitted construction, grading, and tree removal. A copy of the plan is included in Attachment 5.

Figure 8: Restoration and Enhancement Areas



When staff attended a site visit on May 2, 2016 two temporary vendor booths from the 2015 market were still located on site. This violated the Coastal Commission's stipulation that all temporary buildings be completely removed from the site at the conclusion of the event. According to the applicant, these buildings have since been removed.

Use of Cambria Nursery for Temporary Events

While the Cambria Christmas Market, including most lighting displays and all vendor booths, would be located primarily at the lodge, some related activities would also occur at the Cambria Nursery, located across Burton Drive. The nursery is on a 4.5-acre parcel in the Residential Suburban (RS) land use category. Temporary events is not an allowed use in the RS category;

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however, 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.

LAND USE ORDINANCE COMPLIANCE

Section 23.08.248 – Temporary Events

a. Permit requirements: *Minor Use Permit approval, except as follows:*

(1) Public events. *No land use permit is required for:*

- (i) Events occurring in approved theaters, convention centers, meeting halls or other approved public assembly facilities; or*
- (ii) Admission free events held at a public park or on other land in public ownership when conducted with the approval of the public agency having jurisdiction, provided that the event is conducted in accordance with all applicable provisions of this title; or*
- (iii) Other free admission events which are eight hours or less in duration and are operated by non-profit organizations.*

The proposed project complies with this standard because the applicant applied for a Development Plan to waive the standard limiting temporary events to locations at least 1,000 feet from the Residential Single Family land use category. A Development Plan is a higher level permit and supersedes the Minor Use Permit requirement of this section. The proposed project does not qualify as a “public event” because admission is not free and it would not be located within an approved public assembly facility. Although the Cambria Pines Lodge is allowed to hold small events that are incidental to the motel use, the Cambria Christmas Market is a new land use requiring separate approval.

(2) Commercial entertainment: *Commercial outdoor entertainment activities are subject to the permit requirements and standards of Chapter 6.56 of the County Code (Temporary Commercial Outdoor Entertainment Licenses).*

This section of Title 6 (Business Licenses and Regulations Code) establishes licensing requirements for all events selling admission to a commercial outdoor entertainment activity. The proposed project is conditioned to obtain the necessary license pursuant to this section.

(3) Parades: *Parades and other temporary events within the public right-of-way are not subject to land use permit requirements, provided that all requirements of the County Engineer and County Sheriff are met.*

This section does not apply as the project requires Development Plan approval and does not propose a parade. While the project does not propose a parade, it does propose to block public parking on Burton Drive. This would be addressed in the traffic control plan and encroachment permit subject to review and approval by the Department of Public Works.

(4) Temporary camps. *Temporary camps as a principal use or accessory to another temporary event are subject to the permit requirements and other provisions of Chapter 8.64 of the County Code.*

The proposed project does not propose temporary camps.

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b. Time limit: *A temporary event is to be held in a single location for no longer than 12 consecutive days, or four successive weekends, except where a different time limit is established by other applicable provisions of the County Code or through Minor Use Permit approval.*

Through this Development Plan, the applicant is requesting to hold the Cambria Christmas Market for approximately four weeks, beginning the day after Thanksgiving and continuing until Christmas Eve.

c. Location. *The site of any temporary event other than public events and parades shall be located no closer than 1,000 feet to any Residential Single Family (RSF) land use category.*

The applicant has applied for a Development Plan to waive this requirement as the subject parcel is located adjacent to 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. The main market area (with the 26 temporary booths) would be located about 400 feet from the RSF category. The market entrance would be located about 300 feet from the RSF category.

Staff supports the requested waiver for the following reasons:

- 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.
- 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. The applicant's pine forest enhancement and restoration plan would further improve the effectiveness of the pine forest buffer.
- The lighting would be located mostly on the eastern portion of the property, which is located further from homes in the RSF category.
- The market would be temporary, operating from 5 p.m. to 9 p.m. for about four weeks out of the year.
- 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.
- 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.

d. Site design standards. *All temporary events are subject to the following standards, regardless of whether a land use permit is required, except where alternate standards are established by Chapters 6.56 or 8.64 of the County Code:*

- (1) Access.** *Outdoor temporary events are to be provided a minimum of two unobstructed access points, each a minimum of 18 feet wide, from the event site to a publicly maintained road.*

The Cambria Pines Lodge has two main access points off of Burton Drive: Patterson Place and Resort Road. The Cambria Fire Department reviewed the project and did not raise concerns regarding access.

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(2) Parking. *Off-street parking is to be provided private events as follows with such parking consisting at minimum, of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material.*

(i) Seated spectator events. *One parking space for each 12 square feet of seating area.*

(ii) Exhibit event. *One parking space for each 75 square feet of exhibit area.*

The project includes a total of 917 parking spaces including 355 onsite spaces and 562 offsite spaces. Based on the past markets, the applicant estimates an hourly parking demand of 457 spaces. Also, according to the applicant, there are another 641 public parking spaces in the area that could accommodate overflow parking needs during peak attendance times. However, it is anticipated that the onsite and dedicated offsite parking spaces will be sufficient to meet the project's parking needs.

(3) Fire protection. *Facilities to be provided as required by the County Fire Department.*

As conditioned, the applicant will be required to obtain a fire safety plan prior to holding each event. As described above, the Cambria Fire Department has reviewed the project and recommended measures to minimize fire and life safety hazards at future events.

(4) Water supply and sanitation. *Facilities to be provided as required by the Health Department.*

The proposed project will use portable restroom facilities and, as conditioned, will comply with all requirements of the Health Department.

e. Guarantee of site restoration. A bond or cash deposit may be required for approval of a temporary event to guarantee site restoration after use, and operation in accordance with the standards of this chapter. The guarantee shall cover both operation and restoration, and is subject to the provisions of Section 23.02.060 (Guarantees of Performance).

This standard is not applicable as the project would be located at the Cambria Pines Lodge, an existing visitor-serving establishment, and would be required to dismantle and remove the temporary vendor booths at the conclusion of the market. Proposed permanent improvements associated with the market (e.g. new driveway on Patterson, entertainment building, and pathways) would also be used for year-round operations of the lodge.

Section 23.01.043c(1) – Appeals to the Coastal Commission

The project is appealable to the Coastal Commission because it is located in the Monterey pine forest Terrestrial Habitat (TH) combining designation, a Sensitive Resource Area.

Section 23.04.320 – Outdoor Lights

Light sources are to be designed and adjusted to direct light away from any road or street, and away from any dwelling outside the ownership of the applicant. No light or glare shall be transmitted or reflected in such concentration or intensity as to be detrimental or harmful to persons, or to interfere with the use of surrounding properties or streets. Where lights are used for the purpose of illumination or accenting building walls, signs, flags, architectural features, or landscaping, the light source is to be shielded so as not to be directly visible from off-site. Free-standing outdoor lighting fixtures are not to exceed the height of the tallest building on the site.

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One of the highlight attractions of the Cambria Christmas Market event is the lighting displays throughout the gardens, on the Main Lodge building, and along the pathway that leads to the Cambria Nursery. The light displays associated with the proposed temporary event(s) will be conditioned to comply with Outdoor Light standards as mentioned above.

Section 23.07: Combining Designations

The proposed project is located within the following combining designations: Archaeologically Sensitive (AS), Local Coastal Plan (LCP), Geologic Study Area (GSA), Terrestrial Habitat (TH), and Visitor-Serving Area (VSA).

The proposed project is consistent with the standards that accompany these designations because it is for a temporary event and will not involve permanent construction. Any permanent development at the lodge will be reviewed by the Coastal Commission for consistency with the approved Lodge expansion permit, which included measures to avoid and minimize impacts on coastal resources, including archeological resources and the Monterey pine forest.

The project is consistent with the LCP designation because the requested Development Plan would include Coastal Development Permit approval.

In the VSA designation, visitor-serving uses have priority over non-visitor-serving uses. The project is consistent with this requirement because Cambria Christmas Market is a visitor-serving use.

PLANNING AREA STANDARDS

As described below, the project complies with applicable Cambria Urban Area, Combining Designations, and Recreation development standards of the North Coast Area Plan.

Cambria Urban Area Land Use

Recreation

Cambria Pines Lodge is designated for recreational use, and has been a major visitor-serving facility in Cambria. Future development plans should retain the steep, tree-covered slopes in their natural state.

The project as proposed will result in minimal site disturbance and will not involve the removal of any trees.

Cambria Urban Area Standards - Combining Designations

Monterey Pine Forest Habitat (TH)

The purpose of the following standards is to minimize tree removal and avoid impact to sensitive Monterey pine forest habitat. All development within Monterey pine forest (TH) shall include the following minimum standards:

1. **Establishment of a “project limit area”.** *The project limit area shall be established in a manner that avoids Monterey pine forest impacts to the maximum extent feasible, is located on the least sensitive portion of the site, and safeguards the biological continuance of the habitat. Particular attention shall be given to locations which are part of larger continuous undisturbed forested areas, show signs of forest regeneration,*

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include a healthy assemblage of understory vegetation, support other sensitive species, provide a solid tree canopy and species nesting areas, and that will minimize loss of Monterey pine, oaks, and forest habitat.

The project complies with this standard because the applicant started implementing a pine forest restoration and enhancement plan in 2015. The plan, which was approved by the Coastal Commission, was developed to revegetate and enhance areas of the pine forest that were disturbed by unpermitted construction, grading, and tree removal.

- 2. *New Development siting.*** *New development shall be sited to ensure that any required vegetation removal will be done fully on private property and will not encroach on any public lands or sensitive habitat areas. If development cannot be sited to avoid encroachment within sensitive habitat areas, such encroachments shall be minimized to the maximum extent feasible and appropriate mitigation in support of habitat restoration shall be required.*

The project complies with this standard because it does not involve permanent construction and because the applicant has started implementing a pine forest restoration and enhancement plan.

- 3. *Plan Requirements.*** *All site, construction and grading plans submitted to the County shall identify by species and diameter all Monterey pine trees that are six inches or more in diameter 4.5 feet above ground and oak trees four inches or more in diameter 4.5 feet above ground identified by species and diameter. The plans shall indicate which trees are to be retained and which trees are proposed for removal.*

The project is conditioned to comply with this standard.

- 4. *Construction Practices.*** *Construction practices to protect Monterey pines, oak trees and significant understory vegetation shall be implemented.*

The project is conditioned to comply with this standard, as impacts to the vegetation would be limited by the design and siting of the proposed temporary booths/structures and the project will implement all feasible construction practices to protect vegetation onsite.

- 5. *Replacement of Vegetation.*** *Any Monterey pine trees that are six inches or more in diameter 4.5 feet above ground removed shall be replaced at a 4:1 ratio. Any oak trees that are four inches or more in diameter 4.5 feet above ground removed shall be replaced at a 6:1 ratio. All open areas of the site disturbed by project construction are to be seeded with native, drought and fire resistant species that are compatible with the habitat value of the surrounding forest.*

The proposed project does not involve the removal of any trees.

- 6. *Understory Vegetation Removal.*** *No understory vegetation shall be removed until a permit has been issued or unless an immediate hazardous condition exists. Understory vegetation removal to create, improve, or maintain adequate defensible space and Fire Hazard Fuel Reduction shall be the minimum necessary.*

The project proposal does not include the removal of understory vegetation.

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Cambria Urban Area Standards - Community Wide

Limitation on Development – Water Conservation Requirements

New development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the CCSD's service area, or through other verifiable actions to reduce existing water use in the service area.

The proposed project will not involve any development that would result in increased water use. Portable self-contained hand washing sinks and the existing resort restrooms facilities will be available to event patrons.

Cambria Community Services District Review

Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the CCSD. A water and sewer service condition compliance letter from the CCSD shall be provided to the Department of Planning and Building prior to final building inspection.

The project complies with this standard because no new water or sewer services are proposed. As conditioned, prior to final building inspection the applicants shall submit a water and sewer service condition compliance letter from the CCSD.

Cambria Fire Department Review

All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a Fire Plan Review from the Cambria Fire Department.

The project complies with this standard because it is conditioned to comply with the fire plan review letter from the Cambria Fire Department dated June 30, 2015.

Erosion Control

In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks shall be collected and retained on-site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or filtration system approved by the Public Works Department.

The proposed project complies with this standard because the applicant will be required to submit a drainage, erosion and sedimentation control plan prior to issuance of a construction permit.

Landscaping

All areas of the site disturbed by project construction shall be re-vegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. Non-native, invasive, fire prone, and water intensive (i.e. turf grass) landscaping shall be prohibited on the entire site.

The proposed project is conditioned to comply with this standard.

Attachment 3

Development Plan / Coastal Development Permit DRC2015-00096 / Pacific Cambria, Inc.
Page 17

Exterior Lighting

All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Where lights are used for the purpose of illuminating or accenting building walls, signs, flags, architectural features, or landscaping, the light source is to be shielded so as not to be directly visible from off-site. Particular care is to be taken to assure that direct illumination does not fall onto or across any public or private street or road.

The proposed project does not involve the installation of any permanent exterior lighting. As stated in the attached lighting plan, the temporary holiday lighting displays will be turned off at the conclusion of each market.

Archaeological Resource Protection

In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

The proposed project is conditioned to comply with this standard.

Cambria Urban Area Standards – Recreation (REC) Land Use Category

Cambria Pines Lodge - Limitation on Use

Principally Permitted uses are limited to Eating and Drinking Places (not including drive-in and fast-food restaurants, and refreshment stands), Food and Beverage Retail Sales (tourist-oriented), General Merchandise Stores (tourist-oriented), Hotels and Motels, and Bed and Breakfast Facilities. Non-Principally Permitted uses are limited to: Indoor Amusements & Recreation, Outdoor Recreation, Temporary Events, (when accessory to a Hotel or Motel), Public Safety Facilities, a Caretaker Residence, Public Assembly and Entertainment (when accessory to a Hotel or Motel), and uses permitted by the Cultural, Education, and Recreation use group (excluding Libraries and Museums, Schools and Social Service Organizations) in accordance with Coastal Table 'O', Part I of the Land Use Element. (This is a visitor-serving priority area).

The proposed project is a temporary event and is accessory to the existing resort.

Cambria Pines Lodge - Permit Requirements

A Development Plan is required for all uses.

The proposed project complies with this standard because the applicant has submitted a Development Plan to request approval for the Cambria Christmas Market.

Attachment 3

Development Plan / Coastal Development Permit DRC2015-00096 / Pacific Cambria, Inc.
Page 18

COASTAL PLAN POLICIES

Shoreline Access: N/A
Recreation and Visitor Serving: Policy 2
Energy and Industrial Development: N/A
Commercial Fishing, Recreational Boating and Port Facilities: N/A
Environmentally Sensitive Habitats: Policy No(s): 1, 2, and 3
Agriculture: N/A
Public Works: N/A
Coastal Watersheds: N/A
Visual and Scenic Resources: N/A
Hazards: N/A
Archeology: N/A
Air Quality: N/A

The project is in compliance with the Coastal Plan Policies. The most relevant policies are discussed below:

Recreation and Visitor Serving

Policy 2: Priority for Visitor-Serving Facilities: Recreational development and commercial visitor-serving facilities shall have priority over non-coastal dependent uses, 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 proposed project is consistent with this policy because Cambria Christmas Market is a major visitor-serving event and, as conditioned, will protect significant coastal resources.

Environmentally Sensitive Habitats

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats. New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area. The project complies with this policy because it does not involve any permanent construction or tree removal and because in 2015 the applicant started implementing a Monterey pine forest habitat enhancement and restoration plan to reforest previously disturbed areas of the site.

Policy 2: Permit Requirement. As a condition of permit approval, the applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of habitat. This shall include an evaluation of the site prepared by a qualified professional which provides: a) the maximum feasible mitigation measures (where appropriate), and b) a program for monitoring and evaluating the effectiveness of mitigation measures where appropriate. The project complies with this policy because it does not involve any permanent construction or tree removal and because in 2015 the applicant started implementing a Monterey pine forest habitat enhancement and restoration plan to reforest previously disturbed areas of the site.

Policy 3: Habitat Restoration. The County or Coastal Commission should require the restoration of damaged habitats as a condition of approval where feasible. The project complies with this policy because it does not involve any permanent construction or tree removal and because in 2015 the applicant started implementing a Monterey pine forest habitat enhancement and restoration plan to reforest previously disturbed areas of the site.

Attachment 3

Development Plan / Coastal Development Permit DRC2015-00096 / Pacific Cambria, Inc.
Page 19

AGENCY REVIEW

Public Works – As described in the attached referral response, dated May 5, 2016, the Public Works Department is requiring an encroachment permit for all work in the public right-of-way, including traffic control measures and the new driveway on Yorkshire, and road frontage improvements, including a 6-foot wide aggregate base shoulder on Burton Drive. They are also requiring a traffic control plan.

Cambria Fire Department – See attached Fire Plan Review letter dated June 30, 2015.

NORTH COAST ADVISORY COUNCIL

The North Coast Advisory Council reviewed the proposed project on April 20, 2016 and submitted the following recommendations:

- The permit should be limited to 2 years.
- Contain vehicle shuttle traffic to Highway 1 and arterial streets.
- Attendance should be capped at 40,000 guests.
- Ticket sales should be online.

Staff is recommending a five year permit because the applicant needs certainty about the future of the market in order to invest in an online ticketing system. As described above, the project would eliminate bus traffic from residential streets by installing a new driveway on Yorkshire and turning buses around in an onsite parking lot. Rather than capping overall market attendance, staff is proposing to cap daily attendance to 3,000 guests, which is the estimated capacity of the market and parking availability.

LEGAL LOT STATUS

The lot was legally created by deed at a time when that was a legal method of creating lots.

Staff report prepared by Airlin M. Singewald and reviewed by Karen Nall.

ATTACHMENTS

1. Findings
2. Conditions
3. Graphics
4. Referral Responses
5. Removal, Restoration, Retention, and Enhancement Plan; August 26, 2015
6. 2016 CDP Immaterial Amendment Request

Attachment 3
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.

Development Plan/Coastal Development Permit

- 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.

Attachment 3 Attachment 1

- 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.

Attachment 3
Attachment 2

EXHIBIT B - CONDITIONS OF APPROVAL

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

Approved Development

1. This Development Plan / Coastal Development Permit authorizes the Cambria Christmas Market to operate as a temporary event at the Cambria Pines Lodge as follows:
 - a. This permit is valid for a period of five years, including the 2016, 2017, 2018, 2019, and 2020 holiday seasons. Temporary events occurring after 2020 will require separate approval.
 - b. The Cambria Christmas Market may occur Wednesday through Sunday (and all of Christmas week) from 5 pm to 9 pm each evening for a maximum of four weeks beginning the last Friday in November.
 - c. The Cambria Christmas Market shall operate consistent with the approved On-Site Parking Plan, Offsite Parking and Shuttle Plan, Lighting Plan, and Pedestrian and Traffic Safety Plan.
 - d. Shuttle buses shall only use Burton Drive, Patterson Place, Highway One, and Main Street.
 - e. The maximum attendance on any given night shall not exceed 3,000 guests.
 - f. The required 1,000 foot setback for temporary events from the RSF land use category is hereby modified to allow the event as proposed.
 - g. No permanent construction, grading, or site disturbance is authorized.
2. Related activities and seasonal displays may occur at the adjacent Cambria Nursery consistent with the visitor-serving and retail use of that site.
3. Prior to each annual Christmas Market, the applicant shall submit to the Department of Planning and Building a fire safety and evacuation plan that has been reviewed and approved by the Cambria CSD Fire Department.
4. Prior to each annual Christmas Market, the applicant shall comply with all permit requirements and standards of Chapter 6.56 of the County Code (Temporary Commercial Outdoor Entertainment Licenses).

Temporary Vendor Booths

5. This approval authorizes a maximum of 26 temporary vendor booths, with a maximum footprint of 8 feet by 10 feet and a maximum height of 9 feet.
6. Prior to each annual Christmas Market, the applicant shall contact the Building Division to obtain any necessary construction and/or electrical permits for the temporary vendor booths.
7. Within 30 days of the conclusion of each annual Christmas Market, all 26 temporary vendor booths shall be dismantled and removed to an offsite location or stored onsite within an existing approved building.

Attachment 3
Attachment 2

Offsite Parking

8. Prior to each annual Christmas Market, the applicant shall submit evidence of authorization to use each identified offsite parking lot.

Temporary Lighting

9. All temporary lighting associated with the Cambria Christmas Market shall be turned off every night when the market closes at 9 pm.
10. Temporary lighting shall remain on the trunk and lowest branches only of at least every other tree.
11. No standalone light displays or lighting mats are permitted in ESHA areas (as identified in 2003 CDP for the lodge expansion) except within the garden/greenhouse area.
12. Temporary lighting shall comply with Section 23.04.320 (Outdoor Lights).

Archaeology

13. In the event archaeological resources are unearthed or discovered during any temporary construction activities, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Access

14. **Within 60 days of permit approval**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Street plan for widening Burton Drive to provide a minimum 6-foot wide aggregate base shoulder along the property frontage between Burton Drive and the first project driveway, and within necessary dedicated right-of-way easements.
 - b. Construct a new site access driveway on Yorkshire Drive in accordance with B-1 rural driveway standards and A-5 sight distance standards.
15. **Within 60 days of permit approval**, the applicant shall submit an application to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to provide event traffic control within the public right-of-way in accordance with County Public Improvement Standards and the California Manual of Uniform Traffic Control Devices (CA-MUTCD). The application is to include a traffic control plan prepared by a licensed civil engineer.
16. **Within 60 days of permit approval**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work

Attachment 3 Attachment 2

Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

17. **Prior to the first permitted event**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector; and an encroachment permit has been issued for the event traffic control plan
18. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
19. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Recycling

20. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

Fire Protection

21. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cambria CSD Fire Department of all required fire and life safety measures.

Public Works Review

22. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

Access

23. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Development Review Inspection

24. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
25. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.

Attachment 3
Attachment 3

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

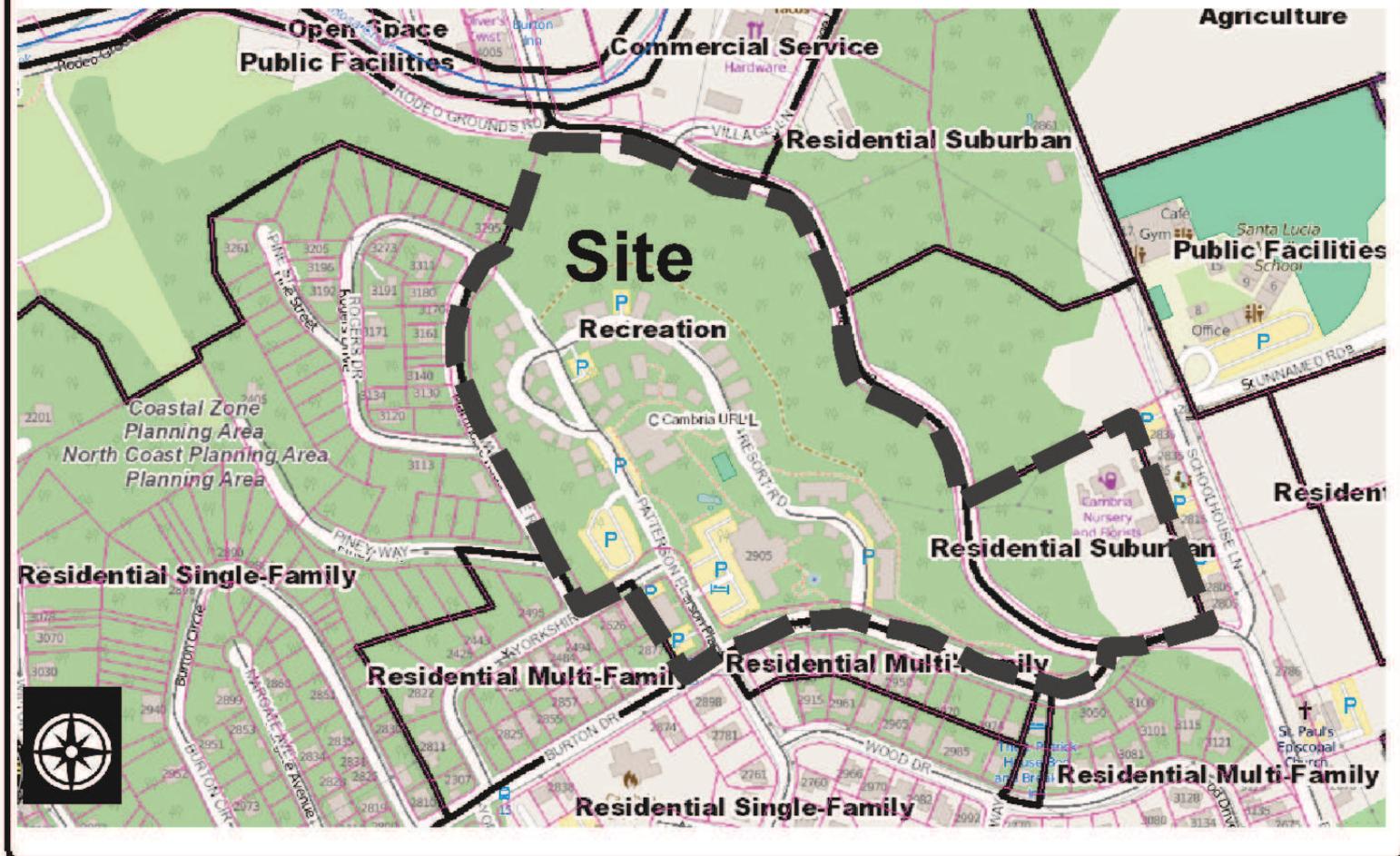
Development Plan / Coastal Development Permit
Pacific Cambria, Inc. DRC2015-00096



EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

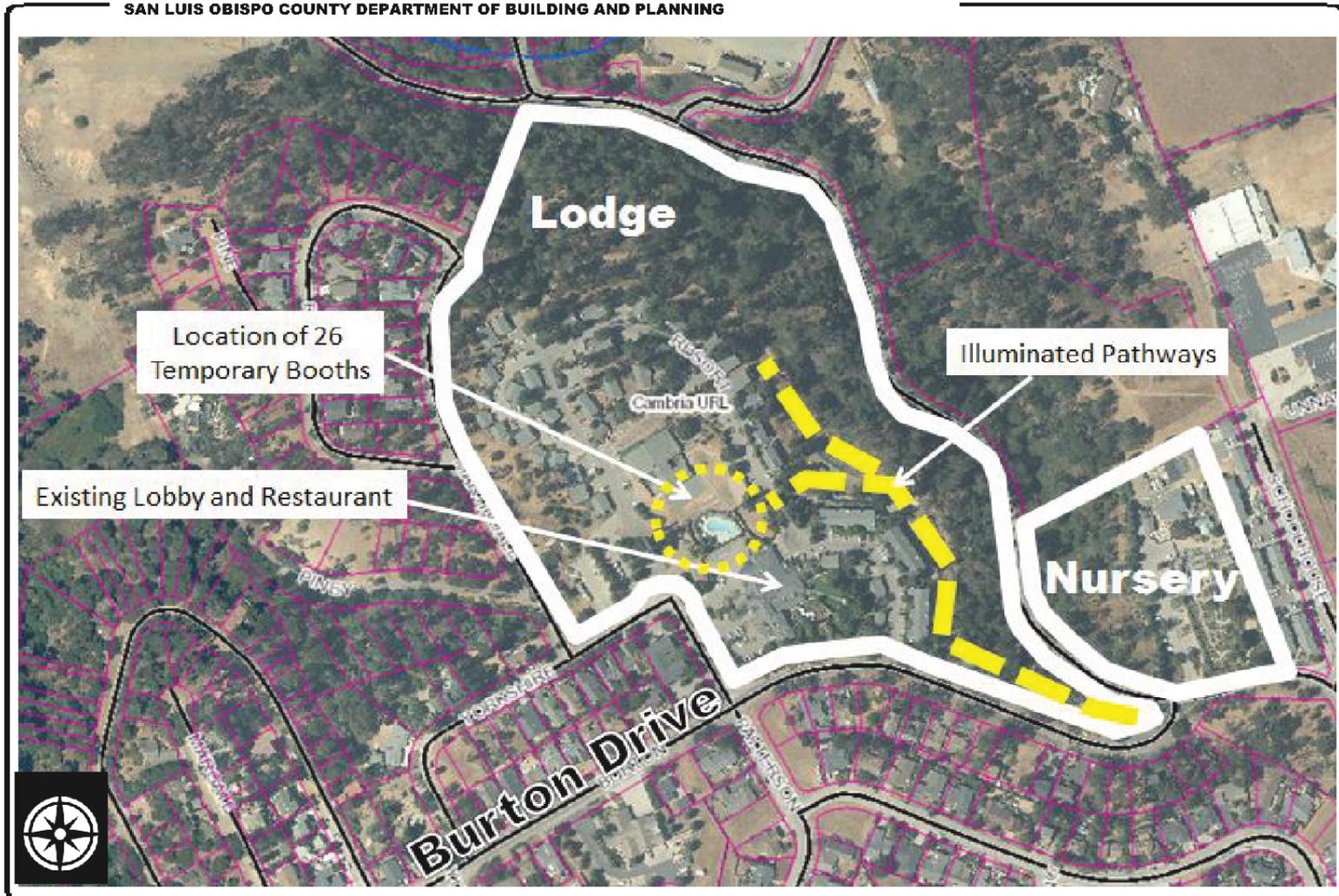


PROJECT
Development Plan / Coastal Development Permit
Pacific Cambria, Inc. DRC2015-00096



EXHIBIT
Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



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



EXHIBIT
Aerial Photograph

Attachment 3 Attachment 3

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

Off-site Parking and Shuttle Access – Cambria Pines Lodge Christmas Market

206 spaces = Coast Union HS	50 spaces = Cambria Nursery
70 spaces = Brambles Restaurant (closed)	94 spaces = Presbyterian Church
60 spaces = Cambria Hardware	82 spaces = Coast Unified School District
562 spaces	

Public Parking Survey

East Village area = 400 spaces
 West Village area = 241 spaces
 Additional 641 public spaces along shuttle route available to transit

Coast Union HS / Cambria Comm. School = 206 spaces



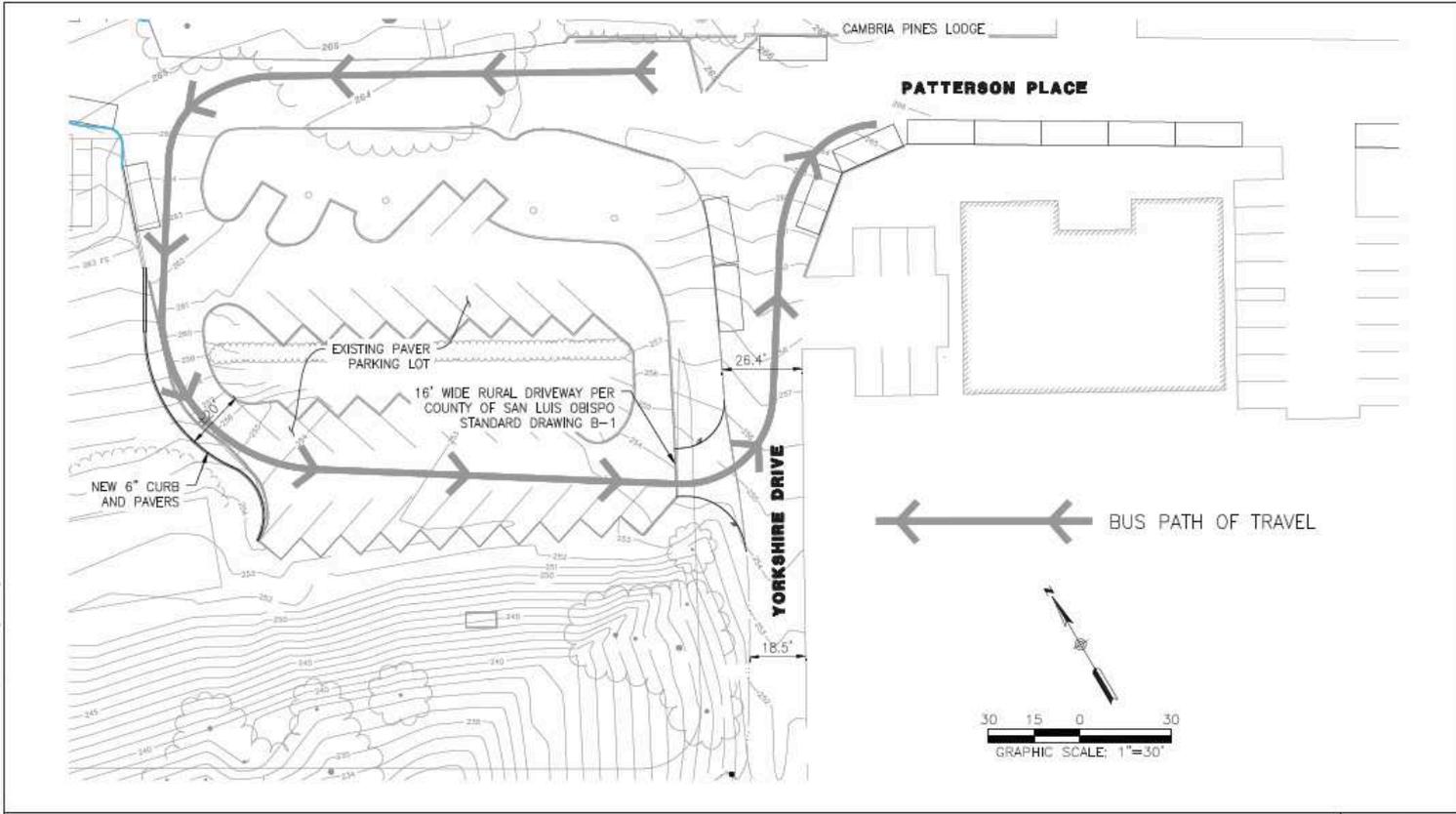
PROJECT
 Development Plan / Coastal Development Permit
 Pacific Cambria, Inc. DRC2015-00096



EXHIBIT
 Offsite Parking and Shuttle Plan

Attachment 3
Attachment 3

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



RICK
LANDSCAPE ARCHITECTURE
711 TANK FARM ROAD • SUITE 110
SAN LUIS OBISPO, CA 93401
805.544.0707
(FAX)805.544.2052

CAMBRIA PINES LODGE
CHRISTMAS MARKET BUS CIRCULATION IMPROVEMENTS
FOR EXHIBIT USE ONLY

DATE: 05/03/2016
DRAWN BY: SS
CHECKED BY: KLD
SCALE: 1"=30'
SHEET 01 OF 01

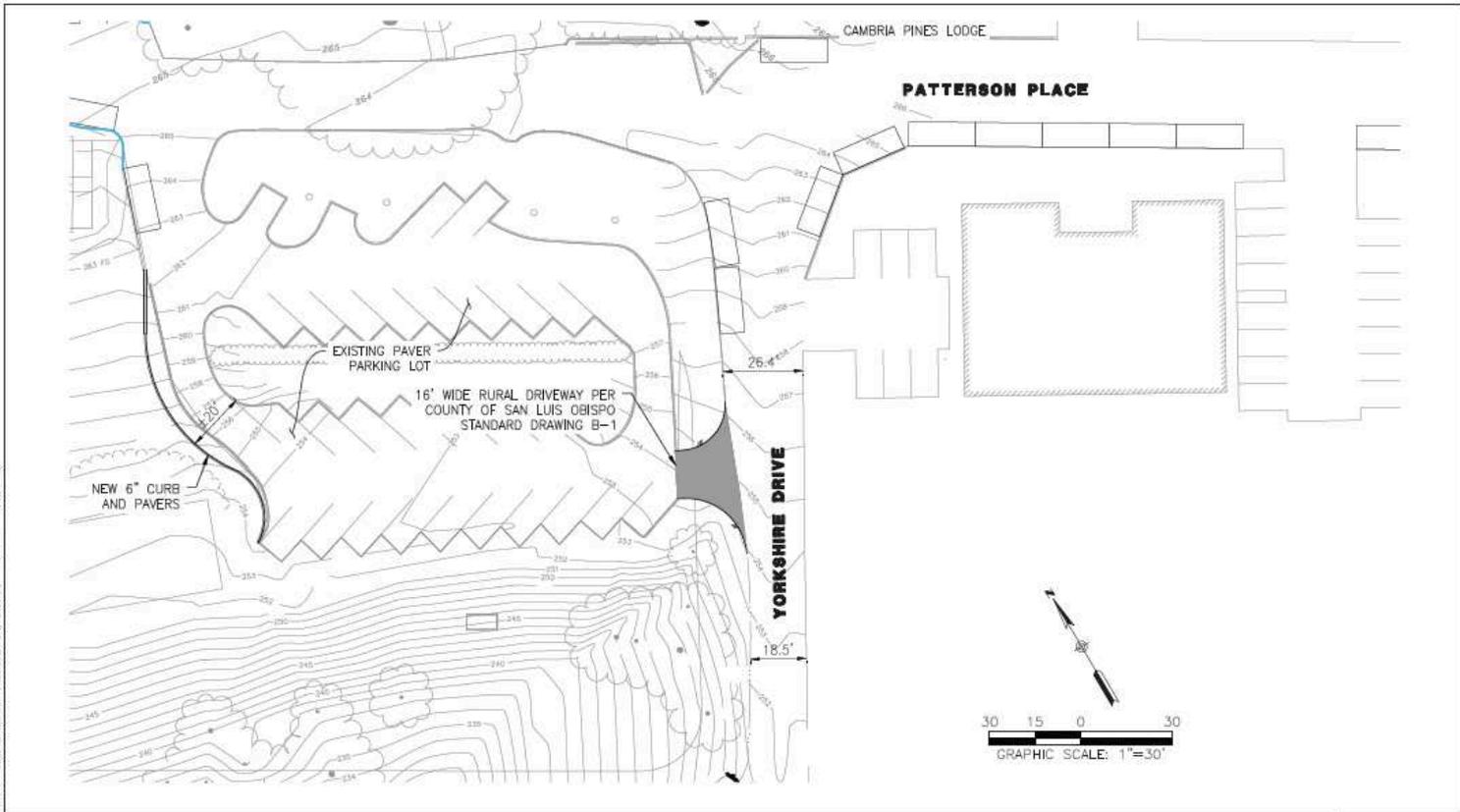
PROJECT
Development Plan / Coastal Development Permit
Pacific Cambria, Inc. DRC2015-00096



EXHIBIT
Circulation Improvements

Attachment 3
Attachment 3

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



RICK
711 TANK FARM ROAD - SUITE 110
SAN LUIS OBISPO, CA 93401
805.544.0707
(FAX) 805.544.2052

**CAMBRIA PINES LODGE
CHRISTMAS MARKET BUS CIRCULATION IMPROVEMENTS**

FOR EXHIBIT USE ONLY

DATE: 05/03/2016
DRAWN BY: SS
CHECKED BY: KLD
SCALE: 1"=30'
SHEET 01 OF 01

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



EXHIBIT
Proposed Driveway

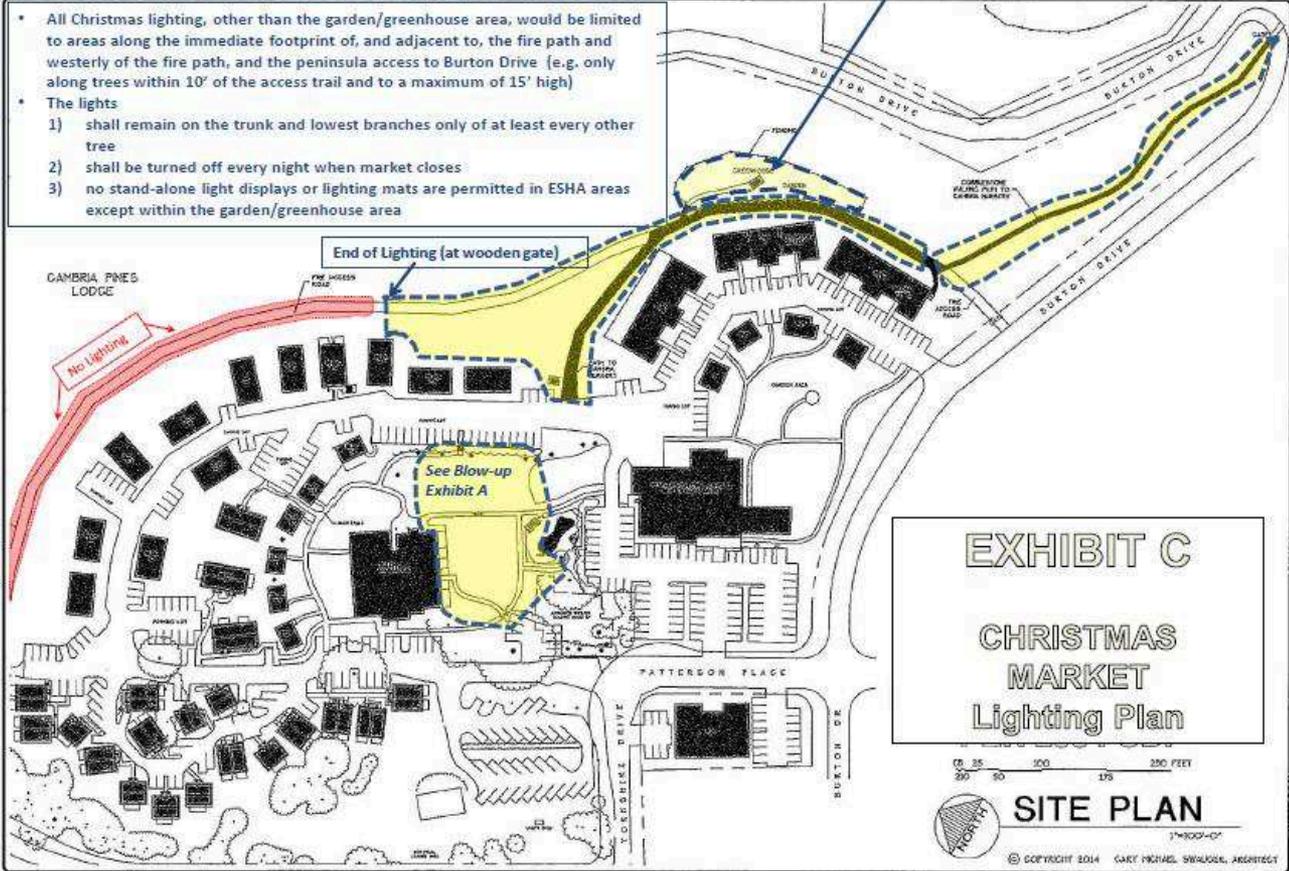
Attachment 3
Attachment 3

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



- All Christmas lighting, other than the garden/greenhouse area, would be limited to areas along the immediate footprint of, and adjacent to, the fire path and westerly of the fire path, and the peninsula access to Burton Drive (e.g. only along trees within 10' of the access trail and to a maximum of 15' high)
- The lights
 - 1) shall remain on the trunk and lowest branches only of at least every other tree
 - 2) shall be turned off every night when market closes
 - 3) no stand-alone light displays or lighting mats are permitted in ESHA areas except within the garden/greenhouse area

Limited lighting on path and greenhouse (used for "Santa House") and displays within garden.



REVISIONS	BY

AS-BUILT OR EXISTING CONDITIONS SHALL BE SHOWN
 CAMBRIA PINES LODGE
 2100 BURTON DRIVE
 CAMBRIA, CA
 SITE-AS-BUILT
 ARCHITECT: CARY MICHAEL SWALSON, ARCHITECT AND ASSOCIATES
 2004 STATE ST. SUITE 100
 SAN LUIS OBISPO, CA 95070

DATE	

Updated 1-20-2016

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



EXHIBIT
 Lighting Plan

Attachment 3
Attachment 3

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

1. Refer to Exhibit B for off-site parking and shuttle route.
 2. Attendants will be positioned in four (4) locations as noted.
- Parking and Circulation Attendants** shall
- 1) wear reflective vests
 - 2) maintain current count of on-site parking availability and direct visitors to on-site parking when available
 - 3) distribute maps of the off-site parking and shuttle route for motorists that drive to Lodge and cannot be accommodated on-site
 - 4) actively discourage parking and pedestrian access along Burton Drive
 - 5) Cooperate and assist CHP traffic control at Burton-Eton intersection
3. During the Christmas Market operations, on-site parking shall be exclusively reserved for (a) resort guests, (b) handicapped attendees, (c) employees and (d) market vendors.

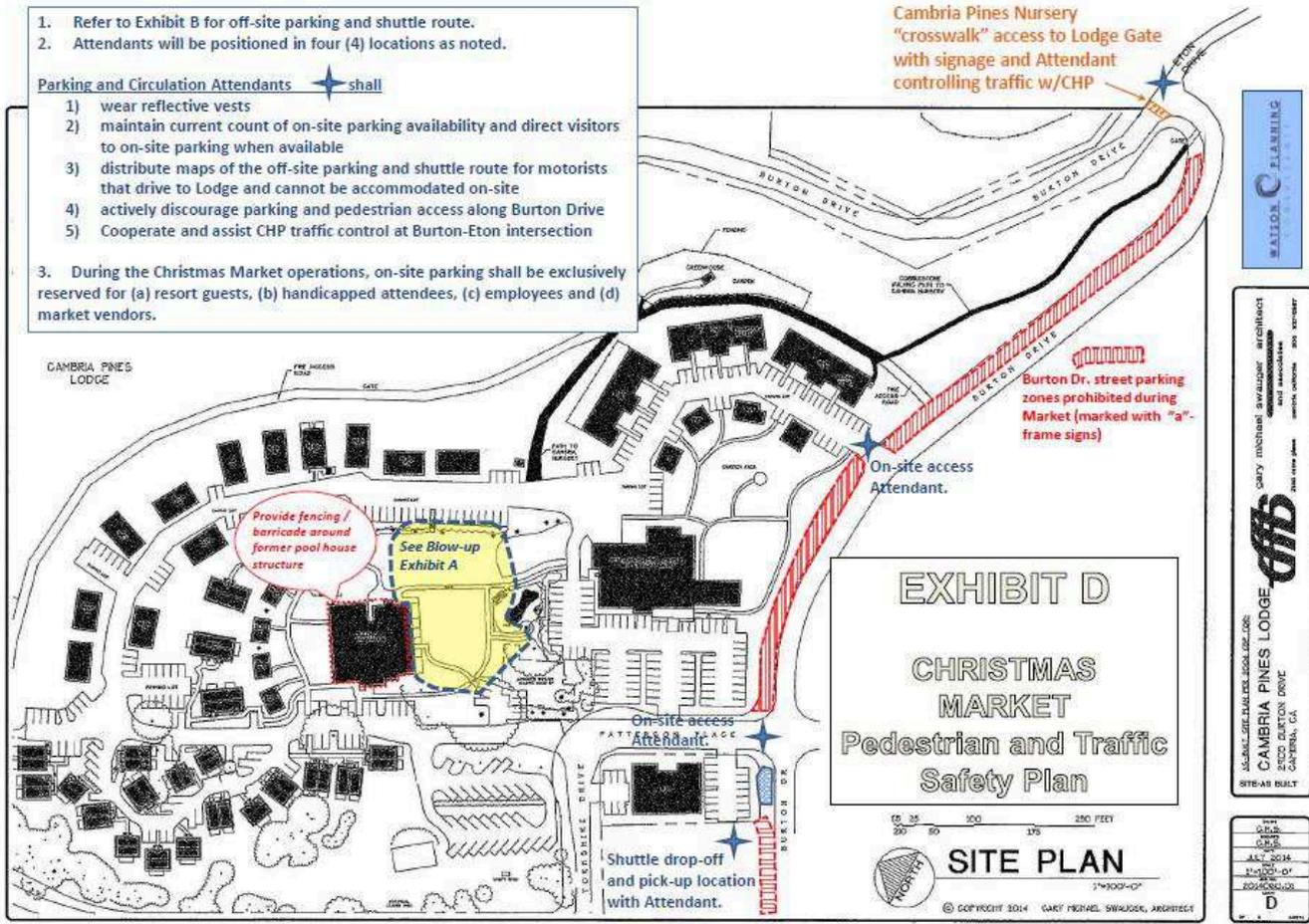


EXHIBIT D
CHRISTMAS MARKET
Pedestrian and Traffic Safety Plan

SITE PLAN

© COPYRIGHT 2014 GARY MICHAEL SWANSON, ARCHITECT



ALBERTA STATE BOARD OF ARCHITECTS
CAMBRIA PINES LODGE ARCHITECT AND ARCHITECTURE
2820 BURTON DRIVE
CAMBRIA, CA
SITE-AS BUILT

DATE	1-20-2016
BY	D

Updated 1-20-2016

Extend 'no parking' along Burton Dr. to Fire Dept. at 2850 Burton Drive / Yorkshire intersection.

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



EXHIBIT
Pedestrian and Traffic Safety Plan

April 20, 2016

Airlin Singewald
County of San Luis Obispo Planning Department
976 Osos Street #300
San Luis Obispo, CA. 93408



P.O.Box 533
Cambria, CA 93428
(805) 924-1930
www.northcoastadvisorycouncil.org

RE: DRC2015-00096 CAMBRIA PINES LODGE XMAS MARKET MUP

The North County Advisory Council on April 20, 2016 approves the MUP Cambria Pines Lodge Xmas Market MUP the vote is 7 to 2 with 2 abstentions with the following recommendations:

1. A 2 year permit
2. Contain vehicle shuttle traffic to Hwy 1 and arterial streets
3. Attendance to cap out at 40,000 guests
4. Recommend online tickets sales

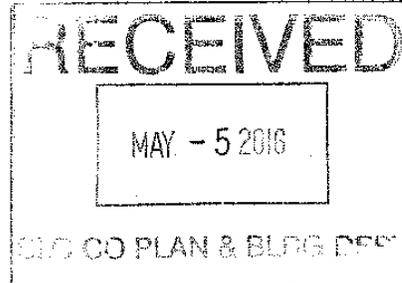
Sincerely,

A handwritten signature in black ink, appearing to read "Ted Siegler", is written over a faint, larger version of the same signature.

Ted Siegler

NCAC Board President

TS/cl



The NCAC strives to develop a unified, cooperative effort among individuals, organizations and public jurisdictions.



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us



Date: May 5, 2016
To: Airlin Singewald Project Planner
From: Glenn Marshall, Development Services
Subject: **Public Works Comments on DRC2015-00096 Pacific Cambria MUP, Burton Dr., Cambria, APN 023-431-003**

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. Public Works has reviewed the May 4, 2016 submittal of the proposed shuttle plan and have removed our recommended condition for a bus turnout on Burton, and added a condition for a new rural driveway approach on Yorkshire Street.
- B. The proposed project triggers road frontage improvements per Resolution 2008-152.
- C. It is recommended that the construction of a new driveway requires removal and scarification of the existing driveway to limit the number of vehicles backing out into a public street (23.04.164b(1)).
- D. The proposed project triggers Curb Gutter and Sidewalk requirements per 23.05.106. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. The applicant may apply for a waiver through the Planning and Building Department in accordance with 23.05.106(d); however, there is no guarantee that a waiver will be granted.
- E. The project appears to not meet the applicability criteria for a Storm Water Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Storm Water Control Plan is required.

Recommended Project Conditions of Approval:

Access

1. **Within 60 days of permit approval**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way

Attachment 3
Attachment 4

in accordance with County Public Improvement Standards. The plan is to include, as applicable:

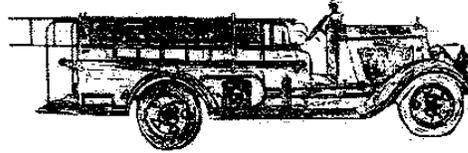
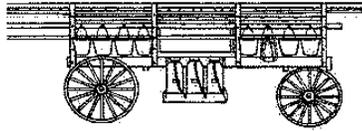
- a. Street plan for widening Burton Drive to provide a minimum 6-foot wide aggregate base shoulder along the property frontage between Burton Drive and the first project driveway, and within necessary dedicated right-of-way easements.
 - b. Construct a new site access driveway on Yorkshire Drive in accordance with B-1 rural driveway standards and A-5 sight distance standards.
2. **Within 60 days of permit approval**, the applicant shall submit an application to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to provide event traffic control within the public right-of-way in accordance with County Public Improvement Standards and the California Manual of Uniform Traffic Control Devices (CA-MUTCD). The application is to include a traffic control plan prepared by a licensed civil engineer.
 3. **Within 60 days of permit approval**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
 4. **Prior to the first permitted event**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector; and an encroachment permit has been issued for the event traffic control plan
 5. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
 6. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Recycling

7. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

CAMBRIA FIRE DEPARTMENT

Established 1887



Mark Miller, Fire Chief
2850 Burton Drive • Cambria, CA. 93428
Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: mmiller@cambriacsd.org

FIRE PLAN REVIEW

Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Date: **June 30, 2015**

*This Project Requires Water Letter - NO

Building owners Name: **Dirk Winter**

Project Address: **2905 Burton Drive**

Project type: **Special Event – Holiday Christmas Market**

Building Permit Number: **DRC – 2015 - Pending**

APN# **023-431-003**

Square Footage of Existing Structure: **N/A**

Square Foot of Proposed Addition: **N/A**

Sprinkler System required: **N/A**

24-hour supervised monitored system required: **No, if under 70 heads**

Nearest Fire Hydrant: **On Complex – 1500+ GPM**

Driveway Access: **N/A** Turnarounds required: **N/A**

Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a Very High CCSD FD Wildland Fire Risk Zone.

Conditions of approval: **See attached**

A handwritten signature in black ink that reads "Mark Miller".

Mark Miller
Fire Chief

"Automatic Fire Sprinklers Save Lives!"

Fire and Life Safety Plan

The major concerns addressed in this plan are related to Life and fire safety. Due to the temporary nature of the event this plan does not address the construction features of the temporary festival booths and props related to the event. It is understood however that all of these temporary structures and props will be code compliant and constructed of ignition resistant materials and standards as outlined in the California Building Code (CBC), California Fire Code (CFC) and the International Wildland Urban Interface Code (IWUC) as adopted by the local and County Jurisdictions.

Attached at the end of this plan are code sections for you information to help you with compliance in this area. Your site is located in a **Very High** wildland interface/intermix zone and the corresponding code sections for construction and building in this area are provided at the end of the document.

Due the number of people attending the Cambria Pines Lodge Christmas Village 2015 many concerns for fire and life safety have evolved. Meetings and walking inspections with various members of the community, combined with many phone complaints received in 2014 have assisted Fire Department staff in gaining an understanding of the fire and life safety issues involved with the Christmas Village event. The following areas are of concern in the development of this fire and life safety plan and will need to be addressed to insure an event that is safe for those attending and the surrounding community.

FIRE SAFETY

1. It is noted that there are many electrical cords and lighting throughout the complex. These present a potential hazard for fire and electrical shock hazard. **All temporary lighting will be inspected for proper load distribution, grounding and ground faulting prior to the event. Certification of electrical safety will be required by the Cambria Fire Department prior to the opening of the event.**
2. **No open fires or burning will be permitted** unless in a fireplace or device designed for the purpose and approved by the Cambria Fire Department prior to the event.

CFC Sec. 307.1.1 - All open burning, bonfires, warming fires, and debris fires are prohibited within the Cambria CSD jurisdictional boundaries, except as permitted and authorized by the Cambria Community Services District Fire Department and the San Luis Obispo County Air Pollution Control District. This amendment does not restrict barbecues in a permanent approved barbecue pit or a manufactured device designed for the purpose.

3. **An Exiting and Evacuation Plan will be required** to be submitted to the Cambria CSD Fire Department for approval prior to the event. Fire Department staff will be available to assist with the creation of this plan.
4. **Fire extinguishers will be required** to be mounted at key locations throughout the site. Fire extinguishers shall be rated at a minimum 2A 10BC and will be placed at intervals to ensure a travel distance of no more than 75 feet from any given location inside the event.

PEDESTRIAN AND TRAFFIC SAFETY

- **Burton Drive traffic plan to eliminate bottlenecks in traffic must be submitted and approved by County, Fire Department and County Sheriff.** Traffic congestion on Burton Drive for this event has prompted the need to eliminate parking in the immediate area and provide offsite parking and shuttle service. Please submit plan for approval by the above mentioned agencies prior to September 31, 2015.
- **No Parking will be permitted on Burton Drive.** An approved parking and shuttle plan will be required prior to the event. This plan will need approval from the County (San Luis Obispo County Roads and Sheriff) and the Cambria CSD Fire Department. Efforts to discourage and limit neighborhood parking on Wood Drive should be included in the plan.
- **No pedestrian travel on Burton Drive** will be allowed. Safety staff will be provided by the Cambria Pines Lodge to discourage pedestrians and insure their safety. A plan to utilize the crosswalks at Burton and Eton (to utilize parking at the Cambria Nursery) will be considered if it provides an adequate level of conformity and pedestrian safety. A plan for this crosswalk will need to be submitted in writing and approved prior to the event.
- **Pedestrian safety inside the event** should be considered as traffic from guests staying at the lodge drive into and out of the Lodge. A plan for this potential should be discussed in the parking and shuttle plan and adequate safety staff provided to insure safety on site.
- **Adequate fencing and barricades shall be provided to prohibit access to the burned out and dilapidated pool house structure.** The building in its present state is an attractive nuisance and a safety hazard for your guests. Effort should be made to begin demolition of the pool house. Future approval will be dependent on its removal.

INSPECTION REQUIREMENT

- **A fire safety inspection will be required a minimum of 3 days prior to the opening of the Cambria Pines Lodge Christmas Village to insure compliance with the safety requirements outlined above.** Random safety checks and inspections by Fire Department staff will be conducted throughout the duration of the event.

Attached for your reference are code sections from the IWUIC to assist you with compliance to ignition resistant standards as adopted by the CCSD. If you have any questions or need for assistance please feel free to contact me -- 927-6240. It is my intent to assist you in providing a safe venue for your customers to enjoy the holiday season and the Christmas Village.

SECTION 504 – CLASS-1 (VERY HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION

504.1 General. Class 1 ignition-resistant construction shall be in accordance with Section 504.

504.2 Roof Covering. Roofs shall have a Class-A roof covering or a Class-A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

504.3 Protection of Eaves. Eaves and soffets shall be protected on the exposed underside by materials approved for a minimum of one-hour-rated fire-resistive construction. Fascias are required and must be protected on the backside by materials approved for a minimum of one-hour-rated fire-resistive construction or 2-inch nominal dimension lumber.

504.4 Gutters and Downspouts. Gutters and downspouts shall be constructed of noncombustible material.

504.5 Exterior Walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

504.6 Unenclosed Under-floor Protection. Buildings or structures shall have all under floor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

504.7 Appendages and Projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, shall be a minimum of one-hour-rated fire-resistive construction, heavy timber construction, constructed of approved noncombustible materials or be protected by a domestic sprinkler system.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 504.5.

504.8 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels with one tempered pane, glass block or have a fire-protection rating of not less than 20 minutes.

504.9 Exterior Doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 3/4 inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

Exception: Vehicle-access doors.

504.10 Vents. Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8 inch, or shall be designed and approved to prevent flame and ember penetration into the structure.

Attic ventilation openings shall not be located in soffets, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

504.11 Detached Accessory Structures. Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 504.5 or under floor protection in accordance with Section 504.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction.

Hazardous Fuel Abatement

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials. UFC Sec. 1103.2.4

Defensible Space

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Deadwood and litter shall be regularly removed from trees. Trees must be limbed up a minimum of 6 feet from the ground, higher on slopes. UWIC Sec. 603

Maintenance of Defensible Space

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. **A minimum of 50 feet clearance is required**, more on sloped property. UWIC Sec. 604.2

NOTICE OF VIOLATION V-3-13-0240
CALIFORNIA COASTAL COMMISSION (CCC)
CDP A-3-SLO-01-122-A6

**REMOVAL, RESTORATION, RETENTION and ENHANCEMENT PLAN
(RRRE)**

FOR UNPERMITTED DEVELOPMENT, including
concrete pads, garden rock retaining walls, fencing, decking piers, wooden sheds,
gates, pedestrian path pavers, etc. and grading and vegetation removal.

&

FOR AFTER-THE-FACT (ATF) RECOGNITION OF CERTAIN
UNPERMITTED DEVELOPMENT

Cambria Pines Lodge, San Luis Obispo County
Respondents: Pacific Cambria, Inc., Dirk Winter

August 26, 2015

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Attachment 1 ... CCC Notice of Violation, 5-27-2014

Attachment 2 ... 2004 CCC CDP A-3-SLO-01-122

Attachment 3 ... 2004 CCC ESHA Figure B

Attachment 4 ... *Biological Report*, November 21, 2013 by VL Holland, PhD, Plant and Restoration Ecologist

Attachment 3 Attachment 5

I. OVERVIEW and PURPOSE OF THE REMOVAL, RESTORATION, RETENTION and ENHANCEMENT PLAN (RRRE)

This Removal, Restoration, Retention and Enhancement Plan (“RRRE” or “Plan”) has been prepared in response to a CCC Notice of alleged violations concerning unpermitted development on the Cambria Pines Lodge property (“subject property” or “Lodge”), as well as to provide a plan for site restoration and enhancement activities associated with the removal of such unpermitted development and as compensatory restoration/enhancement for after-the-fact (ATF) improvements retained under A-3-SLO-01-122-A6.

This Plan has specifically been developed to: (a) describe, and identify the location of, unpermitted development on the site related to the site’s environmentally sensitive habitat area (ESHA); (b) provide a detailed plan for restoration of the Lodge property where removal of said unpermitted development (including grading and vegetation removal) will occur; (c) recognize certain unpermitted development through an after-the-fact (ATF) CDP approval consistent with previously issued CCC permits for the Lodge, the San Luis Obispo County certified Local Coastal Program (LCP), and Coastal Act; and (d) provide for additional and permanent enhancement of areas as compensatory enhancement/restoration for the recognized ATF development located within ESHA.

II. BACKGROUND

Cambria Pines Lodge was originally developed as a visitor serving lodge in 1927. At that time, and since, the Lodge has continuously been operated with visitor accommodations, special events and activities for guests as well as the general public, food and beverage services, and a wide range of ancillary improvements and operations in support of the Lodge use. Since its inception, an equally wide range of improvements have occurred on the subject property, many of which were permitted by the County of San Luis Obispo, and more recently, California Coastal Commission since adoption of the California Coastal Act.

In November, 2001 the County of San Luis Obispo approved a Minor Use Permit and a Local Coastal Development Permit (CDP) (#D980113D) for various remodeling, additions and expansions of the visitor-serving use of the Cambria Pines Lodge. This local approval was appealed to the CCC in 2001. On August 6, 2003, the CCC approved a CDP (#A-3-SLO-01-112) which required the following:

- Special Condition 1 – plan revisions for “defensible spaces”, relocation of tennis courts, and filtering of storm water runoff
- Special Condition 2 – restrictions ensuring “no net increase” in water use
- Special Condition 3 – tree replacements pursuant to SLO County conditions
- Special Condition 4 – restrictions on new landscaping materials
- Special Condition 5 – best management practices for drainage, erosion and sediment control
- Special Condition 6 – incorporation by reference of SLO County conditions

While these special conditions addressed the CCC appeal, by incorporating the SLO County approval and conditions by reference, the property owner had assumed that continuing development pursuant to (and under the control of) SLO County standards would be required.

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On May 27, 2014 the Respondent received a Notice of alleged violations concerning the CCC's 2003 CDP, specific to various unpermitted development and use issues deemed inconsistent with the Lodge's CDP for the property. A copy of this Notice is included as Appendix A, and a copy of the 2003 CDP is included as Appendix B. The CCC violation Notice addresses both unpermitted physical development as well as notice of unpermitted temporary event development on the property (most specific to an annual Christmas Market on the Lodge property).

These Notice allegations required the Lodge owner and CCC staff to further investigate pre-existing (pre-2003 CCC CDP approval) development on the property, and unpermitted development not pre-existing and either subject to removal & restoration or potential allowance subject to an After-the-Fact (ATF) amendment to the original CDP through a typical CDP permit process.

This RRRE describes the unpermitted development to be removed and restored (including the areas of that removal and restoration, procedures for that removal and restoration, and follow-up monitoring provisions of the restoration), as well as describing development to be retained ATF.

III. PROJECT DESCRIPTION and SUMMARY

The Respondent proposes to address permitted and unpermitted development in the form of this Removal, Restoration, Retention, and Enhancement Plan (RRRE) as follows:

- Identify unpermitted development (Removal);
- Identify how removed development and activity areas will be restored (Restoration);
- Identify after-the-fact (ATF) improvements that will be recognized by CDP A-3-SLO-01-122-A6 (Retention);
- Identify appropriate compensatory enhancement/restoration for the ATF development (Enhancement).

The **Removal & Restoration** components of this Plan address the removal of the following improvements within the ESHA-designated areas (referenced on Exhibits 2, 3 and 4) constructed without the benefit of a CDP, and the subsequent restoration of lands under and around said removals.

Removal shall include:

1. All gravel pads with or without rock garden walls
2. All concrete pads
3. All (3) temporary sheds of 10' x 12' in size located on the Burton peninsula
4. All deck pier footings
5. Stock pile of boulders east of the pedestrian pathway on the Burton peninsula
6. Covered eating area east of the pedestrian pathway on the Burton peninsula
7. Kiosk east of the pedestrian pathway on the Burton peninsula

Restoration shall include 21,395 square feet of area on site and will generally follow the recommendations of the November 21, 2013 VL Holland "Biological Report" (see attachment 4, pages 49-51) and the provisions below. The area of restoration covers 21,395 square feet in area, as well as 67,798 square feet of enhancement (exhibit 2).

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The proposed **Retention and Enhancement** components of this Plan include:

1. Delineation of mapped ESHA on the property (exhibit 2);
2. 67,798 square feet of site enhancement area based on an approximate 3:1 ratio of restoration/unpermitted development areas to retained as ATF development (21,395 square feet) within the ESHA area shown on exhibit 2;
3. The addition of at least two interpretive signs, describing the Monterey Pine forest habitat, species, cultural history of the area, etc., adjacent to the paved public access path.

Garden-Greenhouse and Fire Road Areas

4. Retention of greenhouse and garden improvements (including fencing/gate/lighting) east of Building 17 on the Lodge property, that provide on-site vegetable and herbs for the restaurant operations (“Farm-To-Table”) (11,775 square feet) (exhibits 3 & 4);
5. Retention of the access gate on the fire road near Lodge Building 27;
6. Retention of three (3) fire pit/seating areas west of the fire road (exhibit 3);
7. Retention of an approximately 675 linear foot by approximately 10 foot wide paved ADA-accessible pedestrian pathway on the fire road between Lodge Buildings 16-18 (6,900 square feet) (exhibit 3);
8. Retention of an amphitheater and fire pit/seating area west of the fire road (exhibit 3);
9. Retention of an approximately 160 linear feet of 42” tall safety railing on east side of fire road near the amphitheater, an 85 linear feet by 42” tall safety railing south of the garden, and an 50 linear feet by 42” tall section adjacent to the ADA ramp just north of the garden near Building 16 (exhibit 3).

Burton Peninsula Area

10. Retention of an approximately 470 linear foot by 5 foot wide public access pedestrian path between the fire road (behind Building 18) and the Burton Drive/Eton Road intersection near the Cambria Nursery (2,360 square feet) (exhibits 3, 4)
11. Retention of the public access gate at the Burton Drive/Eton Road entry to be open to free public use from 1 hour before sunrise to 1 hour after sunset, and the addition of informational signage reflecting these hours of public access (exhibit 4);
12. Retention of one (1) fire pit/seating area adjacent to the peninsula pathway (360 square feet) (exhibits 3, 4)

Public Access at Cambria Pines Lodge

The main development to be retained within the Commission’s designated ESHA area consists of the paved public access paths and associated development (adjacent seating and fire pit area, safety fencing, ADA ramp, and gate). This path allows the public to traverse the southeast and eastern portions of the site within designated ESHA between the Burton Drive/Eton Road intersection and the existing dirt fire road, which extends to the north of the site. The unpermitted gate at the Burton Drive/Eton Road intersection (as well as the gate along the fire road in the north of the site near Building 27) shall remain open to the public daily from one hour before sunrise to one hour after sunset, and signage on each gate will inform the public of these access hours. Signage shall also include a Lodge phone number and an access logo.

Attachment 3 Attachment 5

Public access via the peninsula gate at the intersection of Burton Drive and Eton Road and fire path gate shall occur by CPL staff opening and closing the gates manually at the designated times (one hour before sunrise and one hour after sunset), and by an electronic room entry key system.

Garden-Greenhouse area

The approximately 11,000-square-foot greenhouse and garden area will be retained. The Applicant has provided evidence that these uses were in existence prior to the original 2003 CDP approval. The greenhouse and garden area (including fencing/gate/lighting) east of Building 17 on the Lodge property provide on-site vegetable and herbs for the Lodge's restaurant operations ("Farm-To-Table").

IV. GENERAL RESTORATION PLAN PROVISIONS

Monterey Pine Forest at Cambria Pines Lodge.

The San Luis Obispo County certified LCP aims to protect Monterey pine forest habitat in and around the Cambria community. Per the LCP, Monterey pine forest is an Environmentally Sensitive Habitat Area (ESHA), which requires special protections and, like all types of ESHA, only allows certain uses within it. The Cambria Pines Lodge is located within this LCP designation of Monterey pine forest ESHA.

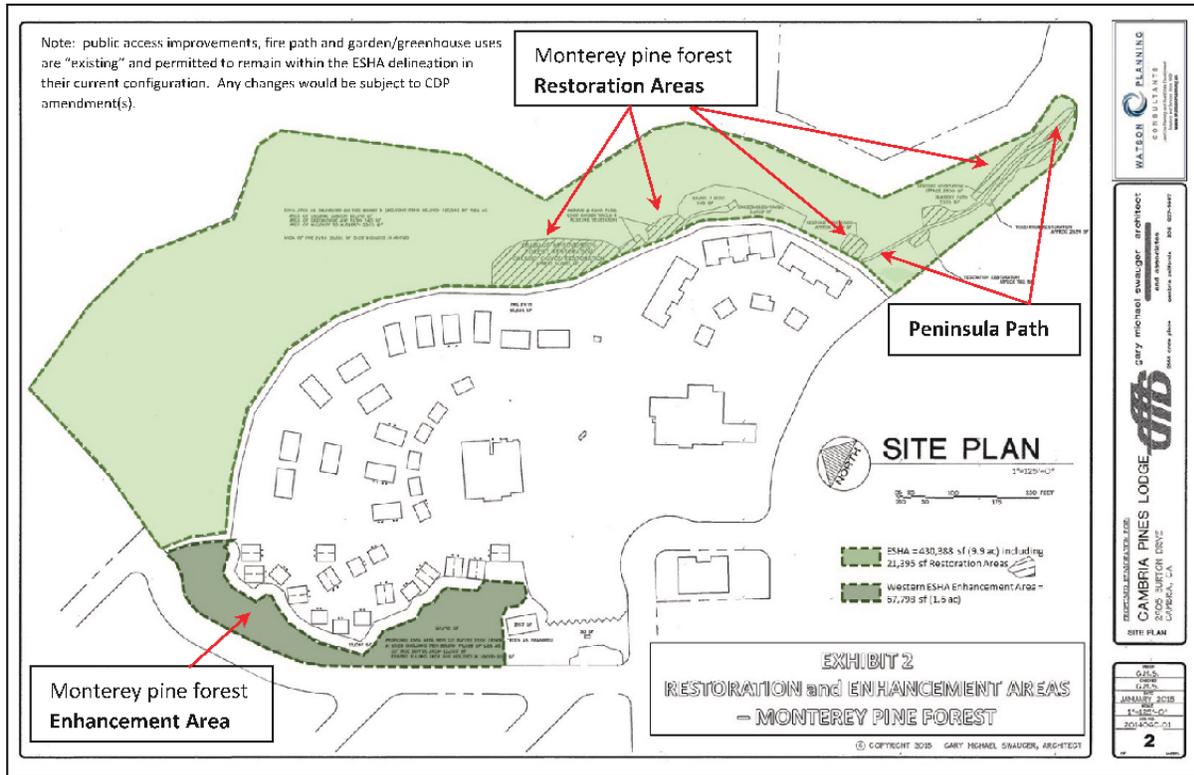
Based on the 2013 Holland Biological Report and the Commission's 2003 findings, it is clear that the Cambria Pines Lodge site represents a "transitional" site between more urban development and a significant remnant stand of Monterey pine forest ESHA. The Holland materials document the marginal nature of portions of the site, and focuses on the relative values present in the areas generally north and east of the fire and pedestrian/utility paths that are present.

The 2003 CCC adopted staff report included an exhibit that designated the ESHA area on the site (Exhibit B). This exhibit is included as Attachment 3. Figure 1 below shows the designated ESHA area in light green. In addition, the restoration areas are highlighted east of the fire road and on both sides of the pedestrian path in the "peninsula" area. A large enhancement area located on the western portion of the site (in dark green), are proposed under this RRRE as detailed in the following sections.

The areas impacted by the unpermitted development, as well as areas impacted by the removal of unpermitted development, shall be restored as provided under this Plan, and as reflected on the exhibits associated with this RRRE (Gary Swauger, Architect).

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Figure 1 – Cambria Pines Lodge Mapping of Proposed Restoration and Enhancement Areas



V. RE-VEGETATION

Proposed Re-Vegetation of Disturbed Areas

Re-vegetation areas are shown in hatch in Figure 1 above. Each of these areas will be re-vegetated to functioning Monterey pine forest habitat, using a variety of trees and understory plants, including:

Trees: Monterey Pine (*Pinus radiata*), Coast Line Oak (*Quercus agrifolia*)

Understory Plants: Yarrow (*Achilles millefolium*), Manzanita (*Arctosaphylos spp.*), Mountain lilac (*Ceanothus spp.*), Virgin's bower (*Clematis lasiantha*), Toyon (*Heteromeles arbutifolia*), Currants and Gooseberries (*Ribes spp.*), Snowberry (*Symphoricarpos mollis*)

Native, drought tolerant trees and shrubs to be used that are common to the Monterey pine forest in the Cambria area are also listed in Table 11 of the 2013 Holland report (Attachment 4). All plant materials will be (pine) seedlings resistant to pitch canker disease, and species found within the Cambria area only. Local and on-site propagation of plant materials is preferred.

Re-vegetation shall coincide with the next available winter rain season. Interim irrigation may be utilized to the extent needed. No permanent irrigation system for the re-vegetation areas is proposed.

To the extent that mesh or other erosion barriers are installed to control runoff during re-vegetation activities, these installations shall be fully removed at such time as the land is stabilized and in any event

Attachment 3 Attachment 5

no later than 1 year following initial plantings. Respondents may request for review and approval of the Executive Director, additional time to retain protective erosion barriers.

Re-vegetation shall not occur within any public access areas.

VI. MONITORING and REPORTING

Implementation Timeline and Schedule of Activities

Upon approval of the CDP amendment (A-3-SLO-01-122-A6) and RRRE Plan by the CCC, Respondents shall remove all described unpermitted development no later than three (3) months of the effective date of approval. Once all unpermitted development to be removed is removed, restoration and enhancement activities will be initiated as provided herein within two (2) months of completion of the removal. The length of restoration and enhancement will be dependent upon success and monitoring requirements (see below).

Performance Standards, Monitoring and Follow-up Report

Successful re-vegetation will be determined by stabilized soils and plant survival consistent with the surrounding site composition and coverage of similar species, generally in excess of a 75% survival rate.

The success of restoration and enhancement will be determined by required follow-up monitoring reports completed by a qualified biologist or landscape professional. The first follow-up monitoring report must be submitted to the Executive Director of the CCC for review and approval within 6 months of completion of the initial re-vegetation planting (which is in and of itself required to be undertaken within 2 months of the unpermitted development removal). The report shall include, at a minimum, a description of the removed unpermitted development and locations, the restoration and enhancement activities that have taken place, a general overview and determination of the success of those activities to date, and recommendations for any needed remedial actions/changes to the restoration and enhancement efforts. Any remedial actions, should any be necessary, will be completed in full as provided for in the follow-up reports.

After the first monitoring report, monitoring reports will be submitted annually to the Executive Director for review and approval, beginning six (6) months after the date of the first follow-up monitoring report, and continue for another five (5) years, for a total of six (6) years of reporting. Additional annual reports may be required as determined necessary by the Executive Director of the CCC if successful restoration and enhancement has not been reached.

Potential extensions of these deadlines, for good cause, may be considered by the Executive Director upon request of the Respondent. Respondents shall inform CCC staff of their date and time of commencement of the work and provide CCC with access to the site.

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VII. EXHIBITS

Exhibit 1 - As-Built Partial Site Plan from 2003 CCC CDP (A-3-SLO-01-122)

Exhibit 2 - Restoration and Enhancement Areas on the Lodge site – Monterey Pine Forest

Exhibit 3 – ATF 2015 CDP Amendment Site Plan

Exhibit 4 - Blow-up of Peninsula and Garden/Greenhouse Areas, and Burton Drive/Eton Road and fire road gate public access signs.

VIII. ATTACHMENTS

Attachment 1 ... CCC Notice of Violation, 5-27-2014

Attachment 2 ... 2003 CCC CDP A-3-SLO-01-122

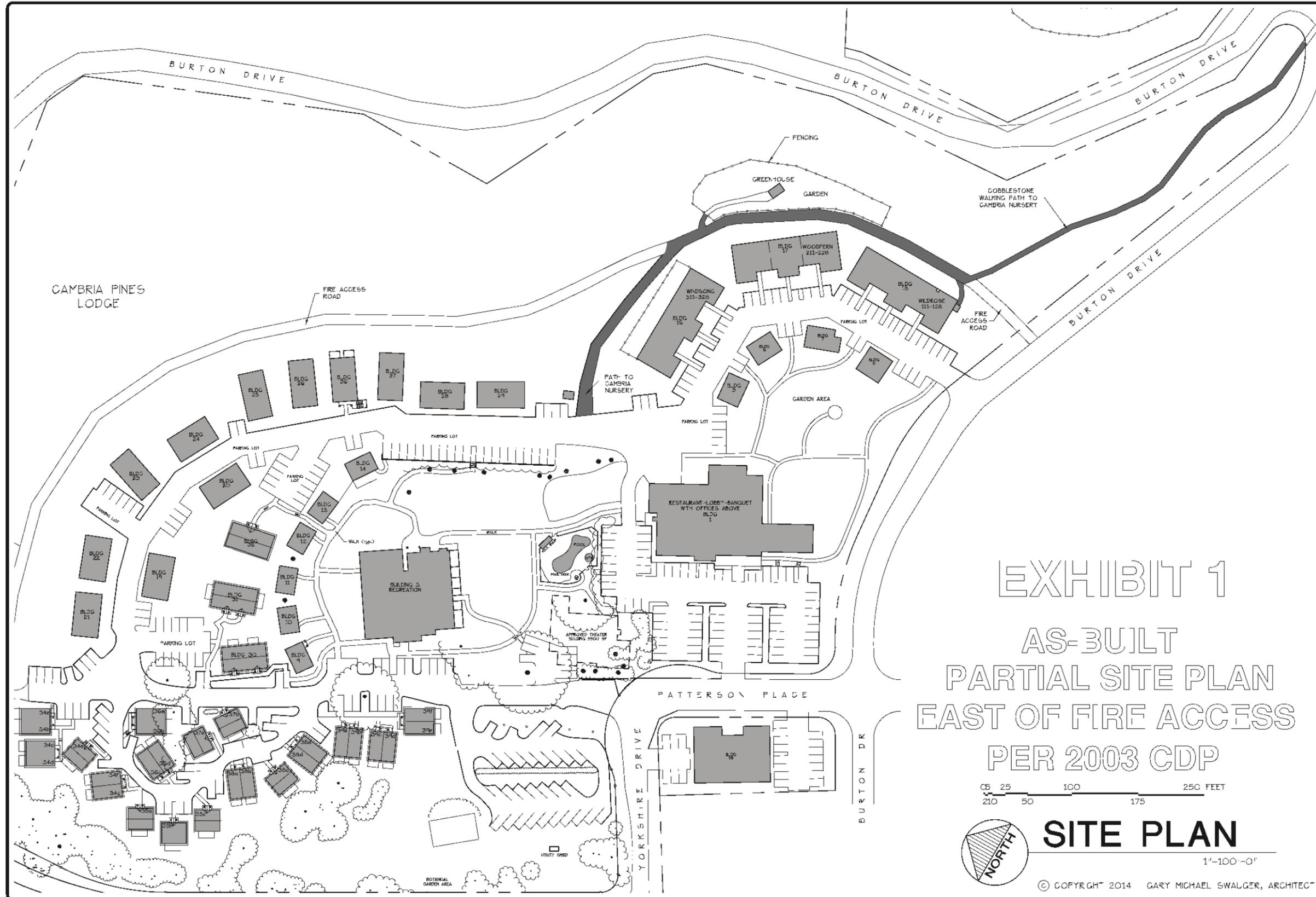
Attachment 3 ... 2003 CCC ESHA Figure B

Attachment 4 ... *Biological Report*, November 21, 2013 by VL Holland, PhD, Plant and Restoration Ecologist

Submission of Documents:

All plans, monitoring reports, photographs, and other materials required by this Plan shall be sent to:

California Coastal Commission,
Attn: Daniel Robinson and Sharif Traylor
725 Front Street, Suite 300
Santa Cruz, California 95060



REVISIONS	BY

DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWING AND SPECIFICATIONS ARE TO BE MADE BY THE CLIENT AND FOR THE CLIENT'S USE ONLY. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

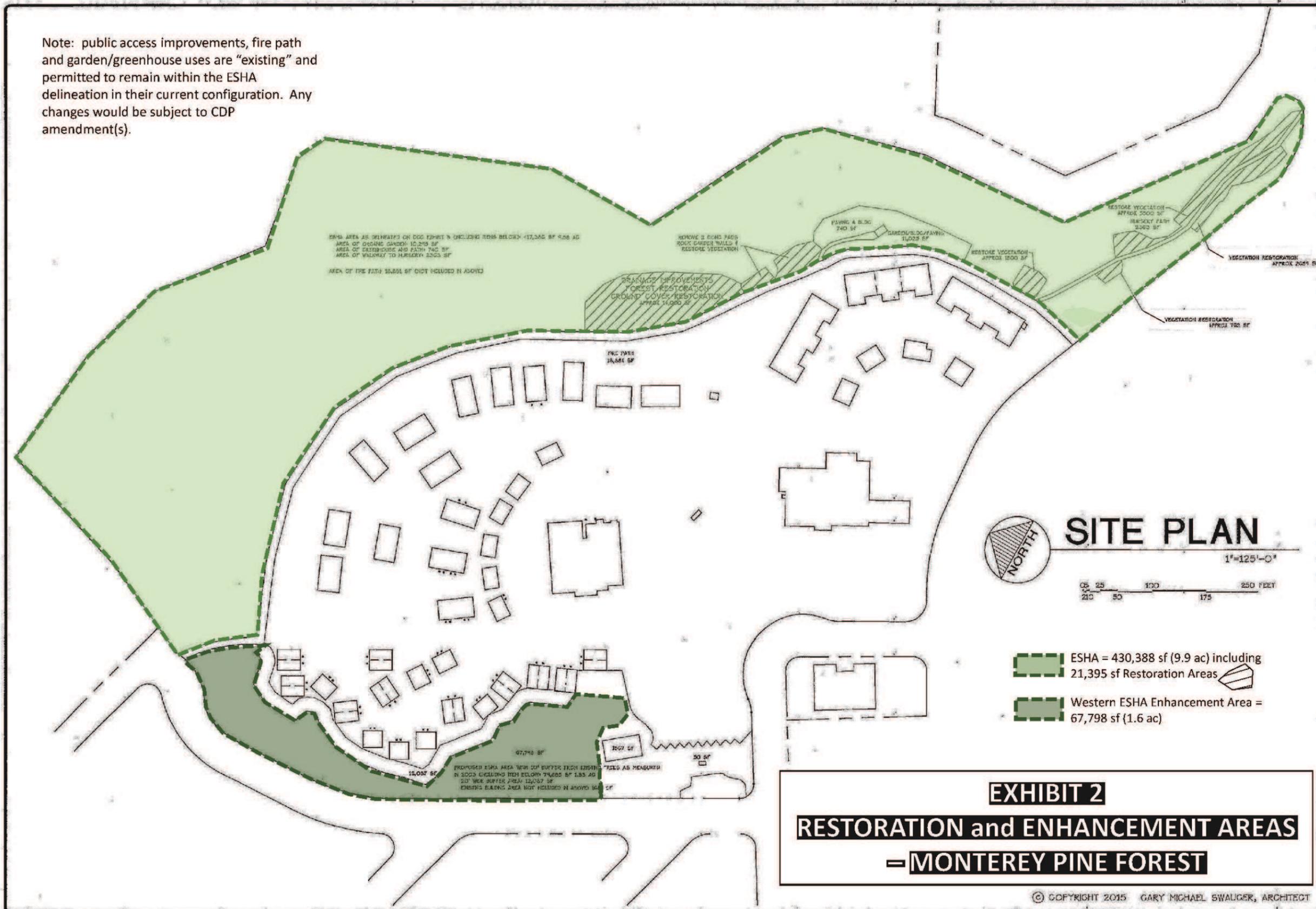
AS-BUILT SITE PLAN PER 2003 CDP FOR:
CAMBRIA PINES LODGE
 2905 BURTON DRIVE
 CAMBRIA, CA
SITE-AS BUILT

gary michael swalger architect
and associates
 cambria, california 906 927-0997
 2165 orme place

DRAWN	G.M.S.
CHECKED	G.M.S.
DATE	JULY 2014
SCALE	1"=100'-0"
JOB NO.	2014060.01
SHEET	1

OF 3 SHEETS

Note: public access improvements, fire path and garden/greenhouse uses are "existing" and permitted to remain within the ESHA delineation in their current configuration. Any changes would be subject to CDP amendment(s).



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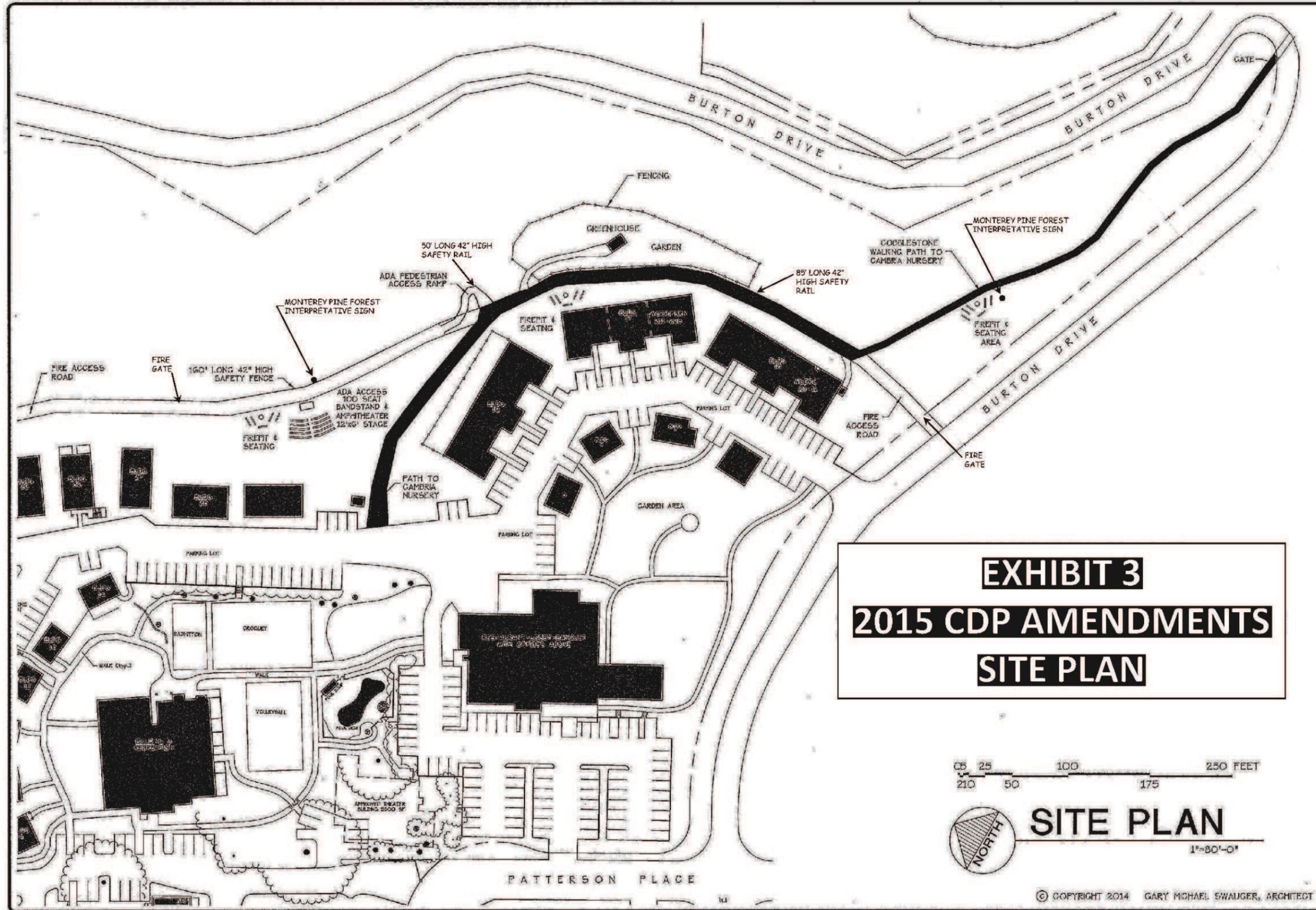
PROPOSED RESTORATION FOR:
CAMBRIA PINES LODGE
 2905 BURTON DRIVE
 CAMBRIA, CA

gary michael swauger architect
 and associates
 2164 orme place
 cambria, california 906 927-9697

SITE PLAN

DATE: JANUARY 2015
 SCALE: 1"=125'-0"
 JOB NO.: 2014060.01

2



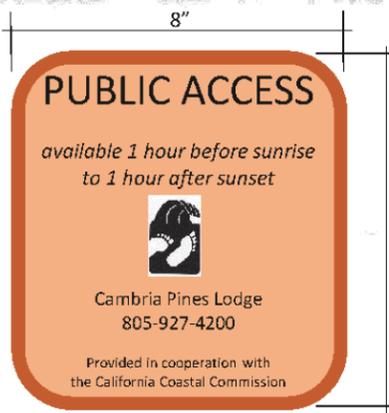
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Land Use Planning and Real Estate Development
Solutions and Services Since 1988
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PROPOSED 2014 CDP AMENDMENTS FOR
CAMBRIA PINES LODGE
2905 BURTON DRIVE
CAMBRIA, CA
SITE-2014 AMEND

gary michael swauger architect
and associates
2155 orange place
cambridge, california 95921
916-827-9827

DESIGN	C.M.S.
PROJECT	C.M.S.
DATE	JUNE 2014
SCALE	1"=80'-0"
FILE NO.	2014060.01
SHEET	3
OF 3 SHEETS	

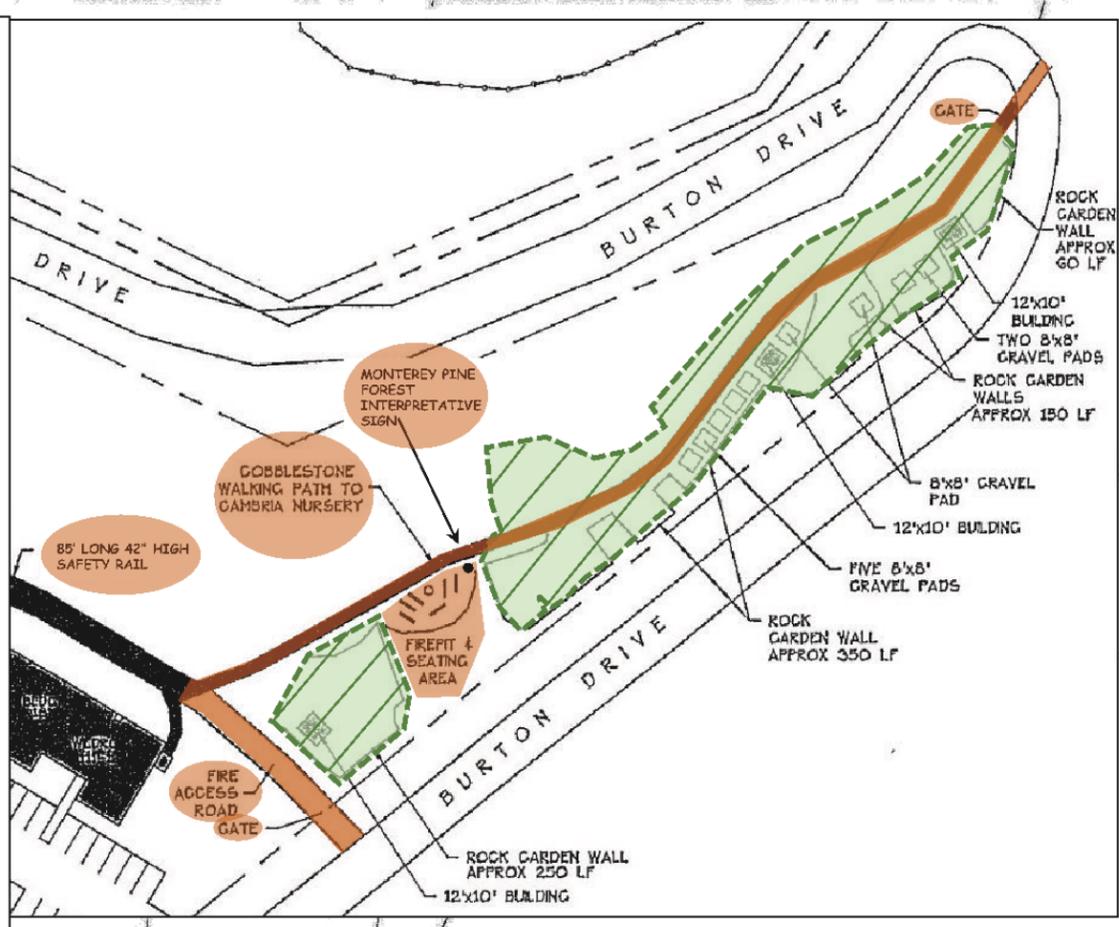
Updated 8-27-2015



Access signs placed at Burton-Eton gate and gate on fire path at Bldg 29

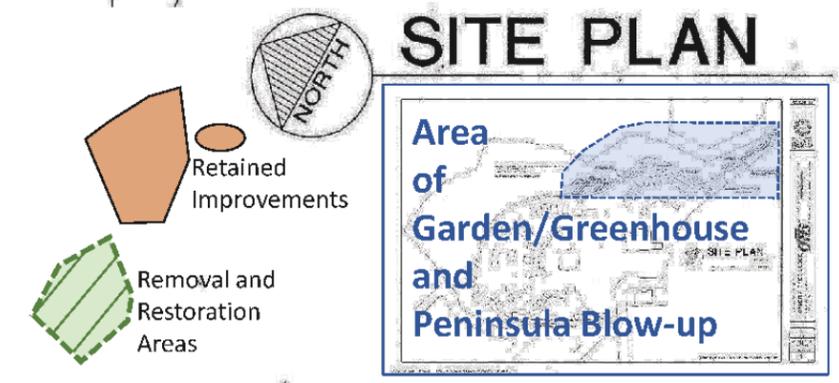
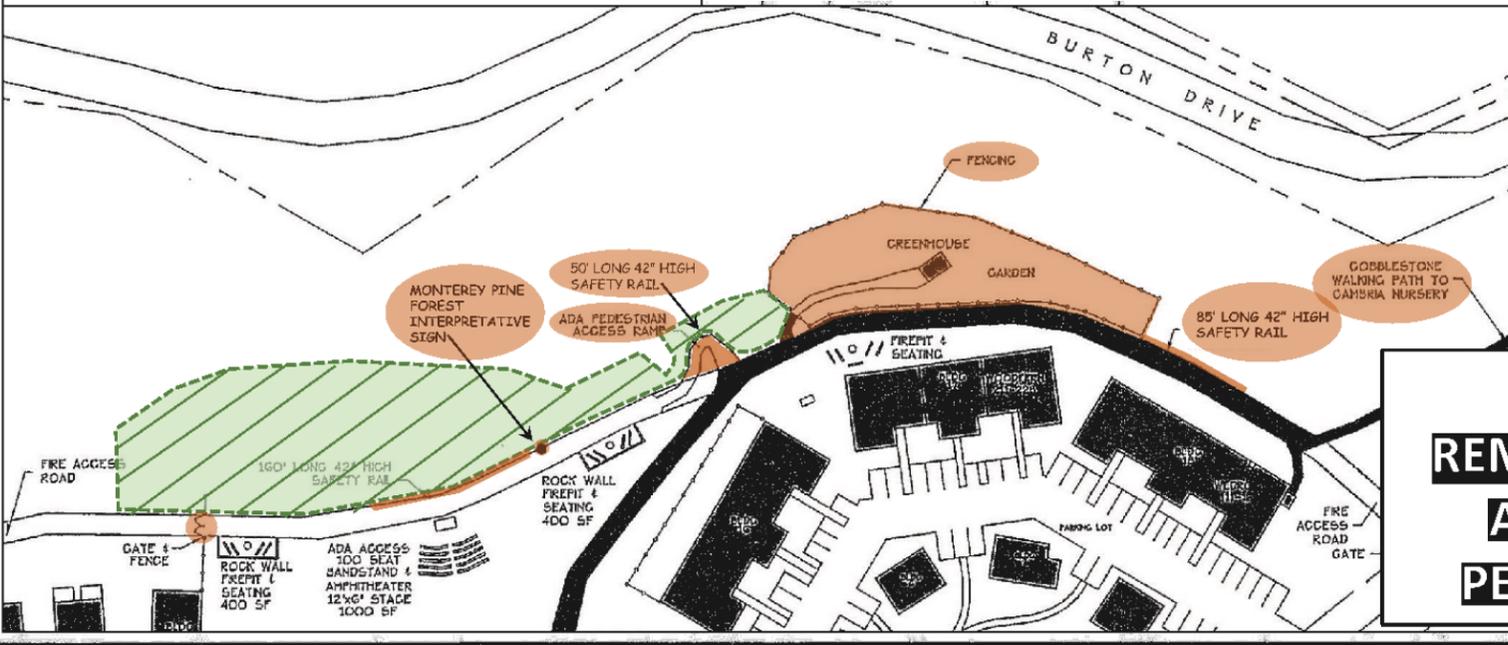
PENINSULA

- **Removal** shall include:
 1. All gravel pads with or without rock garden walls
 2. All concrete pads
 3. All (3) temporary sheds of 10' x 12' in size
 4. All deck pier footings installed south of the greenhouse
 5. Stock pile of boulders east of the pedestrian pathway
 6. Covered eating area east of the pedestrian pathway
 7. Kiosk east of the pedestrian pathway
- **Restoration** shall include:
 1. All areas where removal occurs, are approximately 9,620 sq ft
- **Retention** shall include:
 1. Approx. 470 LF public access pedestrian path between the resort (at Building 18) and the Burton/Eton Drive intersection near the Cambria Nursery
 2. Approx. 85' of 42" high safety railing
 3. Pedestrian access gate at the Burton/Eton entry to be open to public use (generally 1 hour before sunrise to 1 hour after sunset – including adding informational signage to this effect, see detail on this sheet)
 4. Retain one (1) fire pit/seating area adjoining the peninsula pathway with Pine Forest Interpretative Sign



GARDEN-GREENHOUSE and FIRE PATH AREAS

- **Retention** shall include:
 1. Retention of greenhouse and garden improvements (including fencing/gate/lighting) east of Building 17
 2. Retain 50' of 42" high safety railing adjoining the ADA ramp
 3. Retain three (3) fire pit/seating areas along the Fire road west of the pathway
 4. Retain paved ADA-accessible pedestrian pathway and Fire road between Bldgs 16-18
 5. Retain Amphitheater and seating area west of Fire road
 6. Retain approx. 160 LF of 42" tall safety railing on east side of Fire road near Amphitheater with Pine Forest Interpretative Sign
 7. Fire access gates on the fire path near Buildings 18 and 29 entry to be open to public use (generally 1 hour before sunrise to 1 hour after sunset – including adding informational signage to this effect, see detail on this sheet)
- **Restoration** shall include:
 1. Approx. 14,000 sq ft in 3 areas immediately north of garden-greenhouse and east of fire path



**EXHIBIT 4
REMOVAL, RESTORATION and RETENTION
AREAS—GARDEN-GREENHOUSE and
PENINSULA BLOW-UP w/in ESHA Areas**

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Landscape Planning and Architecture
Sustainable and Innovative Solutions
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PROPOSED RESTORATION FOR:
CAMBRIA PINES LODGE
2905 BURTON DRIVE
CAMBRIA, CA

architect
gary michael swauger and associates
2105 orme place cambria, california 906 927-9997

cmf

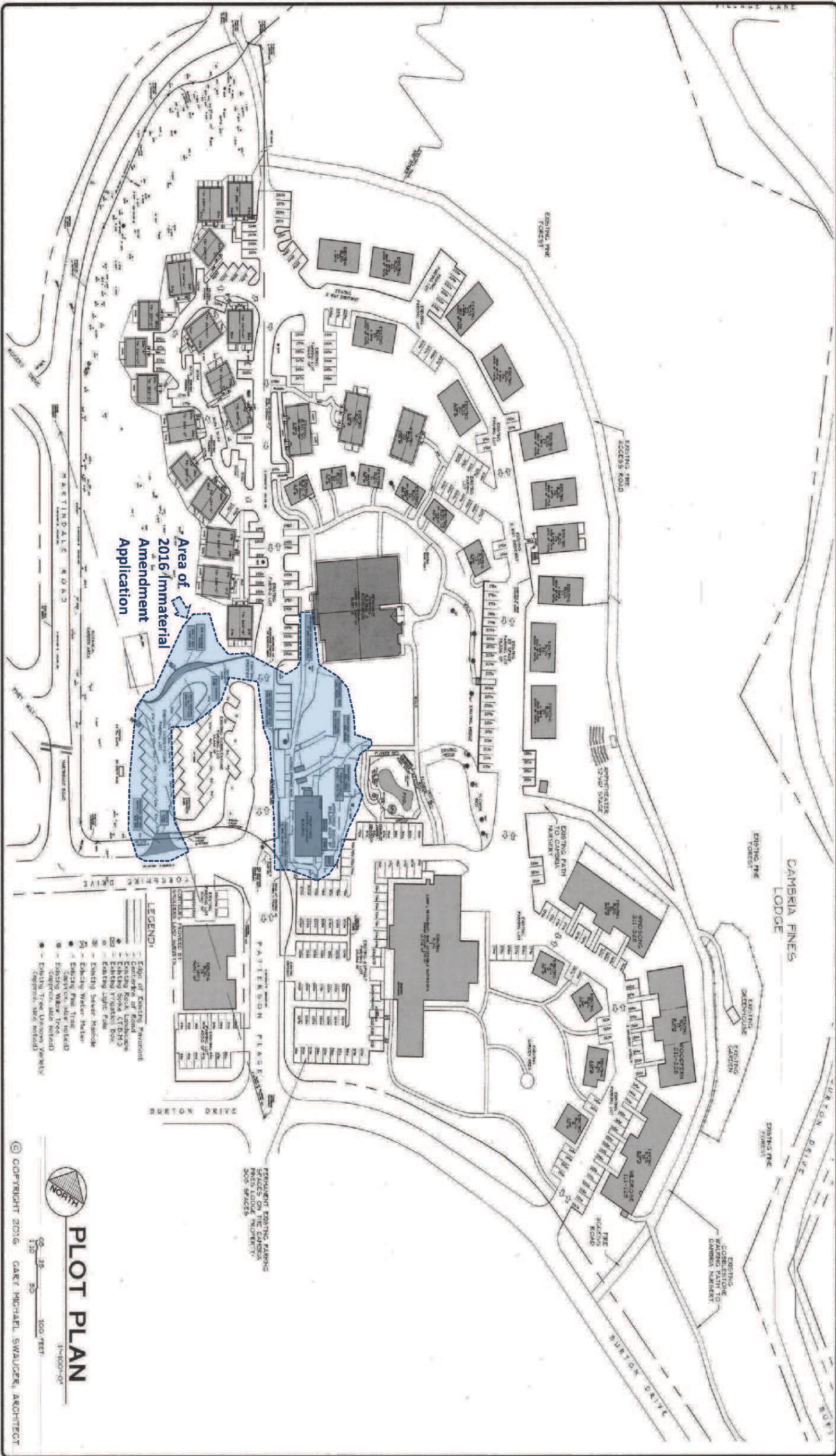
SITE PLAN

DRAWN: C.M.S.
CHECKED: C.M.S.
DATE: JANUARY 2015
SCALE: 1"=125'-0"
JOB NO.: 2014060.01

4

Updated 8-28-2015

MAY 20, 2016 - 10:58:53 AM DWG Name: 2016MMA.DWG Plotted by: Gary



- LEGEND:**
- Edge of Existing Pavement
 - Centerline of Road
 - Existing Rock Landscaping
 - Existing Stone (C/D/S)
 - Existing Light Pole
 - Existing Silver Mulch
 - Existing Water Feature
 - Existing Fine Tree
 - Existing Medium Tree
 - Existing Tree (Newly Planted)
 - Existing Tree (Unsure Yearly)
 - Existing Tree (Not Planted)



PLOT PLAN
1"=100'-0"

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DATE	05.25.16
BY	GMS
CHKD BY	GMS
DATE	MAY 2016
SCALE	1"=100'-0"
PROJECT	2016MMA.DWG
SHEET	1

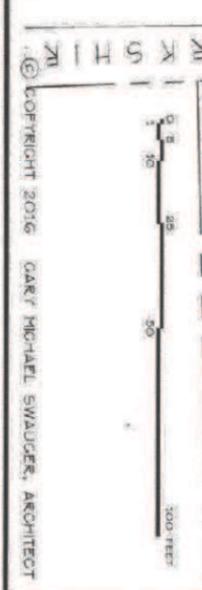
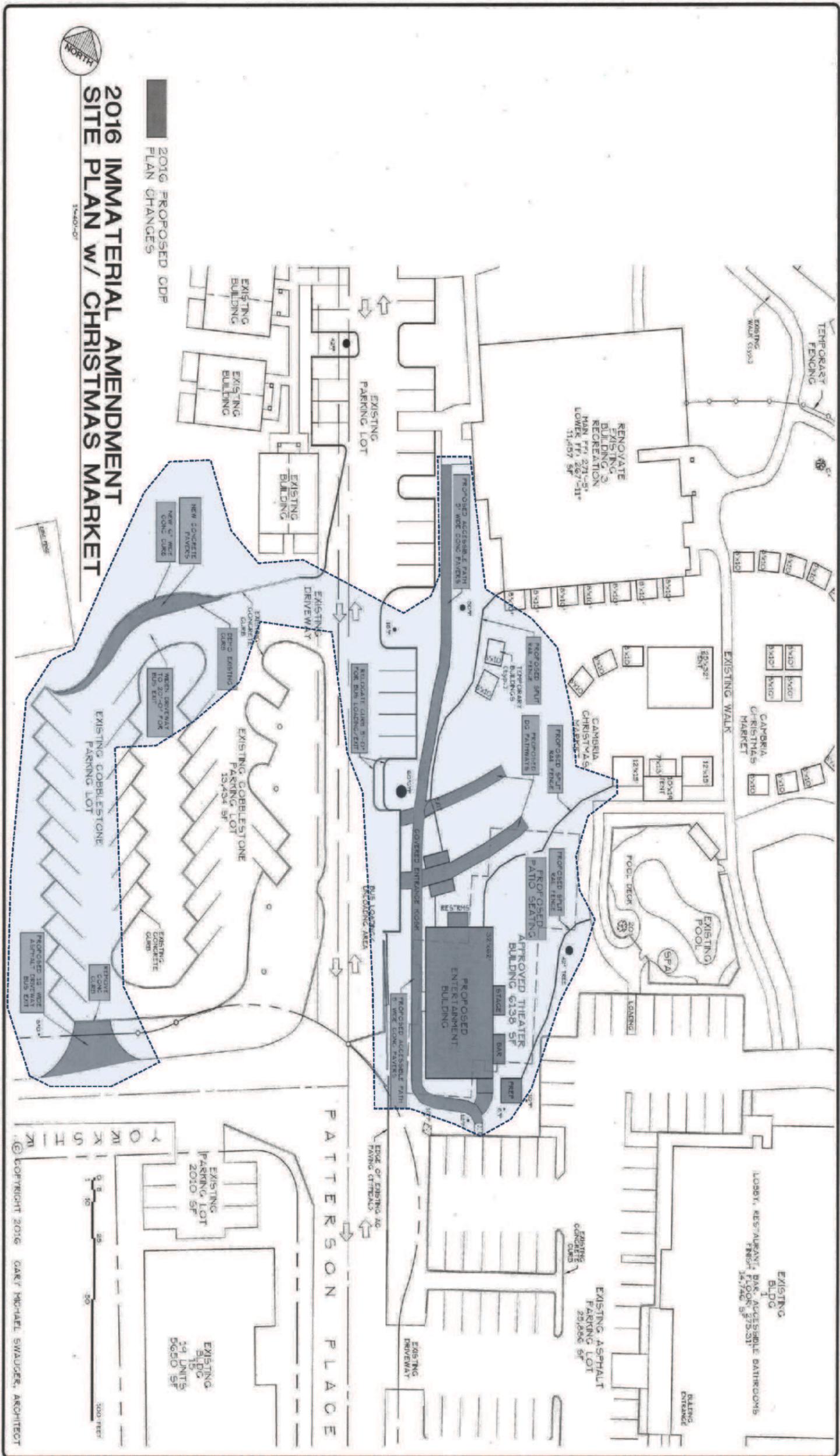
PROPOSED 2016 MMATERIAL AMENDMENT FOR:
CAMBRIA PINES LODGE
2905 BURTON DRIVE
CAMBRIA, CA

gms gary michael swauger architect
and associates
2150 CRINE PLACE cambria, california 806 927-9987

REVISIONS BY

NO.	DATE	DESCRIPTION	BY

MAY 20, 2016 - 15:05:32 DWG Name: E:\2016\WINTER\01\2016IPMA.DWG Plotfile: B71.dwg



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DATE	BY
04.15.16	G.M.S.
MAY 2016	G.M.S.
2016.05.01	
2016.05.01	
2	

PROPOSED 2016 IMMATERIAL AMENDMENT FOR:

CAMBRIA PINES LODGE

2405 BURTON DRIVE
CAMBRIA, CA

gary michael swauger architect
and associates

2155 arnie place cambria california 905 927-9987

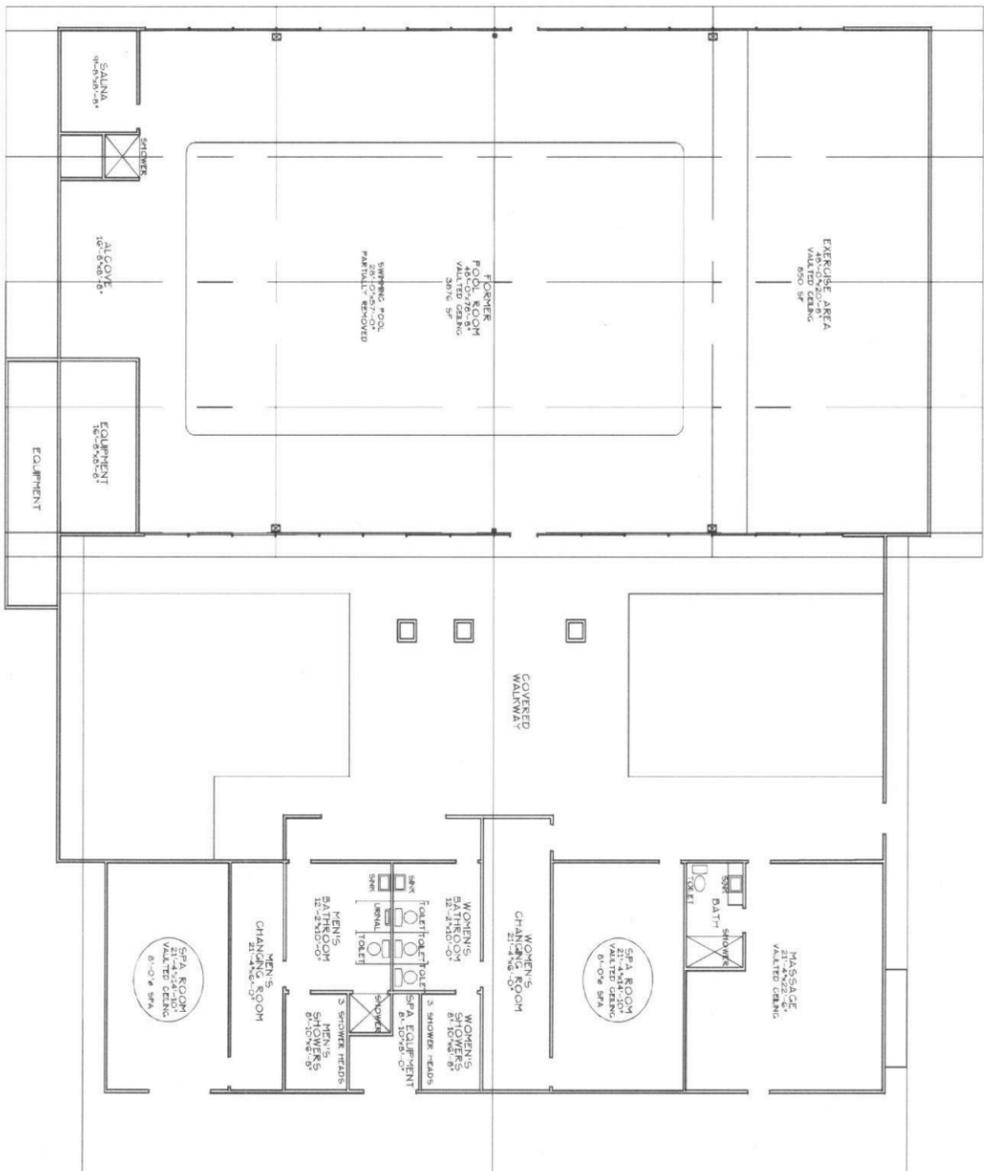
REVISIONS	BY

MAY 13, 2016 - 17:28:56 DWG Name: E:\2016\WINTER\01\2016\PM\A.DWG Plotted By: GmV



RECREATION BUILDING EXISTING FLOOR PLAN

1/16"=1'-0"



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DATE	DESCRIPTION
MAY 2016	1/16"=1'-0"
20160601	3

PROPOSED 2016 IMMATERIAL AMENDMENT FOR:

CAMBRIA PINES LODGE

2905 BURTON DRIVE
CAMBRIA, CA

gary michael swauger architect
and associates

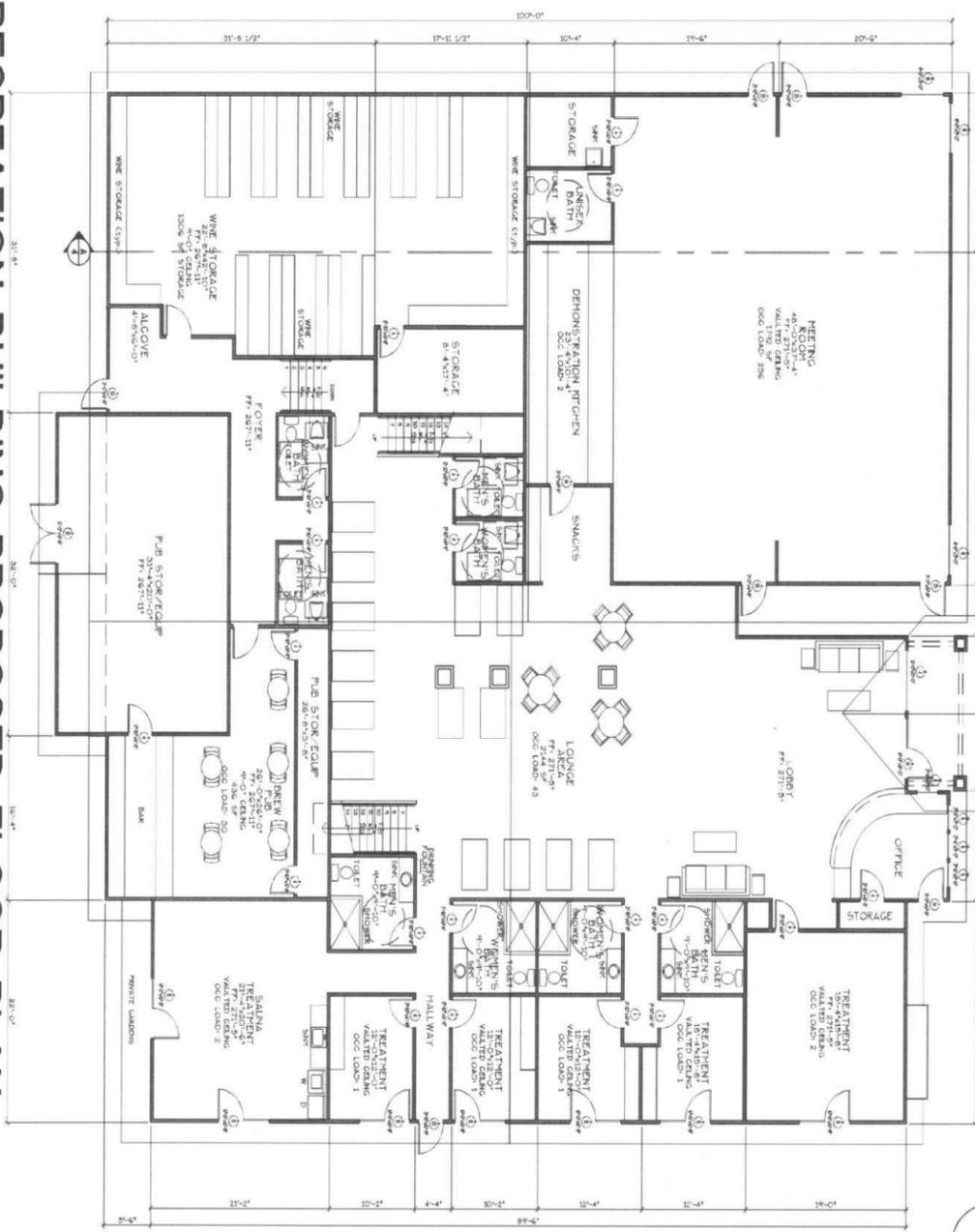
2155 orme place cambria california 805 927-9987

REVISIONS	BY

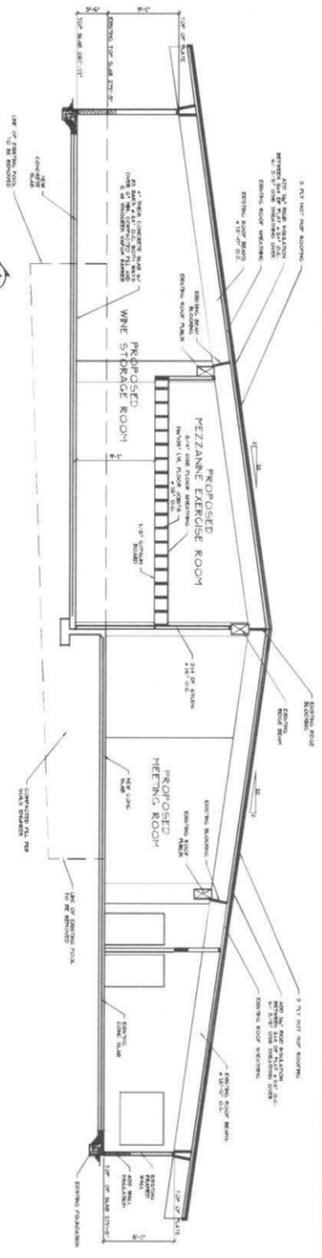
MAY 13, 2016 - 17:59:26 DWG Name: E:\2016\WINTER.01\2016RPLA.DWG Plotted By: Gary



RECREATION BUILDING PROPOSED FLOOR PLAN
1/16"=1'-0"



SECTION A
1/16"=1'-0"



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DATE	2016
DESIGNER	G.M.S.
CHECKER	G.M.S.
DATE	MAY 2016
SCALE	1/16"=1'-0"
PROJECT NO.	Z0160001
SHEET	4

PROPOSED 2016 IMMATERIAL AMENDMENT FOR:

CAMBRIA PINES LODGE

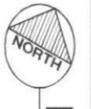
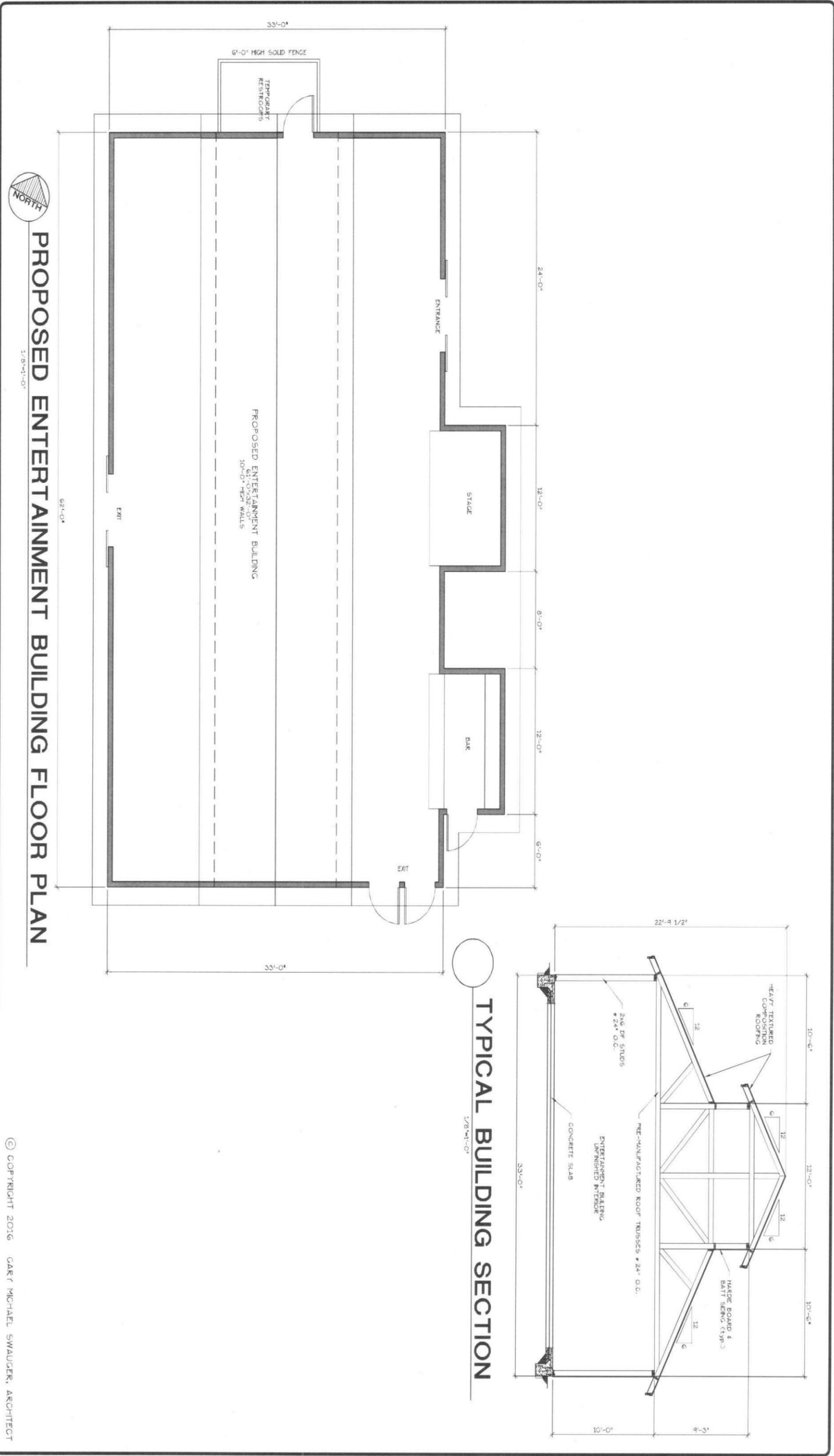
2905 BURTON DRIVE
CAMBRIA, CA

gary michael swauger architect
and associates

2165 orme place cambria california 805 927-9887

REVISIONS	BY

MAY 20, 2016 - 16:05:32 DWG Name: E:\2016\WINTER\01\2016\PMH.DWG Plotted By: Gary



PROPOSED ENTERTAINMENT BUILDING FLOOR PLAN

TYPICAL BUILDING SECTION

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DATE	2016
BY	GMS
CHECKED	GMS
DATE	MAY 2016
SCALE	1/8" = 1'-0"
SHEET NO.	20160601
TOTAL SHEETS	5

PROPOSED 2016 IMMATERIAL AMENDMENT FOR:

CAMBRIA PINES LODGE

2905 BURTON DRIVE
CAMBRIA, CA

gary michael swauger architect
and associates

2155 orme place cambria california 805 927-3987

REVISIONS	BY